



RESEARCH REPORT

**Housing Demand and Need in
Kāpiti Coast District**

Prepared for Kāpiti Coast District Council

January 2022

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1. Executive Summary

In accordance with your instructions we have prepared our report on the current and future housing demand in Kāpiti Coast District. This report has been prepared for Kāpiti Coast District Council to assist them to better understand housing trends in Kāpiti Coast District across a range of demographic characteristics. This report should not be used for any other purpose or by any other party.

The assignment's objective is to provide detailed analysis of housing demand by a range of demographic characteristics including:

- Tenure (owner occupiers, private renters and the need for social housing);
- Age of the household reference person; and
- Household composition (household types will include couple only, couples with children, one parent, one person and other).

1.1.1 Key trends

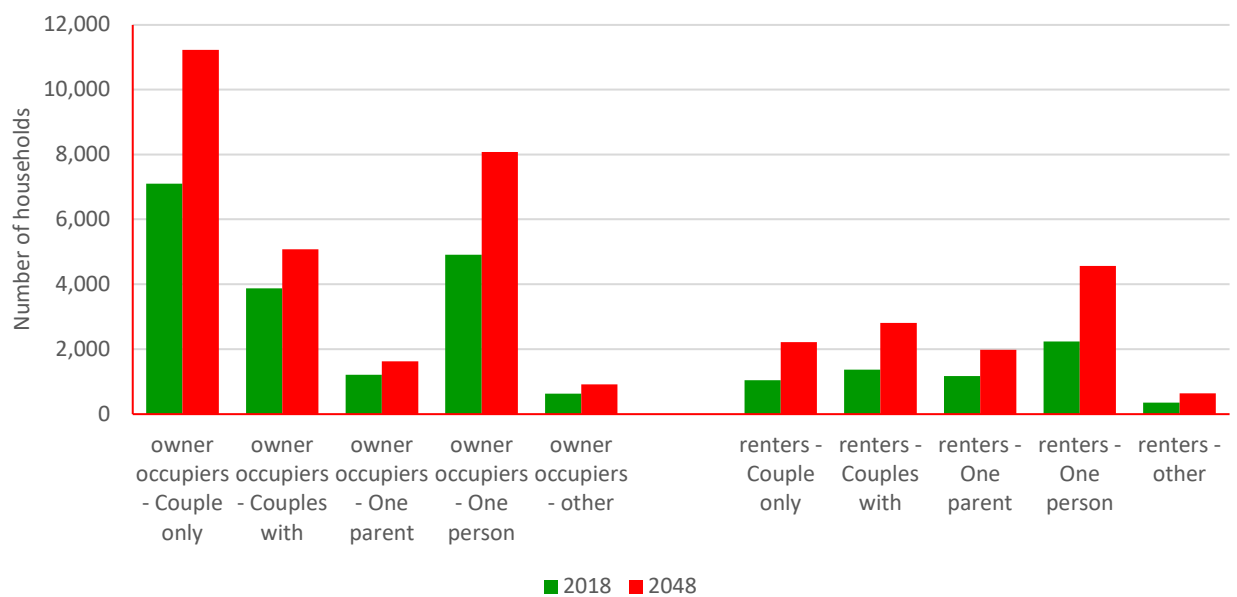
Our analysis indicates housing affordability is an increasing challenge with a number of factors driving increased demand for dwellings from households shifting to Kāpiti. These include the expected completion of key transport infrastructure projects and the lower house prices when compared to other parts of the greater Wellington housing market (Porirua and Wellington City in particular). The impact of COVID-19 pandemic on the decentralisation of employment and the increased proportion of people working from home has also probably increased the appeal of Kāpiti. Many of the trends identified are larger societal changes in demographics and external economic forces that cannot be controlled at a local level. Among the trends detailed in the report are:

- Kāpiti Coast District is projected to grow by 5,680 households (or 24%) over the next ten years (2018 to 2028) followed by growth of an additional 5,090 households (or 17%) over the following ten years;
- Kāpiti Coast District like most other housing markets is expected to experience a gradual decline in the rate of owner occupation. However, the rate of decline is expected to be less than other areas around the country due to its ongoing ability to attract buyers from outside the district;
- Over the next 30 years the district's population is expected to age and result in strong growth in the number of people aged 65 years and older and, as a consequence, the number of one person and couple only households are expected to grow significantly faster than other household types;
- Although the demand for smaller multi-unit dwellings is expected to increase, demand is expected to continue to be dominated by households buying standalone dwellings. Multi-unit dwellings are projected to account for 34% of all new dwellings between 2018 and 2048;
- Housing affordability has declined over the last decade and in 2021, 88% of renters could not affordably pay the median market rent and 95% could not affordably service the mortgage required to buy a dwelling at the lower quartile house sale price (currently \$696,000); and
- Housing need has increased with the district from 3,730 households in 2018 (16% of all households) to an estimated 4,120 households in 2021 (17% of all households). This level of housing need is considered moderate when compared to other local authority areas.



The number of households living on the Kāpiti Coast is projected to increase with both the number of owner occupier and renter households expected to grow and the number of people aged 65 years and older is expected to grow faster than other age groups. This has implications for the mix of household composition and potentially demand for different dwelling typologies. Figure 1.1 presents the projected trend in the number of households by composition and tenure between 2018 and 2048.

Figure 1.1: The number of households by tenure and composition



Source: Modelled based on data from KDCDC/Sense Partners and Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling

The strongest percentage growth is projected to occur in renter households particularly those couple only and one person households. Owner occupiers are also expected to experience strong growth in couple only and one person households. Owner occupiers are projected to comprise 60% of the total growth and renter households 40%.

Between 2018 and 2048, approximately, 34% of the growth in demand is projected to be for multi-unit dwellings. This reflects the underlying affordability of multi-unit dwellings and a shift in household propensities to live in multi-unit dwellings over time. Changes in the demographic profile of households suggest owner occupier demand for standalone dwellings will remain strong although there will be increased demand for multi-unit dwellings as a result of a greater proportion of older one person and couple only households.

1.1.2 Housing affordability

Housing affordability comes under pressure when housing costs increase at a faster rate than household incomes. Variations in interest rates can mask the underlying trends in first home buyer affordability in the short to medium term.



Table 1.1 presents the trend in median house sale prices, rents and household incomes between 2001 and 2021 as well as the proportion of median household income (MHI) required to affordably¹ rent a dwelling at the lower quartile or median market price or alternatively service the mortgage² required to buy a dwelling at the lower quartile house sale price.

Table 1.1: Median house prices, median rents and median gross household incomes – 2001 to 2021

Year	Rents, lower quartile house price and median income				Housing costs as a % of MHI		
	LQ rent	Median rent	Lower quartile HP	Median hhd inc	LQ rent	Median Rent	Lower quartile HP
2001	\$173	\$198	\$130,000	\$33,600	27%	31%	33%
2006	\$200	\$243	\$230,000	\$42,500	24%	30%	51%
2013	\$274	\$326	\$272,000	\$53,400	27%	32%	35%
2018	\$348	\$407	\$425,000	\$64,100	28%	33%	41%
2020	\$392	\$455	\$550,000	\$68,700	30%	34%	48%
2021	\$432	\$505	\$696,000	\$71,100	32%	37%	58%
Chge 01 to 21	150%	155%	435%	112%	5% pts	6% pts	25% pts

Source: based on data from Statistics New Zealand, MBIE and Headway Systems

When 2021 is compared to 2001, it takes between five and six percentage points more of median household income to affordably pay the lower quartile and median market rent in Kāpiti Coast District. The cost of affordably servicing a loan to buy a dwelling at the lower quartile house sale price has increased 25 percentage points. This would have been significantly higher had interest rates not fallen during this time period by four percentage points.

The deterioration in housing affordability has increased the number of private renter occupied dwellings experiencing housing stress. Renter occupied dwellings are considered to experience housing stress when they pay more than 30% of their gross household income in rent. Private renter housing stress is higher for low income households. Between 2001 and 2018 the proportion of stressed private renters between increased from:

- 84% of in 2001 to 91% in 2018 for those with household incomes between \$0 and \$30,000;
- 15% in 2001 to 82% in 2018 for those with household incomes between \$30,000 and \$50,000; and
- 2% in 2001 to 49% in 2018 for those with household incomes between \$50,000 and \$70,000.

1.1.3 The housing continuum

The Housing Continuum provides insight into the relative sizes of the different housing sub-groups along a continuum which stretches from emergency and homeless households to owner occupation. This progression can be summarised as:

- Emergency, homelessness and crowding;
- Social renters with housing needs in addition to financial affordability;

¹ Assumes no more than 30% of household incomes is spent either paying the rent or servicing a mortgage.

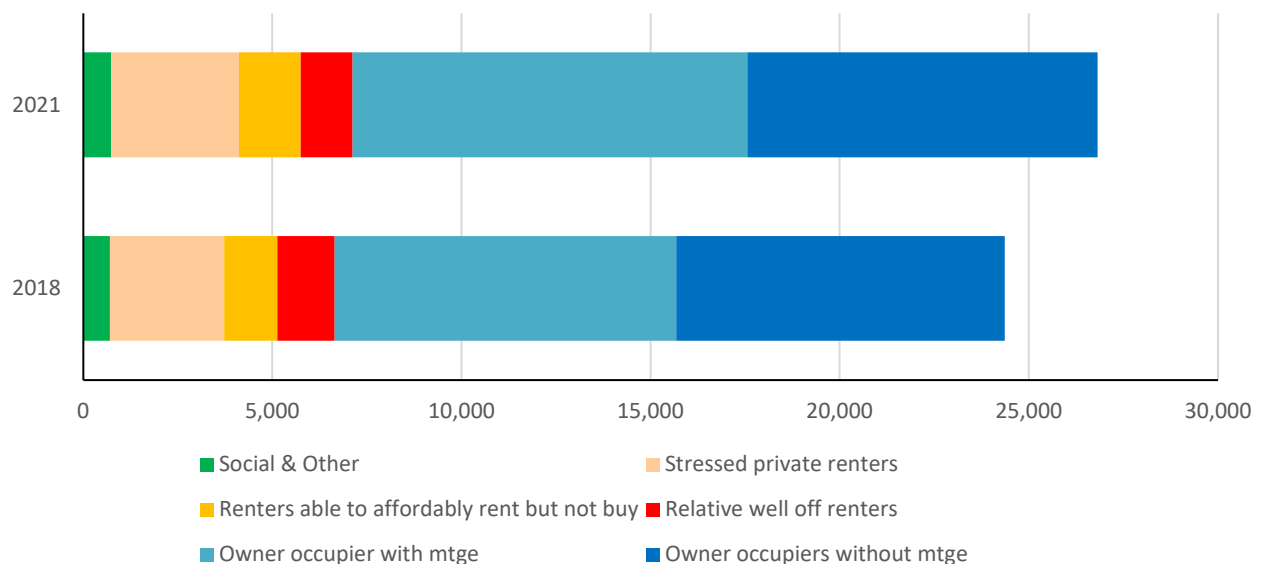
² Assumes a 10% deposit, 25 year term, and market floating interest rate.



- Stressed private renters paying more than 30% of their household income in rent;
- Private renters paying less than 30% of their household income in rent but unable to affordably buy a dwelling at the lower quartile house sale price (LQHP);
- Private renter households with sufficient income to affordably buy a dwelling at the lower quartile house sale price; and
- Owner occupier households.

Changes in the relative size of these groups reflect the pressures within the continuum overtime. Figure 1.2 presents the modelled housing continuum as at 2018 and 2021³

Figure 1.2: Housing Continuum 2018 and 2021



Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

The largest group of renter households are categorised as stressed (paying more than 30% of their household income in housing costs). There is also a relatively large group of renters who are earning sufficient income to pay the median rent however earn insufficient income to affordably purchase a dwelling at the lower quartile house sale price.

³ These estimates assume the number of social housing units remains constant.



1.1.4 Housing Need

Housing need is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements. Total **‘renter housing need’** encapsulates a number of different groups of households and includes the following groups: financially stressed private renter households; those households whose housing requirements are met by social, third sector and emergency housing; and people who are homeless or living in crowded dwellings.

$$\text{Total renter housing need} = \text{stressed private renters} + \text{social housing tenants (KO tenants)} + \text{other renter needy households}$$

Table 1.2 presents the analysis of total housing need in Kāpiti District as at 2018 and 2021.

Table 1.2: Total Housing Need – 2018 to 2021

	Financial Housing Stress (A)	Other Need ⁴			Total hhlds in need (A+D)	% of All Renters	% of All	Unmet need (A+C)	
		Kāinga Ora Renters (B)	Other needy hhlds ⁵ (C)	Total Other Need (B + C=D)				Number of hhlds	As a % of all hhlds
Kāpiti									
2018	3,020	210	490	700	3,720	60.6%	15.6%	3,510	14.7%
2021	3,380	220	520	740	4,120	63.8%	16.5%	3,900	15.6%
Horowhenua-2018	2,150	170	460	630	2,780	63%	19%	2,610	17.8%
Porirua City-2018	1,580	2,630	440	3,070	4,650	69%	25%	2,020	10.9%

NB: Numbers are rounded to the nearest 10.

Source: Modelling housing outcomes based on data from census, population projections (Statistics New Zealand), HUD, MBIE, and KO.

The overall level of housing need has increased between 2018 and 2021. Housing need relative to the total number of renters and all households is lowest in Kāpiti when compared to Horowhenua and Porirua City. Unmet need as a proportion of total households in Kāpiti was 15.6% of all households in 2021. Kāpiti’s unmet housing need as a proportion of all households is higher than in Porirua City because it has far fewer social housing units to address this housing need.

The relative level of housing need is expected to increase in Kāpiti Coast District. Between 2018 and 2048 total need is projected to increase by 3,730 households (or 100%) and this reflects the projected increase in the

⁴ **‘Other need’** encapsulates those households who because of their circumstances have housing needs in addition to affordability. Social housing is defined as the number of households, who because of their circumstances are in Kāinga Ora (KO), local authority, and third sector housing. Table 1.6 presents the analysis of total housing need as at 2018, and 2021.

⁵ Other needy households includes Kāpiti Coast Council’s housing stock of 118 units plus other CHPs housing stock along with emergency and transitional housing, homeless households and an adjustment for crowded households.



number of older one person and couple only renter households aged 65 years and older. These older renter households have relatively fixed low-income households with high levels of housing stress.

While the overall level of need has increased across Kāpiti Coast District, subareas within Kāpiti are experiencing that need to differing degrees. Table 1.3 below provides a summary of six measures of housing availability, suitability, affordability and children living in poverty by subarea. The measures are ranked by ordinal values from lowest to highest levels of impact (6 indicating a higher amount). The Ōtaki subareas stands out from the others as experiencing the highest need overall and in nearly every measure.

Table 1.3 presents a summary of various measures showing the subareas with the highest relative housing need in Kāpiti District.

Table 1.3 Summary by subarea of relative housing status measures

Housing status measure	Ōtaki	Waikanae	Paraparaumu	Raumati	Paekākāriki	Rural
% unoccupied dwellings	5	4	1	2	3	6
% renter crowding	6	2	3	1	5	4
Rents as % of income	6	4	2	3	1	5
% of stressed renter h/h	5	2	4	5	3	1
% h/h in housing need	6	2	4	3	5	1
% of children in poverty	6	3	2	1	4	5
Total	34	15	16	15	21	22

NB: The housing status measures are from Table 4.1; Table 5.2; Table 8.6; Table 8.14; Table 8.20 and Table 9.3.

In summary, the number of households living in Kāpiti Coast District is projected to increase by 62% over the next 30 years. However, the nature of the demand is likely to change reflecting the variation in the metropolitan area's households by tenure, age of the household reference person and household composition. These changes will result in:

- More one person and couple only households as well as a moderate fall in the rate of owner occupation;
- The number of renter households across all types of household composition is expected to increase;
- An 87% increase in renter and owner occupier households aged 65 years and over;
- A projected 100% increase in housing need, dominated by older one person and couple only renter households aged 65+;
- Demand for social and affordable housing will increase. Existing pressures are evident in the significant increase in Emergency Housing Special Needs Grants to \$2,750,833 in the year ending June 2021 with the average length of stay increasing to nearly 15 weeks; and
- The Ōtaki subarea demonstrates the highest level of housing need and affordability pressures across multiple measures.



1.1.5 Policies and Strategies

The Kāpiti Coast housing market is part of the greater Wellington regional market. And for maximum impact a regional approach is required amongst councils and central government to coordinate actions and policies. Whilst Kāpiti Coast District has many levers to utilise, it needs to continually monitor regional context and trends. Incentives or requirements adopted by the Kāpiti Coast District need to consider the options available to developers and households regionally to ensure they work as intended. In addition, there is significant legislative change underway creating uncertainty in the housing landscape.

Policies and strategies to respond to **changing demographics of an aging population and smaller household sizes** include ways to support aging in place, deliver smaller typologies, and ensure the overall built environment is responsive to the future resident population. Recommended policies and strategies to consider are:

- Offer incentives to encourage the adoption of universal design in newly built homes;
- Provide materials on universal design choices in planning and consenting materials;
- Provide information to increase awareness of the district's projected demographic changes;
- Organise events to provide information and support for households considering downsizing;
- Evaluate minimum density residential zones to encourage a mix of 1 & 2 bedroom homes on smaller sections within a traditional subdivision of 3 & 4+ bedroom homes;
- Engage with neighbouring councils on the use of Inclusionary housing policies that could also be used to ensure the delivery of smaller typologies in new developments;
- Ensure the District Plan does not inhibit partitioning of homes or the addition of accessory dwelling units;
- Ensure the District Plan results in retirement villages which are integrated and connected with the community;
- Offer targeted incentives to achieve the desired level of intensification and smaller typologies in new developments;
- Design public spaces and facilities to cater to a range of ages and abilities to foster and maintain community connections; and
- Invest in assets on a commercial basis to support social outcomes where identified gaps exist.

Recommended policies and strategies to respond to **affordability trends and supporting households in need** include ways to address regional drivers, lead local responses, and support new affordable homes for both rental and ownership are:

- Actively participate in the Regional Housing Approach and Action Plan being developed through the Wellington Regional Growth Framework to agree specific actions and policies across the councils;
- Explore a regional approach to Inclusionary Housing through the Wellington Regional Growth Framework;
- Coordinate central government agencies, non-governmental organisations and developers to respond to the affordability needs in the district;
- Compile a land register of Council and central government properties suitable for residential development in the district;



- Engage with Kāinga Ora to confirm their intentions for public housing supply in the district as community housing providers are hesitant to proceed without knowing this information;
- Utilise Council teams to help coordinate across community organisations providing services to local residents;
- Consider a range of incentives identified by housing providers to deliver transitional, social, affordable rental and progressive home ownership tenures meeting the affordability needs identified in the report.



2. Introduction

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The assignment's objective is to provide detailed analysis of housing demand by a range of demographic characteristics including:

- Tenure (owner occupiers, private renters and the need for social housing);
- Age of the household reference person; and
- Household composition (household types will include couple only, couples with children, one parent, one person and other).

In addition, a review of the current housing stock typology is included, along with the implications of these demographic trends in terms of the type and size of dwelling typology required for future growth. The range of dwelling typologies included in the analysis are standalone housing, multi-unit dwellings and apartments. In addition to the overall demand estimates, housing affordability trends for both owner occupied and renter occupied dwellings are presented.

Potential policy responses to help address the documented demand are presented. The responses need to be considered in relation to current and future demand and growth patterns. Any actions taken should be considered alongside neighbouring Council policies. The adoption of incentives or restriction in Kāpiti Coast District without considering the regional housing market settings, may result in unintended consequences in supply responses which undermine the desired outcomes.

2.1 Subarea boundaries

The results of the analysis are summarised for Kāpiti Coast District's housing market with additional analysis provided for the following sub-areas⁶. The subareas include:

- Ōtaki;
- Waikanae;
- Paraparaumu
- Raumati;
- Paekākāriki; and
- Rural.

⁶ Definition of the sub area boundaries is included in Appendix 1.



Figure 2.1 presents the subarea boundaries used in this report.

Figure 2.1: Subarea boundaries



NB: The statistical area units in each sub-area are listed in Appendix 1.



The data sources used in this project include:

- Population projections provided by the Kāpiti Coast District Council modelled by Sense Partners (50th percentile projections);
- Population and household projections sourced from Statistics New Zealand;
- Customised census data from Statistics New Zealand;
- Property transaction data sourced from the Ministry of Housing and Urban Development and Headway Systems; and
- Interest rate data from the Reserve Bank of New Zealand.

Please note the majority of the analysis and modelling contained in this report was completed between June and September 2021. Consequently, the report reflects the data that was available at the time the analysis and modelling was completed.

We would also like to acknowledge a range of organisations⁷ we interviewed for this report. They provided us with in-depth local knowledge which allowed us to provide a more nuanced analysis of housing need in Kāpiti Coast District.

2.2 Affordability measures

Affordability definitions include:

- For housing to be “**affordable**” households should spend no more than 30% of their gross household income paying rent or servicing the mortgage associated with buying a property;
- A **stressed renter** household is one paying more than 30% of their gross household income in rent;
- **Housing need** is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements.
- **Total ‘renter housing need’** encapsulates a number of different groups of households and includes stressed private renter households, those households whose housing requirements are met by social, third sector and emergency housing; and people who are homeless or living in crowded dwellings.
- **‘Other housing need’** encapsulates those households who because of their circumstances have housing needs in addition to affordability including crowded households, or are those that are homeless; and
- **Social housing** is defined as the number of households, who because of their circumstances are in Kāinga Ora (formerly Housing New Zealand Corporation), local authority, and third sector housing.

⁷ A list of organisations interviewed is included in Appendix 5.



3. Housing demand by location and demographic characteristic

3.1 Introduction

The objective of this section of the report is to present the results of the housing demand analysis between 2018 and 2048 by demographic characteristic and tenure for Kāpiti Coast District and by sub-area. Demographic characteristics included in the analysis are age of the household reference person and household composition. The implications of these trends on demand by dwelling typology are also presented. An overview of the modelling methodology is presented in Appendix 2.

As agreed, the demand projections presented in this report assume Kāpiti Coast District’s population increases in line with the high projections provided by Statistics New Zealand.

3.2 Kāpiti Coast District’s housing demand

Table 3.1 presents the projected change in the total number of households in Kāpiti Coast District between 2018 and 2048.

Table 3.1: Total number of households in Kāpiti Coast District - 2018 to 2048

Year	Households	Total change	Ann ave chge
2018	23,870		
2023	26,600	2,730	550
2028	29,550	2,950	590
2033	32,270	2,720	540
2038	34,640	2,370	470
2043	36,950	2,310	460
2048	39,110	2,160	430

Source: KCDC / Sense Partners

The number of households living in Kāpiti Coast District is expected to increase by 15,240 households, or 64%, between 2018 and 2048. At the same time the characteristics of the population are expected to change. Like the rest of New Zealand, the projections demonstrate an aging of the population.

Table 3.2 presents Statistics New Zealand’s population growth estimates for Kāpiti Coast District between June 2018 and June 2021.



Table 3.2: Components of Kāpiti Coast District’s population growth June 2018 to 2021

	June 18 to June 19	June 19 to June 20	June 20 to June 21
Natural increase	-70	-190	-170
Net internal migration	510	580	550
Net international migration	390	670	220
Total increase	830	1,060	600

Source: Statistics New Zealand

Statistics New Zealand estimated natural population was negative between June 2018 and June 2021. All of the District’s population came from net internal migration (New Zealand residents shifting into the district) and net international migration. The inward migration of households can distort local housing markets particularly if they (the migrants) have a higher income profile than the local residents (particularly renters) as they can price the local households out of the market making housing less affordable. Statistics New Zealand recently released their revised population projections which are rebased using the Census 2018 results. Their estimate growth is significantly lower than Sense Partners. However they do provide some insight into the expected components of future growth. Statistics New Zealand’s population projections for Kāpiti Coast District (high growth series) are presented in Table 3.3 along with Sense Partners median growth series.

Table 3.3: Statistics New Zealand’s rebased Kāpiti Coast District population projections

June years	Sense Partners Median Population Projections	Statistics New Zealand High Population Projections			
		Population Count	Change in total population		
			Natural increase	Net internal & overseas migration	Total growth
2018	55,126	55,200			
2023	61,140	59,300	-400	4,500	4,100
2028	67,624	62,200	-600	3,500	2,900
2033	73,484	64,900	-800	3,500	2,700
2038	78,694	67,400	-1,000	3,500	2,500
2043	83,840	69,600	-1,300	3,500	2,200
2048	88,676	71,600	-1,500	3,500	2,000

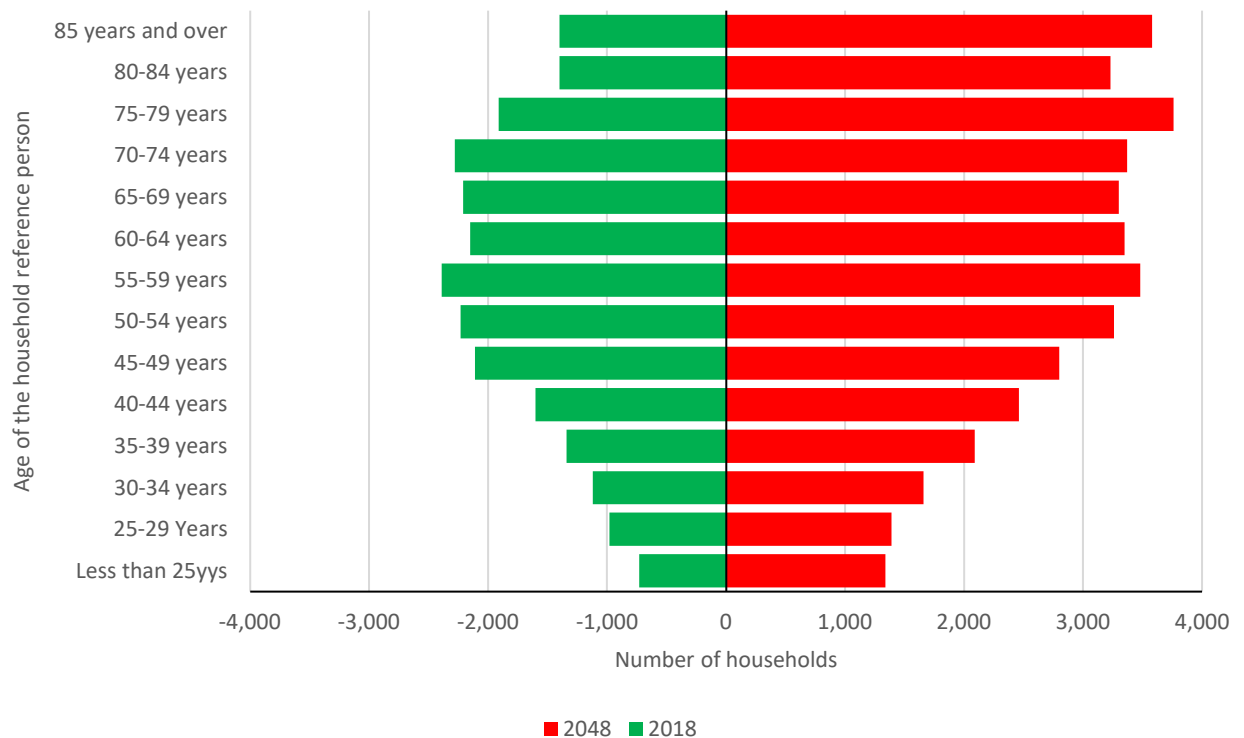
Source: Statistics New Zealand and KCDC/Sense Partners

Population projections are difficult to model particularly when the majority of the growth is likely to come from internal and overseas migration gains. The objective of Table 3.3 is not to say one projection is right or wrong. Rather, in the absence of the components of Sense Partner’s growth estimates, it demonstrates the natural increase is likely to continue to be negative with the growth in the District’s population more likely to come from internal and overseas migration gains.



