

# National policy statement on urban development capacity

## Kāpiti Coast District Council Quarter 2 Monitoring Report

*December 2017*

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## Executive summary

This second quarterly monitoring report provides an update on the analysis included in the Quarter 1 report as well as some discussion where additional or improved data has been obtained.

The key points from this report are:

- Further analysis of housing projections indicates that 66.6% of Kāpiti households will be single-person or couples without dependents by 2043.
- Information from the census 2006 and 2013 indicated that 69.3% of occupied current dwellings are three bedroom dwellings and 23% and 4% two and one bedroom dwellings respectively.
- A comparison with the Wellington Region shows that the Kāpiti District has a higher proportion of unoccupied private dwellings. This rate is presumed to attribute to holiday homes as further analysis indicates that they are most heavily concentrated in Waikanae Beach, Peka Peka, Te Horo, and Ōtaki Beach.
- Urban Growth Management and Housing Supply/Demand Analysis prepared by Boffa Miskell in 2016 identified 620.4 hectares of indicative vacant residential land available.
- Analysis of additional land demand for business activities by Property Economics in 2015 identified just less than 50 hectares of land available for business over the next 20 years.

# National Policy Statement on Urban Development Capacity

## Kāpiti Coast District Council - Quarter 2 Monitoring Report December 2017

### Introduction

This is the second quarterly monitoring report implementing the National Policy Statement on Urban Development Capacity (NPS UDC). The report provides updated data on the analysis provided in the Quarter 1 report as well as improved data where this has been available.

Key differences and additions from the Quarter 1 monitoring report include:

- Additional breakdown on the drivers of population changes and housing data, including household types, dwelling types and dwelling sizes. This helps analyse the relationship between need and current provision;
- Information on capacity for housing and business development, which will be updated in December 2018;
- Quarterly updates to resource and building consent data; and
- Further information on house values from the recent rates review and data on rental costs.

Some data has not been updated in the Quarter 2 report, such as population projections, and these will be updated when information is available. Work commissioned by Wellington City Council on behalf of Wellington City Council, Hutt City Council, Kapiti Coast District Council, and Upper Hutt Council looking at business needs is not yet complete and will be reported in future reports.

As identified in the Quarter 1 Monitoring Report<sup>1</sup>, the NPS was developed in recognition of the need to ensure the provision of sufficient development capacity to enable urban housing and business growth.

A key element of the assessments is to ensure that housing and business capacity is feasible and serviced by infrastructure. While this quarterly monitoring report is the second in a series of reports that implements Policy PB6 of the NPS UDC, it is also intended to provide a fit-for-purpose evidence base for Council's decision-making.

The assessments and monitoring reports will help to ensure that infrastructure capital works programmes can be accurately anticipated, that there is adequate data on housing choice and affordability, and that we have information on development capacity to inform future release of land.

### Opportunities and Challenges for Kāpiti

Changing population demographics and new transport links such as the Mackays to Peka Peka Expressway and Transmission Gully create challenges and opportunities for Kāpiti.

<sup>1</sup> Available online at <http://www.kapiticoast.govt.nz/Our-District/The-Kapiti-Coast/urban-development-capacity/>.

The Kāpiti Coast District is changing. The Mackays to Peka Peka Expressway opened in February 2017, construction began on the Peka Peka to Ōtaki Expressway in November 2017, and Transmission Gully is projected to open in 2020. These new Roads of National Significance will ease travel across Kāpiti and improve connections to the rest of the Wellington Region, further enhancing the appeal of the District to new migrants. While some are attracted to the district for retirement and lifestyle, others relocate to Kāpiti because house prices are more affordable compared to other parts of the Wellington Region. As a result of such rapid growth and change, Kāpiti is currently facing a number of challenges, including:

- changing population demographics, including the outward migration of current residents looking for more affordable accommodation as Kāpiti house prices rise;
- the potential mismatch of housing supply to housing need (e.g. housing cost, size, and availability);
- adaptation to changing transport links in the region;
- infrastructure delivery;
- mitigation of environmental impacts; and
- constraints, including flooding and earthquake hazards.

