

National policy statement on urban development capacity

Kāpiti Coast District Council Quarterly Monitoring Report – including annual update

September 2019

Contents

EXECUTIVE SUMMARY	3
INTRODUCTION	4
CONTEXT FOR GROWTH AND DEVELOPMENT ON THE KAPITI COAST.....	4
Growth, housing, and business headlines for Kāpiti.....	4
Growth pressures – current and future	7
Update on the housing and business development capacity assessment.....	7
GROWTH TRENDS	8
Building consents	8
Resource consents.....	10
New housing and sales	12
Number of dwellings sold and sale prices	12
Residential sales volumes as percentage of total residential stock	12
New dwelling consents compared to household growth	13
Rentals.....	13
Mean rent data.....	13
HAM Buy: Affordability for a first home buyer household.....	14
HAM Rent: Affordability of renting households	15
Appendix One: Building and resource consents	15

EXECUTIVE SUMMARY

The following monitoring report provides an update and analysis of changes across the housing and development market from 1 June 2019 – 31 August 2019 as well as analysis and comparison across the last year (1 July 2018 to 30 June 2019). The report draws from data presented in the Ministry of Housing and Urban Development Urban Development Dashboard, Statistics New Zealand and building and resource consent data.

Key point of interest from this report include:

- Average sales prices continue to rise – now at a high of \$595,000 for Kāpiti, increasing \$54,000 from June 2018 to June 2019.
- Latest affordability data sees a slight improvement for Kāpiti, but levels of affordability to buy and rent remain higher (worse) than regional and national levels.
- Applications for the social housing register continue to increase – up by 28 applicants from June 2018 to June 2019.
- A recent assessment by the Council has determined that Kāpiti currently requires housing needs for an additional 205 persons over and above the district's current housing registrations.
- The recent Housing and Business Assessment (HBA) identified that the District has sufficient development capacity available to meet its short and medium term housing needs, but falls short of meeting long-term needs over the next 30 years. Sufficient development capacity does however exist to meet business needs across next 30 years.

A snapshot of indicator activity for the 1 June 2019 – 31 August 2019 period is summarised below. Apart from consent information, market indicators were last updated in September 2019, with most datasets updating data to the end of June 2019, unless stated otherwise.

Indicator	Movement from last quarter	Context
Building consent applications issued	Increase (by 10)	148 consents issued with a total value of \$33,865,584
Resource consent applications issued	Decrease (by 8)	72 consents issued <ul style="list-style-type: none"> - 60 residential - 12 non-residential - Indicating a potential net increase of 85 to dwelling stock
Dwelling stock (number of dwellings)	Increasing	Baseline increased from 22,017 to 22,022 from 31/03/2019 to 30/06/2019.
House sales	Decreasing	Last quarter's sales figures have been revised up to 311 (from 268) with sales dropping to 281 at the end of 30/06/2019.
Dwellings sale volume as percentage of stock	Decreasing	After a recent high of 1.814% over the period to 31/12/2018 the ratio of sales to volume has fallen to 1.28% as at 30/06/2019.
House values	Increasing	The median value of house sales continues to rise, with the previous quarter revised up to \$580,000 (from \$563,500) and climbing again to \$595,000 as at 30/06/2019.
HAM Buy: share of first home buyer households with below-average income after housing costs	Decreasing (improving)	Latest data sees affordability to buy improve as it declines from the recent peak of 0.76 in June 2018 back to 0.73 as at 31/12/2018.
Nominal mean rent	Increasing	After a slight drop from \$426 to \$424 per week from 31/12/2018 to 31/03/2019, mean rent has again continued to increase, up to \$435 per week as at 30/06/2019.
HAM Rent: share of renting households with below-average income after housing costs	Decreasing (Improving)	Latest data sees affordability of renting improve, falling from 0.64 at the end of 2017 to 0.62 at 31/12/2018.
Land value as percentage of capital value	No update provided in latest dashboard	Maintaining 47% (as of 30/09/2017)
Average land value of a dwelling	No update provided in latest dashboard	\$264,067 (as of 30/09/2017) increasing since 2014

National Policy Statement on Urban Development Capacity

Kāpiti Coast District Council – Annual Monitoring Report September 2019

INTRODUCTION

Kāpiti Coast District Council published its first quarterly monitoring report implementing the National Policy Statement on Urban Development Capacity (NPS UDC) in September 2017.

The first report provided important context surrounding growth in the district. This included historic and future population growth, the make-up of communities, development activity and pressures affecting the district, such as housing affordability.

This context is important to help establish and understand the current and changing demands for housing and business land across the district, both now and into the future. This is particularly important as we see impacts of recent changes to the economy and housing markets impacting Kāpiti, as local house prices increase, without corresponding changes in incomes. This presents a particular challenge and pressure for the district.

This report provides an update on the activity across the period from 1 June 2019 to 31 August 2019, as well as coverage of key changes across the last year, being from 1 July 2018 to 30 June 2019.

Regular monitoring supports Council to better understand and develop an assessment of development capacity in the district. It also establishes a fit-for-purpose evidence base for Council's decision-making on infrastructure investment and the future release of land to meet development needs.

Previous monitoring reports are available at: www.kapiticoast.govt.nz/Our-District/The-Kapiti-Coast/urban-development-capacity.

CONTEXT FOR GROWTH AND DEVELOPMENT ON THE KAPITI COAST

Growth, housing, and business headlines for Kāpiti

Most population and housing statistics below are based on data and projections drawing from the 2013 Census, which remains the most up-to-date data source for many areas of analysis. Some early Census 2018 data has been recently released and is included below. More detailed data is expected to be released over the next six months. Once available, analysis and population forecasts will be updated and included in the next annual report.

