

Auckland Dwellings and Households

Initial results from the 2013 Census

May 2014

Social and Economic Research Team
Research, Investigations and Monitoring Unit
Auckland Council

This report is part of a broader series of 2013 Census reports being developed by the Research, Investigations and Monitoring Unit at Auckland Council. These will be released throughout 2014.

For more information on Auckland-related census data please contact us on census@aucklandcouncil.govt.nz.

For more information on the 2013 census, please visit the Statistics New Zealand census website: www.stats.govt.nz/Census/2013-census.aspx

To access Auckland-specific data visit our interactive website: www.censusauckland.co.nz.

At a glance

At the 2013 New Zealand Census of Population and Dwellings:

- There were 473,451 occupied dwellings in Auckland – an increase of 33,750 dwellings (7.7%) since 2006. Average annual growth between 2006 and 2013 for occupied dwellings was 1.1 per cent – lower than the growth rate of 2001 to 2006 (2.2%).
- The majority of occupied dwellings in Auckland were private dwellings (99.7%, or 472,044 dwellings).
- There was almost no change in the number of unoccupied dwellings in Auckland between 2006 and 2013 – an increase of 30 to a total of 33,360 across the region. This was a significantly smaller increase than the previous inter-censal period, when the number of unoccupied dwellings had increased by 3,744, or 12.7 per cent.
- Three quarters of occupied private dwellings were separate houses (74.7% or 329,760 dwellings). Private dwellings that were joined to other dwellings (eg units, apartments and terraced housing) made up 24.8 per cent of all occupied private dwellings. This was almost the same percentage as in 2006 (23.9%).
- A third (37.7%) of separate houses in Auckland were more than one storey, up from 34.7 per cent in 2006.
- Almost two thirds (61.5%) of households in private occupied dwellings owned the dwelling they lived in, or held it in a family trust. The rate of home ownership had decreased from 63.8 per cent in 2006.
- In 2013, most households who rented in Auckland were renting from the private sector (81.4% or 116,571 households).
- The median weekly rent in Auckland was \$350, up from \$280 in 2006. Auckland recorded the highest median rent across all regions in New Zealand.
- Although the largest group of occupied private dwellings in Auckland had three bedrooms (41.0%), there had been a small decrease in the number of three bedroom dwellings since 2006 – decreasing from 182,490 in 2006 to 182,394 in 2013 – and slight increases in the numbers of four and five bedroom homes.
- Almost half (48.0%) of all households in Auckland were one or two person households – the largest number of households had two persons (29.6% of all households).
- The proportion of occupied private dwellings that were heated using electricity increased from 75.7 per cent in 2001, 79.4 per cent in 2006, to 81.7 per cent in 2013.

Contents

1	Introduction.....	1
1.1	The Auckland area	1
1.2	Important notes on the data	1
2	Occupied and unoccupied dwellings	2
2.1	Growth in occupied dwellings slows.....	2
2.2	Waitematā local board had highest growth in occupied private dwellings	2
2.3	Very small increase in number of unoccupied dwellings.....	5
2.4	Dwellings under construction	5
3	Types of occupied dwellings	6
3.1	A quarter of Auckland’s dwellings were flats or apartments.....	6
3.2	Joined dwellings most common in Waitematā local board.....	7
3.3	Hotels and motels most common type of non-private dwelling	7
3.4	Growth in multi-storey dwellings	8
4	Home ownership by households	9
4.1	Trend of low home ownership continues.....	9
4.2	Home ownership highest in Hibiscus and Bays	10
4.3	Over one in three households do not own their home	10
4.4	Increasing proportion renting from private landlord.....	11
5	Number of bedrooms in private dwellings	12
5.1	Percentage of homes with four bedrooms continues to increase	12
6	Household size.....	13
6.1	Half of all households are one or two person households	13
6.2	Average household size of 3.0 persons	14
7	Heating fuels	15
7.1	Use of electricity to heat homes on the increase	15
7.2	Some reported not ever using fuels to heat homes	15
8.	More information	16

1 Introduction

This report provides a summary profile on dwellings and households in Auckland, following the initial release of data from the 2013 New Zealand Census of Population and Dwellings. It presents an overview of key findings as at the 2013 Census, and outlines changes over time since the 2006 Census.

This is an initial summary report only. The Research, Investigations and Monitoring Unit will be releasing more detailed analysis on Auckland's dwellings and households in the near future.

1.1 The Auckland area

The Auckland region is to the north of the North Island. It extends from the mouth of the Kaipara Harbour to within a few kilometres of the mouth of the Waikato River. It encompasses a range of natural environments and features, including three major harbours – the Kaipara, Manukau and Waitematā – as well as lakes, islands, estuaries, and bays, the bush-clad Hunua and Waitakere ranges, volcanic fields and a centrally located isthmus which is one kilometre wide at its shortest length.

Approximately 90 per cent of Auckland's population lives in the urban area, which accounts for approximately 10 per cent of the total land mass of Auckland.

Following local government amalgamation in Auckland in 2010, Auckland is governed by one unitary authority and 21 local boards. These local board areas vary with regard to their geographic and population size. Refer to map in Figure 2 for geographic boundaries of the local boards.

1.2 Important notes on the data

The New Zealand 2013 Census of Population and Dwellings was held on 5 March 2013.