Kāpiti needs to address these challenges, while also capitalising on the opportunities these changes bring, particularly in relation to economic development.

Part of the role of the quarterly monitoring reports is to determine whether housing and business needs identified in the assessments are being met, and whether infrastructure is being developed in a timely manner.

## Population projections

It is expected that by 2043, 66.6% of Kāpiti households will be single-person or couples without dependents. Currently, a majority of homes in Kāpiti are three bedrooms, suggesting that there may be a need to consider building more smaller homes in the future.

There are no updates to the population projections that were reported in the Quarter 1 Monitoring Report. However, since one of the purposes of the NPS UDC monitoring reports is to demonstrate whether Council is delivering against housing need, it is useful to report on forecasts of household type. Projections indicate that 66.6% of Kāpiti households will be single-person or couples without dependents by 2043 (Table 1). Forecasted household types may provide some indication of required dwelling sizes.

**Table 1:** Kāpiti Coast District forecast household types, 2013 - 2043

	2013		2028		2043		Change between 2013 and 2043
	No.	%	No.	%	No.	%	
<b>Couple families with dependents</b>	4,932	23.0	5,097	20.9	5,621	20.5	+689
<b>Couples without dependents</b>	7,244	33.8	9,198	37.7	10,750	39.2	+3,506
<b>Group households</b>	423	2.0	458	1.9	495	1.8	+72
<b>Lone person households</b>	6,282	29.3	6,854	28.1	7,509	27.4	+1,227
<b>One parent family</b>	2,167	10.1	2,389	9.8	2,626	9.6	+459

<b>Other families</b>	379	1.8	376	1.5	409	1.5	+30
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Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

It is also recognised that existing housing stock will have a role to play in addressing housing need. The 2013 Census<sup>2</sup> counted 20,619 occupied private dwellings in the Kāpiti, 3051 unoccupied private dwellings, and 81 non-private dwellings (Table 2). Table 3 provides information on the structure types for the occupied private dwellings, and Table 4 provides information on the number of bedrooms in each occupied private dwelling.

A comparison with the Wellington Region shows that the Kāpiti District has a higher proportion of unoccupied private dwellings (Table 2). These unoccupied private dwellings are presumed to be holiday homes because further analysis indicates that they are most heavily concentrated in Waikanae Beach, Peka Peka, Te Horo, and Ōtaki Beach.

**Table 2: Dwelling type, Kāpiti Coast District, 2013**

	Number	%	Wellington Region %
<b>Occupied private dwellings</b>	20,616	86.8	91.4
<b>Unoccupied private dwellings</b>	3,051	12.8	8.3
<b>Non private dwellings</b>	81	0.3	0.3
<b>Total</b>	23,748	100.0	100.0

Source: Statistics New Zealand, Census of Population and Dwellings 2006 and 2013. Compiled by [.id](#), the population experts.

**Table 3: Occupied private dwelling type, Kāpiti Coast District, 2013**

	Number	%
<b>Separate house</b>	17,007	82.5
<b>Medium density</b>	2,238	10.9
<b>High density</b>	405	2.0
<b>Other dwelling</b>	114	0.6
<b>Not stated / included</b>	855	4.1
<b>Total</b>	20,619	100.0

Source: Statistics New Zealand, Census of Population and Dwellings 2006 and 2013. Compiled by [.id](#), the population experts.

**Table 4: Number of bedrooms per occupied private dwelling, Kāpiti Coast District, 2013**

One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five or more bedrooms	Other	Total dwellings
825	4752	8982	4203	1101	756	20619

Source: Statistics New Zealand, Census of Population and Dwellings 2006 and 2013. Compiled by [.id](#), the population experts.

Census data on dwelling type, occupancy and size helps Council to determine types of housing required in order to enable and encourage the development industry to provide appropriate housing in the future. Capturing additional information from building consents - such as household size (bedrooms) and additions or alterations to existing properties - will enable Council to better track the type, nature, and change of housing stock against emerging needs, which is particularly useful during the five-year period between Census updates.

<sup>2</sup> These data in Tables 2, 3 and 4 are from the 2013 Census. In future monitoring reports, it is intended to reproduce these tables on a quarterly basis for new dwellings constructed using data from the Council's monitoring systems. According to the most recent QV ratings review (discussed further in the report), there were 25,599 rateable properties (residential and non-residential) as of 1 August 2017.