Growth

- *Statistics New Zealand figures from the 2018 Census (as of October 2019) indicate Kāpiti's usually resident population increased from 49,104 to 53,673 from 2013 to 2018 (an increase of 4,569). The annual average rate of growth across this period is 1.8% which is higher than the annual average rate of 0.9% forecast in the current population forecasts¹. The most recent Estimated Resident Population from Statistics NZ estimates that the population is 56,000 as of 30 June 2019.*
- Kāpiti is expecting growth – an additional 12,985 people by 2043.
- Growth will occur across all age groups, with families set to increase alongside a significant growth in the population of persons over 50 years of age.

¹ Population Forecasts will be updated to reflect final 2018 Census data by mid-2020.

- Migration has a strong impact on Kāpiti – from within the Wellington region, and also from international migrants who settle in Kāpiti.
- Proximity to Wellington for work and access to lifestyle are key factors in people's locational choices to Kāpiti.
- Key transport projects are set to increase accessibility for Kāpiti.

Housing

- *The latest Census figures (as of October 2019) see the total number of occupied and unoccupied dwellings increase from 23,550 to 24,798 from 2013 to 2018. The total number of occupied dwellings has increased from 20,619 to 21,906 during this period and the number of unoccupied dwellings has fallen from 2,931 to 2,892 during this period. The average annual rate of growth across this period is 1.0%, with the total number of occupied dwellings increasing by 1.2% per annum and the total number of unoccupied dwellings decreasing by 0.3% per annum.*
- Forecast growth anticipates an additional 5,484 dwellings across the district.
- Additional housing is expected to be spread across the district's town centers with a particular focus in and around Paraparaumu and in Waikanae, where more than 2,000 additional dwellings are expected.
- Households for couples without dependents and lone person households are expected to increase, making up 66.6% of Kāpiti households by 2043.
- Current dwelling stock is predominately three-bedroom dwellings (69.3%) with numbers of two (23%) and one-bedroom dwellings (4%) much lower than elsewhere in the Wellington region.
- Kāpiti has higher levels of separate housing and lower levels of medium and high density housing than both the Wellington Region and national averages.
- Housing sale prices are increasing and at an all-time high. The average sale price has increased from \$175,000 in June 2007 to the current average of \$595,000 and increased \$54,000 across the last 12 months from June 2018 to June 2019.
- In contrast, at the last census in 2013, 23.1% of households are low income in Kāpiti with the annual median personal income of \$26,900 and annual mean household income of \$53,300, both below the national medians of \$28,500 and \$63,800 respectively.
- The home ownership rate is high at nearly 70%, with just over 20% of households renting, 1.8% of which are renting social housing.
- Approximately 30% of households in Ōtaki, Ōtaki Beach, and Paekākāriki are renting.
- Non-private housing (in particular retirement homes) is expected to further increase in the future.
- Kāpiti has a higher proportion of unoccupied private dwellings than the Wellington region, concentrated in Waikanae Beach, Peka Peka, Te Horo, and Ōtaki Beach areas.

Public Housing

- The Social Housing Register for Kāpiti has 93 eligible applicants as of June 2019. While this has dropped by 17 since March 2019, the overall number of applicants has increased by 28 across the last 12-month period (June 2018 to June 2019). 52% of current applicants have been matched to a one-bedroom home, 30% of applicants have been matched to a two-bedroom home and the remaining 18% of applicants have been matched to three to four-bedroom homes.
- Kāinga Ora Homes and Communities (now incorporating Housing New Zealand) currently own 209 properties for public housing in the Kāpiti district. Over the next three years, Kāinga Ora plans to deliver an additional 13 dwellings and is consistent with the Central Government's Public Housing Plan that has identified 40 dwellings to be delivered in the district. The delivery for the balance of the 27 dwellings in the

district is yet to be determined by either Kāinga Ora or Community Housing Providers.

- Council has identified through the engagement with the district's housing sector that the hidden demand for public housing in Kāpiti is estimated at 205 persons. Included with the 93 eligible applicants on the Social Housing Register for the June quarter, the total demand for public housing in the district is currently approximately 300 persons.

Business

The following information provides an update on the local business market². We expect to be able to provide further context following the full release of Census 2018 data.

- Over the year to March 2018, there were 17,380 filled jobs on the Kāpiti Coast, an increase of 539 jobs from 2017. These additional jobs equate to a 3.2% per annum lift in employment, which was just above the national average growth of 3.0% per annum over the period
- In 2018, construction was the largest industry in the area, with 2,788 filled jobs (16%). Health care and social assistance was second, with 2,302 (13.2%), followed by retail trade (2,195) (12.6%), professional, scientific and technical services (1,649) (9.5%) and education and training (1,522) (8.8%) industries.
- Over the last ten years, employment in Kāpiti Coast has increased by around 1,900 filled jobs. The largest contributor to this growth was the health care and social assistance industry, where around 810 (42%) of these additional jobs were created. The second largest contributor to employment growth over the last decade was the professional, scientific and technical services industry, which added around 460 jobs.
- The Kāpiti Coast has a high proportion of workers who are self-employed. In 2018, Infometrics estimates that just over 28% of the local workforce were self-employed. This high self-employment rate compares to nearly 17% of the national workforce being self-employed. This work highlighted that the construction industry and professional, scientific and technical services industry had high rates of self-employment.
- Kāpiti Coast's labour market remains strong, with both the unemployment and 'Not in Education, Employment or Training' (NEET) rate falling over the last year. With the number of filled jobs increasing, and unemployment heading lower, more people are in the workforce and earning. However, lower unemployment is also increasing pressure on businesses to recruit workers.
- While the NEET rate has fallen, it still stands at around 15%, above the national average of 12% for the March 2019 year.
- Commuters working outside the district have a higher average household income than those living and working in the district. Kāpiti also has a higher proportion of superannuation and investment income compared to many other places in New Zealand.
- Information on the Gross Domestic Product (GDP) by industry is also important when understanding industry in Kāpiti. The top GDP industries in Kāpiti include manufacturing 9.9% (\$163M), Professional, Scientific and Technical Services 9.7% (160M), Health Care and Social Assistance 9.6% (159M), Rental, Hiring and Real Estate Services 9.4% (\$155M) Construction 9.20% (\$152M).
- Over the year to March 2018, an additional 69 businesses were recorded on the Kāpiti Coast, compared to 2017. This equates to growth of 1.3%pa, which was above the national average of 0.7%pa.

