MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Fortnightly Report to the Minister for Auckland
For the period Monday 3 November to Sunday 16 November 2025

Date:	14 November 2025	**Priority:**	Medium
Security classification:	In confidence	**Tracking number:**	BRIEFING-REQ-0023471

Ministers	**Action sought**	**Deadline**
Hon Simeon Brown **Minister for Auckland**	**Note** the contents of this briefing and discuss at the next officials meeting	N/A

Contact for telephone discussion (if required)			
Name	**Position**	**Telephone**	**1st contact**
Michael Quinn	Head of the Auckland Policy Office	Privacy of natural persons	
Andy Hill	Director Auckland		✓

The following departments/agencies have contributed content
Ministry of Transport, NZ Police, Department of Internal Affair, and the Ministry of Housing and Urban Development

Minister's office to complete:

☐ Approved
☐ Declined
☐ Noted
☐ Needs change
☐ Seen
☐ Overtaken by Events
☐ See Minister's Notes
☐ Withdrawn

Comments

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
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BRIEFING

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For the period Monday 3 November to Sunday 16 November 2025

Date:	14 November 2025	**Priority:**	Medium
Security classification:	In Confidence	**Tracking number:**	BRIEFING-REQ-0023471

Purpose

To provide you with a fortnightly report for the Auckland Portfolio for the period Monday 3 November to Sunday 16 November 2025.

Recommended action

The Ministry of Business, Innovation and Employment (MBIE) recommends that you:

Note the contents of this briefing and discuss at the next officials meeting.

Noted

Michael Quinn
Head of the Auckland Policy Office
14 / 11 /2025

Hon Simeon Brown
Minister for Auckland
..... / ...... / ......

1. Auckland Portfolio Priorities

Topic/ Contact person	Comment
Auckland Recovery	
	No updates available for this report.
Auckland City and Regional Deal	
Michael Quinn Head of the APO Privacy of natural persons	Confidential advice to Government
Auckland Transport News	
Karen Lyons Auckland Director MoT Privacy of natural persons	Auckland Transport is planning parking changes in Newmarket and Ponsonby to address demand, congestion and access. In Ponsonby, this includes introducing evening paid parking. For Newmarket, this includes a single zone with consistent pricing and operating hours.
Law and Order	
Scott Gemmell Superintendent Director, Tamaki Makaurau Partnerships Police Privacy of natural persons	The first recruit wing to enter the new Royal New Zealand Police College (RNZPC) Auckland Campus will graduate on 14 November 2025. The Wing is comprised of 40 recruits, and their patron is Sir John Key. The Associate Minister of Police is scheduled to attend the graduation. A new recruit wing will be starting at the RNZPC Auckland Campus in February 2026. Over the weeks of the international League competition between New Zealand, Samoa, and Tonga, Counties Manukau Policing District launched Operation Red. The period of greatest disruption was in the middle week of games between Samoa and Tonga. Despite the game being played in Australia, local behaviour resulted in Police issuing

	multiple infringement notices and arrests. Following additional rounds of positive community messaging about Police's expectations of behaviour, the final week, including behaviour during the final, was much improved.
Water Reform Update	
Lori Hand Executive Director Water Services Reform DIA Privacy of natural persons	Confidential advice to Government

2. General Auckland Updates

Topic/ Contact person	Comment
Auckland Bus Crash Investigation Update	
Andy Hill Director Auckland MBIE Privacy of natural persons	Transport officials have provided the following information in response to your questions about investigations into the recent bus crash in Parnell: The cause of the fire and any involvement of the electric bus batteries/system will be covered by Police Serious Crash Unit (SCU) investigation, in collaboration with Fire and Emergency NZ (FENZ). Any issues around the ability of the bus driver to exit the bus will be covered by the SCU investigation. Kinetic, the bus operator and Auckland Transport are conducting their own investigations. WorkSafe may conduct an investigation and the Coroner may also decide to open an inquiry. NZTA will contribute to investigations as appropriate and will review current bus and bus operation requirements from its perspective as regulator once investigations are concluded.
Confidential advice to Government	
Andy Hill Director Auckland	Confidential advice to Government

MBIE Privacy of natural persons	Confidential advice to Government
Auckland Project Updates	
Karen Lyons Auckland Director MoT Privacy of natural persons **Steve Mutton** Director Regional Relationships, Northland and Auckland NZTA Privacy of natural persons	Confidential advice to Government

	Confidential advice to Government

Eden Park Stadium	
Michael Quinn Head of the APO Privacy of natural persons	Confidential advice to Government

Mahurangi Harbour Oyster Farm update	
Lori Hand Executive Director Water Services Reform DIA Privacy of natural persons	Confidential advice to Government

3. Ministerial items on hand

3.1 Upcoming significant meetings

Date and venue	Meeting and info
28 November 2025, 7:30 am-8:30 am	Rosebank Plus Breakfast Meeting

3.2 Other Ministerial engagements related to Auckland

Date	Minister	Meeting Info
None		

3.3 Upcoming significant media and announcements

Timing	Announcement
None	

3.4 Upcoming briefings and aide memoire

Title	Date to Minister	Action for Minister	Key contact	Summary of paper/comment
BRIEFING-REQ-0023457 Event Briefing for Rosebank Plus breakfast meeting with speech	26 November 2025		Andy Hill Privacy of natural persons	To provide background information for your speaking engagement

3.5 Upcoming Cabinet papers

Title	Committee	Expected committee date	Key contact	Summary of paper/comment
None				

3.6 Official Information Act requests (Ministerial and Departmental for consultation)

Due to Minister's office	Statutory due date to requester	Ref	Requester	Organisation	Summary of request
25 November 2025		MOIA-REQ-0023377	Privacy of natural persons	Labour Leader's Office	Requesting a copy of the following documents • All fortnightly reports received from MBIE in the months of September and October 2025 • Auckland Consolidated Central Government Work Programme: Six-month report back • Meeting with Employers and Manufacturers Association - 23 September 2025 • Meeting with Tamaki Makaurau Business Network - 23 September 2025 • BRIEFING-REQ-0021426 • BRIEFING-REQ-0021540 • Tamaki Regeneration Visit
1 December 2025		MOIA-REQ-0023704	Privacy of natural persons	RNZ	Requesting a copy of all communications, reports, documents, meeting agendas and minutes and any other relevant material that the minister has received, sent, or been part of, relating to homelessness in city centres, since 1 January 2025.

3.7 Ministerial correspondence

Due to Minister's office	Ref	Correspondent	Organisation	Summary of Correspondence
None				

3.8 Proactive release

Date	Title	Comment
23 September 2025	BRIEFING-REQ-0021426 Proactive Release of Auckland Portfolio's fortnightly reports and briefings from 1 to 31 August 2025	Requesting your approval to proactively release, with appropriate redactions, fortnightly reports and briefings from 1 to 31 August 2025. MBIE will release the information on the date your office will advise.
16 October 2025	BRIEFING-REQ-0021899 Proactive Release of Auckland Portfolio's briefings from 1 to 30 September 2025	Requesting your approval to proactively release, with appropriate redactions, of briefings from 1 to 30 September 2025. MBIE will release the information on the date your office will advise.
7 November 2025	Proactive release of briefing titles for October 2025	MBIE provided your office with the list of briefing titles for review.

3.9 Fast-Track Approvals- Auckland

Project Name	Unique Ref No.	Applicant Organisation	Date Received	Due Date to send Comments
None				

4. Auckland dashboards

Transport Environmental Scan

Karen Lyons

Auckland Director

MoT

Privacy of natural persons

Public transport patronage update

For the fortnight 13-26 October 2025, public transport patronage totalled 3.5 million boardings across the city's public transport network. 92.9% of boardings in September 2025 were on time, ahead of the 89% target.

Patronage decreased by 2% for this fortnight compared to the same period last year. While ferry patronage increased by 4% and bus patronage had a slight decline, rail patronage declined by 10%. This was likely due to rail closures in this fortnight.

Public transport patronage for the year to 30 September 2025 is 88.5 million boardings which is a slight increase on the previous year's total. Across all modes, ferry patronage saw the largest annual increase of 1%, whereas rail patronage had a decrease of 2%.

At 88.5 million boardings, current annual patronage reaches 94% of Auckland Transport's revised SOI target of 94 million annual public transport boardings for 2025/26. This also represents 86% of the pre-pandemic 12-month public transport patronage level in the year to December 2019 of 103.2 million boardings.

PT fortnightly patronage		
Mode	**13-26 October 2025**	**13-26 October 2024**
Bus	2,882,594	2,885,414
Rail	543,607	602,262
Ferry	108,760	104,239
Total	**3,534,961**	**3,591,915**

Data: AT Metro daily patronage report.

PT monthly patronage		
Mode	**September 2025**	**September 2024**
Bus	5,794,663	6,001,019
Rail	1,265,829	1,203,681
Ferry	343,061	336,895
Total	**7,403,553**	**7,541,595**

Data: AT Metro monthly patronage report.

PT annual patronage		
Mode	**Year to 30 September 2025**	**Year to 30 September 2024**
Bus	69,823,302	69,555,286
Rail	13,710,432	13,997,815
Ferry	4,943,484	4,915,273
Total	**88,477,218**	**88,468,374**

Data: AT Metro monthly patronage report.

NB: Rail and ferry data includes replacement services.

Auckland housing update

Afoa Malolo

Director - Auckland

HUD

Privacy of natural persons

House price index and median house price (REINZ)

- The House Price Index is down 1.0% (as of September 2024)
- The number of sales is down 5.6% since September 2024.
- Median House Price is $978,000, which is up 2.9% in the month of September 2025, and up 0.8% since September 2024.

HUD commentary:

Auckland house prices have declined over the past 12 months, amid elevated listings and more muted buyer demand. However, prices have risen for the past 2 months as falling interest rates attract some buyers back into the market, while high stock levels and an uncertain economic outlook act to limit price growth.

New dwelling building consents (Stats NZ)

- New dwelling consents are up 19.5% compared to September 2024.
- Total new dwellings consented annually since September 2024 is 14,760, which is up 6.8% compared to the previous year.

HUD commentary:

Over the last year building intentions (through dwelling consents) have remained stable in Auckland, with considerable monthly variation.

However, consents in Auckland have risen three months in a row, with a jump in the number of townhouses consented in September, particularly across south Auckland.

Overall, new build intentions are likely to remain volatile month to month and only improve overall as economic uncertainty, the fall in net migration and the high availability of existing properties keeps demand low.

It is expected that construction activity will continue to decline throughout 2025 due to the lower levels of consenting across 2023 and 2024.

Dwelling completions and new land parcels (Auckland Council)

- 15,343 dwellings received code compliance certificates (CCC) annually since September 2024.
- 1,243 new residential land parcels (under $5000m^2$) were created in September 2025 (down 14.0% compared to September 2024).

HUD commentary:

Annual CCC issuance has decreased over the past few months due to the decline in building intentions over 2023.

As existing projects are being completed faster than new projects are coming online, construction activity is falling. This trend is expected to continue over the short-term.

Rental price index

- 0.6% decrease annually since September 2024.

	HUD commentary: Nationally RPI growth remains minimal. In the short term, we expect rental inflation will remain subdued through to at least mid-2026, constrained by low migration, high levels of recent dwelling completions and, to a lesser extent, weak wage growth. Landlords will likely continue to face challenges securing tenants and raising rents. We therefore expect any increase in rental inflation will be gradual. This is particularly prevalent in Auckland, which acts as the primary inward migration hub. Currently, the publication of Stats NZ's Rental Price Index (RPI) "flow" measure of rental inflation for new tenancies is on hold, until some improvements are made to the data and methodology. However, HUD has been able to produce a monthly rental inflation measure with the support of Stats NZ by tweaking the quarterly RPI measure we produce for our Changes in Housing Affordability Indicators (CHAI). This does not replace the Stats NZ RPI but will provide an interim measure until publication of the Stats NZ flow measure resumes.

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Fortnightly Report to the Minister for Auckland
For the period Monday 17 November to Sunday 30 November 2025

Date:	28 November 2025	**Priority:**	Medium
Security classification:	In confidence	**Tracking number:**	BRIEFING-REQ-0024166

Ministers	Action sought	Deadline
Hon Simeon Brown **Minister for Auckland**	**Note** the contents of this briefing and discuss at the next officials meeting	N/A

Contact for telephone discussion (if required)			
Name	**Position**	**Telephone**	**1st contact**
Michael Quinn	Head of the Auckland Policy Office	Privacy of natural persons	
Andy Hill	Director Auckland		✓

The following departments/agencies have contributed content
Ministry of Transport and NZ Police

Minister's office to complete:

☐ Approved
☐ Noted
☐ Seen
☐ See Minister's Notes
☐ Declined
☐ Needs change
☐ Overtaken by Events
☐ Withdrawn

Comments

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BRIEFING

Fortnightly Report to the Minister for Auckland
For the period Monday 17 November to Sunday 30 November 2025

Date:	28 November 2025	**Priority:**	Medium
Security classification:	In Confidence	**Tracking number:**	BRIEFING-REQ-0024166

Purpose

To provide you with a fortnightly report for the Auckland Portfolio for the period Monday 17 November to Sunday 30 November 2025.

Recommended action

The Ministry of Business, Innovation and Employment (MBIE) recommends that you:

Note the contents of this briefing and discuss at the next officials meeting.

Noted

Michael Quinn
Head of the Auckland Policy Office
28 / 11 /2025

Hon Simeon Brown
Minister for Auckland
..... / ...... / ......

1. Auckland Portfolio Priorities

Topic/ Contact person	Comment
Auckland Recovery	
Michael Quinn Head of the APO Privacy of natural persons	In December 2025 Auckland Council's Recovery Office will close and its remaining functions will transfer to other parts of council. The office was established shortly after the January and February 2023 weather events. The latest recovery dashboard shows steady progress. The office has completed 98% of valuations for Category 3 properties. 92% of sales and purchase agreements have been instructed, and 88% of buyout offers have been accepted. In total, 84% of buyout offers have now been settled. These figures are expected to improve slightly by the time of your next fortnightly report. We have previously noted that the gap between an agreement being instructed, and a buyout being settled is usually driven by property owners seeking alternative valuation advice, contesting the council valuation or extending the time for settlement while they search for an alternative property. This is a complex period for property owners as they weigh work, schooling and community factors when finding and choosing a new home. Council's push to complete settlements is balanced with the need to act in the reasonable interests of property owners. Around 180 properties remain to settle. Council continues to encourage property owners to complete settlement as soon as possible. Council expects most remaining properties to be settled early next year. A small number will take longer where complications have emerged or where owners do not agree with the valuation. We will continue to report on these statistics. See **Annex One** for the Auckland Council's Recovery Weekly Report (week ending 21 November 2025).
Auckland City and Regional Deal	
Michael Quinn Head of the APO Privacy of natural persons	Confidential advice to Government

	Confidential advice to Government
Auckland Transport News	
	No updates available for this report.
Law and Order	
Scott Gemmell Superintendent Director, Tamaki Makaurau Partnerships Police Privacy of natural persons	Police is working with the Jewish and Islamic communities in Auckland to maintain effective engagement and strengthen reassurance following reports of an increase in antisemitism and Islamophobia. The timing of this increase, and timeline of incidences, generally coincides with the escalation of the conflict between Israel and Palestine over the last year. Police understands how these matters can impact some communities more than others and is committed to investigation where there are lines of enquiry. The liaison work is primarily led through Auckland Police's Mäori, Pacific and Ethnic Services team.
Water Reform Update	
	No updates available for this report.

