

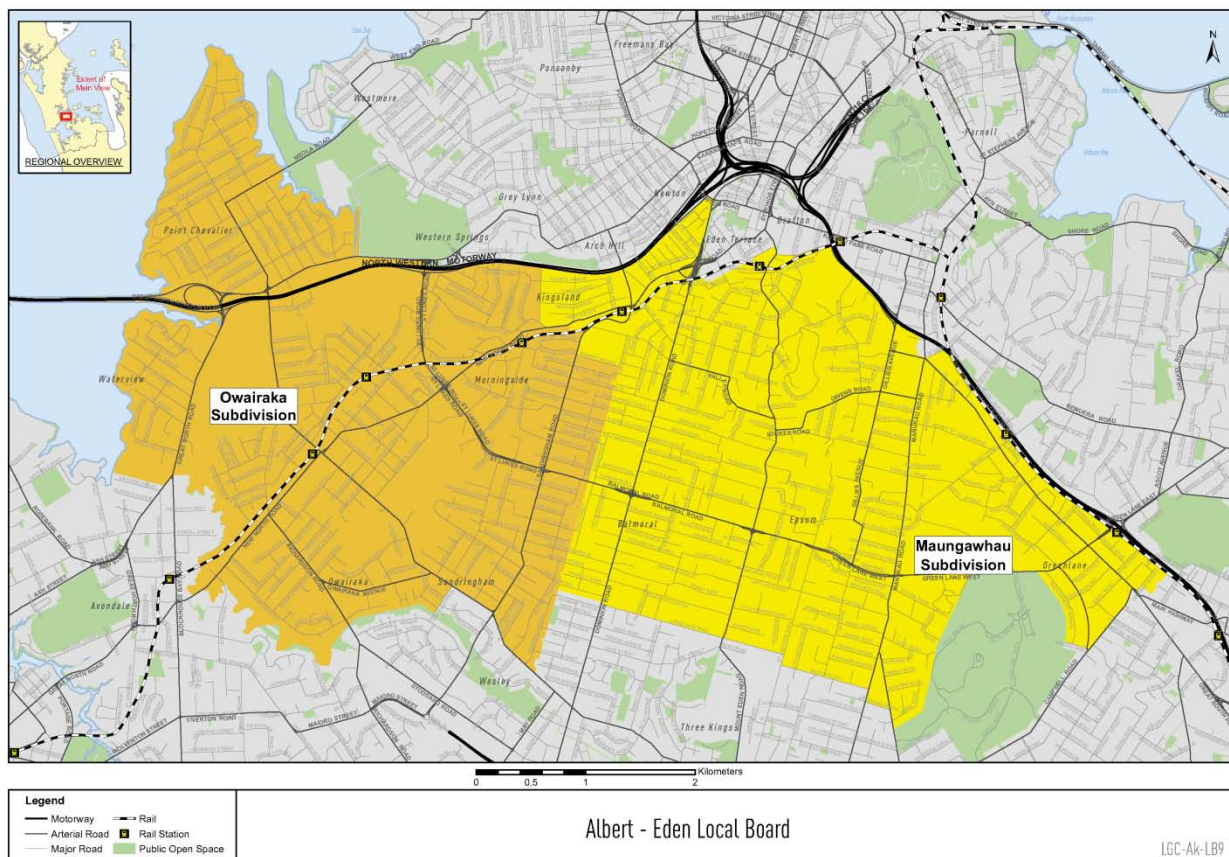
## **Albert-Eden Local Board Profile**

### **- Initial results from the 2013 Census**

February 2014

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

## Map of Albert-Eden Local Board area



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

For more information on Auckland-related census data please contact us on [census@aucklandcouncil.govt.nz](mailto:census@aucklandcouncil.govt.nz).

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

To access Auckland-specific data visit our interactive website: [www.censusauckland.co.nz](http://www.censusauckland.co.nz).

## At a glance

At the 2013 New Zealand Census of Population and Dwellings:

- The usually resident population count for the Albert-Eden local board area was 94,695, an increase of 4.1 per cent (3,717 residents) between the 2006 and 2013 Censuses.
- Over a quarter (28.2%) of Albert-Eden's usually resident population identified with an Asian ethnicity, a slightly higher proportion than found in Auckland as a whole (23.1%).
- Sinitic (Chinese) languages, including Northern Chinese, Yue and other Sinitic languages were slightly more common in Albert-Eden than in Auckland as a whole.
- The median age in Albert-Eden was 34 years, up from 32.8 years in 2006.
- A significantly greater proportion of people living in Albert-Eden were aged 20-49 years than found in Auckland (49.0% compared to 43.2%).
- Two thirds of adults in Albert-Eden aged 15 years and over (47,469 people, or 65.0% of adults) were employed, compared with 61.5 per cent across Auckland as a whole.
- The median personal income for adults in Albert-Eden was \$32,800 per annum and the median household income was \$87,500 per annum – both higher than that for Auckland as a whole.
- The proportion of Albert-Eden adults with a formal qualification was 90.2 per cent, up from 88.3 per cent in 2006. This is higher than Auckland as a whole with 83.2 per cent in 2013.
- One-family households were the most common type of household in Albert-Eden, making up 67.6 per cent of households, although they were less common compared to Auckland as a whole at 69.8 per cent.
- Attached dwellings – i.e., two or more flats/ units/ townhouses/ apartments/ houses joined together – were more prevalent in Albert-Eden at 38.5 per cent, than in Auckland as a whole at 24.8 per cent.
- Home ownership was low in Albert-Eden at 55.5 per cent compared to 61.5 per cent for Auckland, but was similar to the rate at the previous census (55.6%).