² Drawing from Infometrics data

Growth pressures – current and future

- Demand for housing is pushing up house prices and rent, which is likely to further affect the affordability for many current residents, particularly those on fixed or lower incomes.
- The proportion of retired residents will increase, potentially creating further pressures on people's ability to pay and Council's ability to provide future levels of services.
- Recent demand for public housing has been increasing – increasing affordability issues could impact this even further.
- There is a gap between the current provision of three-bedroom dwellings and the future need for more one and two-bedroom dwellings – with an absence of affordable housing and medium and high-density housing.
- Completion of Transmission Gully and the Peka-Peka to Ōtaki Expressway is expected to further lift residential and business demand in the District.
- Older population growth for Kāpiti presents both opportunities and challenges for the local economy. Additional employment will be needed to support expected growth in services to the older age group. The current gap in younger workers could mean that it is difficult to maintain the area's local current workforce levels in light of the current population demographic.
- The professional, scientific and technical services industry has a particular concentration in Kapiti making it a potentially attractive destination for Wellington region based organisations' looking to spread risk and build resilience into their business operations.

Update on the housing and business development capacity assessment

Over the past two years, Kāpiti Coast District Council has been working with Wellington City Council, Upper Hutt City Council, Hutt City Council and Porirua City Council to complete an assessment of housing and business capacity across Wellington's medium growth area.

Prepared under the National Policy Statement on Urban Development Capacity, the assessment identifies the future demand for residential and business land anticipated in Kāpiti and compares this against the current capacity for development under the Proposed District Plan. The assessment has been completed and the regional report was recently published on the Council's website.

The assessment identifies whether there is sufficient land and development capacity available to meet future housing and business needs. This includes buffers of an additional 20% demand for short and medium term (3 and 10-year period) and 15% over the long-term (30-year period). As well as identifying the amount of development capacity available, the assessment also identifies the extent to which land is feasible to develop and serviced, or planned to be serviced, by infrastructure.

Key findings from the assessment include:

- Kāpiti has sufficient residential development capacity at the district level to meet forecast demand for housing over the short term (3 years from 2017 to 2020) and medium term (7 years from 2020 to 2027), but insufficient capacity to meet demand across the full long-term period (20 years from 2027 to 2047).
- The district has sufficient development capacity across its business land (including development of vacant land and infill and redevelopment of existing sites) to meet projected demand for business floorspace from 2017 to 2047.

- Overall, the assessment of Council's infrastructure networks found that current and future planned upgrades and extensions will provide sufficient capacity to meet anticipated growth across the district. This includes the ability to increase capacity of networks in existing urban areas or extend networks to service new areas of future greenfield development.
- The assessment identified that preferences for standalone housing and greenfield development was a factor affecting the development of relatively riskier medium density developments in the district. The need for further work was identified to understand the extent to which this and other factors are affecting opportunities for intensification and medium density development around the district centres in Paraparaumu and other town centre areas.

Next Steps

The preparation of the housing and business development capacity assessment (HBA) has provided a baseline of information that will assist the council with its on-going discussions with the development community. Ongoing monitoring will also continue to grow council's understanding of local development markets and the factors that shape when and how development occurs across Kāpiti.

In response to the HBA, the council intends to undertake further work to understand the impacts of feasibility across Kāpiti. This work will also help support the review of the Development Management Strategy, which establishes the principles behind development and growth across the District.

The HBA and review of the Development Management Strategy will also support work to explore Council's role in influencing housing issues in the district and work to develop a long term Regional Growth Framework for the Region.

GROWTH TRENDS

Building consent numbers are up from the last quarter while resource consent numbers have dropped slightly. Annual activity is similar to the previous year, and while below levels of activity in 2016/17, is continuing an upward trend across the last five years.

Building consents³

Data on building consents helps identify development activity across the district. Between 1 June 2019 and 31 August 2019, 148 consents related to new buildings and alterations to buildings were issued. This is up from last quarter's 138, with small change in the number of new builds dropping from 53 to 51 and alterations increasing from 65 to 76. The total value of work has also subsequently increased from \$30,921,065 to \$33,865,584.

Overall, activity for the 1 June – 31 August quarter has increased from 2017/18, but is still below levels reported in the 2016/17 annual report, as shown in the following table:

Reporting Year	Number of building Consents	Value of work	Average new build consent value	Average alteration or addition value
2018/19	148	\$33,865,584	\$456,798	\$101,603

³ Note: Applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g. signs and pergolas) are excluded from this analysis of building consents.