2. General Auckland Updates

Topic/ Contact person	Comment
Confidential advice to Government	
Michael Kelly Senior Advisor, Major Events MBIE Privacy of natural persons	Confidential advice to Government

Committee for Auckland: Auckland Narrative and Business Leaders Workshop	
Michael Quinn Head of the APO Privacy of natural persons	The Committee for Auckland hosted a business leaders' workshop on Monday 24 November 2025, to gather input for the development of an Auckland Narrative. The Committee's Board has previously advised you of their intention to progress this work with support from Koi Tū. The workshop focused primarily on Auckland's economy. Business leaders were asked to identify immediate, practical actions. A common suggestion was to revitalise the city's events calendar to support economic growth and enhance Auckland's attractiveness as a place to live. The group also recommended that Auckland leverage its status as a student city, given the significant domestic and international student population. There was interest in ensuring the city capitalises on the upcoming openings of the City Rail Link (CRL) and New Zealand International Convention Centre (NZICC). Additional proposals included developing a digital prospectus for Auckland's technology and innovation sector and adopting a "Flip the Map" narrative to reframe Auckland's position in the region. These suggestions are intended to deliver short-term outcomes and contribute to longer-term strategic objectives for Auckland's development. The business group will reconvene following the announcement of the City and Regional Deal proposals.

3. Ministerial items on hand

3.1 Upcoming significant meetings

Date and venue	Meeting and info
5 December 2025, 10:30 – 11:00am	Menzshed New Zealand

3.2 Other Ministerial engagements related to Auckland

Date	Minister	Meeting Info
None		

3.3 Upcoming significant media and announcements

Timing	Announcement
None	

3.4 Upcoming briefings and aide memoire

Title	Date to Minister	Action for Minister	Key contact	Summary of paper/comment
BRIEFING-REQ-0023905 Event Briefing Menzshed New Zealand	3 December 2025		Andy Hill Privacy of natural persons	To provide background information for the event

3.5 Upcoming Cabinet papers

Title	Committee	Expected committee date	Key contact	Summary of paper/comment
None				

3.6 Official Information Act requests (Ministerial and Departmental for consultation)

Due to Minister's office	Statutory due date to requester	Ref	Requester	Organisation	Summary of request
1 December 2025		MOIA-REQ-0023704	Privacy of natural persons	RNZ	Requested a copy of all communications, reports, documents, meeting agendas and minutes and any other relevant material that the minister has received, sent, or been part of, relating to homelessness in city centres, since 1 January 2025.

Due to Minister's office	Statutory due date to requester	Ref	Requester	Organisation	Summary of request
4 December 2025		MOIA-REQ-0024303	Privacy of natural persons	Labour Leader's Office	Requested: - copies of all correspondence including emails, text messages, letters, and WhatsApp messages between yourself and Viv Beck since 1 August 2025 - copies of all correspondence including emails, text messages, letters, and WhatsApp messages between any member of your office and Viv Beck since 1 August 2025 -copies of all advice, reports, briefings, memos or any other documents regarding homelessness in Auckland, since 1 June 2025

3.7 Ministerial correspondence

Due to Minister's office	Ref	Correspondent	Organisation	Summary of Correspondence
None				

3.8 Proactive release

Date	Title	Comment
23 September 2025	BRIEFING-REQ-0021426 Proactive Release of Auckland Portfolio's fortnightly reports and briefings from 1 to 31 August 2025	Requesting your approval to proactively release, with appropriate redactions, fortnightly reports and briefings from 1 to 31 August 2025. MBIE will release the information on the date your office will advise.
16 October 2025	BRIEFING-REQ-0021899 Proactive Release of Auckland Portfolio's briefings from 1 to 30 September 2025	Requesting your approval to proactively release, with appropriate redactions, of briefings from 1 to 30 September 2025. MBIE will release the information on the date your office will advise.
7 November 2025	Proactive release of briefing titles for October 2025	MBIE provided your office with the list of briefing titles for review.

3.9 Fast-Track Approvals- Auckland

Project Name	Unique Ref No.	Applicant Organisation	Date Received	Due Date to send Comments
None				

4. Auckland dashboards

Transport Environmental Scan

Karen Lyons

Auckland Director

MoT

Privacy of natural persons

Public transport patronage update

For the fortnight 27 October – 9 November 2025, public transport patronage totalled 3.3 million boardings across the city's public transport network. 92.4% of boardings in October 2025 were considered to be on-time, ahead of the 89% target. The July to October patronage total of 30.6 million was behind the 31.9 million target.

Patronage was steady for this fortnight compared to the same period last year. Bus and ferry patronage increased by 1% each. However, rail patronage declined by 3%, likely reflecting closures over this period.

Public transport patronage for the year to 31 October 2025 is 88.7 million boarding, a slight decrease on the previous year's total of 88.8 million boardings. Across all modes, rail patronage declined by 3%, whereas rail and ferry patronage had small annual increases, at less than 1%.

At 88.7 million boardings, current annual patronage reaches 94% of Auckland Transport's latest SOI target of 94 million annual public transport boardings for 2025/26. This also represents 86% of the pre-pandemic 12-month public transport patronage level in the year to December 2019 of 103.2 million boardings.

PT fortnightly patronage		
Mode	**27 Oct – 9 Nov 2025**	**27 Oct – 9 Nov 2024**
Bus	2,686,525	2,660,231
Rail	527,799	542,640
Ferry	112,630	111,959
Total	**3,326,954**	**3,314,830**

Data: AT Metro daily patronage report.

PT monthly patronage		
Mode	**October 2025**	**October 2024**
Bus	6,202,136	5,900,213
Rail	1,240,952	1,266,375
Ferry	387,987	396,368
Total	**7,831,075**	**7,562,956**

Data: AT Metro monthly patronage report.

PT annual patronage		
Mode	**Year to 31 October 2025**	**Year to 31 October 2024**
Bus	70,125,225	69,779,045
Rail	13,685,009	14,119,663
Ferry	4,935,103	4,920,557
Total	**88,745,337**	**88,819,265**

Data: AT Metro monthly patronage report.

NB: Rail and ferry data includes replacement services.

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Auckland economic update November 2025

Andy Hill

Director Auckland

MBIE

Privacy of natural persons

Auckland Council has published its monthly economic update for Auckland. The full report is attached in **Annex Two.**

Highlights include:

- ***Business confidence (NZIER QSBO)*** for the quarter ended September 2025 quarter showed a net 31% of businesses expecting the general business situation to improve over the next three months: similar to the last three quarters, well above pre-Covid levels, but “improve” can include “bad, but less bad than currently”.
- ***unemployment rate*** in the September 2025 quarter was 6.1%: similar to June and March, double the 2021 trough, slightly above the 2020-2021 Covid lockdown peaks, similar to most of 2011 to 2015.
- ***employment*** in the September 2025 quarter was 1.7% lower than in September 2024 quarter: the fifth quarter in a row of negative annual growth rates despite population growth; among the worst since 2009-2010 following the GFC.
- ***median house price*** for the month of September 2025 was $978,000 (in real* dollars: similar to the last four months; similar to September 2024; 37% below 2021’s all-time peak; 7% below September 2015).
- ***number of houses sold*** for the year ended September 2025 was 23,610: similar to recent months; trending up since the May 2023 trough; slightly above 2017-2019; 35% below the July 2021 peak.
- ***average weekly rent*** for the month of August 2025 was $676 (in real* dollars: similar to the last three months; 2% below a year ago; the same as ten years ago). For the rest of New Zealand, the figure was $561: largely falling since January 2025 (but highly seasonal); 4% below a year ago; the lowest August figure since 2020.
- ***number of new dwellings consented*** in the year ended September 2025 was 14,760: rising continuously since April; 7% above a year ago; 33% below the September 2022 peak; 3% below the 2019 pre-Covid peak.
- ***real* value of new non-residential buildings consented*** in the year ended September 2025 was $2,389 million: 15% above August; similar to most of 2025; 16% below a year ago; 31% below the 2022 and 2019 peaks; 5% above the 2020 trough.
- ***real* value of imports by Auckland seaports*** for the year ended September 2025 was $31.6 billion: gradually rising 4.6% over the last year, still 7% below April 2023, but 19% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was $30.8 billion: similar to the last year, 18% above the 2020 trough, and 26% lower than their 2023 post-Covid rebound peak.

***Note: real dollars/values** are after adjusting for the effects of inflation each quarter, so a similar ‘real’ level means that a value rose at a similar rate to inflation.

Auckland Regional Household Labour Force Survey – Quarterly Overview

Andy Hill

Director Auckland

MBIE

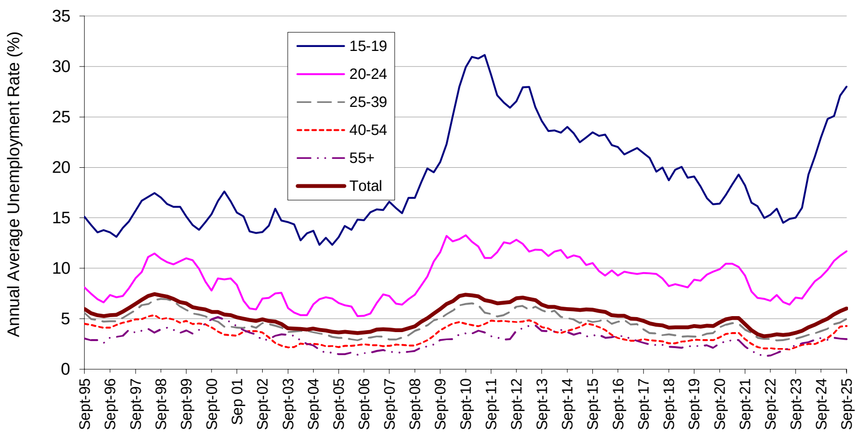
Privacy of natural persons

Auckland Council have released its Auckland Regional Household Labour Force Survey: Quarterly Overview as of September 2025. The full report is attached at **Annex Three**.

Key highlights for this quarter include:

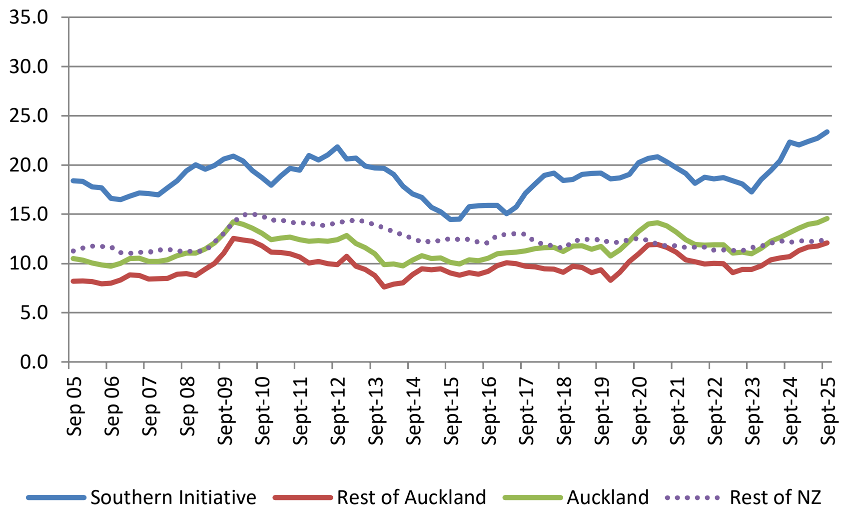
- The unemployment rate was 6.1%, same as June 2025, and the second-highest rate since 2015.

Unemployment rate by age (rolling annual average), 1995-2025



- The labour force participation rate (LFPR) fell 0.4% to 70.9%: the lowest in four years but note that LFPR 2021-2025 had been at record highs.
- The Youth NEET rate (Not in employment, education or training) was 13.9%, slightly above the rest of New Zealand (12.1%), and slightly above September 2024 (12.1%).

NEET rate (%) by location (rolling annual average), 2005-2025



- Other measures covered: numbers employed, unemployed or not in the labour force, and also youth NEET, all split by age, ethnicity and location – plus related information such as industry, occupation and hours worked.

Annexes

Annex One: Auckland Council Recovery Report week

Annex Two: Auckland Economic Update November 2025

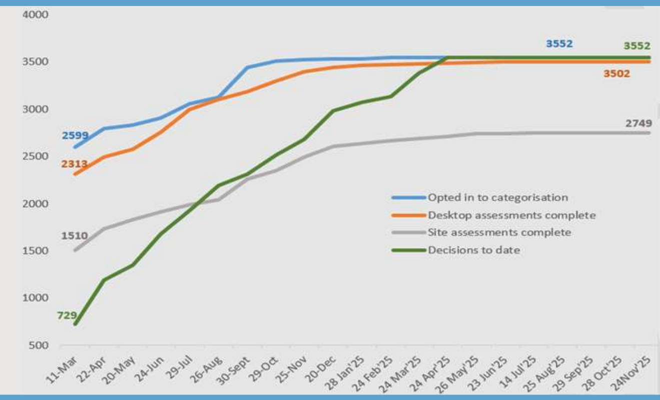
Annex Three: Auckland Household Labour Force Survey September 2025

DPMC Weekly Report — TĀMAKI MAKAURAU RECOVERY — Report as of week ending 21 November 2025

Categorisation Stages

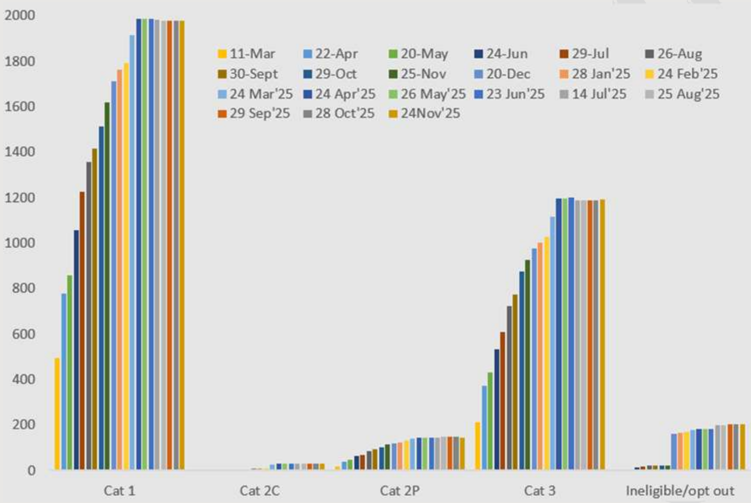
Stages	Initial Impacted properties	Risk Assessments	Desktop Assessments Complete	Site Assessments Complete
Number of properties	7,389	3,552	3,502	2,749
Change from last report	*no change*	*0*	*0*	*1*

3,552 registrations and decisions to date, with final risk assessments completed for all properties.



