



Auckland Central CBD: ***Resident Population***



**Key socio-economic characteristics and
trends of people living in the CBD.**

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Introduction

Census data has been used to make comparisons between the CBD, Auckland City, the Auckland Region and New Zealand. The following analysis highlights key socio-economic characteristics of residents living in the CBD. Several characteristics of the CBD's resident population are unique in city-wide, regional and national contexts.

Overview

The Auckland CBD has experienced a marked transformation since 1991, with significant population and dwelling growth and socio-economic change. High population growth in the CBD is expected to continue with the population projected to almost double over the next 10 years (Statistics New Zealand Population projections¹).

The CBD has high concentrations of young working age singles and people who have never married. Most residents have been residing at their usual address in the CBD for less than 5 years and are European or Asian. They are generally employed full-time (mainly as managers, professionals and technicians, service and sales workers), or may be students. While personal incomes of CBD residents have been increasing faster than the incomes of residents in the rest of the City and the Region, almost one quarter of CBD households have low incomes (less than \$20,001). In 2001, the average income of CBD residents is marginally above that for residents in the rest of the Region. CBD housing stock largely comprises 3 or more one and two bedroom rented dwellings in buildings with 3 plus storeys, with one or two household members and low levels of vehicle ownership.

The Auckland CBD comprises 3 separate census area units called Auckland Harbourside, Auckland Central West and Auckland Central East. Census information for these areas show some significant contrasts within the CBD, particularly between the eastern and harbourside census area units. The eastern CAU of the CBD has high proportions of single youths who have never married, low personal incomes, students, and residents employed part-time or not in the labour force. There are also concentrations of Asian and overseas born residents, residents working in the accommodation, restaurant and café industry sectors and residents who walk or jog to work. Most dwellings in this area are unowned one bedroom dwellings containing one person households and paying weekly rent between \$200 and \$299.

In comparison, the harbourside area of the CBD has high proportions of Europeans, residents married or partnered, high personal incomes and one family households, with a marginal concentration of couples with children. This area is more affluent with a higher concentration of home ownership, higher personal incomes, legislators, administrators and managers, more vehicles per dwellings and people employed full-time. There is an even share of dwellings with one, two or three bedrooms with most weekly rents \$350 or more.

Generally characteristics of the western CAU fall between the eastern and harbourside CAUs, with a tendency towards more similarity with the eastern CAU. The western CAU does however, have the highest proportion of rental tenure dwellings in the CBD.

¹ High Scenario Population Projections, 1996 base.

Key Points for the CBD

- Usually **resident population** in the CBD grew significantly between 1991 and 2001 (from 1,476 to 8,307 people) with a corresponding increase in residential dwellings (from 564 to 3,771 occupied dwellings). This population growth is one of the highest in Auckland City and has increased the CBD's function as a residential location. For example, in 1991 population and dwellings in the CBD accounted for around 0.5% of Auckland City totals. By 2001 the CBD accounted for approximately 2.5% of Auckland City's total population and dwellings.
- Actual population growth in the CBD exceeded that projected by Statistics New Zealand in their "high" population projection scenario (based on 1996 data). According to these **population projections**, population growth is expected to continue and will almost double over the next 10 years (to 14,600 people in 2011).
- Most residents living in the city have lived at their **usual residence** for less than 5 years. At the time of the 2001 census, over half the CBD residents (57%) had lived at their usual residence for less than 1 year and 22% for 1-4 years.
- **Household occupancy** (the number of occupants per dwelling) in the CBD has decreased since 1991 (from 2.6 to 2.2). In contrast, household occupancy for Auckland City has marginally increased (from 2.7 to 2.8).
- The **age structure** for the CBD is much younger than for Auckland City as a whole and the total Auckland Region with high concentrations of youth (aged 15-24yrs) and the 25-44 working age group. Thirty six per cent of the CBD's resident population is aged 15-24 years and 40% aged 25-44 years. The average age of CBD residents has also been getting younger since 1991 while average ages for Auckland City and the Region has remained relatively static (32 years, 35 years and 34 years respectively in 2001).
- While there was a concentration of males (69%) amongst CBD residents in 1991, an increase in females has resulted in a more even **sex** distribution in 2001 (52% males and 48% females). These levels are more consistent with the sex distribution for Auckland City and the Auckland Region (48% males in Auckland City and 49% males in the Auckland Region in 2001).
- The CBD's ethnic mix is quite different from that of Auckland City and the Region. In the CBD there is a high concentration of Asian **ethnic groups** (32% resident population in 2001), and low proportions of Maori and Pacific Peoples. Europeans also make up a smaller proportion of the CBD's population (50%) than their share in Auckland City's (62%) and the Region's (65%) population in 2001. This is a marked contrast from 1991 where ethnicity in the CBD was consistent with Auckland City and the Region, with a high concentration of Europeans (approximately 70-75% residents in each area including the CBD).
- Like ethnicity, there has been a marked change in the **birthplace** of CBD residents. In 1991 more residents in the CBD were born in *New Zealand* than overseas (64% and 29% respectively). However, between 1991 and 2001 the number of overseas born residents increased at almost twice the rate of New Zealand born residents. As a result, in 2001 more CBD residents were born *overseas* than in New Zealand (50% and 38% respectively).