Unless otherwise stated, all percentages in this report exclude responses that cannot be classified (e.g., 'not stated', 'response unidentifiable', 'response out of scope'). This is in line with Statistics New Zealand conventions.

It should be remembered when considering the findings in this report that as the 2011 Census was cancelled, the gap between this census and the last one was seven years, rather than five years. Caution should be exercised when comparing inter-censal change.

2 Occupied and unoccupied dwellings

Statistics New Zealand identify a dwelling as a structure, part of a structure, or group of structures that is used, or intended to be used as a place where people reside. It may be permanent or temporary, and may function as private or non-private (e.g., providing short- or long-term communal or transitory type accommodation).

2.1 Growth in occupied dwellings slows

There were 473,451 occupied dwellings in Auckland at the time of the 2013 Census – an increase of 33,750 dwellings (7.7%) since 2006.

Average annual growth between 2006 and 2013 for occupied dwellings was 1.1 per cent – lower than the growth rate of 2.2 per cent between 2001 to 2006. This was in line with a general slow-down in the average annual population growth rate, from 2.4 per cent between 2001 and 2006, to 1.2 per cent between 2006 and 2013. The slow-down in the rate of population growth between 2006 and 2013 is likely to be a result of several factors, including a decline in net migration, as the impact of the Global Financial Crisis took effect.

Table 1: Change in occupied dwellings

	Number of occupied dwellings	Percentage change since previous census	Average annual growth rate since previous census
2001	395,262	-	-
2006	439,701	11.2	2.2
2013	473,451	7.7	1.1

The majority of occupied dwellings in Auckland were private (99.7%, or 472,044 dwellings). There were 1,407 occupied non-private dwellings (eg hotels and hospitals).

2.2 Waitemata local board had highest growth in occupied private dwellings

All local board areas experienced growth between 2006 and 2013 in the numbers of occupied private dwellings. The five local board areas with the highest percentage increase in occupied private dwellings were:

- Upper Harbour – up 20.7 per cent (2,937 dwellings)
- Waitemata – up 19.7 per cent (5,307 dwellings)
- Rodney – up 14.0 per cent (2,484 dwellings)
- Franklin - up 13.9 per cent (2,814 dwellings)
- Howick – up 10.3 per cent (3,843 dwellings)

Figures 1 and 2 below show the numeric increase in dwellings by local board between 2006 and 2013.

Figure 1: Growth in occupied private dwellings, Auckland local boards, 2006 to 2013