Figure 3.1 presents the proportion of households by the age of the household reference person between 2018 and 2048.

Figure 3.1: Kāpiti Coast District’s households by age of the reference person – 2018 and 2048



Source: Modelled based on data from Sense Partners/KCDC and Statistics New Zealand
 NB: Numbers are rounded to the nearest 10 in the modelling.

Table 3.4 presents the projected trend in the number of households in Kāpiti Coast District by the age of the household reference person.

Table 3.4: Number of households by age of the household reference person – 2018 to 2048

	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs and over	Total
2018	1,710	2,460	3,710	6,770	9,200	23,850
2028	2,270	3,370	4,050	7,720	12,130	29,540
2038	2,400	3,590	5,110	8,300	15,230	34,630
2048	2,730	3,750	5,260	10,090	17,240	39,070
Total change						
2018 to 2028	560	910	340	950	2,930	5,690
2028 to 2038	130	220	1,060	580	3,100	5,090
2038 to 2048	330	160	150	1,790	2,010	4,440

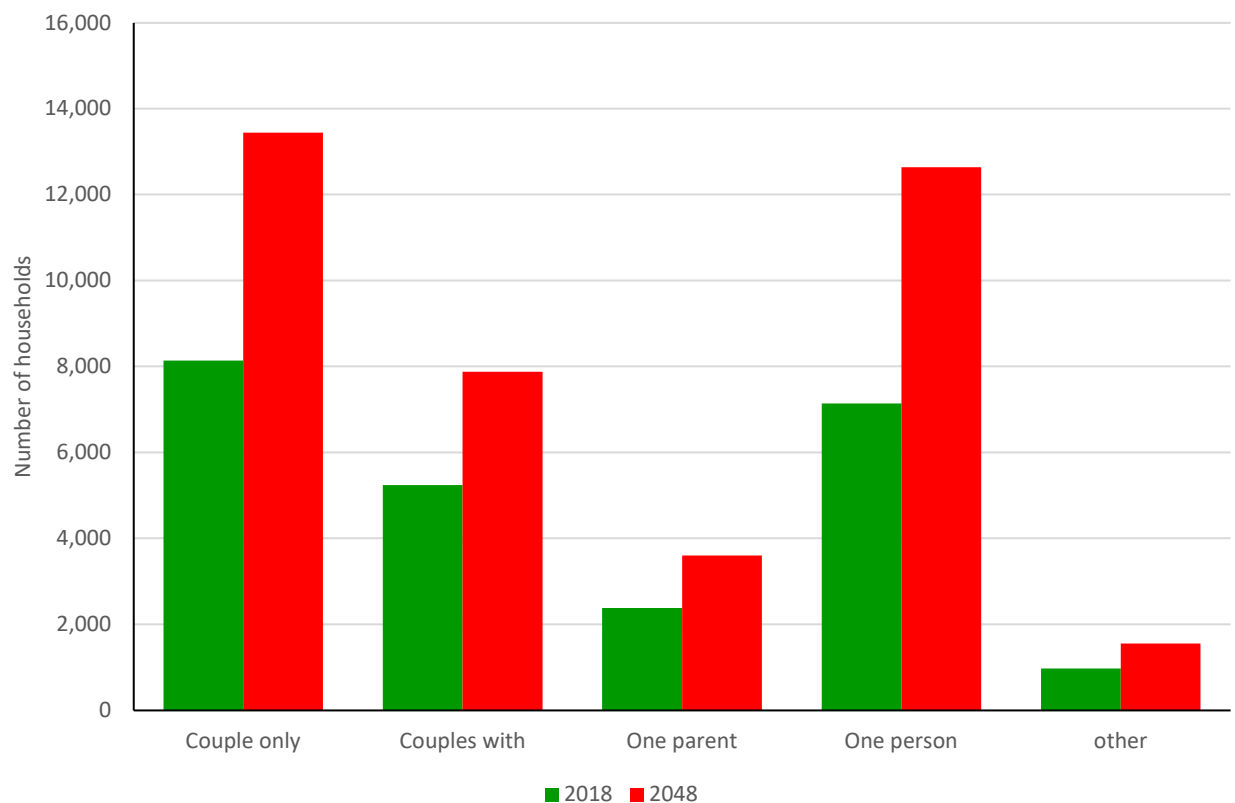
Source: Modelled based on data from Sense Partners / KCDC and Statistics New Zealand
 NB: Numbers are rounded to the nearest 10 in the modelling



The proportion of households in Kāpiti Coast District with reference people aged 65 years and older is projected to increase from 39% in 2018 to 44% by 2048. These trends reflect the district’s aging population. The majority of the total household growth is in households with reference people aged 65 years and over. Over the study period the number of households with people aged in the younger cohorts (aged less than 30 years old) is projected to experience limited growth between 2018 and 2048.

Figure 3.2 presents the projected change in the number of households in Kāpiti Coast District by composition between 2018 and 2048.

Figure 3.2: Kāpiti Coast District’s households by composition – 2018 and 2048



Source: Modelled based on data from Sense Partners/KCDC and Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling



Table 3.5 presents the projected trend in the number of households in Kāpiti Coast District by composition.

Table 3.5: Number of households by composition – 2018 to 2048

Household Composition	Number of Households				Change in no. of households		
	2018	2028	2038	2048	18 to 28	28 to 38	38 to 48
couple only	8,140	10,170	11,840	13,440	2,030	1,670	1,600
couple with	5,240	6,280	7,260	7,880	1,040	980	620
one parent	2,380	2,860	3,260	3,600	480	400	340
one person	7,140	9,030	10,910	12,640	1,890	1,880	1,730
other	970	1,210	1,370	1,550	240	160	180
Total	23,870	29,550	34,640	39,110	5,680	5,090	4,470

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

The change in the age profile of Kāpiti Coast District's population also has implications for the proportion of the types of households living in the area. As the population ages the proportion of couples without children and one-person households increases. In Kāpiti Coast District, couples without children are projected to increase by 5,300 or 65% and one-person households by 5,500 or 60% between 2018 and 2048. These household groups are projected to account for 81% of the total growth between 2018 and 2048. At the same time, the expectation is for couples with children households to increase by 2,640 or 50% between 2018 and 2048.

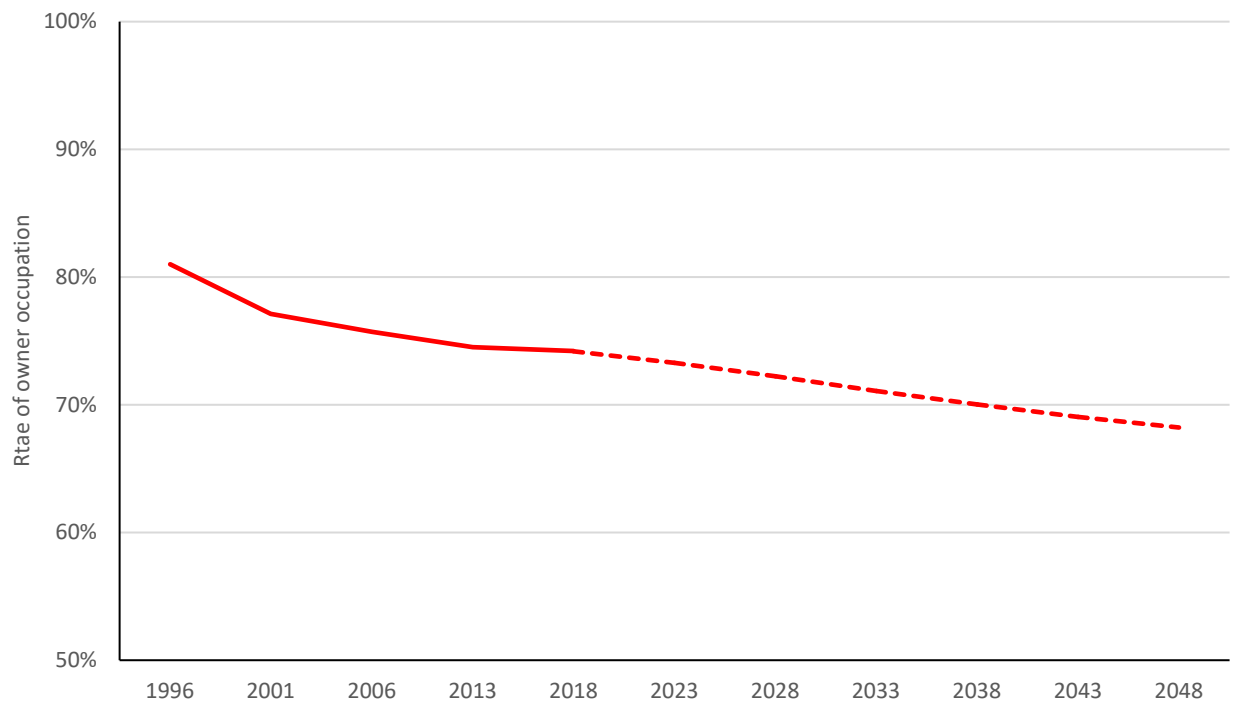
These changes signal a challenge to the historic typology of predominately three-bedroom homes on large sections. While there will continue to be strong demand for that typology, there is an increasing need to provide smaller homes which can most efficiently be delivered on smaller sections or as multi-unit buildings.

In addition to these demographic changes, poor housing affordability is projected to result in the continued erosion of the rates of owner occupation in Kāpiti Coast District.



Figure 3.3 presents the actual change in the rate of owner occupation between 1996 and 2018 along with the projected change out to 2048.

Figure 3.3: Projected rate of owner occupation



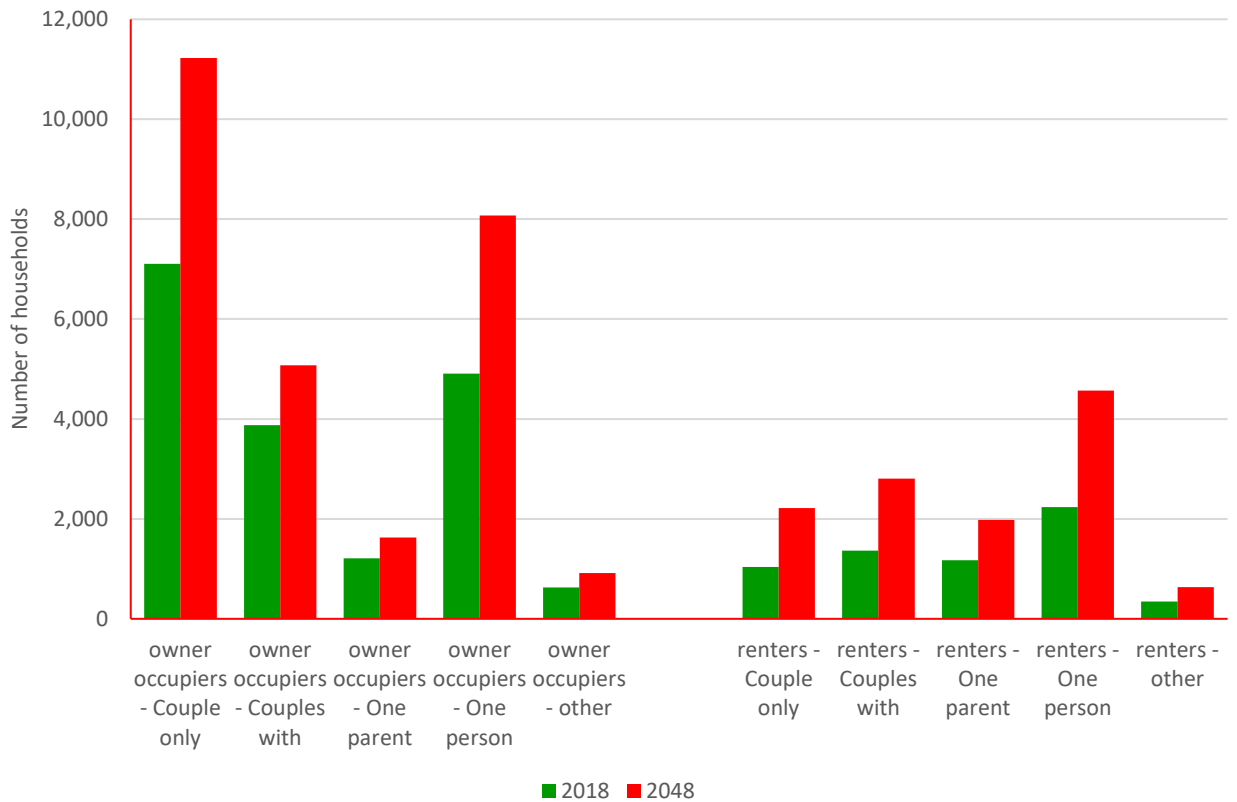
Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

Rates of owner occupation fell by 7 percentage points in Kāpiti Coast District between 1996 and 2018. Tenure modelling projections indicate that the rate of owner occupation will erode to 68 percent in Kāpiti Coast District by 2048, a fall of 6 percentage points between 2018 and 2048. The steady decline in the rate of owner occupation reflects the strong growth in the District’s house prices since 2018 and the deterioration in housing affordability. The fall in the rate of owner occupation is projected to be tempered by the influx of households from outside the district buying dwellings for owner occupation.



Figure 3.4 presents the projected trend in the number of households by household composition and tenure between 2018 and 2048.

Figure 3.4: The number of households by tenure and composition



Source: Modelled based on data from KDC/Sense Partners and Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling

The number of owner occupier couple only and one person households is expected to increase. Over the same time period renter households are expected to experience strong growth in the number of couple only, couples with children and one person households.



Table 3.6 presents the projected trend in the number of occupied dwellings by tenure and household composition between 2018 and 2048.

Table 3.6: The number of occupied dwellings by tenure and household composition between 2018 and 2048

	Number of households				Change		
	2018	2028	2038	2048	18 to 28	28 to 38	38 to 48
Owner occupiers							
Couple only	7,100	8,880	10,120	11,230	1,780	1,240	1,110
Couple with child(ren)	3,870	4,440	4,860	5,070	570	420	210
One parent	1,210	1,430	1,540	1,620	220	110	80
One-person household	4,910	6,010	7,090	8,070	1,100	1,080	980
Other	620	770	830	920	150	60	90
Total	17,710	21,520	24,440	26,910	3,810	2,920	2,470
Renters							
Couple only	1,040	1,290	1,720	2,210	250	430	490
Couple with child(ren)	1,370	1,840	2,410	2,810	470	570	400
One parent	1,170	1,430	1,720	1,980	260	290	260
One-person household	2,230	3,020	3,820	4,570	790	800	750
Other	350	450	540	630	100	90	90
Total	6,160	8,030	10,200	12,200	1,870	2,170	2,000

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

The strongest percentage growth is projected to occur in renter households particularly those couple only and one person households. Owner occupiers are also expected to experience strong growth in couple only and one person households. Owner occupiers are projected to comprise 60% of the total growth and renter households 40%.



Table 3.7 presents the trend in the number of occupied dwellings by tenure and the age of the reference person between 2018 and 2048.

Table 3.7: Number of occupied dwellings by tenure and age of the household reference person 2018 to 2048

	Number of households						Change in the number of households				
	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over	Total	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over
Owners											
2018	760	1,430	2,670	5,390	7,450	17,700					
2028	870	1,750	2,690	6,090	10,110	21,510	110	320	20	700	2,660
2038	880	1,730	3,170	6,250	12,400	24,430	10	-20	480	160	2,290
2048	970	1,750	3,150	7,350	13,670	26,890	90	20	-20	1,100	1,270
Renters											
2018	950	1,030	1,040	1,380	1,750	6,150					
2028	1,400	1,620	1,360	1,630	2,020	8,030	450	590	320	250	270
2038	1,520	1,860	1,940	2,050	2,830	10,200	120	240	580	420	810
2048	1,760	2,000	2,110	2,740	3,570	12,180	240	140	170	690	740

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

The number of owner occupier households aged 65 years and older is projected to increase by 83% between 2018 and 2048. Over the same time period owner occupiers aged less than 30 years of age is projected to also increase by 28%. The number of renter households is expected to increase across all age groups with the strongest growth in those with reference people aged 65 years and older (up 104% over the next 30 years).



3.3 Housing demand by subarea

The objective of this subsection of the report is to present the trends in the growth in the number of households by subarea, tenure, age of the household reference person and household composition. Appendix 1 presents the agreed subarea boundaries used in this report.

Table 3.8 presents the projected growth distributed across the subareas within Kāpiti Coast District.

Table 3.8: Projected growth in households by subarea

	Ōtaki	Waikanae	Paraparaumu	Raumati	Paekākāriki	Rural	Total
2018	2,810	5,780	8,620	3,870	780	2,040	23,900
2023	3,180	6,710	9,430	4,170	800	2,280	26,570
2028	3,580	7,480	10,400	4,600	800	2,670	29,530
2033	3,950	8,210	11,030	4,880	820	3,350	32,240
2038	4,320	8,950	11,510	5,130	840	3,890	34,640
2043	4,680	9,720	12,190	5,340	850	4,140	36,920
2048	5,050	10,410	12,830	5,530	870	4,390	39,080
Change							
18 to 28	770	1,700	1,780	730	20	630	5,630
28 to 38	740	1,470	1,110	530	40	1,220	5,110
38 to 48	730	1,460	1,320	400	30	500	4,440

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

The number of households in all subareas are expected to increase between 2018 and 2048. Growth is expected to be strongest in Paraparaumu and Waikanae subareas between 2018 and 2048. These projections are based on historical trends and do not account for potential policy choices which may influence the actual growth or the existing development capacity within each subarea.



Table 3.9 presents the projected change in the number of households by tenure and subarea between 2018 and 2048.

Table 3.9: The projected change in the number of households by tenure and subarea

	Owner Occupiers					Renters				
	2018	2028	2038	2048	18 to 48	2018	2028	2038	2048	18 to 48
Ōtaki	1,830	2,330	2,790	3,230	1,400	980	1,250	1,530	1,820	840
Waikanae	4,510	5,700	6,640	7,590	3,080	1,270	1,780	2,310	2,820	1,550
Paraparaumu	6,240	7,360	7,960	8,700	2,460	2,380	3,040	3,570	4,130	1,750
Raumati	2,870	3,290	3,570	3,740	870	1,000	1,310	1,560	1,790	790
Paekākāriki	570	570	590	610	40	210	230	250	260	50
Rural	1,720	2,240	3,210	3,580	1,860	320	430	680	810	490

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

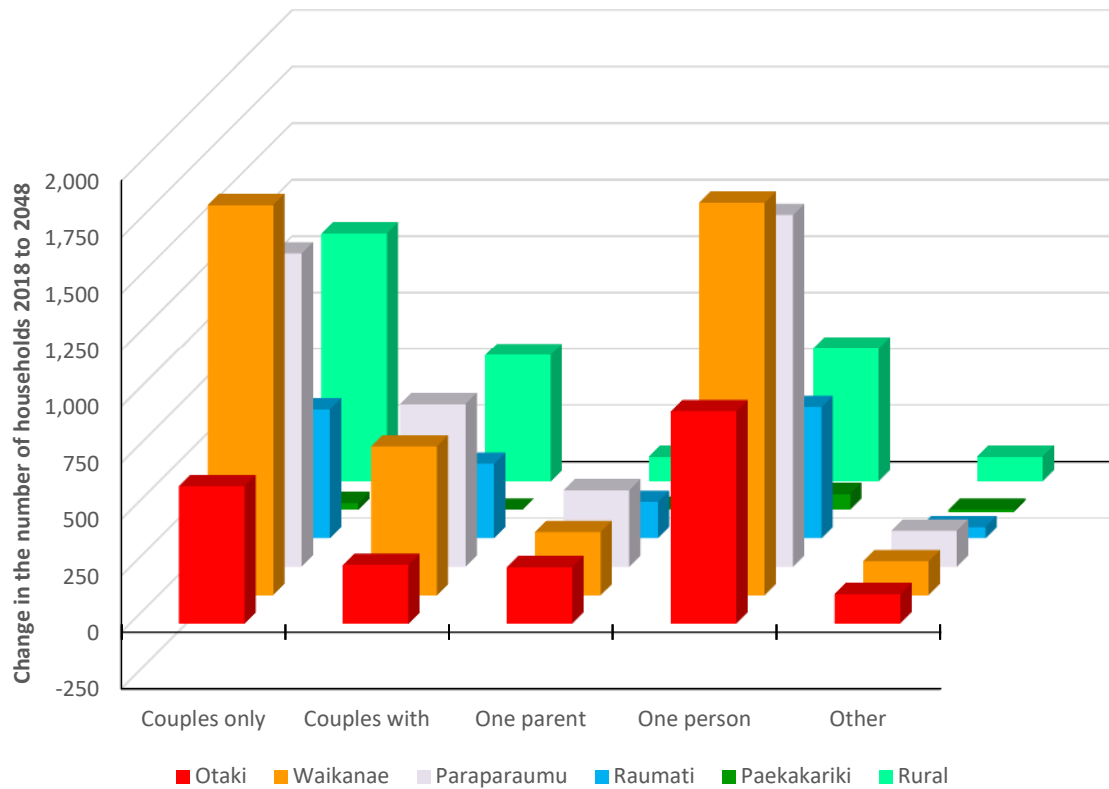
NB: Numbers are rounded to the nearest 10 in the modelling

The both the number of owner occupier and renter households are expected to increase in most subareas. Between 2018 and 2048, the number of renter households is projected to increase the most in Waikanae (up 1,550 households or 122%), Paraparaumu (up 1,750 households or 74%) and Ōtaki (up 840 households or 85%).



Figure 3.5 presents the projected growth in the number of households by subarea and household composition.

Figure 3.5: The projected growth in the number of households by subarea and household composition



Source: Modelled based on data from KDC/Sense Partners and Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling

All subareas are expected to experience strong growth in couple only and one person households between 2018 and 2048.



Table 3.10 presents the projected growth in the number of occupied dwellings by household composition and subarea between 2018 and 2048.

Table 3.10: Projected households by household composition and subarea

	Owner Occupier households					Renter households				
	2018	2028	2038	2048	18 to 48	2018	2028	2038	2048	18 to 48
Ōtaki										
Couples only	430	600	660	730	300	370	410	570	710	340
Couples with One parent)	490	560	670	740	250	20	40	40	40	20
One person	140	180	210	230	90	230	280	330	390	160
Other	680	860	1,100	1,350	670	330	440	520	600	270
Total	100	130	150	180	80	80	100	110	130	50
	1,840	2,330	2,790	3,240	1,400	1,030	1,260	1,570	1,870	840
Waikanae										
Couples only	1,930	2,520	2,860	3,240	1,310	380	420	620	810	430
Couples with One parent)	840	990	1,130	1,240	400	200	300	390	450	250
One person	200	250	280	300	100	240	300	360	420	180
Other	1,420	1,790	2,200	2,600	1,180	450	670	830	1,010	560
Total	120	160	180	210	90	70	90	110	130	60
	4,510	5,700	6,640	7,600	3,090	1,340	1,780	2,310	2,820	1,480
Paraparaumu										
Couples only	2,410	2,410	2,490	2,710	300	400	990	1,260	1,500	1,100
Couples with One parent)	1,430	1,810	2,020	2,120	690	570	530	530	610	40
One person	450	750	720	750	300	440	290	400	480	40
Other	1,730	2,090	2,410	2,760	1,030	850	1,090	1,230	1,390	540
Total	230	290	320	360	130	130	140	140	150	20
	6,250	7,360	7,950	8,710	2,460	2,380	3,050	3,550	4,130	1,750
Raumati										
Couples only	940	1,100	1,150	1,210	270	270	350	470	550	280
Couples with One parent)	830	910	970	980	150	200	280	350	390	190
One person	250	270	290	290	40	220	280	310	340	120
Other	760	900	1,050	1,150	390	280	360	400	460	180
Total	100	110	110	120	20	30	50	60	60	30
	2,880	3,290	3,570	3,740	860	1,000	1,320	1,590	1,800	800

Source: Modelled based on data from KDC/Sense Partners and Statistics New Zealand



Table 3.10: Projected households by household composition and subarea continued

	Owner Occupier households					Renter households				
	2018	2028	2038	2048	18 to 48	2018	2028	2038	2048	18 to 48
Paekākāriki										
Couples only	110	160	160	160	50	110	70	80	90	-20
Couples with One parent)	200	160	170	150	-50	0	40	50	60	60
One person	60	60	60	60	0	40	50	50	50	10
Other	170	170	190	210	40	60	70	70	80	20
Total	30	30	20	20	-10	0	0	0	0	0
	560	570	590	610	50	220	230	260	270	50
Rural										
Couples only	800	1,120	1,640	1,860	1,060	100	50	80	100	0
Couples with One parent)	460	580	780	850	390	60	80	150	170	110
One person	60	70	110	100	40	50	70	90	120	70
Other	290	380	560	630	340	150	210	320	380	230
Total	70	90	130	140	70	20	30	40	60	40
	1,670	2,240	3,210	3,580	1,910	380	430	690	820	440

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

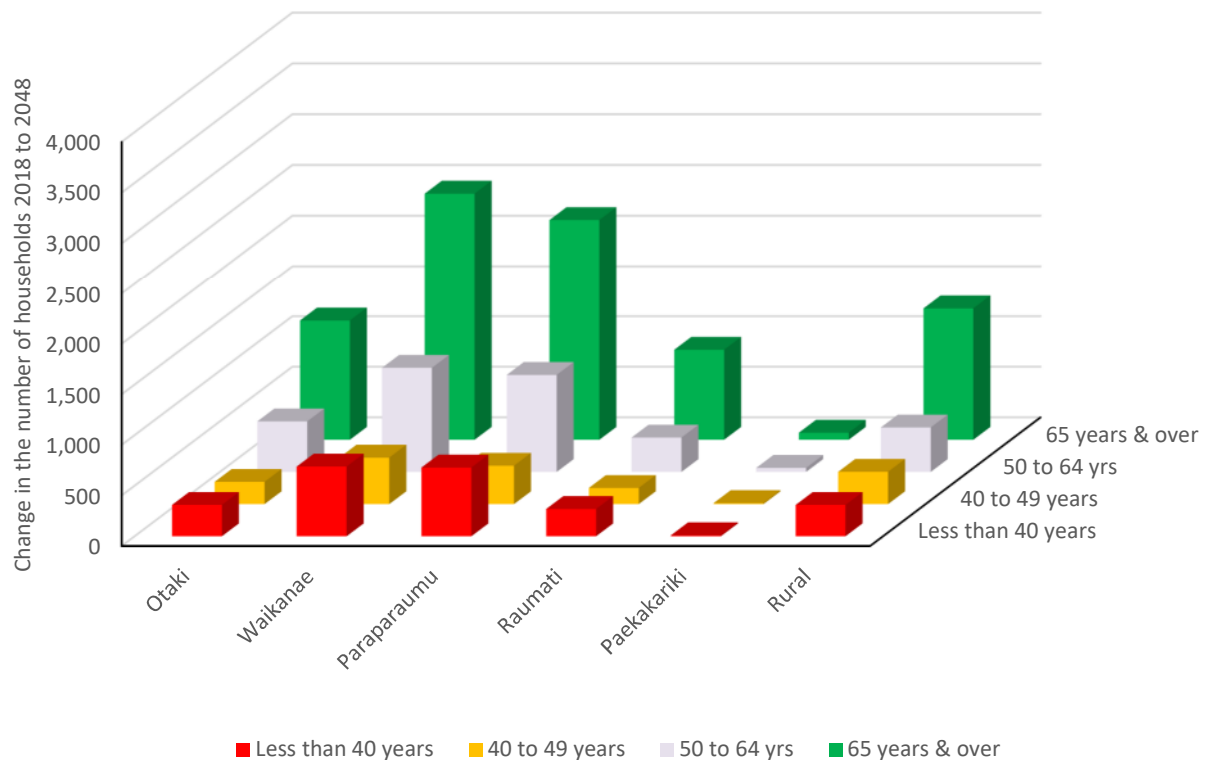
NB: Numbers are rounded to the nearest 10 in the modelling

The growth in the different household compositions reflect the District’s aging population with strong growth in one person and couple only households. The District’s reliance on inward migration to drive population growth is also likely to see continued growth in the number of couple with children households.



