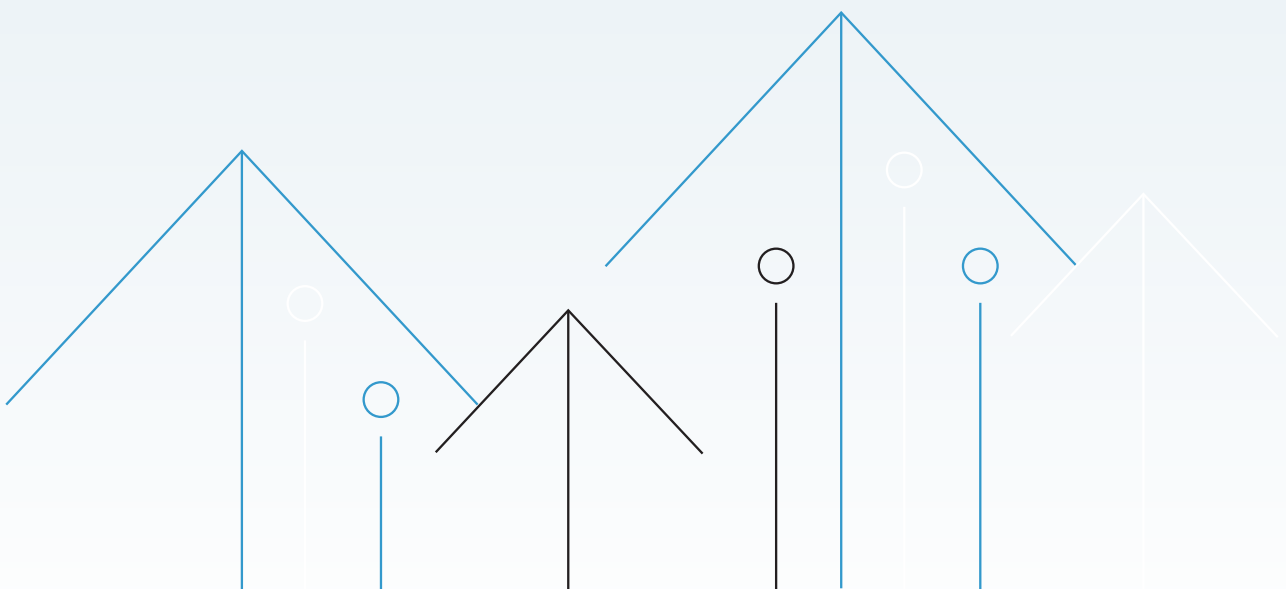


# Kāpiti Coast District

Central Paraparaumu

Population and household forecasts 2013 to 2043

population forecast



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# Welcome to Kāpiti Coast population forecasts

The Kāpiti Coast population and household forecasts present what is driving population change in the community and how the population, age structure and household types will change each year between 2013 and 2043.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

These forecasts were last updated in February 2017 by .id, the population experts, on behalf of Kāpiti Coast.

Forecasts are available for each year from 2013 to 2043.

Important Statistics

Population 2017

52,344

forecast.id

Population 2043

63,685

forecast.id

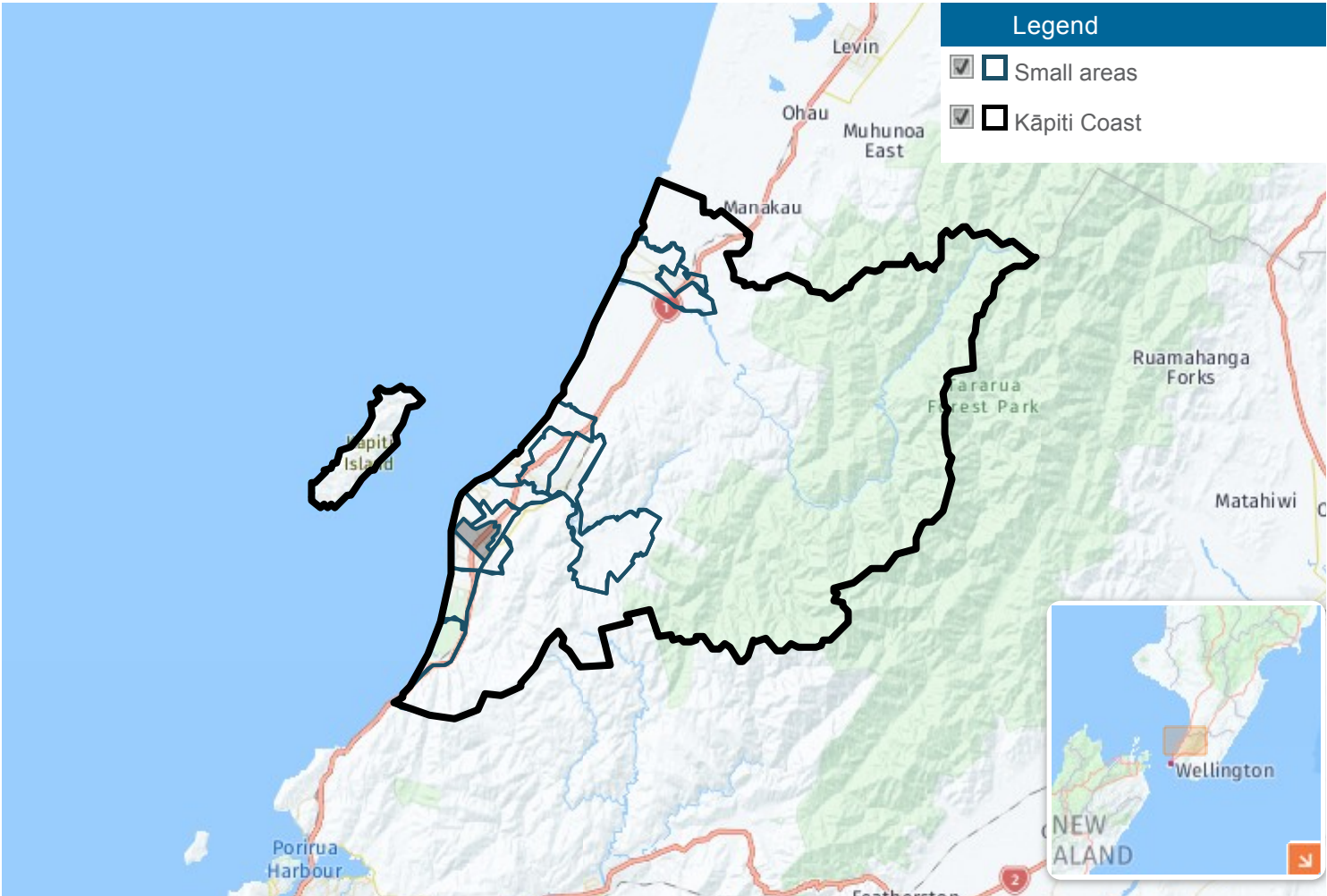
Change 2017-43

21.67%

forecast.id

## Forecast areas

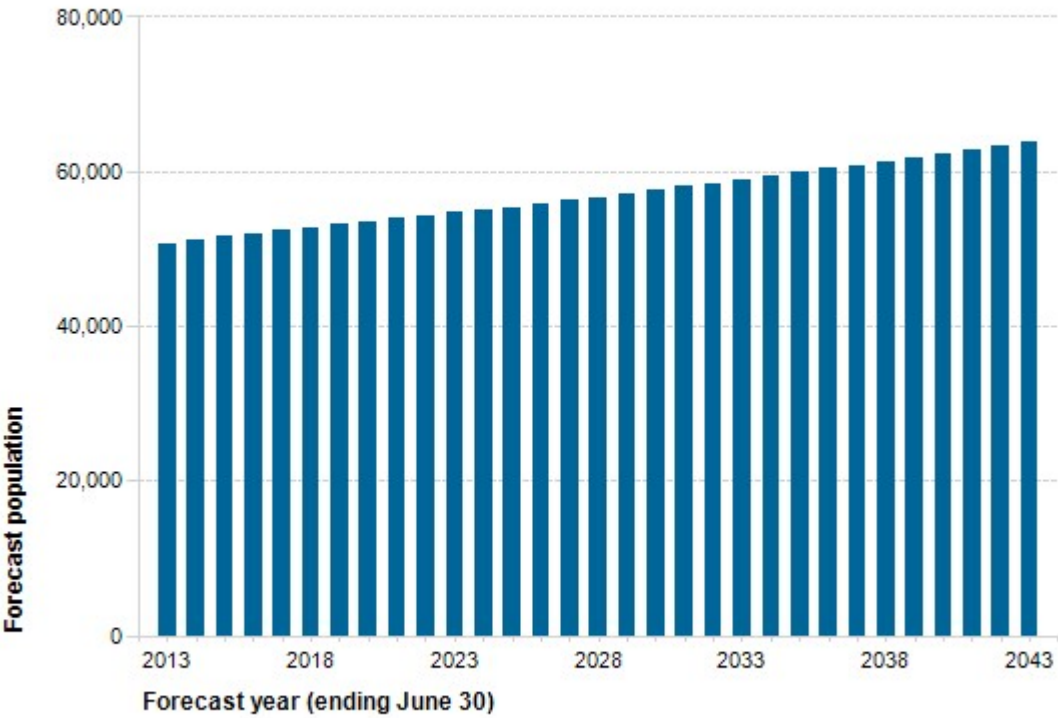
Kāpiti Coast



Source: Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, February 2017.

# Forecast population

Kāpiti Coast



Population and household forecasts, 2013 to 2043, prepared by .id, February 2017.

# Central Paraparaumu

## About the forecast areas

Central Paraparaumu is bounded by the Kāpiti Coast Airport, Kāpiti Road, the locality of Paraparaumu Beach South and Hollis Road in the north, Mazengarb Road, Ratanui Road and Otaihangā Road in the east, the railway line in the south, and the locality of Raumati Beach in the west. The place name Paraparaumu means morsels and sediment. It is said Hau likened the sea foam on the shoreline to the morsels around a huge oven.

### Important Statistics

Population 2017

2,824

Population 2043

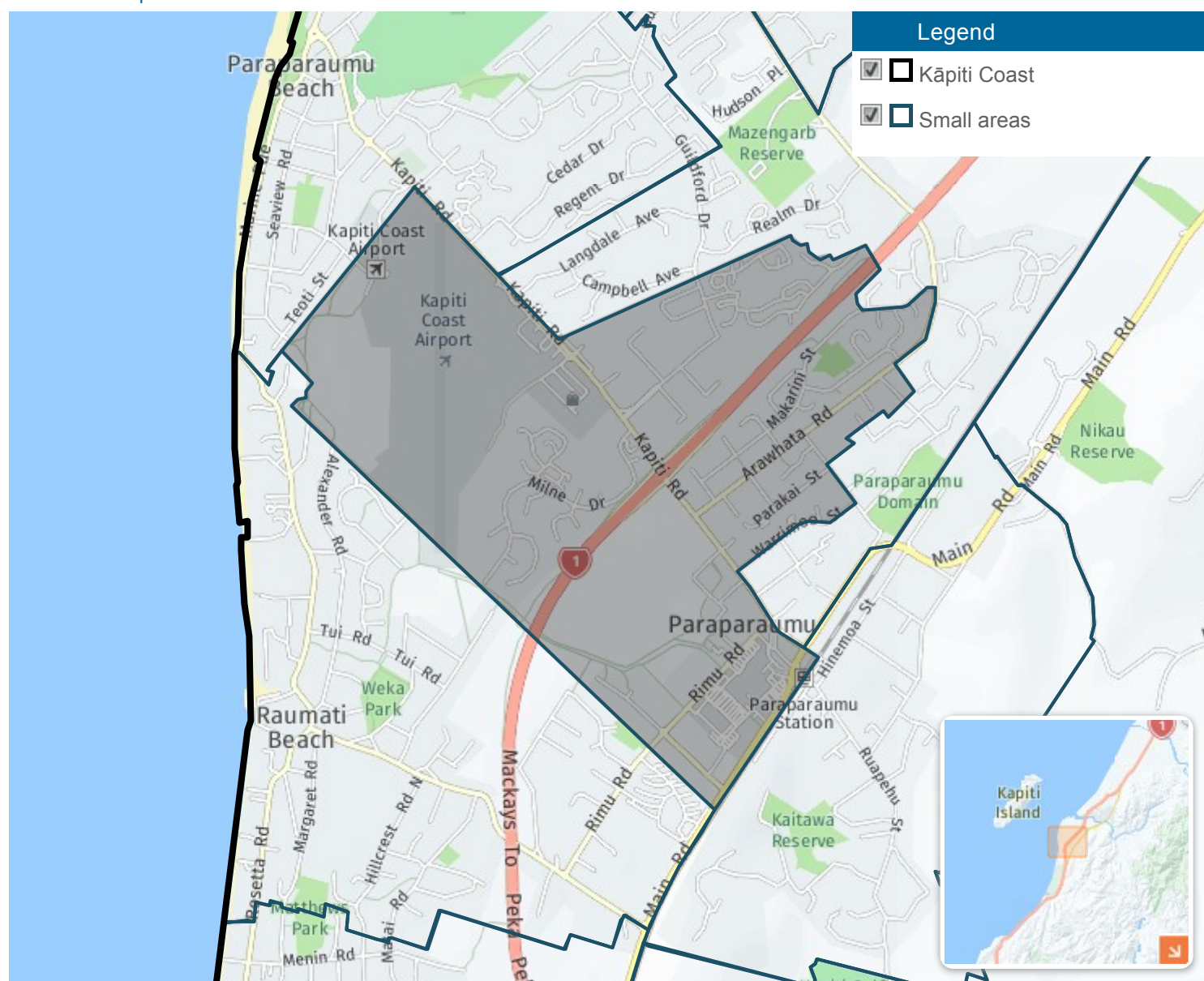
3,521

Change 2017-43

24.69%

## Forecast areas

Central Paraparaumu



Source: Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, February 2017.

# Kāpiti Coast

## Drivers of population change

### Development history

The Kāpiti Coast District is located on the south-western coast of the lower North Island, about 50 kilometres north of the Wellington CBD. It includes the towns of Te Horo, Waikanae, Paraparaumu, Raumati Beach, Ōtaki, and Raumati South, and smaller localities such as Emerald Glen, Lindale, Maungakotukutuku, Otaihanga, and Pekapeka.