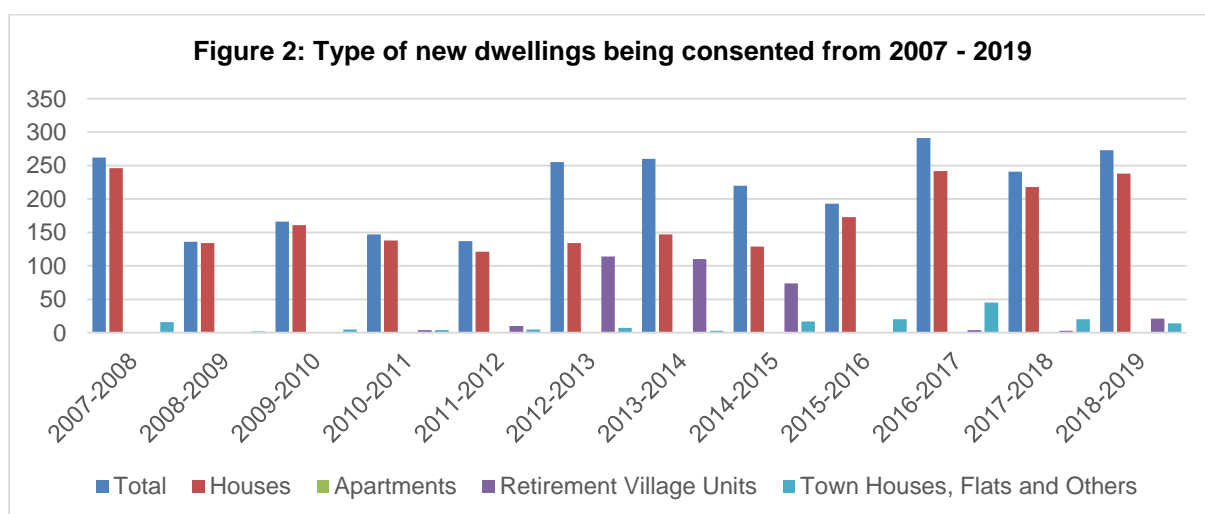
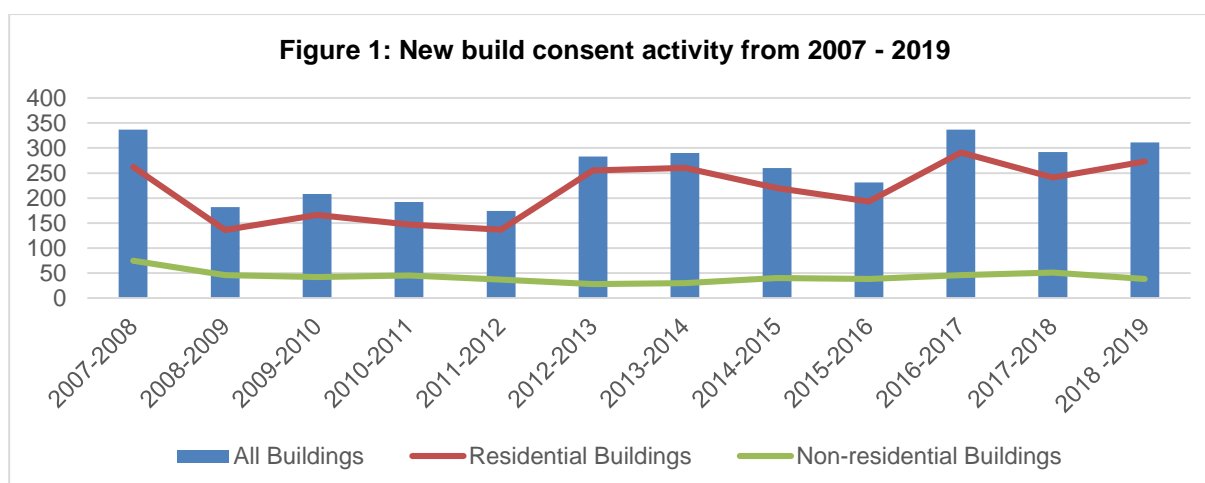
2017/18	131	\$24,671,786	\$386,285	\$68,948
2016/17	193	\$48,644,150	\$369,329	\$73,810

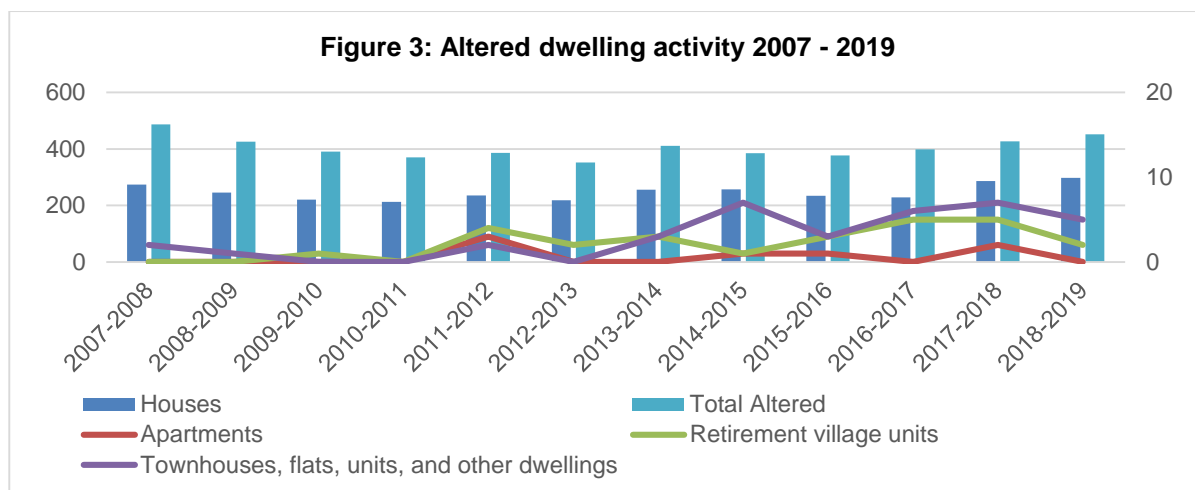
Looking at averages also identifies an increase in the average value of both new build and alterations work.