Summary of Categorisation Progress

Final Categories 3,552 properties	Category 1	Category 2C	Category 2P	Category 3 Eligible for buyout	Ineligible/ opt out
Number of properties categorised	1,978	32	146	1,193	203
Change from last report	*-1*	*0*	*-2*	*3*	*0*
Final Categories (Forecast Sep'25)	**1,989**	**32**	**145**	**1,183**	**202**
% Decisions to date	*99%*	*100%*	*101%*	*101%*	*100%*

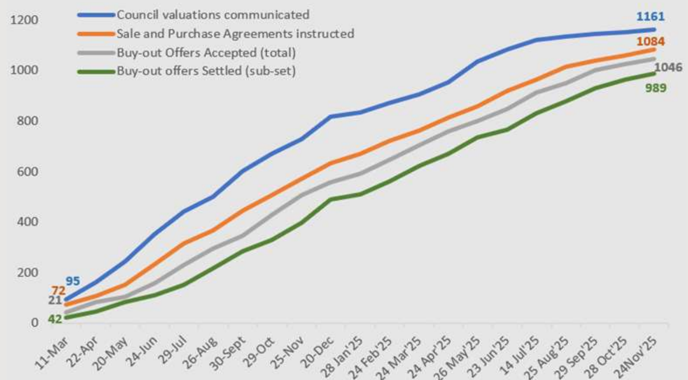


Of the 1,193 total Category 3 properties:

- *1,158 property owners opted in to buyout programme (vs 1,155 last month)*
- *29 property owners opted out and will not advance to the buyout stage (an increase of 5 from previous report)*
- *6 property owners have not opted in to buyout (vs 11 last month). Ongoing pro-active outreach and follow up.*

Category 3 Buy-outs in Progress

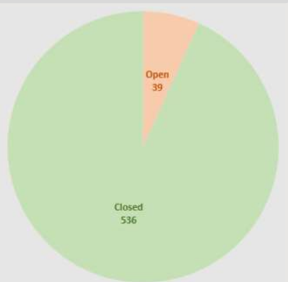
Stages	Council valuations communicated	Sale and Purchase Agreements instructed	Buy-out Offers Accepted	Buy-out Offers Settled
Number of properties	1,161	1,084	1,046	989
Change from last report	*9*	*25*	*21*	*24*
Buyout offers % based on **1,183** category 3 properties	98%	92%	88%	84%



- *Re-forecast exercise completed in September'25.*
- *% based on revised Category 3 forecast number of **1,183** properties.*

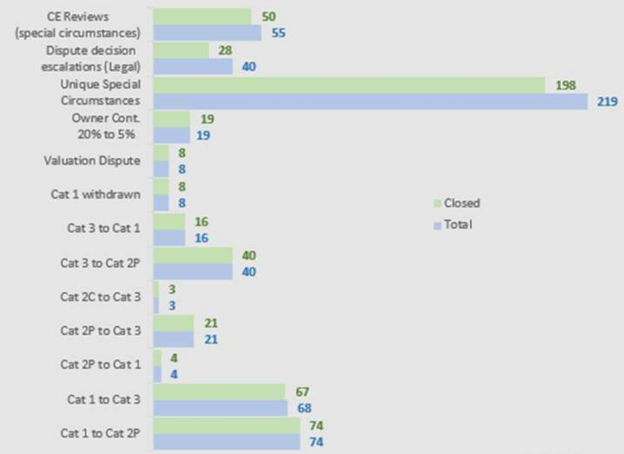
Special circumstances applications, Disputes / Category reviews

Case status – 575 total requests



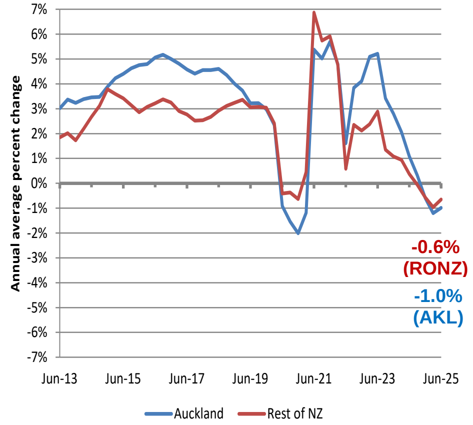
Monthly – total vs open and closed cases

Total vs closed cases – requests breakdown to date

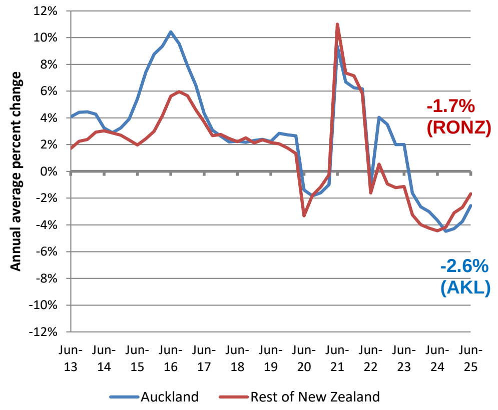


Auckland Economic Update – November 2025

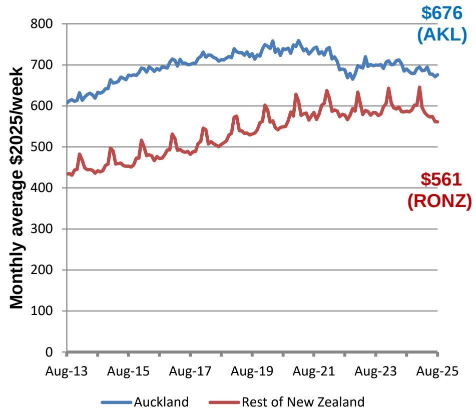
Real GDP growth



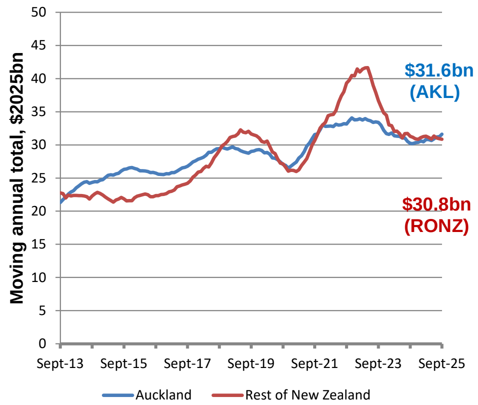
Real retail sales growth



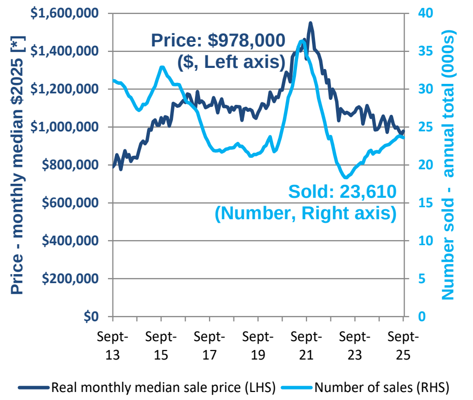
Real weekly rent



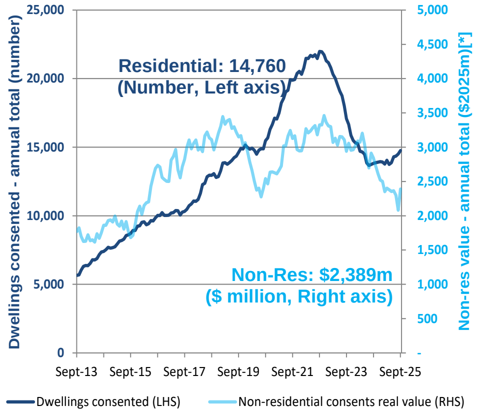
Real imports by seaports



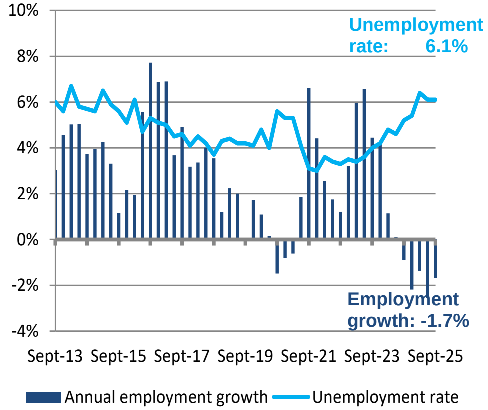
House sales: price and number sold



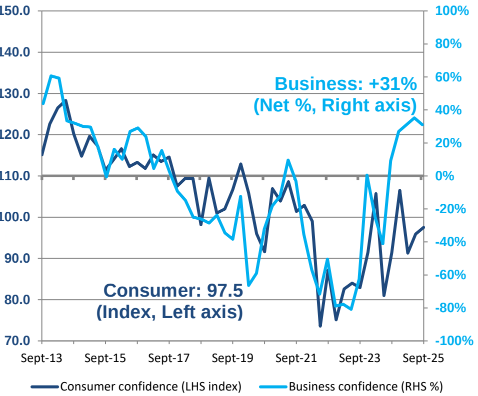
Buildings consented



Employment and unemployment



Confidence indicators

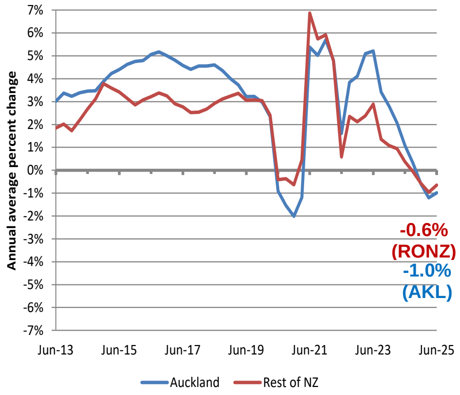


Note: Data is the latest available as at the start of the month, and is for the Auckland region, unless otherwise stated.
This is a summary page only. All data sources and technical notes are provided on the next two pages.

All enquiries please contact the author Ross Wilson, Economic Analyst, Strategic Advice and Research Unit: Ross.wilson@aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Real GDP growth



Auckland's real* Gross Domestic Product (GDP) for the year ended June 2025 was 1.0% lower than for the year ended June 2024; in the rest of New Zealand, the annual change was 0.6% fall (see notes). Both growth rates were: slightly above March 2025, their first improvement (although still negative) since they began falling in mid-2023; similar to their Covid-related troughs of 2020; below all other periods since their GFC-related troughs of 2009 and 2010.

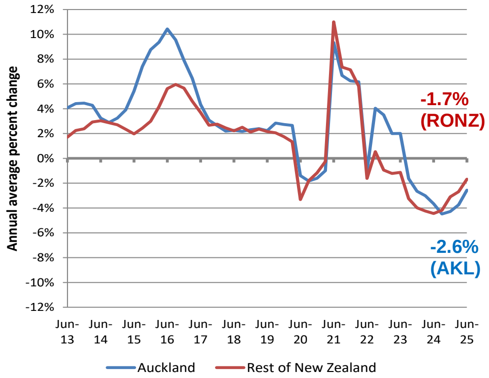
* Real GDP refers to GDP in constant 2024 dollars, to remove inflation.

Lockdowns due to Covid-19 affect results for 2020 onwards. Covid-19 lockdown level 3 began on 23 March 2020.

Latest and historical real GDP figures are modelled estimates, and subject to revision.

Source: Infometrics, Regional Economic Profile/Quarterly Economic Monitor.

Real retail sales growth



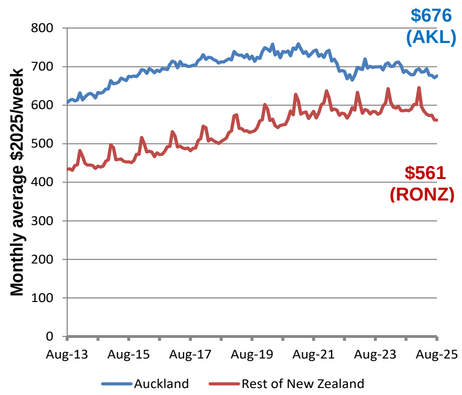
Real* retail sales for the year ended June 2025 were 2.6% lower than for the year ended June 2024; in the rest of New Zealand, the annual change was a 1.7% fall. Both growth rates continued the improvements of the last several months, but still negative and among the lowest (most negative) since 2009 (just after the Global Financial Crisis), with Auckland remaining below its 2020 Covid-related trough, and the rest of New Zealand only slightly above its. Both growth rates had been falling since late 2022.

* Real retail sales have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: These figures exclude non-retail activity captured elsewhere in the retail sales survey.

Source: Stats NZ, Retail Sales (quarterly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real weekly rent



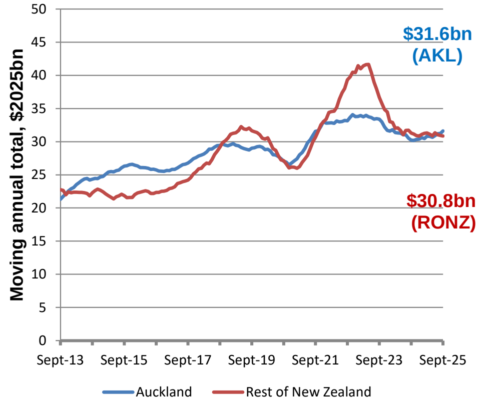
The average weekly rent for the month of August 2025 was $676 (in real* dollars: similar to the last three months; 2% below a year ago; the same as ten years ago). For the rest of New Zealand, the figure was $561: largely falling since January 2025 (but highly seasonal); 4% below a year ago; the lowest August figure since 2020.
"Real rent" changes are relative to CPI inflation, so a similar "real" level means rents rose at a similar rate to inflation.

* Real rents have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: Dwelling size and quality may vary over time. Rent is for new rental bonds lodged each month with Ministry of Business, Innovation and Employment, for housing tenancies with private sector landlords (so excludes state housing). Data covers only new bonds, so excludes existing leases from earlier periods whose rent has not changed, or has changed but with no revision to the bond. It also excludes new leases where no bond is lodged. Data is subject to minor revisions.

Source: Ministry of Business, Innovation and Employment, Regional Rental Prices (monthly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real imports by seaports



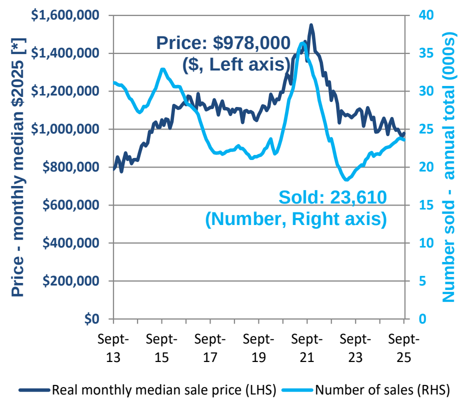
The real* value of imports by Auckland seaports for the year ended September 2025 was $31.6 billion: gradually rising 4.6% over the last year, still 7% below April 2023, but 19% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was $30.8 billion: similar to the last year, 18% above the 2020 trough, and 26% lower than their 2023 post-Covid rebound peak. From 2024 on, import values for Auckland and the rest of New Zealand were similar to each other.

* Real import values have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI) for tradables, to remove inflation

Note: Import values are cost including freight (CIF). Auckland seaports consist of Port of Auckland on the Waitemata Harbour near the CBD, and Port of Onehunga on the Manukau Harbour (domestic only, no imports); both are owned by Ports of Auckland Limited (POAL).

Source: Stats NZ, Overseas Cargo Statistics-imports-value $ CIF (monthly); Stats NZ, CPI Tradables (quarterly); Auckland Council calculations.

House sales: price and number sold



The median (not average) sale price of houses sold in Auckland in the month of September 2025 was $978,000 (in real* dollars: similar to the last four months; similar to September 2024; 37% below 2021's all-time peak; 7% below September 2015).

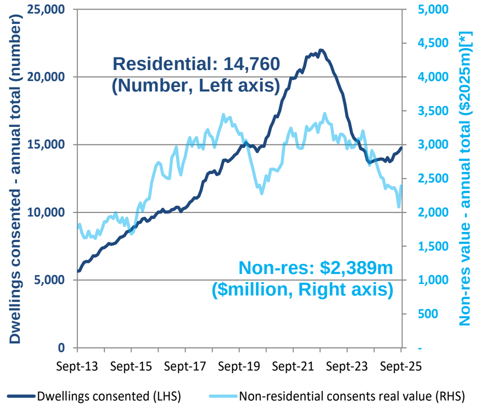
The total number of houses sold in Auckland in the year ended September 2025 was 23,610: similar to recent months; trending up since the May 2023 trough; slightly above 2017-2019; 35% below the July 2021 peak.

* 'Real' prices for previous months are calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the quarterly consumer price index (CPI).

Notes: The data for 'houses' covers actual sales during the period. Size and quality may vary over time. 'Houses' includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. 'Price' is real* actual sale price (not just listed). REINZ revises recent data each month for numbers sold (usually slightly upwards) and prices.

Source: Real Estate Institute of New Zealand (REINZ), Monthly Property Report (monthly – from website); Stats NZ, CPI (quarterly); Auckland Council calculations.