Paraparaumu is the most populous of these towns and the commercial and administrative centre. Much of the rural land is given over to horticulture and market gardens, which are common along the highway between the settlements. The tāngata whenua of the district are Te Āti Awa ki Whakarongotai, Ngāti Raukawa, Ngāti Toa Rangatira, including whānau and hapū. In the 1820-1830s, they were firmly established in the district and were signatories to the Treaty of Waitangi at the following locations: on board the ship “The Ariel” at Port Nicholson in Wellington (29 April 1840), Queen Charlotte Sounds (4 May 1840), Rangitoto (d’Urville Island) (11 May 1840), Kāpiti Island (14 May 1840), Waikanae (16 May 1840), Ōtaki (19 May 1840), Manawatū (26 May 1840), Motungarara Island (4 June 1840), Guards Bay and Cloudy Bay (Te Koko-a-Kupe) in Te Tau Ihu (17 June 1840), Mana Island (19 June 1840), and again on Kāpiti Island (19 June 1840). Around 1822, Europeans began whaling in the area, and in 1839, William Wakefield of the New Zealand Company arrived in the Kāpiti region to purchase land for permanent European settlement. In the 1840s British settlers arrived at Wellington and Whanganui. A Wellington to Whanganui overland mail service was established in 1842, linking the few European settlers and missionaries. Some sheep farms, both Māori and Pākehā, were established from Paekākāriki to the Manawatū River in the 1850s-1870s period and Māori and Pākehā traded produce to Wellington using the beach as a highway. Small coastal vessels carried goods and passengers from the estuaries of the Waikanae, Ōtaki and Waikawa Rivers.

From 1866, a regular coach service operated, with Ōtaki and Paekākāriki serving as centres for inns, trade and mail. European settlement of the Kāpiti Coast only took place on a significant scale after a railway was built from Wellington to Longburn, just south of Palmerston North. The line was opened in 1886, with the final spike driven in on the Kāpiti Coast at Otaihanga. Dairy farming became dominant around the same time, with factories at Paraparaumu, Te Horo and Ōtaki. Horticulture flourished around Ōtaki.

In the early 1900s, the district developed as a series of seaside resorts. In 1940 Paraparaumu airport opened, handling passengers and freight for Wellington. Secondary industry developed at Ōtaki and Paraparaumu. From the 1950s, the more stable climate attracted retired Wellingtonians and commuters, which led to a house building boom. In 1969, the Coastlands shopping mall opened at Paraparaumu. It was then among the few retail centres allowed to trade on Saturdays, and proved a magnet for the region’s shoppers. In the early 21st century, the Kāpiti economy was among the fastest growing in New Zealand. Growth was driven by the manufacturing, building and business services sectors.

The Kāpiti Coast District has developed into several townships and localities – a coastal haven and retreat for visitors and holidaymakers, but also a home for retirees and those seeking a change of lifestyle. It is an expanding and growing part of Greater Wellington, with a group of satellite towns that also interact with the rest of the district. The urban areas comprise a series of small beach and inland settlements which have, over time, expanded and become interlinked, particularly on an east-west road network.

The layout and features of the residential environments vary from those that have retained qualities which are reminiscent of small communities (e.g. older beach areas like Raumati South) to newer developments of a relatively generic and suburban form (e.g. newer parts of Paraparaumu). The population of the Kāpiti District has been growing steadily in the past 30 years. In 1981, the population of the district was just over 26,000 and increased to almost 35,000 a decade later. In 2001, the population of the district was 43,600 and, as of the latest 2013 Census, the population grew even more to 50,700.

### Migration patterns

In the post war period and after 1960, economic and population growth in the Kāpiti Coast District were rapid. City commuters travelled daily by bus to Paekākāriki and by train to Wellington. Farms were broken up for housing in Paraparaumu township, Paraparaumu Beach South and Paraparaumu Beach North. Building and related trades flourished with the Te Roto industrial park in Paraparaumu being developed. From 1953 to 1983, 12 schools opened, including two colleges. The 1990s marked a period where the population growth rates here were among the highest in New Zealand. Several retirement villages were built in that time.

The Kāpiti Coast is linked to the Wellington region via the transport system, the urban system, and the labour market

and employment system. The district attracts young couples without children looking for a place to purchase a home and start a family as well as attracting young and established families with young children. The Kāpiti Coast District also attracts retired people, and residents aged 65 or older made up 25.3% of the population in 2013 – twice the average of the rest of the Wellington region. By 2043, the proportion of residents aged over 65 years is expected to be 34% of the entire Kāpiti Coast population – that is just over 20,000 people. The northern part of the district has economic, social and historic ties to parts of Horowhenua. Kāpiti Coast District's rural areas have many commonalities with the Horowhenua rural communities and economy.

In the last few decades, the Kāpiti Coast District has gained new residents from many different places in the region and further away in New Zealand as well as overseas. The Kāpiti Coast District also lost residents to different places in the country. Usually, internal migration (within a local territorial authority (TA), region or country) is strongly influenced by age – that is people moving to and from different places based on their life stage.

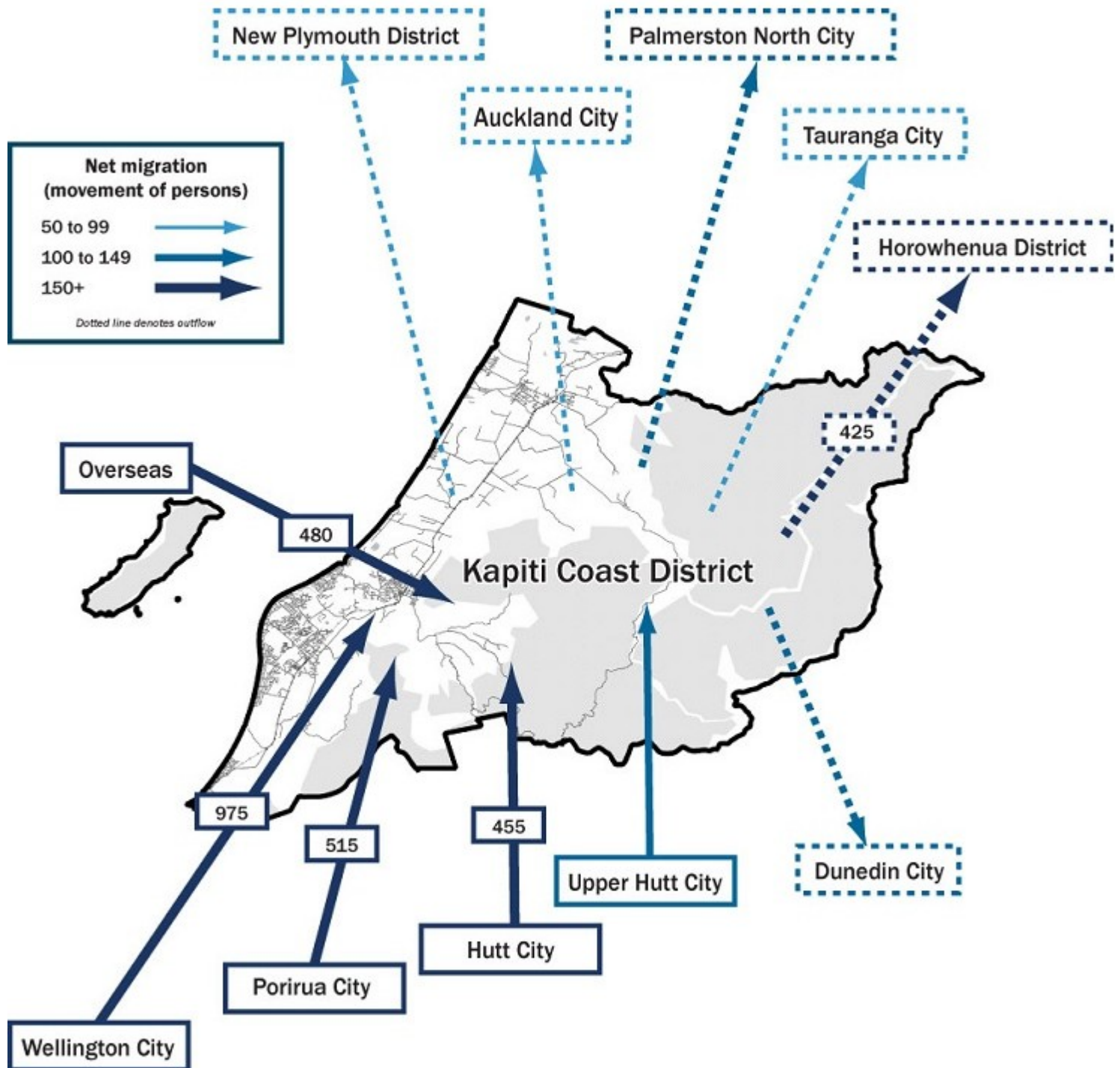
In the 2008-2013 period, the Kāpiti Coast District gained 975 residents from Wellington City, with many of them moving here for housing affordability, lifestyle and other similar opportunities. Interestingly, this net gain is a result of large flows to and from Wellington – the Kāpiti Coast gained 2,460 residents from Wellington City but lost 1,485 residents to Wellington City (hence the 975 net gain). These in and out flows will be related to certain age groups; younger people may leave the Kāpiti Coast to move to Wellington for education and employment, while older people and those looking to start a family or buy a new home in a more affordable environment will move to the Kāpiti Coast. The district also gained 513 residents from Porirua City, 453 from Hutt City and 141 residents from Upper Hutt City during the five year period. Regional connectivity between these Wellington Region TAs is evident. Kāpiti Coast also gained 480 persons from overseas in the 2008-2013 period – not all of these people would have come directly to the Kāpiti Coast but, in the five years since they first came to New Zealand, they will have moved to the Kāpiti Coast from another port of arrival, such as Wellington City. A gain of 27 residents from Christchurch is not very significant, but the volume of movement between the Kāpiti Coast and Christchurch is – a gain of 291 residents between 2008 and 2013 and a loss of 264 residents.

The Kāpiti Coast District has lost residents during the 2008-2013 period to the Horowhenua District (-453 residents), Dunedin City (-114 residents) and Palmerston North (-105 residents). A smaller net loss of 81 residents is also recorded to Tauranga City. The net loss to Auckland City is only 57 but like with Christchurch, there is significant volume of migration – 531 from Auckland to Kāpiti Coast and 588 from Kāpiti Coast to Auckland City. These net gains and net losses usually have a dominant age profile where younger people in their late teens and early twenties tend to leave the district for bigger city locations elsewhere, whereas families both young and established look to move to the district in search of affordable housing opportunities from nearby places where these opportunities are not as plentiful.

Almost 46% of all Kāpiti Coast District residents (22,461) did not move between 2008 and 2013 (meaning they remained at the same address). Of the residents who did move between 2008 and 2013 (19,995), 20% moved within the Kāpiti Coast District, 6% moved to the Kāpiti Coast from other parts of New Zealand and 5% moved to the Kāpiti Coast from another country. For more information on migration moves to and from the district, the "Migration by Location" page provides useful information and data (<http://profile.idnz.co.nz/Kāpiti/migration-by-location>).

The abovementioned migration information relates to long term/permanent migration moves. However, on a daily scale (i.e. journey to work), it is visible that the Kāpiti Coast is very connected with neighbouring Wellington City and Porirua City. Of the total number of people who work in the Kāpiti Coast District, 87% are also residents here whereas 13% live outside the city and commute to the Kāpiti Coast District for work (549 from the Horowhenua District, 318 from Porirua City, 282 from Wellington City and 120 from Hutt City). Of the total number of employed Kāpiti Coast residents, 54% work within the Kāpiti Coast District and 36% work outside the district (4,700 commute to Wellington City for work, which equates to 22% of Kāpiti Coast's workforce). 1,158 residents commute to Porirua City, 807 to Hutt City, 411 to Horowhenua District and 150 to Palmerston North for work with a similar number (140 residents) travelling to Upper Hutt City.

## Historical migration flows, Kāpiti Coast, 2006-2011



'Overseas' refers to arrivals only.

Population and household forecasts, 2013 to 2043, prepared by .id the population experts, February 2017.

**.id** the population experts

**Note:** The migration flows depicted above are historical and do not represent future or forecast migration flows or subsequent council boundary changes. The arrows represent migration flows to the area as a whole and do not indicate an origin or destination for any specific localities within the area. Overseas flow shows overseas arrivals only, based on answers to the census question "where did the person usually live 5-years ago."

## Housing role and function

Over time, different parts of the Kāpiti Coast District have established different housing roles and functions. As a whole, the Kāpiti Coast District contains several housing markets, each with distinct roles and functions. The district will continue to lose young adults aged 18-24 years who leave the district in search of education and employment opportunities elsewhere regionally (e.g. Wellington City) or further away. A narrow economic base within the district that limits local career opportunities contributes to these migration phenomena and is common for other similar places around New Zealand – especially those close to large cities. The district will also continue to gain couples without children and young families, moving here for relative regional housing affordability. There is also an increasing gain of families and mature adult residents in the future, both as a result of dwelling growth and subsequent housing opportunity but also due to the relative affordability of the Kāpiti Coast District for those who continue to commute to Wellington City for work, especially with the establishment of the new Kāpiti Expressway to Wellington City. There is also a gain in the older age segment – early retirees and retirees aged 55-74 years who move here for a lifestyle change or a downsize in housing, where they may sell up a property in a more expensive housing market and purchase Kāpiti Coast property for less. There is also already an established retiree community which is anticipated to continue growing as the area carries on being a desirable destination for people in those age groups. Due to the availability of many aged care facilities and anticipation of more in the future, there is also an increase of 80-90 year olds, more so in the short term due to the opening of the Charles Fleming Retirement Village (198 beds in 2014/2015). Adults over the age of 90 years tend to be less mobile so their net migration results in slight losses, although there will be more 90 year olds living here by 2043 (see age structure).