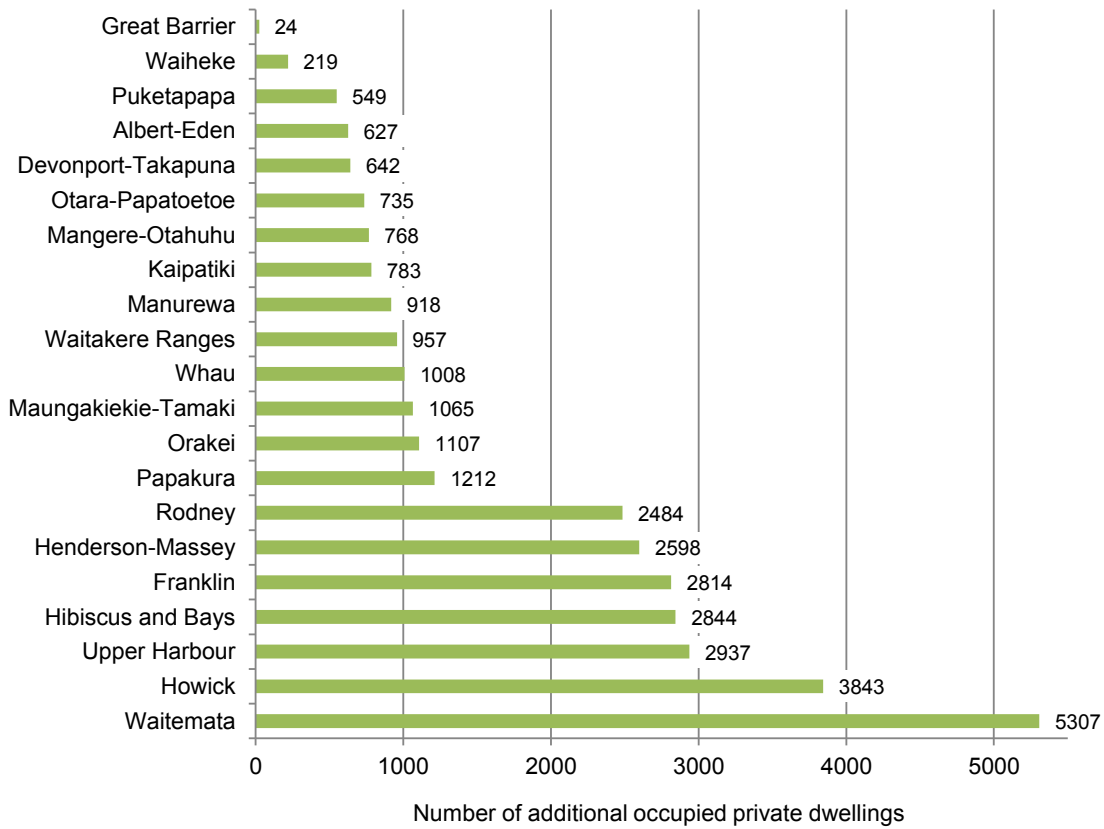
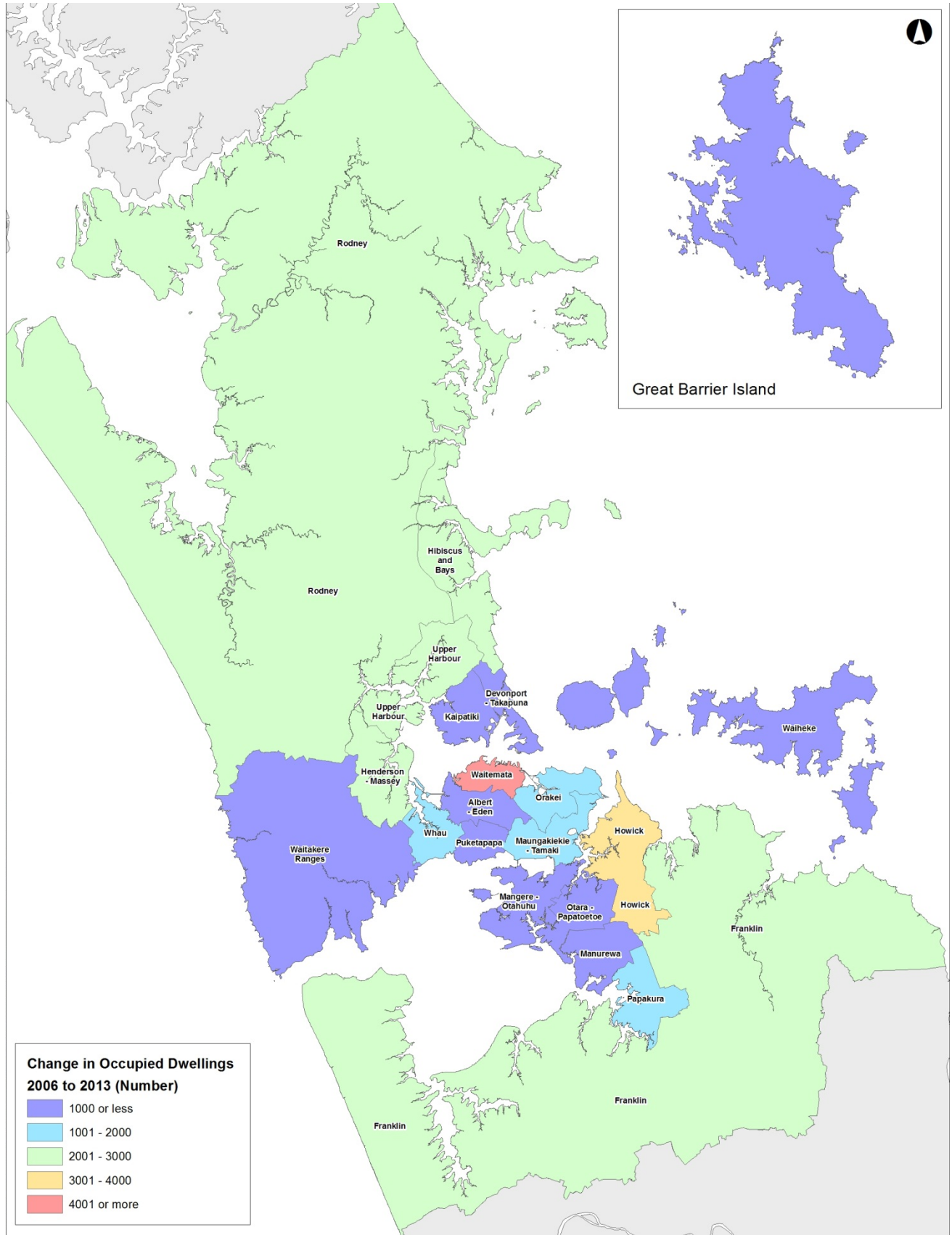


Figure 2: Change in number of dwellings (number) between 2006 and 2013, by local board



2.3 Very small increase in number of unoccupied dwellings

There was almost no change in the number of unoccupied dwellings in Auckland between 2006 and 2013 – the number increased by only 30 to a total of 33,360 across the region. This was a significantly smaller increase than the previous inter-censal period, when the number of unoccupied dwellings had increased 3,744, or 12.7 per cent, and was also significantly smaller than other regions across New Zealand.

This could be a reflection of the housing shortage in Auckland at a time of economic slow-down and a contraction in the construction sector.

In 2013, the local board areas with the highest number of unoccupied dwellings were:

- Rodney - 4,185 unoccupied dwellings
- Waitemata – 3,696
- Hibiscus and Bays – 2,274
- Franklin – 2,055
- Orākei – 1,929

A third of unoccupied dwellings in Auckland (33.6%) were due to the residents being away, while two thirds (66.4%) were empty. The five local board areas with the highest proportions of empty dwellings were:

- Great Barrier – 87.4 per cent of unoccupied dwellings were empty (396 empty dwellings)
- Rodney - 80.6 per cent (3,375 empty dwellings)
- Waiheke – 73.4 per cent (1,323 empty dwellings)
- Ōtara-Papatoetoe – 73.0 per cent (615 empty dwellings)
- Franklin – 72.8 per cent (1,497 empty dwellings)

2.4 Dwellings under construction

There were 2,814 dwellings under construction in Auckland at the time of the 2013 Census.

