

Rates as a proportion of income in Kāpiti

Consultation supporting information

Draft long term plan 2018-38

Contents

- **Methodological notes**
- **Rates as a proportion of income by area:**
 - Kaitawa
 - Maungakotukutuku
 - Otaihanga
 - Ōtaki
 - Ōtaki Forks
 - Paekākāriki
 - Paraparaumu Beach North
 - Paraparaumu Beach South
 - Paraparaumu Central
 - Peka Peka
 - Raumati Beach
 - Raumati South
 - Te Horo
 - Waikanae Beach
 - Waikanae East
 - Waikanae Park
 - Waikanae West

Methodological notes on rates affordability estimates

for Kapiti Coast District Council

July 2017

Methodology for estimating rates affordability

Introduction

This document accompanies the infographics and interactive spreadsheet, which provide summary statistics by area unit and meshblock on incomes, rates and rates affordability within Kapiti Coast District.

Data sources

Rates data by meshblock was provided by Kapiti Coast District Council (KCDC) and relates to 2016/17. A meshblock is the smallest geographic unit for which data is reported by Statistics New Zealand.

Population, households and median income data by meshblock and area unit is sourced from the 2013 Census, with these figures being the latest available. An area unit is the next reporting level up from meshblock, with each area unit containing multiple meshblocks.

All calculations have been performed by Infometrics.

Assumptions

The assumptions made by Infometrics in estimating the affordability of residential rates in the Kapiti Coast District are outlined below. The total value of rates on rateable residential properties in 2016/17 was \$67.8m. After some properties are excluded, as outlined below, this total drops by 3.4% to \$65.5m. That change is small enough that it is still a representative dataset.

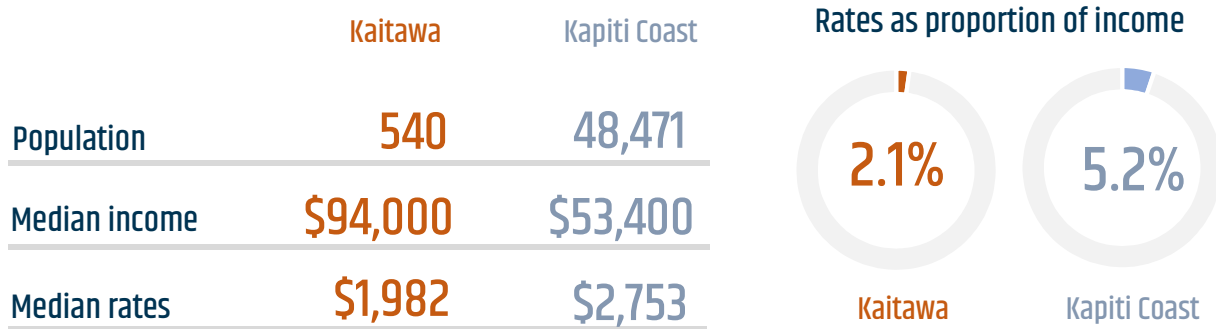
1. The analysis incorporates total rates paid = Kapiti Coast District Council rates + water rates + Greater Wellington rates.
2. We have excluded non-rateable properties and properties that could not be matched to a meshblock.
3. The 12 Quotable Value (QV) categories included are shown in Table 1.

Table 1: QV categories covered by rates modelling

Quotable Value category number	Description
09	Multi-use: residential
20	Lifestyle: multi-use within lifestyle
21	Lifestyle: single unit
22	Lifestyle: multi-unit
90	Residential: multi-use within residential
91	Residential: single unit other than bach
92	Residential: multi-unit
93	Residential: public communal unlicensed
94	Residential: public communal licensed
95	Residential: special accommodation
96	Residential: communal dependent on other use
97	Residential: bach

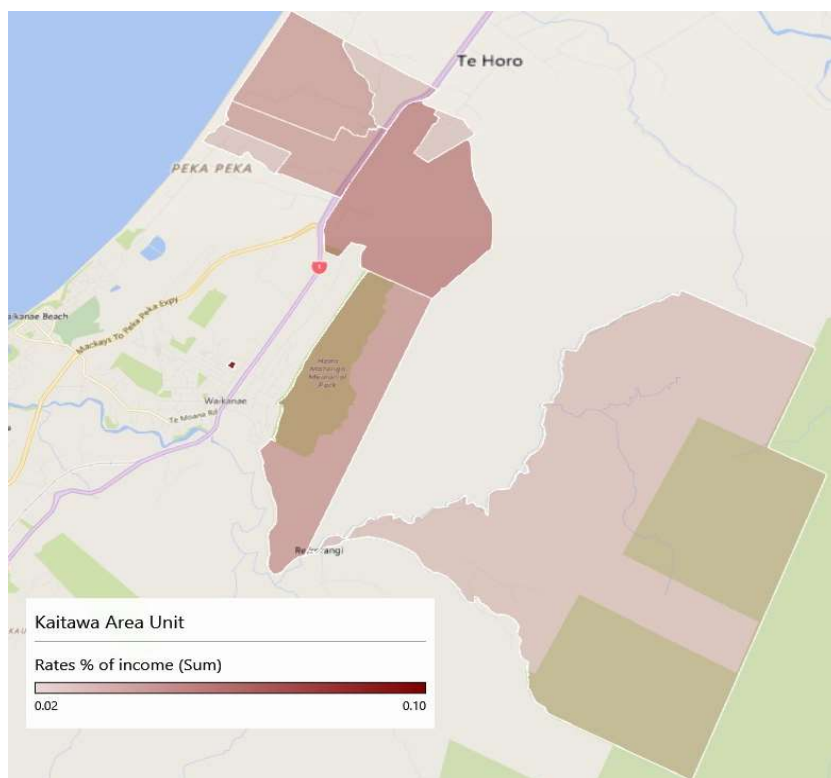
4. For categories 09, 20, 90 and 96 - which all have an element of mixed use - we have applied a 50% weighting to the rates payable on each property to capture the assumed residential proportion.
5. We have excluded vacant properties (QV codes 29 - Lifestyle: vacant, and 99 - Residential: vacant).
6. Meshblocks where the rates as a proportion of median income were clear outliers have been excluded. There are six of these meshblocks and all are within the QV category 95 - residential special accommodation. A map search and reconciliation to the ratings database shows that these are resthomes.
7. Meshblocks where the median income data has been suppressed by Statistics New Zealand (e.g. because the number of households is small) are excluded.

Kaitawa at a glance

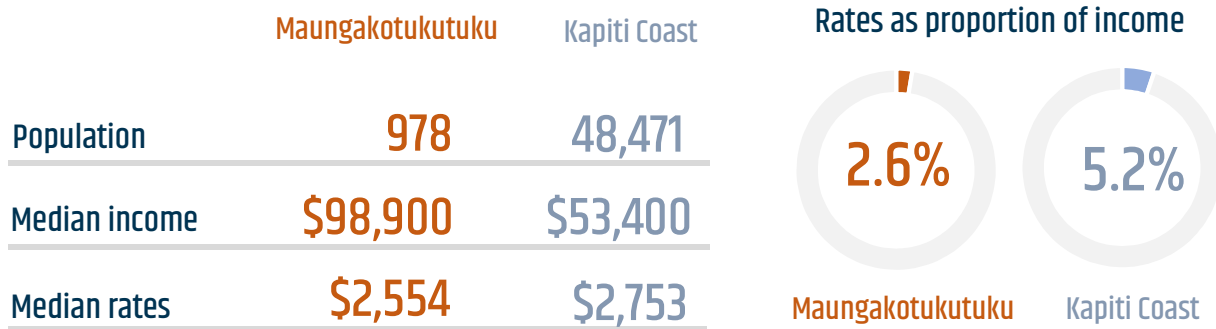


Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1884801	60	11.1%	27	\$51,700	\$2,032	3.9%
1883701	15	2.8%	6	\$65,000	\$1,903	2.9%
1883901	90	16.7%	36	\$77,500	\$2,166	2.8%
1883903	60	11.1%	24	\$77,500	\$2,081	2.7%
1884802	24	4.4%	9	\$108,300	\$1,937	1.8%
1883500	186	34.4%	66	\$106,300	\$1,880	1.8%
1883904	42	7.8%	15	\$125,000	\$1,794	1.4%
1883902	63	11.7%	24	\$150,000	\$2,103	1.4%

Heatmap: rates as % of median income (darker shading = higher rates burden)

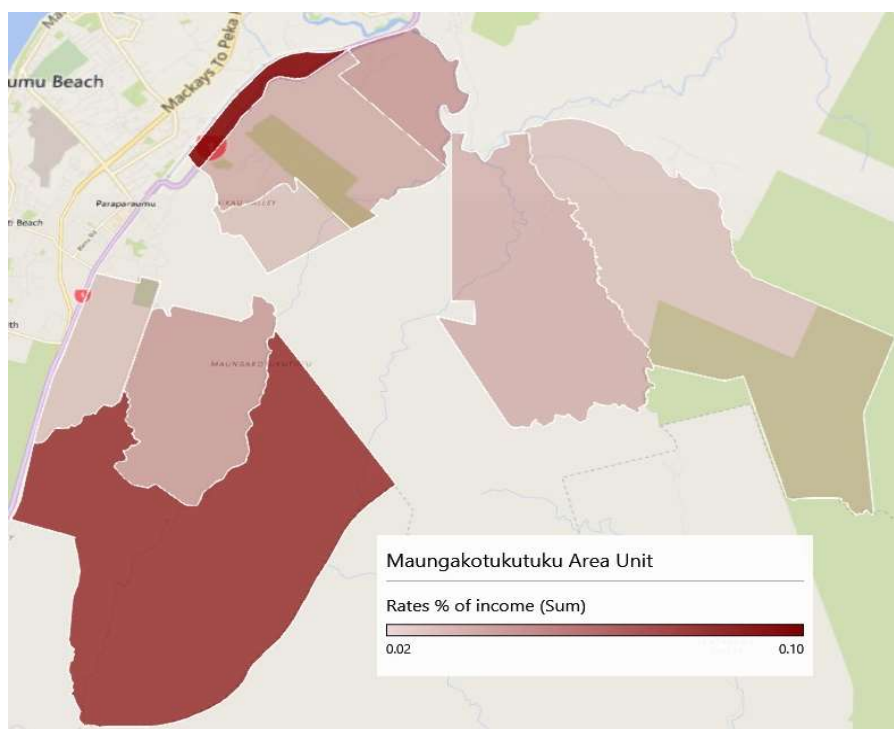


Maungakotukutuku at a glance



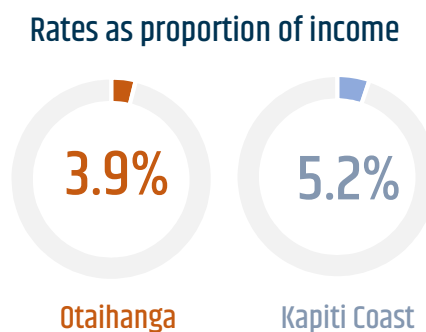
Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1998403	93	9.5%	48	\$33,300	\$3,866	11.6%
1998000	42	4.3%	21	\$27,500	\$2,160	7.9%
1998404	123	12.6%	45	\$77,500	\$2,476	3.2%
2010100	21	2.1%	6	\$73,300	\$2,304	3.1%
1997902	66	6.7%	21	\$61,700	\$1,822	3.0%
1998405	144	14.7%	60	\$112,500	\$2,669	2.4%
1998502	78	8.0%	24	\$92,500	\$1,919	2.1%
1998406	237	24.2%	81	\$150,000	\$2,689	1.8%
1997802	42	4.3%	15	\$125,000	\$2,233	1.8%
1998600	111	11.3%	36	\$116,700	\$2,066	1.8%

Heatmap: rates as % of median income (darker shading = higher rates burden)