## CAPACITY

Current analysis of vacant housing and business land identifies that there is sufficient land to meet need. However, further analysis is being undertaken to determine the feasibility of building on these sites and whether sufficient land is available to meet the 20% short term and 15% medium to long term additional capacity required by the National Policy Statement.

## Housing

Part of addressing the challenges identified in section 2 is ensuring that there is a sufficient supply of land for development, that there is a choice of sites, and that development is feasible. Kāpiti Coast District Council, along with the other territorial authorities in the Wellington Region (except the Wairarapa councils), is using a model developed by Wellington City Council to undertake housing capacity assessments.

In order to identify whether sufficient land is available for new development, as well as a 20% additional land in the short term and a 15% additional land in the medium to long term as required by the NPS UDC to provide site choice, we need to understand existing capacity and sites in the development pipeline.

With regards to housing capacity, Kāpiti Coast District Council had an Urban Growth Management and Housing Supply/Demand Analysis prepared in April 2016. This analysis identified indicative vacant residential land distribution and ranges across the District (Table 5).<sup>3</sup>

**Table 5:** Vacant residential land, Kāpiti Coast District, 2016

Township	2011 Residential Vacant (ha)	2016 Residential Vacant (ha) <4000m <sup>2</sup>	2016 Residential Vacant (ha) >4000m <sup>2</sup>	2016 Residential Vacant (ha) Total
Ōtaki	154.0	29.7	122.8.0	152.5
Paekakariki	1.0	2.1	-	2.1
Paraparaumu, including Otaihanga & Maungakotukutuku	121.0	33.5	124	157.5
Peka Peka	27.0	8.8	22.8	31.5
Raumati	51.0	18.9	47.5	66.4
Te Horo	4.0	3.5	-	3.5
Waikanae*	108.0	55.9	151	206.9
<b>Total</b>	<b>466.0</b>			<b>620.4</b>

\* This does not include 183ha Ngarara Zone, which requires masterplan and additional consents. It does include the 55.5ha Waikanae North Development Zone.

Source: Boffa Miskell, 2016. *Urban Growth Management and Housing Supply/Demand Analysis*, p8.

The 2016 study identifies that there is sufficient land available. The assessments being developed using the Wellington City Council model (discussed above) will add to the earlier assessments and, alongside vacant land data, enable Council to more accurately determine capacity for housing development.

<sup>3</sup> If there are no appeals on rezoned land contained within the decisions version of the PDP, the figures contained within Table 5 will be updated.

## Business

Kāpiti Coast District Council (along with Wellington City Council, Upper Hutt City Council and Hutt City Council) has commissioned economic consultants Sense Partners to undertake a current assessment of business needs and capacity. This work will be reported in early 2018.

The Sense Partners analysis will build on previous information about demand for business land developed by Property Economics Ltd. in 2015 as part of the Proposed District Plan (PDP) process.

According to the 2015 analyses, estimated additional land demand in the Kāpiti District for business activities over the next 20 years equates to just under 50ha (Table 6).

**Table 6:** Non-residential land requirements, Kāpiti Coast District, 2014-2033 (ha)

	Industrial	Commercial	Retail	Total
<b>Additional Demand</b>	20.5	13.0	8.0	41.5
<b>NPS Buffer (20%)</b>	4.1	2.6	1.6	8.3
<b>Total</b>	24.6	15.6	9.6	49.8

Source: Property Economics Ltd. 2015. *Kapiti Employment Land Assessment*; Property Economics Ltd. 2015. *Kapiti Coast Retail Analysis*.

Table 7 summarises the amount of land under the PDP zoned specifically for business activity purposes, while Table 8 identifies some of the key indicative areas and sites within the working zones that have significant capacity for new business development (NB: this is not an exhaustive list of areas and sites).