The Hibiscus and Bays and Papakura local board areas had relatively high numbers of dwellings under construction compared to other local board areas.

3 Types of occupied dwellings

3.1 A quarter of Auckland's dwellings were flats or apartments

In Auckland, three quarters of occupied private dwellings counted in the 2013 Census were separate houses (74.7% or 329,760 dwellings). Private dwellings that were joined to other dwellings (eg units, apartments and terraced housing) made up 24.8 per cent of all occupied private dwellings. This was almost the same percentage as in 2006 (23.9%).

Between 2006 and 2013, there had been an 11.3 per cent growth in joined private dwellings (an extra 11,115 dwellings).

The remaining 0.4 per cent of occupied private dwellings for which the type was known (1,980 dwellings) was made up of mobile dwellings, improvised dwellings or shelters, and private dwellings in motor camps. There had been a small increase of 200 of these types of private dwellings since 2006.

Table 2: Number of occupied dwellings, by dwelling type, Auckland 2006 and 2013

	2006	2013
Occupied private dwelling		
Occupied separate house	311,664	329,763
Two or more flats/units/townhouses/apartments/ houses joined together	98,484	109,599
Other occupied private dwelling ¹	1,743	1,980
Occupied private dwelling not further defined ²	26,718	30,702
Total occupied private dwellings	438,609	472,044
Occupied non-private dwelling		
Institution	456	645
Other occupied non-private dwelling	612	714
Occupied non-private dwelling not further defined ³	24	45
Total occupied non-private dwelling	1,092	1,407
Total occupied dwellings	439,701	473,451

Notes:

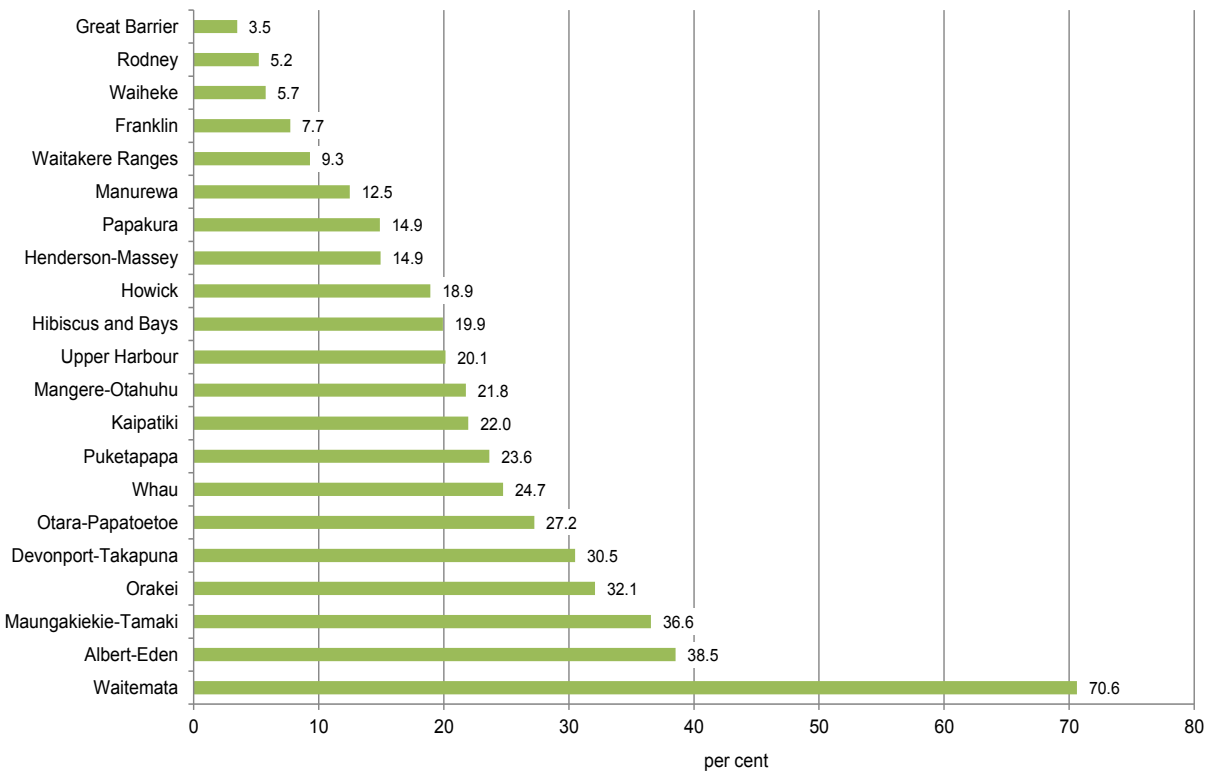
1. Consists of mobile and improvised dwellings, roofless or rough sleepers and dwellings in a motor-camp. In 2001, this category was called temporary private dwellings
2. Consists of baches, holiday homes, dwellings adjoined to or part of a business or shop, and private dwellings that could not be further classified according to whether they were separate or joined.
3. Consists of communes and other non-private dwellings that could not be further classified according to their type / function.