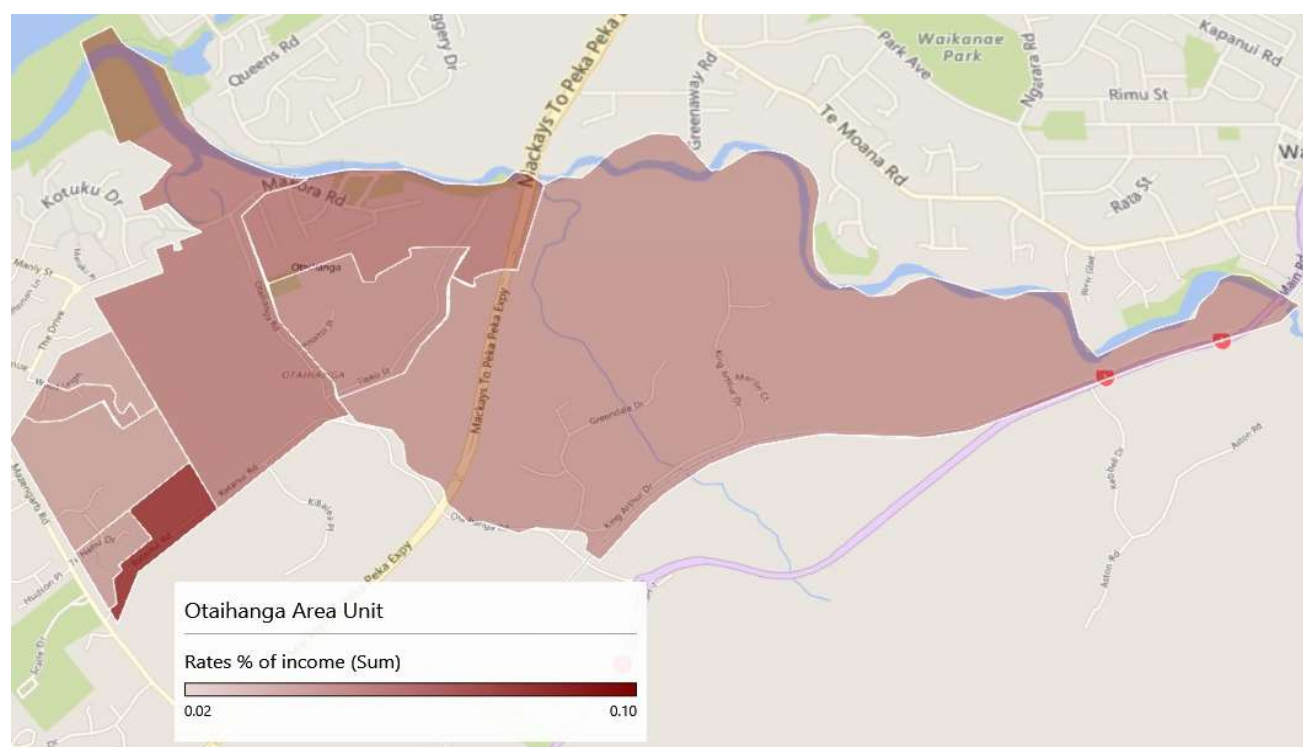
Otaihanga at a glance

	Otaihanga	Kapiti Coast
Population	1,200	48,471
Median income	\$79,600	\$53,400
Median rates	\$3,118	\$2,753



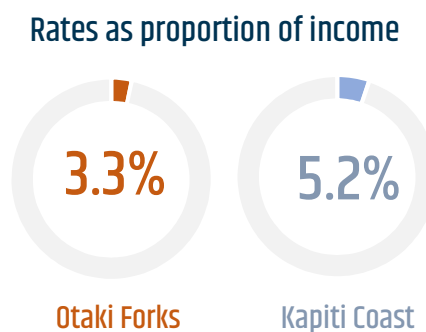
Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1999407	96	8.0%	42	\$36,300	\$2,925	8.1%
1999500	327	27.3%	138	\$58,300	\$2,717	4.7%
1999409	60	5.0%	21	\$85,000	\$3,703	4.4%
1999601	189	15.8%	63	\$75,000	\$2,831	3.8%
1999602	159	13.3%	60	\$115,000	\$3,809	3.3%
1999404	93	7.8%	33	\$92,500	\$2,960	3.2%
1999406	102	8.5%	33	\$108,300	\$3,258	3.0%
1999405	90	7.5%	36	\$112,500	\$3,212	2.9%
1999403	78	6.5%	24	\$125,000	\$3,356	2.7%

Heatmap: rates as % of median income (darker shading = higher rates burden)



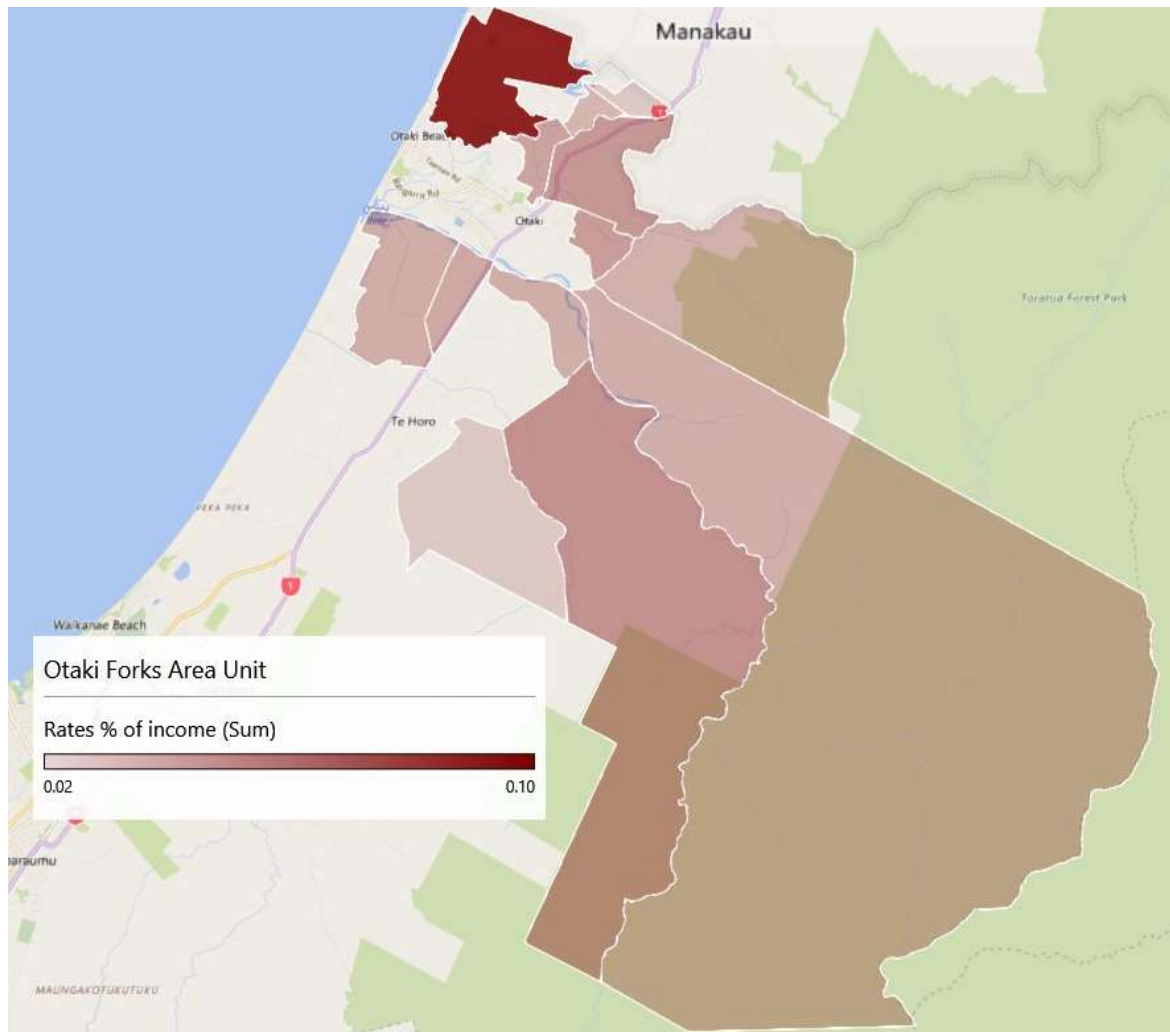
Otaki Forks at a glance

	Otaki Forks	Kapiti Coast
Population	1,482	48,471
Median income	\$65,000	\$53,400
Median rates	\$2,142	\$2,753



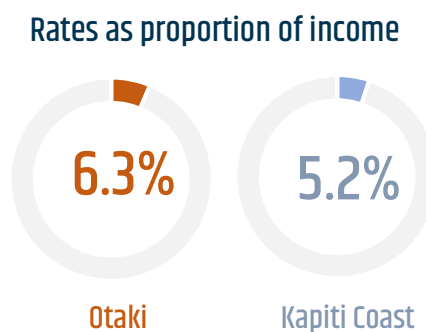
Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1882513	30	2.0%	15	\$20,800	\$2,175	10.5%
1884502	159	10.7%	66	\$53,300	\$2,354	4.4%
1884900	186	12.6%	72	\$52,500	\$2,151	4.1%
1882800	219	14.8%	90	\$65,000	\$2,439	3.8%
1883400	81	5.5%	36	\$65,000	\$2,290	3.5%
1882702	45	3.0%	21	\$55,000	\$1,754	3.2%
1884300	150	10.1%	66	\$57,500	\$1,648	2.9%
1884501	129	8.7%	54	\$88,800	\$2,422	2.7%
1884202	132	8.9%	51	\$65,000	\$1,772	2.7%
1885000	81	5.5%	39	\$77,500	\$2,041	2.6%
1884400	123	8.3%	48	\$92,500	\$2,426	2.6%
1883002	36	2.4%	15	\$84,200	\$2,146	2.5%
1882701	27	1.8%	12	\$78,300	\$1,776	2.3%
1884702	33	2.2%	15	\$110,000	\$1,484	1.3%
1882406	12	0.8%	6	\$125,000	\$1,565	1.3%

Heatmap: rates as % of median income (darker shading = higher rates burden)