**Table 7:** Kāpiti Coast District land zoned for business activities, 2017

PDP Working Zone / Area	Hectares (approx.)
<b>Industrial/Service Zone</b>	135.7
<b>District Centre Zone</b>	68.2
<b>Outer Business Centre Zone</b>	30.4
<b>Town Centre Zone</b>	27
<b>Local Centre Zone</b>	6.1
<b>Airport Mixed Use Precinct</b>	63.4
<b>Total</b>	330.8

Note: the figures in this table are total 'zoned' areas and include, for example, road areas where road is included in the zone, esplanade reserve areas, etc. All figures have been rounded to one decimal point.

Source: Kāpiti Coast District Council District planning team.

**Table 8:** Vacant business land in Kāpiti Coast District, 2017

Specific areas within the Working Zones	Hectares (approx.)	Comment
<b>District Centre Zone</b>		
<b>Precinct A2</b>	4.9	Currently vacant but has resource consent for development
<b>Precinct C (total precinct area)</b>	32.7	Currently vacant/undeveloped
<b>Precinct C (minus identified sand dune areas)</b>	29.4	



<b>Outer Business Centre Zone</b>		
<b>Ihakara Street West Precinct</b>	3.5	Some vacant sites
<b>Paraparaumu North Gateway Precinct</b>	18.4	Significant vacant sites
<b>Industrial/Service Zone</b>		
<b>Ōtaki South Precinct</b>	12.2	Significant vacant sites
<b>Guilford Drive undeveloped industrial/service site (PT LOT 3 DP 77778)</b>	4.1	Currently vacant/undeveloped
<b>Local Zone</b>		
<b>Precinct 6 Waikanae North Development Zone</b>	4.3	Currently vacant/undeveloped

Source: Kāpiti Coast District Council District Planning team.

This information will be updated once the work being undertaken by Sense Partners is reported in the New Year. As with the housing information, this business information will be updated in light of the PDP hearings panel recommendations to rezone some business land (and the subsequent Council resolution on 9 November 2018 to accept these recommendations) if there are no appeals from PDP submitters.

## **GROWTH TRENDS**

There has been a decrease in both building consent and resource consent applications between Quarter 1 and Quarter 2 of 2017. Fluctuations often occur across quarters. We will continue to monitor these data sets to determine whether any pattern can be established.

The Quarter 1 Monitoring Report provided building and resource consents data over the 10 year period from 1 July 2007 to 31 July 2017. We will look at trends and changes across the 10 year period annually, with quarterly monitoring focussing on consent activity changes from quarter to quarter. This will enable the Council to identify and respond more quickly to changes to the rate and type of development in the District.

### **Building consents**

In the Quarter 1 Monitoring Report, Council stated that Code Compliance Certificate (CCC) data would show constructed buildings. Further analysis has since identified, however, that data may not be as accurate as first anticipated because there can be a time lag (sometimes years) between issuing a building consent and receiving a CCC application. In some cases, buildings may not ever receive a CCC. Therefore, this data will not be reported on.

Data on building consent applications and building consents issued identify potential supply. Between 1 September 2017 and 30 November 2017, 148 applications were made for both residential and non-residential buildings (

Table 9). During that same time, 136 building consents were issued for new buildings and alterations to buildings (Table 10).

**Table 9:** Building consent applications by type, Kāpiti Coast District, 1 June – 31 Aug 2017 & 1 Sep – 30 Nov 2017

Application type	1 June 2017 – 31 August 2017		1 September 2017 – 30 November 2017	
	Number	Value \$	Number	Value (\$)
New (& prebuilt) House, Unit, Bach, Crib	70	28,269,600	55	24,543,000
New Flats	2	360,000	1	455,000
New Education Buildings - Other	2	7,500,000	1	305,000
New Social Buildings Other e.g. Theatre			1	900,000
New Shops, restaurants - Other	1	5,000	1	285,000
New Industrial Buildings, e.g. foundry			2	1,030,000
New Offices	1	90,000		
New Surgeries, e.g. doctor, dentist, vet	1	19,000		
New Farm Buildings – Other	4	115,000	5	171,000
New Other Buildings	1	500		
New Office/Warehouse Buildings	1	610,000	2	682,000
Dwellings - alterations & additions	69	4,402,650	65	6,542,500
Dwelling with flats - alterations & additions	1	18,000	3	149,000
Resited Houses	1	70,000	1	250,000
Hotels – alterations & additions			1	4,000
Education Buildings - alterations & additions	1	80,000	1	237,000
Shops, restaurants - alterations & additions	9	1,179,500	2	410,000
Alterations & additions - office/admin	1	20,000	4	2,090,000
Farm Buildings - alterations & additions	2	50,000	2	40,000
Other Buildings - alterations & addition	5	197,000	1	80,000
<b>Total</b>	<b>172</b>	<b>42,986,250</b>	<b>148</b>	<b>38,173,500</b>