# Table of Contents

1.0	Introduction .....	4
1.1	Albert-Eden local board area .....	4
1.2	Important notes on the data .....	4
2.0	Population and growth.....	5
2.1	Auckland's growth slows but remains high.....	5
2.2	Albert-Eden's population has increased.....	5
3.0	Cultural diversity.....	6
3.1	Asian predominant in Albert-Eden.....	6
3.2	Broad changes since 2006 .....	7
3.3	Growth in the Asian population .....	8
3.4	Slight increase in numbers of Māori.....	9
3.5	Small decrease in numbers of Pacific peoples.....	9
3.6	MELAA category small but growing .....	10
3.7	Sinitic (Chinese) languages more prevalent in Albert-Eden .....	10
4.0	Age.....	12
4.1	High proportions of those aged 20-49 in Albert-Eden.....	12
4.2	Albert-Eden older population is small but growing.....	12
5.0	Work and income .....	14
5.1	High proportions of Albert-Eden residents employed .....	14
5.2	Rise in employment for people aged 65 years and over.....	15
5.3	Rise in unemployment for young people .....	15
5.4	Median incomes relatively high .....	16
6.0	Formal education qualifications .....	17
6.1	Qualifications in Albert-Eden relatively high .....	17
6.2	Increase in levels of qualifications in Albert-Eden .....	17
7.0	Households and dwellings.....	18
7.1	One-family households prevalent in Albert-Eden .....	18
7.2	Decrease in one-person households.....	19
7.3	Over a third of dwellings in Albert-Eden are flats or apartments.....	19
7.4	Unoccupied dwellings less prevalent in Albert-Eden .....	19
8.0	Home ownership .....	20
8.1	Home ownership low in Albert-Eden .....	20
	Summary Data.....	21

# 1.0 Introduction

This report provides a summary profile for the Albert-Eden local board area, following the initial release of data from the 2013 New Zealand Census of Population and Dwellings. It presents an overview of key findings as at the 2013 Census, and outlines changes over time since the 2006 Census. A table of key census data is included at the back of this report, for quick reference.

## 1.1 Albert-Eden local board area

The Albert-Eden Local Board, (hereafter referred to as Albert-Eden) draws its name from two of the volcanic cones located within its boundaries; Ōwairaka-Mt Albert and Maungawhau-Mt Eden. It includes the suburbs of Waterview, Point Chevalier, Mount Albert, Sandringham, Morningside, Ōwairaka, Balmoral, Kingsland, Mt Eden, Epsom and Greenlane.

Centrally located within the Auckland Isthmus, the area has very good transport links, well-established and relatively high density residential areas and an ethnically diverse population. It is characterised by a strong 'village' character. Village centres include Mt Eden, with an arts focus; Kingsland, which has in recent years become home to an edgier, younger culture; Sandringham with its distinctively Indian community focus and; Mt Albert, whose community is in search of urban renewal.

Geographically, the area is defined by three volcanic cones - Ōwairaka-Mt Albert, Maungawhau-Mt Eden and Titikopuke-Mt St John and by the urban streams and the sea coast. Te Auaunga-Oakley Creek, the longest stream in Auckland City, flows into the Motu Manawa Marine Reserve at Waterview; Meola Creek converges with the Waitemata Harbour at Meola Reef.

The area includes evidence of early Māori settlement; there are numerous pā sites and other intensive development, such as the excavation on Maungawhau.

## 1.2 Important notes on the data

Information in this report is based on the census usually resident population count from New Zealand's 2013 Census of Population and Dwellings, held on 5 March 2013. This excludes New Zealand residents who were temporarily overseas on census night.

The data in this report has been randomly rounded to protect confidentiality. Individual figures may not add up to totals, and values for the same data may vary in different tables.

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

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

## 2.0 Population and growth

Auckland has a long history of population growth, fuelled by natural increase (births minus deaths), as well as net migration from overseas and other parts of the country. Findings from the 2013 Census show that growth continued to occur across all local board areas in Auckland, although it is slightly muted when compared with the previous inter-censal period. This section outlines population growth in Auckland prior to discussing Albert-Eden in particular.

### 2.1 Auckland's growth slows but remains high

The 2013 usually resident population count for Auckland was 1,415,500, constituting 34.0 per cent of New Zealand's total population.

This was an increase of 110,589 people in the seven years since the previous census. Auckland gained the largest number of residents of any local government area in New Zealand and just over half (51.7%) of New Zealand's population growth occurred in Auckland.

Auckland experienced a higher percentage change in population between 2006 and 2013 than did New Zealand overall – 8.5 per cent compared with 5.3 per cent. However, Auckland's percentage change was not as high as some other local government areas across New Zealand, including Selwyn District (32.6%) and Queenstown Lakes District (22.9%).

The average annual growth for Auckland was 1.2 per cent, half of that from the previous inter-censal period (2.4%). This slow-down in the rate of population growth between 2006 and 2013 is likely to be a result of several factors, including a decline in net migration, as the impact of the Global Financial Crisis took effect.

### 2.2 Albert-Eden's population has increased

The 2013 usually resident population count for Albert-Eden was 94,695, constituting 6.7 per cent of Auckland's total population.

The usually resident population of Albert-Eden increased by 3,717 (4.1%) between the 2006 and 2013 Censuses. As in Auckland as a whole, growth has slowed in Albert-Eden from an annual average rate of change of 6.7 per cent between 2001 and 2006 to an average annual population change of 4.1 per cent between 2006 and 2013.

**Table 1: Usually resident population, 2001 to 2013**

	Numbers of usual residents			Percentage change (%)		Annual average change (%)	
	2001	2006	2013	2001 to 2006	2006 to 2013	2001 to 2006	2006 to 2013
Albert-Eden	85,233	90,978	94,695	6.7	4.1	1.3	0.6
Auckland	1,160,271	1,304,958	1,415,550	12.5	8.5	2.4	1.2

## 3.0 Cultural diversity

This section outlines the ethnic composition of Albert-Eden in 2013, and also briefly discusses main languages spoken.

Statistics New Zealand identifies ethnicity as a measure of cultural affiliation, as opposed to race, ancestry, nationality or citizenship. In line with previous censuses, people could identify with more than one ethnicity. All responses are included in the data so tables showing proportions may add up to more than 100 per cent.

### 3.1 Asian predominant in Albert-Eden

At the 2013 Census, 63.2 percent of the Albert-Eden usually resident population identified as European, compared with 59.3 per cent across Auckland as a whole.

Just over a quarter (28.2%) identified with an Asian ethnicity – a slightly higher proportion than found in Auckland as a whole (23.1%). In relation to Auckland’s Asian population, only 8.2 per cent lived in Albert-Eden at the time of the 2013 Census.

The proportion of residents who identified as Māori and Pacific Peoples were, however, lower in Albert-Eden than they were in Auckland as a whole.

**Table 2: Ethnicity, 2013**

	Albert-Eden		Auckland	
	Count	%	Count	%
European	56,592	63.2	789,306	59.3
Māori	6,108	6.8	142,767	10.7
Pacific Peoples	6,960	7.8	194,958	14.6
Asian	25,275	28.2	307,233	23.1
MELAA	1,917	2.1	24,945	1.9
Other	1,050	1.2	15,639	1.2
Total people specifying ethnicity	89,526	109.4	1,331,427	110.8
Not elsewhere included	5,166		84,123	
Total people	94,695		1,415,550	

Notes:

MELAA refers to Middle Eastern, Latin American and African.