Otaki at a glance

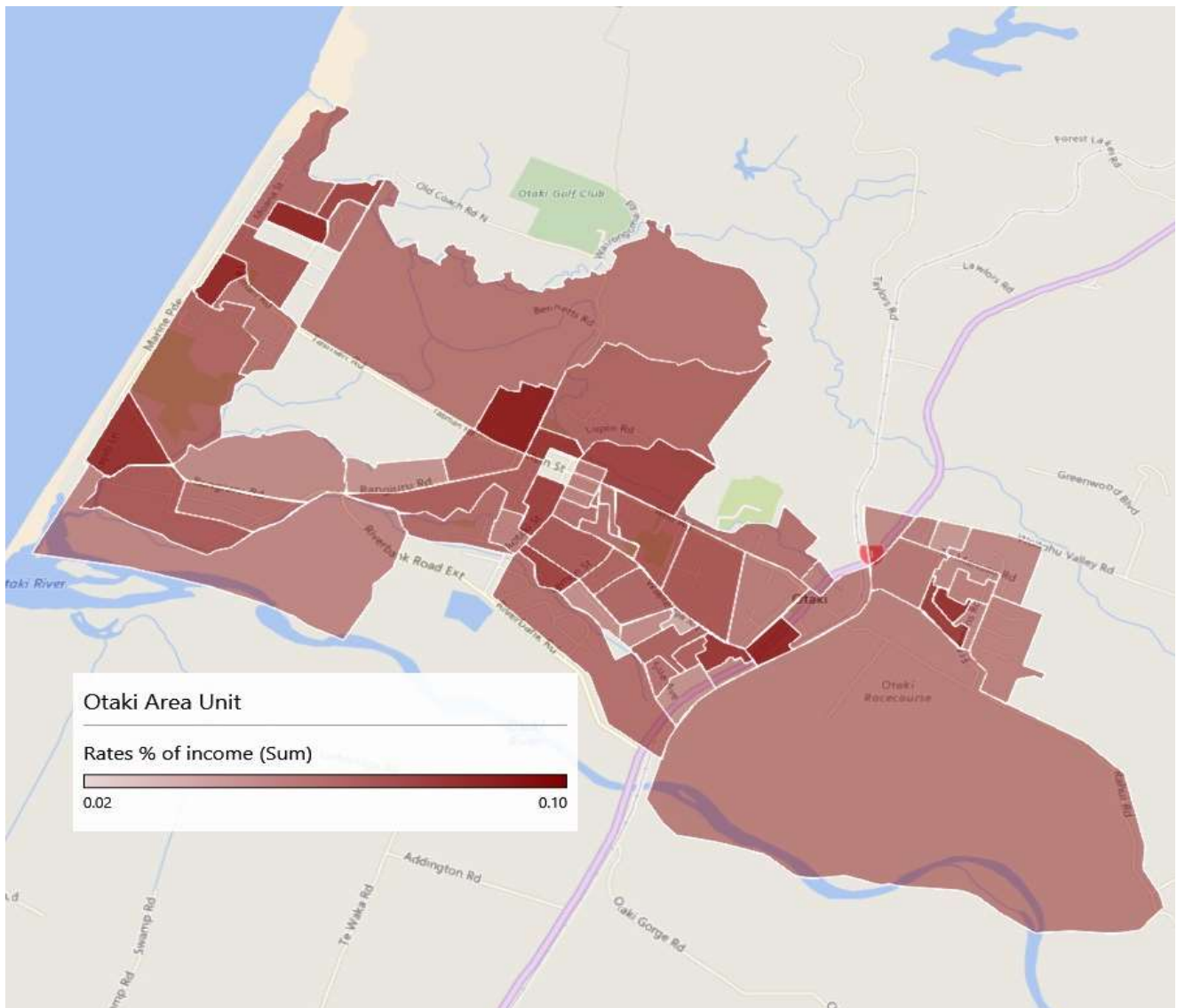
	Otaki	Kapiti Coast
Population	5,760	48,471
Median income	\$36,600	\$53,400
Median rates	\$2,290	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1881100	42	0.7%	21	\$17,500	\$2,441	13.9%
1879200	18	0.3%	12	\$22,500	\$2,164	9.6%
1878401	90	1.6%	42	\$24,200	\$2,297	9.5%
1878700	75	1.3%	33	\$27,500	\$2,588	9.4%
1881901	87	1.5%	42	\$27,500	\$2,463	9.0%
1879504	51	0.9%	24	\$27,500	\$2,444	8.9%
1877500	72	1.3%	48	\$23,800	\$2,075	8.7%
1880803	54	0.9%	24	\$25,800	\$2,231	8.6%
1879505	39	0.7%	21	\$32,500	\$2,694	8.3%
1881600	144	2.5%	69	\$27,500	\$2,230	8.1%
1881001	66	1.1%	36	\$27,500	\$2,213	8.0%
1877800	87	1.5%	39	\$27,500	\$2,208	8.0%
1878403	102	1.8%	45	\$27,500	\$2,172	7.9%
1878600	132	2.3%	54	\$35,800	\$2,480	6.9%
1879000	249	4.3%	105	\$34,200	\$2,365	6.9%
1880300	117	2.0%	54	\$32,500	\$2,247	6.9%
1880400	222	3.9%	105	\$32,000	\$2,190	6.8%
1881902	45	0.8%	21	\$32,500	\$2,207	6.8%
1881401	192	3.3%	78	\$33,300	\$2,185	6.6%
1880801	63	1.1%	21	\$32,500	\$2,094	6.4%
1880703	72	1.3%	24	\$33,300	\$2,109	6.3%
1880500	99	1.7%	42	\$36,300	\$2,275	6.3%
1877400	237	4.1%	99	\$35,800	\$2,241	6.3%
1878900	147	2.6%	69	\$37,500	\$2,346	6.3%
1880600	132	2.3%	60	\$38,300	\$2,334	6.1%
1881200	54	0.9%	24	\$36,700	\$2,203	6.0%
1878300	138	2.4%	60	\$42,500	\$2,503	5.9%
1881800	96	1.7%	27	\$36,700	\$2,152	5.9%
1880203	57	1.0%	27	\$37,500	\$2,160	5.8%
1880201	9	0.2%	6	\$36,700	\$2,104	5.7%
1880901	30	0.5%	9	\$45,000	\$2,566	5.7%
1880204	57	1.0%	24	\$39,200	\$2,225	5.7%

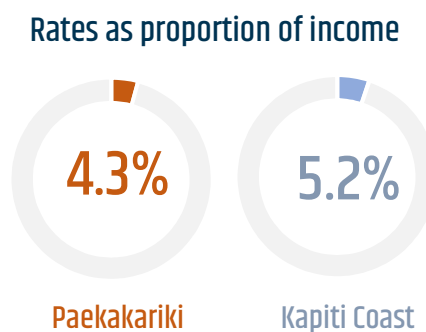
1881903	201	3.5%	87	\$38,800	\$2,202	5.7%
1878404	138	2.4%	63	\$37,500	\$2,113	5.6%
1878405	102	1.8%	54	\$40,800	\$2,269	5.6%
1878000	120	2.1%	51	\$40,800	\$2,261	5.5%
1878800	267	4.6%	117	\$41,000	\$2,267	5.5%
1880704	27	0.5%	12	\$45,000	\$2,486	5.5%
1880202	36	0.6%	21	\$36,700	\$2,011	5.5%
1882600	72	1.3%	33	\$41,700	\$2,263	5.4%
1879501	84	1.5%	30	\$44,200	\$2,311	5.2%
1877700	21	0.4%	9	\$41,700	\$2,178	5.2%
1879300	33	0.6%	15	\$46,700	\$2,355	5.0%
1879100	123	2.1%	60	\$47,500	\$2,386	5.0%
1879900	51	0.9%	24	\$45,000	\$2,225	4.9%
1883300	135	2.3%	45	\$53,300	\$2,625	4.9%
1879503	42	0.7%	18	\$55,000	\$2,680	4.9%
1880000	24	0.4%	6	\$46,700	\$2,255	4.8%
1879800	270	4.7%	117	\$52,500	\$2,513	4.8%
1881700	72	1.3%	27	\$45,000	\$2,141	4.8%
1880100	30	0.5%	12	\$45,000	\$2,123	4.7%
1878200	48	0.8%	21	\$45,000	\$2,113	4.7%
1883205	15	0.3%	9	\$41,700	\$1,890	4.5%
1879506	60	1.0%	24	\$51,700	\$2,340	4.5%
1879502	57	1.0%	24	\$55,000	\$2,477	4.5%
1879700	177	3.1%	75	\$52,500	\$2,353	4.5%
1880804	39	0.7%	12	\$51,700	\$2,268	4.4%
1883204	27	0.5%	9	\$55,000	\$2,382	4.3%
1879400	36	0.6%	18	\$51,700	\$2,208	4.3%
1880701	66	1.1%	21	\$55,000	\$2,329	4.2%
1881002	75	1.3%	36	\$55,000	\$2,226	4.0%
1880802	39	0.7%	15	\$61,700	\$2,407	3.9%
1881300	27	0.5%	12	\$65,000	\$2,462	3.8%
1879600	51	0.9%	18	\$65,000	\$2,320	3.6%
1878500	54	0.9%	27	\$77,500	\$2,343	3.0%
1880702	33	0.6%	15	\$88,300	\$2,367	2.7%

Heatmap: rates as % of median income (darker shading = higher rates burden)



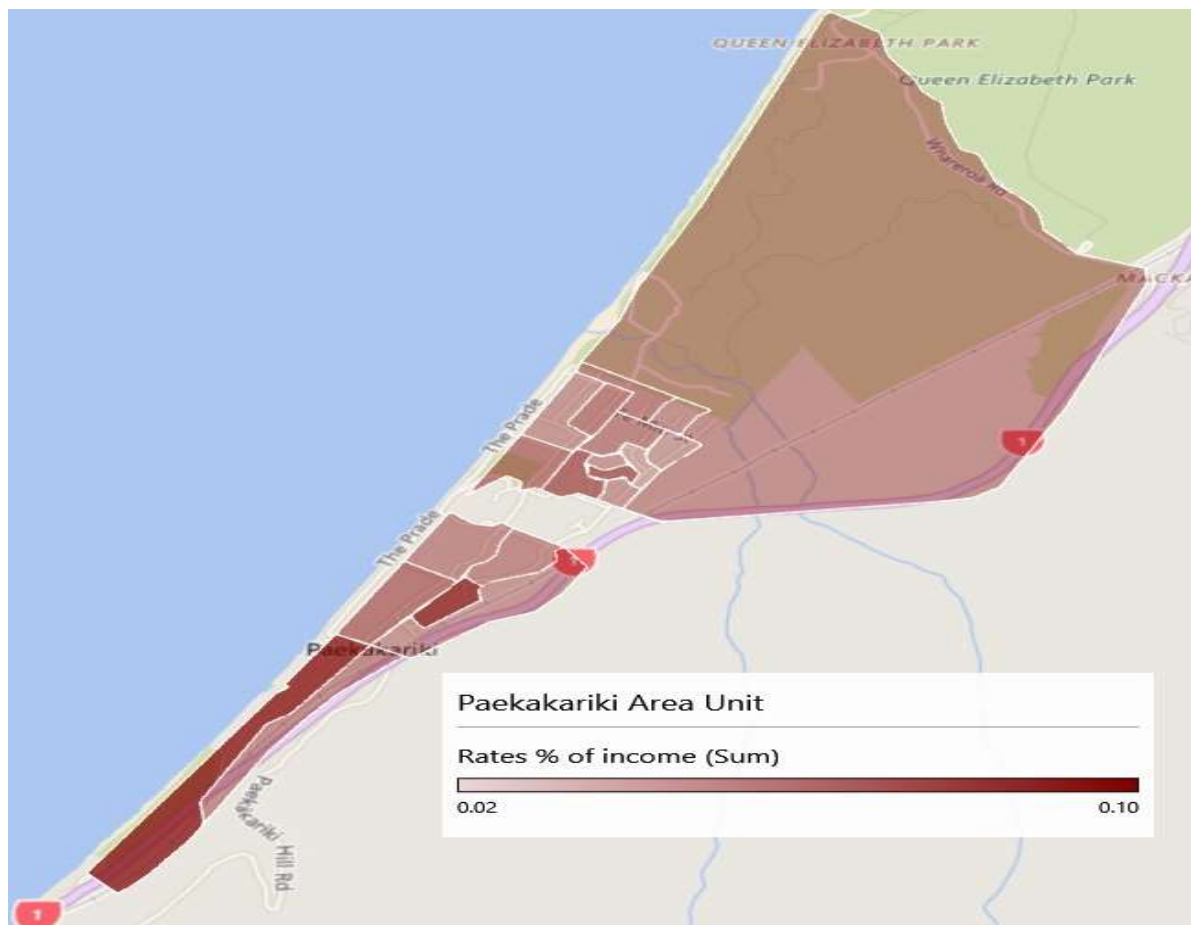
Paekakariki at a glance

	Paekakariki	Kapiti Coast
Population	1,665	48,471
Median income	\$67,100	\$53,400
Median rates	\$2,889	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
2009701	75	4.5%	36	\$47,500	\$3,979	8.4%
2009500	54	3.2%	30	\$32,500	\$2,622	8.1%
2008604	27	1.6%	9	\$45,000	\$2,666	5.9%
2008800	57	3.4%	30	\$47,500	\$2,766	5.8%
2009400	117	7.0%	57	\$71,300	\$3,662	5.1%
2008700	30	1.8%	9	\$69,200	\$3,406	4.9%
2008300	81	4.9%	33	\$62,500	\$2,966	4.7%
2008000	60	3.6%	24	\$65,000	\$2,973	4.6%
2008400	90	5.4%	36	\$61,700	\$2,727	4.4%
2009800	81	4.9%	36	\$71,700	\$3,035	4.2%
2009300	93	5.6%	39	\$66,300	\$2,763	4.2%
2009000	57	3.4%	33	\$85,000	\$3,477	4.1%
2009200	120	7.2%	54	\$81,300	\$3,284	4.0%
2009100	111	6.7%	42	\$67,500	\$2,659	3.9%
2007900	180	10.8%	60	\$67,500	\$2,622	3.9%
2008100	45	2.7%	18	\$67,500	\$2,595	3.8%
2009600	105	6.3%	42	\$61,700	\$2,193	3.6%
2008200	111	6.7%	48	\$92,500	\$3,259	3.5%
2008900	45	2.7%	15	\$77,500	\$2,690	3.5%
2008601	18	1.1%	6	\$83,300	\$2,859	3.4%
2008500	72	4.3%	21	\$85,000	\$2,639	3.1%
2008603	36	2.2%	12	\$104,200	\$2,595	2.5%