- In 2001, half the CBD population indicated they had never **married** (51%) and 28% had **partners**. This is in direct contrast to Auckland City and Regional proportions (36% and 50% respectively for Auckland City).
- **Mean personal incomes** for CBD residents increased at a higher rate between 1991 and 2001 than mean personal incomes for residents in Auckland City and the Region (an 80% increase in the CBD compared to approximately a 40% increase in the City and the Region). In 1991 the mean personal income of CBD residents was lower than that for Auckland City and the Region, but increased to become marginally higher in 2001.
- Contrasting slightly from mean personal incomes, in 2001 **mean household incomes** for the CBD were generally consistent with mean household incomes for Auckland City and the Auckland Region. However a high number of respondents in the CBD did not identify their household income (31% in the CBD compared with 21% for Auckland City. According to the information provided, 33% of households recorded incomes of \$40,000 or more in 2001. This is significantly lower than proportions of households in Auckland City and the Region with declared incomes of \$40,000 or more (47% and 46% respectively). Moreover, the CBD had a concentration of households with incomes less than \$20,001 (22% compared with 16% for Auckland City).
- In 2001, only 5% of CBD residents indicated they had no **qualifications**. Highest qualifications gained generally included higher school qualifications, overseas secondary school qualifications and bachelor degrees (14% residents in each category). Compared with Auckland City, there was an under-representation of CBD residents with no qualifications and higher proportions of residents with higher school qualifications, overseas secondary school qualifications and bachelor degrees (only a marginally higher proportion for bachelor degrees).
- Most CBD dwellings had one or two **household members** in 2001 (40% and 42% respectively). Between 1991 and 2001 households with 2 members experienced the greatest increase. In contrast Auckland City and the Auckland Region have much lower proportions than the CBD of one or two household members. For example, 24% households in Auckland City have one member and 31% two household members.
- **Household composition** in the CBD is consistent with the number of household members. Compared with Auckland City and the Region, the CBD has significantly lower proportions of one family households (34% compared to 61% in Auckland City), much higher concentrations of multi-person non-family households (19% compared to 9% in Auckland City) and one person households (40% compared to 24% in Auckland City). Whilst the actual number of CBD families with children has increased between 1991 and 2001, their proportion has decreased (from 35% to 28% of total CBD family households). Over the same period, the proportion of family households comprising couples without children has increased (from 62% to 72% of total CBD families in households).
- Over half of the total private **dwellings** in the CBD (58%) comprise 3 or more attached dwellings in a 3 or more storey building. This share represents one third of the total stock of these dwellings in Auckland City and one quarter of those in the Auckland Region. Only 16% of private dwellings in the CBD are separate houses, compared with 60% and 72% for Auckland City and the Auckland Region respectively.