Figure 3.6 presents the projected growth in the number of households by age of the reference person and subarea between 2018 and 2048

Figure 3.6: Projected household growth by age and subarea



Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand
 NB: Numbers are rounded to the nearest 10 in the modelling

The strongest growth is projected to occur in households with reference people aged 65 years and over between 2018 and 2048, particularly in Waikanae, Rural and Paraparaumu subareas.

Table 3.11 presents the projected growth in the number of households by age of the reference person, tenure and subarea between 2018 and 2048.



Table 3.11: The projected growth in households by age of the reference person, tenure and subarea

	Owner occupiers				Renter households			
	Less than 40 years	40 to 49 years	50 to 64 yrs	65 years & over	Less than 40 years	40 to 49 years	50 to 64 yrs	65 years & over
Ōtaki								
2018	340	290	560	650	240	120	200	460
2028	410	300	630	940	350	150	250	540
2038	460	420	680	1,230	350	190	290	730
2048	500	420	880	1,430	390	210	380	860
Chge 18 to 48	160	130	320	780	150	90	180	400
Waikanae								
2018	430	470	1,200	2,320	340	200	200	540
2028	600	500	1,390	3,010	600	270	290	720
2038	620	670	1,490	3,660	680	410	360	980
2048	730	670	1,940	4,100	730	460	490	1,200
Chge 18 to 48	300	200	740	1,780	390	260	290	660
Paraparaumu								
2018	860	840	1,780	2,690	870	420	520	600
2028	1,220	910	1,920	3,080	960	460	670	1,120
2038	1,290	1,020	2,010	3,430	970	580	710	1,440
2048	1,370	1,040	2,380	3,770	1,040	600	880	1,700
Chge 18 to 48	510	200	600	1,080	170	180	360	1,100
Raumati								
2018	320	600	1,060	840	410	160	100	350
2028	330	600	1,120	1,130	590	200	170	450
2038	330	670	1,160	1,350	630	240	190	560
2048	360	660	1,270	1,440	640	260	230	640
Chge 18 to 48	40	60	210	600	230	100	130	290
Paekākāriki								
2018	40	180	210	100	60	60	90	100
2028	40	190	230	110	60	50	70	90
2038	30	200	240	130	70	50	70	110
2048	50	190	270	160	60	60	70	110
Chge 18 to 48	10	10	60	60	0	0	-20	10
Rural								
2018	90	320	780	440	120	80	50	120
2028	140	340	860	790	230	100	70	80
2038	170	520	980	1,460	290	180	90	170
2048	210	530	1,160	1,650	310	190	110	210
Chge 18 to 48	120	210	380	1,210	190	110	60	90

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling



Table 3.12 presents the percentage change in the number of households by age of the reference person and subarea between 2018 and 2048.

Table 3.12: Percentage change in the number of households between 2018 and 2048 by age and subarea

	Growth in the number of households				Percentage growth 2018 to 2048			
	less than 40 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs +	less than 40 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs +
Owner occupiers								
Ōtaki	160	130	320	780	47%	45%	57%	120%
Waikanae	300	200	740	1,780	70%	43%	62%	77%
Paraparaumu	510	200	600	1,080	59%	24%	34%	40%
Raumati	40	60	210	600	13%	10%	20%	71%
Paekākāriki	10	10	60	60	25%	6%	29%	60%
Rural	120	210	380	1,210	133%	66%	49%	275%
Renter households								
Ōtaki	150	90	180	400	63%	75%	90%	87%
Waikanae	390	260	290	660	115%	130%	145%	122%
Paraparaumu	170	180	360	1,100	20%	43%	69%	183%
Raumati	230	100	130	290	56%	63%	130%	83%
Paekākāriki	0	0	-20	10	0%	0%	-22%	10%
Rural	190	110	60	90	158%	138%	120%	75%

Source: Modelled based on data from KCDC/Sense Partners and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

The strongest growth is projected to occur in households with reference people aged 65 years and over in all subareas and tenures.



3.4 Housing outcomes by ethnicity

The objective of this sub-section of the report is to provide an overview of key statistics relevant to housing outcomes by ethnicity. Analysis of trends by ethnicity is problematic due in part to the way in which Statistics New Zealand surveys respondents' ethnicity. In the Census, respondents are asked to identify which ethnicities they identify with and can respond to multiple ethnic groupings. Hence there are more responses by ethnicity than people living in an area. In addition, the household reference persons ethnicity may or may not reflect the ethnicity of the rest of the people living in the dwelling.

Previous research⁸ into trends in the rate of owner occupation show that the majority of the statistically significant variation in home ownership rates can be explained by age of the key householders, household composition, household income and a locational variable. The research suggests that once these variables are included in the analysis ethnicity is not a statistically significant variable. Personal and household incomes have a significant impact on housing outcomes. Lower income households typically have much higher levels of housing stress and are also more likely to rent rather than own the dwelling they live in. Table 3.13 presents the level of household income by ethnicity of the household reference person in Kāpiti Coast District in 2018.

Table 3.13: Household income by ethnicity in 2018

	European / NZer & Other		Māori		Pacific person		Asian		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Kāpiti Coast District										
Less than \$30,000	3,864	24%	528	17%	54	15%	114	14%	4,560	22%
\$30,000 to \$50,000	3,105	19%	468	15%	48	13%	99	12%	3,720	18%
\$50,000 to \$70,000	2,121	13%	474	15%	45	13%	126	15%	2,766	13%
\$70,000 to \$100,000	2,292	14%	534	17%	54	15%	174	21%	3,054	15%
\$100,000 to \$150,000	2,589	16%	597	19%	81	23%	168	20%	3,435	17%
Over \$150,000	2,304	14%	510	16%	75	21%	144	17%	3,033	15%
Total stated	16,278	100%	3,111	100%	357	100%	828	100%	20,574	100%
Horowhenua										
Less than \$30,000	2,856	33%	696	24%	75	24%	90	20%	3,717	30%
\$30,000 to \$50,000	2,010	23%	543	19%	57	18%	96	21%	2,706	22%
\$50,000 to \$70,000	1,230	14%	501	17%	54	17%	90	20%	1,875	15%
\$70,000 to \$100,000	1,119	13%	525	18%	57	18%	81	18%	1,782	14%
\$100,000 to \$150,000	996	11%	462	16%	48	15%	66	15%	1,572	13%
Over \$150,000	489	6%	198	7%	24	8%	27	6%	738	6%
Total	8,703	100%	2,931	100%	312	100%	450	100%	12,396	100%

⁸ See Morrison P. (2005) "The changing patterns of home ownership in New Zealand". A report for the Centre for Housing Research Aotearoa New Zealand.



Table 3.13: Household income by ethnicity in 2018 continued

	European / NZer & Other		Māori		Pacific person		Asian		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Porirua City									0	
Less than \$30,000	1,176	13%	759	18%	471	20%	150	12%	2,556	15%
\$30,000 to \$50,000	939	11%	510	12%	312	13%	135	11%	1,896	11%
\$50,000 to \$70,000	963	11%	525	13%	291	12%	162	13%	1,941	12%
\$70,000 to \$100,000	1,323	15%	642	15%	423	18%	201	16%	2,589	16%
\$100,000 to \$150,000	1,887	21%	891	21%	516	22%	300	24%	3,594	22%
Over \$150,000	2,490	28%	867	21%	369	15%	321	25%	4,047	24%
Total	8,778	100%	4,188	100%	2,382	100%	1,272	100%	16,620	100%

Source: Statistics New Zealand

Proportionally, the income profile of households with people of European descent is similar to those of Māori descent. Table 3.14 presents the number of households in Kāpiti Coast District with reference people aged 65 and over or under 65 years of age by household income and ethnicity.

Table 3.14: The number of households by income, ethnicity and age of the households reference person

	European / NZer & Other		Māori		Pacific person		Asian		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
65 years and over										
Less than \$30,000	2,691	37%	132	28%	21	32%	39	28%	2,883	36%
\$30,000 to \$50,000	2,079	29%	120	25%	15	23%	36	26%	2,250	28%
\$50,000 to \$70,000	996	14%	90	19%	12	18%	24	17%	1,122	14%
\$70,000 to \$100,000	738	10%	54	11%	9	14%	15	11%	816	10%
\$100,000 to \$150,000	483	7%	45	9%	0	0%	12	9%	540	7%
Over \$150,000	297	4%	30	6%	6	9%	12	9%	345	4%
Total stated	7,281	100%	477	100%	66	100%	141	100%	7,965	100%
Up to 65 years of age										
Less than \$30,000	1,173	13%	396	15%	75	26%	75	11%	1,719	14%
\$30,000 to \$50,000	1,026	11%	348	13%	33	11%	63	9%	1,470	12%
\$50,000 to \$70,000	1,125	13%	384	15%	33	11%	102	15%	1,644	13%
\$70,000 to \$100,000	1,554	17%	480	18%	45	15%	159	23%	2,238	18%
\$100,000 to \$150,000	2,106	23%	552	21%	81	28%	156	23%	2,895	23%
Over \$150,000	2,007	22%	480	18%	69	24%	132	19%	2,688	21%
Total	8,997	100%	2,634	100%	291	100%	687	100%	12,609	100%



Households of European/New Zealander/Other descent with reference people aged less than 65 years have a slightly higher proportion of households with incomes in excess of \$100,00 per annum and slightly fewer earning less than \$50,000 per annum. Māori households with reference people aged less than 65 years had a higher proportion of households earning less than \$50,00 per annum than the district wide average (28% compared to a district wide average of 26% and fewer households earning more than \$100,000 (39% compared to 44%).

Households of European/New Zealander/Other descent had the highest proportion of households with reference people aged 65 years and older when compared to the households of other descent. Households with reference people aged 65 years and older of European/New Zealander/Other descent account for 45% of all households within the subgroup compared to 15% for Māori, 18% for Pasifika, and 17% for Asian households.

Table 3.15 presents the number of households with reference people aged 65 years and over and under 65 years of age by household income and subarea.



Table 3.15: Number of households by age of the reference person, tenure, household income, ethnicity, and subarea

	Māori Households						Non-Māori households					
	Renters		Owner Occupiers		Total		Renters		Owner Occupiers		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Ōtaki subarea												
less than 65 years												
less than \$50,000	165	46%	69	21%	234	34%	150	49%	207	33%	357	38%
More than \$50,000	195	54%	252	79%	447	66%	156	51%	426	67%	582	62%
Total	360	100%	321	100%	681	100%	306	100%	633	100%	939	100%
65 years & over												
less than \$50,000	48	84%	42	45%	90	60%	144	84%	453	71%	597	74%
More than \$50,000	9	16%	51	55%	60	40%	27	16%	183	29%	210	26%
Total	57	100%	93	100%	150	100%	171	100%	636	100%	807	100%
Total households												
less than \$50,000	213	51%	111	27%	324	39%	294	62%	660	52%	954	55%
More than \$50,000	204	49%	303	73%	507	61%	183	38%	609	48%	792	45%
Total	417	100%	414	100%	831	100%	477	100%	1,269	100%	1,746	100%

Source: Statistics New Zealand



January 2022

Table 3.15: Number of households by age of the reference person, tenure, household income, ethnicity, and subarea continued

	Māori Households						Non-Māori households					
	Renters		Owner Occupiers		Total		Renters		Owner Occupiers		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Waikanae subarea												
less than 65 years												
less than \$50,000	75	40%	30	12%	105	24%	168	29%	282	17%	450	20%
More than \$50,000	111	60%	219	88%	330	76%	402	71%	1,407	83%	1,809	80%
Total	186	100%	249	100%	435	100%	570	100%	1,689	100%	2,259	100%
65 years & over												
less than \$50,000	9	60%	36	50%	45	52%	300	79%	1,179	57%	1,479	61%
More than \$50,000	6	40%	36	50%	42	48%	78	21%	879	43%	957	39%
Total	15	100%	72	100%	87	100%	378	100%	2,058	100%	2,436	100%
Total households												
less than \$50,000	84	42%	66	21%	150	29%	468	49%	1,461	39%	1,929	41%
More than \$50,000	117	58%	255	79%	372	71%	480	51%	2,286	61%	2,766	59%
Total	201	100%	321	100%	522	100%	948	100%	3,747	100%	4,695	100%

Source: Statistics New Zealand



Table 3.15: Number of households by age of the reference person, tenure, household income, ethnicity, and subarea continued

	Māori Households						Non-Māori households					
	Renters		Owner Occupiers		Total		Renters		Owner Occupiers		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Paraparumu subarea												
less than 65 years												
less than \$50,000	174	42%	57	10%	231	24%	435	38%	453	16%	888	22%
More than \$50,000	237	58%	498	90%	735	76%	720	62%	2,400	84%	3,120	78%
Total	411	100%	555	100%	966	100%	1,155	100%	2,853	100%	4,008	100%
65 years & over												
less than \$50,000	30	63%	45	47%	75	52%	435	78%	1,437	66%	1,872	68%
More than \$50,000	18	38%	51	53%	69	48%	120	22%	750	34%	870	32%
Total	48	100%	96	100%	144	100%	555	100%	2,187	100%	2,742	100%
Total households												
less than \$50,000	204	44%	102	16%	306	28%	870	51%	1,890	38%	2,760	41%
More than \$50,000	255	56%	549	84%	804	72%	840	49%	3,150	63%	3,990	59%
Total	459	100%	651	100%	1,110	100%	1,710	100%	5,040	100%	6,750	100%

Source: Statistics New Zealand



Table 3.15: Number of households by age of the reference person, tenure, household income, ethnicity, and subarea continued

	Māori Households						Non-Māori households					
	Renters		Owner Occupiers		Total		Renters		Owner Occupiers		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Raumati subarea												
less than 65 years												
less than \$50,000	75	42%	24	9%	99	23%	189	36%	216	15%	405	20%
More than \$50,000	102	58%	231	91%	333	77%	342	64%	1,272	85%	1,614	80%
Total	177	100%	255	100%	432	100%	531	100%	1,488	100%	2,019	100%
65 years & over												
less than \$50,000	0	0%	21	47%	21	35%	156	83%	462	56%	618	61%
More than \$50,000	15	100%	24	53%	39	65%	33	17%	357	44%	390	39%
Total	15	100%	45	100%	60	100%	189	100%	819	100%	1,008	100%
Total households												
less than \$50,000	75	39%	45	15%	120	24%	345	48%	678	29%	1,023	34%
More than \$50,000	117	61%	255	85%	372	76%	375	52%	1,629	71%	2,004	66%
Total	192	100%	300	100%	492	100%	720	100%	2,307	100%	3,027	100%

Source: Statistics New Zealand



Table 3.15: Number of households by age of the reference person, tenure, household income, ethnicity, and subarea continued

	Māori Households						Non-Māori households					
	Renters		Owner Occupiers		Total		Renters		Owner Occupiers		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Paekākāriki subarea												
less than 65 years												
less than \$50,000	27	47%	6	10%	33	28%	36	33%	42	13%	78	18%
More than \$50,000	30	53%	54	90%	84	72%	72	67%	276	87%	348	82%
Total	57	100%	60	100%	117	100%	108	100%	318	100%	426	100%
65 years & over												
less than \$50,000	6	67%	3	25%	9	43%	21	100%	78	62%	99	67%
More than \$50,000	3	33%	9	75%	12	57%	0	0%	48	38%	48	33%
Total	9	100%	12	100%	21	100%	21	100%	126	100%	147	100%
Total households												
less than \$50,000	33	50%	9	13%	42	30%	57	44%	120	27%	177	31%
More than \$50,000	33	50%	63	88%	96	70%	72	56%	324	73%	396	69%
Total	66	100%	72	100%	138	100%	129	100%	444	100%	573	100%

Source: Statistics New Zealand



Table 3.15: Number of households by age of the reference person, tenure, household income, ethnicity, and subarea continued

	Māori Households						Non-Māori households					
	Renters		Owner Occupiers		Total		Renters		Owner Occupiers		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Rural subarea												
less than 65 years												
less than \$50,000	24	50%	24	17%	48	25%	72	39%	141	14%	213	18%
More than \$50,000	24	50%	117	83%	141	75%	114	61%	849	86%	963	82%
Total	48	100%	141	100%	189	100%	186	100%	990	100%	1,176	100%
65 years & over												
less than \$50,000	0	-	6	18%	6	18%	36	63%	189	45%	225	47%
More than \$50,000	0	-	27	82%	27	82%	21	37%	228	55%	249	53%
Total	0	-	33	100%	33	100%	57	100%	417	100%	474	100%
Total households												
less than \$50,000	24	50%	30	17%	54	24%	108	44%	330	23%	438	27%
More than \$50,000	24	50%	144	83%	168	76%	135	56%	1,077	77%	1,212	73%
Total	48	100%	174	100%	222	100%	243	100%	1,407	100%	1,650	100%

Source: Statistics New Zealand



Table 3.16 summarises the results of Table 3.15 and compares the relative proportion of households by ethnicity, tenure, subarea, and household income.

Table 3.16: The proportion of households earning less than \$50,000 per annum by subarea, tenure and ethnicity

	Renter households				Owner occupiers			
	Aged less than 65 years		Aged 65 years or older		Aged less than 65 years		Aged 65 years or older	
	Māori	Non-Māori	Māori	Non-Māori	Māori	Non-Māori	Māori	Non-Māori
Ōtaki	46%	49%	84%	84%	21%	33%	45%	71%
Waikanae	40%	29%	60%	79%	12%	17%	50%	57%
Paraparaumu	42%	38%	63%	78%	10%	16%	47%	66%
Raumati	42%	36%	-	83%	9%	15%	47%	46%
Paekākāriki	47%	33%	67%	100%	10%	13%	25%	62%
Rural	50%	39%	-	37%	17%	39%	18%	45%

Source: Statistics New Zealand

Ōtaki had a higher portion of households earning less than \$50,000 per annum particularly renters. Māori renter households with reference people aged less than 65 years of age also tended to have a higher proportion of households earning less than \$50,000 per annum than non-Māori households. Non-Māori owner occupier households also had higher proportion of households with incomes less than \$50,000 per annum than Māori households. Overall Non-Māori renter households with reference people aged 65 years and older had the highest proportion of households earning less than \$50,000 per annum in all subareas.



Table 3.17 presents the number of households by ethnicity of the household reference person and tenure.

Table 3.17: Number of households by ethnicity and tenure

Stated Ethnicity	Kāpiti Coast District			Horowhenua			Porirua City		
	2013	2018	13 to 18	2013	2018	13 to 18	2013	2018	13 to 18
Owner occupied households									
European & other	12,435	13,131	696	6,285	6,741	456	6,816	7,152	336
Māori	1,455	1,929	474	1,308	1,770	462	1,722	2,190	468
Pasifika	177	234	57	81	135	54	882	1,029	147
Asian	369	603	234	222	330	108	582	960	378
Total	14,436	15,897	1,461	7,896	8,976	1,080	10,002	11,331	1,329
Living in a rented dwelling									
European & other	3,285	3,579	294	2,025	2,160	135	1,764	1,824	60
Māori	1,290	1,380	90	1,272	1,356	84	2,061	2,301	240
Pasifika	150	156	6	168	192	24	1,485	1,518	33
Asian	177	279	102	111	159	48	279	381	102
Total	4,902	5,394	492	3,576	3,867	291	5,589	6,024	435
Rate of owner occupation									
European & other	79.1%	78.6%	-0.5%	75.6%	75.7%	0.1%	79.4%	79.7%	0.2%
Māori	53.0%	58.3%	5.3%	50.7%	56.6%	5.9%	45.5%	48.8%	3.2%
Pasifika	54.1%	60.0%	5.9%	32.5%	41.3%	8.8%	37.3%	40.4%	3.1%
Asian	67.6%	68.4%	0.8%	66.7%	67.5%	0.8%	67.6%	71.6%	4.0%
Total	74.7%	74.7%	0.0%	68.8%	69.9%	1.1%	64.2%	65.3%	1.1%

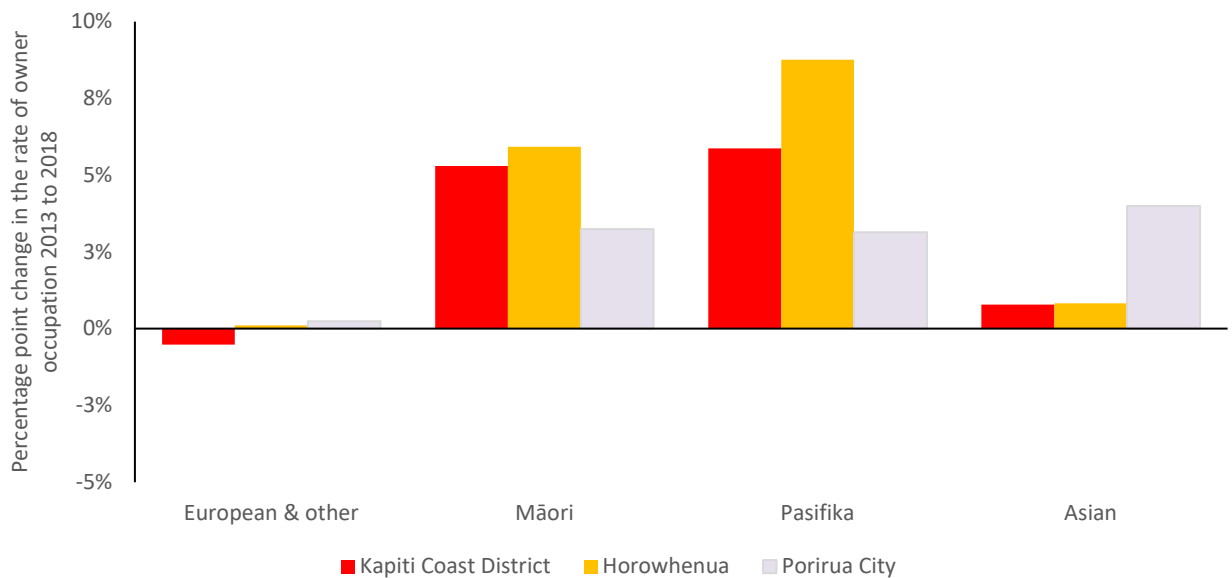
Source: Statistics New Zealand

Between 2013 and 2018 the rate of owner occupation for households of European and other descent fell by 0.5% whereas the rate of owner occupation for Māori, Pasifika and Asian households all increased.



Figure 3.7 presents the percentage point change in the implied level of owner occupation between 2013 and 2018 in Kāpiti Coast and Horowhenua Districts and Porirua City by ethnicity.

Figure 3.7: The percentage point change in the implied rate of owner occupation by ethnicity 2013 and 2018



Source: Statistics New Zealand

In Kāpiti Coast District, Pasifika households followed by Māori households had the greatest increase in the rate of owner occupation between 2013 and 2018 while people of European or other descent recorded a small decrease. Table 3.18 presents the number of owner occupied and renter households for reference people by ethnicity and subarea.

Table 3.18: Owner occupied and renter households by ethnicity and subarea in 2018

	Māori households			Non-Māori households		
	Owner Occupier	Renter	HOR	Owner Occupier	Renter	HOR
Ōtaki	651	459	58.6%	5,040	1,710	74.7%
Waikanae	321	201	61.5%	3,747	948	79.8%
Paraparaumu	651	459	58.6%	5,040	1,710	74.7%
Raumati	300	192	61.0%	2,307	720	76.2%
Paekākāriki	72	66	52.2%	444	129	77.5%
Rural	174	48	78.4%	1,407	243	85.3%

Source: Statistics New Zealand

Māori households had lower rates of owner occupation across all subareas when compared to non-Māori households.



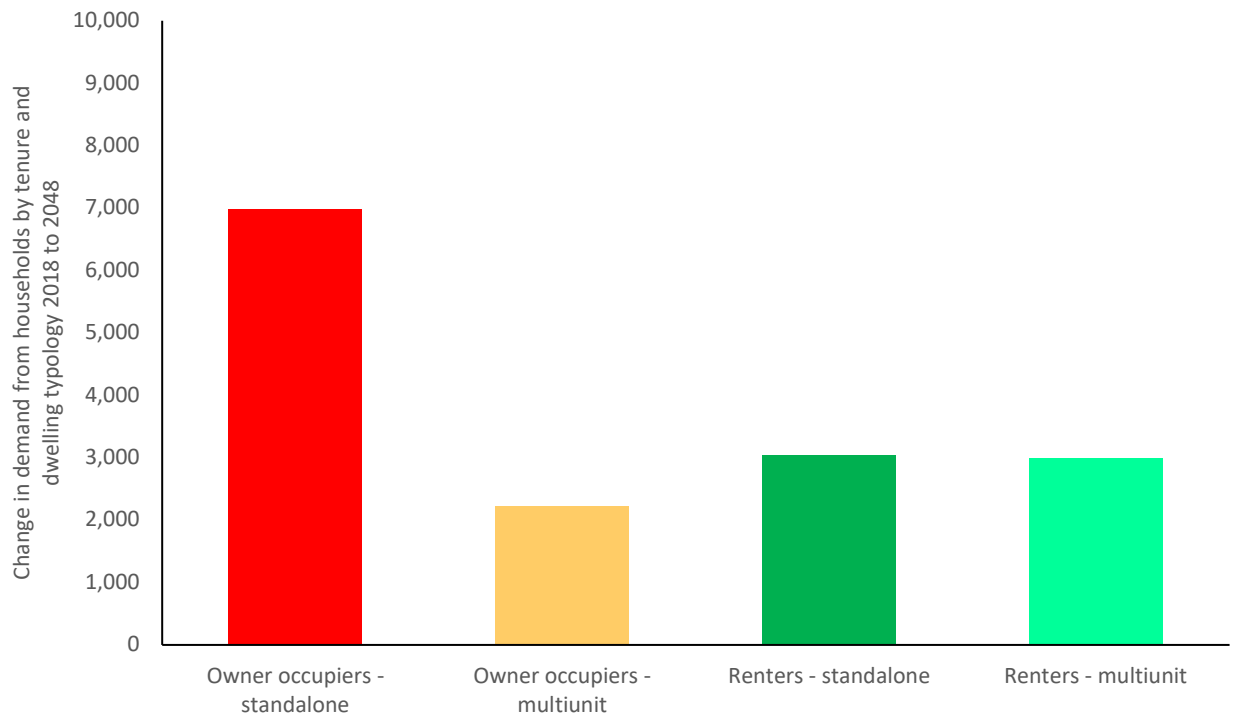
3.5 Kāpiti Coast District’s housing demand by dwelling typology

The objective of this section of the report is to present the results of the modelling of the implications of the demographic and tenure trends on the demand for dwellings by typology. An overview of the methodology used is presented in Appendix 2 and assumes the propensity for households with different characteristics (age, household composition and tenure) for different dwelling typologies⁹ remains the same between 2018 and 2048. Dwelling typology is divided into the following categories:

- Standalone dwelling with two bedrooms or less;
- Standalone dwelling with three bedrooms or more;
- Multi-unit dwelling with two bedrooms or less; and
- Multi-unit dwelling with three bedrooms or more.