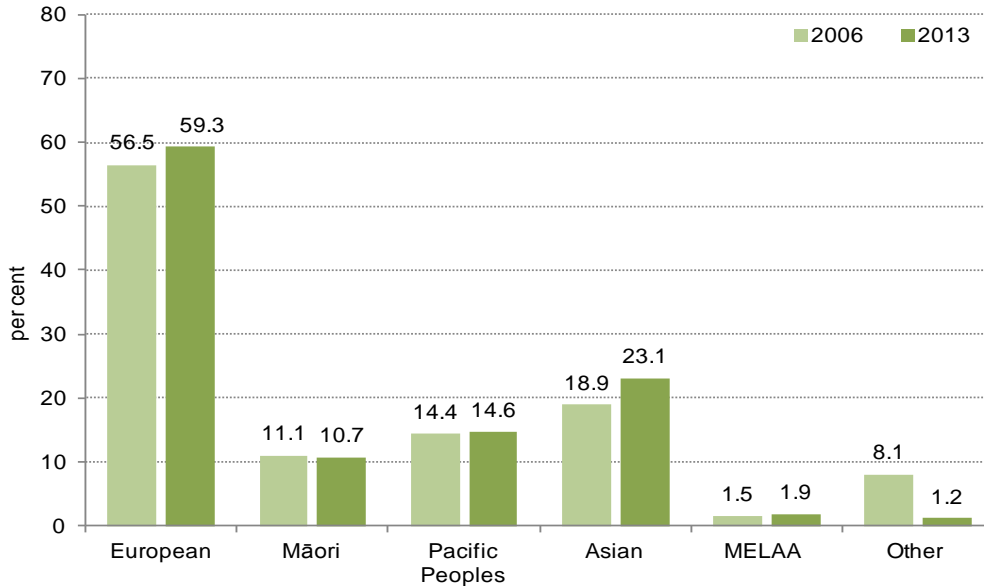
People could choose more than one ethnicity and categories are not exclusive. Percentages will add to more than 100.

Percentages exclude 'not elsewhere included'.

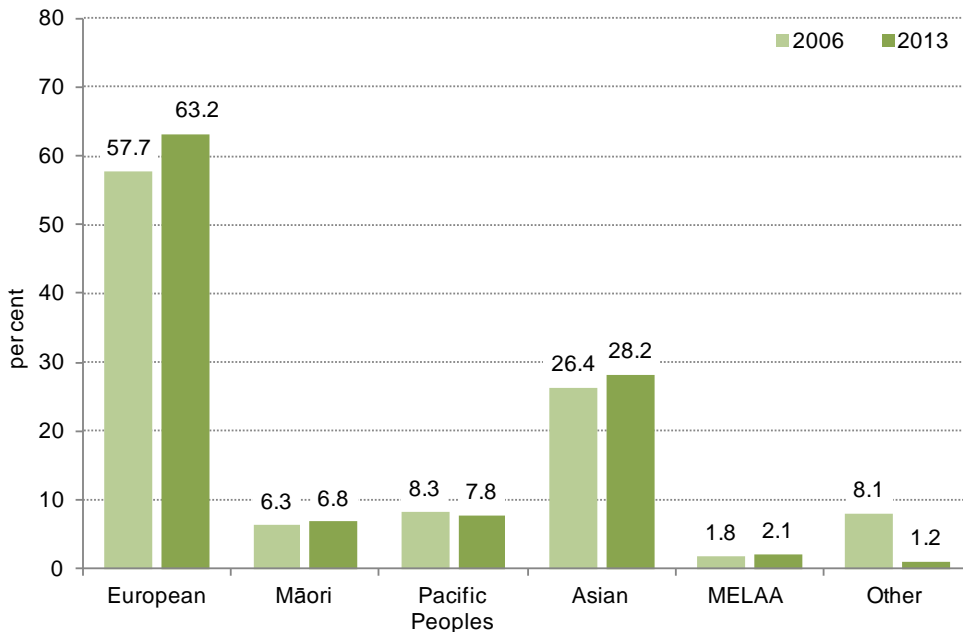
### 3.2 Broad changes since 2006

The graphs below show the changes in the ethnic composition of Auckland and Albert-Eden between the 2006 and 2013 Censuses. Although these two areas remain predominantly European, they both have a growing proportion of usual residents classified in the broad Asian ethnic category. There has also been a notable decrease in proportions classified as Other – some reasons for this are discussed below.

**Figure 1: Auckland ethnic groups, 2006 and 2013**



**Figure 2: Albert-Eden ethnic groups, 2006 and 2013**



Notes:

MELAA refers to Middle Eastern, Latin American and African.

People could choose more than one ethnicity and categories are not exclusive. Percentages will add to more than 100.



Along with the general increase in the Asian population (see Section 3.3), there was a notable decline in the proportion of usual residents in the Other category between 2006 and 2013. This was a national trend and is due in large part to a substantial drop in the numbers who identified as New Zealander – down from a high of 99,474 in 2006 to 14,904 in 2013 across Auckland as a whole (a high number of New Zealander responses were recorded in the 2006 Census following an email campaign and public discussion in the lead-up to the census). Albert-Eden also experienced declines in New Zealander responses (from 7,083 down to 1,014).

This general decline in New Zealander responses may also account for the increase in numbers of usual residents in the broad European ethnic category between 2006 and 2013, found right across New Zealand. In Auckland as a whole, and in Albert-Eden, there was growth in the numbers of people who identified as New Zealand European, a group likely to have identified as New Zealanders in the 2006 census.<sup>1</sup> See Table 3 below.

**Table 3: Changes in five largest European groups, 2006 to 2013**

	Albert-Eden			Auckland		
	2006	2013	Change 2006 to 2013 (%)	2006	2013	Change 2006 to 2013 (%)
New Zealand European	44,913	50,958	13.5	611,901	696,966	13.9
British and Irish	2,319	2,415	4.1	35,067	35,379	0.9
Australian	741	549	-25.9	8,637	7,062	-18.2
Dutch	414	459	10.9	7,785	7,995	2.7
German	330	339	2.7	4,227	4,785	13.2
Total people specifying ethnicity	87,303	89,526	2.5	1,239,051	1,331,427	7.5

Notes:

This table shows the five largest European groups within the Albert-Eden local board area at Level 3 classification as at 2013. People could choose more than one ethnicity and groups are not exclusive. Percentages will add to more than 100.