3.2 Joined dwellings most common in Waitematā local board

The Waitematā local board area had the highest proportion of occupied private dwellings that were joined up dwellings, at 70.6 per cent. This will be a reflection of the large numbers of apartment buildings in the city centre and fringe areas. In contrast, the Great Barrier local board area had the lowest proportion, at 3.5 per cent.

Figure 3 below indicates the proportion of occupied private dwellings that were joined up dwellings within all local board areas.

Figure 3: Proportion of occupied private dwellings that are joined up dwellings, by local board, 2013



3.3 Hotels and motels most common type of non-private dwelling

Of the 1,407 non-private dwellings recorded at the 2013 census, hotel, motel and guest accommodation (591 dwellings or 42.0% of non-private dwellings) was the most common type. Other types of non-private dwellings included:

- Residential care for older people (providing rest-home or hospital-level care) – 234 dwellings
- Residential and Community Care Facilities – 249 dwellings
- Boarding houses – 66 dwellings.

3.4 Growth in multi-storey dwellings

About two thirds of separate houses (62.3%) were one storey (single level), and a third (37.7%) were more than one storey.¹ The proportion that were more than one storey had increased from 34.7 per cent in 2006.

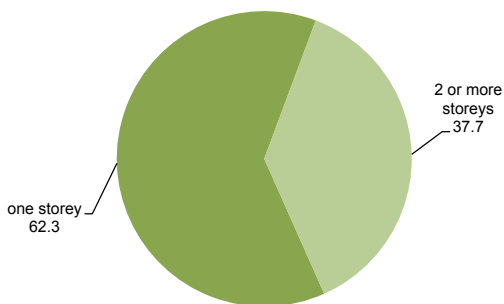
Multi-storey separate houses were more common in Auckland when compared to other regions in New Zealand (Wellington was the second most common region).

The percentage of separate houses that were multi-storey increased in nearly all Auckland local board areas since 2006. Upper Harbour had the greatest increase at 56.2 per cent in 2013, up from 48.6 per cent in 2006. Orākei had the highest percentage of these dwellings, at 69.3 per cent, up from 64.5 per cent in 2006.

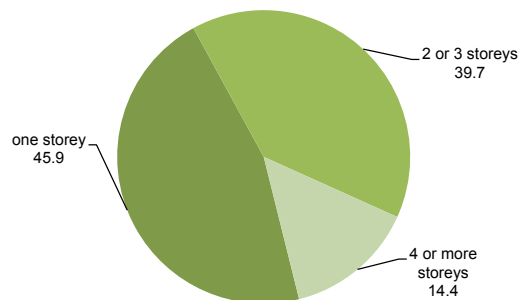
Just under half (45.9%) of joined dwellings were one storey (single level), 39.7 per cent were two or three storey and 14.4 per cent were four or more storeys.² The Upper Harbour local board area also had the highest percentage of joined dwellings that were part of two or three storey buildings, at 67.1 per cent in 2013, up from 61.0 per cent in 2006.

Figure 4: Number of storeys by dwelling type (%), 2013

Separate houses (n=328,365)



Joined dwellings (n=108,741)



¹ Data on number of storeys was not available for 1,398 separate houses.

² Data on number of storeys was not available for 195 joined dwellings.

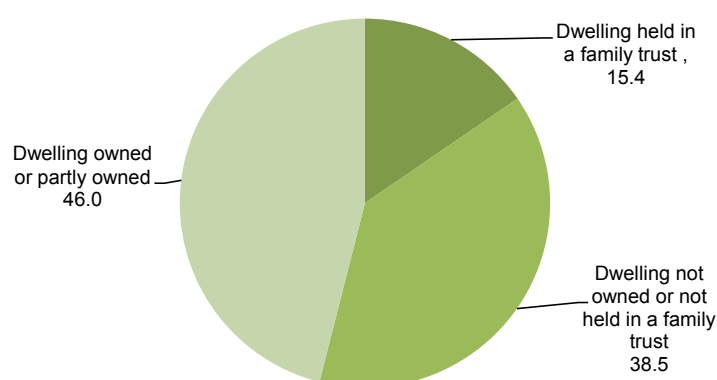
4 Home ownership by households

Census data provides information on ownership level of the dwelling by the people who live in it, as at the time of the census. Census does not provide information on ownership of any other dwellings or properties by those people.

4.1 Trend of low home ownership continues

In 2013, 61.5 per cent of households in private occupied dwellings in Auckland owned the dwelling they lived in, or held that dwelling in a family trust. The home ownership rate (this includes both dwellings owned by occupants and those held in family trusts) was lower in Auckland than in New Zealand as a whole (64.7%).

Figure 5: Tenure in Auckland (%), 2013



In line with long-term trends, rates of home ownership declined in Auckland between the 2006 and 2013 Census (by -1.6%). As Table 3 indicates, there was a relatively large proportionate increase in those seven years in the number of dwellings that were held in family trusts, in Auckland and in New Zealand (27.9% and 28.2% respectively).