- In 2001, 39% of the private occupied dwellings in the CBD had one **bedroom** and 31% two bedrooms. One and two bedroom dwellings account for most of the new private dwellings in the CBD (41% and 29% respectively of new dwellings). Since 1991 the average number of bedrooms in CBD dwellings has marginally decreased (from 2.0 to 1.9). In contrast the average number of bedrooms in Auckland City's and the Region's dwellings has marginally increased. In 2001 one bedroom dwellings in the CBD comprised 11% of Auckland City's one bedroom housing stock.
- There is a large concentration of rental **tenure** in the CBD. In 2001, 62% of private occupied dwellings in the CBD were not owned, compared with 41% in Auckland City. However, since 1991 levels of home ownership in the CBD have doubled (from 10% to 22% private occupied dwellings). In contrast to the CBD, the proportion of home ownership in Auckland City and the Region has decreased (from 61% to 52% of private occupied dwellings in Auckland City).
- The **average weekly rent** paid for CBD rented dwellings in 2001 was \$334. This rental is significantly higher than average weekly rents paid in Auckland City and the Region (\$233 and \$220 respectively). Average weekly rents paid in the CBD also experienced higher increases between 1991 and 2001, than Auckland City and the Region (61%, 50% and 47% respectively).
- There are low levels of **vehicle ownership** in the CBD. There has however, been a *decrease* in the number of dwellings in the CBD with no motor vehicle between 1991 and 2001 (from 42% to 30% dwellings). In 2001 30% of dwellings had no vehicle and 40% had one motor vehicle. In 2001, the average number of vehicles per dwelling in Auckland City and the Region was double that of the CBD (1.4, 1.5 and 0.7 vehicles per dwelling respectively).
- Of the CBD resident **workforce** in 2001, most are paid employees (71%) working full-time (43%). Thirty two per cent of the CBD population aged over 15 years was not in the labour force. These levels are similar to those for Auckland City and the Auckland Region.
- One third of CBD working residents were employed as professionals, and technicians and associated professionals (33%). Other main **occupations** included administrators and managers, and service and sales workers. The number of residents employed as professionals in the CBD has increased between 1991 and 2001 (from 13% of total residents to 19%). The occupational structure of CBD residents in 2001 was generally similar that of Auckland City's (working) residents.
- Consistent with the occupations of its resident population (gainfully employed), 23% of CBD residents were employed in the Property and Business Services sector in 2001. Resident employment in this sector has been increasing while other main **industry sectors** including accommodation, cafes and restaurants, and cultural and recreational services have decreased (12% and 5% respectively of the workforce in 2001). There is a marginal concentration of residents employed in these industry sectors in the CBD² when compared with Auckland City and higher concentrations when compared with the Auckland Region.
- Main modes of **travel to work** for CBD residents in 2001 included walking or jogging (35%) and driving a private car, truck or van (21%). Work travel modes

² Note: CBD residents may not work in the CBD.

for CBD residents differ markedly from Auckland City and the Region. For example, in 2001 only 5% of Auckland City and Regional gainfully employed residents walked or jogged to work, and 50% drove a private car, truck or van. Since 1991 there has been a small decrease in the proportion of CBD residents using the bus, cycling, and walking or jogging to work and an increase of residents driving private vehicles.

- In 2001, apart from household activities (57%) attending school or studying is one of the main **unpaid activities** being carried out by CBD residents aged 15 years and over. Attending school or studying activities are concentrated in the CBD (27% of unpaid activities in the CBD), particularly for residents studying for 20 hours or more. Only 18% of residents aged 15 years and over study indicated they were studying in both the City and the Region.

Key Points for CBD Census Area Units

There are significant contrasts in the resident population living in the eastern and harbourside census area units of the CBD. Generally, characteristics of the western census area unit fall somewhere in between these two. Main contrasts within the CBD are highlighted below. Unless otherwise specified, the statistics referred to are for 2001.