Figure 3.10 presents a summary of the projected growth in demand by dwelling typology and tenure in Kāpiti Coast District between 2018 and 2048. Note more detail is provided in the following table.

Figure 3.10: Projected demand by dwelling typology and tenure



Source: Modelled based on data from Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling

Demand is likely to be strongly focused on standalone dwellings with renters having a higher propensity to live in multi-unit dwellings.

⁹ Standalone dwellings are defined as single unit dwellings not attached to any other buildings. Multi-unit dwellings includes a wide range of dwelling typologies where two or more dwellings are physically attached to each other. Multi-units include duplexes, terraced houses and apartments.



Table 3.19 presents the trend in dwelling demand in Kāpiti Coast District by tenure and dwelling typology between 2018 and 2048.

Table 3.19: Kāpiti Coast District dwelling demand by typology and tenure

	Owner occupiers						Renters					
	Standalone dwellings			Multi-unit dwellings			Standalone dwellings			Multi-unit dwellings		
	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total
2018	2,820	13,170	15,990	1,260	470	1,730	1,710	3,110	4,820	1,060	280	1,340
2023	3,030	14,490	17,520	1,540	640	2,180	1,840	3,380	5,220	1,280	400	1,680
2028	3,220	15,770	18,990	1,800	740	2,540	2,060	3,830	5,890	1,610	530	2,140
2033	3,390	16,830	20,220	2,060	840	2,900	2,240	4,280	6,520	1,950	690	2,640
2038	3,500	17,700	21,200	2,310	920	3,230	2,390	4,630	7,020	2,310	860	3,170
2043	3,600	18,470	22,070	2,640	1,000	3,640	2,510	4,970	7,480	2,700	1,050	3,750
2048	3,690	19,270	22,960	2,840	1,110	3,950	2,580	5,280	7,860	3,070	1,260	4,330
Chge 18 to 48												
Total	870	6,100	6,970	1,580	640	2,220	870	2,170	3,040	2,010	980	2,990
Average pa	30	200	230	50	20	70	30	70	100	70	30	100

Source: Modelled based on data Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

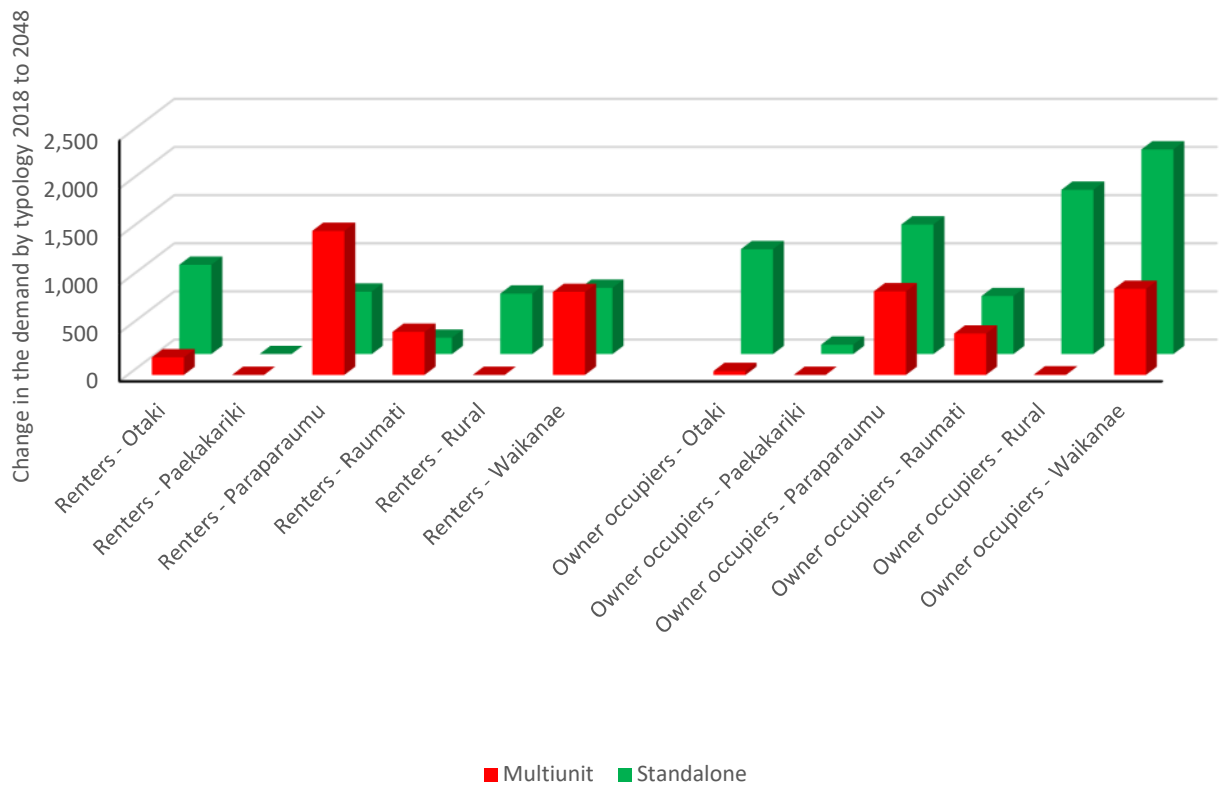
Between 2018 and 2048, approximately, 34% of the growth in demand is projected to be for multi-unit dwellings. This reflects the underlying affordability of multi-unit dwellings within Kāpiti Coast District and a shift in the increased household propensity to live in multi-unit dwellings over time. Changes in the demographic profile of households suggest owner occupier demand for standalone dwellings will remain strong although there will be increased demand for multi-unit dwellings as a result of a greater proportion of older one person and couple only household.



3.6 Subarea housing demand by dwelling typology

Figure 3.11 presents the projected growth in the number of occupied dwellings by subarea, tenure and dwelling typology between 2018 and 2048.

Figure 3.11: The projected growth in the number of occupied dwellings by subarea, tenure and dwelling typology



Source: Modelled based on data from Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling



Table 3.20 presents the projected growth in the number of occupied dwellings by subarea, tenure and dwelling typology between 2018 and 2048.

Table 3.20: The projected growth in the number of occupied dwellings by subarea, tenure and dwelling typology between 2018 and 2048

	Standalone dwelling					Multi-unit dwellings				
	2018	2028	2038	2048	18 to 48	2018	2028	2038	2048	18 to 48
Renters										
Ōtaki	830	1,030	1,270	1,520	690	140	190	240	280	140
Waikanae	1,010	1,250	1,550	1,760	750	290	510	840	1,180	890
Paraparaumu	1,770	2,140	2,370	2,590	820	710	1,110	1,580	2,180	1,470
Raumati	800	990	1,110	1,190	390	190	320	510	670	480
Paekākāriki	100	140	150	160	60	10	10	20	20	10
Rural	310	340	560	650	340	0	0	0	0	0
Total Renters	4,820	5,890	7,010	7,870	3,050	1,340	2,140	3,190	4,330	2,990
Owner occupiers										
Ōtaki	1,790	2,300	2,740	3,170	1,380	40	60	70	90	50
Waikanae	3,880	4,760	5,290	5,850	1,970	610	970	1,240	1,550	940
Paraparaumu	5,360	6,170	6,350	6,670	1,310	810	1,090	1,320	1,610	800
Raumati	2,560	2,770	2,850	2,870	310	250	430	560	670	420
Paekākāriki	670	650	670	690	20	0	0	0	0	0
Rural	1,730	2,320	3,310	3,710	1,980	10	10	20	20	10
Total owner occupiers	15,990	18,970	21,210	22,960	6,970	1,720	2,560	3,210	3,940	2,220

Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently totals may slightly vary between tables.

Demand from both renter and owner occupier households is strong for standalone dwellings. Demand for multi-unit dwellings is limited and concentrated in Waikanae, Paraparaumu and to a lesser extent Raumati. Demand for multi-unit dwellings is projected to be stronger from renters when compared to owner occupiers.



Table 3.21 presents the change in the number of occupied dwellings between 2018 and 2048 by tenure and dwelling typology.

Table 3.21: Change in the number of occupied dwellings by tenure typology and subarea 2018 - 2048.

	Owner Occupied				Renters			
	Standalone		Multi-unit		Standalone		Multi-unit	
	Number	% inc	Number	% inc	Number	% inc	Number	% inc
Ōtaki	1,380	77%	50	125%	690	83%	140	100%
Waikanae	1,970	51%	940	154%	750	74%	890	307%
Paraparaumu	1,310	24%	800	99%	820	46%	1,470	207%
Raumati	310	12%	420	168%	390	49%	480	253%
Paekākāriki	20	3%	0	-	60	60%	10	100%
Rural	1,980	114%	10	100%	340	110%	0	-
Total	6,970	44%	2,220	129%	3,050	63%	2,990	223%

Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total occupied dwellings may vary between tables.

The strongest projected growth for standalone dwellings is from renter and owner occupied households. Demand for multi-unit dwellings is limited and concentrated in Waikanae, Paraparaumu and to a lesser extent Raumati.



3.7 High density typology scenario

The objective of this section of the report is to demonstrate the results of a trend to more intensive living (multi-unit dwellings) on the propensity of households to choose different housing typologies. Under the base case scenario 66% of the demand in Kāpiti Coast District is for standalone dwellings (and 34% for multi-unit dwellings) between 2018 and 2048. Under the more intensive case scenario we were asked to model an outcome for Kāpiti Coast District. For the more intensive scenario we have assumed the District achieves the average for the wider Wellington housing market between June 2016 and June 2021. Table 3.22 presents the proportion of dwelling units consented in the wider Wellington housing market (including Horowhenua) by typology between June 2011 and June 2021.

Table 3.22: Dwelling units consented in the wider Wellington housing market including Horowhenua District

	Total consents issued June 11 June 16			Total consents issued June 16 to June 21			% point change
	Total dwellings	Multi unit dwellings	Multi Unit as a % of total	Total dwellings	Multi unit dwellings	Multi Unit as a % of total	
Horowhenua	480	38	8%	1,370	134	10%	+2% pts
Kāpiti Coast	1,065	53	5%	1,239	137	11%	+6% pts
Porirua City	879	81	9%	1,623	311	19%	+10% pts
Upper Hutt	688	25	4%	1,219	176	14%	+11% pts
Lower Hutt	1,266	188	15%	2,580	1,177	46%	+31% pts
Wellington City	2,839	1,518	53%	5,416	3,731	69%	+15% pts
Total	7,217	1,903	26%	13,447	5,666	42%	+16% pts

Source: Statistics New Zealand



Table 3.23 presents the difference in the number of multi-unit dwellings consented as a proportion of all dwellings consented between the base and higher density scenarios relative to the actual proportion consented (June 2016 to June 2021).

Table 3.23: Multi unit dwellings as a proportion of all dwellings consented (base and high density scenario)

Scenario	Proportion of multi unit dwellings	Difference with actual consents issued June 2016 to June 2021
Kāpiti Coast – actual multi units consented June 16 to June 21	11%	0% pts
Kāpiti Coast – base scenario – 2018 to 2048	34%	+23% pts
Kāpiti Coast – higher density scenario – 2018 to 2048	42%	+31% pts
Sense Partners projections – 2018 to 2048	42%	+31% pts

The base case scenario already requires a significant shift in household preferences over the historical pattern effectively requiring approximately a 200% increase in the proportion of multi-unit dwellings relative to total units built. The higher density requires a further shift to multi-unit dwellings (an uplift of 280% over the average for the last 5 years). In the context of the current market, achieving the base case scenario outcomes will be a challenge, whereas the higher density scenario will require a real transformation which may be hard to achieve particularly in a market located on the fringe of the greater Wellington metropolitan housing market.

For the purpose of developing the higher density typology scenario it is assumed that 42% of all dwelling units consented between 2018 and 2048 will be multi-unit dwellings (apartments and other multi-unit dwellings combined). The higher density scenario modelling assumes a progressive shift in the propensity of households to higher density dwellings over the period 2018 to 2048 to achieve the overall density target. Table 2.4 presents the trend in dwelling demand in Kāpiti Coast District by tenure and dwelling typology between 2018 and 2048 assuming a shift to higher density housing.

Table 3.24: Kāpiti Coast District dwelling demand by typology and tenure – higher density scenario

	Owner occupiers						Renters					
	Standalone dwellings			Multi-unit dwellings			Standalone dwellings			Multi-unit dwellings		
	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total
2018	2,820	13,170	15,990	1,260	470	1,730	1,710	3,110	4,820	1,060	280	1,340
2028	3,100	15,710	18,810	1,890	820	2,710	1,980	3,760	5,740	1,690	610	2,300
2038	3,280	17,640	20,920	2,450	1,050	3,500	2,200	4,470	6,670	2,490	1,030	3,520
2048	3,300	19,110	22,410	3,140	1,360	4,500	2,260	4,950	7,210	3,410	1,570	4,980
Chge 18 to 48												
Total	480	5,940	6,420	1,880	890	2,770	550	1,840	2,390	2,350	1,290	3,640
Average pa	16	198	214	63	30	92	18	61	80	78	43	121

Source: Modelled based on data Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling



Under the higher density scenario, the proportion of households living in multi-unit dwellings in 2048 increased from 19% (base scenario) to 22% (higher density scenario). In 2018, 13% of the households lived in multiunit dwellings.

Table 3.25 presents the difference in typology densities between the base and the higher density typology scenarios between 2018 and 2048.

Table 3.25: Difference in 2048 outcomes between base and the higher density typology scenarios

	Owner occupiers						Renters					
	Standalone dwellings			Multi-unit dwellings			Standalone dwellings			Multi-unit dwellings		
	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total	2 Bdrm-	3 Bdrm+	Total
Base	3,690	19,270	22,960	2,840	1,110	3,950	2,580	5,280	7,860	3,070	1,260	4,330
Higher density	3,300	19,110	22,410	3,140	1,360	4,500	2,260	4,950	7,210	3,410	1,570	4,980
Difference	-390	-160	-550	300	250	550	-320	-330	-650	340	310	650

Source: Modelled based on data Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

As expected, under the higher density typology scenario the demand for multi-unit dwellings increases by 550 for owner occupiers and 650 for renter households. At the same time demand for standalone dwellings fall by 550 for owner occupiers and 650 for renter households.

Under both these scenarios we assume a significant transformation in the pattern of demand to multi-unit dwellings. If there was no shift in the propensity of households to multi-unit dwellings (effectively assuming market outcomes remained in line with 2018 outcomes) then the number of standalone dwellings in 2048 would increase to 33,820 dwellings (24,280 owner occupiers dwellings and 9,540 renter dwellings) and 2,650 multi-unit dwellings (2,630 owner occupiers dwellings and 2,650 renter dwellings).



4. Kāpiti Coast’s current dwelling stock

4.1 Introduction

The objective of this section of the report is to provide an overview of Kāpiti’s existing housing stock including the number of dwellings and the value and affordability of existing dwellings.

4.2 Current stock

Kāpiti Coast District had 25,017 occupied dwellings as at the 2018 Census. Table 4.1 presents a summary of the number of occupied and unoccupied dwellings.

Table 4.1: Housing stock in 2018

Local Authority	Occupied Dwellings			Unoccupied dwellings			% Vacant
	Private ¹⁰	Non-private ¹¹	Total	Residents away	Empty dwelling ¹²	Total	
Ōtaki	3,111	12	3,123	243	267	510	14.0%
Waikanae	6,237	18	6,255	471	471	942	13.1%
Paraparaumu	8,583	27	8,610	369	279	648	7.0%
Raumati	3,921	12	3,933	177	195	372	8.64
Paekākāriki	807	3	810	63	27	90	10.0%
Rural	2,271	15	2,286	189	186	375	14.1%
Total Kāpiti Coast	24,930	87	25,017	1512	1,428	2,940	10.5%

Source: Statistics New Zealand

A total of 2,940, or 10.5%, of Kāpiti Coast District’s dwellings were unoccupied in 2018, this is approximately 1 percentage point higher than the national average. Ōtaki and Rural subareas had the highest proportion of vacant dwellings.

¹⁰ A private dwelling accommodates a person or a group of people. It is not generally available for public use. The main purpose of a private dwelling is as a place of habitation, and it is usually built (or converted) to function as a self-contained housing unit.

¹¹ A non-private dwelling provides short or long-term communal or transitory type accommodation. Non-private dwellings are generally available to the public for reasons of employment, study, special need, legal requirement or recreation.

¹² An existing dwelling that is being altered, repaired, or extended and is unoccupied is coded as an 'empty dwelling'.



Table 4.2 presents the trend in the number of occupied private dwellings between 2006 and 2018 for Kāpiti Coast District and the various subareas.

Table 4.2: Number of occupied private dwellings 2006 to 2018

Area	Number of occupied dwellings			Change		Change 2006 to 2018	
	2006	2013	2018	06 to 13	13 to 18	Number	% change
Ōtaki	2,829	2,982	3,132	153	150	303	11%
Waikanae	5,637	5,835	6,249	198	414	612	11%
Paraparaumu	7,731	8,136	8,562	405	426	831	11%
Raumati	3,672	3,795	3,924	123	129	252	7%
Paekākāriki	801	807	801	6	-6	0	0%
Rural	1,857	2,118	2,256	261	138	399	21%
Total Kāpiti Coast	22,527	23,673	24,924	1,146	1,251	2,397	11%

Source: Statistics New Zealand

All subareas with the exception of Paekākāriki experienced strong growth in the number of occupied dwellings between 2006 and 2018. The Rural subarea experienced the strongest percentage growth while Paraparaumu subarea experienced the highest growth in the number of dwellings.

Table 4.3 presents the trend in the number of residential dwelling units approved in building consents issued by Kāpiti Coast District Council annually since 2012.

Table 4.3: Dwelling units approved since 2012

12 months ended June	Standalone dwellings	Apartments	Retirement village units	Townhouses, Flats and units	Total
2012	121	1	10	5	137
2013	134	0	114	7	255
2014	147	0	110	3	260
2015	129	0	74	17	220
2016	173	0	0	20	193
2017	242	0	4	45	291
2018	218	0	3	20	241
2019	195	0	21	12	228
2020	209	3	0	23	235
2021	207	1	3	33	244
Total	1,775	5	339	185	2,304

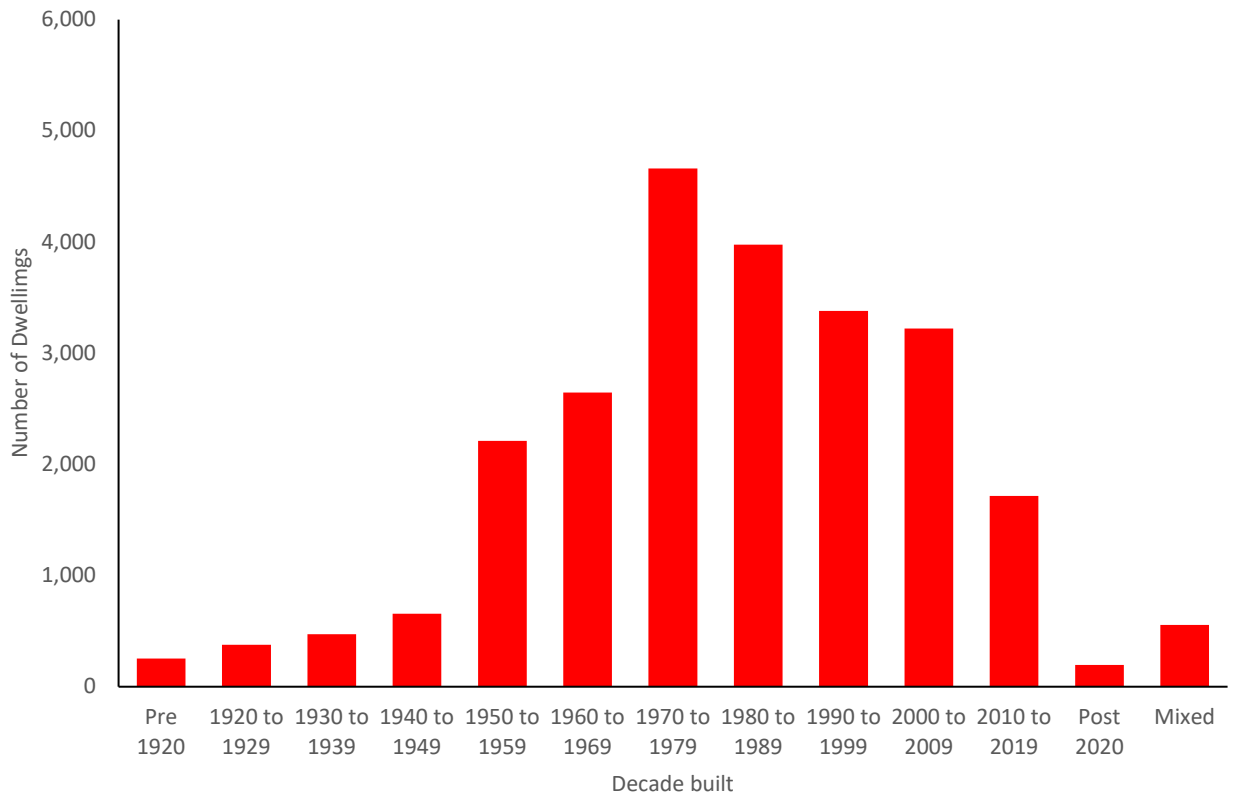
Source: Statistics New Zealand

Standalone dwellings accounted for 77% of all consents with a further 15% located in retirement villages and 8% in multi-unit style dwellings (townhouses, flats and units).



Figure 4.1 presents the age profile of Kāpiti Coast District’s housing stock by the decade in which the dwellings were constructed.

Figure 4.1: Housing stock’s age profile



Source: Kāpiti Coast District 2019

A total of 19% of Kāpiti Coast District’s housing stock was constructed in the 1970s, with a further 16% built in the 1980s and 14% in the 1990s.



Table 4.4 presents the proportion of dwellings by decade of construction and typology.

Table 4.4: Age of the dwelling stock

	Stand alone		Multi- unit		Lifestyle		Total	
	No of Dwellings	% of total	No of Dwellings	% of total	No of Dwellings	% of total	No of Dwellings	% of total
Pre 1920	186	1%	4	0%	61	3%	251	1%
1920 to 1929	313	2%	4	0%	57	3%	374	2%
1930 to 1939	427	2%	11	0%	32	2%	470	2%
1940 to 1949	609	3%	18	1%	28	2%	655	3%
1950 to 1959	2,112	11%	32	1%	64	3%	2,208	9%
1960 to 1969	2,347	12%	240	7%	57	3%	2,644	11%
1970 to 1979	2,670	14%	1,882	57%	107	6%	4,659	19%
1980 to 1989	3,275	17%	478	14%	222	12%	3,975	16%
1990 to 1999	2,657	14%	292	9%	429	23%	3,378	14%
2000 to 2009	2,566	13%	194	6%	461	25%	3,221	13%
2010 to 2019	1,363	7%	88	3%	262	14%	1,713	7%
Post 2020	170	1%	1	0%	24	1%	195	1%
Mixed	449	2%	71	2%	34	2%	554	2%
Total	19,144	100%	3,315	100%	1,838	100%	24,297	100%

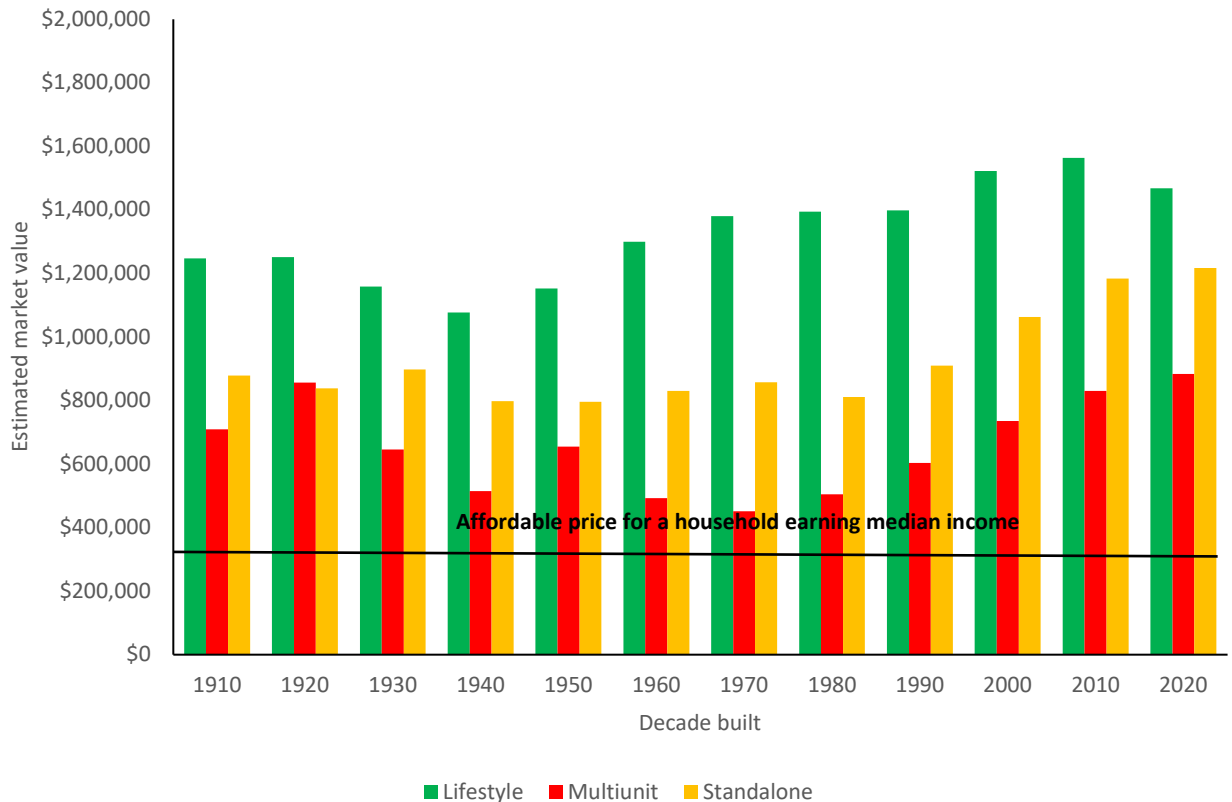
Source: Kāpiti Coast District 2019

Lifestyle blocks have the youngest dwelling age profile with 63% of the dwellings built post 1990. A total of 35% of standalone dwellings were built post 1990 whereas only 18% of multi-unit dwellings were built post 1990. The majority of multi-unit dwellings were built in the 1970s and 1980s (a total of 71% of the stock).



Figure 4.2 presents the estimated average value of dwellings by typology and decade in which they were constructed. In addition, the price a household can affordably pay for a dwelling assuming it earns the median household income is also presented.