Buildings consented



The total number of new dwellings consented in Auckland in the year ended September 2025 was 14,760: rising continuously since April; 7% above a year ago; 33% below the September 2022 peak; 3% below the 2019 pre-Covid peak.

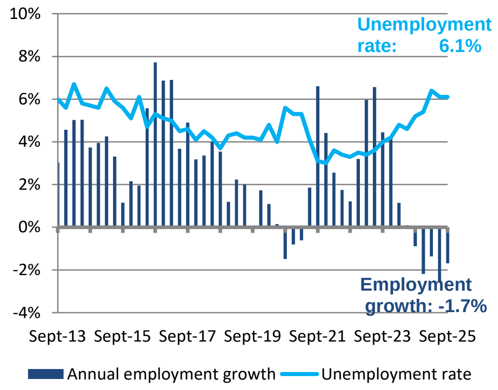
The real* value of new non-residential buildings consented in Auckland in the year ended September 2025 was $2,389 million: 15% above August; similar to most of 2025; 16% below a year ago; 31% below the 2022 and 2019 peaks; 5% above the 2020 trough.

* 'Real' values for previous months have been calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the capital goods price index (CGPI) for non-residential buildings

Note: Projects consented are not necessarily commenced or completed. "New" refers to new buildings (i.e. excludes alterations and additions). Residential number is new dwellings consented, which will exceed new residential buildings as some buildings have multiple dwellings; similarly, it will differ from new residential building consents issued, as some consents are for multiple buildings.

Source: Stats NZ, Building Consents (monthly); Stats NZ, CGPI (quarterly); Auckland Council calculations.

Employment and unemployment



The number of people employed in Auckland in the quarter ended September 2025 was 1.7% lower than in September 2024 quarter: the fifth quarter in a row of negative annual growth rates despite population growth; among the worst since 2009-2010 following the GFC.

The unemployment rate in Auckland in the September 2025 quarter was 6.1%: similar to June and March, double the 2021 trough, slightly above the 2020-2021 Covid lockdown peaks, similar to most of 2011 to 2015.

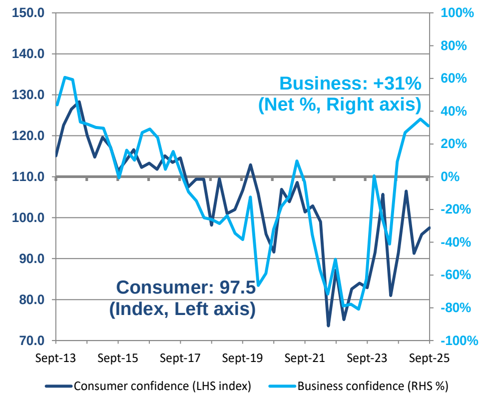
Note: Covid-19 lockdowns began on 23 March 2020, plus wage subsidies, which both affect official employment and unemployment.

Employment data is rebased by Stats NZ each quarter to match latest revisions of historic population estimates.

Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might or might not have - or be actively seeking - a job.

Source: Stats NZ, Household Labour Force Survey (HLFS) (quarterly).

Confidence indicators



The Westpac McDermott Miller Consumer Confidence Index for the September 2025 quarter was 97.5: above most of 2022-2025 and mid-2020, but below most of 2009-2021.

The NZIER QSBO in Auckland for the September 2025 quarter showed a net 31% of businesses expecting the general business situation to improve over the next three months: similar to the last three quarters, well above pre-Covid levels, but "improve" can include "be bad, but less bad than currently".

Note: Left axis is for CCI (consumers: index). For the CCI, a score of greater than 100 shows more optimism than pessimism. Re-scaled 18/9/2024.

Right axis is for QSBO (businesses: net %). The QSBO calculates a net figure as (% of businesses expecting an improvement) minus (% expecting a worsening). QSBO data used here is not the seasonally adjusted version.

Source: Westpac McDermott Miller, Regional Consumer Confidence Index (CCI) (quarterly – published, but proprietary); New Zealand Institute of Economic Research (NZIER), Quarterly Survey of Business Opinion (QSBO) (quarterly – by subscription).

Auckland Regional Household Labour Force Survey: Quarterly Overview as at September 2025

Ross Wilson

Strategic Advice and Research
SARU
Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Regional Household Labour Force Survey: Quarterly Overview as at September 2025

Ross Wilson

November 2025

Social and Economic Research and Evaluation team
Strategic Advice and Research Unit
Policy Department

Table of contents

1 Introduction

This report provides an overview of aspects of labour force participation in Auckland, as indicated by results of the quarterly Household Labour Force Survey (HLFS). Focus is provided on short and long-term trends across age and ethnic groups in Auckland, and the rate of youth who are not in employment, education or training (NEET).

The HLFS is a national sample survey undertaken by Stats NZ. It is primarily designed for national estimates. The national sample contains about 15,000 private households and about 30,000 individuals each quarter. The sub-sample size for Auckland is approximately 4500 households and 9000 individuals.

To ensure information is seasonally aligned, rolling annual averages are used throughout this report (with some exceptions) for reporting across time. As the HLFS is a sample survey, all statistics are subject to survey sampling error. Statistics presented at the sub-sample (e.g. local board) and sub-variable (e.g. NEET) levels are also subject to additional sampling errors and should be treated as indicative**.** More information on the survey, and caveats to the use of the data are provided in technical notes at the end of the report.

From the March 2020 to September 2023 quarters, results were affected to varying degrees by Covid-19 responses, including border closures and lockdowns of various types. Some people did not meet the criteria to have been actively seeking or available to start work, despite wanting a job. In these cases, the respondent will have been classified as ‘not in the labour force’ rather than ‘unemployed’. Others remained partly or fully employed due to government wage subsidies. In addition, survey response rates sometimes fell, which may introduce bias. In the March 2023 quarter, floods and Cyclone Gabrielle impeded data collection, requiring adjustments from Stats NZ, and causing minor additional sampling and non-sampling errors for the region, and possibly major ones for some local board areas.

Note also that Stats NZ revise the backdata slightly each quarter to match ongoing population revisions arising from latest migration estimates. This report uses the latest version of backdata.

The information provided in this report supplements other freely available HLFS information and economic reporting:

- **Further labour market analysis** is available from MBIE: https://www.mbie.govt.nz/business-and-employment/employment-and-skills/labour-market-reports-data-and-analysis/
- **National and some regional data released on Stats NZ website: www.stats.govt.nz**
- **Additional Auckland HLFS data** is available on request from the author: Ross.Wilson@aucklandcouncil.govt.nz
- **Auckland Economic Update (monthly)** – an overview of key economic trends in Auckland, prepared by the author, is available on the Knowledge Auckland website. https://www.knowledgeauckland.org.nz/economy/
- **Chief Economist Unit** - to find out more about the work undertaken by Auckland Council's Chief Economist Unit on Auckland's economic challenges and opportunities including unemployment, housing, migration and more: **https://www.aucklandcouncil.govt.nz/about-auckland-council/business-in-auckland/economic-advice-publications/Pages/default.aspx**

2 Overview and highlights

For the September 2025 quarter, compared to the preceding quarter (June 2025)[1]:

- Auckland's unemployment rate was 6.1%, same as in June 2025[2], and the second-highest rate since 2015.
- The number of people who were unemployed was almost unchanged at 63,800.
- The number of people employed fell slightly to 980,100 (-2,100, a 0.2% fall).
- The number of people not in the labour force (NILF) rose 2% to 427,700 (+7,300).
- The labour force participation rate (LFPR) fell 0.4% to 70.9%: the lowest in four years, similar to 2016-2019, but note that LFPR 2021-2025 had been at record highs.

In addition, for the September 2025 quarter:

- The rate of people aged 15 to 24 not in employment, education or training (NEET) was 13.9%, slightly above the rest of New Zealand (12.1%) and slightly above September 2024 (12.1%).

Over the year ended September 2025, compared to the year ended September 2024:

- The unemployment rate averaged 6.0%, higher than a year earlier (4.7%) by a third.
- The largest proportionate increase in unemployment rate was for those aged 40 to 54, rising from 2.8% to 4.3%; younger people had higher rates: 15 to 19 (28.0%, up from 23.0%), 20 to 24 (11.7%, was 9.1%) 25 to 39 (5.0%, was 3.8%), 55 and over 3.0%.
- The unemployment rate for females averaged 6.4% (1.2% above a year prior (5.2%)). The rate for males averaged 5.7% (1.4% above 4.3% a year prior), so the gap between males and females (0.7%) stayed below the 20-year average (0.8%) and peak (2.5%).
- Unemployment rates rose for all main ethnic groups. Māori and Pacific rates remain higher than the others: Māori at 13.3% (up from 9.7%), Pacific peoples at 11.7% (was 8.6%); Asian rose to 5.5% (from 4.2%), European rose by the least to 4.1% (was 3.7%).
- The labour force participation rate (LFPR) fell to 71.8%, down from a year earlier (73.5%) but remaining higher than any time before 2023.
- The LFPR for females decreased (66.8%, down from 68.7%), remaining significantly lower than for males (77.0%, was 78.3%) and slightly widening the gap to 10.2%.
- LFPRs fell substantially for those aged 15 to 19 (down 4.6% to 38.7%), but much less so for all other ages: 20 to 24 (down 0.5% to 78.5%), 25-39 (87.3%, down 0.8%), 40-54 (87.0%, down 1.1%), and 55 and over (51.1%, down 0.7%).
- LFPRs fell most for Māori (64.3%, down 3.8%) and European (71.9%, down 2.7%), less for Asian (75.9%, down 0.9%); the LFPR for Pacific peoples rose (66.2%, up 0.8%).

In addition, over the year ended September 2025:

- The annual average NEET rate for Auckland was 14.6%, above the rest of New Zealand (12.5%), and a little above the year ended September 2024 (13.1%).
- Auckland NEET rates were highest for Māori (24.3%) and Pacific (21.0%) ethnicities, and for the Southern Initiative area (23.4%); one third (12,400) identified as European.
- Auckland's NEET rate was higher for those aged 20-24 (17.9%) than 15-19 (11.5%).

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[1] Results shown are not seasonally adjusted, and include Stats NZ revisions of previous data.
[2] The definition of 'similar/slightly' or 'different' is relative to survey sampling error margins produced by Stats NZ. For further details see 'Significant difference' in Appendix 1.

Table 1: Labour force status, comparison to preceding quarter and year

	Quarter end Jun 2025 (snapshot)	Quarter end Sep 2025 (snapshot)	Year end Sep 2024 (annual average)	Year end Sep 2025 (annual average)
Number employed	982.2	980.1	1007.4	987.8
Number unemployed	63.5	63.8	49.7	63.0
Number not in the labour force (NILF)	420.4	427.7	381.8	412.3
Number in the working age population	1466.1	1471.5	1439.0	1463.1
Labour force participation rate (%)	71.3	70.9	73.5	71.8
Unemployment rate (%)	6.1	6.1	4.7	6.0

Note: Numbers are '000s of people except where indicated as percentages (%).

Table 2: Overview of rates for age, gender and ethnic groups (%) (annual averages)

	Year end Sep 2024 (annual average)	Year end Sep 2025 (annual average)	Year end Sep 2024 (annual average)	Year end Sep 2025 (annual average)
	Unemployment rate		**Labour force participation rate**	
Total	**4.7**	**6.0**	**73.5**	**71.8**
15-19 years	23.0	28.0	43.3	38.7
20-24 years	9.1	11.7	79.0	78.5
25-39 years	3.8	5.0	88.1	87.3
40-54 years	2.8	4.3	88.1	87.0
55 years +	3.1	3.0	51.8	51.1
Female	5.2	6.4	68.7	66.8
Male	4.3	5.7	78.3	77.0
European	3.7	4.1	74.6	71.9
Māori	9.7	13.3	68.1	64.3
Pacific	8.6	11.7	65.4	66.2
Asian	4.2	5.5	76.8	75.9

3 Labour force status and unemployment rate by age

Labour force status by age group for the year ended September 2025 is shown in Table 3. Unemployment rates since 1995 are shown in Figure 1.

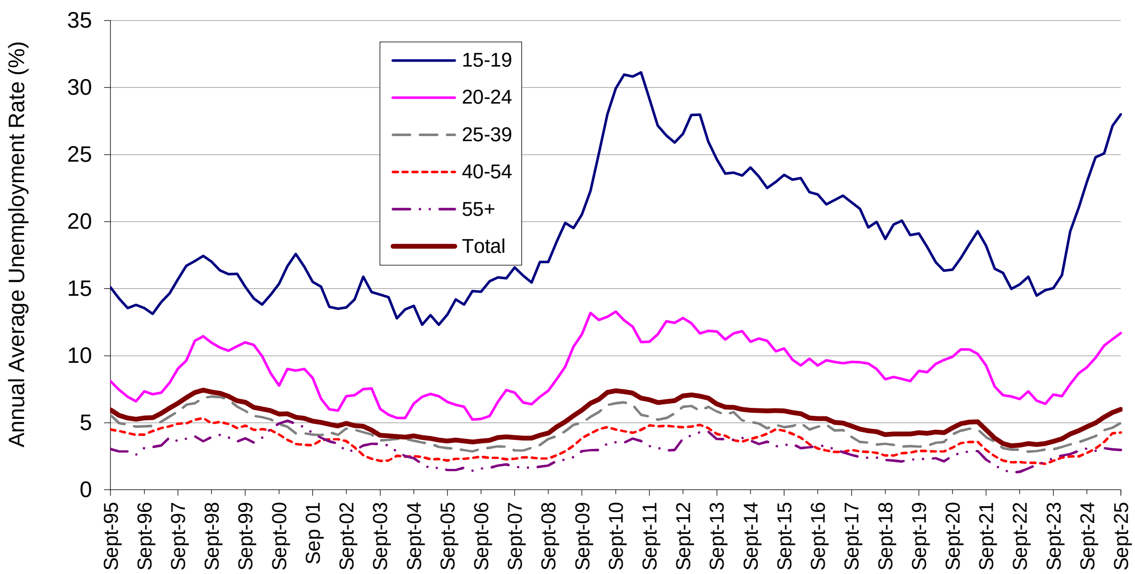
Table 3: Labour force status by age group, year ended September 2025 (annual averages)

	Total	15 to 19	20 to 24	25 to 39	40 to 54	55 and over
Number employed	**987.8**	34.6	81.0	357.9	301.8	212.5
Number unemployed	**63.0**	13.5	10.7	18.9	13.5	6.5
Number not in the labour force	**412.3**	76.2	25.2	54.7	46.9	209.3
Number in the working age popn.	**1463.1**	124.3	116.9	431.5	362.2	428.3
Labour force participation rate (%)	**71.8**	38.7	78.5	87.3	87.0	51.1
Unemployment rate (%)	**6.0**	28.0	11.7	5.0	4.3	3.0

Note: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates.

Annual average unemployment rates for the year ended September 2025 varied inversely to age: highest for those aged 15 to 19 years (28.0%) and 20 to 24 (11.7%), and lowest for ages 25 to 39 (5.0%), 40 to 54 (4.3%) and 55 and over (3.0%). Over the last two years, rates for ages 40-54 and 15-19 doubled; for ages 20-24 and 25-39 they rose by two-thirds, and for ages 55 and over by a half. (But note that survey error margins can exceed 25% for some age groups.)

Figure 1: Unemployment rate by age (rolling annual average), 1995-2025



Labour force participation rates (LFPR) in the year ended September 2025 dropped back to 38.7% for those aged 15 to 19 and steadied at 78.5% for ages 20 to 24 (both similar to 2016-2020). There were slight falls for those aged 25 to 39 (87.3%) 40 to 54 (87.0%) and 55 and over (51.1%), but these rates remain near their 2023 record highs. Over the longer term, the LFPR for those aged 55 and over has doubled since June 1995 (26.2%), possibly due to better health, longer life expectancy, and financial pressures associated with retirement.