### 3.3 Growth in the Asian population

In 2013, just over a quarter (28.2%) of the Albert-Eden population identified with an Asian ethnic identity, up from 26.4 per cent in 2006.

The five largest Asian ethnic groups in Albert-Eden are shown in Table 4 below. Chinese remain the largest sub-group and now constitute 13.2 per cent of the total population in Albert-Eden. Albert-Eden is home to a relatively large Sri Lankan community – 15.3 per cent of Auckland’s Sri Lankan peoples live in this local board area.

As the table shows, the Filipino group experienced significant growth between 2006 and 2013 in Albert-Eden, increasing by 116.2 per cent to 921 usual residents; as did the Sri Lankan group, increasing by 21.0 per cent to 1,056 usual residents. There was a slight decrease in the numbers who identified as Korean, decreasing by -6.2 per cent to 1,182 usual residents.

<sup>1</sup> For more information, refer to a report prepared in 2007 by Statistics New Zealand on who identified as ‘New Zealander’ <http://www.stats.govt.nz/Census/about-2006-census/profile-of-nzer-responses-ethnicity-question-2006-census.aspx>

**Table 4: Changes in five largest Asian groups, 2006 to 2013**

	Albert-Eden			Auckland		
	2006	2013	Change 2006 to 2013 (%)	2006	2013	Change 2006 to 2013 (%)
Chinese	12,342	12,471	1.0	98,418	118,230	20.1
Indian	5,838	6,972	19.4	74,460	106,329	42.8
Korean	1,260	1,182	-6.2	21,351	21,981	3.0
Sri Lankan	873	1,056	21.0	5,049	6,906	36.8
Filipino	426	921	116.2	9,825	20,499	108.6
Total people specifying ethnicity	87,303	89,526	2.5	1,239,051	1,331,427	7.5

Notes:

This table shows the five largest Asian groups within the Albert-Eden local board area at Level 3 classification as at 2013. People could choose more than one ethnicity and groups are not exclusive. Percentages will add to more than 100.

### 3.4 Slight increase in numbers of Māori

In Albert-Eden, the Māori population increased from 5,502 in 2006 to 6,108 in 2013, increasing its proportion of the population from 6.3 per cent in 2006 to 6.8 per cent in 2013.

### 3.5 Small decrease in numbers of Pacific peoples

There was a small decrease in the number of Pacific peoples in Albert-Eden from 7,239 usual residents (8.3% of the population) in 2006 to 6,960 (7.9%) in 2013 (as shown in Figure 2).

Table 5 presents data for the five largest Pacific sub-groups in Albert-Eden. Those who identified as Samoan remain the largest Pacific sub-group, but there has been an overall loss in numbers since 2006. Of the five largest Pacific groups, only the Fijian group experienced a slight increase in numbers since 2006.

**Table 5: Changes in five largest Pacific groups, 2006 to 2013**

	Albert-Eden			Auckland		
	2006	2013	Change 2006 to 2013 (%)	2006	2013	Change 2006 to 2013 (%)
Samoan	3,504	3,426	-2.2	87,840	95,916	9.2
Tongan	1,701	1,662	-2.3	40,140	46,971	17.0
Cook Islands Maori	1,233	1,161	-5.8	34,788	36,810	5.8
Niuean	1,005	885	-11.9	17,667	18,555	5.0
Fijian	318	339	6.6	5,847	8,493	45.3
Total people specifying ethnicity	87,303	89,526	2.5	1,239,051	1,331,427	7.5

Notes:

This table shows the five largest Pacific groups within the Albert-Eden local board area at Level 3 classification as at 2013. People could choose more than one ethnicity and groups are not exclusive. Percentages will add to more than 100.

### 3.6 MELAA category small but growing

There was relatively subdued growth in the MELAA category in Albert-Eden, with this group making up 1.8 per cent (1,614) of the population in 2006 and 2.1 per cent (1,917) in 2013.

The table below shows that within the MELAA category, growth in this local board area has occurred in the Latin American and Middle Eastern ethnic groups. There was a loss overall in the African group.

**Table 6: Changes in MELAA groups, 2006 to 2013**

	Albert-Eden			Auckland		
	2006	2013	Change 2006 to 2013 (%)	2006	2013	Change 2006 to 2013 (%)
Middle Eastern	636	807	26.9	10,710	12,864	20.1
Latin American	291	492	69.1	3,090	5,820	88.3
African	690	621	-10.0	4,800	6,303	31.3
Total people specifying ethnicity	87,303	89,526	2.5	1,239,051	1,331,427	7.5

Notes:

This table shows all MELAA groups within Kaipātiki local board area at Level 3 classification as at 2013.

People could choose more than one ethnicity and groups are not exclusive. Percentages will add to more than 100.

### 3.7 Sinitic (Chinese) languages more prevalent in Albert-Eden

English was the most common language in which people could hold a conversation about everyday things, with 1,233,633 speakers in Auckland (95.6% of the usual resident population) and 83,217 speakers in Albert-Eden (95.8%).

Although Samoan was the next most common language in Auckland (58,200 speakers; 4.5% of usual residents), this language was relatively uncommon in Albert-Eden (1,794 speakers; 2.1%). Māori was also less common in Albert-Eden (1,473 speakers; 1.7% of usual residents) than in Auckland as a whole (30,927 speakers; 2.4%).

Sinitic (Chinese) languages, including Northern Chinese, Yue and other Sinitic languages were slightly more common in Albert-Eden than in Auckland as a whole.

**Table 7: Top 12 languages spoken, 2013**

	Albert-Eden		Auckland	
	Count	%	Count	%
English	83,217	95.8	1,233,633	95.6
Northern Chinese <sup>(1)</sup>	4,251	4.9	38,781	3.0
Sinitic not further defined <sup>(2)</sup>	3,276	3.8	30,282	2.3
Yue <sup>(3)</sup>	2,928	3.4	30,681	2.4
Hindi	2,778	3.2	49,518	3.8
French	1,983	2.3	17,433	1.4
Samoaan	1,794	2.1	58,200	4.5
Māori	1,473	1.7	30,927	2.4
Korean	1,044	1.2	19,365	1.5
German	1,011	1.2	11,886	0.9
Tagalog	636	0.7	14,925	1.2
Afrikaans	255	0.3	13,992	1.1
Total people stated	88,551	135.6	1,316,262	134.1
Not elsewhere included	6,390		101,961	
Total people	94,695		1,415,550	

Notes:

- 1) Includes Mandarin
- 2) Includes Chinese languages not further defined
- 3) Includes Cantonese.