Figure 4.2: Average dwelling value by decade built and typology



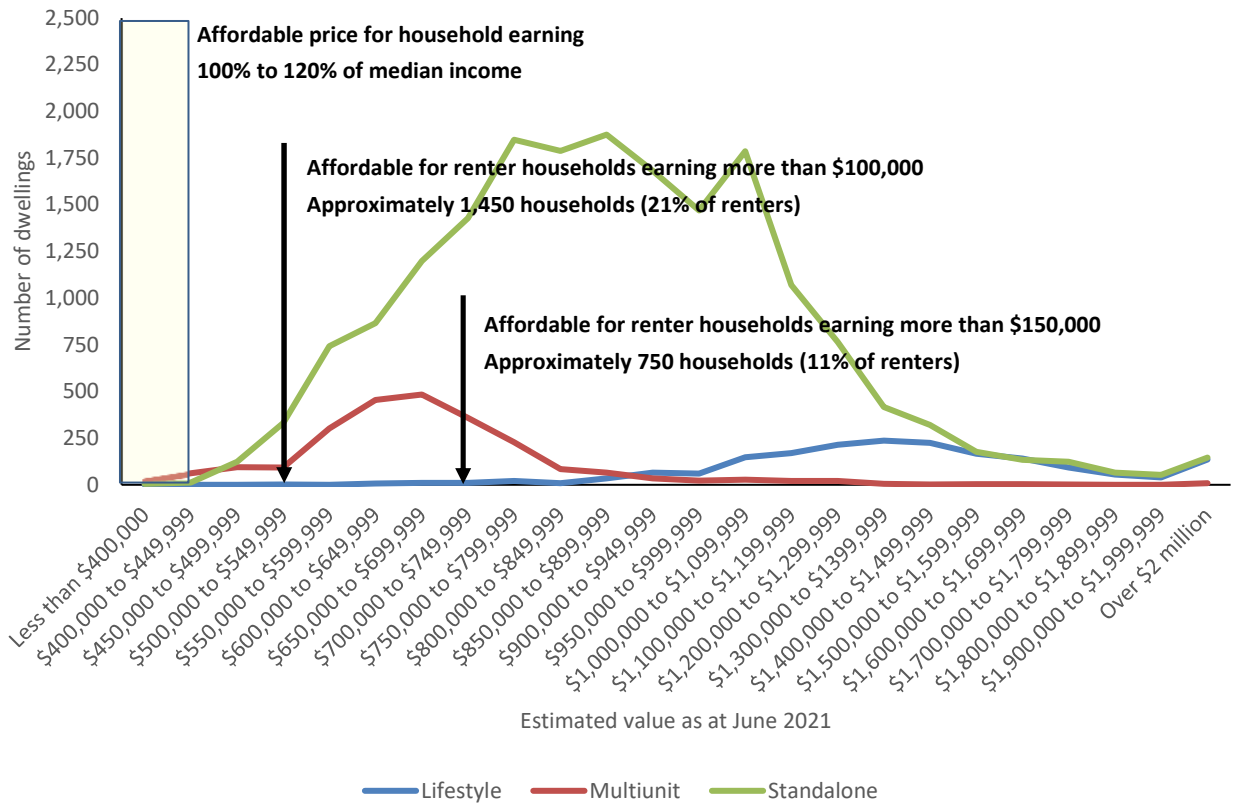
Source: Modelled on data sourced from Kāpiti Coast District 2021

Lifestyle blocks have significantly higher values than standalone dwellings and multi-unit dwellings. Dwellings built since the beginning of the 1990s have significantly higher values than dwellings built in previous decades. Households earning the median household income would struggle to buy at the median value of standalone dwellings, multi-unit dwellings and lifestyle blocks.



Figure 4.3 presents the distribution of property values in Kāpiti Coast District. These values are based on the capital values using rating valuations adjusted for the movement in market values post roll date. In addition, the affordable price range for a household earning 100% to 120% of median household income is also presented

Figure 4.3: Residential dwelling value distribution as at June 2019



Source: Modelled from data provided by Kāpiti Coast District

A total of 1% of dwellings could be affordably purchased by a household earning 120% of Kāpiti Coast’s median household income.



Table 4.5 presents the estimated value distribution of dwellings by subarea.

Table 4.5 Dwelling value by subarea

Dwelling value range	Ōtaki		Waikanae		Paraparaumu		Raumati		Paekākāriki		Rural		Total	
	No	% Tot	No	% Tot	No	% Tot	No	% Tot	No	% Tot	No	% Tot	No	% Tot
Less than \$400,000	15	1%	0	0%	14	0%	0	0%	0	0%	0	0%	29	0%
\$400,000 to \$449,999	43	1%	2	0%	23	0%	6	0%	0	0%	0	0%	68	0%
\$450,000 to \$499,999	162	5%	5	0%	43	1%	2	0%	0	0%	6	0%	216	1%
\$500,000 to \$549,999	319	11%	15	0%	74	1%	3	0%	0	0%	14	1%	422	2%
\$550,000 to \$599,999	610	21%	52	1%	308	4%	35	1%	3	0%	31	2%	1,004	5%
\$600,000 to \$649,999	553	19%	167	3%	468	6%	85	3%	8	1%	39	2%	1,235	6%
\$650,000 to \$699,999	366	12%	307	5%	712	9%	216	6%	6	1%	53	3%	1,444	8%
\$700,000 to \$749,999	213	7%	460	8%	792	10%	264	8%	6	1%	46	3%	1,517	8%
\$750,000 to \$799,999	199	7%	576	10%	859	11%	379	11%	37	4%	39	2%	1,710	9%
\$800,000 to \$849,999	109	4%	576	10%	663	9%	429	13%	59	7%	37	2%	1,444	8%
\$850,000 to \$899,999	125	4%	565	10%	659	9%	443	13%	121	14%	46	3%	1,516	8%
\$900,000 to \$949,999	65	2%	596	10%	604	8%	305	9%	123	14%	78	5%	1,466	8%
\$950,000 to \$999,999	65	2%	551	9%	523	7%	220	6%	106	12%	73	4%	1,318	7%
\$1,000,000-\$1,099,999	44	1%	579	10%	712	9%	308	9%	141	16%	169	10%	1,645	9%
\$1,100,000-\$1,199,999	28	1%	366	6%	438	6%	168	5%	91	10%	164	9%	1,087	6%
\$1,200,000-\$1,299,999	27	1%	248	4%	328	4%	144	4%	69	8%	176	10%	848	4%
\$1,300,000-\$1,399,999	8	0%	189	3%	125	2%	100	3%	50	6%	187	11%	559	3%
\$1,400,000-\$1,499,999	4	0%	176	3%	110	1%	68	2%	17	2%	167	10%	474	2%
\$1,500,000-\$1,599,999	4	0%	134	2%	35	0%	39	1%	20	2%	112	6%	305	2%
\$1,600,000-\$1,699,999	1	0%	107	2%	25	0%	34	1%	12	1%	93	5%	238	1%
\$1,700,000-\$1,799,999	0	0%	95	2%	23	0%	42	1%	7	1%	48	3%	173	1%
\$1,800,000-\$1,899,999	1	0%	44	1%	12	0%	24	1%	2	0%	37	2%	96	1%
\$1,900,000-1,999,999	0	0%	31	1%	10	0%	22	1%	1	0%	28	2%	70	0%
Over \$2 million	3	0%	106	2%	34	0%	51	2%	6	1%	88	5%	237	1%
Total	2,964	100%	5,947	100%	7,594	100%	3,387	100%	885	100%	1,731	100%	19,121	0%

Source: Modelled on data sourced from Kāpiti Coast District

NB: The cell highlighted in red indicates the price band with the median property value

Ōtaki subarea has the most affordable housing stock while the Rural subarea has the least affordable housing.



Table 4.6 presents the dwellings in Kāpiti Coast District by the number of bedrooms in 2006 and 2018.

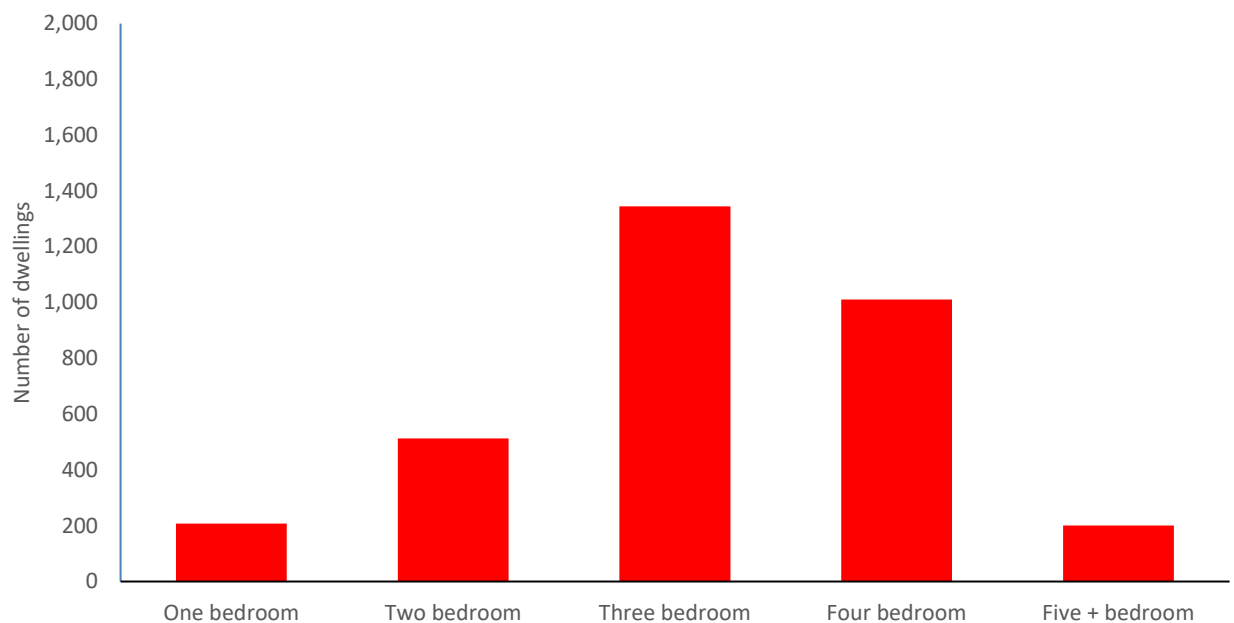
Table 4.6: Kāpiti Coast District - Dwelling stock by number of bedrooms

No of bedrooms	Number of Dwellings			Change in no of dwellings		% Change 06 to 18
	2006	2013	2018	06 to 13	13 to 18	
One	840	825	1047	-15	222	25%
Two	4,695	4,752	5,208	57	456	11%
Three	8,541	8,979	9,885	438	906	16%
Four	3,579	4,203	4,590	624	387	28%
Five +	981	1,101	1,182	120	81	20%
Total stated	18,636	19,860	21,912	1,224	2,052	18%
Unknown	678	753	0	-	-	-
Total	19,314	20,613	21,912	1,299	1,299	13%

Source: Statistics New Zealand

Three bedroom dwellings were the most common dwelling type in 2018 with the strongest growth in the number of four bedroom dwellings. Figure 4.4 presents the change in the number of dwellings by number of bedrooms between 2006 and 2018.

Figure 4.4: Growth in the number of dwellings by number of bedrooms 2006 to 2018



Source: Statistics New Zealand

The number of three bedroom dwellings increased by 1,344 between 2006 and 2018 and accounted for 41% of the growth. Four bedroom and more dwellings account for a further 37% of the growth between 2006 and 2018.



Table 4.7 presents dwellings by the number of bedrooms and subarea in 2018.

Table 4.7: Dwellings by subarea and number of bedrooms

	1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 bedrooms+		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Ōtaki	168	6%	672	26%	1,311	50%	360	14%	87	3%	2,598	100%
Waikanae	162	3%	1,434	27%	2,487	47%	975	18%	210	4%	5,271	100%
Paraparaumu	378	5%	1,869	24%	3,588	45%	1,671	21%	402	5%	7,896	100%
Raumati	129	4%	882	25%	1,470	41%	834	24%	222	6%	3,543	100%
Paekākāriki	72	10%	153	21%	327	46%	129	18%	24	3%	714	100%
Rural	132	7%	201	11%	696	37%	618	33%	237	13%	1,893	100%
Total	1,041	5%	5,211	24%	9,879	45%	4,587	21%	1,182	5%	21,915	100%

Source: Statistics New Zealand

The Rural subarea had the highest proportion of larger dwellings (4 bedrooms or more). Ōtaki subarea has a slightly higher proportion of smaller dwellings (three bedrooms or less) than the other subareas.



5. Crowding and the underutilisation of the existing dwellings

5.1 Introduction

The objective of this section of the report is to provide analysis on the relative level of crowding in the Kāpiti Coast by tenure, subareas, household ethnicity and household income.

5.2 Crowding on the Kāpiti Coast relative to other locations

The suitability of the stock relative to the population is difficult to measure. However, the level of crowding and underutilisation of the housing stock does provide a gauge of the “fit” of the dwelling stock relative to the housing market’s population. Care needs to be taken as the unaffordability of housing costs can drive crowding. Table 5.1 presents the relative level of crowding and underutilisation of the housing stock as at 2018.

Table 5.1 The relative level of crowding and underutilisation of the housing stock in 2018

	Kāpiti Coast District		Porirua City		Horowhenua		New Zealand	
	Dwellings	% of total	Dwellings	% of total	Dwellings	% of total	Dwellings	% of total
Owner Occupiers								
1 bedroom needed (crowded)	195	1%	321	3%	168	2%	22,683	2%
2 + bdrms needed (severely crowded)	45	0%	147	1%	57	1%	7,989	1%
Total - crowded	240	2%	468	4%	225	3%	30,672	3%
Total - No extra bedrooms required	1,725	11%	1,557	14%	975	11%	133,563	13%
1 bedroom spare	5,379	34%	3,474	31%	2,763	31%	324,972	32%
2 or more bedrooms spare	8,439	53%	5,766	51%	4,926	55%	540,855	53%
Total not crowded	15,543	98%	10,797	96%	8,664	97%	999,390	97%
Total stated	15,783	100%	11,265	100%	8,889	100%	1,030,062	100%
Renters								
1 bedroom needed (crowded)	237	4%	672	11%	228	6%	42,834	8%
2+ bdrms needed (severely crowded)	57	1%	285	5%	63	2%	16,599	3%
Total - crowded	294	6%	957	16%	291	8%	59,433	11%
Total - No extra bedrooms required	1,569	30%	1,896	32%	1,095	29%	189,519	35%
1 bedroom spare	2,184	41%	1,998	34%	1,455	38%	183,708	34%
2 or more bedrooms spare	1,263	24%	1,089	18%	963	25%	112,845	21%
Total - not crowded	5,016	94%	4,983	84%	3,513	92%	486,072	89%
Total dwellings stated	5,310	100%	5,940	100%	3,804	100%	545,505	100%

Source: Statistics New Zealand

NB: Statistics New Zealand uses base three rounding in their customised data sets. This may cause small differences in the number of crowded households in the tables in this section of the report particularly with the small subareas.



Kāpiti Coast District's owner occupiers had a lower than national average level of crowding in 2018. Kāpiti Coast District's renter households also had lower levels of crowding compared to the national average. The proportion of owner occupier households which had spare bedrooms (slightly underutilising their capacity) was slightly higher in Kāpiti Coast District than the national average in 2018 and renter households had significantly higher levels of under-utilisation (63% of renter households in Kāpiti Coast District compared to 55% nationally).

5.3 Crowding by subarea

Crowded dwellings are unevenly distributed across the Kāpiti Coast. Table 5.2 presents the number of crowded and underutilised dwellings on the Kāpiti Coast by tenure and subarea.



January 2022

Table 5.2: The number of crowded and underutilised dwellings on the Kāpiti Coast by tenure and subarea

	Ōtaki		Waikanae		Paraparaumu		Raumati		Paekākāriki		Rural	
	Owner Occ	Renters	Owner Occ	Renters	Owner Occ	Renters	Owner Occ	Renters	Owner Occ	Renters	Owner Occ	Renters
Two or more bedrooms needed (severely crowded)	0	15	0	9	18	18	0	0	0	0	0	0
One bedroom needed (crowded)	30	45	24	39	72	75	24	27	12	12	15	12
Total Crowded	30	60	24	48	90	93	24	27	12	12	15	12
No bedrooms needed and none-spare	207	165	375	252	624	468	300	234	81	72	144	63
One bedroom spare	564	258	1,377	345	1,953	648	960	333	177	57	345	54
Two or more bedrooms spare	828	120	2,193	180	2,901	330	1,281	138	231	27	1,005	60
Total stated	1,629	603	3,969	825	5,568	1,539	2,565	732	501	168	1,509	189
Percentage crowded	1.8%	10.0%	0.6%	5.8%	1.6%	6.0%	0.9%	3.7%	2.4%	7.1%	1.0%	6.3%

Source: Statistics New Zealand

NB: Statistics New Zealand uses base three rounding in their customised data sets. This may cause small differences in the number of crowded households in the tables in this section of the report particularly with the small subareas.

Renter households have a higher proportion of crowded households when compared to owner occupier households. Ōtaki’s renter households have the highest proportion of crowded household in the District (10.0% of all renters). A quarter of Ōtaki’s crowded households were also severely crowded.

Table 5.3 presents the relative level of private renter crowding by subarea and age of the household reference person. and Table 5.4 presents the relative level of private renter crowding by subarea and household income.


Table 5.3: Private renter crowding by subarea and age of the household reference person

	Under 30 years	30-39 years	40-49 years	50-64 years	65 years and over	Total
Ōtaki						
Crowded	15	6	15	15	6	57
No bedrooms needed and none-spare	39	36	42	30	18	165
One or more bedrooms spare	66	54	57	114	87	378
Total stated	120	96	114	159	111	600
% crowded	12.5%	6.3%	13.2%	9.4%	5.4%	9.5%
Waikanae						
Crowded	9	9	12	9	6	45
No bedrooms needed and none-spare	51	69	51	45	36	252
One or more bedrooms spare	66	81	93	138	153	531
Total stated	126	159	156	192	195	828
% crowded	7.1%	5.7%	7.7%	4.7%	3.1%	5.4%
Paraparaumu						
Crowded	18	24	33	18	9	102
No bedrooms needed and none-spare	111	117	102	90	48	468
One or more bedrooms spare	159	198	177	240	207	981
Total stated	288	339	312	348	264	1,551
% crowded	6%	7%	11%	5%	3%	7%
Raumati						
Crowded	0	6	6	9	0	21
No bedrooms needed and none-spare	45	63	51	54	24	237
One or more bedrooms spare	54	81	132	114	87	468
Total stated	99	150	189	177	111	726
% crowded	0%	4%	3%	5%	0%	3%
Paekākāriki						
Crowded	0	0	0	0	0	0
No bedrooms needed and none-spare	9	15	21	15	15	75
One or more bedrooms spare	0	9	30	24	6	69
Total stated	9	24	51	39	21	144
% crowded	0%	0%	0%	0%	0%	0%
Rural						
Crowded	0	0	0	0	0	0
No bedrooms needed and none-spare	6	18	18	18	0	60
One or more bedrooms spare	21	21	24	36	15	117
Total stated	27	39	42	54	15	177
% crowded	0%	0%	0%	0%	0%	0%

Source: Statistics New Zealand

NB: Statistics New Zealand uses base three rounding in their customised data sets. This may cause small differences in the number of crowded households in the tables in this section of the report particularly with the small subareas.

Overall, younger households tend to have higher proportion of crowded households. Older households (aged 65 years and over) tend to have the smallest proportion of crowded households.


Table 5.4: Private renter crowding by subarea and household income

	Under \$50,000	\$50,001-\$70,000	\$70,001-\$100,000	\$100,001 or more	Total
Ōtaki					
Crowded	18	0	12	12	42
No bedrooms needed and none-spare	90	33	24	12	159
One or more bedrooms spare	225	63	36	36	360
Total stated	333	96	72	60	561
% crowded	5%	0%	17%	20%	7%
Waikanae					
Crowded	9	0	9	15	33
No bedrooms needed and none-spare	105	45	42	48	240
One or more bedrooms spare	246	66	93	111	516
Total stated	360	111	144	174	789
% crowded	3%	0%	6%	9%	4%
Paraparaumu					
Crowded	21	12	12	33	78
No bedrooms needed and none-spare	222	72	72	87	453
One or more bedrooms spare	426	141	174	213	954
Total stated	669	225	258	333	1485
% crowded	3%	5%	5%	10%	5%
Raumati					
Crowded	9	0	0	6	15
No bedrooms needed and none-spare	114	33	30	48	225
One or more bedrooms spare	204	72	78	105	459
Total stated	327	105	108	159	699
% crowded	3%	0%	0%	4%	2%
Paekākāriki					
Crowded	0	0	0	0	0
No bedrooms needed and none-spare	45	9	0	12	66
One or more bedrooms spare	30	12	18	21	81
Total stated	75	21	18	33	147
% crowded	0%	0%	0%	0%	0%
Rural					
Crowded	0	0	0	0	0
No bedrooms needed and none-spare	39	9	9	9	66
One or more bedrooms spare	54	18	15	21	108
Total stated	93	27	24	30	174
% crowded	0%	0%	0%	0%	0%

Source: Statistics New Zealand

NB: Statistics New Zealand uses base three rounding in their customised data sets. This may cause small differences in the number of crowded households in the tables in this section of the report particularly with the small subareas.

Overall higher income private renters tend to have a higher proportion of crowded households than lower income households. Approximately one in five higher income households in Ōtaki are crowded.



5.4 Crowding by ethnicity

Table 5.5 presents the relative level of crowded private renter households by subarea and ethnicity in 2018.

Table 5.5: Private renter crowding by subarea and ethnicity

	Māori	Pasifika	Asian	NZ European & Other	Total
Ōtaki					
Crowded	27	36	0	0	63
No bedrooms needed and none-spare	90	0	6	66	162
One or more bedrooms spare	177	6	0	180	363
Total stated	294	42	6	246	588
% crowded	9.2%	85.7%	0.0%	0.0%	10.7%
Waikanae					
Crowded	24	33	0	24	81
No bedrooms needed and none-spare	123	21	48	270	462
One or more bedrooms spare	222	30	42	669	963
Total stated	369	84	90	963	1,506
% crowded	6.5%	39.3%	0.0%	2.5%	5.4%
Paraparaumu					
Crowded	0	15	0	9	24
No bedrooms needed and none-spare	63	9	15	147	234
One or more bedrooms spare	102	12	21	327	462
Total stated	165	36	36	483	720
% crowded	0.0%	41.7%	0.0%	1.9%	3.3%
Raumati					
Crowded	0	15	0	9	24
No bedrooms needed and none-spare	63	9	15	147	234
One or more bedrooms spare	102	12	21	327	462
Total stated	165	36	36	483	720
% crowded	0.0%	41.7%	0.0%	1.9%	3.3%
Paekākāriki					
Crowded	0	0	0	0	0
No bedrooms needed and none-spare	21	0	0	48	69
One or more bedrooms spare	27	0	0	48	75
Total stated	48	0	0	96	144
% crowded	0.0%	-	-	0.0%	0.0%
Rural					
Crowded	0	0	0	6	6
No bedrooms needed and none-spare	15	0	0	48	63
One or more bedrooms spare	18	0	0	96	114
Total stated	33	0	0	150	183
% crowded	0.0%	-	-	4.0%	3.3%

Source: Statistics New Zealand

NB: Statistics New Zealand uses base three rounding in their customised data sets. This may cause small differences in the number of crowded households in the tables in this section of the report particularly with the small subareas.

Pasifika private renter households, although small in number, have extreme levels of crowding particularly in Ōtaki. Māori private renter households also have relatively high proportions of crowding.



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Table 5.6 presents the number of people of either Māori or Pasifika descent living in crowded dwellings within the greater Wellington area in 2018.

Table 5.6: Number of people of Māori or Pasifika descent living in crowded dwellings - 2018

	Number of people of Māori descent			Number of people of Pasifika descent			Number of NZ European descent & other		
	Kāpiti Coast	Porirua	Horowhenua	Kāpiti Coast	Porirua	Horowhenua	Kāpiti Coast	Porirua	Horowhenua
2 + bedrooms needed	230	800	410	80	1,790	230	290	140	160
1 bedroom needed	620	1,570	790	170	2,640	280	980	560	660
Total crowded	850	2,370	1,200	250	4,430	510	1,270	690	820
No extra bedrooms required	1,890	3,400	2,000	430	3,890	500	6,990	4,610	3,420
1 bedroom spare	2,140	2,780	1,950	390	2,560	350	14,270	9,620	6,700
2 or more bedrooms spare	1,380	1,590	1,310	230	1,100	170	16,770	11,570	9,240
Total stated	6,260	10,130	6,460	1,300	11,980	1,520	39,310	26,510	20,180
Not stated	450	730	410	100	1,040	90	1,930	1,450	930
Total	6,710	10,860	6,870	1,400	13,010	1,610	41,240	27,960	21,120
Proportion of people									
Severely crowded	3.7%	7.9%	6.0%	6.2%	14.9%	14.3%	0.7%	0.5%	0.8%
Total crowded	13.6%	23.4%	17.5%	19.2%	37.0%	31.8%	3.2%	2.6%	4.1%

Source: Statistics New Zealand

NB: Statistics New Zealand uses base three rounding in their customised data sets. This may cause small differences in the number of crowded households in the tables in this section of the report particularly with the small subareas.

Kāpiti Coast typically had lower levels of crowding than Horowhenua and Porirua across most ethnicities. Pasifika households had the highest proportion of crowded households followed by Māori households.



6. Kāpiti Coast District retirement village market

6.1 Introduction

The objective of this section of the report is to present a high level overview of Kāpiti's retirement villages and includes an overview of the existing stock and potential development activity.

6.2 Existing Retirement villages

Kāpiti is one of New Zealand's established retirement destinations. Retirement village development has taken place over the last forty years. Table 6.1 presents a summary of Kāpiti's existing villages,

Table 6.1: Kāpiti's existing retirement villages

Village	Location	Villas	Independent Apmts	Serviced Apmts	Total
MetLife care - Coastal Villas	Paraparaumu	131	0	50	181
MetLife care Kāpiti	Paraparaumu	225	0	0	225
Midland Gardens	Paraparaumu	93	0	0	93
Seven Oaks	Paraparaumu	112	46	0	158
Muriwai Court	Paraparaumu	14	0	0	14
Summerset on the Coast	Paraparaumu	92	12	10	114
Charles Fleming retirement village	Waikanae	201	79	-	280
Avida Lodge	Waikanae	4	20	-	24
Bishop Sneddon	Waikanae	20	-	-	20
Parkwood	Waikanae	209	0	8	217
Winara Village	Waikanae	27	18	3	48
Total		1,128	175	71	1,374

Kāpiti has over 1,300 retirement village units and villas.



Table 6.2 presents indicative price ranges for villa and apartment occupancy rights agreement (ORAs) sales in Kāpiti’s retirement villages.

Table 6.2: Indicative villa and apartment ORA prices

Village	Townhouse/Villa price range	Apartments	No for sale or estimated waiting list time
MetLife care - Coastal Villas & Kāpiti Village	\$520,000 to \$850,000 (villas - floor areas ranging 85m2 to 170m2)	\$550,000 to \$670,000	1 year to 1.5 years
Midland Gardens	\$500,000 to \$750,000	Studio \$200,000, 1 bdrm \$300,000 to \$400,000, 2 bedroom \$450,000	3 years to 5 years
Seven Oaks	\$400,000 (duplex), \$500,000-\$700,000 (villa)		3 years to 5 years
Muriwai Court	\$330,000-\$360,000 (duplex)		3 years to 5 years
Summerset on the Coast	\$715,000 to \$770,000	\$350,000-\$420,000	2 years to 3 years
Charles Fleming retirement village	\$645,000 to \$695,000 (2 bedroom villas)	\$620,000 to \$695,000	1.5 years to 2 years
Avida Lodge		\$355,000-\$415,000	2 apmts available
Parkwood	\$375,000 (1 bd)-\$500,000 (2bd)		5 years to 7 years

Long estimate wait times imply unmet demand for units within the developments. Villages with higher level of care provided within the complex tend to have higher demand. Table 6.3 presents the retirement villages market saturation relative to the area’s population aged 70 years and older.