Heatmap: rates as % of median income (darker shading = higher rates burden)



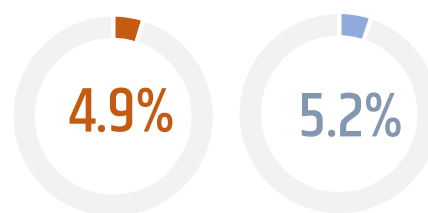
Paraparaumu Beach North at a glance



Paraparaumu Beach North Kapiti Coast

Rates as proportion of income

Population	3,561	48,471
Median income	\$58,800	\$53,400
Median rates	\$2,859	\$2,753

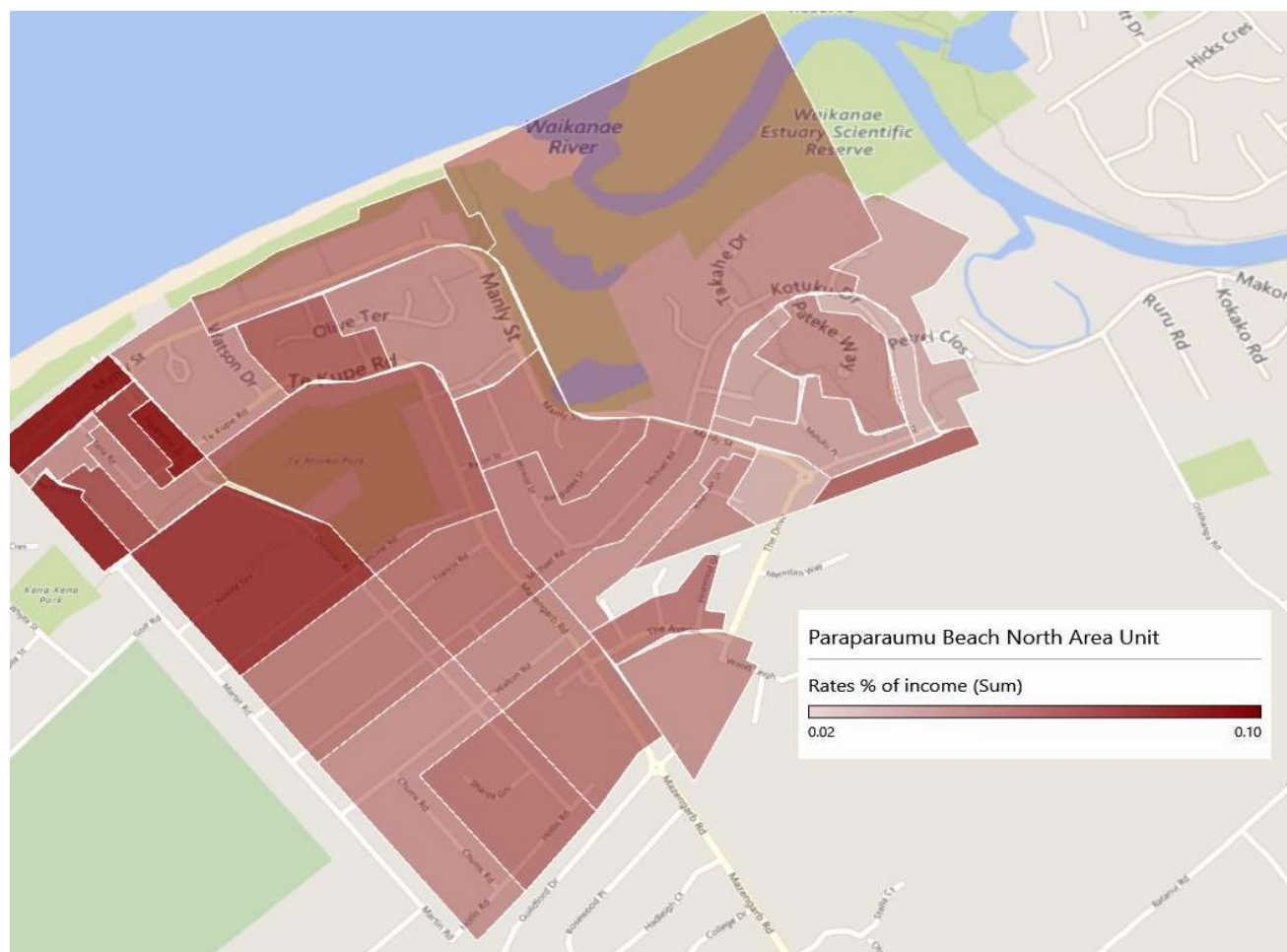


Paraparaumu Beach North Kapiti Coast

Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
2001209	36	1.0%	18	\$17,500	\$2,834	16.2%
2001203	27	0.8%	12	\$37,500	\$4,816	12.8%
2001206	51	1.4%	36	\$32,500	\$3,006	9.3%
2001202	201	5.6%	90	\$32,500	\$2,762	8.5%
2001205	45	1.3%	18	\$36,700	\$2,873	7.8%
2001106	33	0.9%	18	\$45,000	\$3,203	7.1%
2001207	36	1.0%	21	\$45,000	\$3,191	7.1%
2001500	135	3.8%	60	\$42,500	\$2,654	6.2%
2001403	105	2.9%	51	\$41,700	\$2,600	6.2%
2001609	45	1.3%	12	\$55,000	\$3,324	6.0%
2000700	168	4.7%	51	\$50,800	\$2,738	5.4%
2001105	75	2.1%	27	\$55,000	\$2,932	5.3%
2001103	171	4.8%	66	\$52,500	\$2,740	5.2%
2001104	45	1.3%	18	\$56,700	\$2,910	5.1%
2001102	117	3.3%	39	\$55,000	\$2,774	5.0%
2001602	174	4.9%	63	\$55,000	\$2,758	5.0%
2000800	240	6.7%	81	\$55,000	\$2,720	4.9%
2000600	207	5.8%	72	\$55,000	\$2,641	4.8%
2001401	120	3.4%	54	\$77,500	\$3,667	4.7%
2001208	60	1.7%	27	\$51,700	\$2,426	4.7%
2000907	45	1.3%	18	\$70,000	\$2,960	4.2%
2000902	114	3.2%	33	\$65,000	\$2,718	4.2%
2001402	246	6.9%	90	\$67,500	\$2,793	4.1%
2001603	72	2.0%	30	\$85,000	\$3,470	4.1%
2001605	42	1.2%	15	\$85,000	\$3,469	4.1%
2001204	21	0.6%	9	\$85,000	\$3,370	4.0%
2001300	150	4.2%	69	\$73,000	\$2,873	3.9%
2001000	252	7.1%	93	\$72,500	\$2,821	3.9%
2001107	66	1.9%	24	\$71,700	\$2,780	3.9%
2000906	102	2.9%	36	\$71,700	\$2,678	3.7%
2001606	84	2.4%	27	\$102,800	\$3,262	3.2%
2001604	57	1.6%	21	\$108,300	\$3,256	3.0%

2001608	66	1.9%	21	\$125,000	\$3,441	2.8%
2000908	60	1.7%	21	\$137,500	\$3,183	2.3%
2001607	48	1.3%	15	\$150,000	\$3,233	2.2%

Heatmap: rates as % of median income (darker shading = higher rates burden)



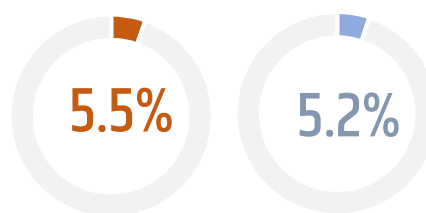
Paraparaumu Beach South at a glance



Paraparaumu Beach South Kapiti Coast

Rates as proportion of income

Population	4,935	48,471
Median income	\$53,700	\$53,400
Median rates	\$2,947	\$2,753