Further detail on the number and type of consents issued for the 1 June 2019 and 31 August 2019 period can be found in appendix 1 to this report.

Figure 1 below compares Statistics New Zealand data for new buildings consented by Kāpiti Coast District Council over the last year (July 2018 – June 2019) compared to activity across the previous 11 years from 2007. While overall numbers from 2018/19 are down from a peak in 2016/17, they maintain a steady increase of activity for the last five years and further back to the Global Financial Crisis of 2008. Figure 2 highlights that new build dwellings remain dominated by separate houses, with a small numbers of townhouses starting to emerge over the last five years.

Figure 3 also shows a recent increase in consents for residential alterations. This increase may be attributable to people's decision to upgrade their existing house due to increased value. Ongoing monitoring of long-term data will help better understand any associations between levels of alterations and market conditions.





Resource consents⁴

Between 1 June 2019 and 31 August 2018, Council issued 72 resource consents. This included 44 land use consents, 17 subdivision consents, and 11 resource consents for deemed permitted activities that involved a boundary activity⁵. Overall, 60 of the consents issued related to residential activities with analysis of applications identifying a potential to yield 85 net additional dwellings. 21 of these relate to the extension of an age care facility. 22 of the applications (with a potential yield of 29 dwellings) are located in the wider Waikanae area, with others spread across the district.

During this period, 12 non-residential resource consents were issued. This included commercial retail space, earthworks related to the expressway work at Ōtaki, forestry activity, signage and construction of a telecommunications facility.

Consent information also revealed three applications of cross leases being subdivided to convert to fee simple titles, three houses being replaced, and two new minor flats. Similar to the increase in building consent alterations, these activities provide an indication of the market and the extent to which the increase in value supports opportunities for improving or further investment into a property.

Figure 4 shows that overall numbers of resource consents issued for 2018/19 are fractionally below that for 2017/18, but is showing a sustained increase from the 2008 – 2012 period following the global financial crisis. Monthly numbers from the recent year are relatively consistent with those for the previous year.

⁴ Quarterly resource consent activity excludes applications that varies or changes consent conditions or outline plans, which are included in wider Resource Management Act monitoring.

⁵ Resource Management Act 1991, Sections 87BA, 87BB.

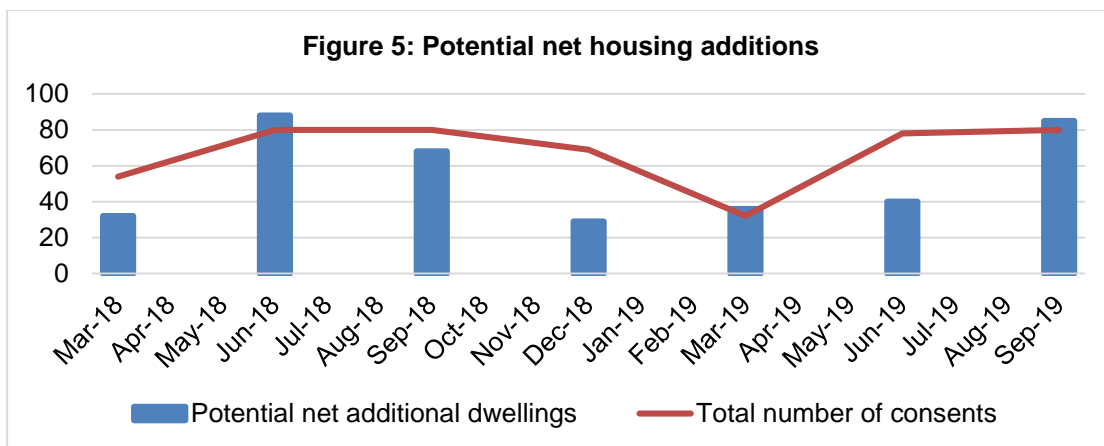
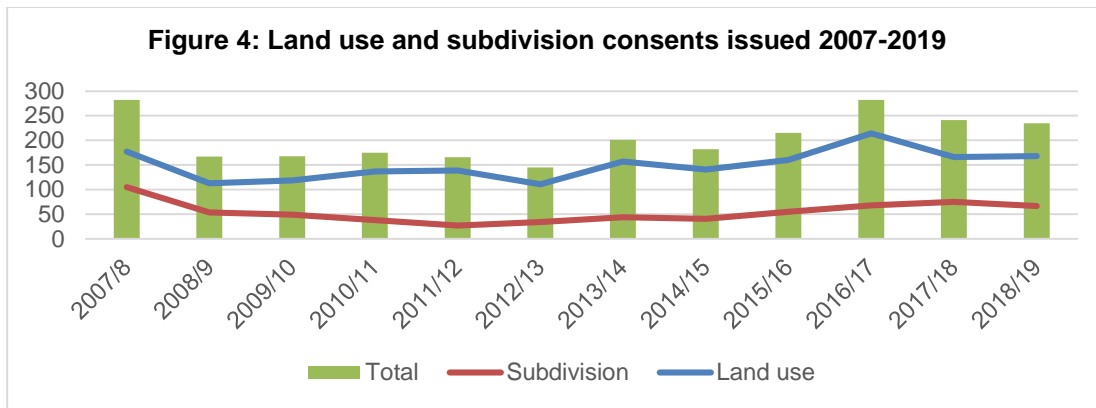


Figure 5 provides an indication of potential net additional dwellings. As not all residential development requires a resource consent, monitoring this measure helps provide one measure of development capacity coming through the system. Building consents data then provides more certainty around the actual construction of new dwellings. Following the completion of the HBA, future work will focus on developing the links across resource consent and building consent data to provide an understanding of the development capacity within the system at any point in time.