Within the district, there are some variations in terms of housing roles and functions. Areas such as Ōtaki experience a gain of families with parents aged 30-39 years who have children aged 0-9 years. Ōtaki also gains mature adults, empty nesters aged 50-64 years, and retirees aged 65-74 years. There is a loss of young adults aged 18-24 years here who leave the Ōtaki area in search of education and employment opportunities elsewhere. Other areas such as Paraparaumu East gain young couples and families with parents aged 25-29 years who have children aged 0-9 years, and established families with parents aged 30-39 years. There is a slight loss of adults with children aged 10-16 years, a slight gain of retirees aged 60-74 years, a slight gain of frail elderly adults aged 80-89 years, and the common loss of 18-24 year olds that is evident in many areas. Waikanae-Reikorangi is an area which will experience growth during the forecast period due to high levels of residential development that will occur primarily in the areas of Waikanae Park and Waikanae North. A gain of young and established families with children is expected in Waikanae as is a gain of early retirees and retirees aged 55-69 years. A slight gain of older adults aged 80-89 years is also expected, alongside the common loss of 18-24 year olds.

## Housing supply

The Kāpiti Coast District has experienced several periods of high growth since World War II. From the 1950s, the residential development boom attracted Wellington residents and commuters. Similar patterns in different parts of the district continued. In recent years, some parts of the district have experienced increases in housing supply growth, while other parts have experienced declines. In the 2001-2006 period, several areas of Paraparaumu and Waikanae Beach – Peka Peka were growing at relatively high rates. In the 2006-2013 period, peripheral areas such as Ōtaki Forks-Kaitawa-Te Horo also increased in terms of growth (though it should be noted this was a seven year Census period).

At the start of the forecast period, development of the Charles Fleming Retirement Village private units in Waikanae-Reikorangi contributed to over 160 dwellings. During this time, there were also some residual developments in parts of Paraparaumu which began pre-2013. The development in Hudson Place from 2015 to the early 2020s contributes almost 90 dwellings to the TA. As the forecast moves to the mid-term in the 2020s, the Waikanae North Estate increases in terms of development rates and future stages of the Waikanae North Precinct contribute to the district's housing supply from 2022/2023. Further on in the forecast, as the Ngarara Zone Residential Development commences, it becomes one of the main drivers of future housing supply. It is expected that almost 820 dwellings will be constructed here from 2025 with more remaining for development post 2043. An element of medium density housing has been identified in strategy documents and this type of development is anticipated to occur in Central Paraparaumu, Paraparaumu North, Paraparaumu East and Raumati South.

The Kāpiti Expressway is an under-construction four-lane grade separated expressway through the Kāpiti Coast. The construction of the Expressway has already resulted in a loss of over 50 dwellings by demolition and required changes to the initially planned extent and dwelling capacity of the Ngarara Zone Residential Development area – these changes have been reflected in the forecasts. The expressway will separate local and highway traffic and result in safer and shorter trips to and through the Kāpiti Coast, with local and national benefits. It is anticipated that the shorter travel times to the Wellington City employment hub will attract more people to migrate to the Kāpiti District, where they can commute to work in shorter periods of time while living in more affordable areas outside of the capital.



# Kāpiti Coast

## Population summary

This table summarises the population for Kāpiti Coast and each of its small areas. This enables you to see how population change is affecting different parts of the LGA in different ways. Some small areas may be rapidly growing whilst others are stable or even declining in population.

Continue to the forecast results section to see detailed forecasts of [population](#), [households](#), and [dwellings](#) for each of the small areas.

Please note that population numbers in forecast.id for the 2013 base year are derived from Estimated Resident Population from Statistics New Zealand. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

## Population summary

| Kāpiti Coast                                        | Forecast year |               |               |               |               |               |               | Change between 2013 and 2043 |                      |
|-----------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|----------------------|
| Area                                                | 2013          | 2018          | 2023          | 2028          | 2033          | 2038          | 2043          | Total change                 | Avg. annual % change |
| <b>Kāpiti Coast</b>                                 | <b>50,700</b> | <b>52,762</b> | <b>54,651</b> | <b>56,603</b> | <b>58,980</b> | <b>61,254</b> | <b>63,685</b> | <b>+12,985</b>               | <b>+0.76</b>         |
| Central Paraparaumu                                 | 2,796         | 2,855         | 2,987         | 3,142         | 3,305         | 3,436         | 3,521         | +725                         | +0.77                |
| Otaki                                               | 3,312         | 3,467         | 3,596         | 3,680         | 3,771         | 3,855         | 3,944         | +632                         | +0.58                |
| Otaki Beach and Surroundings                        | 2,699         | 2,806         | 3,008         | 3,215         | 3,299         | 3,389         | 3,461         | +761                         | +0.83                |
| Otaki Forks-Kaitawa-Te Horo                         | 3,708         | 3,870         | 3,971         | 4,040         | 4,151         | 4,242         | 4,352         | +644                         | +0.54                |
| Paekakariki                                         | 1,720         | 1,630         | 1,532         | 1,481         | 1,470         | 1,472         | 1,490         | -230                         | -0.48                |
| Paraparaumu Beach North - Otaihanga - Kapiti Island | 4,919         | 5,146         | 5,326         | 5,469         | 5,646         | 5,774         | 5,884         | +965                         | +0.60                |
| Paraparaumu Beach South                             | 5,050         | 5,145         | 5,140         | 5,147         | 5,136         | 5,132         | 5,142         | +92                          | +0.06                |
| Paraparaumu East                                    | 2,278         | 2,290         | 2,379         | 2,482         | 2,624         | 2,772         | 2,864         | +586                         | +0.77                |
| Paraparaumu North                                   | 3,851         | 4,244         | 4,654         | 4,823         | 4,959         | 5,127         | 5,271         | +1,420                       | +1.05                |
| Raumati Beach                                       | 5,042         | 5,208         | 5,274         | 5,252         | 5,323         | 5,463         | 5,642         | +601                         | +0.38                |
| Raumati South                                       | 3,702         | 3,636         | 3,579         | 3,655         | 3,919         | 4,107         | 4,299         | +598                         | +0.50                |
| Waikanae Beach-Peka Peka                            | 3,573         | 3,652         | 3,807         | 3,952         | 4,139         | 4,346         | 4,521         | +948                         | +0.79                |
| Waikanae Park                                       | 1,926         | 1,932         | 2,172         | 2,572         | 3,133         | 3,703         | 4,368         | +2,442                       | +2.76                |
| Waikanae-Reikorangi                                 | 6,124         | 6,881         | 7,227         | 7,693         | 8,105         | 8,436         | 8,927         | +2,802                       | +1.26                |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

# Central Paraparaumu

## Population, households and dwellings

This summary shows the results of the forecasts for population, households and dwellings in Kāpiti Coast. The period 2013 to 2028, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

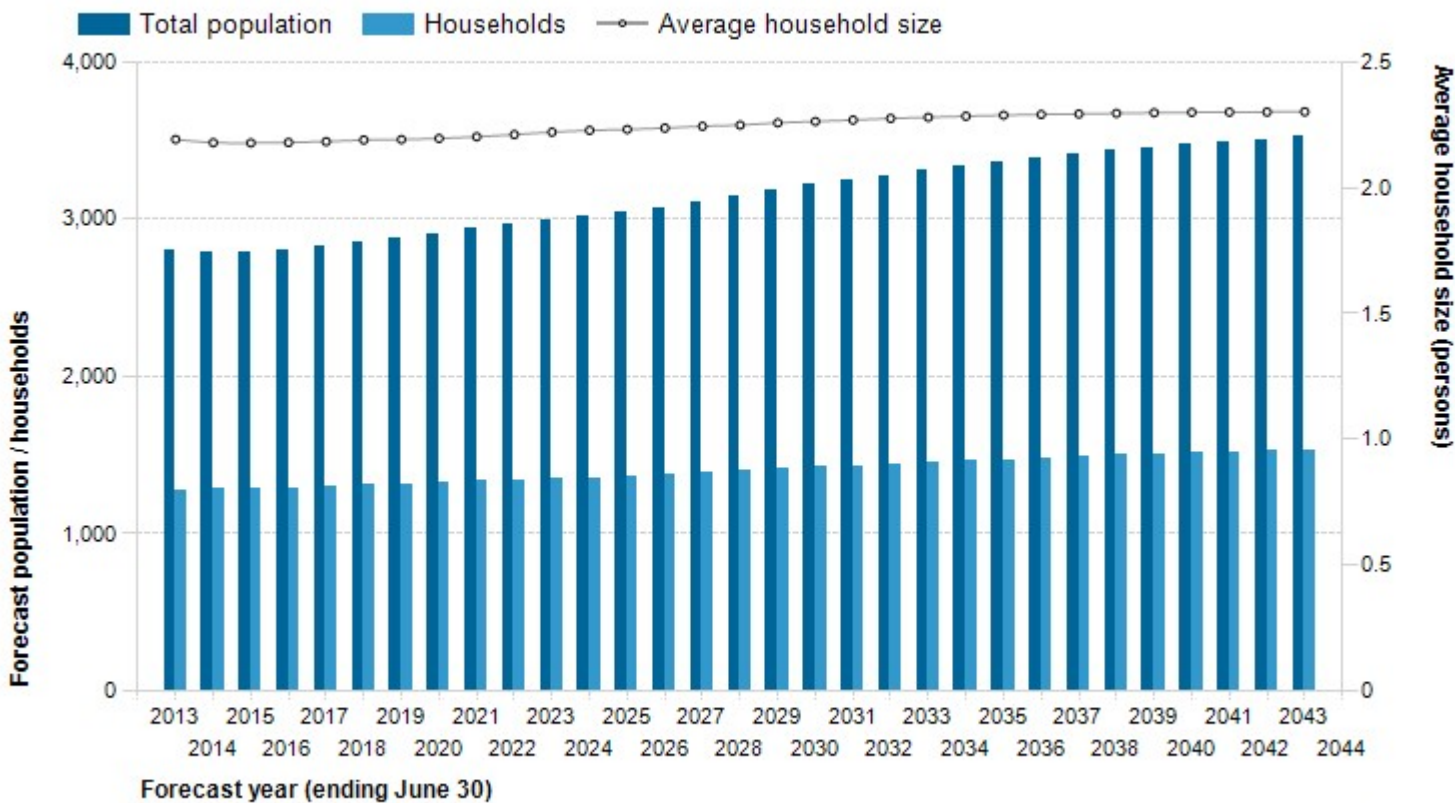
## Forecast population, households and dwellings

| Central Paraparaumu                 | Forecast year |       |       |       |       |       |       |
|-------------------------------------|---------------|-------|-------|-------|-------|-------|-------|
| Summary                             | 2013          | 2018  | 2023  | 2028  | 2033  | 2038  | 2043  |
| Population                          | 2,796         | 2,855 | 2,987 | 3,142 | 3,305 | 3,436 | 3,521 |
| Change in population (5yrs)         | --            | 59    | 132   | 155   | 163   | 131   | 85    |
| Average annual change               | --            | 0.42% | 0.91% | 1.02% | 1.02% | 0.78% | 0.49% |
| Households                          | 1,275         | 1,304 | 1,345 | 1,398 | 1,450 | 1,498 | 1,529 |
| Average household size              | 2.19          | 2.19  | 2.22  | 2.25  | 2.28  | 2.29  | 2.30  |
| Population in non private dwellings | 0             | 0     | 0     | 0     | 0     | 0     | 0     |
| Dwellings                           | 1,310         | 1,333 | 1,372 | 1,422 | 1,472 | 1,517 | 1,547 |
| Dwelling occupancy rate             | 97.33         | 97.82 | 98.03 | 98.31 | 98.51 | 98.75 | 98.84 |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

# Forecast population, households and average household size

Central Paraparaumu



Population and household forecasts, 2013 to 2043, prepared by .id the population experts, February 2017.



## Key findings

In 2013, the total population of Central Paraparaumu was estimated to be 2,796 people. It is expected to increase by over 340 people to 3,142 by 2028, at an average annual growth rate of 0.78%. This is based on an increase of over 120 households during the period, with the average number of persons per household rising from 2.19 to 2.25 by 2028.

# Central Paraparaumu

## Population and age structure

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as child care, recreation and aged care.

The forecast age groups of Kāpiti Coast is a function of the current age of the population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by location (fringe, city centre, regional or rural) the existing housing stock (separate dwellings, medium or high density), the amount and type of new residential development (same as existing stock, or diversifying) and where the area is in a cycle of change. We call this the area's residential role and function. You can learn more about this in the section [household and suburb life cycles](#).