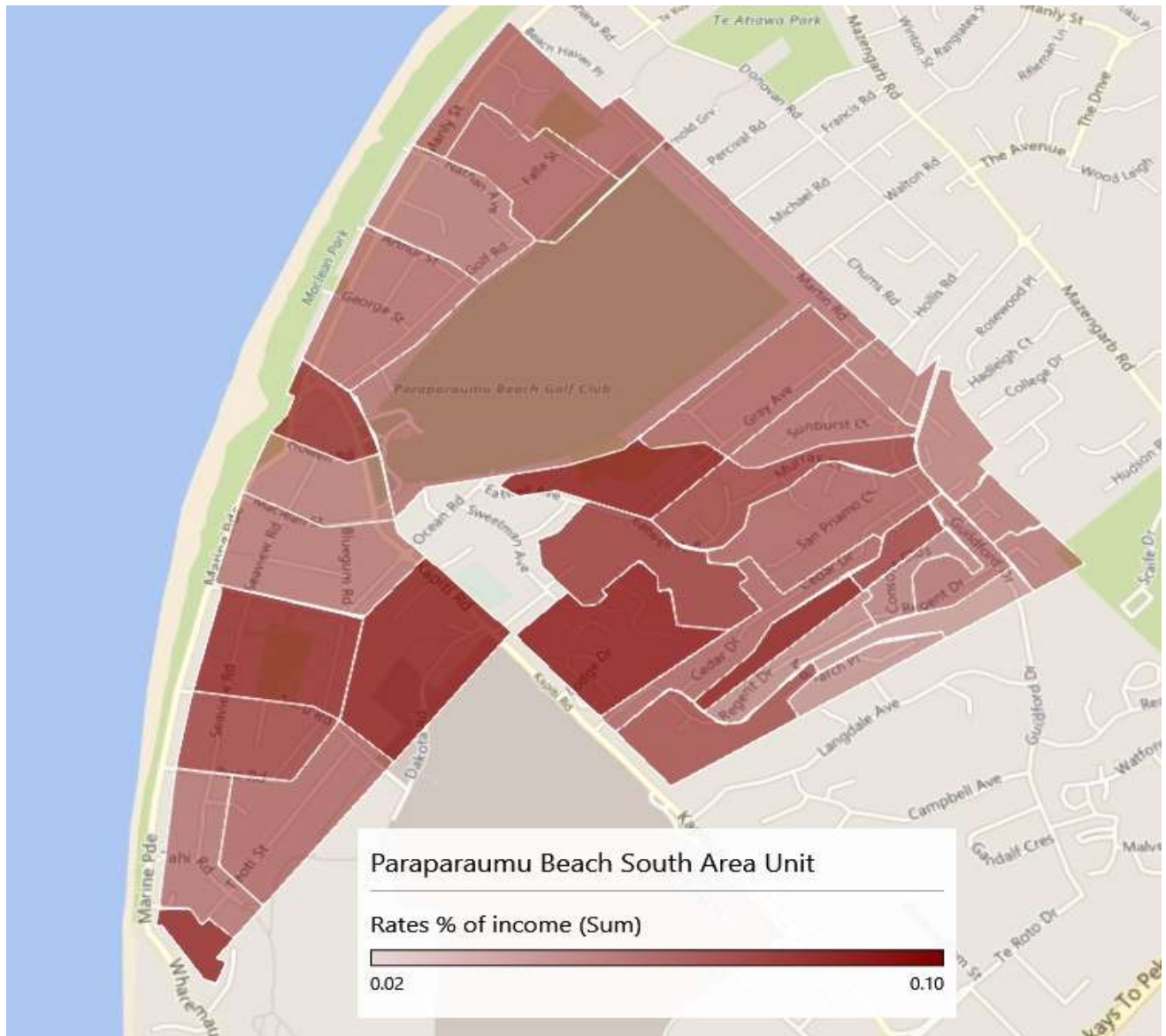


Paraparaumu Beach South Kapiti Coast

Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
2003505	222	4.5%	99	\$30,600	\$2,660	8.7%
2003200	108	2.2%	54	\$32,500	\$2,781	8.6%
2003515	72	1.5%	33	\$33,800	\$2,856	8.4%
2002800	228	4.6%	105	\$29,500	\$2,486	8.4%
2004301	24	0.5%	9	\$45,000	\$3,597	8.0%
2002900	153	3.1%	69	\$37,500	\$2,975	7.9%
2002500	75	1.5%	36	\$41,700	\$3,201	7.7%
2003504	177	3.6%	78	\$34,200	\$2,451	7.2%
2003516	42	0.9%	24	\$41,700	\$2,839	6.8%
2003400	147	3.0%	63	\$41,700	\$2,836	6.8%
2003508	150	3.0%	63	\$42,500	\$2,880	6.8%
2003000	153	3.1%	66	\$45,000	\$3,026	6.7%
2003300	63	1.3%	30	\$39,200	\$2,544	6.5%
2003522	87	1.8%	42	\$45,000	\$2,843	6.3%
2001700	234	4.7%	102	\$55,000	\$2,998	5.5%
2003509	189	3.8%	78	\$56,700	\$3,085	5.4%
2001800	237	4.8%	93	\$57,500	\$3,092	5.4%
2003511	114	2.3%	48	\$55,000	\$2,925	5.3%
2003100	207	4.2%	78	\$55,000	\$2,921	5.3%
2004201	207	4.2%	105	\$51,300	\$2,666	5.2%
2003507	189	3.8%	75	\$55,000	\$2,733	5.0%
2002000	219	4.4%	78	\$80,000	\$3,917	4.9%
2002100	234	4.7%	93	\$65,000	\$3,049	4.7%
2004202	144	2.9%	45	\$80,000	\$3,696	4.6%
2003517	87	1.8%	33	\$67,500	\$3,115	4.6%
2002700	201	4.1%	99	\$65,000	\$2,926	4.5%
2003506	105	2.1%	36	\$61,700	\$2,688	4.4%
2001900	186	3.8%	72	\$81,300	\$3,537	4.4%
2003513	54	1.1%	24	\$65,000	\$2,823	4.3%
2003514	60	1.2%	24	\$65,000	\$2,798	4.3%
2002600	135	2.7%	60	\$67,500	\$2,889	4.3%
2003510	108	2.2%	39	\$72,500	\$2,958	4.1%

2003518	81	1.6%	27	\$77,500	\$3,093	4.0%
2003519	81	1.6%	27	\$85,000	\$3,057	3.6%
2003521	75	1.5%	27	\$95,000	\$3,026	3.2%
2003520	87	1.8%	33	\$104,200	\$2,978	2.9%

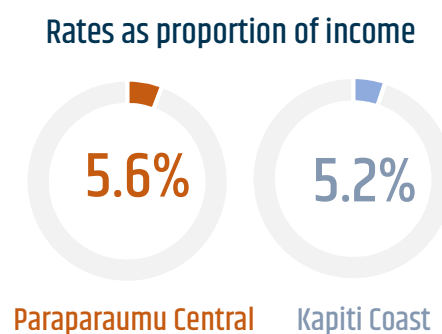
Heatmap: rates as % of median income (darker shading = higher rates burden)



Paraparaumu Central at a glance



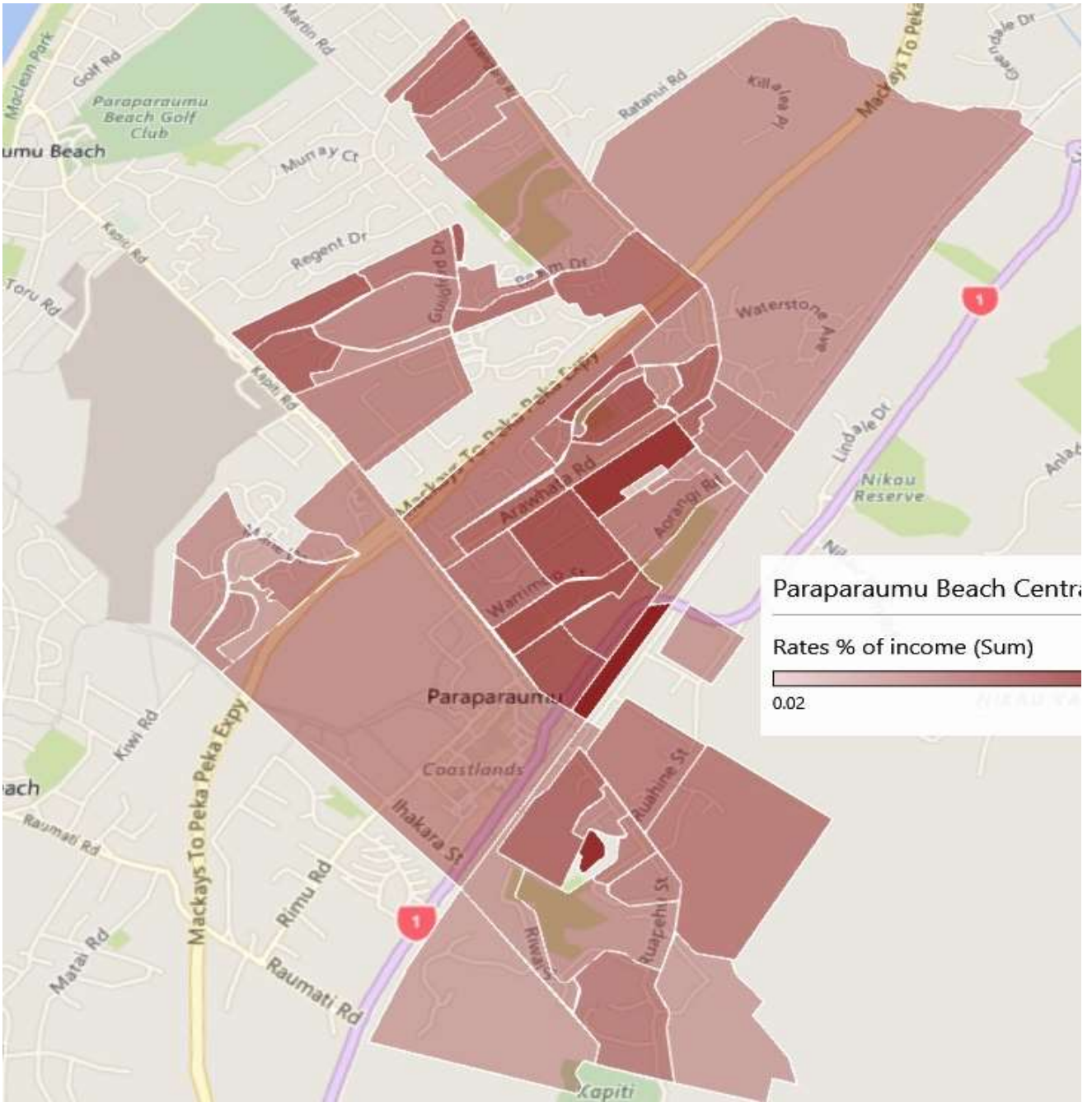
	Paraparaumu Central	Kapiti Coast
Population	8,358	48,471
Median income	\$46,500	\$53,400
Median rates	\$2,609	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
2000400	27	0.3%	12	\$15,800	\$3,387	21.4%
1997103	45	0.5%	33	\$23,800	\$2,230	9.4%
1998901	144	1.7%	63	\$29,200	\$2,599	8.9%
2000100	153	1.8%	69	\$34,200	\$2,544	7.4%
2000000	246	2.9%	105	\$34,200	\$2,479	7.2%
1999726	57	0.7%	30	\$32,500	\$2,331	7.2%
1998200	117	1.4%	57	\$33,800	\$2,391	7.1%
2000200	171	2.0%	81	\$36,300	\$2,561	7.1%
1999729	66	0.8%	21	\$30,800	\$2,162	7.0%
1999722	18	0.2%	12	\$42,500	\$2,816	6.6%
2000300	114	1.4%	48	\$45,000	\$2,945	6.5%
1999715	117	1.4%	63	\$40,600	\$2,609	6.4%
1999720	114	1.4%	51	\$41,700	\$2,586	6.2%
1999302	24	0.3%	12	\$37,500	\$2,271	6.1%
1999706	99	1.2%	45	\$38,800	\$2,331	6.0%
1999802	168	2.0%	60	\$40,800	\$2,434	6.0%
1997101	39	0.5%	21	\$41,700	\$2,446	5.9%
1999711	171	2.0%	66	\$45,000	\$2,623	5.8%
1999714	87	1.0%	42	\$51,700	\$2,960	5.7%
1999705	165	2.0%	72	\$43,300	\$2,382	5.5%
1999900	261	3.1%	108	\$46,700	\$2,539	5.4%
1999719	96	1.1%	39	\$51,700	\$2,788	5.4%
1998301	132	1.6%	57	\$45,000	\$2,404	5.3%
1999730	60	0.7%	27	\$45,000	\$2,397	5.3%
1999716	135	1.6%	60	\$55,000	\$2,771	5.0%
1999801	273	3.3%	102	\$47,500	\$2,389	5.0%
1997700	327	3.9%	120	\$50,600	\$2,477	4.9%
1999000	237	2.8%	90	\$52,500	\$2,546	4.8%
1997000	219	2.6%	63	\$51,700	\$2,480	4.8%
1999303	129	1.5%	54	\$55,000	\$2,590	4.7%
1997500	363	4.3%	90	\$52,000	\$2,439	4.7%
1997105	78	0.9%	27	\$55,000	\$2,563	4.7%

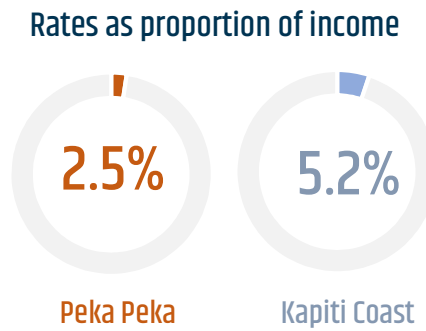
1999710	69	0.8%	27	\$61,700	\$2,834	4.6%
2003708	87	1.0%	36	\$70,000	\$3,209	4.6%
1999725	72	0.9%	36	\$61,700	\$2,789	4.5%
1999727	66	0.8%	24	\$55,000	\$2,438	4.4%
1997400	90	1.1%	36	\$61,700	\$2,726	4.4%
1999731	117	1.4%	45	\$66,300	\$2,905	4.4%
1999717	255	3.1%	99	\$63,800	\$2,739	4.3%
1997102	57	0.7%	21	\$62,500	\$2,618	4.2%
1999712	291	3.5%	102	\$71,300	\$2,954	4.1%
2003706	69	0.8%	30	\$77,500	\$3,175	4.1%
1999707	222	2.7%	84	\$61,700	\$2,508	4.1%
1999728	78	0.9%	33	\$56,700	\$2,300	4.1%
1999713	210	2.5%	72	\$76,000	\$3,056	4.0%
1999100	45	0.5%	21	\$65,000	\$2,574	4.0%
2003709	39	0.5%	18	\$70,000	\$2,772	4.0%
1999200	66	0.8%	30	\$62,500	\$2,456	3.9%
1999721	108	1.3%	42	\$65,000	\$2,541	3.9%
1999304	45	0.5%	21	\$65,000	\$2,472	3.8%
2003704	39	0.5%	15	\$85,000	\$3,232	3.8%
2003705	42	0.5%	18	\$85,000	\$3,141	3.7%
1997300	231	2.8%	81	\$68,300	\$2,490	3.6%
2003702	39	0.5%	12	\$88,300	\$3,217	3.6%
1999301	597	7.1%	219	\$80,000	\$2,873	3.6%
1998100	126	1.5%	45	\$72,500	\$2,479	3.4%
1997200	147	1.8%	54	\$75,000	\$2,484	3.3%
2003707	81	1.0%	30	\$102,800	\$3,177	3.1%
1997600	105	1.3%	30	\$85,000	\$2,554	3.0%
1997801	57	0.7%	21	\$112,500	\$3,299	2.9%
2003703	75	0.9%	33	\$116,700	\$3,170	2.7%
1998902	33	0.4%	9	\$150,000	\$2,484	1.7%

Heatmap: rates as % of median income (darker shading = higher rates burden)