Note: applications for garages; fireplaces; fences; retaining walls; outbuildings; conservatories; swimming and spa pools; and other construction (e.g. signs and pergolas) have been deliberately excluded.

Source: Kāpiti Coast District Council building consent data.

**Table 10:** Building consents issued by type, Kāpiti Coast District, 1 June – 31 Aug 2017 & 1 Sep – 30 Nov 2017

Building consent type	1 June 2017 – 31 August 2017		1 September 2017 – 30 November 2017	
	Number	Value (\$)	Number	Value (\$)
New (& prebuilt) house, unit, bach, crib	88	32,501,000	49	20,611,600
New flats	2	750,000	2	665,000
New flats added to existing building	0	0	0	0
New education building - other	2	7,200,000	2	7,405,000
New social buildings – other e.g. theatre	0		1	900,000
New offices	1	90,000	0	0
New service stations	0	0	0	0
New farm buildings - other	5	151,000	3	119,000
New other buildings	0	0	2	110,500
New office / retail buildings	0	0	0	0
New office / warehouse buildings	0	0	3	1,292,000
New retail / warehouse	0	0	0	0
Dwellings - alterations & additions	78	5,757,250	55	4,211,500
Dwellings with flats - alterations & additions	1	18,000	2	19,000
Re-sited houses	1	30,000	1	70,000
Hotels – alterations and additions	0	0	1	4,000

Education buildings - alterations & additions	1	1,350,000	1	80,000
Social buildings - alterations & additions	0	0	0	0
Shops, restaurants - alterations & additions	6	481,500	5	1,086,000
Alterations & additions - office/admin	1	400	4	210,000
Factories – alterations and additions	0	0	0	0
Farm buildings alterations and additions	2	50,000	1	10,000
Other buildings - alterations & additions	6	405,000	4	420,000
<b>Total</b>	<b>194</b>	<b>48,784,150</b>	<b>136</b>	<b>37,213,600</b>

Note: due to a time lag, these building consents issued are not necessarily for the same buildings for which building consent applications were received over this time period.

Source: Kāpiti Coast District Council building consent data.

## Resource consents

Between 1 September 2017 and 30 November 2017, Council granted 73 resource consents, 27 consents related to residential activities and 14 to commercial activities. Of those 27 consents that would enable residential development, 14 were land use consents and 13 were subdivisions. Information on the 27 consents relating to residential activities (including lot size) suggests that these applications have the potential to yield 216 new dwellings.

During that same period, 14 non-residential resource consents were granted, which is an increase on the previous quarter. Four of these non-residential applications were to enable home occupations while one related to additions to a rest home. Table 11 below identifies the type of consent by location.

**Table 11:** Resource consents granted by location, Kāpiti Coast District, 1 June – 31 Aug 2017 & 1 Sep – 30 Nov 2017

Location	1 June 2017 – 31 August 2017	1 September 2017 – 30 November 2017
	Number	Number
Maungakotukutuku	2	2
Ōtaki	2	4
Ōtaki Forks	1	1
Paekākāriki	0	1
Paraparaumu (Central, North Beach, and South Beach)	10	3
Peka Peka	1	2
Raumati Beach and Raumati South	9	3
Waikanae	23	11
Other	1	0
<b>Residential (total)</b>	<b>49</b>	<b>27</b>
Ōtaki	2	3
Ōtaki Forks	1	0
Paekākāriki	0	1
Paraparaumu (Central, North Beach, and South Beach)	5	7
Peka Peka	1	0
Raumati	0	1
Te Horo	0	1
Waikanae	0	1
<b>Non-residential (total)</b>	<b>9</b>	<b>14</b>

Source: Kāpiti Coast District Council resource consent data.