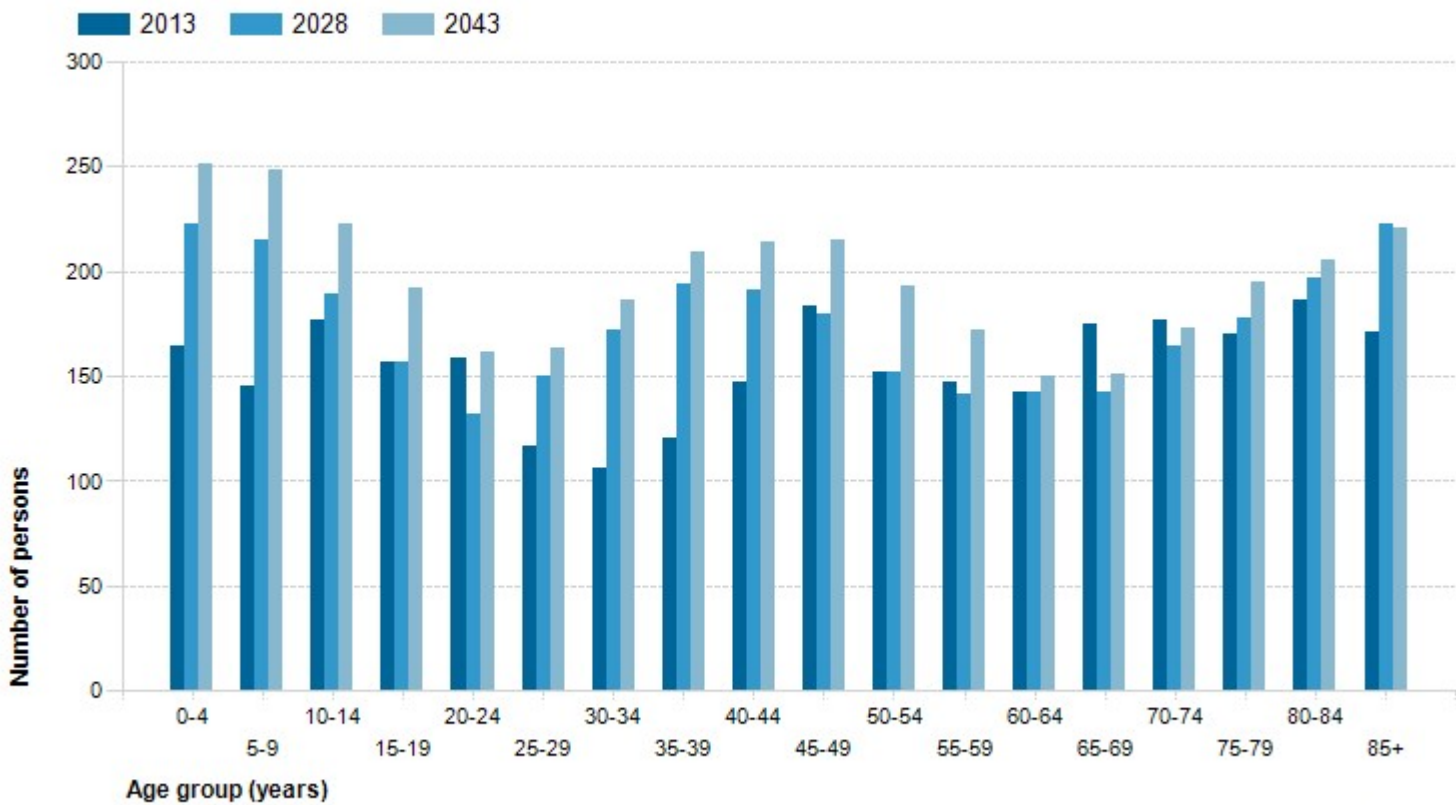
## Forecast age structure - 5 year age groups

| Central Paraparaumu - Total persons | 2013   |       | 2028   |       | 2043   |       | Change between 2013 and 2043 |
|-------------------------------------|--------|-------|--------|-------|--------|-------|------------------------------|
| Age group (years)                   | Number | %     | Number | %     | Number | %     | Number                       |
| 0 to 4                              | 164    | 5.9   | 222    | 7.1   | 251    | 7.1   | +86                          |
| 5 to 9                              | 145    | 5.2   | 215    | 6.9   | 248    | 7.0   | +103                         |
| 10 to 14                            | 177    | 6.3   | 189    | 6.0   | 222    | 6.3   | +45                          |
| 15 to 19                            | 157    | 5.6   | 157    | 5.0   | 192    | 5.5   | +35                          |
| 20 to 24                            | 159    | 5.7   | 132    | 4.2   | 161    | 4.6   | +2                           |
| 25 to 29                            | 117    | 4.2   | 150    | 4.8   | 163    | 4.6   | +46                          |
| 30 to 34                            | 106    | 3.8   | 172    | 5.5   | 186    | 5.3   | +80                          |
| 35 to 39                            | 120    | 4.3   | 194    | 6.2   | 209    | 5.9   | +89                          |
| 40 to 44                            | 147    | 5.3   | 191    | 6.1   | 214    | 6.1   | +67                          |
| 45 to 49                            | 183    | 6.5   | 180    | 5.7   | 215    | 6.1   | +32                          |
| 50 to 54                            | 152    | 5.4   | 152    | 4.8   | 193    | 5.5   | +41                          |
| 55 to 59                            | 147    | 5.3   | 141    | 4.5   | 172    | 4.9   | +25                          |
| 60 to 64                            | 142    | 5.1   | 142    | 4.5   | 150    | 4.3   | +7                           |
| 65 to 69                            | 175    | 6.2   | 142    | 4.5   | 151    | 4.3   | -24                          |
| 70 to 74                            | 177    | 6.3   | 164    | 5.2   | 173    | 4.9   | -4                           |
| 75 to 79                            | 170    | 6.1   | 178    | 5.7   | 195    | 5.5   | +25                          |
| 80 to 84                            | 186    | 6.6   | 197    | 6.3   | 205    | 5.8   | +19                          |
| 85 and over                         | 171    | 6.1   | 222    | 7.1   | 221    | 6.3   | +50                          |
| Total persons                       | 2,796  | 100.0 | 3,142  | 100.0 | 3,521  | 100.0 | +725                         |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

# Forecast age structure - 5 year age groups

Central Paraparaumu - Total persons

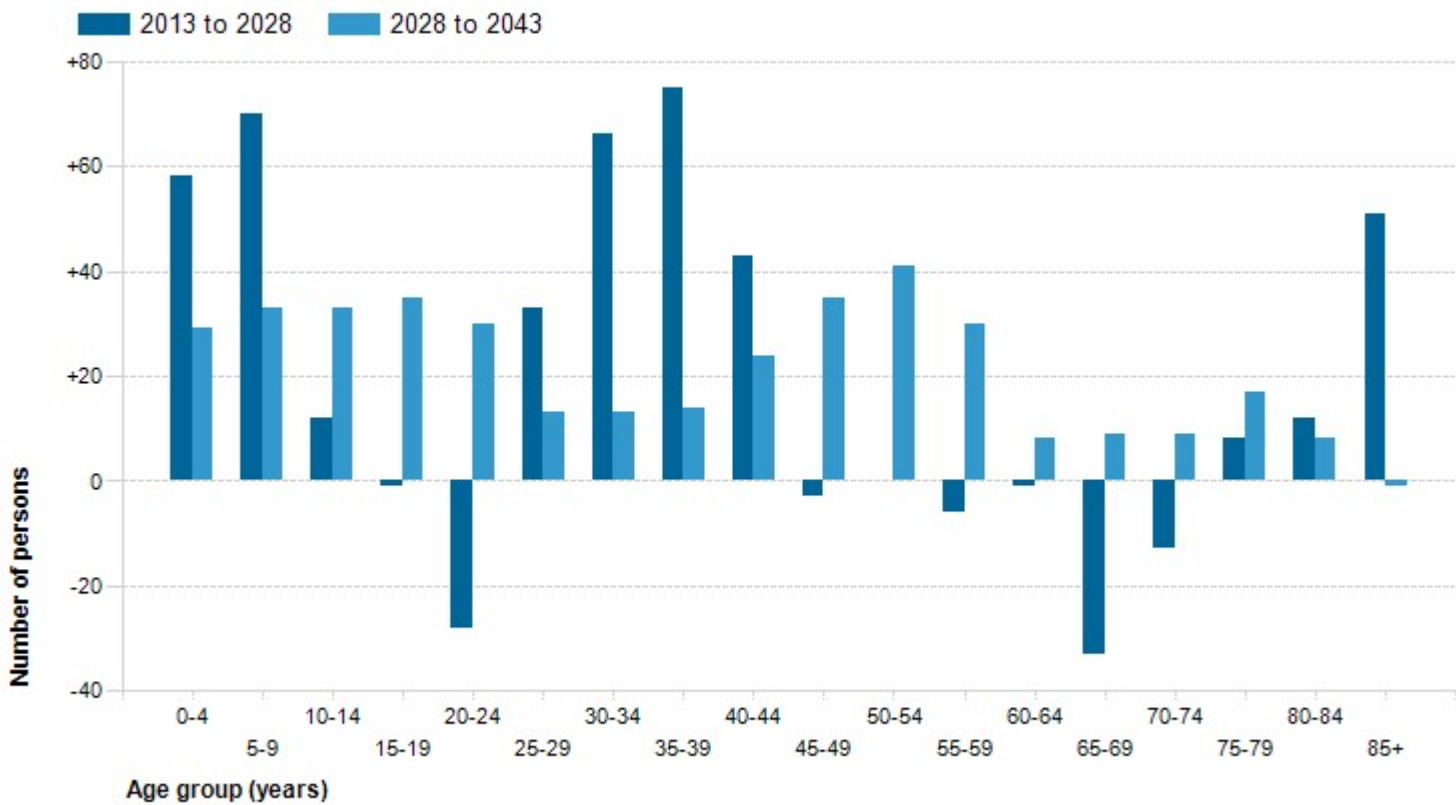


Population and household forecasts, 2013 to 2043, prepared by .id the population experts, February 2017.



# Forecast change in age structure - 5 year age groups

Central Paraparaumu - Total persons



Population and household forecasts, 2013 to 2043, prepared by .id the population experts, February 2017.



## Key findings

In 2013, the dominant age structure for persons in Central Paraparaumu was ages 80 to 84 , which accounted for 6.6% of the total persons.

The largest increase in persons between 2013 and 2028 is forecast to be in ages 35 to 39 , which is expected to increase by 75 and account for 6.2% of the total persons.

The largest 5 year age group in 2028 is 0 to 4 years, with a total of 222 persons.

# Central Paraparaumu

## Household types

Analysing the future household structure in Kāpiti Coast, especially in conjunction with [age structure](#), provides insight to the role the area plays in the housing market. Some areas, usually with separate housing stock, are dominated by families. Others, with more dense housing in inner city locations have significant numbers of lone person households and couples without dependents.

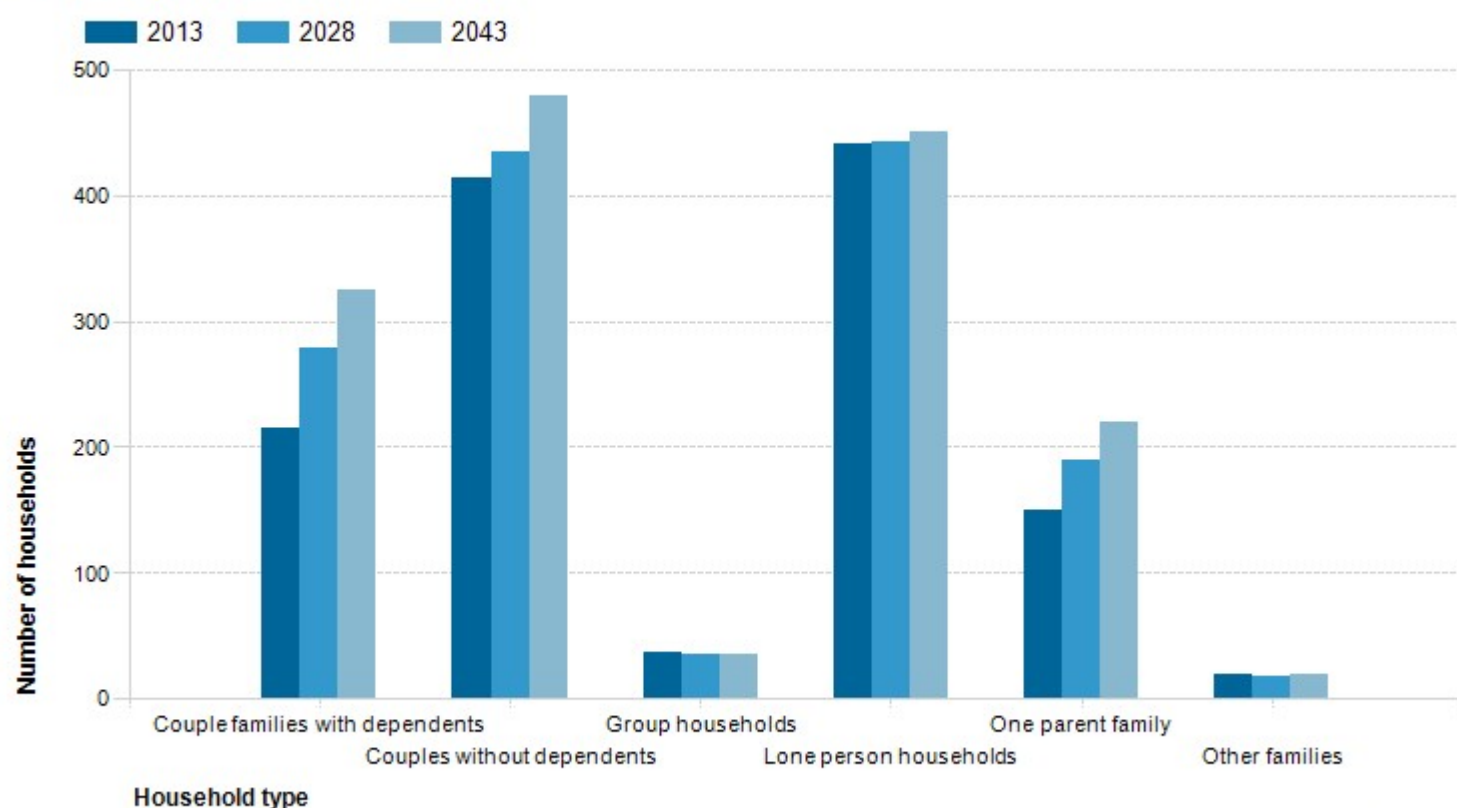
## Forecast household types

| Central Paraparaumu             | 2013   |      | 2028   |      | 2043   |      | Change between 2013 and 2043 |
|---------------------------------|--------|------|--------|------|--------|------|------------------------------|
| Type                            | Number | %    | Number | %    | Number | %    | Number                       |
| Couple families with dependents | 215    | 16.9 | 279    | 20.0 | 324    | 21.2 | +109                         |
| Couples without dependents      | 414    | 32.5 | 435    | 31.1 | 479    | 31.3 | +65                          |
| Group households                | 37     | 2.9  | 35     | 2.5  | 35     | 2.3  | -2                           |
| Lone person households          | 440    | 34.5 | 442    | 31.6 | 451    | 29.5 | +11                          |
| One parent family               | 150    | 11.8 | 189    | 13.5 | 220    | 14.4 | +70                          |
| Other families                  | 19     | 1.5  | 18     | 1.3  | 20     | 1.3  | +1                           |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