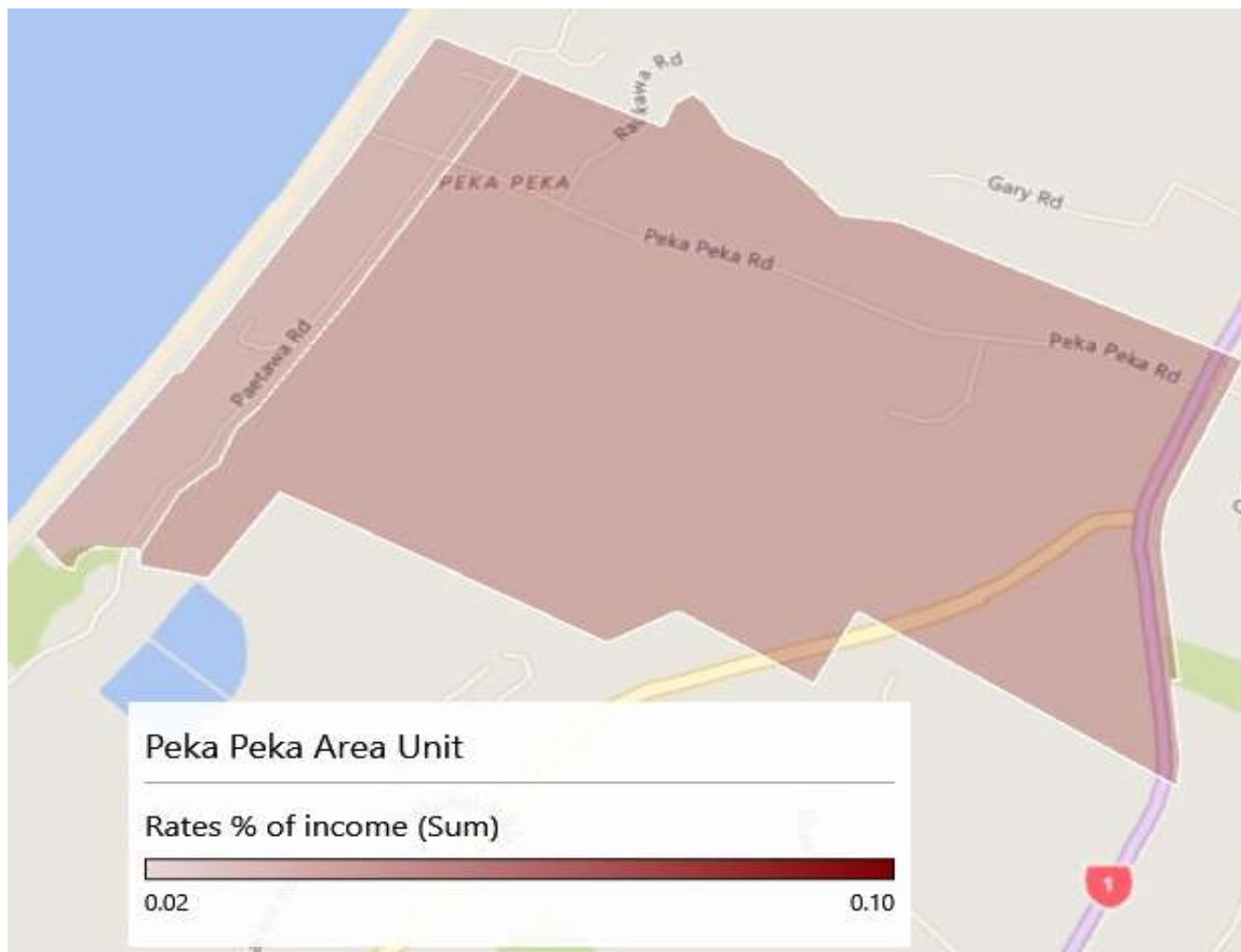
Peka Peka at a glance

	Peka Peka	Kapiti Coast
Population	360	48,471
Median income	\$85,000	\$53,400
Median rates	\$2,113	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1883808	240	66.7%	93	\$77,500	\$2,069	2.7%
1883807	120	33.3%	51	\$102,100	\$2,130	2.1%

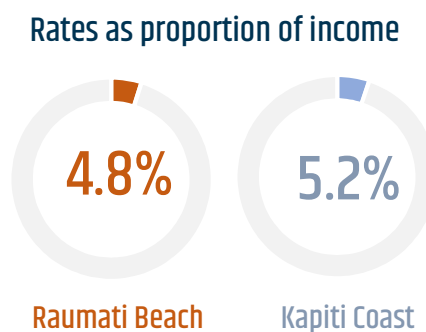
Heatmap: rates as % of median income (darker shading = higher rates burden)



Raumati Beach at a glance



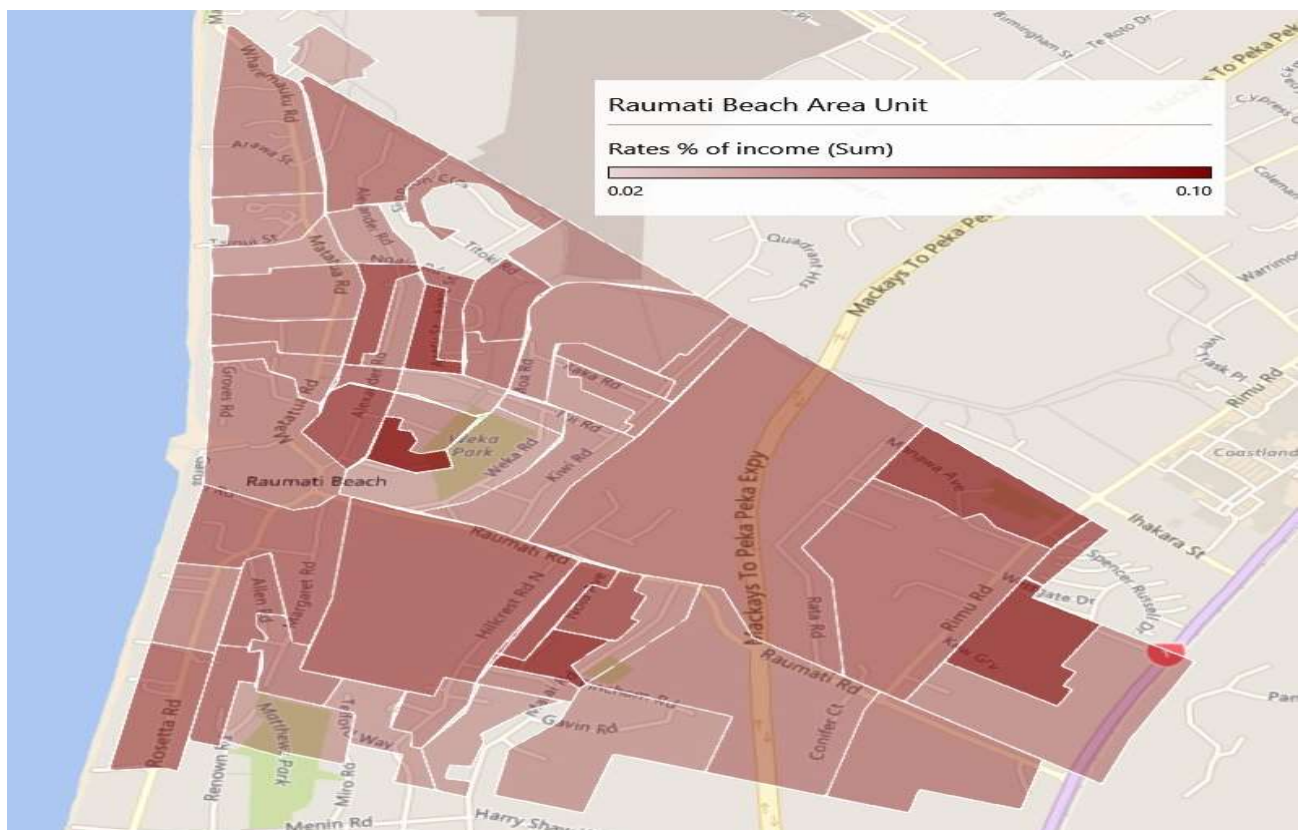
	Raumati Beach	Kapiti Coast
Population	4,662	48,471
Median income	\$59,500	\$53,400
Median rates	\$2,884	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
2005202	30	0.6%	12	\$32,500	\$2,911	9.0%
2005506	45	1.0%	24	\$32,500	\$2,553	7.9%
2004804	39	0.8%	21	\$37,500	\$2,902	7.7%
2004102	114	2.4%	63	\$30,800	\$2,358	7.7%
2004000	183	3.9%	81	\$32,500	\$2,366	7.3%
2005503	60	1.3%	30	\$35,800	\$2,404	6.7%
2004603	63	1.4%	33	\$37,500	\$2,499	6.7%
2005100	57	1.2%	27	\$35,800	\$2,369	6.6%
2005504	69	1.5%	33	\$37,500	\$2,404	6.4%
2004104	18	0.4%	12	\$45,000	\$2,620	5.8%
2005501	153	3.3%	72	\$45,000	\$2,601	5.8%
2004801	51	1.1%	21	\$45,000	\$2,514	5.6%
2005701	63	1.4%	24	\$85,000	\$4,531	5.3%
2005400	147	3.2%	69	\$61,700	\$3,269	5.3%
2004802	90	1.9%	36	\$55,000	\$2,875	5.2%
2005804	54	1.2%	18	\$56,700	\$2,950	5.2%
2004605	15	0.3%	9	\$45,000	\$2,319	5.2%
2005806	60	1.3%	27	\$57,500	\$2,951	5.1%
2003900	327	7.0%	123	\$56,300	\$2,868	5.1%
2004805	36	0.8%	15	\$56,700	\$2,763	4.9%
2003800	312	6.7%	117	\$57,500	\$2,746	4.8%
2004400	219	4.7%	87	\$60,600	\$2,879	4.8%
2004701	45	1.0%	21	\$85,000	\$3,755	4.4%
2005805	66	1.4%	30	\$66,700	\$2,902	4.4%
2007302	99	2.1%	42	\$77,500	\$3,323	4.3%
2004602	36	0.8%	15	\$112,500	\$4,809	4.3%
2004702	54	1.2%	24	\$92,500	\$3,859	4.2%
2004506	54	1.2%	21	\$72,500	\$3,021	4.2%
2004905	57	1.2%	18	\$65,000	\$2,702	4.2%
2005000	51	1.1%	21	\$125,000	\$5,143	4.1%
2004903	51	1.1%	18	\$65,000	\$2,661	4.1%
2004604	66	1.4%	27	\$65,000	\$2,660	4.1%

2004904	48	1.0%	18	\$65,000	\$2,640	4.1%
2004304	105	2.3%	48	\$102,800	\$4,143	4.0%
2007200	165	3.5%	51	\$72,500	\$2,914	4.0%
2005201	57	1.2%	21	\$75,000	\$2,954	3.9%
2005600	30	0.6%	15	\$125,000	\$4,878	3.9%
2004901	30	0.6%	12	\$65,000	\$2,511	3.9%
2005507	30	0.6%	12	\$65,000	\$2,494	3.8%
2005809	42	0.9%	15	\$85,000	\$3,210	3.8%
2005505	84	1.8%	27	\$75,000	\$2,807	3.7%
2004502	60	1.3%	24	\$108,300	\$3,989	3.7%
2004103	96	2.1%	36	\$92,500	\$3,337	3.6%
2005300	114	2.4%	45	\$80,000	\$2,822	3.5%
2004504	63	1.4%	27	\$80,000	\$2,804	3.5%
2004503	57	1.2%	24	\$85,000	\$2,905	3.4%
2007301	195	4.2%	75	\$82,500	\$2,642	3.2%
2004601	36	0.8%	18	\$125,000	\$3,780	3.0%
2005204	27	0.6%	12	\$85,000	\$2,558	3.0%
2004902	54	1.2%	21	\$85,000	\$2,549	3.0%
2004803	54	1.2%	21	\$92,500	\$2,735	3.0%
2005808	90	1.9%	30	\$108,300	\$3,114	2.9%
2005810	93	2.0%	30	\$112,500	\$3,133	2.8%
2004806	45	1.0%	18	\$85,000	\$2,357	2.8%
2005807	66	1.4%	15	\$125,000	\$3,419	2.7%
2005203	42	0.9%	21	\$108,300	\$2,785	2.6%
2004505	63	1.4%	21	\$125,000	\$3,051	2.4%
2003601	51	1.1%	18	\$150,000	\$3,184	2.1%

