

Table 14: Population change and new house building 2007–2011⁷⁴

Year ending September	2007	2008	2009	2010	2011
NATURAL INCREASE					
Auckland	15,442	15,704	15,384	15,721	15,448
Rest of New Zealand	18,774	19,708	19,094	19,218	17,106
All of New Zealand	34,216	35,412	34,478	34,939	32,554
NET MIGRATION					
Auckland	7778	5897	9796	8262	5968
Rest of New Zealand	531	-1494	7247	5652	-5195
All of New Zealand	8309	4403	17,043	13,914	773
OVERALL POPULATION GROWTH					
Auckland	23,220	21,601	25,180	23,983	21,416
Rest of New Zealand	19,305	18,214	26,341	24,870	11,911
All of New Zealand	42,525	39,815	51,521	48,853	33,327
CONSENTS FOR NEW DWELLINGS					
Auckland	6381	4982	3303	3707	3477
Rest of New Zealand	19,686	15,975	10,313	12,585	10,685
All of New Zealand	26,067	20,957	13,616	16,292	14,162
ADDITIONAL POPULATION FOR EACH NEW DWELLING					
Auckland	3.6	4.3	7.6	6.5	6.2
Rest of New Zealand	1.0	1.1	2.6	2.0	1.1
Auckland's share of New Zealand's population growth	55%	54%	49%	49%	64%
Auckland's share of New Zealand's new dwelling consents	24%	24%	24%	23%	25%

REPORT CARD: HOUSING

HOUSING AVAILABILITY

Auckland's housing shortage continues to worsen with no credible policy response from either Government or Auckland Council. A great deal of hope is being put into the forthcoming Auckland Spatial Plan to address these problems, but emerging proposals from this Plan show little change in thinking and no commitment to any investment by Government or Council.

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HOUSING AFFORDABILITY

Although there are mixed signs around changes in housing affordability, most of the evidence points to improving affordability especially for home buyers. Little has changed for tenants. There is likely to be pressure on tenants due to a shortage of rental housing, especially in Auckland, but there has been little evidence to date that this has translated into higher rents.

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HOUSEHOLD DEBT

We have seen some real and meaningful indications that New Zealand households are paying down their debt. This behavioural shift has, of course, reduced the extent of any consumption-led economic growth and has probably contributed to the quite moribund state of the property market.

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