## Forecast household types

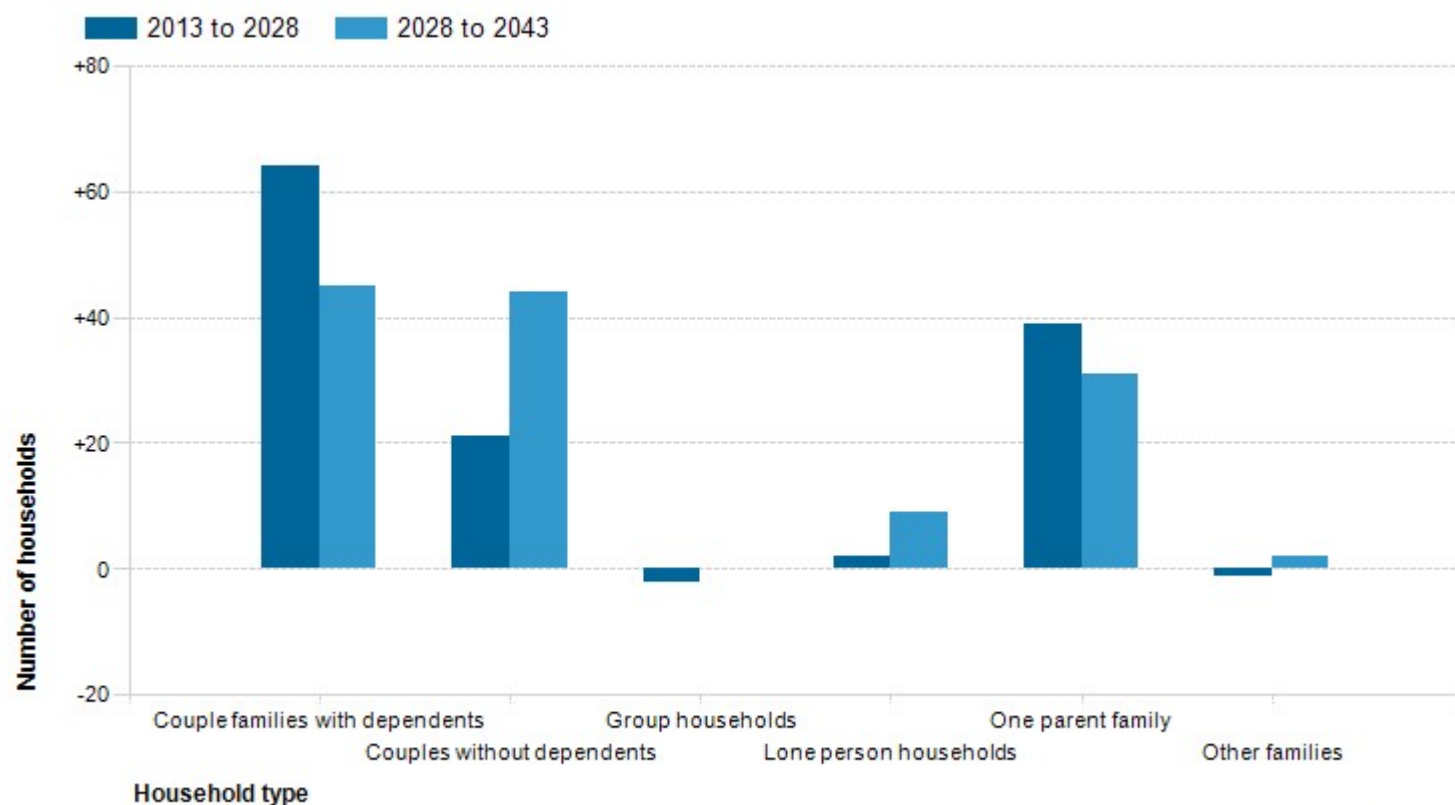
Central Paraparaumu



Population and household forecasts, 2013 to 2043, prepared by [.id](#) the population experts, February 2017.

# Forecast change in household types, 2013 to 2043

Central Paraparaumu



Population and household forecasts, 2013 to 2043, prepared by .id the population experts, February 2017.



## Key findings

In 2013, the dominant household type in Central Paraparaumu was Lone person households, which accounted for 34.5% of all households.

The largest increase between 2013 and 2028 is forecast to be in Couple families with dependents, which will increase by 64 households and account for 20.0% of all households.

In contrast Group households is forecast to decrease by 2 households, to comprise 2.5% of all households in 2028, compared to 2.9% in 2013.

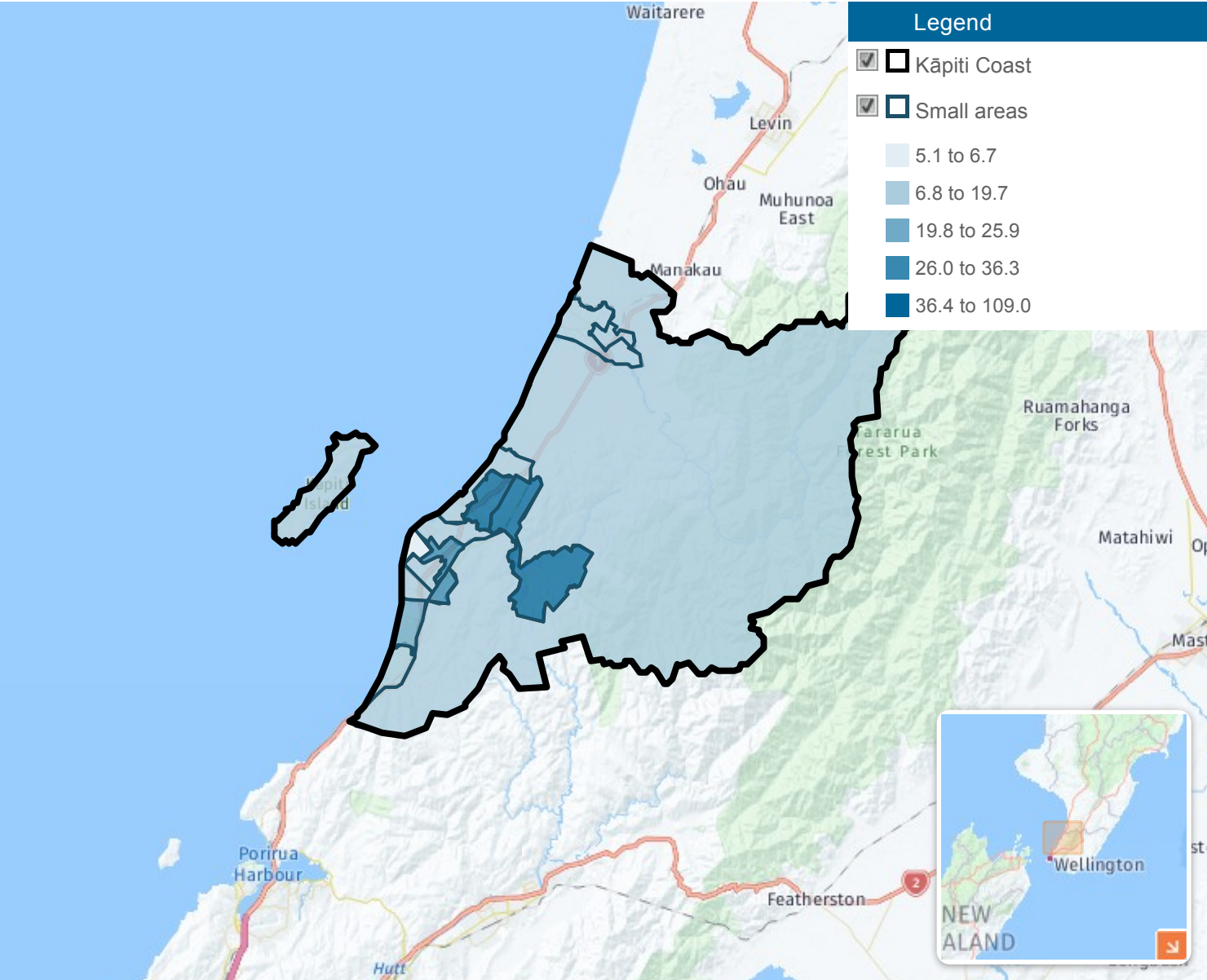
# Kāpiti Coast

## Dwellings and development map

Visualising the geographic pattern of growth in dwelling stock across Kāpiti Coast is a good starting point for assessing the scale and type of change each part of the area is undergoing. Some areas will be experiencing significant growth in new dwellings, either through greenfield development or densification and renewal. However it would be a mistake to assume that areas not experiencing significant housing development are not undergoing change. Other processes will be at work such as the aging-in-place of the existing population and changing household structures. The [age structure](#) and [household type](#) maps will uncover these population shifts.

### Forecast dwellings and development map

Kāpiti Coast, 2013 to 2043 percent change



Source: Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, February 2017.

# Forecast dwellings and development

| Kāpiti Coast                                        |  | 2013          |              | 2043          |              | Change between 2013 and 2043 |              |
|-----------------------------------------------------|--|---------------|--------------|---------------|--------------|------------------------------|--------------|
| Area                                                |  | Number        | %            | Number        | %            | Number                       | %            |
| <b>Kāpiti Coast</b>                                 |  | <b>23,680</b> | <b>100.0</b> | <b>29,164</b> | <b>100.0</b> | <b>+5,484</b>                | <b>+23.2</b> |
| Central Paraparaumu                                 |  | 1,310         | 5.5          | 1,547         | 5.3          | +237                         | +18.1        |
| Otaki                                               |  | 1,522         | 6.4          | 1,768         | 6.1          | +246                         | +16.2        |
| Otaki Beach and Surroundings                        |  | 1,513         | 6.4          | 1,760         | 6.0          | +247                         | +16.3        |
| Otaki Forks-Kaitawa-Te Horo                         |  | 1,717         | 7.3          | 2,055         | 7.0          | +338                         | +19.7        |
| Paekakariki                                         |  | 805           | 3.4          | 860           | 2.9          | +55                          | +6.8         |
| Paraparaumu Beach North - Otaihanga - Kapiti Island |  | 2,013         | 8.5          | 2,361         | 8.1          | +348                         | +17.3        |
| Paraparaumu Beach South                             |  | 2,355         | 9.9          | 2,474         | 8.5          | +119                         | +5.1         |
| Paraparaumu East                                    |  | 851           | 3.6          | 1,072         | 3.7          | +221                         | +26.0        |
| Paraparaumu North                                   |  | 1,651         | 7.0          | 2,181         | 7.5          | +530                         | +32.1        |
| Raumati Beach                                       |  | 2,235         | 9.4          | 2,549         | 8.7          | +314                         | +14.0        |
| Raumati South                                       |  | 1,571         | 6.6          | 1,882         | 6.5          | +311                         | +19.8        |
| Waikanae Beach-Peka Peka                            |  | 2,214         | 9.3          | 2,611         | 9.0          | +397                         | +17.9        |
| Waikanae Park                                       |  | 968           | 4.1          | 2,014         | 6.9          | +1,046                       | +108.1       |
| Waikanae-Reikorangi                                 |  | 2,955         | 12.5         | 4,030         | 13.8         | +1,075                       | +36.4        |

Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, February 2017.

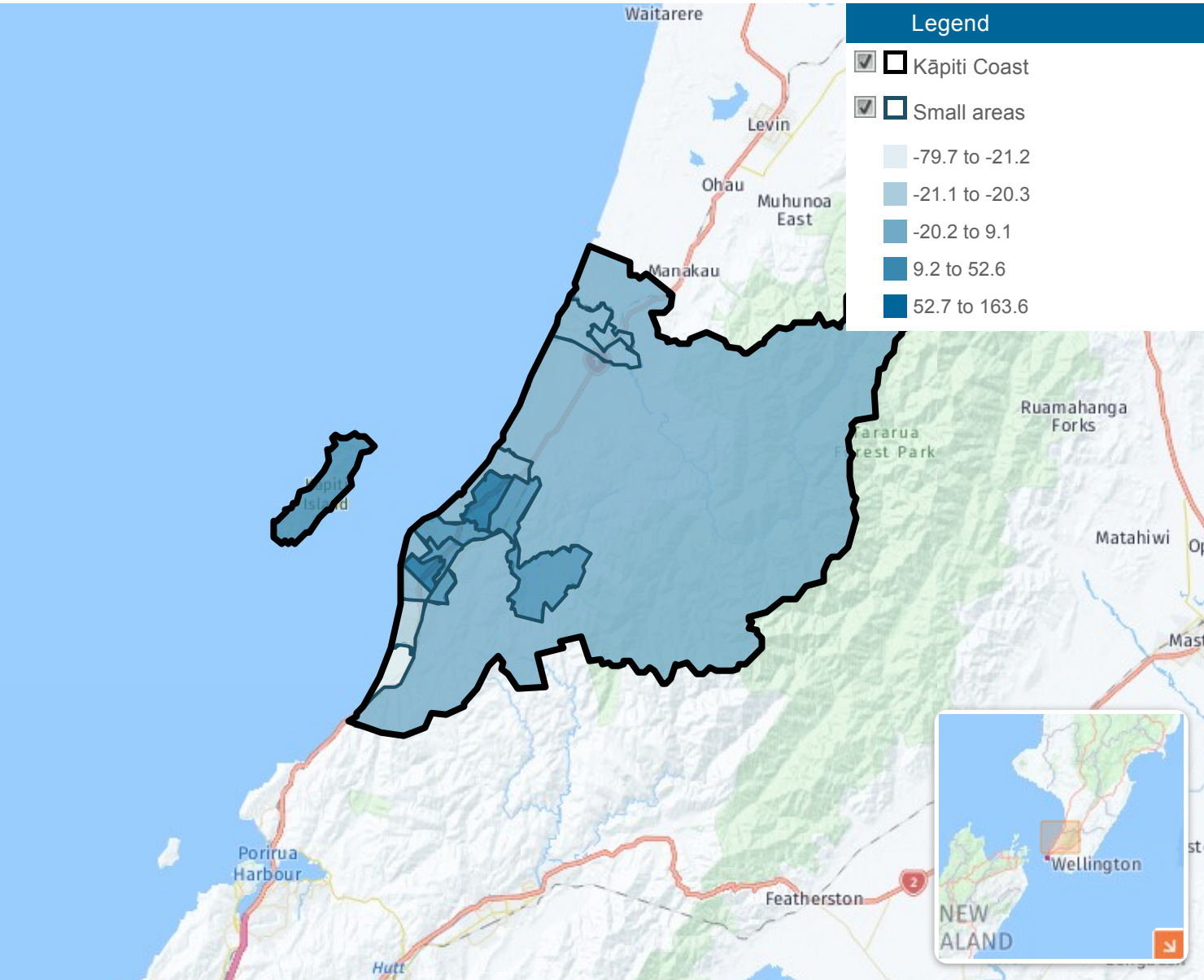
# Kāpiti Coast

## Population and age structure map

Knowing when and where to deliver age-based services is an essential part of local government planning. Mapping the distribution of selected age groups across Kāpiti Coast provides the evidence-base for efficiently targeting and delivering these services. You can learn more about how places move through cycles of change which affect their age by visiting [population and age structure](#).