A table of residential and non-residential resource consents for the last quarter and comparisons to the same period last year can be found in Appendix 1 to this report..

MARKET INDICATORS

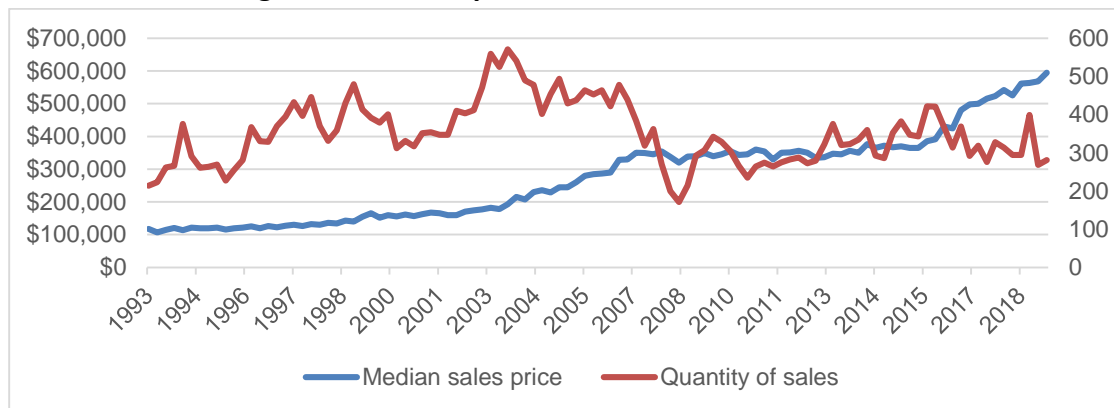
The following section provides an update of market indicator information published on the Urban Development Dashboard⁶. Market indicators were last updated in September 2019 with most information updated to the end of June 2019.

The previous trend has continued this quarter where house sales have continued to reduce while the average value of houses sold in Kāpiti has continued to increase to \$595,000.

⁶ The Dashboard is being transferred from the Ministry of Business, Innovation, and Employment to the new Ministry of Housing and Urban Development and is co-hosted with the Ministry for the Environment at <https://mbienz.shinyapps.io/urban-development-capacity/#help-ts>

New housing and sales

Number of dwellings sold and sale prices



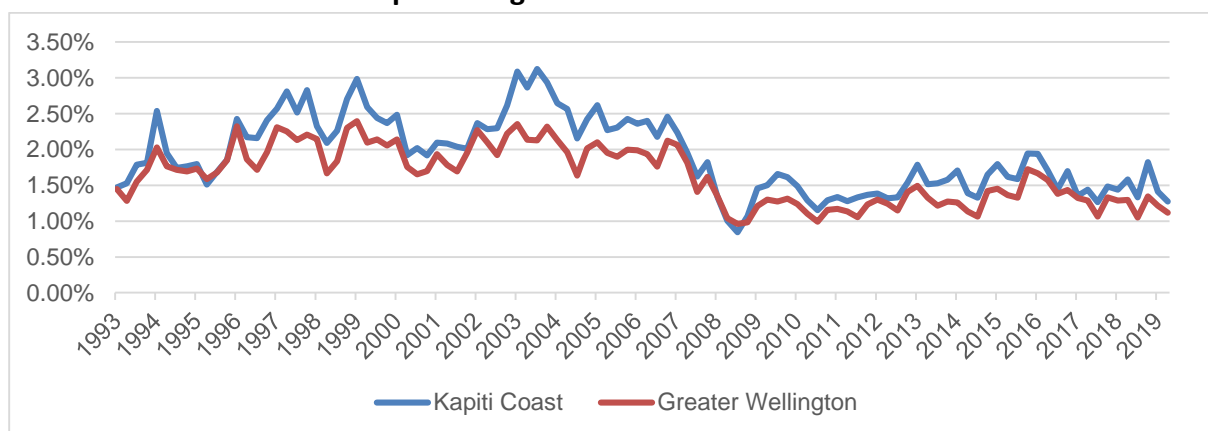
The average dwelling sales price indicator reports the prices of residential dwellings sold each quarter (in nominal terms, not adjusted for inflation, size or quality of dwellings). The average dwelling sales price (actual) in Kāpiti has increased from \$115,856 in 1993 to \$595,000 in 2019, despite being relatively flat from 2007 to 2015.

The number of dwellings sold per annum has dropped from a high of over 500 dwellings in 2003, falling sharply during 2007 and 2008 following the Global Financial Crisis (GFC). Activity has steadily increased since 2009 through to 2016, whereby another period of decline has occurred to date.

Both trends in house prices and sales show a level of correlation between activities. Comparing the trends shows that house sales started to increase again post GFC and were looking to reach towards previous high levels. However, from 2016 we can see a sharp increase in house value and a sharp fall-off of house sales. Some of this drop in sales activity is a likely result of prices increases making housing unattainable for many, particularly first time home buyers in the area, removing that activity from the market.

These trends for Kāpiti reflect similarly across the Wellington region, albeit at a lesser scale of sales numbers and house values.