People could identify more than one language so percentages will not add to 100.

Percentages calculated excluding 'not elsewhere included' and 'too young to talk' responses.

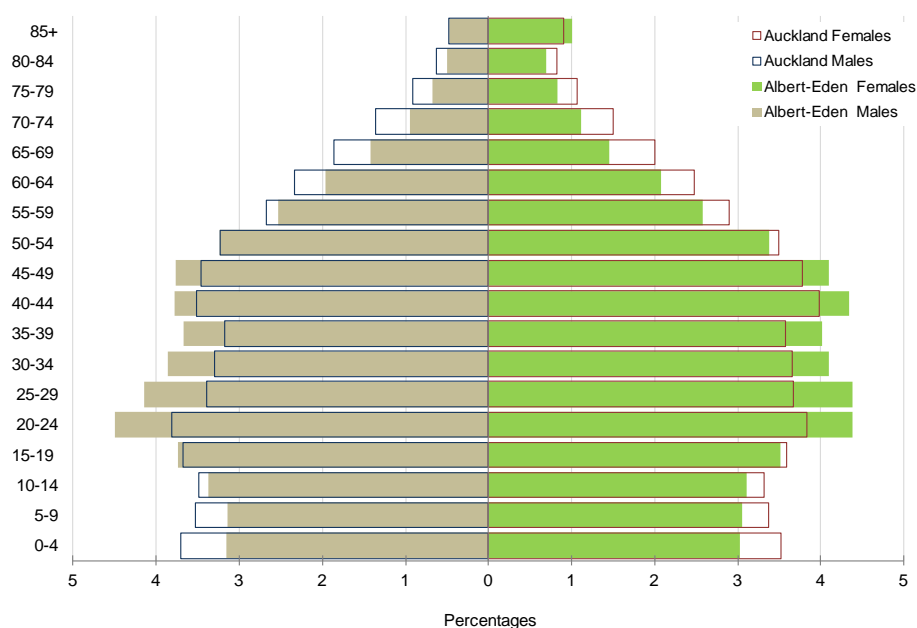
## 4.0 Age

In 2013 the median age of residents of Albert-Eden was 34 years, up from 32.8 years in 2006 the median of Albert-Eden residents.

### 4.1 High proportions of those aged 20-49 in Albert-Eden

As the age-sex graph below indicates, in 2013 a significantly greater proportion of people living in Albert-Eden were aged 20 to 49 years, than found in Auckland as a whole (49.0% compared with 43.2%) (see Figure 3). This bulge in the age-sex structure would suggest more young adults/families living in the area than in Auckland as a whole in 2013.

**Figure 3: Age-sex structure, Albert-Eden compared with Auckland, 2013**

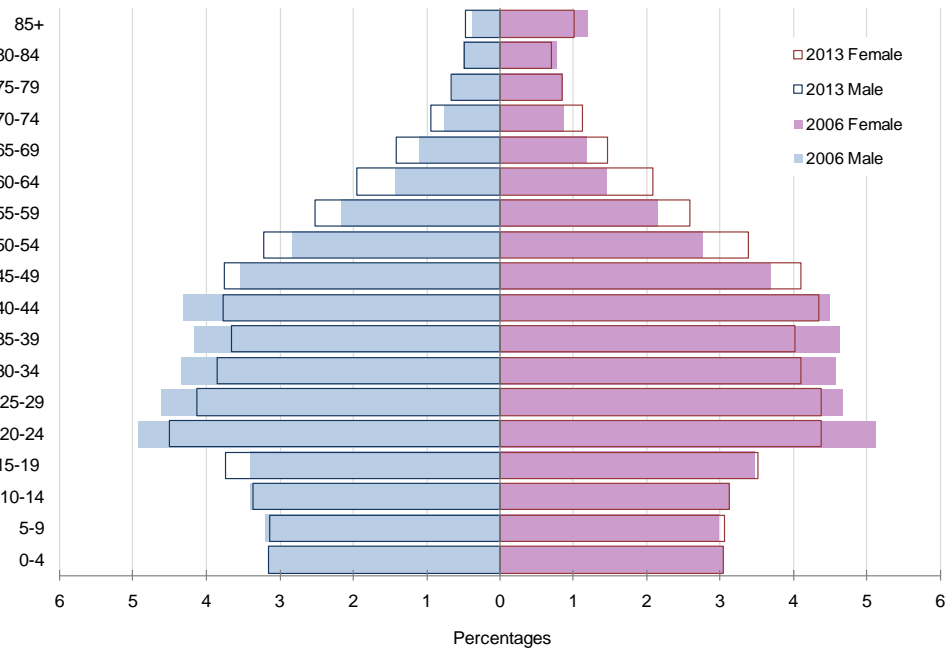


### 4.2 Albert-Eden older population is small but growing

Auckland experienced a 26.9 per cent increase in the number of usual residents who were aged 65 years and over between 2006 and 2013, equating to an additional 34,608 older people since 2006. This is a part of a long-term national and global trend of population ageing that has arisen as people live longer and fertility rates decline. Ageing means that there will be numerically and proportionately more people in older age groups over the next few decades. As the age-sex structure (Figure 4) shows, this is also occurring in Albert-Eden.

The number of usual residents aged 65 years and over in Albert-Eden increased between 2006 and 2013, from 7,521 to 8,631 (14.8% growth). If one considers older age groups more broadly, growth is even more apparent. The proportion of Albert-Eden's population aged over 50 years has increased from 21.1 per cent (19,167 usual residents) to 24.9 per cent (23,535). Growth is particularly evident in the 50 to 74 age group.

**Figure 4: Age-sex structure, Albert-Eden, 2006 and 2013**



## 5.0 Work and income

This section describes the work and labour force status of adults (usual residents aged 15 years and over). People were defined as employed if they worked for one hour or more for pay or profit, or without pay in a family farm, business, or professional practice, or if they had a job but were not at work for some reason.

People were defined as 'not in the labour force' if they were not employed and were not actively seeking work. This includes students, people caring for children or other family members, retired people, and people who were unable to work for some reason such as illness or disability.

