

National Policy Statement on Urban Development

Kāpiti Coast District Council Quarter 2 Monitoring Report

December 2024

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Executive Summary

This is the second quarter 2024/2025 National Policy Statement on Urban Development (NPS-UD) monitoring report. It provides an update and analysis of changes across the development market in Kāpiti for the 1 Sep 2024 – 30 Nov 2024 period.

Quarterly reporting identifies changes in development activity and a range of market and price efficiency indicators sourced from the Ministry of Housing and Urban Development's (HUD) Urban Development Dashboard where available.

This second quarter, median house values were at \$760,000. This is the second decrease, down from last quarter's \$796,000, following increases since Sep 2023 (Q1 2023/2024).

Resource consent numbers have increased by 1 consent to 40 this quarter, from 39 consents in the last quarter while building consents have decreased by 1 consent to 135 this quarter, down from 136 in the last quarter.

Building consents equated to 70 dwellings consented this quarter, with a total of 178 bedrooms, compared to 47 dwellings consented with a total of 130 bedrooms last quarter.

This is the first time Council is reporting on code of compliance consents. For this quarter, a total of 60 codes of compliance were consented. Of the 60 consents, 58 were for a total of 156 residential dwelling (new builds) and 2 were related to non-residential builds.

A snapshot of indicator activity for 1 Sep 2024 – 30 Nov 2024 is summarised below:

Indicator	Movement from last quarter	Context
Building consent applications issued	Decreasing (by 1 as per Appendix 1)	135 consents issued with a total value of \$48,646,480
Resource consent applications granted	Increasing (by 1 as per Appendix 1)	40 consents granted: <ul style="list-style-type: none"> - 38 residential - 2 non-residential - Indicating a potential net addition of 243 dwellings from new builds and subdivisions.
House values	Decreasing	The median value of house sales has decreased to \$760,000 as of 30/09/2024, compared to \$796,000 in the last quarter.
House sales	Decreasing	There were 168 reported house sales as of 30/09/2024. However, this will be revised on receipt of late data. Last quarter's house sales have been revised up from 141 to 270.
Nominal mean rent	Decreasing	Mean rent has slightly decreased to \$623 for 30/09/2024 from \$626 at 30/06/2024.
Dwellings sale volume as percentage of stock	Increasing	The ratio of housing sales to housing stock has increased to 0.78% for 30/09/2024 from 0.13% (based on the revised figures of house sales) for 30/06/2024
Land value as percentage of capital value	Decreasing	55% for 30/09/2024, slightly decreasing from 54.9% in 30/06/2024
Average land value of a dwelling	Increasing	\$427,751 for 30/09/2024, slightly increasing from \$427,219 as of 30/06/2024

Kāpiti Coast District Council - Quarter 2 Monitoring Report December 2024

Introduction

This is the second quarter monitoring report implementing the National Policy Statement on Urban Development (NPS-UD). The report provides updated data and analysis of changes to the housing market for the 1 Sep 2024 – 30 Nov 2024 period.

Quarterly reporting identifies changes in development activity and a range of market and price efficiency indicators sourced from HUD's Urban Development Dashboard.

Regular monitoring supports Council's work to understand and develop an assessment of development capacity and 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: [Urban development capacity reporting - Kāpiti Coast District Council](#).

Improving monitoring and reporting of housing data

Council is currently undertaking a project to review how housing data is captured and used to support monitoring and reporting against our Housing and Growth Strategies. The results from this work will help inform the development of a supporting housing dashboard that will present data from external government sources alongside that from council's own consent management processes. This project will also support council's ongoing modelling and research work, including the Housing Needs Assessment and Housing and Business Development Capacity Assessment. It will help inform how quarterly reporting is best undertaken alongside analysis of longer-term trends and changes relating to housing trends and needs in Kāpiti.

This project is part of a broader project to develop a monitoring framework to track and report progress on community outcomes being developed as part of the [Vision Kāpiti](#) project.

Social Housing Register Quarterly Update – Sep 2024

The Ministry of Social Development National Social Housing Register was most recently updated in Sep 2024. The update shows that over the Jun 2024 to Sep 2024 period, applications for social housing in Kāpiti have decreased from 159 to 150 registrations. Nationally, registrations have also decreased, but more significantly from a total of 22,923 to 21,957 over this period.

Housing Register data is available at: <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>

GROWTH TRENDS

Resource consents have increased and building consents have decreased for the second quarter, from the previous quarter (Q1 2024/25). Potential net additional yield from new developments is sharply up from 112 to 243.

Building Consents¹

Data on building consents helps identify development activity across the district. Compared to the last quarter (Q1 2024/2025), building consent numbers were slightly down from 136 to 135. Of the 135 building consents, 41 related to new builds² (down 5 from 46 in Q1 2024/25) and 67 related to dwellings - additions and alterations (down 2 from 69 in Q1 2024/25).