Table 6.3: Kāpiti Coast’s retirement village market saturation

Metric	Number (people / hhlds)	Retirement village units	Saturation Ratios
Number of people aged 70 yrs+	7,703	1,374	18%
Number of owner occupier households aged 70+	4,710	1,374	29%

These ratios are at the upper end of the levels of market saturation you would expect in a retirement destination. We are aware of one proposed retirement village development, a 297 unit project by Summerset Healthcare. This would add a further 217 villas, 60 serviced and 20 memory care apartments on a 8 hectare site in Waikanae. We understand another large site has sold to a retirement village developer/operator in Waikanae with limited or no details available about the proposed development at this stage.



7. Workplace geography

7.1 Introduction

The objective of this section of the report is to present analysis of where Kāpiti Coast District residents live and work (workplace geography). The analysis is presented in three sections including:

- An overview of Kāpiti’s employment market;
- The workplace geography of all Kāpiti Coast District residents by tenure and income; and
- The workplace geography of Kāpiti’s residents by sub area, tenure and income.

7.2 Kāpiti Coast District Employment

Table 7.1 presents the trend in the number of people employed by businesses located in Kāpiti Coast District by industry group between 2000 and 2020.

Table 7.1: Number of people employed by Kāpiti based businesses 2000 to 2020

Industry group	2000	2005	2010	2015	2020	Change 2000 to 2020
Agriculture, Forestry & Fishing	480	360	340	340	270	-210
Mining	21	9	15	12	21	0
Manufacturing	960	840	800	740	800	-160
Electricity, Gas, Water & Waste	90	95	110	70	75	-15
Construction	750	1,200	1,250	1,300	1,800	1,050
Wholesale Trade	210	210	170	170	160	-50
Retail Trade	1,850	1,950	2,000	2,150	2,050	200
Accommodation & Food	850	1,050	1,300	1,300	1,350	500
Transport, Postal & Warehousing	250	330	300	340	370	120
Information Media & Telecoms	140	200	260	150	110	-30
Financial and Insurance Services	130	170	180	130	140	10
Rental, Hiring and Real Estate	190	310	200	170	170	-20
Professional, Scientific & Technical	370	610	560	620	770	400
Administrative and Support	230	250	230	330	560	330
Public Administration and Safety	220	320	380	460	440	220
Education and Training	1,050	1,400	1,400	1,350	1,500	450
Health Care and Social Assistance	1,200	1,350	1,900	2,100	2,350	1,150
Arts and Recreation Services	200	210	260	270	310	110
Other Services	370	410	470	480	550	180
Total	11,561	13,279	14,135	14,497	15,816	4,235

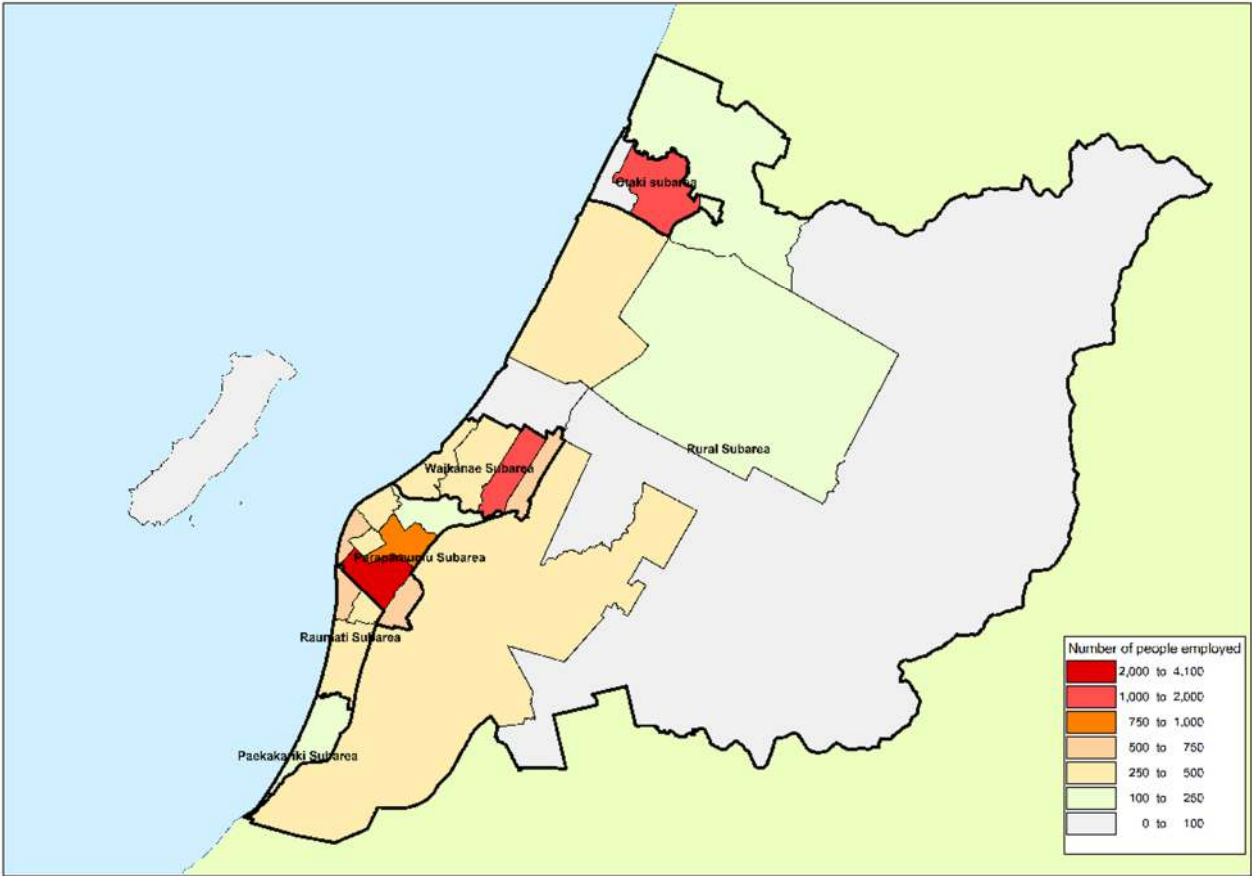
Source: Statistics New Zealand



Construction, retail trade and health care sectors are the largest employers in Kāpiti. The fastest growing industries between 2010 and 2020 were construction (up 1,050 employees), health care and social services (up 1,150 employees), accommodation and food services (up 500 employees) and education (up 450 employees).

Figure 7.14 presents the geographical distribution of employment within the Kāpiti Coast.

Figure 7.1: The number of people employed

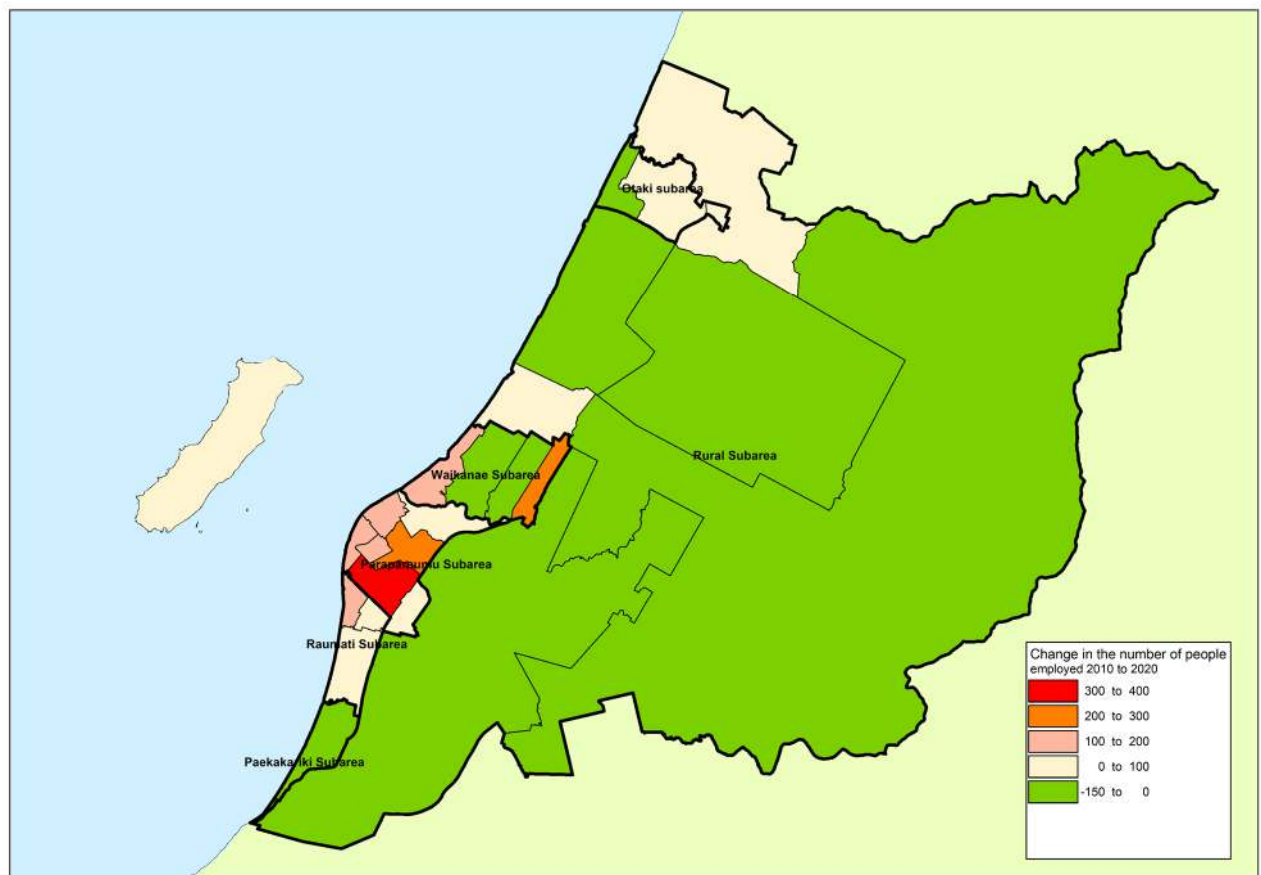


The three key employment nodes on the Kāpiti Coast include Paraparaumu Central, Waikanae along the old State Highway One inland route and Ōtaki.



Figure 7.2 presents the change in the number of people employment by statistical area between 2010 and 2020.

Figure 7.2: Change in the number of people employed 2010 to 2020



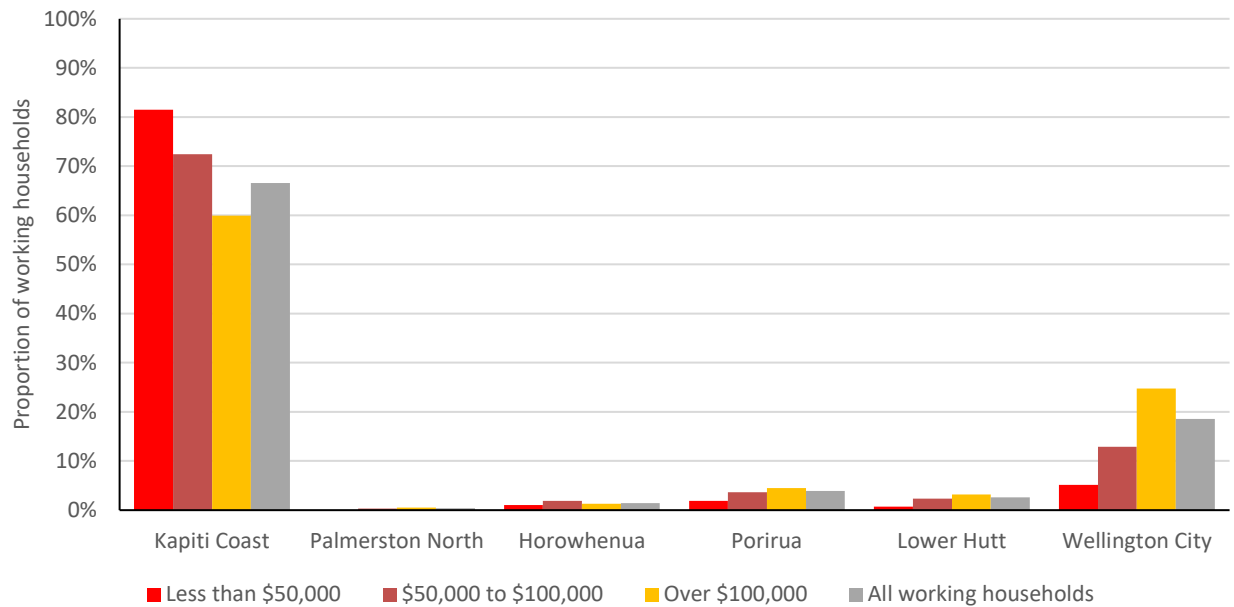
Paraparaumu Central experienced the strongest growth in the number of people employed between 2010 and 2020. In the short to medium term the completion of Transmission Gully and the Ōtaki bypass may influence future growth. On completion of the motorway extension, the likely fall in through traffic in Ōtaki may have a negative impact on retail employment. This potential negative impact on Ōtaki may be offset by the increase in demand for housing as a result of improved transport infrastructure. In addition, the improved motorway network is likely to assist future growth within the District and consequently growth in employment.



7.3 Kāpiti Coast District workplace geography

The objective of this section of the report is to examine the workplace geography of Kāpiti Coast District residents. Figure 7.3 presents analysis of where all Kāpiti Coast District residents work by household income.

Figure 7.3: Kāpiti Coast District working households' workplace geography (2018)



Source: Statistics New Zealand

A higher proportion of low-income renter households work in Kāpiti Coast District than higher income households. Proportionally, the higher the income the more likely a resident is to work in Wellington City.



Table 7.2 presents analysis of where all Kāpiti Coast District renter households work (including subareas within Kāpiti Coast District) by household income.

Table 7.2: Kāpiti Coast District renter household workplace geography

Kāpiti Coast District residents Workplace	Less than \$50,000 (low income)		\$50,000 to \$100,000 (middle income)		Over \$100,000 (high income)		All renters	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	% of Total	
Ōtaki	135	13%	156	9%	81	5%	372	8%
Waikanae	135	13%	222	12%	183	11%	540	12%
Paraparaumu	327	31%	510	28%	429	26%	1,266	28%
Raumati	78	7%	120	7%	96	6%	294	6%
Paekākāriki	18	2%	15	1%	21	1%	54	1%
Rural	48	5%	75	4%	60	4%	183	4%
Total Kāpiti Coast	954	91%	1,452	79%	1,164	69%	3,570	78%
Palmerston North	0	0%	0	0%	0	0%	0	0%
Horowhenua	12	1%	39	2%	21	1%	72	2%
Porirua	21	2%	72	4%	75	4%	168	4%
Lower Hutt	6	1%	39	2%	66	4%	111	2%
Wellington City	57	5%	228	12%	351	21%	636	14%
Total	1,050	100%	1,830	100%	1,677	100%	4,557	100%

Source: Statistics New Zealand

Lower income (earning less than \$50,00 per annum) households are more likely to work in Kāpiti Coast District than higher income households.



Table 7.3 presents analysis of where all Kāpiti Coast District owner occupied households work (including subareas within Kāpiti Coast District) by household income.

Table 7.3: Kāpiti Coast District owner occupied households workplace geography

Kāpiti Coast District residents Workplace	Less than \$50,000 (low income)		\$50,000 to \$100,000 (middle income)		Over \$100,000 (high income)		All owner occupiers	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Ōtaki	135	7%	303	6%	420	4%	858	5%
Waikanae	213	12%	579	12%	825	8%	16,17	9%
Paraparaumu	426	24%	1,191	24%	2,301	22%	3,918	22%
Raumati	114	6%	267	5%	642	6%	1,023	6%
Paekākāriki	24	1%	39	1%	93	1%	156	1%
Rural	111	6%	258	5%	456	4%	825	5%
Total Kāpiti Coast	1,371	76%	3,459	70%	6,249	58%	11,079	63%
Palmerston North	0	0%	21	0%	66	1%	87	0%
Horowhenua	18	1%	87	2%	141	1%	246	1%
Porirua	33	2%	177	4%	480	4%	690	4%
Lower Hutt	15	1%	120	2%	333	3%	468	3%
Wellington City	90	5%	645	13%	2,712	25%	3,447	20%
Total	1,803	100%	4,950	100%	10,698	100%	17,451	100%

Source: Statistics New Zealand

Owner occupier households have similar workplace geography patterns as renter households. Proportionally more renter households live and work on the Kāpiti Coast than owner occupier households.



7.4 Workplace geography by subarea

The objective of this section of the report is to examine the workplace geography by subarea. Table 7.4 presents a summary of the subarea workplace geography analysis. The table presents the proportion of workers who work in the subarea they live in, Kāpiti Coast District, and greater Wellington area (excluding the Kāpiti Coast) by household income and tenure.

Table 7.4: Subarea workplace geography

Usual residence by subarea	Workplace and household income								
	Less than \$50,000 (low income)			\$50,000 to \$100,000 (middle income)			Over \$100,000 (high income)		
	Subarea	Kāpiti	Gtr Wgtn	Subarea	Kāpiti	Gtr Wgtn	Subarea	Kāpiti	Gtr Wgtn
Renters									
<i>Proportion of hhlds</i>									
Ōtaki	58%	97%	3%	51%	99%	0%	41%	91%	9%
Waikanae	48%	95%	5%	35%	83%	17%	38%	74%	26%
Paraparaumu	55%	92%	8%	44%	78%	22%	42%	72%	28%
Raumati	28%	97%	3%	25%	77%	23%	20%	64%	36%
Paekākāriki	21%	79%	21%	21%	63%	37%	18%	71%	29%
Rural	33%	99%	0%	41%	99%	0%	32%	77%	23%
<i>No of households</i>									
Ōtaki	105	174	6	123	240	0	54	120	12
Waikanae	87	174	9	132	318	63	132	258	93
Paraparaumu	201	333	30	303	534	147	300	516	204
Raumati	48	168	6	78	246	72	54	168	96
Paekākāriki	9	33	9	12	36	21	9	36	15
Rural	24	72	0	33	81	0	30	72	21
Owner Occupiers									
<i>Proportion of hhlds</i>									
Ōtaki	44%	98%	3%	46%	89%	11%	39%	78%	22%
Waikanae	47%	94%	6%	45%	79%	21%	30%	67%	33%
Paraparaumu	55%	91%	9%	47%	76%	24%	39%	62%	38%
Raumati	36%	96%	4%	26%	72%	28%	24%	62%	38%
Paekākāriki	50%	99%	0%	24%	64%	36%	18%	49%	51%
Rural	54%	99%	0%	52%	95%	5%	29%	72%	28%
<i>No. of households</i>									
Ōtaki	105	234	6	231	441	57	222	441	123
Waikanae	150	300	18	387	672	180	600	1,329	663
Paraparaumu	267	444	42	735	1,185	384	1401	2,229	1,395
Raumati	81	213	9	162	447	177	462	1,212	732
Paekākāriki	21	42	0	33	87	48	66	177	186
Rural	78	144	0	177	324	18	348	858	339

Source: Statistics New Zealand

NB: Numbers are rounded to the nearest 10



A number of trends emerge from the subarea workplace geography analysis which include:

- Low income renter households are more likely to live and work in the same subarea than higher income households;
- Low income renter households are also extremely likely to work on the Kāpiti Coast rather than in the surrounding labour markets;
- Low income owner occupiers are also slightly more likely to live and work in the same subarea than higher income households;
- High income households have a higher proportion of households working in greater Wellington than other income groups;
- Proportionally more low income renters living in Waikanae and Paraparaumu also work in the same subarea as they live;
- Proportionally more renter households (all income groups combined) live in Waikanae and Paraparaumu and also work in the same subarea;
- Proportionally fewer low income owner occupiers both live and work in Paraparaumu subarea and proportionally fewer owner occupiers (all income groups combined) also live and work in Paraparaumu subarea;
- Proportionally fewer owner occupier households live and work in the rural subarea; and
- Proportionally more owner occupiers (both low income and all income groups combined) both live and work in Waikanae sub area.



8. Housing affordability and need

8.1 Introduction

The objective of this section of the report is to present the trends in housing affordability in Kāpiti Coast District and subareas and discuss:

- Trends in housing affordability;
- Housing continuum;
- Renter housing stress;
- Location of where low-income renters live within the district;
- Crowding, homelessness; and
- Housing need.

8.2 Trends in housing affordability

Housing affordability varies with the movement in household incomes, interest rates, market rents and house prices. Housing affordability is considered compromised when housing costs (rents or the cost to service a mortgage plus other housing costs) exceed 30% of gross household income. Housing affordability is typically measured as:

- Renter affordability – renters' ability to pay affordably the median market rent; and
- First home buyer affordability - renters' ability to purchase a dwelling at either the lower quartile or median dwelling sale price.

Housing affordability comes under pressure when housing costs increase at a faster rate than household incomes. Variations in interest rates can mask the underlying trends in first home buyer affordability in the short to medium term.

The affordability analysis includes a number of data sources and assumptions and these include:

- For a property to be "affordable" a households should pay no more than 30% of their gross household income in rent or no more than 30% servicing the mortgage required to purchase the dwelling. The interest rates used in this calculation are sourced from the Reserve Bank's official statistics, and assumes a 10% deposit;
- Mortgage interest rates are assumed to have increased to 5% by 2023 and are constant thereafter.
- Rental data is sourced from the tenancy band data held by MBIE;
- Market rents are assumed to increase by 4.3% per annum between 2021 and 2048;
- House sale prices are assumed to increase by 5.0% per annum between 2021 and 2048; and
- Household incomes are assumed to increase by 4.1% per annum between 2018 and 2048.



8.3 Metropolitan area affordability trends

Kāpiti Coast District is a significant part of the housing market along greater Wellington’s northern growth corridor with Horowhenua District to the North and Porirua City to the south. The variation in housing costs in Kāpiti Coast are similar to those experienced in the other local authority areas (Horowhenua District and Porirua City).

Table 8.1 presents the trend in median rents, lower quartile house prices, and median household incomes¹³ in Kāpiti Coast District, Horowhenua District and Porirua City between 2001 and 2021.

Table 8.1: Rents, house prices and household incomes in Kāpiti Coast District, Horowhenua District and Porirua City between 2001 and 2021

	Kāpiti Coast			Horowhenua District			Porirua City		
	Median rent	Lower Quartile HP	Median household income	Median rent	Lower Quartile HP	Median household income	Median rent	Lower Quartile HP	Median household income
2001	\$198	\$130,000	\$33,600	\$138	\$70,000	\$27,700	\$224	\$133,000	\$49,400
2006	\$243	\$230,000	\$42,500	\$167	\$137,000	\$33,100	\$277	\$245,000	\$62,400
2013	\$326	\$272,000	\$53,400	\$203	\$139,695	\$39,200	\$351	\$292,000	\$79,000
2018	\$407	\$425,000	\$64,100	\$297	\$239,000	\$47,800	\$422	\$436,000	\$92,200
2020	\$455	\$550,000	\$68,700	\$379	\$375,000	\$51,000	\$500	\$550,000	\$98,000
2021	\$505	\$696,000	\$71,100	\$427	\$450,000	\$52,700	\$605	\$752,000	\$101,000
Change									
01 to 06	23%	77%	26%	21%	96%	19%	24%	84%	26%
06 to 13	34%	18%	26%	22%	2%	18%	27%	19%	27%
13 to 18	25%	56%	20%	46%	71%	22%	20%	49%	17%
18 to 21	24%	64%	11%	44%	88%	10%	43%	72%	10%
01 to 21	155%	435%	112%	209%	543%	90%	170%	465%	104%

Source: HUD, MBIE, Headway Systems, Corelogic and Statistics New Zealand

Lower quartile house sale prices have increased at over four times as fast as household incomes in all three local authority areas between 2001 and 2021. The pattern of median rental growth varies across the local authorities. Between 2001 and 2021 Kāpiti Coast District’s median rents increased at approximately 40% faster than household incomes, in Porirua City and Horowhenua District median rents increased at a faster rate relative to household incomes.

¹³ Household incomes are assumed to have increased at 3.5% per annum between 2018 and 2021



Table 8.2 presents the proportion of household income required to pay either the median rent or service the loan required to buy a dwelling priced at the lower quartile house sale price (assuming a 10% deposit).

Table 8.2: The proportion of median household income required to pay the median rent or service the mortgage required to buy at the LQHP

	Kāpiti Coast		Horowhenua District		Porirua City	
	% to pay median rent	% to service mortgage	% to pay median rent	% to service mortgage	% to pay median rent	% to service mortgage
2001	31%	33%	26%	22%	24%	23%
2006	30%	51%	26%	39%	23%	37%
2013	32%	35%	27%	24%	23%	25%
2018	33%	41%	32%	31%	24%	29%
2020	34%	48%	39%	44%	27%	33%
2021	37%	58%	42%	51%	31%	44%

Source: Modelled based on data from RBNZ, HUD, MBIE, Headway Systems, Corelogic and Statistics New Zealand

Kāpiti Coast’s rental affordability did not change significantly between 2001 and 2018, however between 2018 and 2021 affordability deteriorated as rents increased faster than household incomes (% of income required increased 4 percentage points over the last three years). The trend was similar in Horowhenua and Porirua City. Rental affordability is poorest in Horowhenua having experienced the largest decline in affordability between 2001 and 2021.

Kāpiti Coast’s ownership affordability (% of median household income required to service the mortgage associated with buying a house at the lower quartile sale price) is now at its worst level in the last twenty years. The rapid growth in house prices over the last three years has had a significant impact on housing affordability. Housing affordability is poorest in Kāpiti followed by Horowhenua District and then Porirua City. This may reflect the nature of the areas’ housing markets. Anecdotal evidence suggests Kāpiti and Horowhenua’s housing markets have been influenced by the purchasing power of people shifting into the district reflecting their incomes rather than those of the domiciled rental population.



8.4 Kāpiti Coast District Housing affordability trends

Table 8.3 presents the trend in Kāpiti Coast District’s median house sale prices, rents and household incomes between 2001 and 2021.

Table 8.3: Median house prices, median rents and median gross household incomes – 2001 to 2021

	Lower quartile rent	Median rent	Lower quartile house sale price	Median household income ¹⁴
2001	\$173	\$198	\$130,000	\$33,600
2006	\$200	\$243	\$230,000	\$42,500
2013	\$274	\$326	\$272,000	\$53,400
2018	\$348	\$407	\$425,000	\$64,100
2020	\$392	\$455	\$550,000	\$68,700
2021	\$432	\$505	\$696,000	\$71,100
% change				
2001 to 2006	16%	23%	77%	26%
2006 to 2013	37%	34%	18%	26%
2013 to 2018	27%	25%	56%	20%
2018 to 2021	24%	24%	64%	11%
2001 to 2021	150%	155%	435%	112%

Source: Statistics New Zealand, MBIE, HUD, and Headway Systems

Over the last 20 years house prices have increased nearly four times faster than household incomes and rents have increased at a slightly faster rate than incomes. Table 8.4 presents the cost of paying the lower quartile and median rent and service mortgage required to buy a dwelling at the lower quartile house sale price as a percentage of median household income.