4 Labour force status and unemployment rate by gender

Table 4 shows labour force status for males and females for the year ended September 2025. Unemployment rates since 1995 are shown in Figure 2.

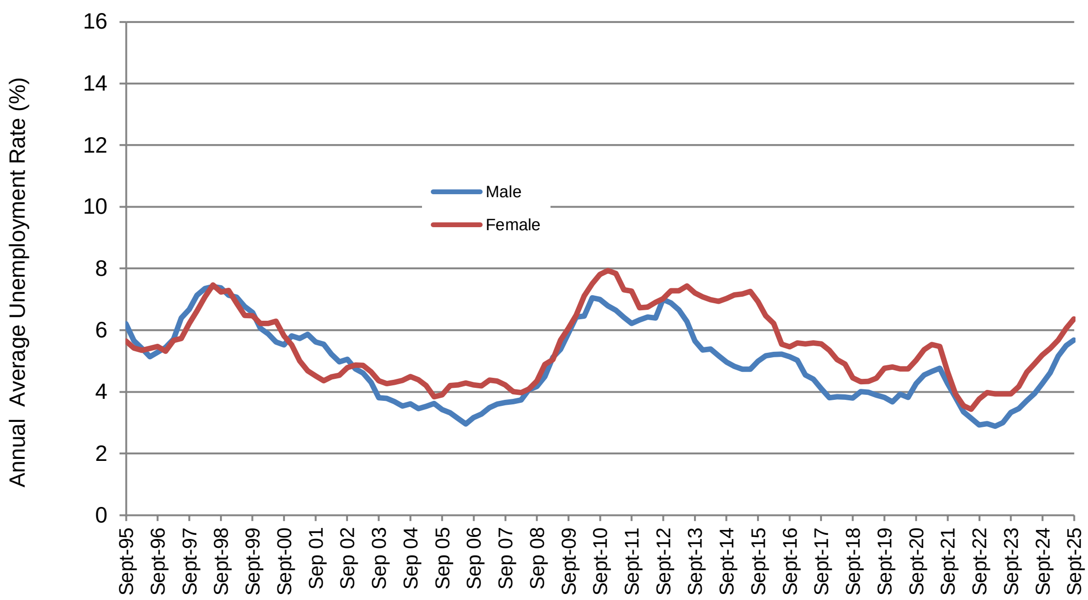
Table 4: Labour force status by gender, year ended September 2025 (annual averages)

	Total	Male	Female
Number employed	**987.8**	525.3	462.5
Number unemployed	**63.0**	31.6	31.4
Number not in the labour force	**412.3**	166.6	245.7
Number in the working age popn.	**1463.1**	723.5	739.7
Labour force participation rate (%)	**71.8**	77.0	66.8
Unemployment rate (%)	**6.0**	5.7	6.4

Note: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates.

The unemployment rate for the year ended September 2025 (5.8%) was higher for females (6.4%) than males (5.7%); both were above record lows of 2022-2023 and 2005-2008, but below 2010-2013 rates for males and 2010-2015 rates for females. The female-male unemployment rate differential (0.7%) was similar to the 20-year average (0.8%), and remained well below the peak differential (2.5%, in 2015).

Figure 2 Unemployment rate by gender (rolling annual average), 1995-2025



The LFPR (72.2%) for females (66.8%) continued declining from a record high of 69.9% in 2023, and remained significantly lower than for males (77.0% - also still declining since its record high of 79.1%). The LFPR gender differential (10.2%) was broadly similar to most of 2013 to 2021 (9% to 12%). Longer-term it has halved since 1995 (19.0%), due to the male LFPR rising only slightly overall since 1995 (76.1%), while the female LFPR has risen by a sixth (10% rise from 57.3% in 1995), the majority being since December 2013 (61.3%).

5 Labour force status and unemployment rate by ethnic group

Labour force status for the four main ethnic groups for the year ended September 2025 is shown in Table 5. Unemployment rates since 1995 are shown in Figure 3.

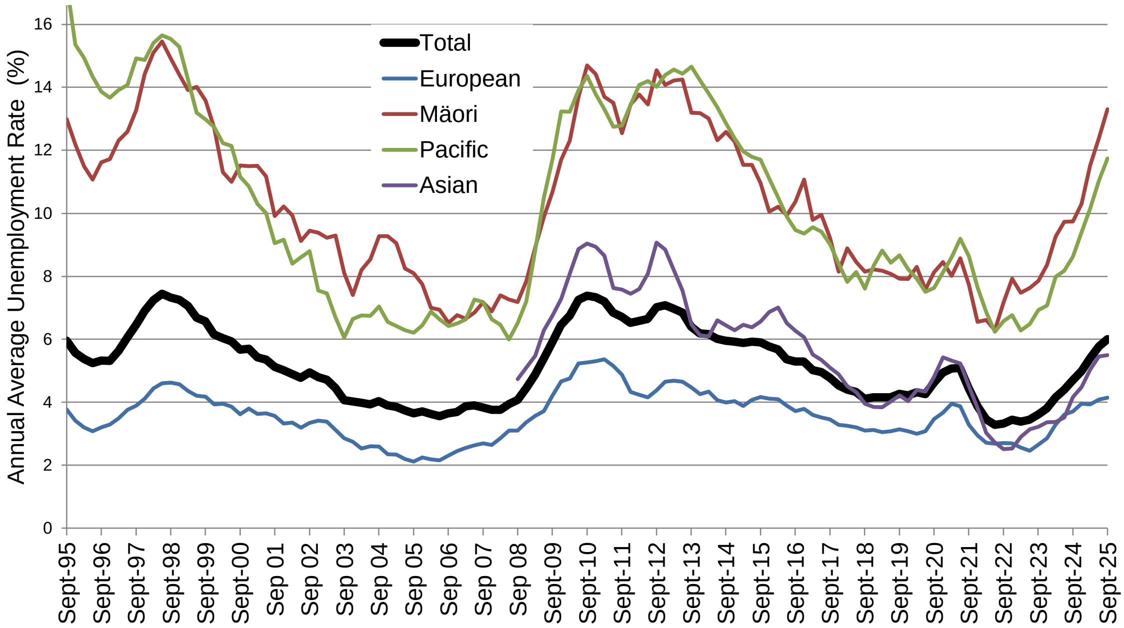
Table 5: Labour force status by ethnic group, year ended September 2025 (annual average)

	Total	European	Māori	Pacific	Asian
Number employed	**987.8**	486.1	88.1	112.0	356.8
Number unemployed	**63.0**	21.0	13.5	14.9	20.7
Number not in the labour force	**412.3**	198.6	56.4	64.8	119.5
Number in the working age popn.	**1,463.1**	705.6	158.0	191.7	497.0
Labour force participation rate (%)	**71.8**	71.9	64.3	66.2	75.9
Unemployment rate (%)	**6.0**	4.1	13.3	11.7	5.5

Notes: Numbers are '000s, rates (%) are percentages; sums may exceed totals due to respondents selecting multiple ethnic groups. "Other ethnicities" not shown. These numbers are indicative only as sub-sample sizes are small. Data is based on latest population estimates.

Unemployment rates for the year ended September 2025 (6.0%) were higher than a year prior, for all ethnic groups. The rate rose by a third or more for Māori (13.3%, up from 9.7%), Pacific peoples (11.7%, up from 8.6%) and Asian (5.5%, up from 4.2%), and by a tenth for European (4.1%, up from 3.7%). As Figure 3 shows, Māori and Pacific rates have been similar since 1999, and the gap between European and Asian rates closed from 4% in 2012, to around 1% from 2019 onwards.

Figure 3: Unemployment rate by ethnic group (rolling annual average), 1995-2025



Note: Asian Ethnic Group was included in Other (not shown) until December Quarter 2007.

LFPR varied from 64.3 per cent for Māori and 66.2 per cent for Pacific peoples (up from 55.6% in 2013), to European 71.9 per cent and Asian 75.9 per cent (65.1% in 2013). LFPR were below a year ago for European (-3%) Māori (-4%), and Asian (-1%); Pacific was above (+1%).

6 Employment by occupation

Auckland's largest occupational categories in the quarter ended 30 September 2025 were Professionals (27.0% of Auckland's total employment), and Managers (24.0%), together constituting half of all employment, followed by Clerical and Administrative Workers (10.2%) and Technicians and Trades Workers (9.9%) (see Table 6).

Between the June 2025 and September 2025 quarters, the small fall in total employment (-2100 or -0.2%) included changes in the numbers employed in the following occupations:

- Technicians and Trade Workers (-4,600, a 5% fall but reversing a previous rise)
- Community and Personal Service Workers (+7,900, a 10% rise)

Table 6: Employment by occupation – comparison to preceding quarter (quarterly data)

Occupation (ANZSCO 1-digit)	June 2025 quarter	September 2025 quarter	June 2025 quarter	September 2025 quarter
	Number		Share (%)	
Managers	239.0	235.2	24.3	24.0
Professionals	269.8	264.8	27.5	27.0
Technicians and Trades Workers	101.2	96.6	10.3	9.9
Community and Personal Service Workers	78.5	86.4	8.0	8.8
Clerical and Administrative Workers	95.6	99.6	9.7	10.2
Sales Workers	71.2	70.4	7.2	7.2
Machinery Operators and Drivers	55.4	56.2	5.6	5.7
Labourers	63.5	62.9	6.5	6.4
Total	**982.2**	**980.1**	**100.0**	**100.0**

Notes: Numbers are '000s. Total includes not elsewhere included. Data is based on latest population estimates.

Between the September 2024 and September 2025 quarters, the 16,800 decrease in total employment (a fall of 1.7%) included notable changes in the numbers employed in the following occupations:

- Clerical and Administrative Workers (-8,800, a fall of 8%).
- Professionals (-9,400, a fall of 3%)
- Machinery Operators and Drivers (+3,900 a rise of 7%)
- Community and Personal Service Workers (+6,600 a rise of 8%)

In addition, full-time employment fell (-12,200 or 1.5% fall) and part-time employment also fell (-4,600 or 2.6% fall), between the September 2024 and September 2025 quarters. The part-time share fell slightly from 17.7% to 17.5% of total employment, similar or slightly above most of the seven years from 2018 to 2024, but substantially lower than most of the post-Global Financial Crisis (GFC) period 2009 to 2017 (mostly 18.5% to 21.8%).

7 Employment by industry

In the quarter ended 30 September 2025, Auckland's largest sectors in terms of employment were Professional, Scientific and Technical Services (105,700 people; 10.8% of total employment), Construction (97,400 people; 9.9% of total employment), and Health Care and Social Assistance (93,200 people; 9.5% of total employment) (see Table 7).

Between the June 2025 and September 2025 quarters, the most notable changes in the number of people employed (-2100) were in Health Care and Social Assistance (+5,300, a 6% rise but reversing prior falls), Arts and Recreation Services (-3,400, a 14% fall but reversing prior rises) and Rental Hiring and Real Estate Services (-3,200, a 12% fall),

Table 7: Employment by industry – comparison to preceding quarter (quarterly data)

Industry (ANZSIC06)	June 2025 quarter	Sept 2025 quarter	June 2025 quarter	Sept 2025 quarter
	Number employed		Share (%)	
Primary Industries	9	10.8	0.9	1.1
Manufacturing	83.5	84	8.5	8.6
Electricity Gas Water and Waste Services	10.8	10.3	1.1	1.1
Construction	101	97.4	10.3	9.9
Wholesale Trade	49	47.8	5.0	4.9
Retail Trade	85	86	8.7	8.8
Accommodation and Food Services	53.6	55.5	5.5	5.7
Transport Postal and Warehousing	54.6	57.2	5.6	5.8
Information Media and Telecommunications	17.2	17.7	1.8	1.8
Financial and Insurance Services	56.3	54	5.7	5.5
Rental Hiring and Real Estate Services	26.8	23.6	2.7	2.4
Professional, Scientific and Technical Services	109.2	105.7	11.1	10.8
Administrative and Support Services	35.7	35.9	3.6	3.7
Public Administration and Safety	51	53.3	5.2	5.4
Education and Training	70.4	68.9	7.2	7.0
Health Care and Social Assistance	87.9	93.2	8.9	9.5
Arts and Recreation Services	24.8	21.4	2.5	2.2
Other Services	39.2	42	4.0	4.3
Total	**982.2**	**980.1**	**100.0**	**100.0**

Notes: Numbers are '000s. Total includes "Not elsewhere included". Data is based on latest population estimates.

Between the September 2024 and September 2025 quarters, there were notable changes in the numbers employed in Rental Hiring and Real Estate Services (-6,900, a fall of 23%) Transport Postal and Warehousing (+8,000, a rise of 16%), Education and Training (-7,800, a 10% fall), Professional, Scientific and Technical Services (-9,600, a fall of 8%), and Health Care and Social Assistance (-6,600, a fall of 7%).

In the September 2025 quarter, the industries with the highest proportions working part time (17.5% overall) were Arts and Recreation Services (43%) and Accommodation and Food Services (35%); the lowest was Electricity Gas Water and Waste Services (7%).

8 Young people not in employment, education or training (NEET) by age

In the quarter ended 30 September 2025, the overall percentage of young people aged 15 to 24 who were not in employment, education or training (NEET) in Auckland (13.9%) was a little above the rest of New Zealand (12.1%) over the same period (see Table 11). However, quarterly NEET rates are typically subject to substantial seasonal effects, while annual averages are not. In the year ended September 2025, the annual average NEET rate for Auckland (14.6%) was above the rest of New Zealand (12.5%) over the same period.

Statistics for the year ended September 2025 for young people (aged 15 to 24 and split by age: 15-19 years and 20-24 years) in Auckland who were NEET are shown in Table 8. NEET rates since 2005 are shown in Figure 4.

The NEET rate for the year ended September 2025 (14.6%) varied by age group from 11.5 per cent for those aged 15 to 19 (0.7% above a year earlier), to 17.9 per cent for those aged 20 to 24 (2.5% above a year earlier).

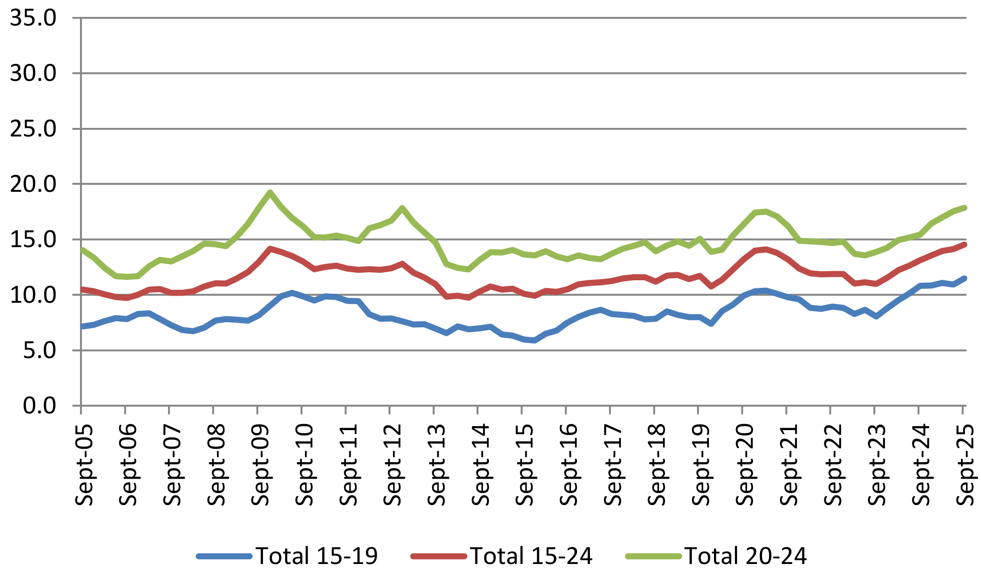
Table 8: NEET statistics by age, year ended September 2025 (annual averages)

	Total 15-24 years	15-19 years	20-24 years
Number in the selected population	**241.2**	124.3	116.9
Number NEET	**35.1**	14.3	20.9
NEET rate (%)	**14.6**	11.5	17.9
NEET rate (%) a year earlier	**13.1**	10.8	15.4

Note: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates.