Table 3: Changes in tenure, 2006 to 2013

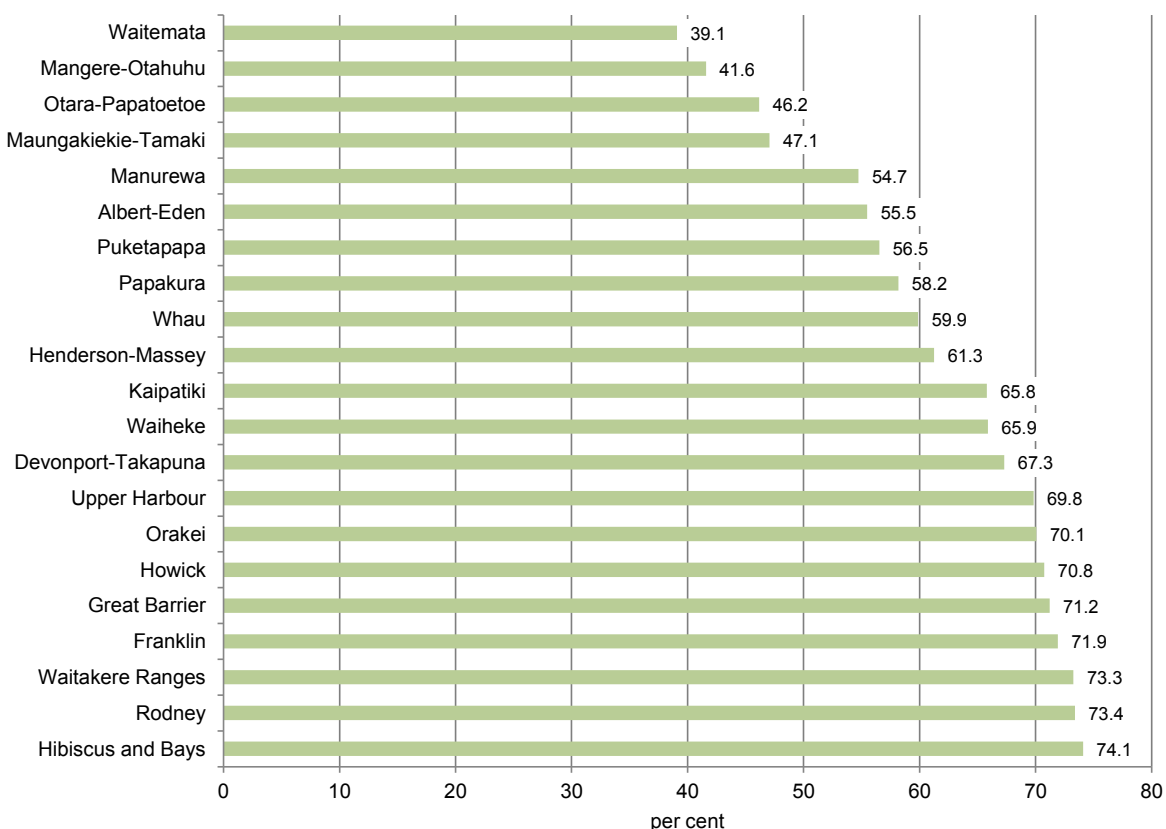
	Auckland			New Zealand		
	2006	2013	Change 2006 to 2013 (%)	2006	2013	Change 2006 to 2013 (%)
Owned or part owned	204,711	201,411	-1.6	743,955	725,448	-2.5
Held in a family trust	52,791	67,533	27.9	167,922	215,280	28.2
Not owned and not held in a family trust	145,953	168,708	15.6	451,962	512,109	13.2
Total households stated	403,455	437,649	8.5	1,363,842	1,452,837	6.5
Not elsewhere included	30,810	31,851	3.4	90,336	97,050	7.4
Total households	434,265	469,500	8.1	1,454,175	1,549,890	6.6
<i>Rate of home ownership (%)</i>	63.8	61.5		66.9	64.8	

4.2 Home ownership highest in Hibiscus and Bays

The local board with the highest level of home ownership was Hibiscus and Bays. In 2013, 74.1 per cent of households in this area owned their home or held it in a family trust. This area also had the highest proportions of home ownership in 2006.

Conversely, the local board area with the lowest home ownership rate was Waitemata, at 39.1 per cent.

Figure 6: Proportion of households that own the dwelling they live in, Auckland local boards, 2013



4.3 Over one in three households do not own their home

In 2013, 38.5 per cent of households in Auckland did not own the home in which they were living, up from 36.2 per cent in 2006. Most of those households were renting (91.5%, or 154,347 households).

The median weekly rent in Auckland was \$350 in 2013, up from \$280 in 2006. This was the highest median rent across all regions in New Zealand.

4.4 Increasing proportion renting from private landlord

In 2013, most households in Auckland who rented were renting from the private sector (81.4% or 116,571 households). This was a similar proportion to 2006 (80.4%).

A total of 23,589 households reported that they rented from Housing New Zealand, and 1,557 rented from Auckland Council.³

The five local board areas that had the highest proportions of households renting from private landlords were:

- Waiheke – 98.1 per cent
- Hibiscus and Bays – 97.9 per cent
- Rodney – 97.5 per cent
- Howick – 93.0 per cent
- Franklin – 92.8 per cent.

Conversely, Māngere-Ōtāhuhu had the lowest proportion, at 53.6 per cent.

³ Statistics New Zealand report that nationally, the figure for those renting from Housing New Zealand is estimated to be an undercount of about 18 per cent, based on a comparison with Housing New Zealand's administrative records. This may be due to tenants being away on Census night, or poorer quality responses from those households.