Table 8.4: The proportion of median household income required to affordably pay rent or service a mortgage required to buy a dwelling at the lower quartile house sale price

Year	Rents, lower quartile house price and median income				Housing costs as a % of MHI		
	LQ rent	Median rent	Lower quartile HP	Median hhd inc	LQ rent	Median Rent	Lower quartile HP
2001	\$173	\$198	\$130,000	\$33,600	27%	31%	33%
2006	\$200	\$243	\$230,000	\$42,500	24%	30%	51%
2013	\$274	\$326	\$272,000	\$53,400	27%	32%	35%
2018	\$348	\$407	\$425,000	\$64,100	28%	33%	41%
2020	\$392	\$455	\$550,000	\$68,700	30%	34%	48%
2021	\$432	\$505	\$696,000	\$71,100	32%	37%	58%
Chge 01 to 21	150%	155%	435%	112%	+5% pts	+6% pts	+25% pts

Source: based on data from Statistics New Zealand, MBIE and Headway Systems

¹⁴ Assumes household incomes have increased at 3.5% per annum between 2018 and 2021



When 2021 is compared to 2001, it takes between five and six percentage points more of median household income to affordably pay the lower quartile and median market rent in Kāpiti Coast District. The cost of affordably servicing a loan to buy a dwelling at the lower quartile house sale price has increased 25 percentage points. This would have been significantly higher had interest rates not fallen during this time period by four percentage points.

Table 8.5 presents the ratio of median house sale price to median household income between 2001 and 2021 and the proportion of household income required to service a mortgage at the median dwelling sale price.

Table 8.5: Median house price to median household income

	Ōtaki	Waikanae	Paraparaumu	Raumati	Paekākāriki	Rural	Kāpiti Coast
MHI to house price ratio							
2001	4.2	5.0	5.1	4.7	4.3	2.4	4.9
2006	6.6	7.7	7.0	6.6	6.4	4.9	6.8
2013	6.2	6.6	6.6	5.4	6.3	5.1	6.3
2018	8.4	9.3	8.4	7.3	7.5	5.9	8.3
2020	10.7	10.9	10.1	8.4	9.3	6.6	9.8
2021	13.3	13.1	12.1	10.0	10.0	8.6	11.7
01 to 21	9.0	8.1	6.9	5.2	5.8	6.2	6.8
Mortgage cost as a % of MHI							
2001	36%	43%	44%	40%	36%	21%	42%
2006	63%	73%	66%	62%	61%	46%	65%
2013	43%	45%	45%	37%	43%	35%	43%
2018	53%	58%	52%	46%	47%	37%	51%
2020	64%	65%	60%	50%	56%	39%	58%
2021	79%	78%	72%	59%	59%	51%	69%
01 to 21	43% pts	35% pts	28% pts	19% pts	23% pts	30% pts	27% pts

Source: Modelled based on Statistics New Zealand data

The ratio of the subarea median house prices to median household incomes in each individual subarea have increased in all subareas between 2001 and 2021. Kāpiti Coast District overall saw a 27 percentage point increase, with Ōtaki having the highest increase at 43 percentage points. These trends reflect the high growth in house prices relative to incomes. The least affordable locations in 2021 are the Ōtaki and Waikanae subareas closely followed by the Paraparaumu subarea. Relatively high household incomes offset the high house prices in the Rural subarea.



Table 8.6 presents the median market rent as a percentage of the median gross household income between 2001 and 2021.

Table 8.6: Lower quartile and median rent as a percentage of median household income

	Ōtaki	Waikanae	Paraparaumu	Raumati	Paekākāriki	Rural	Kāpiti Coast
Lower Quartile							
2001	29%	28%	28%	24%	22%	15%	27%
2006	30%	28%	26%	23%	21%	14%	24%
2013	32%	29%	26%	23%	22%	16%	27%
2018	37%	28%	28%	25%	23%	20%	28%
2020	42%	35%	30%	24%	27%	20%	30%
2021	41%	35%	30%	27%	23%	30%	32%
01 to 21	13% pts	7% pts	1% pts	3% pts	0% pts	15% pts	5% pts
Median Rents							
2001	32%	30%	31%	28%	28%	16%	31%
2006	33%	31%	31%	26%	26%	17%	30%
2013	35%	33%	30%	27%	25%	20%	32%
2018	41%	35%	31%	28%	27%	25%	33%
2020	45%	39%	33%	28%	33%	22%	34%
2021	47%	41%	33%	33%	27%	42%	37%
01 to 21	15% pts	10% pts	2% pts	5% pts	-1% pts	25% pts	6% pts

Source: Modelled based on Statistics New Zealand and HUD data

Median market rent to median household income ratio peaked over the last two years although low numbers of new rents agreed in Paekākāriki and Rural subareas limit our ability to analyse the trend in these areas. Ōtaki has the poorest affordability outcomes closely followed by Waikanae.



Table 8.7 presents the proportion and number of renter households that are unable to affordably¹⁵ pay the median market rent or buy a dwelling at the median market sale price.

Table 8.7: The proportion and number of renter households unable to affordably rent or buy in 2013 and 2021

	Renters unable to affordably rent			Renters unable to affordably purchase		
	2013	2021	Change	2013	2021	Change
% of renter households						
Ōtaki	63%	80%	17% pts	75%	98%	22% pts
Waikanae	57%	70%	12% pts	78%	95%	17% pts
Paraparaumu	55%	63%	8% pts	80%	94%	14% pts
Raumati	55%	65%	10% pts	77%	94%	18% pts
Paekākāriki	55%	78%	23% pts	81%	100%	19% pts
Rural	43%	81%	38% pts	82%	100%	18% pts
Kāpiti Coast District	57%	68%	11% pts	79%	95%	16% pts
No of renters						
Ōtaki	580	750	170	700	950	250
Waikanae	680	890	210	920	1,250	330
Paraparaumu	1,160	1,410	250	1,710	2,200	490
Raumati	510	620	110	700	920	220
Paekākāriki	130	150	20	190	200	10
Rural	130	260	130	250	330	80
Kāpiti Coast District	3,160	4,080	920	4,340	5,850	1,510

Source: Modelled based on data from HUD, and Statistics New Zealand

It has become increasingly difficult for Kāpiti’s renter households to affordably rent or buy a dwelling within their local housing market. Over two thirds of renters can no longer affordably pay the median market rent. Renter affordability is poorest in Ōtaki and the Rural subareas. Only 5% of Kāpiti’s renter households could affordability service a mortgage associated with buying a dwelling at the median market sale price in 2021. This is down from 21% in 2001. Ōtaki, Paekākāriki and the Rural subareas have the worst home buyer affordability ratios for Kāpiti’s renter households.

¹⁵ A household can affordably rent or buy a dwelling if it spends no more than 30% of its gross household income on housing costs



Table 8.8 presents the trend in key price points for renter households. These statistics reflect the projected trend in the number renter households that can affordably rent a dwelling at different price points.

Table 8.8: The projected number of renter households by key rental price points – 2021

Weekly rent	Number of renters	Proportion of renters unable to affordably pay
Less than \$200	2,160	33%
\$250 or more	2,650	40%
\$300 or more	3,130	47%
\$350 or more	3,540	54%
\$400 or more	3,910	59%
\$450 or more	4,250	64%
\$500 or more	4,490	68%
\$550 or more	4,740	72%
\$600 or more	4,980	75%
\$650 or more	5,160	78%
\$700 or more	5,280	80%

Source: Modelled based on data from MBIE, and Statistics New Zealand

NB: Kāpiti Coast's median market rent was \$505 in 2021

Kāpiti Coast District's lower quartile and median market rents were \$432 and \$505 per week, respectively. These statistics suggest 68% of renters are unable to pay the median market rent and 62% were unable to affordably pay the lower quartile rent.



Table 8.9 presents the number of renters unable to affordably purchase a dwelling by price band in 2021.

Table 8.9: Renter households’ ability to affordably purchase - 2021

Dwelling sale price	Number of renters	Proportion of renters unable to affordably buy at current interest rates
Less than \$300,000	3,830	58%
\$350,000 or over	4,270	65%
\$400,000 or over	4,590	69%
\$450,000 or over	4,900	74%
\$500,000 or over	5,160	78%
\$550,000 or over	5,310	80%
\$600,000 or over	5,470	83%
\$650,000 or over	5,620	85%
\$700,000 or over	5,780	88%
\$750,000 or over	5,880	89%
\$800,000 or over	5,930	90%

Source: Modelled based on data from MBIE, and Statistics New Zealand

NB: The lower quartile house sale price was \$696,000 in 2021 and the median house sale price was \$830,000

Over 88% of renters are unable to affordably purchase a dwelling at \$696,000 (the lower quartile house price) in Kāpiti Coast District.



Table 8.10 presents the impact higher mortgage interest rates may have on the proportion of renters unable to buy a dwelling in 2021 at different purchase prices.

Table 8.10 The impact of higher interest rates on the proportion of renter households unable to affordably buy a dwelling in 2021

Dwelling sale price	Proportion of renters unable to affordably buy			
	Current interest rate	5.5%	6.0%	6.5%
Less than \$300,000	58.2%	60.9%	63.2%	64.8%
\$350,000 or over	64.8%	66.9%	68.6%	70.4%
\$400,000 or over	69.6%	71.9%	73.9%	75.9%
\$450,000 or over	74.4%	77.0%	78.2%	79.4%
\$500,000 or over	78.2%	79.6%	80.9%	82.1%
\$550,000 or over	80.5%	82.1%	83.5%	84.9%
\$600,000 or over	82.9%	84.6%	86.1%	87.6%
\$650,000 or over	85.3%	87.1%	88.6%	89.2%
\$700,000 or over	87.6%	88.9%	89.5%	90.1%
\$750,000 or over	89.1%	89.8%	90.4%	91.0%
\$800,000 or over	89.9%	90.6%	91.3%	92.0%
\$850,000 or over	90.6%	91.5%	92.2%	92.9%

Source: Modelled based on data from MBIE, and Statistics New Zealand

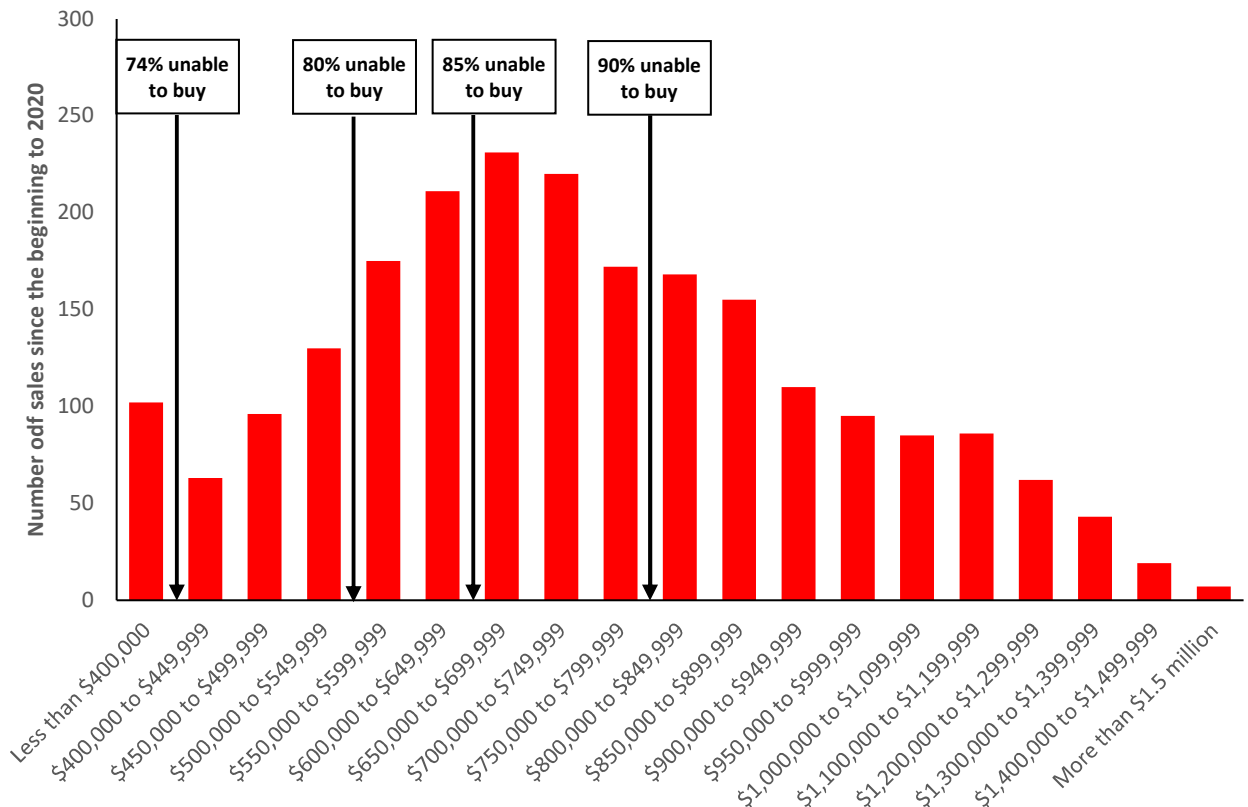
NB: The lower quartile house sale price was \$696,000 in 2021 and the median house sale price was \$830,000

Higher mortgage interest rates reduce the proportion of renter households that are able to affordably buy a dwelling. At a first mortgage interest rate of 6.5% only 9.9% of renters can affordably buy a dwelling at \$700,000 (or alternatively 90.1% of renters are unable to affordably buy a dwelling at \$700,000).



Figure 8.1 presents the number of dwellings sold in Kāpiti Coast District during 2020 and 2021 by price band.

Figure 8.1: House sales by price band since the beginning of 2020



Source: Headway Systems

There is a mismatch between the prices being achieved and renter households' ability to pay market prices. There were approximately 100 sales for dwellings with prices less than \$400,000. These properties were predominately in Ōtaki and/or were older dwellings with small floor areas. The lower quartile house sale price in the year to date 2021 was \$696,000 and 88% of renter households are unable to affordably buy at this price. This may reflect the dynamic nature of Kāpiti's housing market which attracts significant inflows of families shifting to the area for affordable housing solutions.



8.5 New supply

Market participants report strong demand coming from buyers outside of Kāpiti Coast District. The proximity to employment in greater Wellington via the motorway and train means it is an attractive real estate market. Kāpiti has developed into a satellite city in the greater Wellington metropolitan area providing affordable housing for first home buyers and a retirement destination for households with people aged 50 years and older shifting out of Wellington City. In addition, the district experienced a resurgence in development and building activity post 2015 with increasing prices in Wellington and the motorway extension.

Table 8.11 presents the volume and distribution of the number of units in residential building consents issued in Kāpiti Coast District between 2020 and 2021 by subarea.

Table 8.11: Dwelling consent activity

	2000 to 2004		2005 to 2009		2010 to 2014		2015 to 2021	
	consents	% of total	consents	% of total	consents	% of total	consents	% of total
Ōtaki	95	4%	169	12%	101	10%	215	15%
Waikanae	473	20%	225	16%	370	36%	552	39%
Paraparaumu	1,182	51%	602	42%	263	26%	359	25%
Raumati	293	13%	193	13%	124	12%	115	8%
Paekākāriki	16	1%	20	1%	6	1%	13	1%
Rural	250	11%	222	16%	153	15%	169	12%
Total Kāpiti Coast	2,309	100%	1,431	100%	1,017	100%	1,423	100%

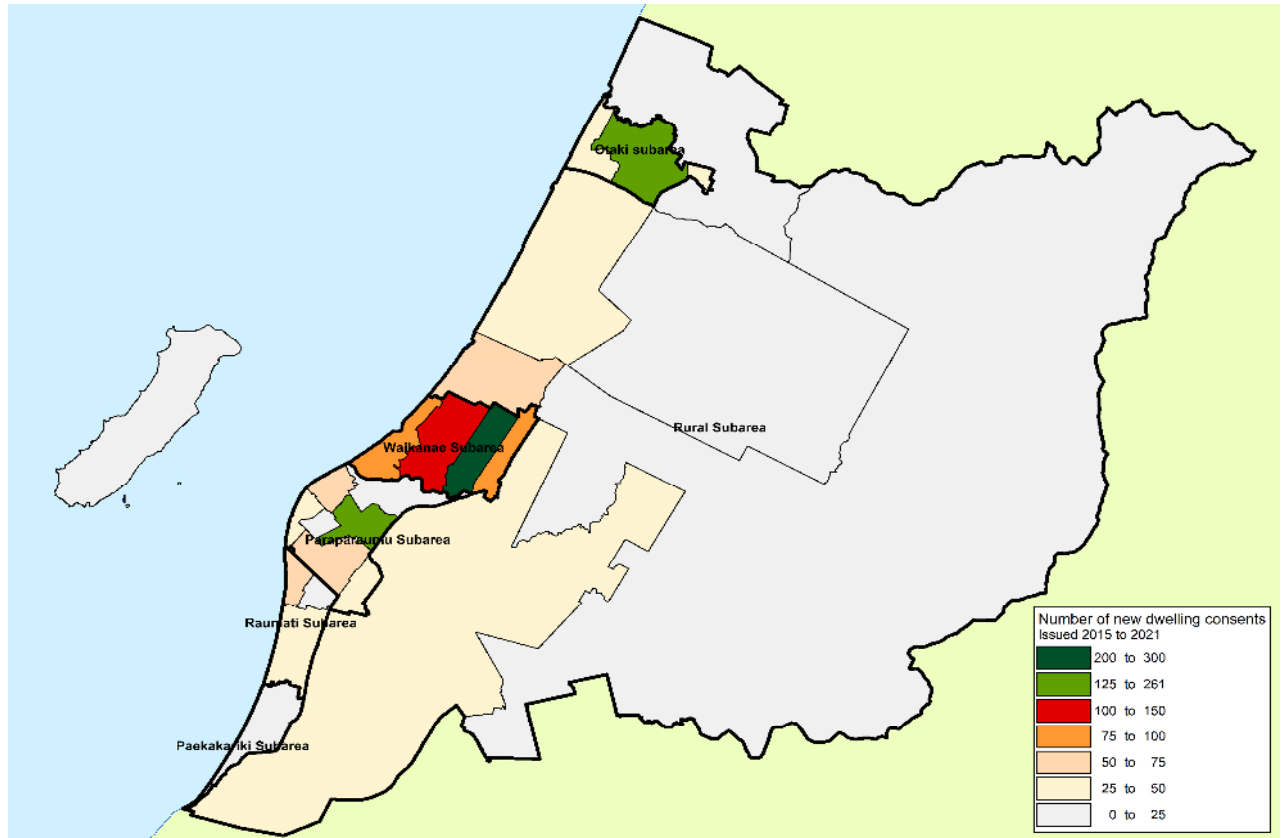
Source: Statistics New Zealand

Over the last two decades consenting activity has shifted north with Ōtaki and Waikanae subareas accounting for 15% and 39% respectively (a total of 54%) of consents issued between 2015 and 2021 compared to 4% and 20% respectively (a total of 24%) between 2000 and 2004.



Figure 8.2 presents the geographical distribution of new dwelling consents issued between 2015 and 2021.

Figure 8.2: The number of new dwelling consents by statistical area – 2015 to 2021



Source: Statistics New Zealand

The typology of consenting activity has also changed. Table 8.12 presents the typology of consent issued by subarea since 2010.

Table 8.12: Consent issued by typology and subarea 2010 to 2021

	2010 to 2014				2015 to 2021			
	Multi-unit	Retirement Village	Standalone	Total	Multi-unit	Retirement Village	Standalone	Total
Ōtaki	5	0	96	101	14	0	201	215
Waikanae	5	257	108	370	33	46	473	552
Paraparaumu	14	5	244	263	69	10	280	359
Raumati	2	25	97	124	17	0	98	115
Paekākāriki	0	0	6	6	6	0	7	13
Rural	8	0	145	153	14	0	155	169
Total	34	287	696	1,017	153	56	1,214	1,423

Source: Statistics New Zealand

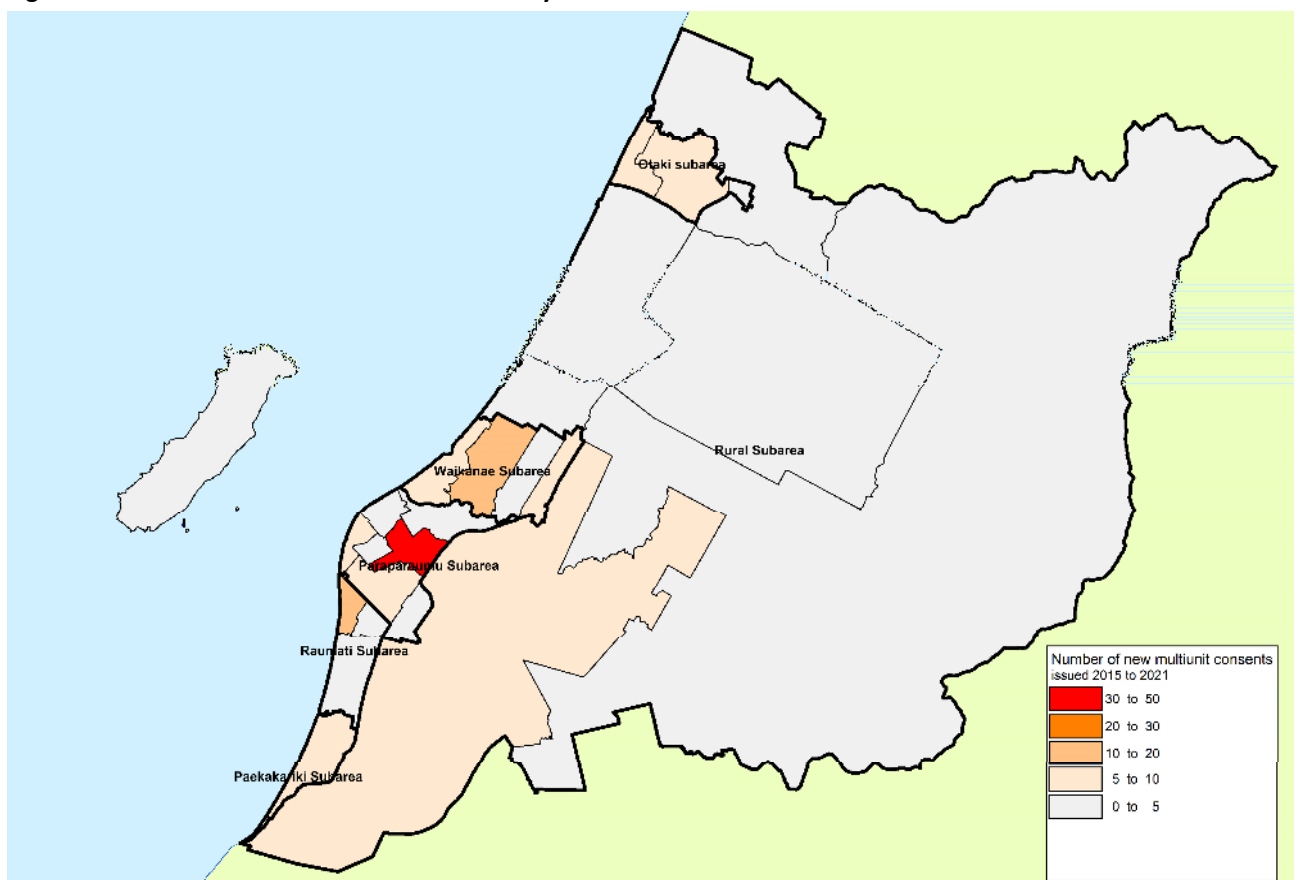
Note: multi-unit dwellings includes apartments, terraced houses, townhouses, flats and other adjoining dwellings



Standalone dwellings dominated consenting activity between 2015 and 2021 accounting for 85% of all consents issued. As the urban area matures and the supply of greenfield sites diminish the number of multi-unit consents is likely in increase.

Figure 8.3 presents the geographical distribution of multi-unit consents issued since the beginning of 2015 by statistical area.

Figure 8.3: The number of multi-unit consents by statistical area 2015 to 2021



Source: Statistics New Zealand

The distribution of multi-unit consents has been influenced by the availability of suitable sites for development. As the market evolves and provided planning rules, regulations and infrastructure capacity allows multi-unit development activity is likely to increase in the higher value locations within the existing urban area as older dwellings on underdeveloped sites are demolished. Developers are also likely to try and amalgamate adjoining properties to provide the site sizes required.



Vacant section prices have increased significantly and the supply has dwindled particularly within the Paraparaumu and Raumati subareas. If available, seaside section prices are likely to exceed \$1 million. The limited supply of sections in Waikanae are selling in excess of \$500,000 and in Ōtaki for over \$350,000. At these section values, new dwellings in Waikanae are likely to exceed \$1 million and over \$800,000 in Ōtaki. Anecdotal evidence suggests the target market focuses on people shifting into the area rather than local residents. There is also a limited supply of new multi-unit dwellings in Paraparaumu which have also met with strong demand. These units have sold for in excess of \$825,000 for the smaller units (approximately 80 square metres in floor area).

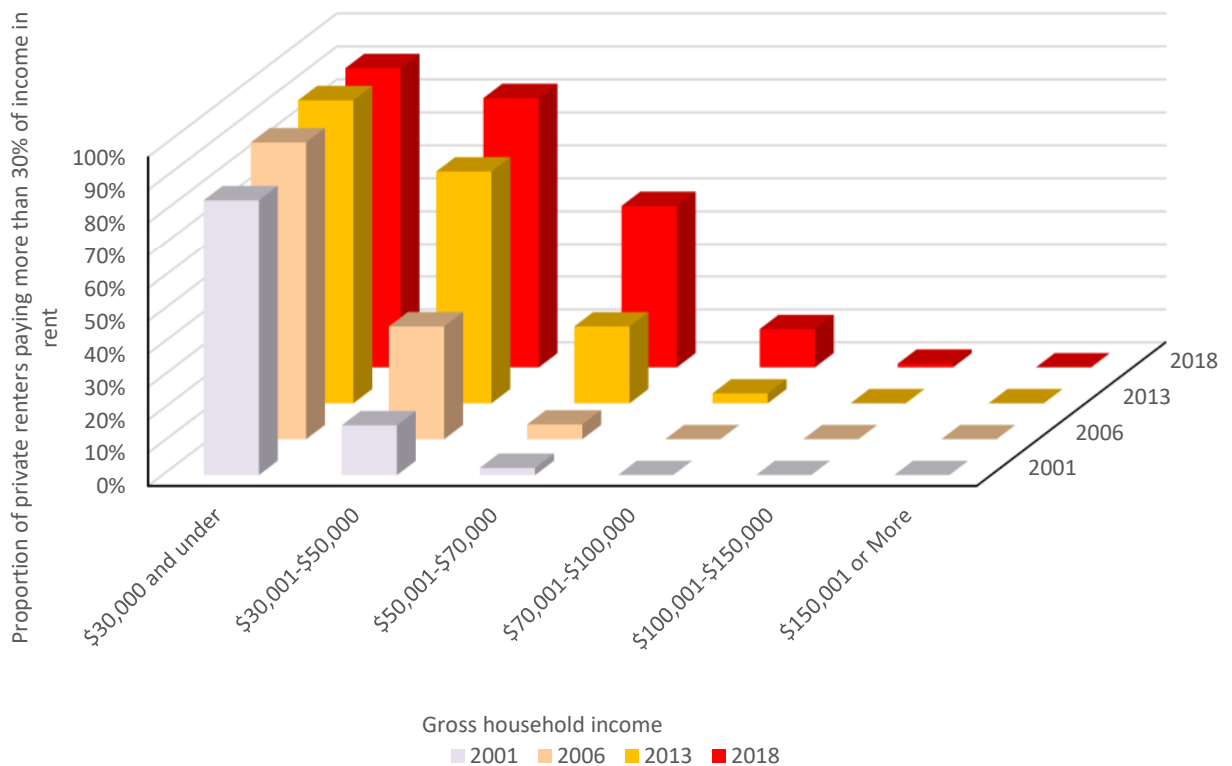
Feedback from the development community suggests there is strong demand for new dwellings and this is coming from the first home buyer market, existing home owners relocating to another dwelling and investors. Predominately, demand is from households shifting into Kāpiti Coast and from existing owner occupiers already living in the area. A lack of stock for sale is assisting in strong uptake within the existing developments



8.6 Trends in housing stress

Private renter housing stress¹⁶ is experienced by households that have insufficient income to affordably pay their housing costs. This can occur because either housing costs are high relative to market norms or incomes in an area are low. Renter housing stress is defined as those households that are paying more than 30% of their gross household income in rent. Severe housing stress is those households paying more than 50% of their gross household income in rent. Figure 8.4 presents the trend on the level of housing stress between 2001 and 2018 by gross household income in Kāpiti Coast District.