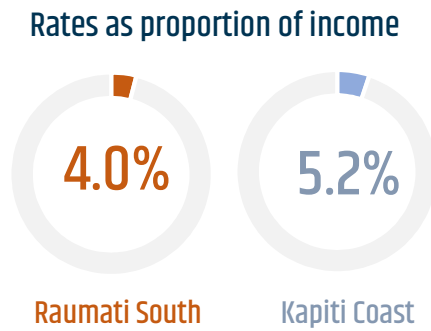
Heatmap: rates as % of median income (darker shading = higher rates burden)



Raumati South at a glance

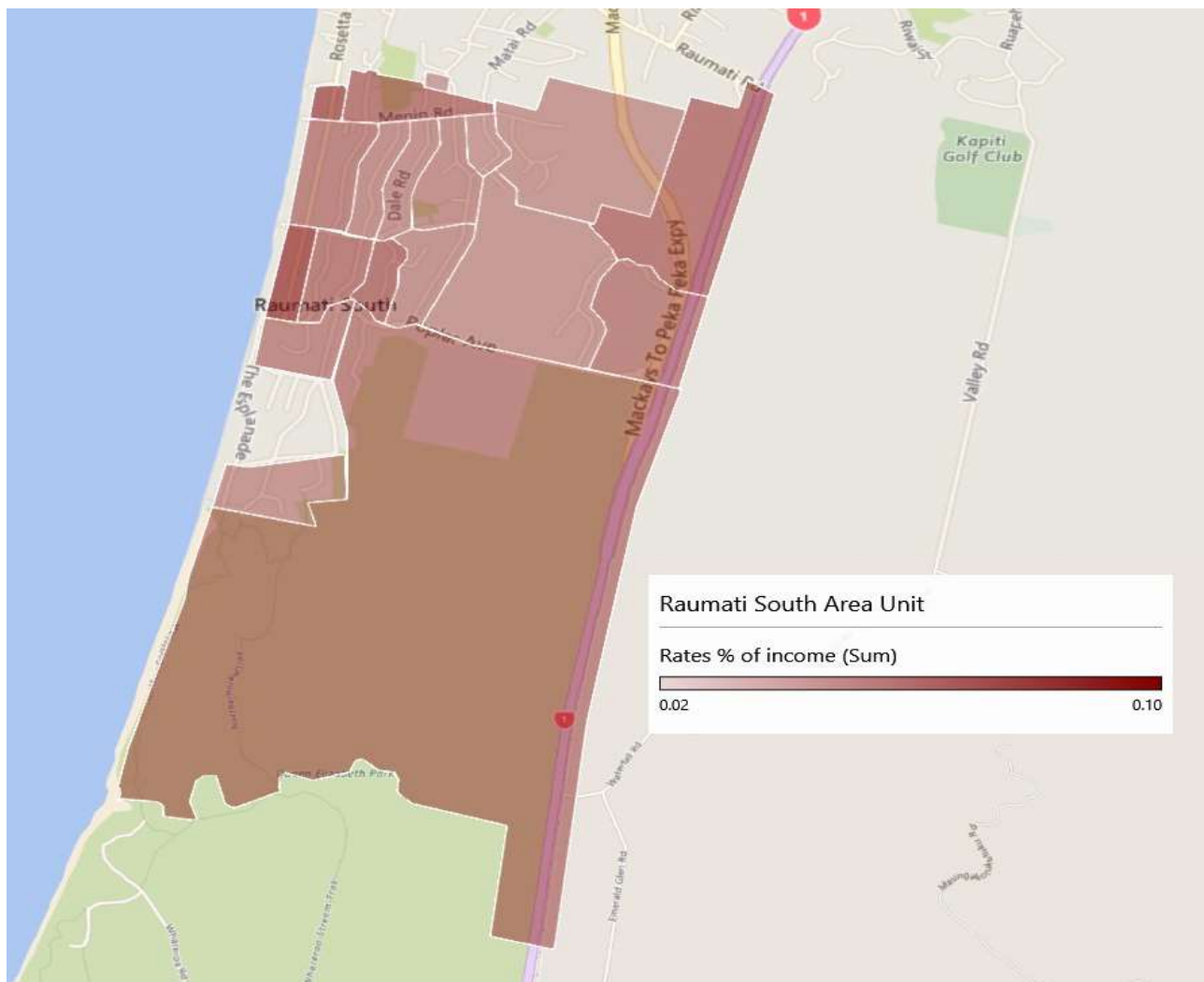


	Raumati South	Kapiti Coast
Population	3,600	48,471
Median income	\$71,700	\$53,400
Median rates	\$2,870	\$2,753



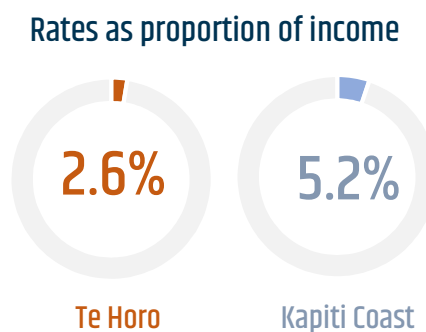
Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
2006700	54	1.5%	27	\$70,000	\$4,561	6.5%
2005702	27	0.8%	12	\$85,000	\$5,003	5.9%
2006500	105	2.9%	36	\$55,000	\$2,798	5.1%
2005900	198	5.5%	81	\$55,000	\$2,711	4.9%
2007402	189	5.3%	72	\$57,500	\$2,815	4.9%
2006800	201	5.6%	84	\$57,500	\$2,775	4.8%
2006000	243	6.8%	99	\$76,400	\$3,435	4.5%
2007702	183	5.1%	78	\$65,000	\$2,867	4.4%
2007600	147	4.1%	48	\$61,700	\$2,690	4.4%
2007000	207	5.8%	93	\$79,000	\$3,400	4.3%
2006900	138	3.8%	60	\$79,000	\$3,303	4.2%
2007100	93	2.6%	36	\$68,300	\$2,773	4.1%
2006100	153	4.3%	60	\$71,700	\$2,770	3.9%
2006300	288	8.0%	99	\$74,300	\$2,835	3.8%
2006200	162	4.5%	69	\$74,300	\$2,800	3.8%
2006600	243	6.8%	87	\$78,600	\$2,885	3.7%
2007701	231	6.4%	84	\$88,800	\$3,117	3.5%
2007401	330	9.2%	123	\$82,500	\$2,826	3.4%
2007500	270	7.5%	99	\$80,000	\$2,717	3.4%
2006400	108	3.0%	39	\$85,000	\$2,783	3.3%
2005802	30	0.8%	12	\$100,000	\$3,008	3.0%

Heatmap: rates as % of median income (darker shading = higher rates burden)



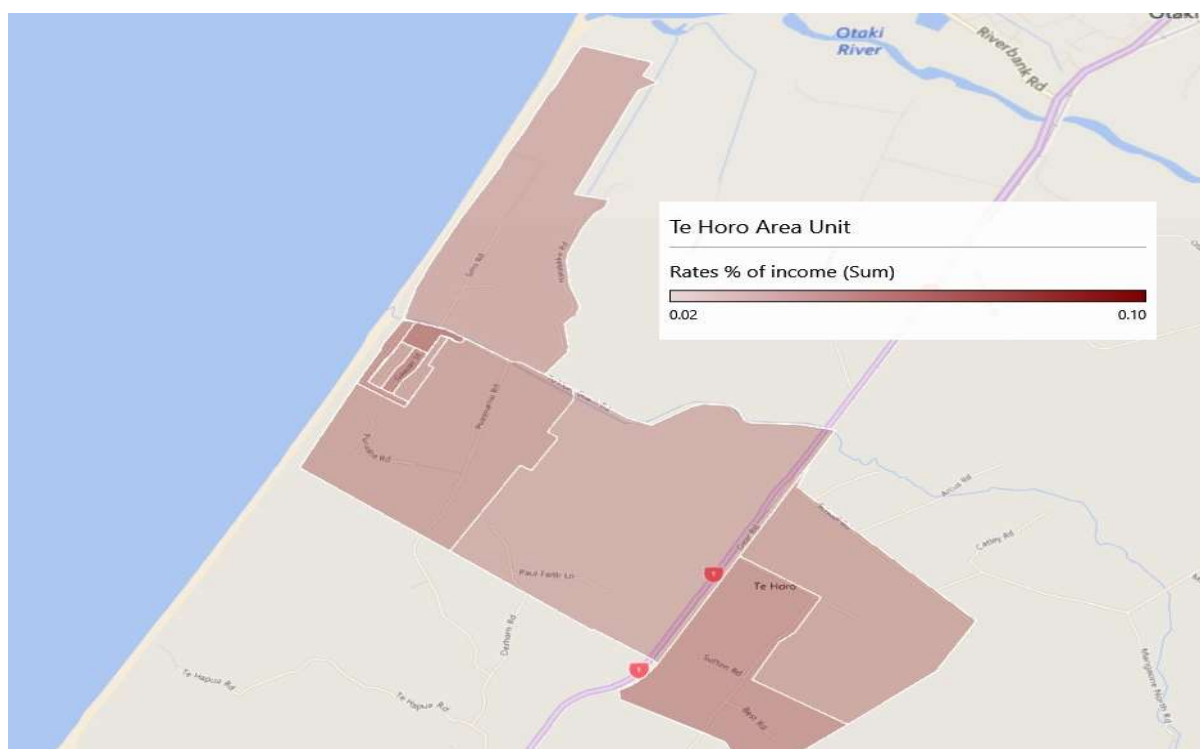
Te Horo at a glance

	Te Horo	Kapiti Coast
Population	804	48,471
Median income	\$64,000	\$53,400
Median rates	\$1,643	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1884002	57	7.1%	27	\$32,500	\$1,462	4.5%
1884004	54	6.7%	30	\$35,800	\$1,408	3.9%
1884001	60	7.5%	24	\$65,000	\$2,249	3.5%
1884600	96	11.9%	39	\$72,500	\$2,429	3.4%
1884006	72	9.0%	33	\$61,700	\$1,781	2.9%
1884003	45	5.6%	24	\$55,000	\$1,489	2.7%
1884701	156	19.4%	63	\$80,000	\$2,152	2.7%
1884005	63	7.8%	33	\$55,000	\$1,456	2.6%
1884201	57	7.1%	24	\$80,000	\$1,910	2.4%
1884100	144	17.9%	54	\$79,000	\$1,802	2.3%

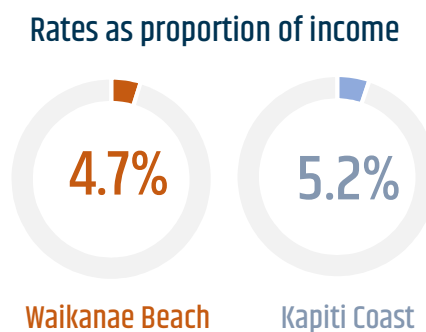
Heatmap: rates as % of median income (darker shading = higher rates burden)