The overall value of work has also decreased from the last quarter, from \$51,973,582 to \$48,646,480.

During this quarter, the applications for new builds equated to 70 additional dwellings. The type of housing consented through the building consent process was largely for standalone houses, of which there were 29. The other consents were for 4 second houses, 3 multi-dwelling, 1 rebuild, 1 flat, 2 sleepouts, and 27 units in the Summerset retirement village.

In this quarter, there were 70 additional dwellings consisting of 178 bedrooms, compared to last quarter where there were 47 dwellings with 130 bedrooms. Of the 70 additional dwellings this quarter, 3.4% were for housing with 1 bedroom, 33.7% for 2 bedrooms, 43.8% for 3 bedrooms, 15.7% for 4 bedrooms, none for 5 bedrooms, and 3.4% for 6-bedroom housing.

Further detail on the number and type of building consents issued and additional bedrooms by size for this quarter can be found in Table 2 of the Appendix.

Resource Consents³

Between 1 Sep 2024 – 30 Nov 2024, Council granted 40 resource consents, 1 more than the 39 consents granted last quarter (Q1 2024/25). This quarter included 22 land use consents and 18 subdivision consents, and none for deemed permitted activities⁴.

Overall, 38 of the 40 granted consents related to residential activities and information from the consents suggests that these applications have the potential to yield 243 net additional dwellings. These additional dwellings are a sharp increase from the 112 potential net additional dwellings reported last quarter.

During this quarter, urban residential activities accounted for 28 of the 38 residential activities with a potential net addition of 232 dwellings across the district as follows:

- Paraparaumu accounted for 9 of the residential consents with the potential for 174 additional dwellings. One of the consents accounted for 145 potential new dwellings

¹ 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.

² From statistics category for New (& prebuilt) House, Unit, Bach, Crib

³ Quarterly resource consent activity excludes applications that varies or changes consent conditions or outline plans, which are included in wider Resource Management Act monitoring.

⁴ Resource Management Act 1991, Sections 87BA, 87BB.

- Waikanae had 12 residential consents this quarter and a net potential for 34 additional dwellings
- Ōtaki accounted for 4 of the residential consents with the potential for 14 additional dwellings
- Raumati Beach and Raumati South had 3 consents with the potential for 10 additional dwellings.

During this period, rural residential activities accounted for 10 of all 38 residential activities, with the potential for 11 net additional dwellings:

- Paraparaumu accounted for just 1 of the residential consents with no potential for additional dwelling
- Waikanae accounted for 3 of these residential consents with the potential for 8 net additional dwellings
- Ōtaki Forks accounted for 4 of these residential consents with the potential for 1 net additional dwelling
- Peka Peka had 1 consent with a potential for 1 dwelling and a sleepout.

There were 2 non-residential resource consents granted during this period for an accessory building in Paekākāriki and a 2-storey commercial building on Main Street in Ōtaki.

Figures and comparisons of residential and non-residential consents, resource consents by location and net potential dwellings for all four quarters can be found in Table 3 of the Appendix.

Code of Compliance Consents

This is the first time Council is reporting on code of compliance consents. The data helps identify urban development activity that meet compliance standards across the district.

For the second quarter (Q2 2024/2025), a total of 60 codes of compliance were consented. Of the 60 consents, 58 were for a total of 156 residential dwelling (new builds) and 2 were related to non-residential builds.

The overall estimated value of work was \$49.9m, of which \$46.1m were for residential builds and \$3.8m were for non-residential builds including a teaching building and a commercial building with 14 units.

Further detail on the numbers consented, estimated values, and associated number of dwellings for the code of compliance can be found in Table 6 & 7 of the Appendix.

Appendix: Building and Resource Consents

Table 1: Building consents issued by type, Kāpiti Coast District, first and second quarter 2024/2025 comparison.

Application Type	2024/2025 First Quarter 1 June 2024 - 31 August 2024		2024/2025 Second Quarter 1 Sep 2024 - 30 November 2024	
	Number	Value \$	Number	Value \$
New (& prebuilt) House, Unit, Bach, Crib	46	27,471,029	41	26,017,280
New Flats	0	0	1	4,800,000
New Education Bldgs - Other	0	0	1	60,000
New Shops	0	0	1	2,100,000
New Motels	1	220,000	0	0
New Hotels - Other	1	420,000	0	0
New Offices	1	890,000	0	0
New Surgeries e.g. Doctor, dentist, vet	1	5,634,000	0	0
New Farm Buildings - Other	0	0	2	310,000
Dwellings - Alterations & Additions	69	8,078,140	67	6,064,200
Dwellings with flats - New Foundations on	1	141,836	0	0
Dwellings With Flats - Alterations & Additions	5	513,577	6	1,530,000
Education Buildings - Alterations & Additions	3	1,198,000	6	1,025,000
Social Bldgs - Alterations & additions	0	0	1	300,000
Shops, Restaurants - Alterations & Additions	2	168,000	5	1,735,000
Alterations & Additions - Office/Admin	3	1,534,000	0	0
Warehouses - Alterations & Additions	1	5,200,000	0	0
Other Buildings - Alterations & Additions	2	505,000	4	4,705,000
Total	136	51,973,582	135	48,646,480

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: Additional dwellings and corresponding bedrooms from residential building consents issued, first and second quarter 2024/2025 comparison.