5 Number of bedrooms in private dwellings

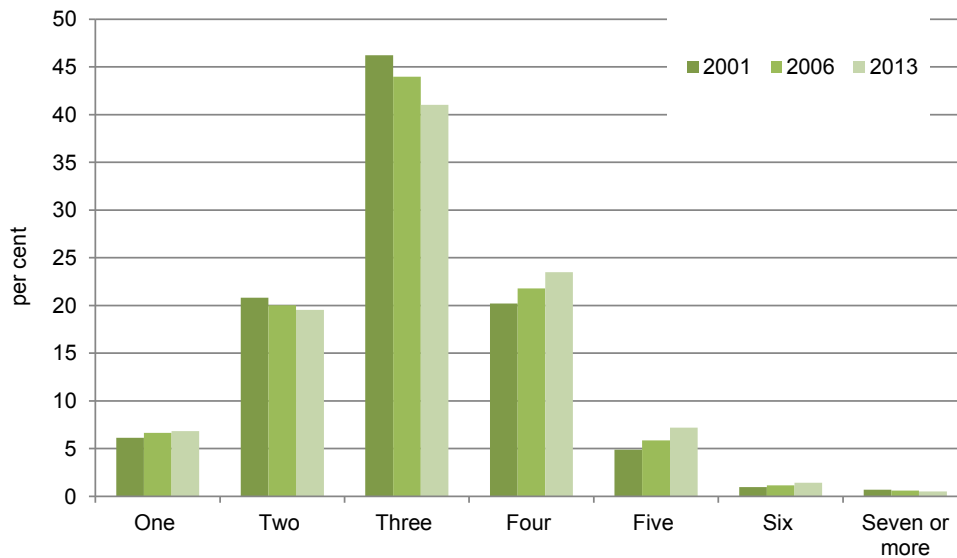
A bedroom is defined in the census as a room that is used, or intended to be used, for sleeping in. This includes sleep outs. Caravans next to private dwellings are included if they are used as a bedroom by members of the same household that occupies the dwelling.

5.1 Percentage of homes with four bedrooms continues to increase

Although the largest group of occupied private dwellings in Auckland are still those with three bedrooms (41.0%), there was a small decrease in the number of three bedroom dwellings in Auckland since 2006 – the number dropped from 182,490 in 2006 to 182,394 in 2013.

There was, however, small growth in the percentage of dwellings that had four bedrooms – this proportion increased in the last two inter-censal periods in Auckland from 20.2 per cent in 2001, 21.8 per cent in 2006 to 23.5 per cent in 2013. Even more striking, although from a smaller base, is the jump in the proportion of five bedroom homes from 4.9 per cent in 2001 to 7.9 per cent in 2013.

Figure 7: Number of bedrooms, Auckland, 2001 to 2013



6 Household size

Statistics New Zealand define a 'household' as either one person who usually resides alone, or two or more people who usually reside together and share facilities (such as eating facilities, cooking facilities, bathroom facilities, and a living area), in a private dwelling. A family is defined as a couple, with or without child(ren), or one parent and their child(ren), all of whom have usual residence together in the same household. The children do not have partners or children of their own living in the household. A household can contain one or more families, or can contain no families at all.

Household size refers to the number of people living together within a household. This includes adults and children.

At the 2013 Census, a total of 469,500 households were recorded in Auckland.

6.1 Half of all households are one or two person households

In 2013, almost half (48.0%) of all households in Auckland were one or two person households – the largest number of households had two persons (29.6% of all households).

Only a small proportion of households in Auckland (7.1%) had six or more members.

Overall, between 2006 and 2013 there was a 9.0 per cent growth in the number of households in Auckland. There was relatively high growth in the number of households that had more than two persons, particularly those with four household members (increased from 75,993 in 2006 to 84,981 in 2013 – 13.6% growth), but also in other multi-person households. See Table 4 below for more detail.

Table 4: Number of usual residents in household, Auckland, 2001, 2006, 2013.

	Numbers			Percentage		
	2001	2006	2013	2001	2006	2013
One	77,301	82,893	86,550	19.8	19.1	18.4
Two	119,520	130,887	138,858	30.6	30.1	29.6
Three	69,282	78,324	85,935	17.8	18.0	18.3
Four	65,877	75,993	84,981	16.9	17.5	18.1
Five	32,847	36,492	39,915	8.4	8.4	8.5
Six	13,731	15,516	17,631	3.5	3.6	3.8
Seven	5,661	6,861	7,554	1.5	1.6	1.6
Eight or more	5,892	7,299	8,073	1.5	1.7	1.7
Total	390,114	434,265	469,497	100.0	100.0	100.0