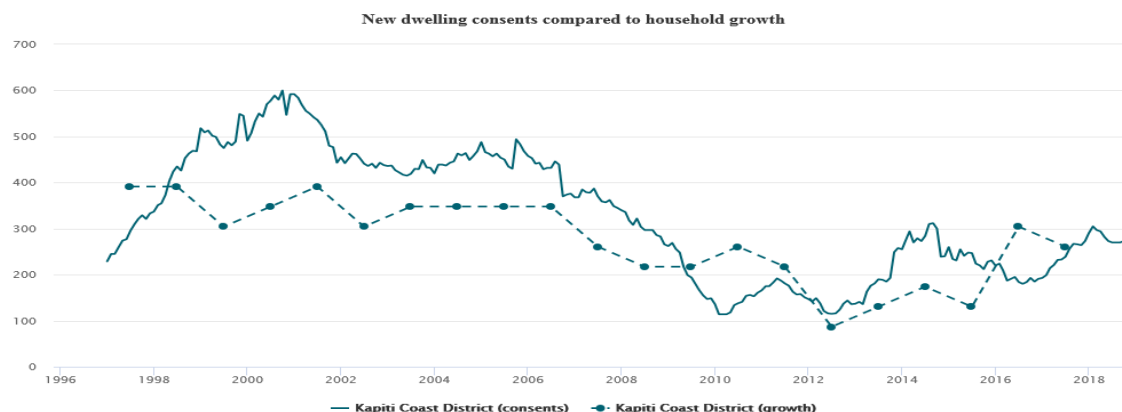
Residential sales volumes as percentage of total residential stock



This indicator measures the quantity of all dwellings being bought and sold relative to the total stock. It is a measure of activity in the local housing market.

Similar to the previous indicators, 1996 – 2006 saw high levels of proportional sales to stock activity which has since dropped by around 1%. This shows that many more sales of stock were occurring that has since dropped off. This corresponds with the GFC and then subsequent increases in house prices.

New dwelling consents compared to household growth



This indicator approximates the demand for, and supply of, new dwellings. It measures changes in demand and how responsive supply is.

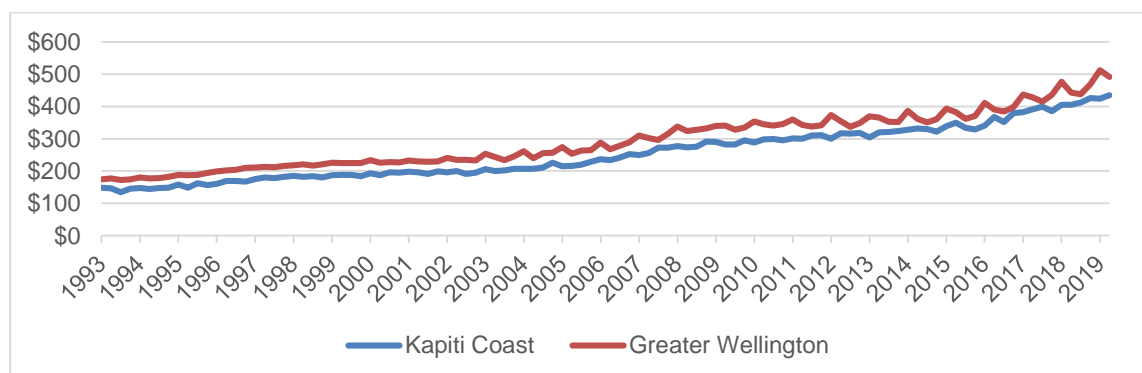
The number of new dwelling building consents is lagged by six months (presented as a 12 month rolling average), to account for the time taken from consenting to completion. It is not adjusted for non-completions, or for demolitions. It is used as a proxy for supply.

The most recent resident population, divided by the local average housing size, is used as a proxy for demand. Both sets of data are sourced from Statistics New Zealand.

The data indicates that between 1998 and 2008 there was a sustained period and trend of consent numbers remaining higher than population growth levels. However, this changes post GFC, where consent activity drops off but continues to respond following peaks in population growth from 2012. This suggests that more recent activity shows a level of responsiveness between consent and population growth in Kāpiti. Given limited historic data, we cannot determine whether the high levels of consenting activity from 1996 to 2008 were similarly responding to lower levels of activity and high growth.

Rentals

Mean rent data



This indicator reflects nominal mean rents as reported in new rental bonds lodged with MBIE. The mean used is a geometric mean. The reason for using this mean is that rents cluster around round numbers, and tend to plateau for months at a time (spiking up by say \$10 or \$20 at a time). This makes analysis of time series difficult, and using the geometric mean is a way of removing this clustering effect.

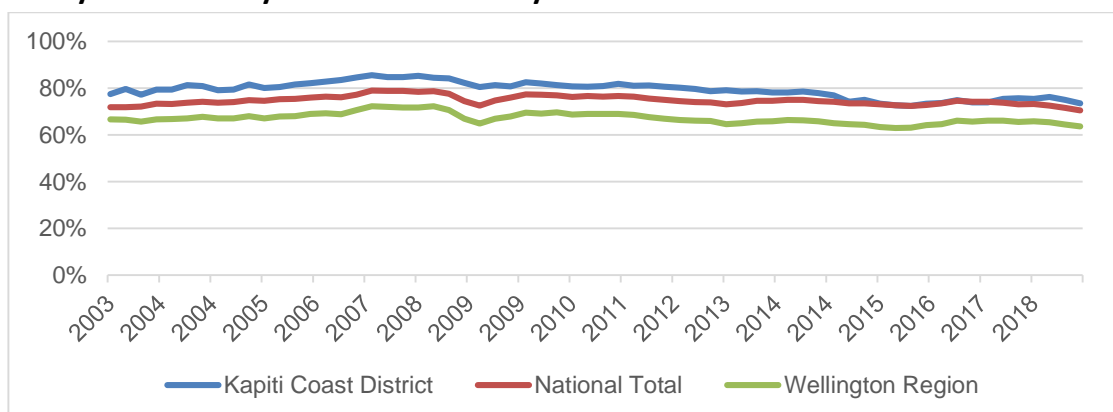
Prices are presented in nominal terms; they have not been adjusted for general price inflation. The data is for private bonds only and so excludes social housing.

Mean rent changes from \$148 in 1993 to \$435 as at the end of June 2019. Rental rates continue to increase to historic highs. This increase in weekly rental rates reflects similar trends experienced by the wider Wellington Region, but at a lower level. This identifies similar pressure on the demand and availability of rentals across the district and Region.