Waikanae Beach at a glance

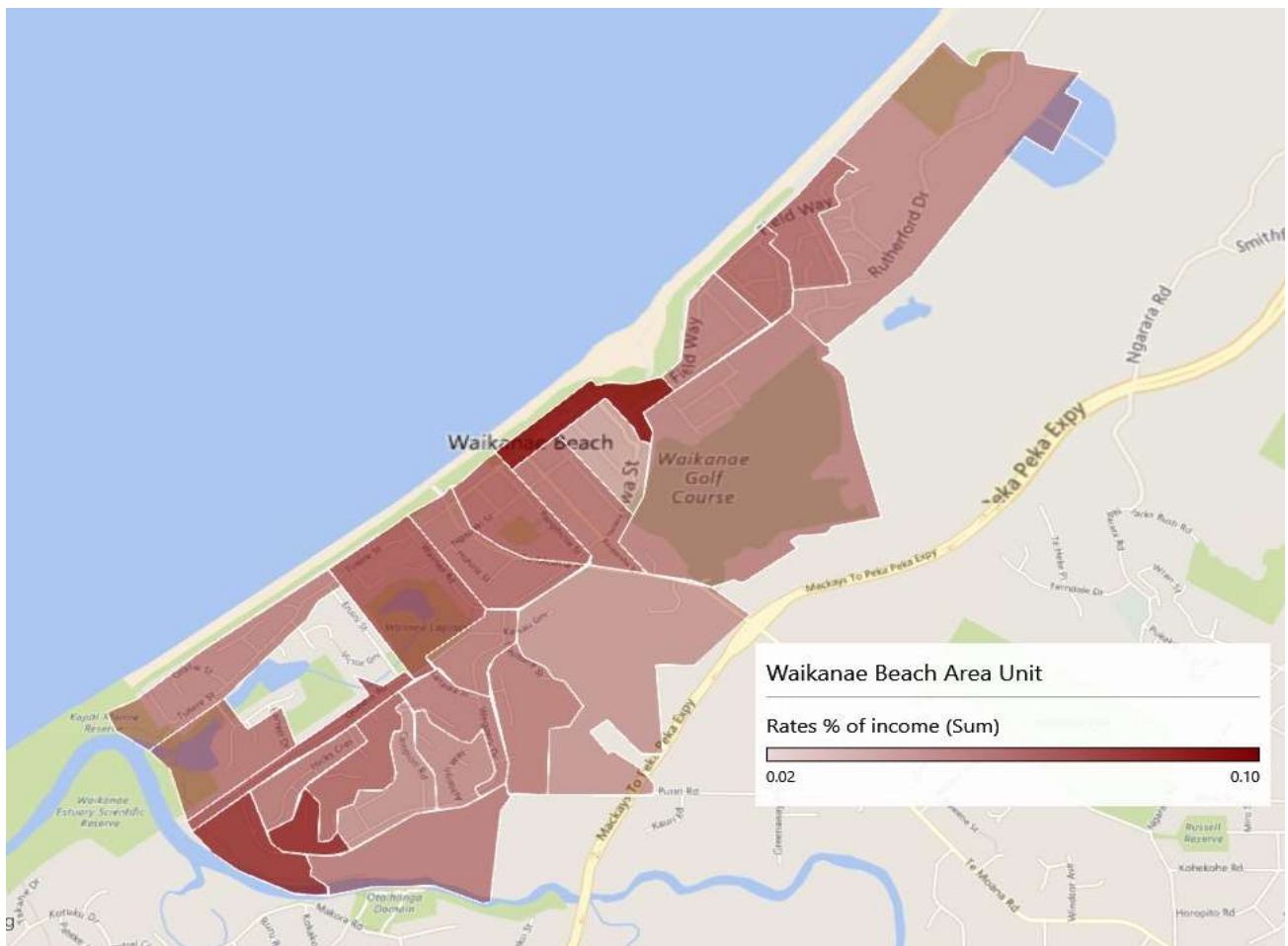


	Waikanae Beach	Kapiti Coast
Population	3,018	48,471
Median income	\$61,400	\$53,400
Median rates	\$2,893	\$2,753



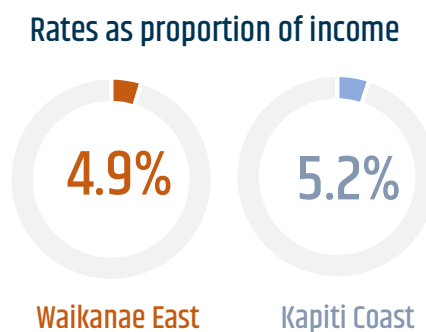
Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1874300	27	0.9%	12	\$55,000	\$5,400	9.8%
1874815	69	2.3%	30	\$32,500	\$2,769	8.5%
1874814	24	0.8%	12	\$45,000	\$3,659	8.1%
1874808	96	3.2%	39	\$41,700	\$2,673	6.4%
1874702	102	3.4%	48	\$47,500	\$2,966	6.2%
1874600	75	2.5%	33	\$51,700	\$3,024	5.8%
1874203	75	2.5%	33	\$51,700	\$2,905	5.6%
1874816	138	4.6%	60	\$51,700	\$2,876	5.6%
1874205	126	4.2%	54	\$51,700	\$2,814	5.4%
1874703	102	3.4%	48	\$53,300	\$2,862	5.4%
1874708	117	3.9%	54	\$55,800	\$2,834	5.1%
1874500	99	3.3%	48	\$57,500	\$2,902	5.0%
1874706	78	2.6%	39	\$65,000	\$3,205	4.9%
1874707	63	2.1%	30	\$65,000	\$3,203	4.9%
1874813	129	4.3%	51	\$55,000	\$2,632	4.8%
1874821	96	3.2%	39	\$61,700	\$2,850	4.6%
1874202	54	1.8%	27	\$65,000	\$2,991	4.6%
1874811	72	2.4%	30	\$61,700	\$2,827	4.6%
1874818	123	4.1%	54	\$60,800	\$2,771	4.6%
1874819	132	4.4%	51	\$61,700	\$2,792	4.5%
1874204	189	6.3%	75	\$65,000	\$2,837	4.4%
1874704	162	5.4%	63	\$88,800	\$3,805	4.3%
1874206	315	10.4%	135	\$70,600	\$2,776	3.9%
1874820	141	4.7%	60	\$71,700	\$2,775	3.9%
1874817	222	7.4%	75	\$77,500	\$2,791	3.6%
1874804	129	4.3%	57	\$90,000	\$2,982	3.3%
1874400	63	2.1%	27	\$108,300	\$2,957	2.7%

Heatmap: rates as % of median income (darker shading = higher rates burden)



Waikanae East at a glance

	Waikanae East	Kapiti Coast
Population	2,181	48,471
Median income	\$58,300	\$53,400
Median rates	\$2,834	\$2,753



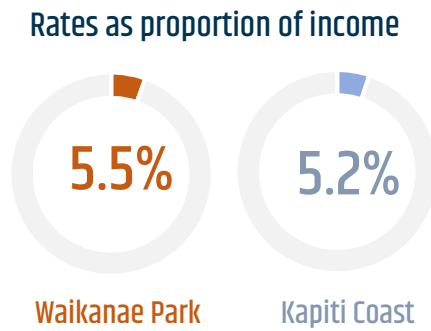
Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1876502	96	4.4%	51	\$31,300	\$2,607	8.3%
1876300	87	4.0%	42	\$35,800	\$2,577	7.2%
1876501	234	10.7%	102	\$48,800	\$2,891	5.9%
1883706	60	2.8%	24	\$51,700	\$2,471	4.8%
1876001	168	7.7%	75	\$55,000	\$2,597	4.7%
1876100	276	12.7%	108	\$63,300	\$2,953	4.7%
1876202	219	10.0%	99	\$66,700	\$3,032	4.5%
1875900	246	11.3%	99	\$67,500	\$3,027	4.5%
1876002	66	3.0%	30	\$62,500	\$2,796	4.5%
1876400	150	6.9%	57	\$60,800	\$2,698	4.4%
1883705	57	2.6%	27	\$65,000	\$2,834	4.4%
1876201	135	6.2%	54	\$92,500	\$3,186	3.4%
1998402	168	7.7%	69	\$61,700	\$2,082	3.4%
1883703	117	5.4%	54	\$80,000	\$2,141	2.7%

Heatmap: rates as % of median income (darker shading = higher rates burden)



Waikanae Park at a glance

	Waikanae Park	Kapiti Coast
Population	1,956	48,471
Median income	\$53,600	\$53,400
Median rates	\$2,932	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1883804	273	14.0%	138	\$39,400	\$3,865	9.8%
1876900	72	3.7%	27	\$41,700	\$2,637	6.3%
1877002	246	12.6%	108	\$50,600	\$2,968	5.9%
1876700	210	10.7%	99	\$50,800	\$2,886	5.7%
1883803	30	1.5%	12	\$65,000	\$3,691	5.7%
1877003	66	3.4%	33	\$55,000	\$3,068	5.6%
1876801	231	11.8%	87	\$55,000	\$3,002	5.5%
1877001	189	9.7%	81	\$55,000	\$2,959	5.4%
1874900	189	9.7%	81	\$56,700	\$2,806	4.9%
1874805	126	6.4%	51	\$55,800	\$2,723	4.9%
1883809	90	4.6%	33	\$61,700	\$2,520	4.1%
1876802	222	11.3%	114	\$76,400	\$3,060	4.0%

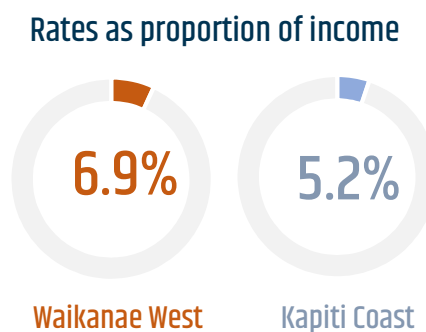
Heatmap: rates as % of median income (darker shading = higher rates burden)



Waikanae West at a glance



	Waikanae West	Kapiti Coast
Population	3,402	48,471
Median income	\$42,200	\$53,400
Median rates	\$2,919	\$2,753



Meshblock	Population	Population % of Area Unit	Households	Median income	Median rates	Rates % of income
1875606	51	1.5%	30	\$22,500	\$2,555	11.4%
1875207	33	1.0%	21	\$24,200	\$2,468	10.2%
1875008	42	1.2%	18	\$27,500	\$2,755	10.0%
1875113	27	0.8%	18	\$27,500	\$2,644	9.6%
1875111	33	1.0%	21	\$27,500	\$2,521	9.2%
1875205	48	1.4%	24	\$32,500	\$2,917	9.0%
1875112	45	1.3%	27	\$27,500	\$2,425	8.8%
1875004	18	0.5%	9	\$33,300	\$2,933	8.8%
1875500	87	2.6%	39	\$32,500	\$2,832	8.7%
1875700	132	3.9%	66	\$35,800	\$3,025	8.5%
1875604	45	1.3%	24	\$30,800	\$2,469	8.0%
1875116	21	0.6%	18	\$23,800	\$1,799	7.6%
1875206	54	1.6%	27	\$32,500	\$2,436	7.5%
1875108	42	1.2%	30	\$30,400	\$2,265	7.5%
1875115	54	1.6%	24	\$35,800	\$2,654	7.4%
1875006	45	1.3%	24	\$32,500	\$2,390	7.4%
1875009	48	1.4%	24	\$35,800	\$2,617	7.3%
1883806	153	4.5%	84	\$41,300	\$2,925	7.1%
1875107	57	1.7%	27	\$40,800	\$2,883	7.1%
1875400	189	5.6%	81	\$45,000	\$3,167	7.0%
1875110	39	1.1%	18	\$37,500	\$2,626	7.0%
1875201	177	5.2%	87	\$37,500	\$2,621	7.0%
1875300	132	3.9%	60	\$43,800	\$2,904	6.6%
1875603	99	2.9%	48	\$42,500	\$2,808	6.6%
1875605	39	1.1%	21	\$39,200	\$2,586	6.6%
1875109	45	1.3%	24	\$45,000	\$2,847	6.3%
1877100	219	6.4%	105	\$56,700	\$3,425	6.0%
1875117	39	1.1%	18	\$46,700	\$2,797	6.0%
1875007	54	1.6%	24	\$45,000	\$2,656	5.9%
1875800	123	3.6%	51	\$45,000	\$2,655	5.9%
1877302	138	4.1%	72	\$55,000	\$3,203	5.8%
1877301	198	5.8%	78	\$55,800	\$3,161	5.7%

1883802	216	6.3%	105	\$53,300	\$3,018	5.7%
1877200	186	5.5%	93	\$61,700	\$3,413	5.5%
1875208	51	1.5%	21	\$55,000	\$3,026	5.5%
1875114	36	1.1%	18	\$55,000	\$2,891	5.3%
1875204	27	0.8%	15	\$51,700	\$2,533	4.9%
1875106	27	0.8%	15	\$51,700	\$2,491	4.8%
1875105	48	1.4%	18	\$56,700	\$2,557	4.5%
1877303	129	3.8%	66	\$73,000	\$3,179	4.4%
1875203	33	1.0%	12	\$75,000	\$3,014	4.0%
1875104	18	0.5%	6	\$150,000	\$3,089	2.1%
1883810	69	2.0%	27	\$112,500	\$2,177	1.9%

Heatmap: rates as % of median income (darker shading = higher rates burden)

