

Data shows more new dwellings being completed in Auckland - council takes some credit

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Ockham Residential Toi apartment - Carrington redevelopment in Auckland - one of the main new styles of development taking place in the city of sails. Supplied

There's been a significant increase in new dwellings completed in Auckland in the latest data, and Auckland Council says its own part in the process - consenting and doing inspections - has improved significantly.

Before houses can become homes they must receive a Code Compliance Certificate (CCC), and in March 2025, 1255 of these were issued for completed dwellings. This figure was up substantially from February, in which 899 CCCs were issued.

On an annual basis, 2024 saw 17,200 dwellings receive a Code Compliance Certificate - not as high as last year's 18,100, but much higher than 2022's 13,900.

The same year, 2022, saw consenting at a peak, with 21,000 residential building consents lodged, and a full housing pipeline, with 22,500 new homes under construction and a further 9800 consented but not yet started.

In response, Auckland Council scaled up both its consenting and site inspection functions leading to more and faster completions, a new paper from the Auckland Council's Chief Economist Unit, showed.



Auckland Council believes its processes have improved, leading to more new housing being built. Jonathan Killick / The Post

Auckland residential building consents have since dropped, in tandem with dropping building consents across the country in the past three years as a result of high interest rates and economic recession. In Auckland, there were 14,000 consents lodged in 2024, which is quite a drop from the record 21,000 consents in 2022.

But in Auckland's case, there's clear evidence that more consents are leading to construction, and most projects make it through, said Auckland Council's chief economist Gary Blick.

"The vast majority of homes consented end up being built, with the data showing more than 90% become new homes and most begin construction within six months of consent."

Pipeline of more than 20,000 homes

The number of homes constructed has climbed from 10,200 in 2018 to a record 18,100 in 2023, with 17,200 more in 2024. As of December 2024, there were still 20,200 new homes in Auckland's housing pipeline - 13,800 under construction and 6400 consented but not yet started.

Since the Auckland Unitary Plan took effect in late 2016, nearly 100,000 homes have been completed in Auckland. He said the plan boosted housing capacity, by allowing for more intensive use of existing urban land.



Auckland Council chief economist Gary Blick says the Unitary Plan of 2016 has made a big difference to new housing development. Supplied

It also inevitably led to a change in the types of housing being built, he said.

“We’ve seen a shift towards multi-unit housing, such as terrace housing and apartments. This reflects people’s preferences, given their budget constraints, to use less land per house in exchange for locations closer to things they need, whether that’s jobs, transport, shops, schools, or other amenities,” he said.

The data backed up the assertion that detached housing and apartments were favoured over single houses as far as new development went.

“Around 89% of new homes are net additions to Auckland’s housing stock. This occurs where single homes are replaced with terrace housing or apartments leading to more homes on the same piece of land.”

Easier consenting?

[*The Post*](#) asked those who deal in consents whether Auckland Council had picked up the pace of consents to explain how housing completion had improved. Certified Builders chief executive Malcolm Fleming said it had got easier to get consents, as consenters like Auckland Council were not as busy as they once were, and they were working more quickly as a result.

In Auckland there had been a peak in consent applications a little while back as developers tried to avoid or beat the council’s increases to development contributions, he said. “So there was a bit of artificial stimulus there.”

But in other respects, the residential construction sector was quieter now, and it meant that councils, including Auckland, were getting through consents, inspections, and code compliance certificates in good order, he said.



NZ Certified Builders chief executive Malcolm Fleming said consenting had got a bit faster given a drop in residential construction.

“So I would suggest that it has got easier to get consents because of that, because there are less consents going through the system - rather than any noticeable improvement in consent processes.”

Auckland developer David Whitburn, from the Whitburn Group, said it may be mildly easier to get consents these days, but not significantly.

“Sorry, Auckland Council. It is still quite hard work to get consents, although I think the council has tried to improve things,” he said.

“And actually getting a building consent is not bad, with reasonable questions asked. But getting resources consents - that’s still painful and troublesome.”

He said the surge in consents related to the availability of lower finance, strong migration, and a massive influx of jobs, especially from Kāinga Ora, in the post-Covid building boom.

“Since then there has been a marked slow down in construction, and in migration, but many of the developers behind those jobs have had to suck it [the changed conditions] up and complete them.”

The council’s own graph on Code Compliance Certificates issued showed a peak in 2023, followed by a decline in 2024, he said.

“Development contributions and water charge costs are irritating people as they are being put up quite heavily, faster than land rates are going up, and that cost burden is contributing to the slow down in construction.”

Risks to the pipeline

A slow down in construction was just one of the factors that impacted new house building. Total building volumes have dropped in recent quarters, with construction company liquidations and bankruptcies increasing, constricting capacity further.

Blick said the housing pipeline was still sensitive to broader economic shifts.



Kāinga Ora has halted hundreds of housing developments.SUPPLIED

And there are also some political levers that may restrict supply, at least in the short term. Kāinga Ora, which built 6000 new homes in 2023, and almost 5000 homes in 2024, has been ordered to write down millions and has halted hundreds of housing developments which would have delivered nearly 3500 homes, while and selling a fifth of its vacant land, in plans announced this month.

Looking ahead, Blick said the focus should remain on enabling abundant housing capacity in accessible places — including those close to town centres and transport options — within easy reach of people’s daily needs, because that’s what would support improvements in both housing affordability and Auckland’s productivity.

“While some people want to live further out, many more are choosing to be closer to jobs, transport, shops and other services. It’s their preferences driving the demand for more homes closer to those things — and the Unitary Plan is enabling more of that demand to be met.”