The annual average NEET rate for the year ended September 2025 was similar to the peaks seen during Covid (2021) and post-GFC (2010) for both age groups (and 2012/2013 for ages 20 to 24). Since 2018, NEET rates have tended to move similarly for both age groups, falling from 2021 to 2023, then rising after 2023 – but flattening in 2025 for ages 15 to 19.

Figure 4: NEET rate (%) by age (rolling annual average), 2005-2025



9 Young people not in employment, education or training (NEET) by ethnic group

NEET statistics for young people aged 15 to 24 across the four main ethnic groups for the year ended September 2025 are shown in Table 9. Figure 5 shows NEET rates since 2005.

The annual average NEET rate for the year ended September 2025 was slightly higher than a year prior for all main ethnic groups. Māori remained the highest (24.3%, a 0.7% rise) followed by Pacific (21.0%, +1.0%). The greatest rise was for European (10.7%, +1.3%) but still slightly below Asian (11.5%, +0.7%). There were 35,100 young people who were NEET, of whom a third identified as European (12,400), followed by Pacific (10,400) and Māori (10,400), then Asian (7,900) (summing to more than the total – see Table 9 Notes).

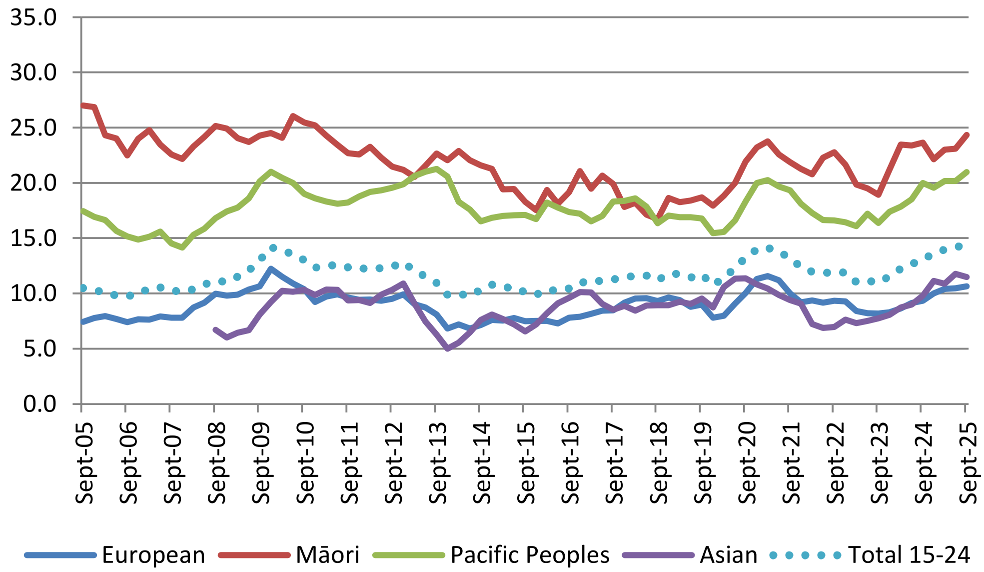
Table 9: NEET statistics by ethnic group, year ended September 2025 (annual average)

	Total	European	Māori	Pacific	Asian
Number in the selected population	**241.2**	116.0	42.7	51.5	68.9
Number NEET	**35.1**	12.4	10.4	10.8	7.9
NEET rate (%)	**14.6**	10.7	24.3	21.0	11.5
NEET rate (%) a year earlier	**13.1**	9.4	23.6	20.0	9.8

Notes: Numbers are '000s, rates (%) are percentages; sums may exceed totals due to respondents selecting multiple ethnic groups. "Other ethnicities" not shown. These numbers are indicative only as sub-sample sizes are small. Data is based on latest population estimates.

Since 2010, European and Asian NEET rates have been similar, and lower than Pacific which is slightly below Māori; rates across all ethnic groups have tended to follow broadly similar movements, although with minor variations. (Māori NEET is a little more erratic - but survey sampling error margins of up to a third add considerable uncertainty.) Rates peaked in 2021 then fell sharply, but a little earlier for Asians, and slower for Europeans. The uptrend from 2023, returning to 2021 levels, began earlier for Asians and was completed faster for Māori.

Figure 5: NEET rate (%) by ethnic group (rolling annual average), 2005-2025



Note: Asian Ethnic Group was included in Other (not shown) until December Quarter 2007.

10 Young people not in employment, education or training (NEET) by broad location

NEET statistics for those aged 15-24 for Auckland and New Zealand for the year ended September 2025 are shown in Table 10. NEET rates since 2005 are shown in Figure 6.

NEET rates for the year ended September 2025 were much higher for the Southern Initiative area (TSI)[3] (23.4%) than for the rest of Auckland (12.1%), which was similar to the rest of New Zealand (12.5%). Both Auckland areas were slightly above a year earlier, (TSI +0.9%, rest of Auckland +1.4%); the rest of New Zealand was virtually unchanged (+0.4%). A third of Auckland's NEETs (35,100) were in Southern Initiative area (12,500).

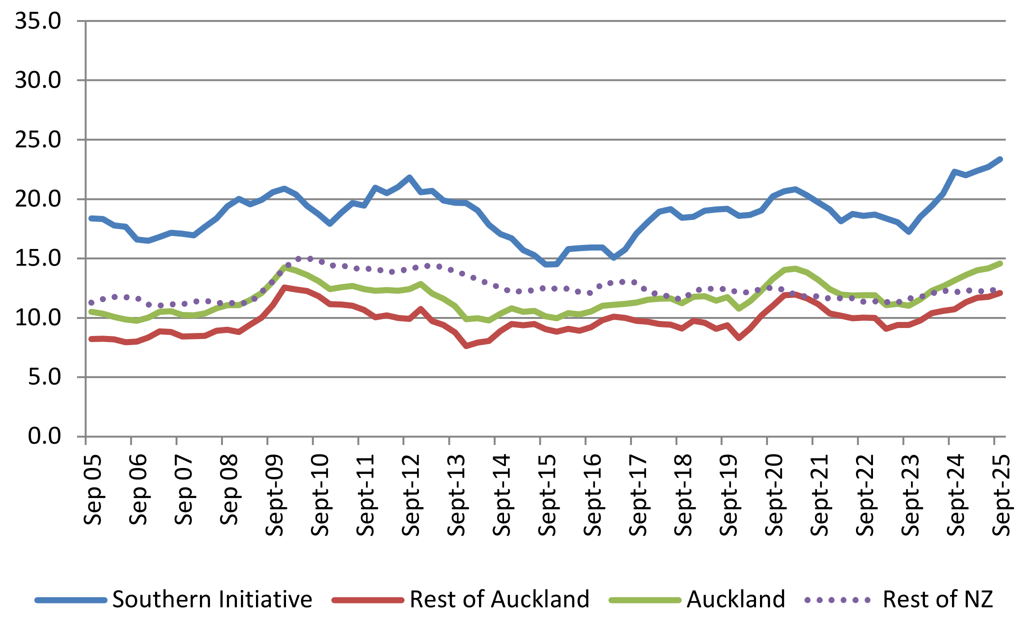
Table 10: NEET statistics by location, year ended September 2025 (annual average)

	Total Auckland	Southern Initiative	Rest of Auckland	Rest of NZ	New Zealand
Number in the selected population	**241.2**	53.3	187.9	438.3	679.4
Number NEET	**35.1**	12.5	22.7	54.8	90.0
NEET rate (%)	**14.6**	23.4	12.1	12.5	13.2
NEET rate (%) a year earlier	**13.1**	22.3	10.7	12.1	12.5

Notes: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates. Rest of NZ is New Zealand excluding Total Auckland.

As Figure 6 shows, NEET rates (rolling annual average) in the TSI have always been substantially higher than the rest of Auckland and New Zealand, although the difference narrowed during 2015-2017. From 2005 to 2018 Auckland NEET rate was similar or below the Rest of New Zealand, but in 2021-2022 it was higher and again from 2024 onwards. The TSI rate rose sharply in 2024 to a record level exceeding 2010, and rosing gradually since then.

Figure 6: NEET rate (%) by location (rolling annual average), 2005-2025



[3] The Southern Initiative was established by Auckland Council for four local board areas in South Auckland. The area is made up of the Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Manurewa, and Papakura Local Board areas.

11 Young people not in employment, education or training (NEET) by local board area

Indicative NEET rates for the various local board areas for the latest quarter and year are shown in Table 11. Due to small sub-sample sizes, this information is not always available for some local board areas ('..S'/blank), and is never available for Great Barrier (not listed). The other local board NEET levels and rates have varying error margins (18% to 56%; e.g. at 56% error margin, '10% NEET rate' could be anywhere between 4.4% and 15.6%).

Table 11: NEET statistics by local board area – quarter and year ended September 2025

Local board area	Population Age 15-24 (000)	Quarterly NEET (000)	Quarterly NEET rate (%)	Annual average NEET Rate (%)
Rodney	8.6	..S	..S	..S
Hibiscus and Bays	15.0	1.2	8.2	7.8
Upper Harbour	10.6	..S	..S	9.2
Kaipātiki	12.4	1.7	13.4	12.8
Devonport-Takapuna	9.6	..S	..S	15.4
Henderson-Massey [W]	21.0	3.7	17.5	19.7
Waitākere Ranges [W]	10.5	1.8	17.0	18.2
Waiheke	..S	..S	..S	..S
Waitematā	14.8	..S	..S	11.2
Whau [W]	13.8	2.8	20.3	62.7
Albert-Eden	11.9	1.8	15.5	14.5
Puketāpapa	6.8	..S	..S	18.1
Ōrākei	15.3	..S	..S	8.5
Maungakiekie-Tāmaki	14.1	1.7	12.2	18.4
Howick	20.4	1.4	6.8	10.4
Māngere-Ōtāhuhu [*S]	10.9	2.6	24.0	28.3
Ōtara-Papatoetoe [*S]	16.1	4.6	28.9	25.4
Manurewa [*S]	15.5	4.5	29.0	22.4
Papakura [*S]	12.6	2.0	15.7	17.1
Franklin	7.0	..S	..S	..S
Southern Initiative [*S]	55.0	13.7	25.0	23.4
Rest of Auckland [*S]	192.5	20.7	10.8	12.1
Western Initiative [W]	45.3	8.3	18.2	18.2
Auckland total	**247.5**	**34.4**	**13.9**	**14.6**
Rest of New Zealand	435.2	52.4	12.1	12.5
Total New Zealand	**682.7**	**86.9**	**12.7**	**13.2**

Notes: Data is based on latest population estimates. Any finer geography than Auckland total is below the design level of the survey; local board area estimates should be treated as indicative only and used with caution...S = data suppressed due to base numbers being too small (e.g. NEET below 1000 for the quarter (quarterly) or for all of the four quarters (annual average)). [*S] The Southern Initiative is made up of the Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Manurewa and Papakura Local Boards. [W] = Western Initiative area.

12 Appendix: Definitions and technical notes

Definitions used in the HLFS

Employed: Those HLFS respondents who during their survey reference week had either:
- worked for one hour or more for pay or profit, as employee/employer/self employed
- worked without pay for one hour or more for a relative's farm or business
- had a job but were temporarily not at work.

Labour force: Members of the working-age population who during their survey reference week were classified as 'employed' or 'unemployed'.

Labour force participation rate (LFPR): The total labour force expressed as a percentage of the working-age population.

NEET rate: Calculated as the total number of youth (aged 15-24 years) who are not in employment, education or training (NEET), as a proportion of the total youth working-age population (aged 15-24 years).

Not in the labour force (NILF): Any person who is neither employed nor unemployed. This category includes, for example:
- retired persons
- persons with personal or family responsibilities such as childcare, unpaid housework
- persons attending educational institutions
- persons permanently unable to work due to physical or mental handicaps
- persons who were not actively seeking work (see note below regarding unemployed).

Significant difference: The HLFS is a sample survey, so all statistics are subject to survey sampling error – the random variation between the sample and the total population. For a difference to be statistically significant, it must exceed this margin of error (see also technical note on sampling errors).

Unemployed: Unemployed persons are those in the working-age population who were without a paid job, available for work and had either actively sought work in the past four weeks ending with the reference week, or had a new job to start within the next four weeks. (Note: 'Actively sought work' does not include people whose only job search method was to look at job advertisements in newspapers or online.)

Unemployment rate (UER): The number of unemployed expressed as a percentage of the labour force.

Working age population (WAP): total population (i.e. of all labour force statuses) aged 15 or over (including over 65), who have or propose to live in New Zealand for at least 12 months, but excluding institutionalised people (in prison, or long-term residents of homes for older people, hospitals, and psychiatric institutions) ; sometimes restricted to a particular specified sub-group such as by gender or ethnicity – and sometimes also for a sub-group defined by age e.g. youth (aged 15-24).

Technical notes

HLFS survey sampling: Households are sampled on a statistically representative basis from areas throughout New Zealand, and information is obtained for each member of the household aged 15 or older. Each quarter, one-eighth of the households in the sample are rotated out and replaced by a new set of households.

Seasonality and annual averages: In order to ensure information is seasonally aligned, rolling annual averages are used throughout most of this report for reporting across time. Remaining quarterly data in this report will be subject to seasonality (and may differ from some of the HLFS headline numbers published by Stats NZ that are 'seasonally adjusted').

Revisions: The survey and some back-data were revised by Stats NZ in October 2020 and again in January 2021 to match revised regional population estimates. There are also ongoing minor revisions to recent population backdata due to revisions of migration estimates. In addition, the survey and all back-data since 2009 was revised in June 2016 when 'searching online ads only' was redefined from 'official unemployed' to 'looking at job ads only' (i.e. not actively seeking employment, therefore Not In Labour Force). This overview uses the revised data, but back-data for before 2009 still uses the old definition.

Sampling errors: As the HLFS is a sample survey, all statistics are subject to survey sampling error. Statistics presented here at the sub-sample (e.g. local board or ethnic groups) and sub-variable (e.g. NEET for ages 15-24) levels are also subject to additional sampling errors and should be treated as indicative only. Note also that in some cases a difference can be significant for a sample but not for any of its component sub-samples (e.g. ethnic groups).

Survey questionnaire changes: In June 2016, the HLFS questionnaire was changed to identify more self-employed people (who would previously have been Not In Labour Force and/or NEET), and to include members of the armed forces living in private dwellings (previously not part of 'Working Age Population'). Consequently, employment and unemployment rates and other affected data prior to June 2016 are not fully compatible with later periods.