### Population and age structure map - persons aged 0 to 4 years

Kāpiti Coast, 2013 to 2043 percent change



Source: Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, February 2017.

# Population and age structure - persons aged 0 to 4 years

| Kāpiti Coast                                        | 2013         |            | 2043         |            | Change between 2013 and 2043 |             |
|-----------------------------------------------------|--------------|------------|--------------|------------|------------------------------|-------------|
| Area                                                | Number       | %          | Number       | %          | Number                       | %           |
| <b>Kāpiti Coast</b>                                 | <b>3,010</b> | <b>5.9</b> | <b>3,245</b> | <b>5.1</b> | <b>+236</b>                  | <b>+7.8</b> |
| Central Paraparaumu                                 | 164          | 5.9        | 251          | 7.1        | +86                          | +52.7       |
| Otaki                                               | 210          | 6.3        | 223          | 5.7        | +13                          | +6.2        |
| Otaki Beach and Surroundings                        | 206          | 7.6        | 224          | 6.5        | +17                          | +8.5        |
| Otaki Forks-Kaitawa-Te Horo                         | 166          | 4.5        | 169          | 3.9        | +4                           | +2.3        |
| Paekakariki                                         | 124          | 7.2        | 25           | 1.7        | -99                          | -79.7       |
| Paraparaumu Beach North - Otaihanga - Kapiti Island | 300          | 6.1        | 327          | 5.6        | +28                          | +9.2        |
| Paraparaumu Beach South                             | 288          | 5.7        | 230          | 4.5        | -58                          | -20.2       |
| Paraparaumu East                                    | 172          | 7.6        | 218          | 7.6        | +46                          | +26.7       |
| Paraparaumu North                                   | 248          | 6.4        | 302          | 5.7        | +54                          | +21.7       |
| Raumati Beach                                       | 297          | 5.9        | 282          | 5.0        | -15                          | -5.1        |
| Raumati South                                       | 287          | 7.7        | 226          | 5.3        | -60                          | -21.1       |
| Waikanae Beach-Peka Peka                            | 209          | 5.8        | 208          | 4.6        | -1                           | -0.3        |
| Waikanae Park                                       | 79           | 4.1        | 208          | 4.8        | +129                         | +162.7      |
| Waikanae-Reikorangi                                 | 260          | 4.3        | 353          | 4.0        | +92                          | +35.5       |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

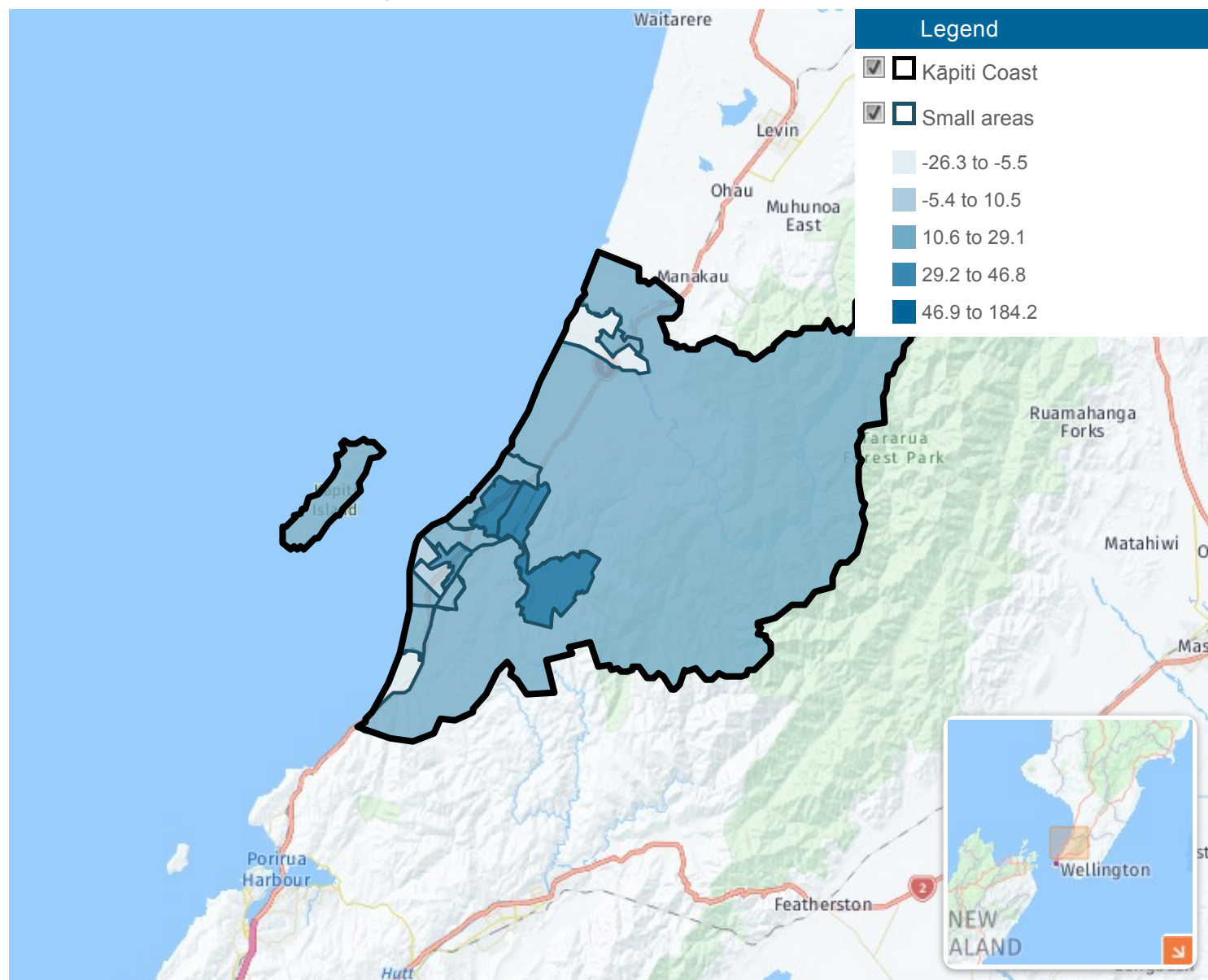
# Kāpiti Coast

## Household types map

Mapping the distribution of different household types across the Kāpiti Coast provides insight into the roles that different areas play in the housing market and how these are changing. It also identifies where there are concentrations of households which have specific service requirements. You can learn more about how places move through cycles of change which affect their household structure by visiting [household types](#).

## Forecast household types map - Group households

Kāpiti Coast, 2013 to 2043 percent change



Source: Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, February 2017.

## Forecast household types - Group households

| Kāpiti Coast                                        | 2013       |            | 2043       |            | Change between 2013 and 2043 |              |
|-----------------------------------------------------|------------|------------|------------|------------|------------------------------|--------------|
| Area                                                | Number     | %          | Number     | %          | Number                       | %            |
| <b>Kāpiti Coast</b>                                 | <b>423</b> | <b>2.0</b> | <b>495</b> | <b>1.8</b> | <b>+72</b>                   | <b>+17.0</b> |
| Central Paraparaumu                                 | 37         | 2.9        | 35         | 2.3        | -2                           | -5.4         |
| Otaki                                               | 45         | 3.1        | 53         | 3.1        | +8                           | +17.8        |
| Otaki Beach and Surroundings                        | 26         | 2.2        | 24         | 1.6        | -2                           | -7.7         |
| Otaki Forks-Kaitawa-Te Horo                         | 23         | 1.5        | 28         | 1.5        | +5                           | +21.7        |
| Paekakariki                                         | 19         | 2.7        | 14         | 1.7        | -5                           | -26.3        |
| Paraparaumu Beach North - Otaihanga - Kapiti Island | 39         | 2.0        | 48         | 2.1        | +9                           | +23.1        |
| Paraparaumu Beach South                             | 28         | 1.3        | 29         | 1.2        | +1                           | +3.6         |
| Paraparaumu East                                    | 33         | 3.9        | 39         | 3.7        | +6                           | +18.2        |
| Paraparaumu North                                   | 24         | 1.5        | 31         | 1.4        | +7                           | +29.2        |
| Raumati Beach                                       | 47         | 2.2        | 52         | 2.1        | +5                           | +10.6        |
| Raumati South                                       | 38         | 2.6        | 44         | 2.5        | +6                           | +15.8        |
| Waikanae Beach-Peka Peka                            | 26         | 1.7        | 33         | 1.7        | +7                           | +26.9        |
| Waikanae Park                                       | 6          | 0.7        | 17         | 0.9        | +11                          | +183.3       |
| Waikanae-Reikorangi                                 | 32         | 1.1        | 47         | 1.2        | +15                          | +46.9        |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

# Central Paraparaumu

## Residential development

The addition of dwellings to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces).

Residential development can take various forms depending on the availability of land. These include new housing estates on greenfield sites, subdivision in existing residential neighbourhoods (often called infill development), conversion of industrial lands to residential lands, and densification of housing by building up.

.id's forecasters worked with Council planners to understand the likely development activity in each small area. This forms the development assumptions for the forecasts. This table shows the quantity of new development assumed in each small area in Kāpiti Coast. Select each small area to see detailed assumptions.

[List of forecast land developments and infill assumptions:](#)

2006-2013 dwelling additions are based on dwelling counts recorded at the 2013 Census. Assumptions concerning development over the post 2013 period include:

- Demolitions for Expressway - 4 dwellings (2015)
- Gallipoli Place (12-16 Linwood Drive) - 27 dwellings (2015 - 2021)
- Medium Density Housing - Central Paraparaumu - 51 dwellings (2021 - 2035)
- Airport residential - 20 dwellings (2025 - 2030)
- Low-Medium level of infill development (2-6 dwellings per annum)

## Forecast residential development

Central Paraparaumu



Population and household forecasts, 2013 to 2043, prepared by .id the population experts, February 2017.

# Central Paraparaumu

## Net migration by age

Migration is one of the most important components of population change. Once you have established the amount of development activity in an area, the next step is to make assumptions about who will move into the area as well as who is leaving the area.

Net migration by age is an excellent way of understanding housing markets. The most mobile age groups in the population are young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. Market research has shown that empty nesters are more likely to move to smaller accommodation when appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.

Select each small area to see how migration patterns differ for each area across Kāpiti Coast depending on their housing markets and stage in the suburb life cycle.

### Major migration assumptions:

- Relatively stable migration profile through the forecast.
- Gain of young families aged 25-34 years with children aged 0-4 years.
- Some loss of young adults aged 18-24 years.
- Gain of mature adults aged 40-49 years.
- Minor loss of empty nesters and early retirees aged 50-59 years.
- Gain of early retirees, retirees and the elderly aged 60-89 years old.
- Little gain of frail elderly aged over 90 years.

# Kāpiti Coast

## Non-private dwellings

Residential non-private dwellings include aged care facilities as well as defence force facilities, hospitals, prisons, staff quarters and boarding houses. As a general rule, an increase in people aged 18 to 24 living in non-private dwellings indicates a growth in student accommodation, defence force facilities or prisons. Similarly an increase in people aged over 75 living in non-private dwellings indicates growth in aged care facilities.

## Persons in non-private dwellings

| Kāpiti Coast                                        | Year       |              | Change between 2013 and 2043 |                     |                |
|-----------------------------------------------------|------------|--------------|------------------------------|---------------------|----------------|
| Area                                                | 2013       | 2043         | Total change                 | Aged 18 to 24 years | Aged 75+ years |
| <b>Kāpiti Coast</b>                                 | <b>696</b> | <b>1,214</b> | <b>+518</b>                  | <b>0</b>            | <b>+518</b>    |
| Central Paraparaumu                                 | 0          | 0            | 0                            | 0                   | 0              |
| Otaki                                               | 12         | 12           | 0                            | 0                   | 0              |
| Otaki Beach and Surroundings                        | 39         | 119          | +80                          | 0                   | +80            |
| Otaki Forks-Kaitawa-Te Horo                         | 27         | 67           | +40                          | 0                   | +39            |
| Paekakariki                                         | 0          | 0            | 0                            | 0                   | 0              |
| Paraparaumu Beach North - Otaihanga - Kapiti Island | 43         | 43           | 0                            | 0                   | 0              |
| Paraparaumu Beach South                             | 99         | 99           | 0                            | 0                   | 0              |
| Paraparaumu East                                    | 119        | 149          | +30                          | 0                   | +30            |
| Paraparaumu North                                   | 24         | 54           | +30                          | 0                   | +29            |
| Raumati Beach                                       | 83         | 83           | 0                            | 0                   | 0              |
| Raumati South                                       | 25         | 65           | +40                          | 0                   | +39            |
| Waikanae Beach-Peka Peka                            | 7          | 7            | 0                            | 0                   | 0              |
| Waikanae Park                                       | 68         | 108          | +40                          | 0                   | +39            |
| Waikanae-Reikorangi                                 | 151        | 409          | +258                         | 0                   | +258           |

Population and household forecasts, 2013 to 2043, prepared by [.id](#), the population experts, February 2017.

## Key findings

There were 696 people estimated to be living in non-private dwellings in Kāpiti Coast in 2013. The number of persons in non-private dwellings in Kāpiti Coast is expected to increase to 1,004 persons in 2028 and to 1,214 persons in 2043.

Between 2013 and 2028, Waikanae-Reikorangi is forecast to experience the greatest change, with a gain of 258 persons in non-private dwellings. This is due to an increase of persons in non-private dwellings aged 75 years and over, which is predominantly aged care.

# Kāpiti Coast

## About the forecasts

The Kāpiti Coast population and household forecasts are undertaken by .id, the population experts, on behalf of the Kāpiti Coast.

During the forecast modeling process, .id assesses what is driving population change in the area and forecasts how the age structure and household types will change as result.

Forecasts are only as good as the assumptions they are based on, and .id works closely with the council to ensure we have detailed information about current and planned residential development activity. The forecasts are updated on a rolling cycle to take into account changes in the real world. All assumptions, as well as the results of the forecasts, are made available in this site.

The forecasts were last updated in February 2017. Forecasts are available for Kāpiti Coast and small areas for each year from 2013 to 2043.