The unemployment rate is the number of people aged 15 years and over who did not have a paid job, were available for work, and were actively seeking work, expressed as a percentage of the labour force. Please note that the official unemployment rate in New Zealand is calculated by Statistics New Zealand using the quarterly Household Labour Force Survey. Also, the data presented here masks fairly significant variation in unemployment rates between 2006 and 2013, particularly following the Global Financial Crisis.

### 5.1 High proportions of Albert-Eden residents employed

At the time of the 2013 Census, two thirds of adults in Albert-Eden aged 15 years and over (47,469 people, or 65.0% of adults) were employed, compared with 61.5 per cent across Auckland as a whole. The proportions of adults who were employed had decreased from the 2006 Census, in both areas, as shown in Table 8 below.

This general decline in the proportion of adults who were employed was matched by increases in unemployment rates and the proportion of adults not in the labour force.

Unemployment has increased since 2006, from a rate of 5.6 per cent (of those in the labour force) to 8.1 per cent in Auckland, and from a rate of 5.6 per cent to 7.1 per cent in Albert-Eden.

In 2013, approximately one third of Auckland adults were not in the labour force. The corresponding proportion in Albert-Eden was similar, at 30.0 per cent.

**Table 8: Work and labour force status <sup>(1)</sup> for the census usually resident population count aged 15 and over, 2006 and 2013**

	Albert-Eden				Auckland			
	2006		2013		2006		2013	
	Count	%	Count	%	Count	%	Count	%
Employed full-time	37,239	52.3	37,302	51.1	496,071	51.1	513,204	48.5
Employed part-time	10,083	14.2	10,167	13.9	132,777	13.7	137,406	13.0
Unemployed <sup>(2)</sup>	2,823	4.0	3,624	5.0	37,305	3.8	57,483	5.4
Not in labour force	21,045	29.6	21,900	30.0	305,358	31.4	349,923	33.1
Total people stated	71,190	100.0	72,993	100.0	971,514	100.0	1,058,016	100.0
Work and labour force status unidentifiable	2,574		3,843		44,334		61,179	
Total people	73,764		76,833		1,015,848		1,119,195	
<i>Subtotals</i>								
Total people in labour force	50,148	70.4	51,093	70.0	666,156	68.6	708,093	66.9
Total people employed	47,325	66.5	47,469	65.0	628,851	64.7	650,610	61.5
<i>Unemployment rate<sup>(3)</sup></i>		5.6		7.1		5.6		8.1

Notes:

- 1) A person's work and labour force status in the seven days ending 5 March 2006 and 3 March 2013.
- 2) The number and proportion of adults who are unemployed.
- 3) The proportion of adults *in the labour force* who are unemployed.

All percentages are calculated as a proportion of 'Total people stated', except for the unemployment rate which is calculated as a proportion of 'Total people in labour force'.

## 5.2 Rise in employment for people aged 65 years and over

Among those aged 65 years and over, there was an increase in the number and proportion who were employed between 2006 and 2013 in Auckland from 17.1 per cent (21,183) to 22.0 per cent (34,332), and in Albert-Eden from 15.6 per cent (1,137) to 22.0 per cent (1,830). This increase in numbers of older people who were employed was found across most local board areas (with the exception of Great Barrier). Data available at the time of writing does not indicate whether this group were engaged predominantly in full-time or part-time work.

## 5.3 Rise in unemployment for young people

Although the unemployment rate among young people (those aged 15-24 years) in Albert-Eden was lower at the 2013 Census than across Auckland as a whole (17.0% compared to 20.3%) it had also risen since 2006, in line with increases across all local board areas in Auckland. The unemployment rate for Auckland's young people rose between 2006 and 2013 from 14.3 per cent (16,986 usual residents) to 20.3 per cent (22,815 usual residents), and from 14.3 per cent (1,296 usual residents) to 17.0 per cent (1,389 usual residents) for Albert-Eden.



## **5.4 Median incomes relatively high**

The median personal income for adults (people aged 15 years and over) in Albert-Eden was \$32,800 per annum – higher than that for Auckland as a whole at \$29,600. Furthermore, a higher proportion of adults in Albert-Eden (11.5%) had a personal income of over \$100,000 per annum than in Auckland as a whole (7.4%).

In 2013, the median household income in Albert-Eden was \$87,500 per annum, also higher compared to \$76,500 for Auckland as a whole.

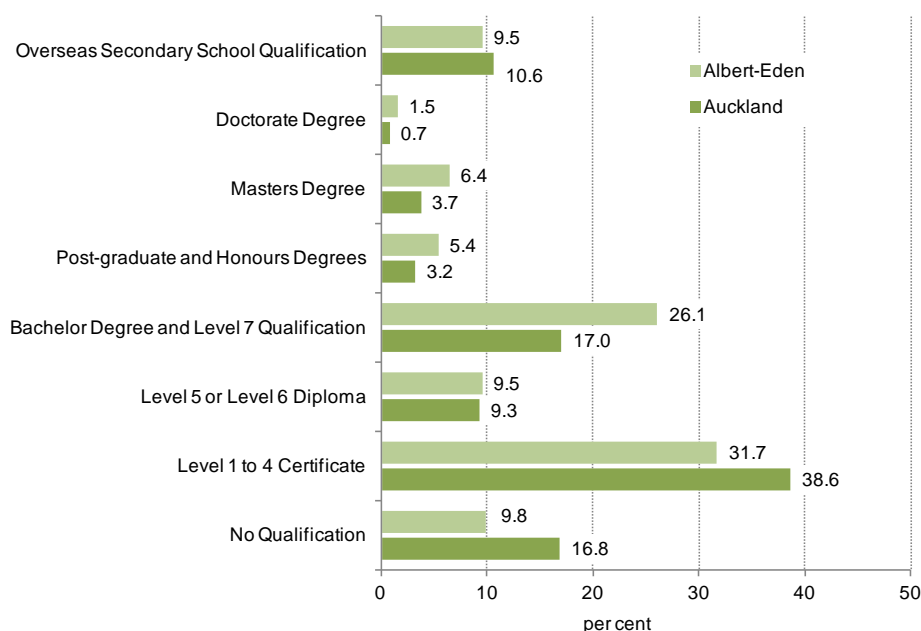
## 6.0 Formal education qualifications

Statistics New Zealand identify a formal qualification as a formally recognised award for educational or training attainment that requires at least three months of full-time study (or the part-time equivalent).