For further information

Technical notes on the HLFS on Stats NZ website:

https://datainfoplus.stats.govt.nz/item/nz.govt.stats/6a13af44-0057-4a63-835a-c1a0c6f8ef91

2020 and 2021 Covid-19 impacts:

https://www.stats.govt.nz/methods/covid-19-and-labour-market-statistics-in-the-june-2020-quarter

https://www.stats.govt.nz/methods/covid-19-and-labour-market-statistics-in-the-december-2021-quarter

Stats NZ Guide to unemployment statistics (Third edition)

https://www.stats.govt.nz/assets/Reports/Guide-to-unemployment-statistics-third-edition/guide-unemployment-statistics-third-edition.pdf

Queries to Ross.wilson@aucklandcouncil.govt.nz

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Fortnightly Report to the Minister for Auckland
For the period Monday 1 December to Sunday 14 December 2025

Date:	11 December 2025	**Priority:**	Medium
Security classification:	In confidence	**Tracking number:**	BRIEFING-REQ-0024906

Ministers	Action sought	Deadline
Hon Simeon Brown **Minister for Auckland**	**Note** the contents of this briefing and discuss at the next officials meeting	N/A

Contact for telephone discussion (if required)			
Name	**Position**	**Telephone**	**1st contact**
Michael Quinn	Head of the Auckland Policy Office	Privacy of natural persons	
Andy Hill	Director Auckland		✓

The following departments/agencies have contributed content
Ministry of Transport, Department of Internal Affairs, Ministry of Housing and Urban Development

Minister's office to complete:

☐ Approved ☐ Declined
☐ Noted ☐ Needs change
☐ Seen ☐ Overtaken by Events
☐ See Minister's Notes ☐ Withdrawn

Comments

BRIEFING

Fortnightly Report to the Minister for Auckland
For the period Monday 1 December to Sunday 14 December 2025

Date:	11 December 2025	**Priority:**	Medium
Security classification:	In Confidence	**Tracking number:**	BRIEFING-REQ-0024906

Purpose

To provide you with a fortnightly report for the Auckland Portfolio for the period Monday 1 December to Sunday 14 December 2025.

Recommended action

The Ministry of Business, Innovation and Employment (MBIE) recommends that you:

Note the contents of this briefing and discuss at the next officials meeting.

Noted

Michael Quinn
Head of the Auckland Policy Office
11 / 12 /2025

Hon Simeon Brown
Minister for Auckland
..... / ...... / ......

1. Auckland Portfolio Priorities

Topic/ Contact person	Comment
Auckland Recovery	
	No updates available for this report.
Auckland City and Regional Deal	
	No updates available for this report.
Auckland Transport News	
Karen Lyons Auckland Director MoT Privacy of natural persons	**Transport Focus in the Mayoral Proposal for the Annual Plan 2026/2027** The Draft Mayoral Proposal for the Annual Plan 2026/2027 was released on 1 December 2025. An average residential rates increase of 7.9 per cent has been indicated with the increase primarily attributed to the need to cover the operating costs of the City Rail Link (CRL). The Mayor has also highlighted the transport governance reforms, including the need for preparation to begin as soon as possible to manage the short transition period. The proposal outlines a list of responsibilities that would be retained by the public transport Council-controlled organisation (CCO). This includes: • management of bus, rail, and ferry contracts • service and route planning • management of fixed public transport assets, such as bus shelters • minor public transport capital works, such as small-scale safety improvements • delivery of the CRL. The key considerations in deciding where these functions should sit would be achieving the objectives of efficient and excellent public transport service from day one and whether there is a clear opportunity to improve value for money. The proposed responsibilities seem to fit within a definition of public transport services, and it makes sense that the CRL project is not disrupted. The Long-term Plan 2027-2037 process has been identified as a key milestone for the reforms, with the system bedded in and new funding lines available. The Mayor also states that he wants staff to immediately investigate activity to support a vibrant and active city centre this summer, including the removal of decommissioned and/or unused public transport assets such as bus stops, shelters, bus lanes and inappropriate parking restrictions or designations.

Law and Order	
	No updates available for this report.
Water Reform Update	
Lori Hand Executive Director Water Services Reform DIA Privacy of natural persons	Confidential advice to **annual reports from the Crown monitor to Watercare** Confidential advice to Government They also submitted a copy of their first annual report on Watercare's performance to the Minister for Local Government for the year ending 30 June 2025, which has now been published. The full report is included in **Annex One**. Confidential advice to Government

2. General Auckland Updates

Topic/ Contact person	Comment
Auckland Transport Governance Reforms	
Karen Lyons Auckland Director MoT Privacy of natural persons	The Transport and Infrastructure Committee ran oral hearings on the Local Government (Auckland Council) (Transport Governance) Amendment Bill on 13 November 2025 and 20 November 2025. The Committee have requested that the Ministry of Transport speak to the departmental report on 29 January 2026. We aim to provide Minister Bishop's Office with a copy of the report in mid-January 2026. We have been working with Auckland Council officers on matters raised in their submission that relate to transitional provisions and workability of the reforms. Candidate search for the chair and Ministerial appointees of the Auckland Regional Transport Committee is underway. We are

	scheduled to provide advice to Minister Bishop in mid-January 2026 on potential candidates.
Confidential advice to Government	
Karen Lyons Auckland Director MoT Privacy of natural persons	Confidential advice to Government

	Confidential advice to Government
Major events update	
Lisa Gibson Acting Manager, Major Events MBIE Privacy of natural persons	On 3 December, the Minister for Tourism and Hospitality announced the first round of funded events under the Government's $70 million Major Events and Tourism package, designed to drive economic activity and confidence across New Zealand. The announcement confirmed investment in 20 events and two event marketing campaigns supported through the Events Boost Fund or Events Attraction Package. Of these, seven events and one of the marketing campaigns will be delivered in Auckland. These include: • Linkin Park concert at Spark Arena • FIFA Series 2026 (venue TBC) • Forever Tomorrow: Chinese Art Now (exhibition) • Auckland Wooden Boat Festival • Auckland Writers Festival Waituhi o Tāmaki • 2026 New Zealand Track & Field Championships (athletics) • & Juliet - the musical (touring Auckland, Wellington, and Christchurch) • Auckland UNESCO City of Music Cluster (a music and concert events marketing campaign) More event funding announcements are planned for the New Year covering events across New Zealand including Auckland.

3. Ministerial items on hand

3.1 Upcoming significant meetings

Date and venue	Meeting and info
18 December 2025	City Centre Safety stakeholder meeting

3.2 Other Ministerial engagements related to Auckland

Date	Minister	Meeting Info
None		

3.3 Upcoming significant media and announcements

Timing	Announcement
None	

3.4 Upcoming briefings and aide memoire

Title	Date to Minister	Action for Minister	Key contact	Summary of paper/comment
None				

3.5 Upcoming Cabinet papers

Title	Committee	Expected committee date	Key contact	Summary of paper/comment
None				

3.6 Official Information Act requests (Ministerial and Departmental for consultation)

Due to Minister's office	Statutory due date to requester	Ref	Requester	Organisation	Summary of request
None					

3.7 Ministerial correspondence

Due to Minister's office	Ref	Correspondent	Organisation	Summary of Correspondence
None				

3.8 Proactive release

Date	Title	Comment
7 November 2025	Proactive release of briefing titles for October 2025	MBIE provided your office with the list of briefing titles for review.
5 December 2025	BRIEFING-REQ-0024683 Proactively Release Auckland portfolio briefings 1 October to 12 November 2025	Requesting your approval to proactively release, with appropriate redactions, briefings from 1 October to 12 November 2025. MBIE will release the information on the date your office will advise.
10 December 2025	Proactive release of briefing titles for November 2025	MBIE provided your office with the list of briefing titles for review.

3.9 Fast-Track Approvals- Auckland

Project Name	Unique Ref No.	Applicant Organisation	Date Received	Due Date to send Comments
None				

4. Auckland dashboards

Transport Environmental Scan

Karen Lyons

Auckland Director

MoT

Privacy of natural persons

Public transport patronage update

For the fortnight 10-23 November 2025, public transport patronage totalled 3.5 million boardings across the city's public transport network. 92.4% of boardings in October 2025 were considered to be on-time, ahead of the 89% target. The July to October 2025 patronage total of 30.6 million was behind the 31.9 million target.

Patronage increased by 1% for this fortnight compared to the same period last year. Bus patronage increased by 2% and ferry patronage increased by 3%. However, rail patronage declined by 6%, with some partial closures and reduced frequency of service over this period.

Public transport patronage for the year to 31 October 2025 is 88.7 million boarding, a slight decrease on the previous year's total of 88.8 million boardings. Across all modes, rail patronage declined by 3%, whereas bus and ferry patronage had small annual increases, at less than 1%.

At 88.7 million boardings, current annual patronage reaches 94% of Auckland Transport's latest SOI target of 94 million annual public transport boardings for 2025/26. This also represents 86% of the pre-pandemic 12-month public transport patronage level in the year to December 2019 of 103.2 million boardings.

PT fortnightly patronage		
Mode	**2025**	**2024**
Bus	2,801,545	2,739,834
Rail	580,498	614,493
Ferry	123,945	120,452
Total	**3,505,988**	**3,474,779**

Data: AT Metro daily patronage report.

PT monthly patronage		
Mode	**October 2025**	**October 2024**
Bus	6,202,136	5,900,213
Rail	1,240,952	1,266,375
Ferry	387,987	396,368
Total	**7,831,075**	**7,562,956**

Data: AT Metro monthly patronage report.

PT annual patronage		
Mode	**Year to 31 October 2025**	**Year to 31 October 2024**
Bus	70,125,225	69,779,045
Rail	13,685,009	14,119,663
Ferry	4,935,103	4,920,557
Total	**88,745,337**	**88,819,265**

Data: AT Metro monthly patronage report.

NB: Rail and ferry data includes replacement services.

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Auckland housing update

Afoa Malolo

Director – Auckland

HUD

Privacy of natural persons

House price index and median house price (REINZ)

- The House Price Index is down 0.3% (as of October 2024)
- The number of sales is up 0.7% since October 2024.
- Median House Price is $1,033,000, which is up 5.9% in the month of October 2025, and up 3.6% since October 2024.

HUD commentary:

High stock levels and an uncertain economic outlook have kept annual house price growth close to 0% throughout 2025. However, house prices have risen modestly over the past three months as falling interest rates attract some buyers back into the market. We expect any recovery in house prices will be gradual as the broader economy improves.

New dwelling building consents (Stats NZ)

- New dwelling consents are up 21% compared to October 2024.
- Total new dwellings consented annually since October 2024 is 15,017, which is up 8.3% compared to the previous year.

HUD commentary:

Over the last year, building intentions (through dwelling consents) have remained stable in Auckland, with considerable monthly variation.

However, consents in Auckland have risen three months in a row, with a jump in the number of townhouses consented in September, particularly across south Auckland.

Economic uncertainty, the fall in net migration and the high availability of existing properties have acted to keep the demand for new dwellings low. We expect consents will gradually rise as the economy recovers and that new construction activity will start to pick up from mid-2026.

Dwelling completions and new land parcels (Auckland Council)

- 15,234 dwellings received code compliance certificates (CCC) annually since September 2024.
- 983 new residential land parcels (under 5000m2) were created in October 2025 (down 10.1% compared to October 2024)

HUD commentary:

Annual CCC issuance has decreased over the past few months due to the decline in building intentions over 2023.

As existing projects are being completed faster than new projects are coming online, construction activity is falling. This trend is expected to continue over the short-term.

Rental price index

- 0.2% increase annually since October 2024

	HUD commentary: Nationally, RPI growth remains minimal and landlords face challenges securing tenants and raising rents. In the short term, we expect that rental inflation will remain subdued through to at least mid-2026, constrained by low migration, high levels of recent dwelling completions and, to a lesser extent, weak wage growth. This is particularly prevalent in Auckland, which acts as the primary inward migration hub. Currently, the publication of Stats NZ's Rental Price Index (RPI) "flow" measure of rental inflation for new tenancies is on hold until some improvements are made to the data and methodology. However, HUD has been able to produce a monthly rental inflation measure with the support of Stats NZ by tweaking the quarterly RPI measure we produce for our Changes in Housing Affordability Indicators (CHAI). This does not replace the Stats NZ RPI but will provide an interim measure until publication of the Stats NZ flow measure resumes.
Auckland economic update December 2025	
Andy Hill Director Auckland MBIE Privacy of natural persons	Auckland Council has published its monthly economic update for Auckland. The full report is attached in **Annex Two.** Highlights include: • ***real* Gross Domestic Product (GDP)*** for the year ended September 2025 was 0.8% lower than for the year ended September 2024; in the rest of New Zealand, the annual change was 0.3% fall. Both growth rates were slightly above recent quarters (but still slightly negative); below most of 2021 to 2024; similar to their 2020 (Covid) troughs; below 2010 to 2019 • ***real* retail sales*** for the year ended September 2025 were 0.9% lower than for the year ended September 2024; in the rest of New Zealand, the annual change was a 0.1% fall. Both growth rates continued the improvements of the last several months, in contrast to the falls from 2021 to 2024. They are still slightly negative despite population increases, so not yet returned to the pre-Covid levels of at least 2% • ***median house price*** for the month of October 2025 was $1,033,000 (in real* dollars: slightly above the last six months; similar to October 2024; 33% below 2021's all-time peak; 1% below October 2015) • ***number of houses sold*** for the year ended October 2025 was 23,759: similar to recent months; trending up since the May 2023 trough; slightly above 2017-2019; 35% below the July 2021 peak • ***average weekly rent*** for the month of September 2025 was $667 (in real* dollars: similar to the last three months; 3% below a year ago; the same as ten years ago). For the rest of New Zealand, the figure was $561: steadily falling since January 2025 (and highly seasonal); 5% below a year ago; the lowest figure since 2020 • ***number of new dwellings consented*** in the year ended October 2025 was 15,017: rising continuously since April; 8% above a year

	ago; 32% below the September 2022 peak; 1% below the 2019 pre-Covid peak • ***real* value of new non-residential buildings consented*** in the year ended October 2025 was $2,455 million: 3% above September; slightly above most of 2025; 10% below a year ago; 29% below the 2022 and 2019 peaks; 8% above the 2020 trough • ***real* value of imports by Auckland seaports*** for the year ended October 2025 was $31.8 billion: gradually rising 5.4% over the last year, still 6% below April 2023, but 20% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was $31.3 billion: similar to the last year and a half (and to Auckland), 20% above the 2020 trough, and 25% lower than their 2023 post-Covid rebound peak. ****Note: real dollars/values*** are after adjusting for the effects of inflation each quarter, so a similar ‘real’ level means that a value rose at a similar rate to inflation.