- Between 1991 and 2001, Auckland Central West and Central East both experienced similar increases in their numbers of **population and dwellings**. The population of Auckland Harbourside CAU is half the resident population of the eastern and western CAUs. However, it has experienced the greatest increase in population (from 78 people in 1991 to 1,521 people in 2001).
- Youth are concentrated around the universities in the Auckland Central East CAU (44% residents are aged 15-24 yrs compared to 30% in the western CAU). Older **age groups** are concentrated in the western and harbourside CAUs of the CBD (20% of residents aged 45-64yrs in each CAU compared to 12% in the eastern CAU).
- Asian **ethnic groups and overseas born** residents are concentrated in the eastern CAU (37% and 54% respectively compared to 21% and 43% in the harbourside CAU). The harbourside CAU recorded the highest proportion of Europeans and NZ born residents (65% and 45% respectively).
- Never **married** residents are concentrated in the eastern CAU which also has a low concentration of people **partnered** (55% and 24% respectively). The harbourside CAU has a much lower concentration of residents who have never married (43%) and more who are partnered (36%).
- **Mean personal incomes** in all the CBD's census area units were generally similar in 1991 with the harbourside cau recording the highest (\$19,000) and the western CAU the lowest (\$15,200). However, since 1991 there have been several changes. In 2001 the harbourside CAU recorded the highest mean personal income with \$41,200. This income was 70% more than the lowest mean personal income of \$24,300 recorded in the CBD's eastern census area unit.
- The western CAU has the lowest concentration of residents with higher school **qualifications** (9%) and the eastern CAU the highest (19%). Residents with overseas secondary school qualifications are marginally concentrated in the

western and eastern CAUs (14% and 13% respectively as compared to 10% in the harbourside CAU).

- One person **households** are concentrated and one family households under-represented in the eastern CAU (43% and 29% respectively). In contrast, the harbourside CAU has the lowest concentration of one person households and a concentration of one family households (32% and 45% respectively) and a marginal concentration of couples with children. It should be noted that due to a number of households containing single parents with children in the eastern and western CAUs, households with children are evenly spread throughout all the CBD's CAUs.
- Dwellings with one or two **bedrooms** make up most of the dwelling stock in the eastern CAU (45% and 29% respectively). The harbourside CAU, which has a concentration of one family and more affluent households has an even distribution of one, two and three bedroom dwellings (around 30% of total dwellings in each category).
- More dwellings have a rental than owned **tenure** in the western CAU (67% of dwellings not owned and 19% owned). The harbourside CAU has the highest concentration of dwelling ownership in the CBD (33%).
- In the harbourside CAU, the **weekly rent** paid for rental dwellings has increased significantly since 1991 and is one third higher than mean weekly rents paid in the eastern CAU in 2001 (\$412 in the harbourside CAU compared to \$285 in the western CAU). Moreover, in 2001 62% of all weekly rents paid in the harbourside CAU were \$350 or over. The western and eastern CAUs recorded much lower rents, generally between \$200 - \$299 per week (34% of all weekly rents paid in the western CAU and 40% in the eastern CAU were \$200 - \$299).
- More dwellings have more **vehicles per dwelling** in the harbourside CAU (only 10% dwellings did not have a vehicle compared to 34% in the eastern CAU). The harbourside CAU also recorded the highest proportion of residents who drove to work in a private vehicle and the lowest proportion of residents who walked or jogged to work. Twenty five per cent of residents in the harbourside CAU walked or jogged to work compared to 38% each in the eastern and western CAUs.
- More residents in the harbourside CAU had a full-time **employment status** than the eastern CAU (53% compared to 36%). In contrast, the eastern CAU had a higher concentration of residents not in the labour force than the harbourside CAU (37% compared to 26%).
- There was a marginal concentration of residents employed in **occupations** as legislators, administrators and managers in the harbourside CAU (25% compared to approximately 16% each in the eastern and western CAUs). Clerks and service and sales workers are concentrated in the eastern and western CAUs (14% and 16% residents for each category in both CAUs). This is consistent with the concentration of residents employed in the accommodation, cafes and restaurant **industry** sector in the eastern and western CAUs.
- The eastern CAU has the highest concentration of residents attending or **studying** school totalling 34% of residents aged 15 years and over (22% studying for 20hrs or more and 12% for less than 20 hours per week). In contrast a total of only 20% of residents in the western and harbourside CAUs attended school or were studying (for 20 hours or more or less than 20 hours per week).