Over the last 12-month period mean rent has increased from \$391 in June 2018 to \$435 at the end of June 2019. This is a \$44 increase, with the average annual increase of \$15.30 across the last 10 years.

The ratio of dwelling sales prices to rental prices is also at an all-time high peaking at 26.3 as at the end of June 2019. The high and sustained ratio figure suggests that there is on-going pressure and difficulty for people to transition into ownership due to the higher sales prices of housing in the area.

HAM Buy: Affordability for a first home buyer household



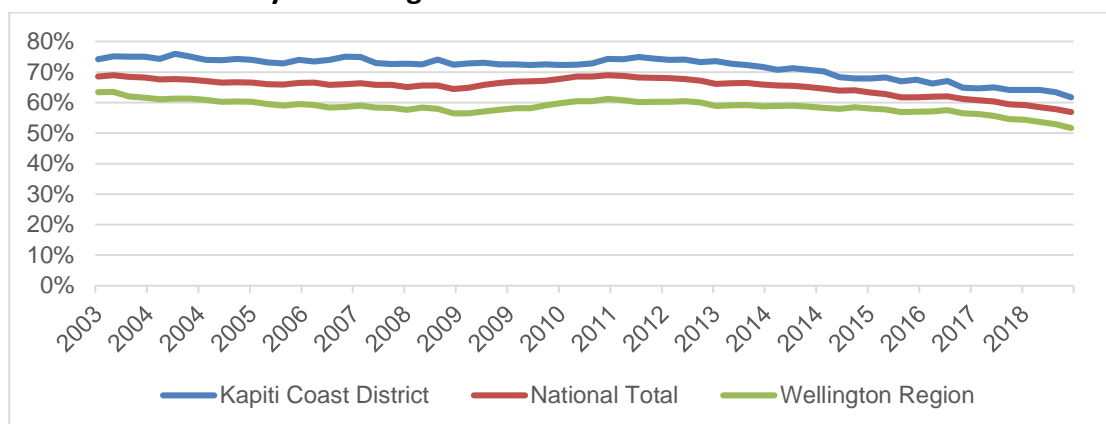
The Housing Affordability Measure (HAM) measures trends in housing affordability for the first home buyer household.

For potential home-owning households, HAM Buy calculates what their residual income would be after housing costs if they were to buy a modest first home in the area in which they currently live. Affordability is affected by dwelling prices, mortgage interest rates and the incomes of rental households.

Average income is determined using the average New Zealand household, both homeowners and renters, nation-wide, in June 2013. A higher number on the chart indicates a higher proportion of households are below the average and therefore have a lower level of affordability.

Affordability for housing is consistently higher (worse) in Kāpiti than both the national and regional average. The dynamics between increasing prices of housing coupled with lower medium income levels are likely contributors to the higher impact of affordability on Kāpiti.

HAM Rent: Affordability of renting households



The Housing Affordability Measure (HAM) measures trends in housing affordability for the renting household.

For renting households, HAM Rent calculates what their residual income would be after housing costs.

Average income is determined using the average New Zealand household, both homeowners and renters, nation-wide, in June 2013. A higher number on the chart indicates a higher proportion of households are below the average and have a lower level of affordability.

Similar to HAM Buy, affordability to rent in Kāpiti is higher (worse) than both the national and regional average and has been relatively static from 2003 to 2019. This has a slight improvement from 2013 to 2018.

Appendix One: Building and resource consents

Table 1: Comparison of building consents, by type, for the current quarter and the same period last year

Application type	1 June 2019 – 31-Aug-19 (Quarter)		1 June 2018 – 31-Aug-18	
	Number	Value \$	Number	Value \$
New (& prebuilt) House, Unit, Bach, Crib	51	23,296,701	49	18,927,976
New Flat(s) added to existing dwelling	2	24,7000	1	90,000
New Flat(s) added to existing bldg other	1	90,000	0	0
New Showrooms	1	15,000	0	0
New Offices	1	5,000	0	0
New Warehouses	1	250,000	0	0
New Farm Buildings - Other	1	35,000	3	173,000
New Other Buildings	2	1,430,000	0	0
Dwellings - Alterations & additions	76	7,721,883	62	4,274,810

Dwelling with flats - Alterations & addi	5	540,000	0	0
Resited Houses	2	110,000	5	354,000
Hospitals - Alterations & additions	0	0	1	60,000
Education Bldgs - alterations & addition	0	0	2	290,000
Shops, restaurants - Alterations & addit	3	115,000	1	10,000
Warehouses - alterations & additions	0	0	1	18,000
Factories - alterations & additions	0	0	2	214,000
Farm Buildings - alterations & additions	0	0	1	30,000
Other Buildings - alterations & addition	1	5,000	2	70,000
Total	148	33,865,584	131	24,671,786

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 2: Comparison of resource consents for the current quarter and the same period last year

Location	1 June 2018 – 31 August 2018	1 June 2017 – 31 August 2017
	Number	Number
Maungakotukutuku	2	4
Ōtaki	11	7
Ōtaki Forks	2	0
Paekākāriki	1	4
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	15	11
Peka Peka (Te Horo and Kaitawa)	4	3
Raumati Beach and Raumati South	3	13
Waikanae	22	20
Other	0	
Residential (total)	60	62
Maungakotukutuku	3	0
Ōtaki	4	4
Ōtaki Forks	0	0
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach)	2	2
Peka Peka (Te Horo and Kaitawa)	0	1
Raumati Beach and Raumati South	1	2
Waikanae	2	0
Non-residential (total)	12	9

Source: Kāpiti Coast District Council resource consent data.