## Changes that may affect future supply

In addition to a small number of residential and business zone changes recommended in the decisions version of the PDP, the decisions version of the PDP enables new minor flats as a permitted activity that can be occupied by anybody. This is a change from the ODP where family flats were permitted as long as they were occupied by a socially dependent relative or close family associate of the occupants of the primary dwelling. There is also a small increase in the permitted floor area of minor flats to align with standard dimensions of building materials (to reduce costs). This may lead to an increase in this type of activity in the future that may go some way to addressing future housing need. The permitted activity relates specifically to dwellings no more than 54m<sup>2</sup> in urban areas and no more than 60m<sup>2</sup> in rural areas.

## HOUSING AFFORDABILITY

The 2017 Quotable Value evaluation identified the average house value in the district is now \$541,500<sup>1</sup>, an increase of 37% on capital values three years ago. Housing affordability continues to be an issue for long-term residents.

The Quarter 1 Monitoring Report identified affordable housing as an issue for current residents of Kāpiti. Affordable housing is important for people's well-being. For lower-income households, high housing costs relative to income can leave households with insufficient income to meet other basic needs such as food, clothing, transport, medical care and education. A number of key trends with regards to affordability from the Quarter 1 Monitoring Report included:

- Housing in Kāpiti is more affordable compared to housing in other parts of the Wellington Region. As a result, Kāpiti is experiencing an influx of migrants from places like Wellington City;
- At the same time, due to rising house prices and lower household incomes, housing in Kāpiti is becoming less affordable to long-term Kāpiti residents;
- A high prevalence of detached housing over higher density housing may be having an impact on affordable housing options for Kāpiti residents;
- Rental costs have increased in Kāpiti over the last 24 years, but they remain low in comparison to rents in Wellington City, the Wellington Region, and New Zealand;
- The highest rents in the Kāpiti District for flats and apartments of all sizes have been in Paraparaumu Beach South and Raumati Beach, while the lowest rents have been in Ōtaki and Paraparaumu Central;
- The average current house value in Kāpiti has increased since 2006, but has remained consistently lower than the average house value in Wellington City and the rest of the country;
- The average dwelling sales price (actual) in Kāpiti has increased from \$115,856.25 in 1993 to \$451,000 in 2016, despite being relatively flat from 2007 to 2015;
- The average dwelling sales price indicator reports the prices of residential dwellings sold each quarter (in nominal terms, not adjusted for inflation, size or quality of dwellings); and
- The number of dwellings sold per annum has been steadily increasing since 2008 with 328 dwellings sold in the first quarter of 2017.<sup>4</sup>

<sup>4</sup> Recent sales numbers are often underestimated due to a lag between sales and data collection.

A more substantive update on affordability indicators will be included in the next report, following updated information expected in the New Year.

## Current values

New valuation data was recently released for the Kāpiti Coast District Council by Quotable Value (QV). The new rating valuations have been prepared for 25,599 properties and reflect values as at 1 August 2017.

The average house value in the district is now \$541,500<sup>5</sup>, an increase of 37% on capital values three years ago. The valuation provides interesting data on type of property and location (see Table 12 for residential data).

### Residential property valuations

- The lower end of the market has shown considerable movement from a low base, with areas such as Ōtaki Central and Ōtaki Beach seeing land values rise on average by 45%.
- Waikanae Beach area saw the largest increase in land values with most increasing at least 55%, with the exception of beach front land values which increased 45%.
- Residential dwellings in Paekākāriki increased on average by 27% and residential land values increased by 30%.

### Commercial property valuations

- The average capital value for developed commercial property increased by 16% since the last rating revaluation on 1 August 2014, and the average capital value for developed industrial property increased by 13% over the past three years.
- Commercial retail values in the Ōtaki township area increased by 5%, while both the commercial and industrial property values around the highway areas decreased.
- Waikanae commercial values have increased, while industrial values have held steady.
- Paraparaumu and Raumati commercial and industrial values have increased between 15-20% over the past three years.