Summary Table CBD³

Census of Population & Dwellings	1991	2001			CBD Share 2001		
	CBD	CBD	Auckland City	Auckland Region	New Zealand	Auckland City	Auckland Region
Population Numbers							
• 2001: Population	1,476	8,307	367,734	1,158,891	3,737,277	2.3%	0.7%
• Projected Population 2006		11,000					
• Projected Population 2011		14,600					
Dwellings & Households							
• Occupied Dwellings	564	3,771	132,936	394,815	1,368,204	2.8%	1.0%
• Household Occupancy (persons per household)	2.6	2.2	2.8	2.9	2.7		
Age Structure (% UR population)							
• Under 15yrs	3%	4%	20%	23%	23%	0.5%	0.1%
• 15-24yrs	39%	36%	15%	14%	14%	5.3%	1.8%
• 25-44yrs	33%	40%	34%	32%	30%	2.6%	0.9%
• 45-64yrs	16%	16%	20%	21%	22%	1.8%	0.5%
• 65yrs & over	9%	4%	10%	10%	12%	0.9%	0.3%
• Mean (Average) Age	37yrs	32yrs	35yrs	34yrs	35yrs	-	-
Ethnicity (% UR population)							
• European	72%	50%	62%	65%	77%	1.8%	0.6%
• NZ Maori	10%	5%	8%	11%	14%	1.4%	0.3%
• Pacific Peoples	8%	3%	13%	13%	6%	0.5%	0.1%
• Asian	10%	32%	18%	13%	6%	4.2%	1.8%
• Other	1%	2%	1%	1%	1%	2.4%	0.9%
• Overseas born	29%	50%	34%	31%	19%	3.4%	1.2%
Dwellings (% private dwellings)							
• Separate Houses	5%	16%	61%	72%	75%	0.7%	0.2%
• 3 + dwellings: 3+ storey	-	58%	5%	2%		32.5%	26.8%
Tenure							
• Owned	10%	22%	53%	61%	65%	1.1%	0.3%
• Rented (not owned)	82%	62%	41%	34%	31%	3.9%	1.6%
• Less than 1yr at residence	-	57%	27%	24%	23%	4.7%	1.7%
Households							
• Multi-person households (non-family)	25%	19%	9%	6%	5%	5.3%	2.8%
• One person households	44%	40%	24%	20%	23%	4.2%	1.7%
• Never Married	63%	51%	36%	32%	31%	3.8%	1.4%
• Dwellings with 1 bedroom	27%	39%	10%	6%	5%	10.6%	6.1%
• Dwellings with 0 vehicles	42%	30%	11%	9%	10%	6.7%	2.9%
• Mean weekly rent paid	\$207	\$334	\$233	\$220	\$174	-	-
Labour Force (residents aged 15yrs & over)							
• No qualifications	-	5%	15%	19%	24%	0.9%	0.2%
• Mean personal income	\$17,281	\$31,878	\$30,522	\$27,782	\$25,357	-	-
• Attending school or studying	-	27%	18%	16%	15%	4.0%	1.5%
• Professionals, technicians & assoc profns (gainfully employed)	30%	33%	35%	28%	25%	2.2%	0.9%
• Walked or jogged to work (gainfully employed)	37%	35%	5%	4%	5%	15.7%	7.7%