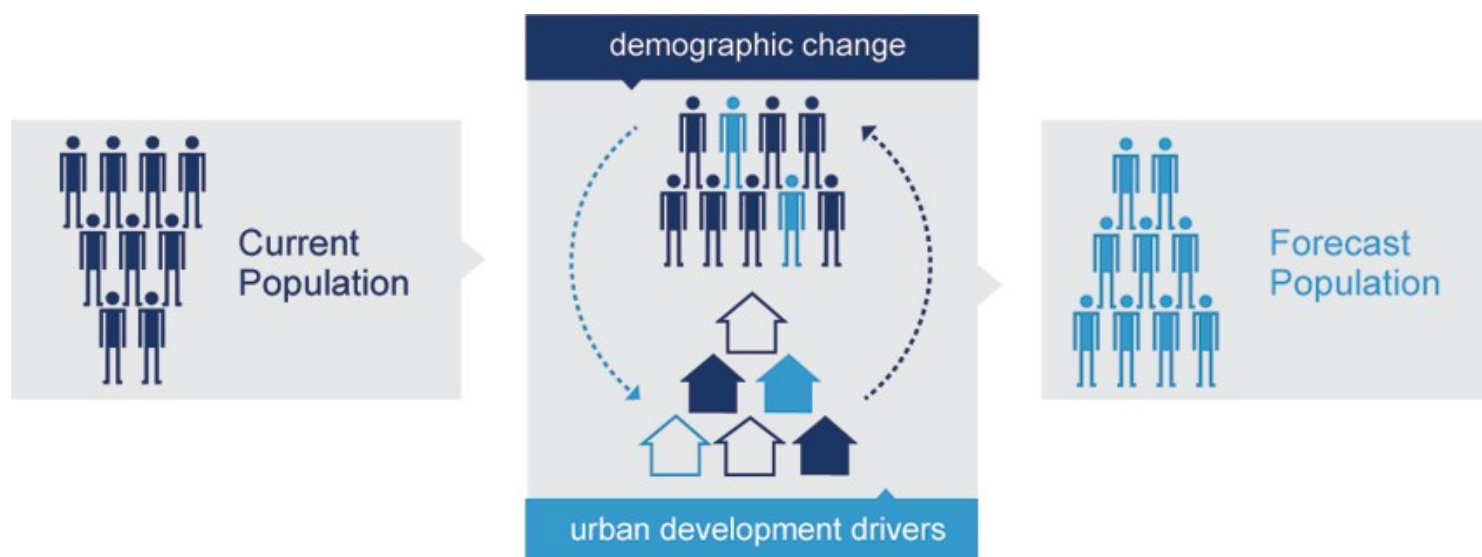
The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

Whilst all due care has been taken to ensure the content of this website is accurate and current, there may be errors or omissions in it and no legal responsibility is accepted for the information and opinions in this report. In addition, as the website is based on historic information which is subject to revision, we do not guarantee its currency.

# Kāpiti Coast

## Factors of population change

At the small area level, the key factors of population change are the age structure of the existing population, the housing markets attracted to and away from an area and their associated demographic characteristics (fertility patterns, household types etc.) and the supply of dwellings and mix of housing stock in the area.



### Dwelling additions

The addition of dwellings is the major driver of population growth, providing opportunities for new households (such as young people leaving the family home and divorces) or households relocating from other areas.

### Current age structure

The age structure of the local population impacts on Kāpiti Coast's household types and size, the likelihood of the local population having children and to die, as well as the propensity for people to move. Age specific propensities for a population to have children or die are applied to each small area's base population. An older population will have fewer births, more deaths, while a younger population will have vice versa.

### Birth rates

Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having very low birth rates, compared to outer suburban or rural and regional areas. Birth rates have been changing, with a greater share of women bearing children at older ages or not at all, with overall increases in fertility rates. This can have a large impact on the future population profile.

### Death rates

Death rates are influential in shaping the numbers of older people in an area's population. Death rates too have been changing with higher life expectancy at most ages, with men gaining on women's greater life chances.

### Migration

Migration is one of the most important factors of population change. While births and deaths are relatively easy to predict due to reliable age specific behaviour, migration is volatile, often changing due to housing market preferences, economic opportunities and changing household circumstances. Migration patterns vary across New Zealand and change across time, but most moves tend to be short and incremental in nature. Regional areas have larger moves due to the distances between towns and cities, where people often move for economic reasons, mainly the availability of employment or education and training opportunities.

The most mobile age groups in the population are the young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. It is for this reason that young people often move the greatest distances and sometimes move against pre-established patterns. Market research has shown that empty nesters are more likely to move to smaller accommodation if appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.

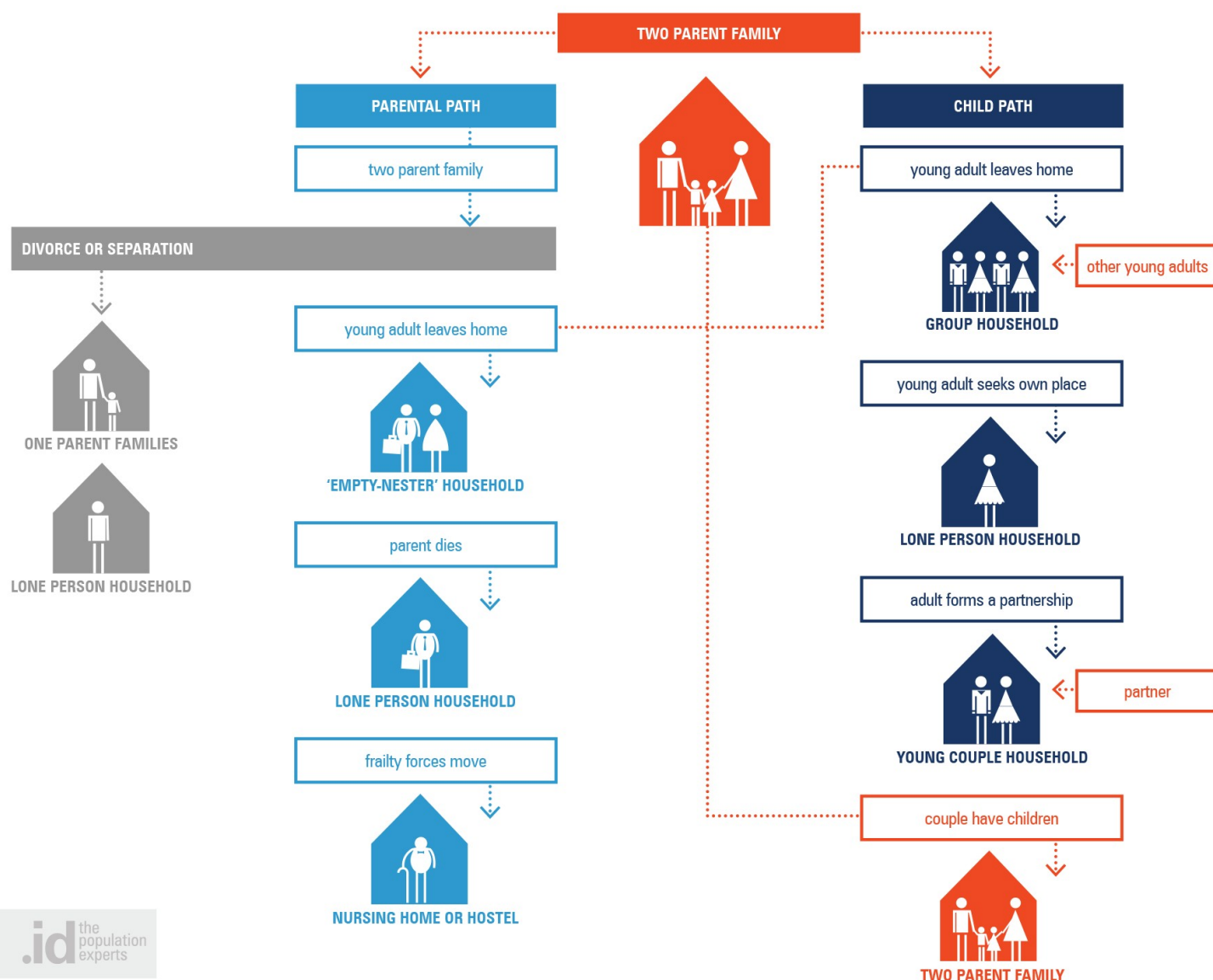
# Kāpiti Coast

## Household and suburb life cycles

### Household life cycles

The type of households that people live in and changing preferences over time affects the way in which a population changes. As people grow from children to adults and into old age, they change the type of households that they live in. The traditional path has been to start as a child in a family household, move into a group or lone person household as a youth, becoming a part of a couple relationship within 5-10 years. Rearing of children is followed by an 'empty-nester' period and ultimately being a lone person, as partners die.

Understanding the changes that people make at different ages in their life, and the different types of housing they are likely to consume at those life stages is an important factor in forecasting future population and household types. The life stage which the majority of households in an area are going through gives an insight into its location in the suburb life-cycle (see below), and the likely life-path of those households in the future.



### Suburb life cycles

The dominant household types present in a suburb or town - where the majority of the populations sit in the household life path - dictate in part the role and function of the area. This is shown by its place in the "suburb life cycle".

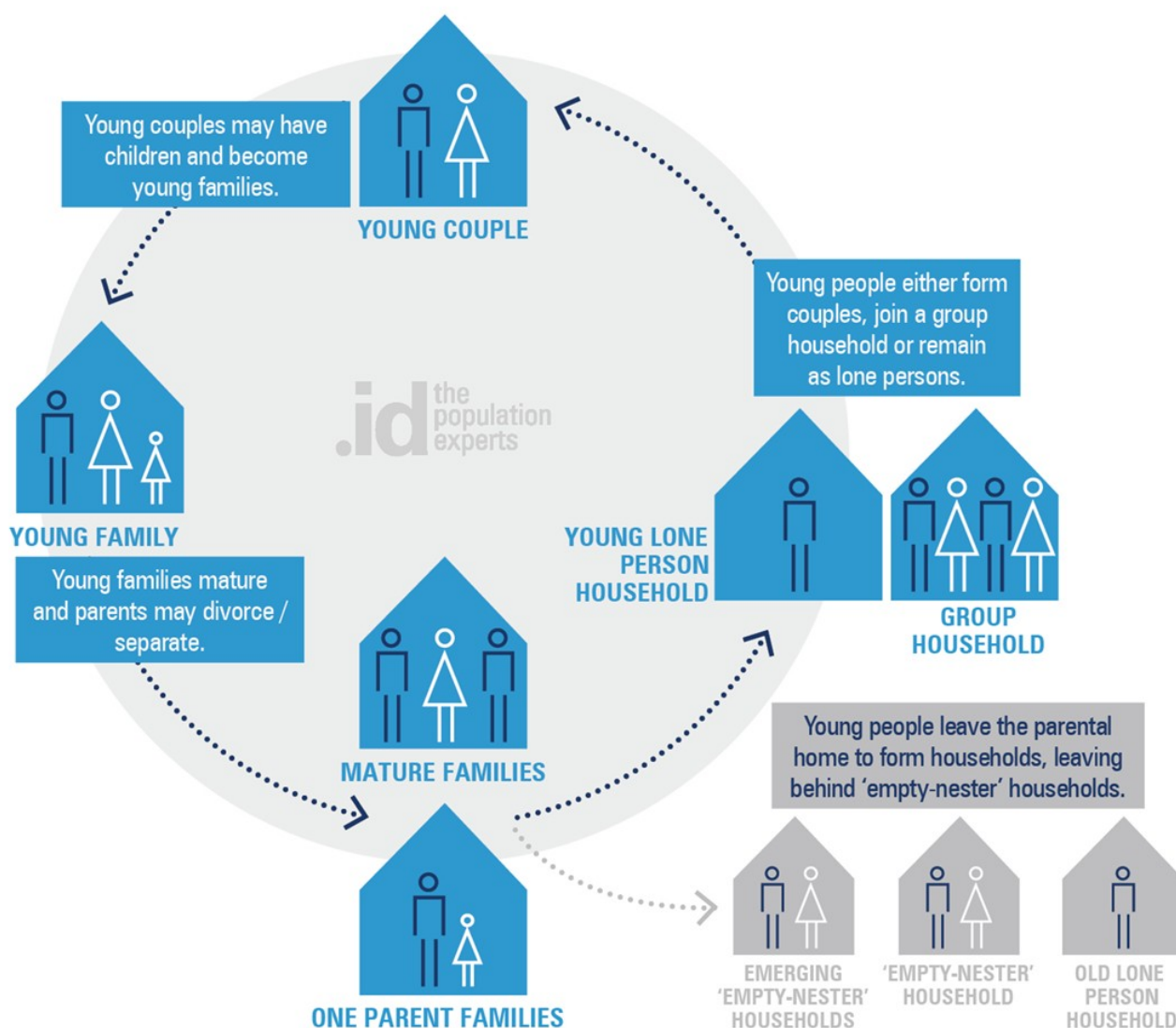
New areas are typically settled by young households (young couples and young families, perhaps some mature families). As the families grow and mature, household size increases. After initial rapid development, most households

"age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family homes. Family breakups can also result in single parent families and lone person households. If a suburb can't attract young families back to the area, it slowly becomes populated by older couples whose children have left home and older lone persons whose partners have died, resulting in declining population for some time.

Alternatively, if a suburb is in a location close to economic drivers of change, it may be able to attract families to move back into the older dwellings in the area, increasing household size and population again. This will generally happen sooner, with less loss of services if the area has a diversity of housing options suiting a wide variety of household types. Empty nesters are likely to downsize into lower maintenance properties, freeing up larger format housing for families to move into, and continue the cycle again. The loop in the diagram represents the process of sustainability of an area, if it can attract families back into older housing in the area. Depending on the proximity of an area to work and education it may also attract young lone persons and group households. The attractiveness of an area to family groups, group and lone person households is shown in the migration assumptions section.

Generally, more diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions.