### Rural and lifestyle property valuations

- Rural and lifestyle properties have seen both capital and land values increase since the 2014 revaluation, but at a more modest rate than residential properties.
- The average improved lifestyle property capital value increased by 19% to \$766,000, while the corresponding average land value for a lifestyle property increased by 22% to \$412,000.

**Table 12:** Residential dwelling value movements, Kāpiti Coast District, 1 August 2014 to 1 August 2017

	Total Capital Value Change (%)	Total Land Value Change (%)	2017 Average Capital Value (\$)	2017 Average Land Value (\$)
Otaihanga	35.1	34.1	\$573,000	\$240,500
Ōtaki	42.0	44.5	\$361,000	\$140,500
Ōtaki Beach	39.1	46.1	\$372,000	\$144,500

<sup>5</sup> The updated rating valuations reflect the likely selling price of a property at the effective revaluation date, which was 1 August 2017, but do not include chattels.

Paekākāriki	27.3	29.8	\$587,000	\$337,000
Paraparaumu Beach	35.6	42.8	\$584,500	\$280,500
Paraparaumu Central	46.5	49.4	\$490,000	\$218,500
Raumati Beach	36.2	40.3	\$621,500	\$312,000
Raumati South	33.6	41.8	\$575,500	\$292,500
Waikanae Beach	43.6	55.5	\$625,500	\$340,500
Waikanae East	38.5	40.6	\$555,000	\$245,500
Waikanae Garden	30.7	35.4	\$568,500	\$278,000

Source: QV. 1 August 2017. Rating valuations for the Kāpiti Coast District.

### Housing affordability measures (HAM) buy and HAM rent

A higher HAM buy or HAM rent number equates to less affordable housing because it means that more households are below the 2013 National Affordability benchmark. The last three months reporting for HAM buy and HAM rent continue to show a slight improvement in affordability (Table 13).

**Table 13: HAM buy and HAM rent, Kāpiti Coast District, July 2015 to March 2016**

	HAM Buy	HAM Rent
<b>2015-06 (last reported point in the Q1 report)</b>	0.768868	0.663529
<b>2015-09</b>	0.761124 ↓	0.659624 ↓
<b>2015-12</b>	0.759907 ↓	0.655012 ↓
<b>2016-03</b>	0.755196 ↓	0.635731 ↓

Source: MBIE, downloaded from <https://mbienz.shinyapps.io/urban-development-capacity/#help-ts>

### Average dwelling sales price and average number of dwellings sold

The recent trends of rising median dwelling sales price has continued over the last two months, while the average number of dwellings sold has continued to fall (Table 14).

**Table 14: Average median dwelling sales price and average dwellings sold, Kāpiti Coast District, March 2017 to September 2017**

	Average median dwelling sales price (actual)	Average dwellings sold
<b>31/03/2017 (last reported point in the Q1 report)</b>	457,000	335.25
<b>30/06/2017</b>	474,625 ↑	322.75 ↓
<b>30/09/2017</b>	495,314 ↑	305.5 ↓

Source: MBIE, using CoreLogic data. Downloaded from <https://mbienz.shinyapps.io/urban-development-capacity/#help-ts>

## Rental costs

The Quarter 1 Monitoring Report included a breakdown of rental housing affordability using data from the tenancy bond database held by MBIE, which records all new rental bonds lodged. Recent data shows average rents for Kāpiti have risen slightly across the 2017 year to date (Table 15) with an average rent of 365, up from the average rent of 362 for 2016.

**Table 15:** Average rents by month, February 2017 to October 2017

Month	Kāpiti Lower Quartile	Kāpiti Upper Quartile	Kāpiti Average	Wellington Average	Wellington Region Average	National Average
1/02/2017	261	423	332	460	423	393
1/03/2017	288	454	362	444	416	392
1/04/2017	286	451	359	467	409	390
1/05/2017	299	459	370	437	400	393
1/06/2017	300	457	370	439	397	390
1/07/2017	311	500	395	418	395	396
1/08/2017	327	458	387	415	389	390
1/09/2017	285	426	348	427	396	388
1/10/2017	295	444	362	428	394	393

Source: MBIE, downloaded from <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>.