Bedroom Type	2024/2025 First Quarter 1 June 2024 - 31 August 2024			2024/2025 Second Quarter 1 Sep 2024 - 30 November 2024		
	New Dwellings	Total Bedrooms	%	New Dwellings	Total Bedrooms	%
1	7	7	5.4%	6	6	3.4%
2	7	14	10.8%	30	60	33.7%
3	24	72	55.4%	26	78	43.8%
4	8	32	24.6%	7	28	15.7%
5	1	5	3.8%	0	0	0.0%
6	0	0	0.0%	1	6	3.4%
Total	47	130	100%	70	178	100%

Table 3: Resource consents granted by location, Kāpiti Coast District, first and second quarter 2024/2025 comparison.

Location	2024/2025 First Quarter 1 June 2024 – 31 August 2024	2024/25 Second Quarter 1 September 2024 - 30 November 2024
	Number	Number
Maungakotukutuku	0	0
Ōtaki	2	4
Ōtaki Forks	4	5
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	14	10
Peka Peka (Te Horo and Kaitawa)	2	1
Raumati Beach and Raumati South	4	3
Waikanae	9	15
Residential (total)	35	38
Maungakotukutuku	0	0
Ōtaki	2	1
Ōtaki Forks	0	0
Paekākāriki	1	1
Paraparaumu (Central, North Beach, and South Beach)	1	0
Peka Peka (Te Horo and Kaitawa)	0	0
Raumati Beach and Raumati South	0	0
Waikanae	0	0
Non-residential (total)	4	2
Total granted	39	40

Source: Kāpiti Coast District Council resource consent data.

Table 4: Resource consents granted by type, Kāpiti Coast District first and second quarter 2024/2025 comparison.

Resource Consent Type	2024/2025 First Quarter	2024/25 Second Quarter
	1 June 2024 – 31 August 2024	1 September 2024 - 30 November 2024
	Number	Number
Deemed Permitted Boundary Activity	2	0
Land Use - Controlled	0	0
Land Use - Discretionary	5	9
Land-Use Non-complying	2	1
Land Use - Permitted	0	0
Land Use - Restricted Discretionary	12	12
Subdivision - Controlled	3	3
Subdivision - Discretionary	9	9
Subdivision - Non-complying	3	4
Subdivision - Restricted Discretionary	3	2
Total	39	40

Source: Kāpiti Coast District Council resource consent data.

Table 5: Net dwelling increases for resource consents granted by location, Kāpiti Coast District, first and second quarter 2024/2025 comparison.

Location	2024/2025 First Quarter	2024/25 Second Quarter
	1 June 2024 – 31 August 2024	1 September 2024 - 30 November 2024
	Number	Number
Maungakotukutuku	0	0
Ōtaki	11	14
Ōtaki Forks	10	1
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	37	174
Peka Peka (Te Horo and Kaitawa)	3	2
Raumati Beach and Raumati South	27	10
Waikanae	24	42
Total	112	243

Source: Kāpiti Coast District Council resource consent data.

Table 6: Code of compliance consented and estimated values by location, Kāpiti Coast second quarter 2024/2025.

Location	2024/2025 Second Quarter 1 September 2024 – 30 November 2024	
	Number Consented	Estimated Value
Maungakotukutuku	0	0
Ōtaki	11	\$2,597,000
Ōtaki Forks	2	\$458,000
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	14	\$17,651,750
Peka Peka (Te Horo and Kaitawa)	1	\$385,000
Raumati Beach and Raumati South	5	\$2,170,000
Waikanae	25	\$22,840,731
Residential (total)	58	\$46,102,481
Maungakotukutuku	0	0
Ōtaki	0	0
Ōtaki Forks	0	0
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach)	2	\$3,800,000
Peka Peka (Te Horo and Kaitawa)	0	0
Raumati Beach and Raumati South	0	0
Waikanae	0	0
Non-residential (total)	2	\$3,800,000
Total	60	\$49,902,481

Table 7: Code of compliance number of new dwellings consented by location, Kāpiti Coast second quarter 2024/2025.

Location	2024/25 Second Quarter 1 September 2024 - 30 November 2024
	Number of Dwellings Consented
Maungakotukutuku	0
Ōtaki	11
Ōtaki Forks	1
Paekākāriki	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	78
Peka Peka (Te Horo and Kaitawa)	0
Raumati Beach and Raumati South	4
Waikanae	62
Total	156