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Annexes

Annex One: Watercare Annual Performance Report 2025

Annex Two: Auckland Economic Update December 2025

Report is available at https://www.comcom.govt.nz/assets/Documents/crown-monitor/Watercares-performance-in-2025-28-November-2025.pdf

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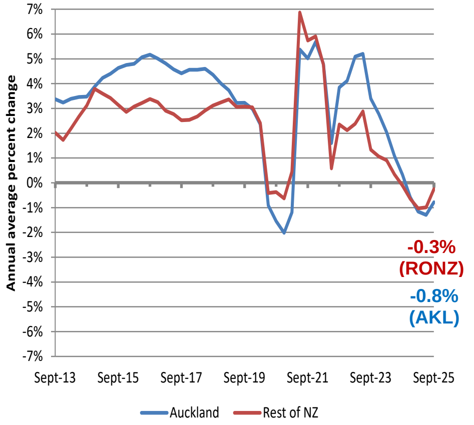
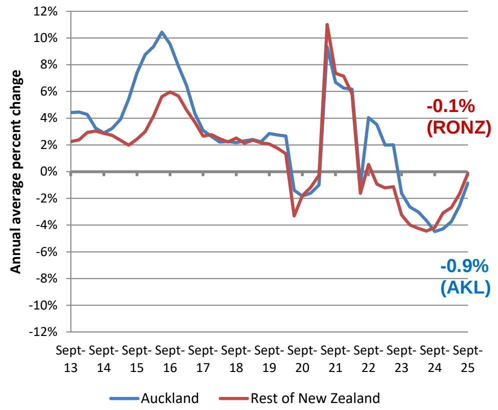
Auckland Economic Update – December 2025

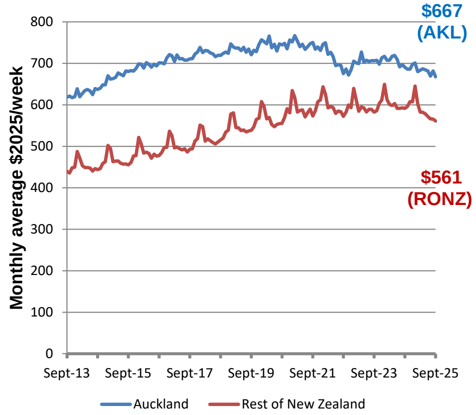
Real GDP growth



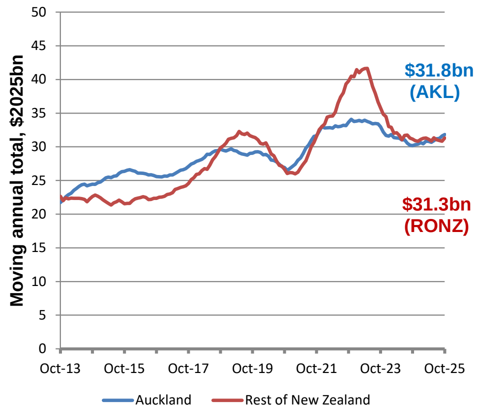
Real retail sales growth



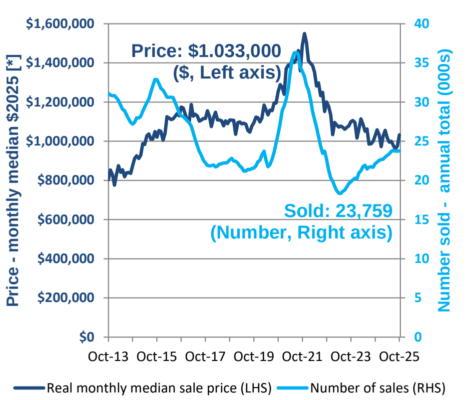
Real weekly rent



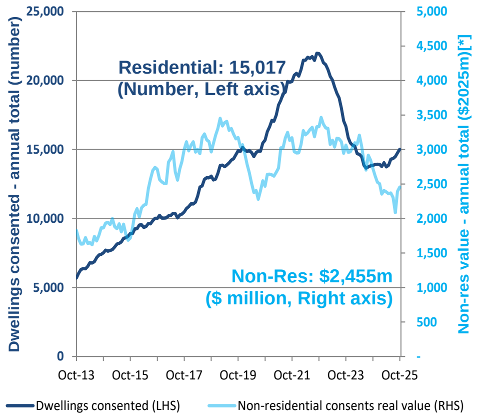
Real imports by seaports



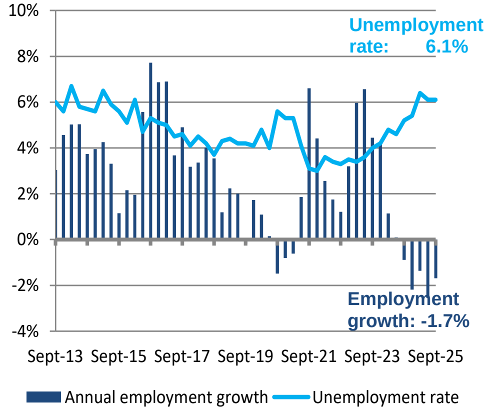
House sales: price and number sold



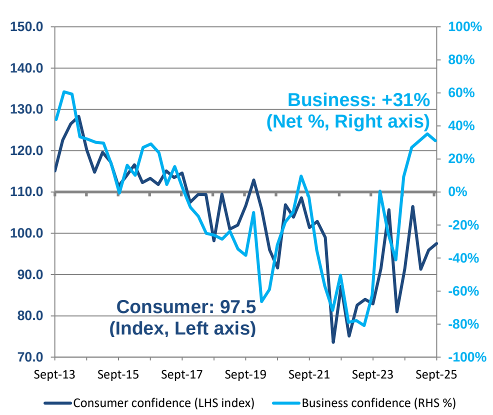
Buildings consented



Employment and unemployment



Confidence indicators

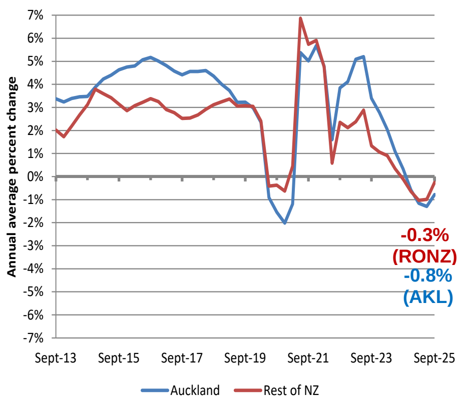


Note: Data is the latest available as at the start of the month, and is for the Auckland region, unless otherwise stated.
This is a summary page only. All data sources and technical notes are provided on the next two pages.

All enquiries please contact the author Ross Wilson, Economic Analyst, Strategic Advice and Research Unit: Ross.wilson@aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Real GDP growth



Auckland's real* Gross Domestic Product (GDP) for the year ended September 2025 was 0.8% lower than for the year ended September 2024; in the rest of New Zealand, the annual change was 0.3% fall (see notes). Both growth rates were: slightly above recent quarters (but still slightly negative); below most of 2021 to 2024; similar to their 2020 (Covid) troughs; below 2010 to 2019.

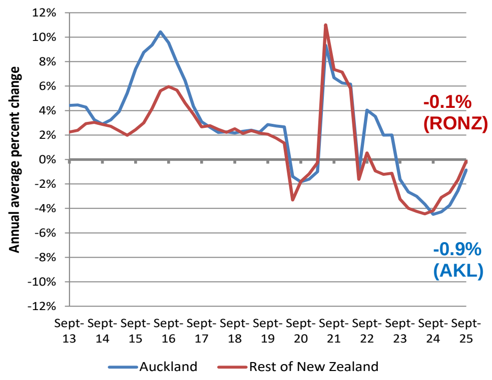
* Real GDP refers to GDP in constant 2024 dollars, to remove inflation.

Lockdowns due to Covid-19 affect results for 2020 onwards. Covid-19 lockdown level 3 began on 23 March 2020.

Latest and historical real GDP figures are modelled estimates, and subject to revision.

Source: Infometrics, Regional Economic Profile/Quarterly Economic Monitor.

Real retail sales growth



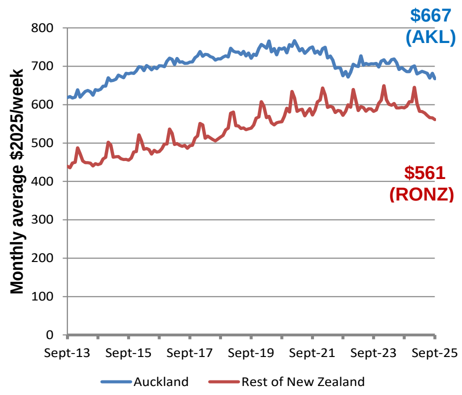
Real* retail sales for the year ended September 2025 were 0.9% lower than for the year ended September 2024; in the rest of New Zealand, the annual change was a 0.1% fall. Both growth rates continued the improvements of the last several months, in contrast to the falls from 2021 to 2024. They are still slightly negative despite population increases, so not yet returned to the pre-Covid levels of at least 2%.

* Real retail sales have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: These figures exclude non-retail activity captured elsewhere in the retail sales survey.

Source: Stats NZ, Retail Sales (quarterly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real weekly rent



The average weekly rent for the month of September 2025 was $667 (in real* dollars: similar to the last three months; 3% below a year ago; the same as ten years ago). For the rest of New Zealand, the figure was $561: steadily falling since January 2025 (and highly seasonal); 5% below a year ago; the lowest figure since 2020.

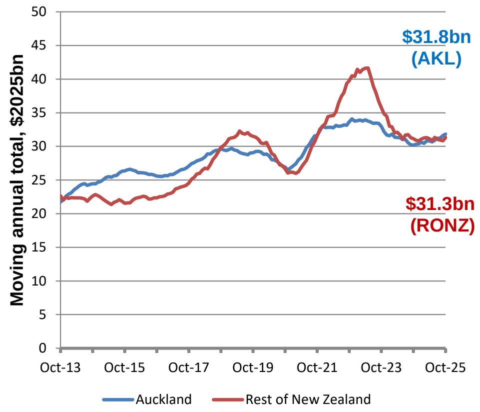
"Real rent" changes are relative to CPI inflation, so a similar "real" level means rents rose at a similar rate to inflation.

* Real rents have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: Dwelling size and quality may vary over time. Rent is for new rental bonds lodged each month with Ministry of Business, Innovation and Employment, for housing tenancies with private sector landlords (so excludes state housing). Data covers only new bonds, so excludes existing leases from earlier periods whose rent has not changed, or has changed but with no revision to the bond. It also excludes new leases where no bond is lodged. Data is subject to minor revisions.

Source: Ministry of Business, Innovation and Employment, Regional Rental Prices (monthly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real imports by seaports



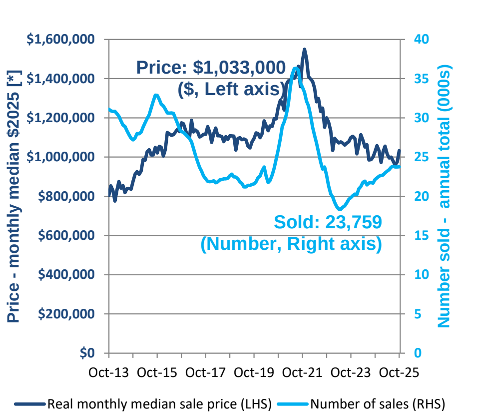
The real* value of imports by Auckland seaports for the year ended October 2025 was $31.8 billion: gradually rising 5.4% over the last year, still 6% below April 2023, but 20% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was $31.3 billion: similar to the last year and a half, 20% above the 2020 trough, and 25% lower than their 2023 post-Covid rebound peak. From 2024 on, import values for Auckland were similar to the rest of New Zealand.

* Real import values have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI) for tradables, to remove inflation

Note: Import values are cost including freight (CIF). Auckland seaports consist of Port of Auckland on the Waitemata Harbour near the CBD, and Port of Onehunga on the Manukau Harbour (domestic only, no imports); both are owned by Ports of Auckland Limited (POAL).

Source: Stats NZ, Overseas Cargo Statistics-imports-value $ CIF (monthly); Stats NZ, CPI Tradables (quarterly); Auckland Council calculations.

House sales: price and number sold



The median (not average) sale price of houses sold in Auckland in the month of October 2025 was $1,033,000 (in real* dollars: slightly above the last six months; similar to October 2024; 33% below 2021's all-time peak; 1% below October 2015).

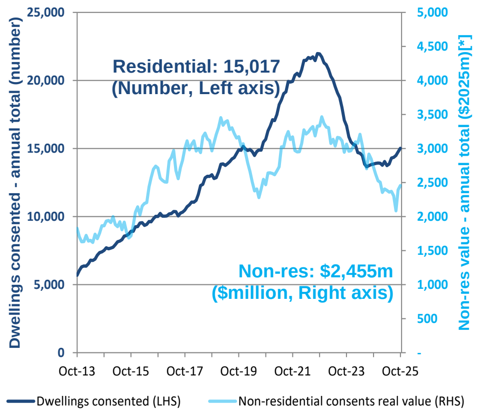
The total number of houses sold in Auckland in the year ended October 2025 was 23,759: similar to recent months; trending up since the May 2023 trough; slightly above 2017-2019; 35% below the July 2021 peak.

* 'Real' prices for previous months are calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the quarterly consumer price index (CPI).

Notes: The data for 'houses' covers actual sales during the period. Size and quality may vary over time. 'Houses' includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. 'Price' is real* actual sale price (not just listed). REINZ revises recent data each month for numbers sold (usually slightly upwards) and prices.

Source: Real Estate Institute of New Zealand (REINZ), Monthly Property Report (monthly – from website); Stats NZ, CPI (quarterly); Auckland Council calculations.

Buildings consented



The total number of new dwellings consented in Auckland in the year ended October 2025 was 15,017: rising continuously since April; 8% above a year ago; 32% below the September 2022 peak; 1% below the 2019 pre-Covid peak.

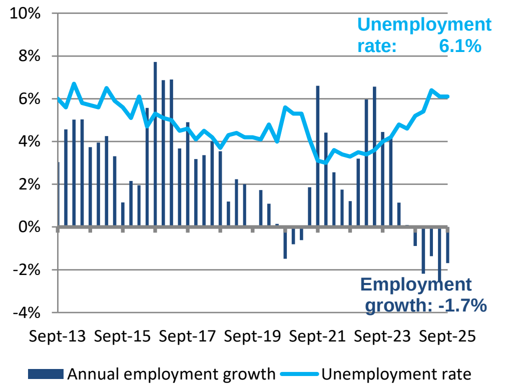
The real* value of new non-residential buildings consented in Auckland in the year ended October 2025 was $2,455 million: 3% above September; slightly above most of 2025; 10% below a year ago; 29% below the 2022 and 2019 peaks; 8% above the 2020 trough.

* 'Real' values for previous months have been calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the capital goods price index (CGPI) for non-residential buildings

Note: Projects consented are not necessarily commenced or completed. "New" refers to new buildings (i.e. excludes alterations and additions). Residential number is new dwellings consented, which will exceed new residential buildings as some buildings have multiple dwellings; similarly, it will differ from new residential building consents issued, as some consents are for multiple buildings.

Source: Stats NZ, Building Consents (monthly); Stats NZ, CGPI (quarterly); Auckland Council calculations.

Employment and unemployment



The number of people employed in Auckland in the quarter ended September 2025 was 1.7% lower than in September 2024 quarter: the fifth quarter in a row of negative annual growth rates despite population growth; among the worst since 2009-2010 following the GFC.

The unemployment rate in Auckland in the September 2025 quarter was 6.1%: similar to June and March, double the 2021 trough, slightly above the 2020-2021 Covid lockdown peaks, similar to most of 2011 to 2015.

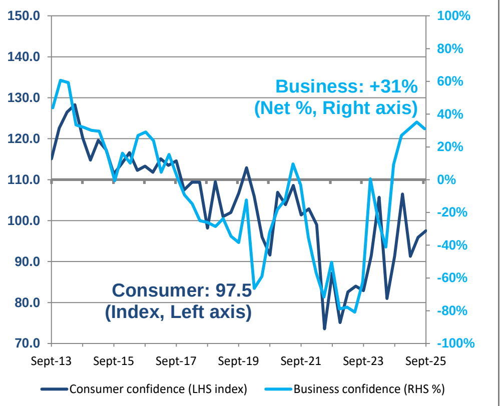
Note: Covid-19 lockdowns began on 23 March 2020, plus wage subsidies, which both affect official employment and unemployment.

Employment data is rebased by Stats NZ each quarter to match latest revisions of historic population estimates.

Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might or might not have - or be actively seeking - a job.

Source: Stats NZ, Household Labour Force Survey (HLFS) (quarterly).

Confidence indicators



The Westpac McDermott Miller Consumer Confidence Index for the September 2025 quarter was 97.5: above most of 2022-2025 and mid-2020, but below most of 2009-2021.

The NZIER QSBO in Auckland for the September 2025 quarter showed a net 31% of businesses expecting the general business situation to improve over the next three months: similar to the last three quarters, well above pre-Covid levels, but "improve" can include "be bad, but less bad than currently".

Note: Left axis is for CCI (consumers: index). For the CCI, a score of greater than 100 shows more optimism than pessimism. Re-scaled 18/9/2024.

Right axis is for QSBO (businesses: net %). The QSBO calculates a net figure as (% of businesses expecting an improvement) minus (% expecting a worsening). QSBO data used here is not the seasonally adjusted version.

Source: Westpac McDermott Miller, Regional Consumer Confidence Index (CCI) (quarterly – published, but proprietary); New Zealand Institute of Economic Research (NZIER), Quarterly Survey of Business Opinion (QSBO) (quarterly – by subscription).