### 6.1 Qualifications in Albert-Eden relatively high

The graph below shows the highest education qualifications of adults (people aged 15 years and over) in Auckland as a whole and in Albert-Eden. It indicates that overall patterns are similar, although slightly higher proportions had gained a bachelor's degree or equivalent (26.1% compared with 17.0% overall in Auckland), a post-graduate and honours degree (5.4% compared with 3.2%), a masters degree (6.4% compared with 3.7%) or a doctorate degree (1.5% compared with 0.7%).

**Figure 5: Highest qualification, for people aged 15 and over, 2013**



### 6.2 Increase in levels of qualifications in Albert-Eden

The number and proportion of adults with higher educational qualifications are increasing in Auckland as a whole, and in Albert-Eden. In 2013, 83.2 per cent of all Auckland adults (people aged 15 years and over) had a formal qualification, up from 79.7 per cent in 2006. Slightly higher proportions of adults in Albert-Eden had a formal qualification – 90.2 per cent in 2013, up from 88.3 per cent in 2006.

The percentage of adults with a bachelor's degree or equivalent as their highest qualification also increased between 2006 and 2013 – from 14.3 per cent to 17.0 per cent in Auckland and from 23.2 per cent to 26.1 in Albert-Eden.

## 7.0 Households and dwellings

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

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

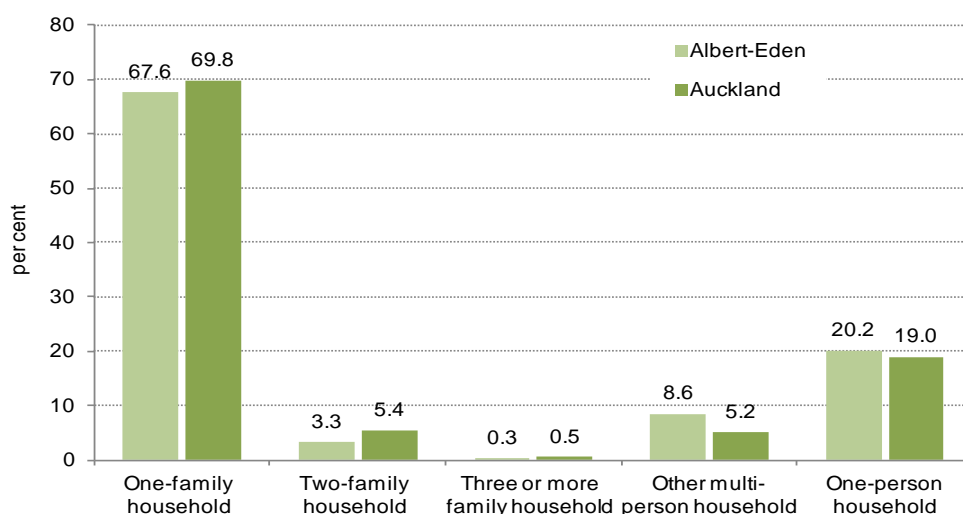
At the 2013 Census, a total of 31,815 households and 31,959 occupied private dwellings were recorded in Albert-Eden.

### 7.1 One-family households prevalent in Albert-Eden

In 2013, one-family households were the most common type of household in Albert-Eden, making up 67.6 per cent of households. This is similar to Auckland as a whole where one-family households constituted 69.8 per cent of households. One-person households were the second most prevalent household type constituting 20.2 per cent of households in Albert-Eden and in Auckland 19.0 per cent.

One-family, two-family and three or more family households were less common in Albert-Eden than in Auckland as a whole. In Albert-Eden two-family households constituted 3.3 per cent of households compared to only 5.4 per cent in Auckland as a whole.

**Figure 6: Household composition, 2013**



## 7.2 Decrease in one-person households

Between 2006 and 2013 there was an overall increase of 741 households in Albert-Eden (a 2.4% increase over the seven year period). While there was an increase in family households (particularly among three or more family households, which increased by 21.7 per cent), Albert-Eden experienced a decrease in the number of other multi-person and one-person households (see the table below).

**Table 9: Changes in household composition, 2006 to 2013**

	Albert-Eden		Auckland	
	Change 2006 to 2013 (Count)	Change 2006 to 2013 (%)	Change 2006 to 2013 (Count)	Change 2006 to 2013 (%)
One-family household*	897	4.5	20,496	6.9
Two-family household*	102	11.0	6318	34.5
Three or more family household*	15	21.7	747	44.4
Other multi-person household	-273	-9.3	912	4.0
One-person household	-258	-4.0	3,660	4.4
Total households stated	486	1.6	32,124	7.6
Household composition unidentifiable	255	42.7	3,105	26.7
Total households	741	2.4	35,232	8.1

Notes:

\* with or without other people.

## 7.3 Over a third of dwellings in Albert-Eden are flats or apartments

In 2013, three quarters (74.7%) of the occupied dwellings in Auckland were separate houses. This proportion was lower in Albert-Eden, at 61.3 per cent. Attached dwellings – i.e., two or more flats/ units/ townhouses/ apartments/ houses joined together – were more prevalent in Albert-Eden at 38.5 per cent, than in Auckland as a whole at 24.8 per cent.

While there have been small increases in Albert-Eden in the numbers of attached dwellings and separate houses between 2006 and 2013, proportions of dwellings in each type remain relatively unchanged.

## 7.4 Unoccupied dwellings less prevalent in Albert-Eden

The number of unoccupied dwellings in Albert-Eden decreased from 1,881 in 2006 to 1,836 in 2013. The proportion of dwellings in this local board that were unoccupied also declined from 5.6 per cent in 2006 to 5.4 per cent in 2013.<sup>2</sup>

Unoccupied dwellings were less prevalent in Albert-Eden than in Auckland as a whole where they constituted 6.6 per cent of all dwellings in 2013.

<sup>2</sup> Note that these figures do not include dwellings under construction.

## 8.0 Home ownership

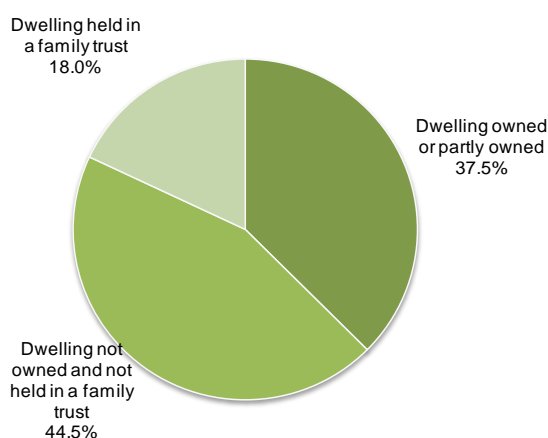
Census data provides information on ownership level of the dwelling by the people who live in it, as at the time of the census. Census does not provide information on ownership of any other dwellings or properties by those people.