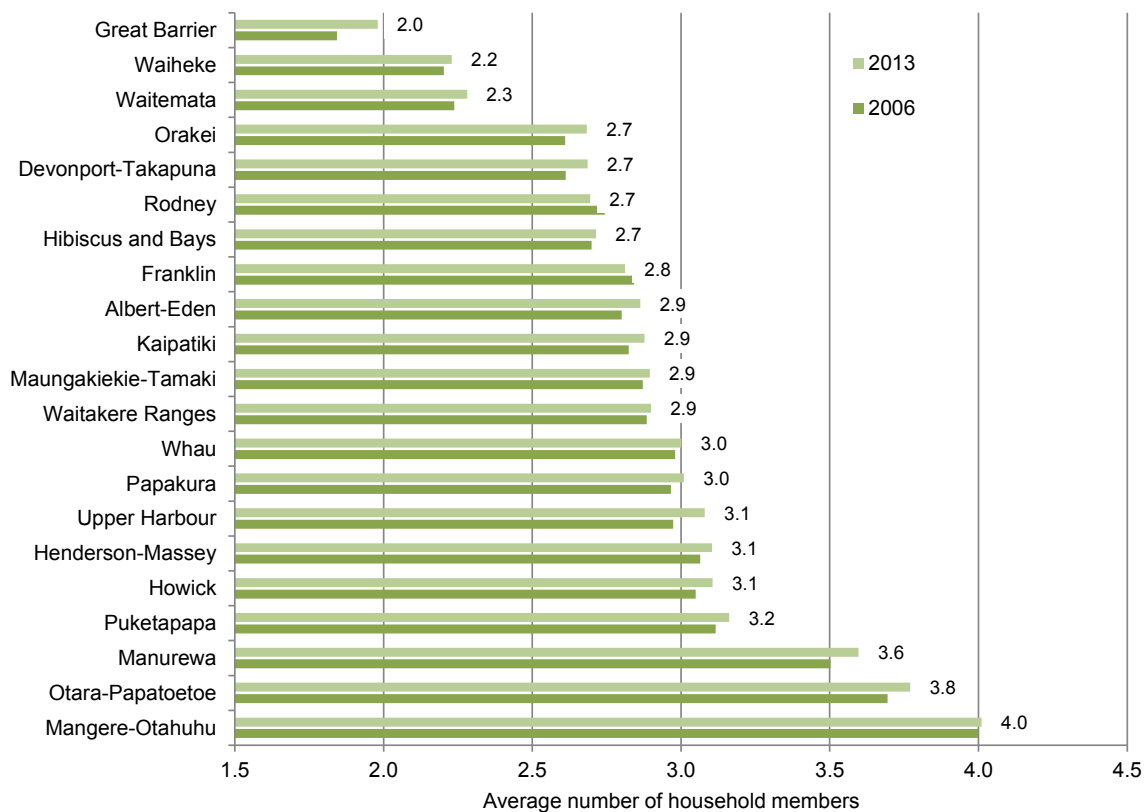
6.2 Average household size of 3.0 persons

In 2013, the average household size in Auckland was 3.0 persons, similar to 2006 (2.9 persons).

Average household size varied across Auckland - in 2013, it ranged from 2.0 persons in Great Barrier to 4.0 in Māngere-Ōtāhuhu. See Figure 8 below.

The average household size has increased slightly in all local board areas since 2006, with the exception of Franklin and Rodney.

Figure 8: Average number of usual household members, by local board (2006 and 2013)



Note: Data labels are shown for 2013 only.

7 Heating fuels

Fuel type used to heat dwelling measures the type of fuel used for heating an occupied private dwelling. More than one fuel type may be used, for example electricity, gas, coal, and wood. Insulation is not a fuel type.

This data does not indicate how often a certain fuel type was used for heating; it only indicates that it was used at least some of the time. For example, this data shows the percentage of households that used electricity and the percentage of households that used wood, but it does not show whether electricity was used more, or less, often than wood.

7.1 Use of electricity to heat homes on the increase

The proportion of occupied private dwellings that were heated using electricity increased from 75.7 per cent in 2001, 79.4 per cent in 2006, to 81.7 per cent in 2013. All local board areas recorded an increase with the exception of Great Barrier, where very low proportions of households recorded using electricity (2.8%) and most burn wood (76.6%) to heat their home.

Use of electricity varied across Auckland's local board areas, from a high of 88.1 per cent in Orākei to 72.5 per cent in Rodney (with the exception of Great Barrier, as mentioned above).

Wood was the second most common heating fuel (22.5%), but the use of wood for heating decreased since 2006 (27.1%). Again, there was strong variation across Auckland. At the highest end, just over half (54.7%) of occupied private dwellings in Rodney local board area had ever used wood to heat their dwellings.

7.2 Some reported not ever using fuels to heat homes

A small proportion (5.9% or 25,854) of households reported that they had not ever used any fuels to heat their home. This could be related to a number of factors including choice, financial constraints, dwelling construction, or they might have only recently moved into the dwelling.

The local board areas with the highest percentages of dwellings that never used heating fuels were:

- Waitematā – 15.8 per cent or 4,761 dwellings
- Māngere-Ōtāhuhu – 12.3 per cent or 1,851 dwellings
- Ōtara-Papatoetoe – 10.6 percent or 1,863 dwellings.

8. More information

The information provided in this report is an initial overview of housing trends in Auckland, using readily available results from the 2013 Census.

The Research, Investigations and Monitoring Unit at Auckland Council will be preparing more in-depth reports on housing and households in Auckland throughout 2014. These will be made available on the Knowledge Auckland website as they are finalised.

For more information on Auckland-related census data please contact us on census@aucklandcouncil.govt.nz.

For more information on the 2013 census, please visit the Statistics New Zealand census website: www.stats.govt.nz/Census/2013-census.aspx

For other articles, publications and reports on housing in Auckland please check out the Knowledge Auckland website. www.knowledgeauckland.org.nz