³ Source: Statistics New Zealand, Census of Population & Housing

Summary Table CBD CAUs⁴

Census of Population & Dwellings	2001 – Census Area Units			CBD (total)
	Auckland Harbourside	Auckland Central West	Auckland Central East	
Population Numbers				
• 1991: Population	78	591	807	1,476
• 2001: Population	1,521	3,258	3,528	8,307
Dwellings & Households				
• Occupied Dwellings	660	1,536	1,575	3,771
• Household Occupancy (persons per household)	2.3	2.1	2.2	2.2
Age Structure (% UR population)				
• Under 15yrs	4%	4%	4%	4%
• 15-24yrs	31%	29%	44%	36%
• 25-44yrs	41%	44%	37%	40%
• 45-64yrs	20%	18%	12%	16%
• 65yrs & over	4%	5%	3%	4%
• Mean (Average) Age	33yrs	34yrs	30yrs	32yrs
Ethnicity (% UR population)				
• European	65%	49%	45%	50%
• NZ Maori	3%	6%	5%	5%
• Pacific Peoples	3%	3%	2%	3%
• Asian	21%	33%	37%	32%
• Other	1%	2%	1%	2%
• Overseas born	43%	50%	54%	50%
Dwellings (% private dwellings)				
• Separate Houses	13%	15%	18%	16%
• 3 + dwellings: 3+ storey	61%	59%	56%	58%
Tenure				
• Owned	33%	19%	20%	22%
• Rented (not owned)	53%	67%	61%	62%
• Less than 1yr at residence	66%	54%	55%	57%
Households				
• Multi-person households (non-family)	15%	20%	18%	19%
• One person households	32%	39%	43%	40%
• Never Married	43%	50%	55%	51%
• Dwellings with 1 bedroom	27%	37%	45%	39%
• Dwellings with 0 vehicles	10%	32%	34%	30%
• Mean weekly rent paid	\$412	\$285	\$309	\$334
Labour Force (residents aged 15yrs & over)				
• No qualifications	5%	6%	4%	5%
• Mean personal income	\$41,188	\$30,156	\$24,290	\$31,878
• Attending school or studying	21%	21%	34%	27%
• Legislators, Adminrs, Mngrs (gainfully employed)	25%	16%	17%	18%
• Walked or jogged to work (gainfully employed)	25%	38%	38%	35%

⁴ All data in this table 2001 data except where specified
Source: Statistics New Zealand, Census of Population & Housing

Attachment 1 - Detailed Tables

Population and Sex (1991-2001 summary)
 Occupied Dwellings (1991-2001 summary)
 Years at Usual Residence (2001)
 Age (2001)
 Age (1991-2001 summary)
 Ethnicity (2001)
 Ethnicity (1991-2001 summary)
 Birthplace (2001)
 Birthplace (1991-2001 summary)
 Legal Marital Status (2001)
 Legal Marital Status (1991-2001 summary)
 Social Marital Status (2001)
 Social Marital Status (1991-2001 summary)
 Mean Personal Income (1991-2001 summary)
 Total Personal Income (2001)
 Total Household Income (2001)
 Total Family Income (2001)
 Highest Qualification Gained (2001)
 Number of Usual Household Members (2001)
 Household Composition (1991-2001 summary)
 Family Type (2001)
 Family Type (1991-2001 summary)
 Dwelling Type (2001 detailed)
 Dwelling Type (2001 detailed - private dwellings only)
 Dwelling Type (1991-2001 summary)
 Number of Bedrooms (2001)
 Number of Bedrooms (1991-2001 summary)
 Tenure (2001)
 Tenure (1991-2001 summary)
 Weekly Rent Paid for Rented Dwellings (2001)
 Number of Motor Vehicles per Dwelling (2001)
 Number of Motor Vehicles per Dwelling (1991-2001 summary)
 Employment Status (2001)
 Employment Status (1991-2001 summary)
 Work and Labour Force Status (2001)
 Work and Labour Force Status (1991-2001 summary)
 Occupation – Residents (2001)
 Occupation – Residents (1991-2001 summary)
 Industry – Residents (2001)
 Industry – Residents (1991-2001 summary)
 Main Means of Travel to Work – Residents (2001)
 Main Means of Travel to Work – Residents (1991-2001 summary)
 Unpaid Activities (2001)