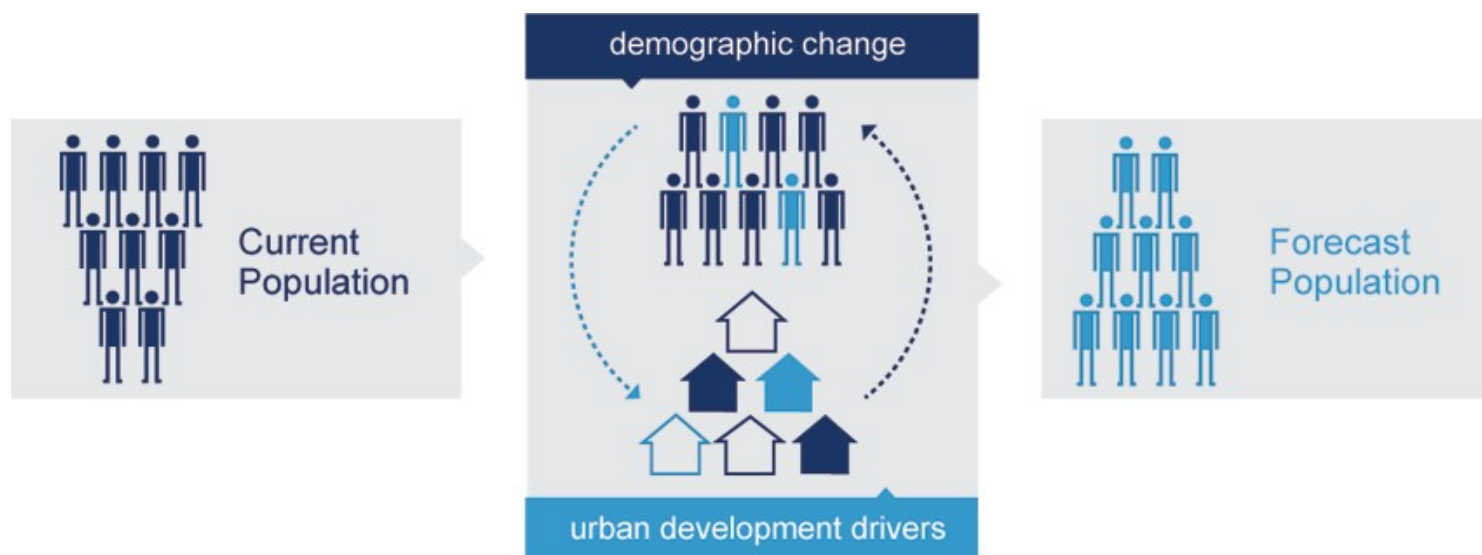
# Kāpiti Coast

## Forecast modelling process

### Approach

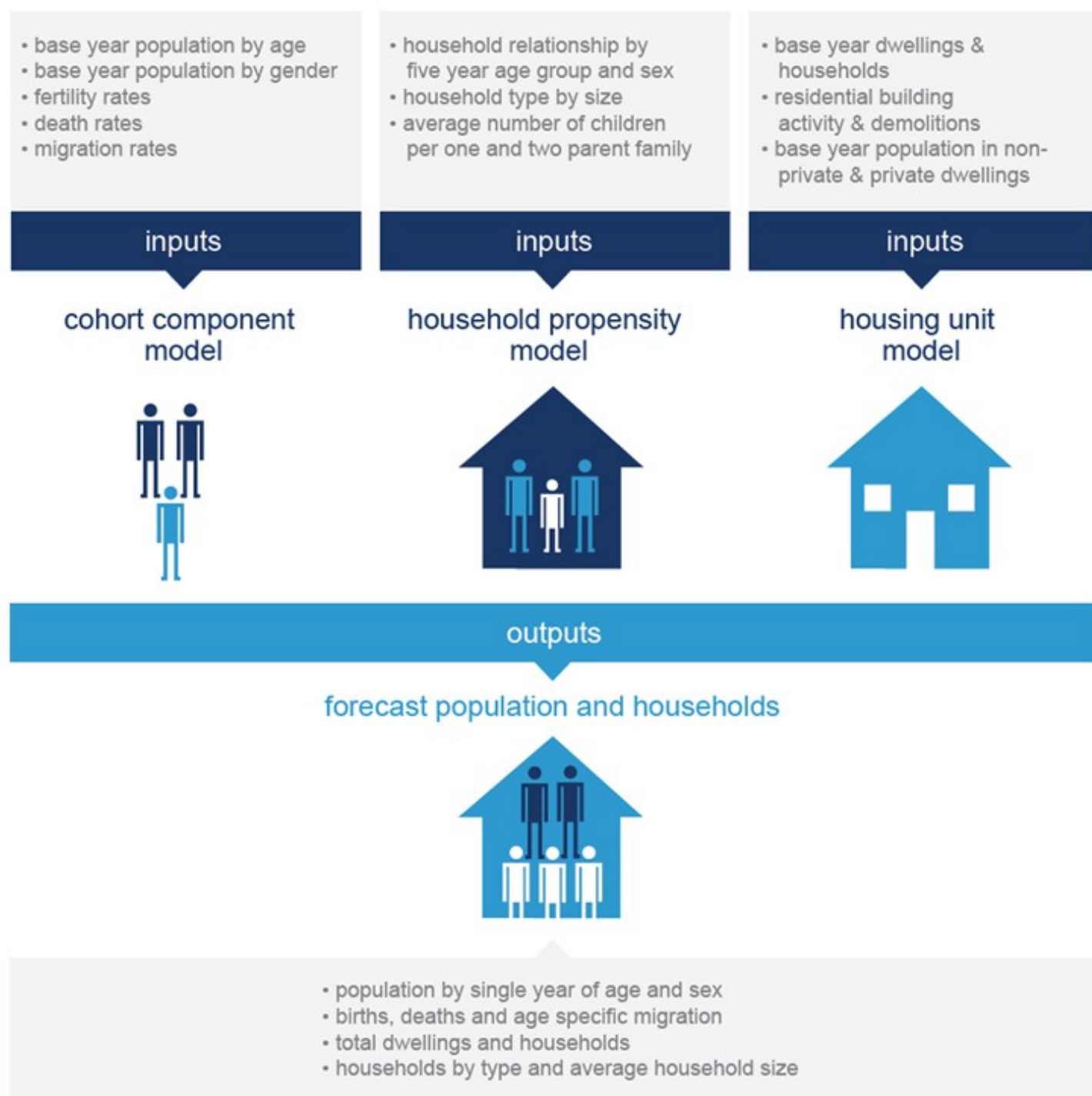
The diagram below describes the general approach used by .id in its population and household forecasts. An analysis of the current population and household structure often reveals the role and function of an area and the degree to which an area may be going through some form of demographic transition.

Demographic changes, such as birth, death and migration rates are applied to the base population. At the same time, scrutiny of urban development drivers is undertaken (residential development opportunities, vacancy rates etc.). The combination of varied assumptions about these inputs results in forecast population and households by type.



# Modelling process

The modelling process used for producing the small-area forecasts is based on a 'bottom-up' approach, with all assumptions being derived from a local perspective. The components of the model are derived exclusively from housing and demographic assumptions. The drivers of the forecasts are predominantly based on levels of new residential development and demographic assumptions, such as in and out migration rates from the local areas. The diagram below describes the detail of the modelling process used by .id in its population and household forecasts.



The population forecasts are based on a combination of three statistical models. They include a cohort component model, a housing unit model and a household propensity model. Each of the models has a series of inputs, which when linked to the other models gives the forecast outputs. The models are further explained below.

## Cohort Component Model

The cohort component model is a standard demographic model used for population forecasts. It takes a base population by single year of age and sex and makes assumptions about future levels of births, deaths and migration, with the result being a forecast population by age and sex.

Each year the population ages by one year, with additions to population through in-migration and births. Births are derived by multiplying age specific fertility rates of women aged 15-49 by the female population in these age groups for all years during the forecast period. The population decreases are based on out-migration and deaths. Deaths are derived by multiplying age and sex specific mortality rates for all age groups for all years during the forecast period.

In and out migration is based on multiplying the population in each age group by a migration matrix. The base year population is derived from 2013 Census counts and then adjusted to an estimated resident population by small area. Each year through the forecast period, the population is run against age-specific birth, death and migration rates to create new population figures.

## Housing Unit Model

The housing unit model is used to forecast future levels of residential development in areas and the resulting impact on the total population and the number of households. This model is critical in giving population forecasts credibility, especially in areas where there are residential development constraints and where historical migration patterns would be expected to change.

The housing unit model is based on forecasting a number of variables. These include total population living in private and non-private dwellings, the number of households and the number of dwellings. The share of housing stock that does not contain households is known as the vacancy rate. The population living in private dwellings divided by the number of households is known as the average household size.

These variables have changing relationships over time, as households undergo normal demographic processes, such as family formation and ageing. Levels of residential development, vacancy rates and average household size (see housing propensity model below) are used as the drivers of the model. Every year there is an assumption about the level of residential development activity, which adds to the stock of dwellings in an area. This stock of dwellings is multiplied by the vacancy rate, which gives the total number of vacant dwellings and the total number of occupied private dwellings (households).

Households are multiplied by the assumed average household size for the year to derive the new number of persons living in private dwellings. The average household size is derived from the household propensity model (see below). Population in non-private dwellings is modelled separately. A non-private dwelling is a form of housing, which is communal in nature. Examples of non-private dwellings include nursing homes, student accommodation, boarding houses, nursing quarters, military barracks and prisons. In forecasting the number of persons in non-private dwellings, the population is analysed according to the different types of living arrangements. Decisions about future changes may be based on local knowledge through consultation with institutions or local government if there are a large number of people living in non-private dwellings.

## Household Propensity Model

This model is used to integrate the cohort component and housing unit models to ensure consistency between the outputs of both models. The model works by assuming that the age structure of the population is an indicator of household size and type. These differences are assumed at the local area based on the household type and size from the 2013 Census.

The population is divided into household types based on five year age groups and sex. Each of these household types has an associated household size. From this relationship, all the household forming population (adults and any non-dependents) effectively represent a share of a household. Dependents in a household (children) represent no share of a household, although their departure frequently drives demand for housing in the region. Lone persons represent 1 or 100% of a household. Couples with dependents represent 50% of household. Couples without dependents represent almost 50% of a household (as they can include related adults). Lone parents represent 100% of a household. Group household members' and other household members' shares vary according to the region (20%-45%, 5 persons to 2.5 persons per household).

These relationships are extrapolated forward from 2013 with some adjustments, depending on the type of area. While for some areas, it is assumed that a greater share of the population will live in smaller households in the future, many areas will go against this trend, depending on their place within the life cycle of suburbs.

### Age specific propensities (birth and death)

This relates to the modelling of births and deaths. At each year of age, there is a certain statistical likelihood of a person dying or giving birth. These age specific propensity rates are applied to the base and forecast population for each year of the forecast period.

### Ageing in place

This refers to an existing resident population ageing in their current location, as distinct from other impacts on future population such as births, deaths and in and out migration.

### Average annual percentage change

A calculation of the average change in total population for each individual year.

### Average household size

The average number of persons resident in each occupied private dwelling. Calculated as the number of persons in occupied private dwellings divided by the number of occupied private dwellings. This excludes persons living in non-private dwellings, such as prisons, military bases, nursing homes etc.

### 'Bottom up' forecast

Population forecast based on assumptions made at the local area level. Local drivers of change such as land stocks and local area migration form the basis.

### Broadhectare Land or Sites

Broadhectare land refers to undeveloped land zoned for residential development on the fringe of the established metropolitan area. These areas are generally used for rural purposes until residential subdivision takes place. This type of land is also referred to as 'greenfield'.

### Commencement

The construction of a new dwelling (or beginning of).

### Dwelling

A habitable residential building.

### Dwelling stock

The supply of dwellings (either occupied or unoccupied) in a given geographic area.

### Empty nesters

Parents whose children have left the family home to establish new households elsewhere.

### Estimated Resident Population (ERP)

This is the estimate of the population based on their usual residence. The ERP at the time of the Census is calculated as the sum of the enumerated (counted) population plus persons temporarily absent less persons who are non-permanent (visitor) residents. An undercount of population by small area at Census time is also accounted for. The ERP used in these forecasts is then backdated to June 30. The ERP for forecast years are based on adding to the estimated population the components of natural increase and net migration.

### Forecast period

In this report, the forecast period is from 2013 to 2043. Most data on the website has focused on the period from 2013 to 2043 plus 15.

### Household

One or more persons living in a structural private dwelling.

### In-centre development

Residential development based on increasing dwelling densities around suburb and town centres. Usually around existing transport nodes and service infrastructure, rather than developing previously undeveloped land on the urban fringe.

## 'Infill' development

Residential development, usually of a relatively small scale, on redevelopment sites in established urban areas. This can take place on land previously used for another urban purpose such as industry or schools or on existing residential allotments where new dwellings are added. Also referred to as 'intensification' of existing areas.

## Mature families

One and two parent families with older children, generally of secondary and tertiary school age.

## Migration

The movement of people or households from one location to another.

## Natural increase

The increase in population based on the births minus deaths, not including the impact of migration.

## Net household additions

The overall increase in occupied dwellings, determined by the level of new dwelling construction that is permanently occupied, or conversion of non-permanently occupied dwellings to permanently occupied minus demolitions.

## Non-private dwellings

These dwellings include persons resident in establishments such as prisons, student or nurses' accommodation, nursing homes, boarding houses, military facilities, and hospitals.

## Occupancy rate

The proportion of structural private dwellings that are occupied by a household.

## Occupied Private Dwellings (OPD)

These are all Structural Private Dwellings (SPD's) that are occupied by a household. Excluded are dwellings that were under construction, being demolished or where the house was temporarily vacant.

## Private dwellings

Self-contained dwelling including houses (attached or detached), flats, townhouses etc. Retirement village units are also private dwellings as are houses or flats rented from the government.

## Redevelopment sites

These are sites in already established areas not originally developed for residential uses, but identified for conversion to residential use. Examples include former school sites, quarries, derelict industrial land, former petrol stations and the like.

## Structural Private Dwellings (SPD)

This is the stock of houses, flats, and other dwelling types. The SPD is the usual base stock from which commencements are added and demolitions deducted.

## 'Top down' forecast

Population forecast based on assumptions made at the State and National level and allocated into smaller regions e.g. Local Government Areas, suburbs.

## Vacancy rate

The proportion of structural private dwellings that are not occupied by a household.

## Young families

One and two parent families with young children, generally of pre and primary school age.