### 8.1 Home ownership low in Albert-Eden

In 2013, 55.5 per cent of households in private occupied dwellings in Albert-Eden owned the dwelling, or held that dwelling in a family trust. The home ownership rate (this includes both dwellings owned by occupants and those held in family trusts) was lower in Albert-Eden than in Auckland as a whole (61.5%).

In line with long-term trends, rates of home ownership declined in Auckland between the 2006 and 2013 Census. The rate held steady in Albert-Eden however (55.6% in 2006 compared with 55.5% in 2013). As Table 10 indicates, there was a relatively large proportionate increase in those seven years in the number of dwellings that were held in family trusts, in Auckland and in Albert-Eden.

**Figure 7: Tenure in Albert-Eden, 2013**



**Table 10: Changes in tenure, 2006 to 2013**

	Albert-Eden			Auckland		
	2006	2013	Change 2006 to 2013 (%)	2006	2013	Change 2006 to 2013 (%)
Owned or part owned	12,036	11,241	-6.6	204,711	201,411	-1.6
Held in a family trust	4,233	5,403	27.6	52,791	67,533	27.9
Not owned and not held in a family trust	12,990	13,353	2.8	145,953	168,708	15.6
Total households stated	29,262	29,994	2.5	403,455	437,649	8.5
Not elsewhere included	1,812	1,821	0.5	30,810	31,851	3.4
Total households	31,074	31,815	2.4	434,265	469,500	8.1

# Summary Data

	Albert-Eden	Auckland	New Zealand
<b>Population</b>			
2013	94,695	1,415,550	4,242,048
2006	90,978	1,304,958	4,027,947
2001	85,233	1,160,271	3,737,280
<b>Growth 2006 to 2013: Numbers</b>	3,717	110,592	214,101
<b>Growth 2006 to 2013: %</b>	4.1	8.5	5.3
<b>Age: Numbers</b>			
Under 15 years	17,862	296,358	865,632
15 to 64 years	68,199	956,034	2,769,387
65 years and over	8,634	163,152	607,032
Total	94,695	1,415,544	4,242,051
<b>Age: %</b>			
Under 15 years	18.9	20.9	20.4
15 to 64 years	72.0	67.5	65.3
65 years and over	9.1	11.5	14.3
Total	100.0	100.0	100.0
<b>Ethnicity: Numbers</b>			
European	56,592	789,306	2,969,391
Māori	6,108	142,767	598,602
Pacific Peoples	6,960	194,958	295,941
Asian	25,275	307,233	471,708
MELAA	1,917	24,945	46,956
Other	1,050	15,639	67,752
Total people who stated an ethnicity	89,526	1,331,427	4,011,402
<b>Ethnicity: %</b>			
European	63.2	59.3	74.0
Māori	6.8	10.7	14.9
Pacific Peoples	7.8	14.6	7.4
Asian	28.2	23.1	11.8
MELAA	2.1	1.9	1.2
Other	1.2	1.2	1.7
Total people who stated an ethnicity	109.4	110.8	110.9
<b>Highest education qualification: numbers (of those aged 15 years and over)</b>			
No qualification	6,774	166,785	628,377
Secondary qualification (Level 1 to 4)	21,906	383,082	1,291,335
Level 5 or Level 6 Diploma	6,558	91,923	278,091
Bachelor degree or Level 7 qualification	18,021	168,924	408,444
Post-graduate and Honours degree	3,717	31,854	86,598
Masters degree	4,443	36,792	83,949
Doctorate degree	1,050	7,428	22,317
Overseas secondary school qualification	6,585	105,201	201,519
Total people stated	69,057	991,986	3,000,633

	Albert-Eden	Auckland	New Zealand
<b>Highest education qualification: % (of those aged 15 years and over)</b>			
No qualification	9.8	16.8	20.9
Secondary qualification (Level 1 to 4)	31.7	38.6	43.0
Level 5 or Level 6 Diploma	9.5	9.3	9.3
Bachelor degree or Level 7 qualification	26.1	17.0	13.6
Post-graduate and Honours degree	5.4	3.2	2.9
Masters degree	6.4	3.7	2.8
Doctorate degree	1.5	0.7	0.7
Overseas secondary school qualification	9.5	10.6	6.7
Total people stated	100.0	100.0	100.0
<b>Work and labour force status: % (of those aged 15 years and over)</b>			
Employed full time	51.1	48.5	48.0
Employed part time	13.9	13.0	14.3
Unemployed	5.0	5.4	4.8
Not in the labour force	30.0	33.1	32.9
Total	100.0	100.0	100.0
<b>\$ Median personal income</b>	\$32,800	\$29,600	\$28,500
<b>Number of occupied dwellings</b>			
Private dwellings	31,959	472,044	1,561,956
Non-private dwellings	159	1,407	8,739
Total occupied dwellings	32,121	473,451	1,570,698
<b>Number of households</b>			
2013	31,815	469,500	1,549,890
<b>Household composition: numbers</b>			
One-family household #	20,946	317,619	1,030,497
Two-family household #	1,026	24,612	47,433
Three or more family household #	84	2,430	3,588
Other multi-person household	2,652	23,580	72,384
One person household	6,252	86,547	355,242
Total households stated	30,963	454,782	1,509,144
<b>Household composition: %</b>			
One-family household	67.6	69.8	68.3
Two-family household	3.3	5.4	3.1
Three or more family household	0.3	0.5	0.2
Other multi-person household	8.6	5.2	4.8
One person household	20.2	19.0	23.5
Total households stated	100.0	100.0	100.0
<b>\$ Median household income</b>	\$87,500	\$76,500	\$63,800
<b>Tenure: %</b>			
Dwelling owned or partly owned	37.5	46.0	49.9
Dwelling held in a family trust	18.0	15.4	14.8
Dwelling not owned and not held in a family trust	44.5	38.5	35.2
Total households stated	100.0	100.0	100.0

# With or without other people

Note that in line with Statistics New Zealand conventions, the calculation of percentages excludes 'not elsewhere included' responses.