Figure 8.4: Housing stress by gross household income 2001 and 2018



Source Statistics New Zealand

The proportion of renter households experiencing housing stress increased for renters. Between 2001 and 2018 the proportion of stressed renters between increased from:

- 84% in 2001 to 91% in 2018 for those with household incomes between \$0 and \$30,000;
- 15% in 2001 to 82% in 2018 for those with household incomes between \$30,000 and \$50,000; and
- 2% in 2001 to 49% in 2018 for those with household incomes between \$50,000 and \$70,000.

¹⁶ Renter stress is significantly lower in social housing as current income related rent policy limits the cost to 25% of income in eligible households. These households typically have needs beyond affordability although it is also important to note that if they rented their accommodation in the private market they would very likely be stressed.



Typically, private renter housing stress is higher for low income households. Between 2001 and 2018 rents have increased faster than household incomes and this is likely to have resulted in an increase in the number of stressed renter households.

Table 8.13 presents the relative levels of renter housing stress by income bands in Kāpiti Coast District.

Table 8.13: The relative level of renter housing stress in 2006 to 2018

Gross household income	Stressed (30% or more)			Severely stressed (50% or more)		
	2006	2013	2018	2006	2013	2018
Less than \$30,000	90%	92%	91%	50%	69%	79%
\$30,001 to \$50,000	34%	71%	82%	4%	12%	25%
\$50,001 to \$70,000	4%	23%	49%	0%	2%	2%
\$70,001 to \$100,000	0%	3%	12%	0%	0%	0%
Over \$ 100,000	0%	0%	1%	0%	0%	0%
Total	50%	48%	50%	22%	25%	27%

Source Statistics New Zealand

The majority of households earning less than \$50,000 per annum are likely to be paying more than 30% of their gross household income in rent and a significant proportion of households earning less than \$30,000 are also paying more than 50% in rent. Over one in four private renters are paying more than 50% of their household income in rent. Table 8.14 presents the proportion of renter households experiencing housing stress by subarea at the 30% or more, 40% or more and 50% of more ratios in 2018

Table 8.14: Renter housing stress by subarea

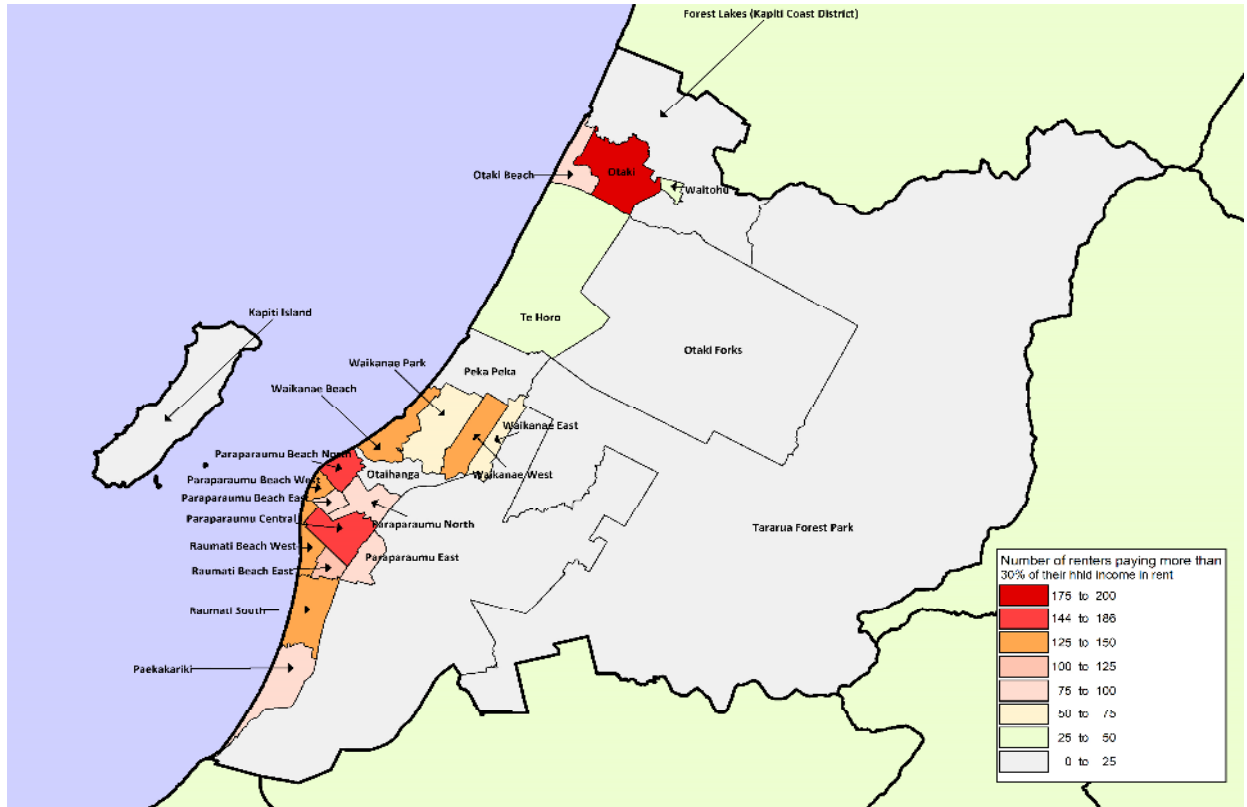
Subarea	30% or more		40% or more		50% or more	
	% of renters	No of renters	% of renters	No of renters	% of renters	No of renters
Ōtaki	53%	520	37%	360	28%	270
Waikanae	48%	610	35%	450	27%	350
Paraparaumu	51%	1,220	36%	860	27%	650
Raumati	54%	540	37%	370	27%	270
Paekākāriki	50%	110	37%	80	26%	50
Rural	45%	140	34%	110	27%	90

Source Statistics New Zealand

Ōtaki has marginally the worst severe housing stress with 28% of renters paying more than 50% of their income in rent. Figure 8.5 presents the distribution of households paying more than 30% of their household income in rent in 2018.



Figure 8.5: Number of households paying more than 30% of their gross household income in rent - 2018

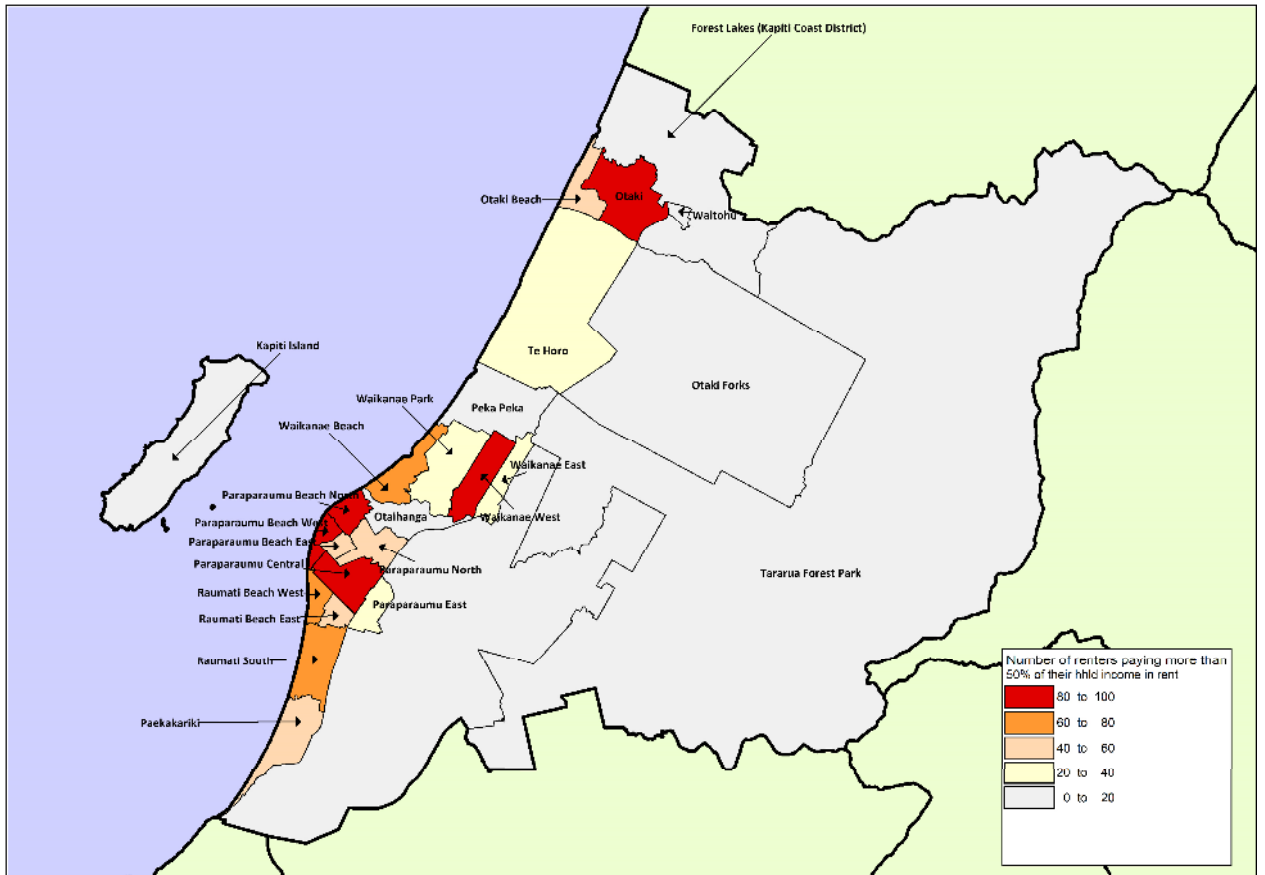


Source Statistics New Zealand

The highest concentration of renters paying more than 30% of their income in rent are located in Ōtaki followed by Paraparaumu Central and Paraparaumu Beach North statistical areas. Figure 8.6 presents the number of households paying more than 50% of their gross household income in rent in 2018.



Figure 8.6: The number of households paying more than 50% of household income in rent



Source Statistics New Zealand

The statistical areas with the highest number of renters paying more than 50% of their income in rent are Ōtaki, Waikanae West, Paraparaumu Central, Paraparaumu Beach North and Paraparaumu Beach West.



Table 8.15 presents the modelled number of stressed private renter households at 2021.

Table 8.15: Number of stressed private renter households by sub region in 2021

	Modelled number of stressed private renters 2021
Ōtaki	560
Waikanae	710
Paraparaumu	1,250
Raumati	540
Paekākāriki	120
Rural	210
Total Kāpiti Coast	3,390

Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

The results of the modelling take into account the change in median market rents between 2018 and 2021 and also assume household incomes continue to increase at the same rate (3.5% per annum) between 2018 and 2021.



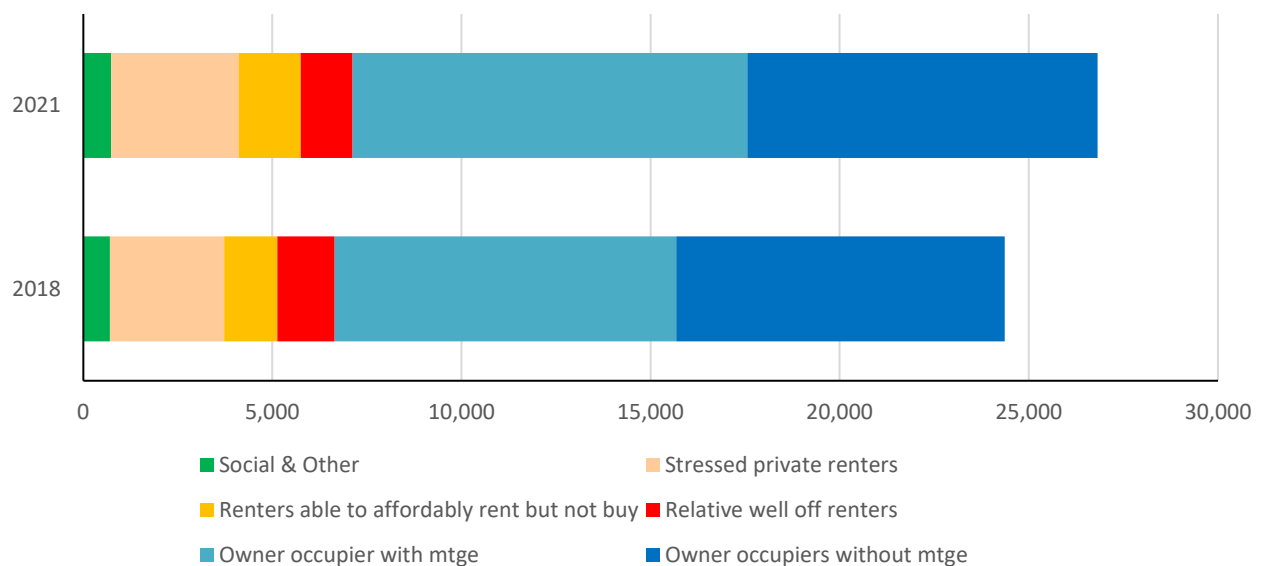
8.7 The housing continuum

The Housing Continuum provides insight into the relative sizes of the different housing sub-groups along a continuum which stretches from emergency and homeless households to owner occupation. This progression can be summarised as:

- Emergency, homelessness and crowding;
- Social renters with housing needs in addition to financial affordability;
- Stressed private renters paying more than 30% of their household income in rent;
- Private renters paying less than 30% of their household income in rent but unable to affordably buy a dwelling at the lower quartile house sale price (LQHP);
- Private renter households with sufficient income to affordably buy a dwelling at the lower quartile house sale price; and
- Owner occupier households.

Changes in the relative size of these groups reflect the pressures within the continuum overtime. Figure 8.7 presents the modelled housing continuum as at 2018 and 2021¹⁷

Figure 8.7: Housing Continuum 2018 and 2021



Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

The largest group of renter households are categorised as stressed (paying more than 30% of their household income in housing costs). There is also a relatively large group of renters who are earning sufficient income to pay the median rent however earn insufficient income to affordably purchase a dwelling at the lower quartile house sale price.

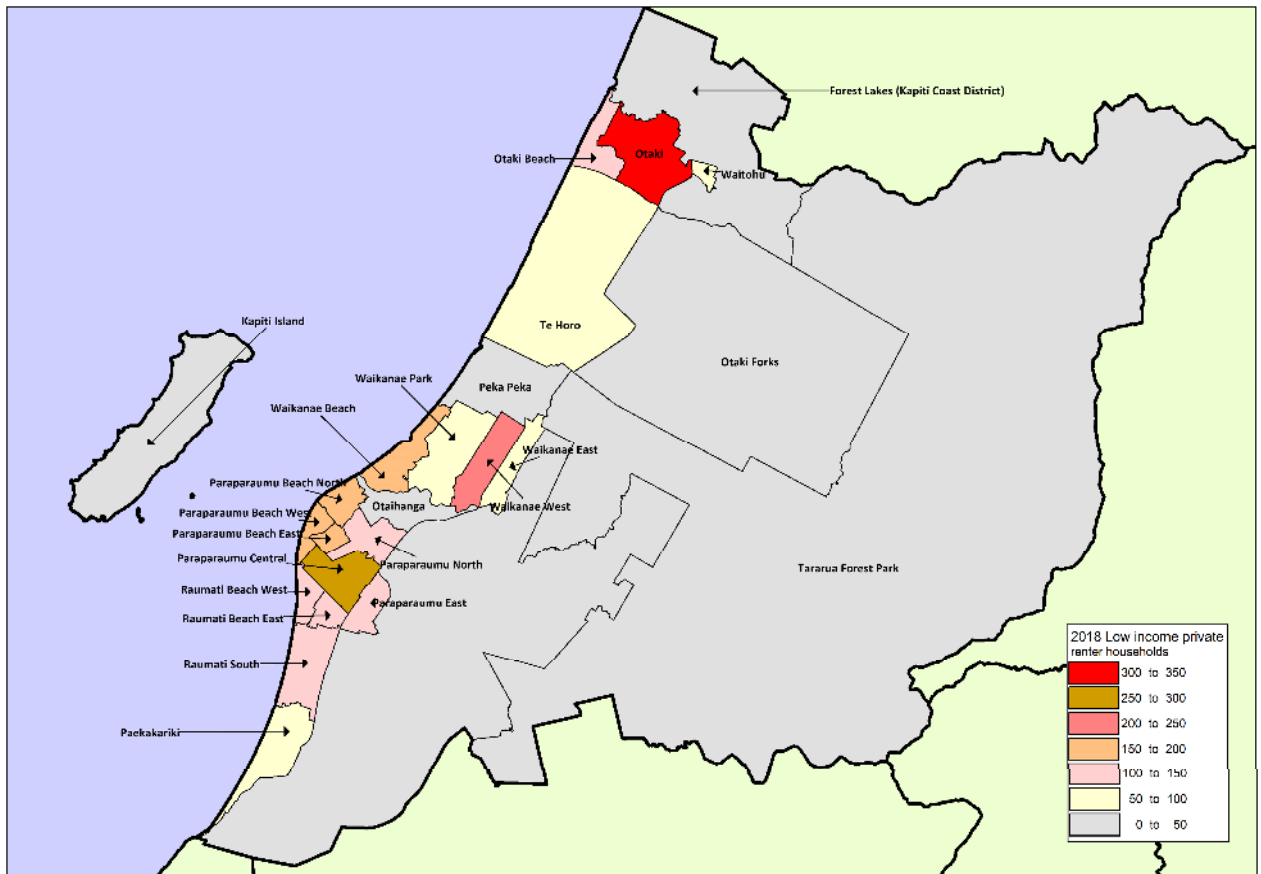
¹⁷ These estimates assume the number of social housing units remains constant.



8.8 Distribution of low income renter households within Kāpiti Coast District

Figure 8.8 presents the distribution of low income (earning less than \$50,000 per annum) renters (both social and private renters combined) across Kāpiti Coast District in 2018.

Figure 8.8: Number of low income renters by statistical area – 2018



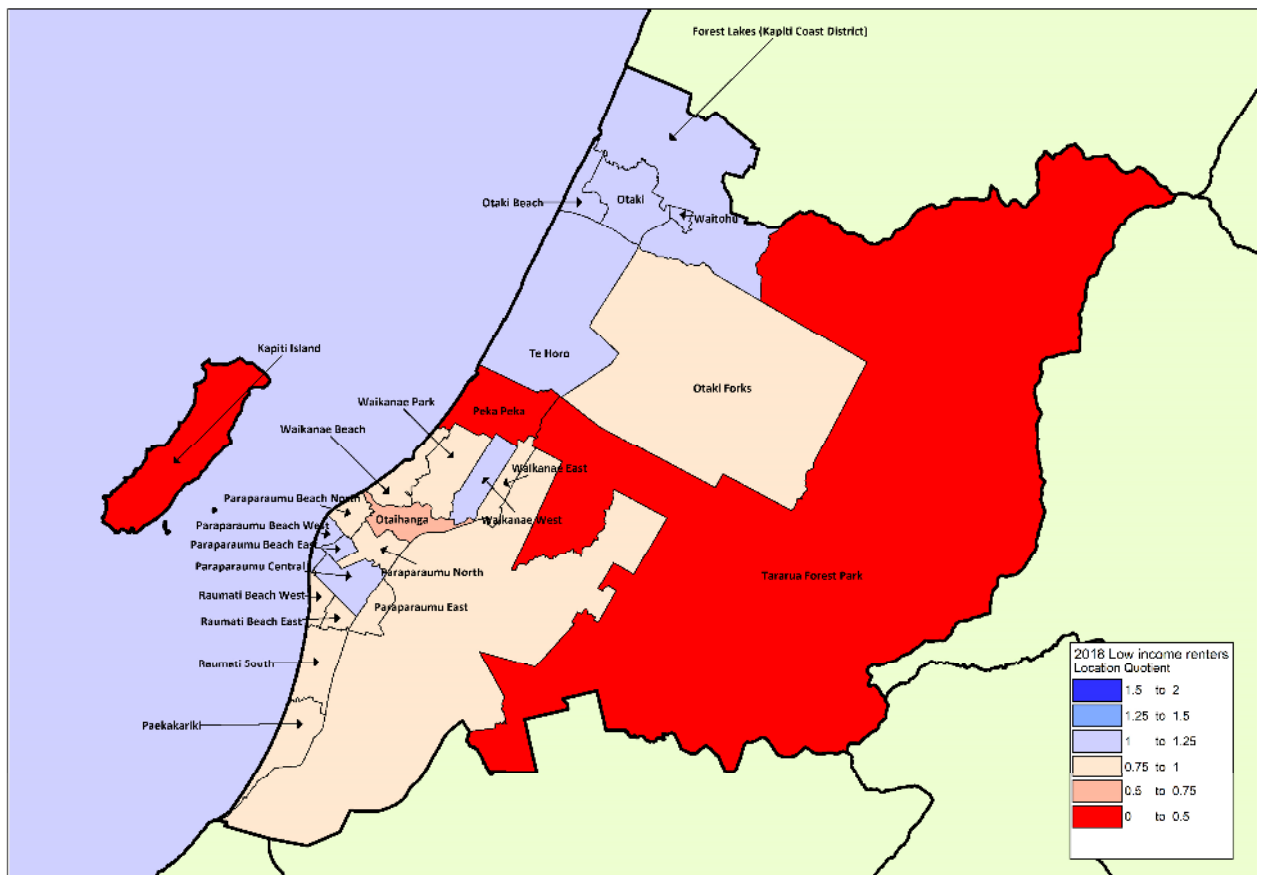
Source: Modelled based on data from Statistics New Zealand

The highest number of low income renters are located in Ōtaki and Paraparaumu Central followed by Waikanae West.



Figure 8.9 presents the distribution of low income (earning less than \$50,000 per annum) renters (both social and private renters combined) across Kāpiti Coast District by statistical area unit in 2018. Low income renter households are presented using a location quotient. The location quotient is a measure of the relative density of low income renters relative to the average across the whole of Kāpiti Coast District. The location quotient is calculated by the ratio of the density of low income renters in the area unit relative to the average across Kāpiti Coast District City.¹⁸

Figure 8.9: The distribution of low income renters in 2018 by location quotient



Source: Modelled based on data from Statistics New Zealand

NB: The higher the LQ ratio (blue areas) the greater the density of low income renters

The highest relative concentration of low income renters are in the Ōtaki and Paraparaumu subareas.

¹⁸ Location quotient = ((the number of low income renters in the area unit/the total number of households in the area unit)/(the number of low income renters in Kāpiti Coast District/the total number of households Kāpiti Coast District))



8.9 Housing need

Housing need is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements. Total **‘renter housing need’** encapsulates a number of different groups of households and includes the following groups:

- Financially stressed private renter households;
- Those households whose housing requirements are met by social, third sector and emergency housing; and
- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

‘Other need’ encapsulates those households who because of their circumstances have housing needs in addition to affordability. Social housing is defined as the number of households, who because of their circumstances are in Kāinga Ora (KO), local authority, and third sector housing. Other need is defined as crowded households, or are homeless.

This section of the report presents analysis of:

- Current levels of housing need;
- Current need by household demographic characteristics;
- Projected growth in housing need; and
- Implications of the current and expected trends in housing need.

Estimates of current housing need build on the analysis presented in the previous sections of the report including the number of social tenants, levels of homelessness, and the number of stressed private renter households. Table 8.16 presents the analysis of total housing need as at 2018 and 2021.

Table 8.16: Total Housing Need – 2018 to 2021

	Financial Housing Stress (A)	Other Need			Total Housing Need (A + D)	% of All Renters	% of All Households
		Kāinga Ora Renters (B)	Other ¹⁹ (C)	Total Other Need (B + C = D)			
2018	3,020	210	490	700	3,720	60.6%	15.6%
2021	3,380	220	520	740	4,120	63.8%	16.5%

NB: Numbers are rounded to the nearest 10.

Source: Modelling housing outcomes based on data from census, population projections (Statistics New Zealand), HUD, MBIE, and KO.

¹⁹ Other need includes Kāpiti Coast Council’s housing stock of 118 units plus other CHPs housing stock along with emergency and transitional housing, homeless households and an adjustment for crowded households.



The overall level of housing need has increased between 2018 and 2021. Table 8.17 compares the level of housing need in Kāpiti Coast with Horowhenua and Porirua City in 2018.

Table 8.17: Housing need in Kāpiti Coast, Horowhenua and Porirua City in 2018

	Financial Housing Stress (A)	Other Need ²⁰			Total hhlds in need (A+D)	% of All Renters	% of All	Unmet need (A +C)	
		Kāinga Ora Renters (B)	Other needy hhlds ²¹ (C)	Total Other Need (B + C =D)				Number of hhlds	As a % of all hhlds
Kāpiti Coast	3,020	210	490	700	3,720	60.6%	15.6%	3,510	14.7%
Horowhenua	2,150	170	460	630	2,780	63%	19%	2,610	17.8%
Porirua City-	1,580	2,630	440	3,070	4,650	69%	25%	2,020	10.9%

NB: Numbers are rounded to the nearest 10.

Source: Modelling housing outcomes based on data from census, population projections (Statistics New Zealand), HUD, MBIE, and KO.

Housing need relative to the total number of renters and all households is lowest in Kāpiti when compared to Horowhenua and Porirua City. This is a reflection of the higher rents and number of low income renters and social renters living in the Porirua City. Unmet housing measures the number of households who cannot affordably provide their own housing less the number of social housing renters. The social housing renters need is met by the provision of social housing. These statistics demonstrate unmet housing need was higher in Kāpiti Coast than Porirua City but less than Horowhenua District in 2018. This reflects the high number of social housing units in Porirua and the relatively fewer units on the Kāpiti Coast.

²⁰ **Other need**’ encapsulates those households who because of their circumstances have housing needs in addition to affordability. Social housing is defined as the number of households, who because of their circumstances are in Kāinga Ora (KO), local authority, and third sector housing. Table 1.6 presents the analysis of total housing need as at 2018, and 2021.

²¹ Other needy households includes Kāpiti Coast Council’s housing stock of 118 units plus other CHPs housing stock along with emergency and transitional housing, homeless households and an adjustment for crowded households.



Table 8.18 presents the level of housing need in other local authorities around the country.

Table 8.18: The relative level of housing need in other local authorities.

	Housing need as a % of all renters	Housing need as a % of all households
Selwyn District	39%	7%
Waimakariri District	53%	11%
Waipa District	42%	12%
Waikato District	49%	14%
Napier City	47%	16%
Western Bay of Plenty	51%	16%
Kāpiti Coast	61%	16%
Hastings	56%	19%
Horowhenua	63%	19%
Tauranga	58%	21%
Christchurch City	63%	23%
Porirua City	69%	25%
Hamilton City	55%	26%
Lower Hutt	79%	28%
Flaxmere – Hastings subarea	63%	34%
Eastern Porirua – Porirua City subarea	88%	53%

NB: These statistics are sourced from similar studies undertaken in the last two years

By comparison, Kāpiti Coast District’s relative level of housing stress is lower than Lower Hutt City (79% of all renters) and Porirua City (69% of all renters).



Table 8.19 presents analysis of the estimated growth in total housing need by financially stressed renter households and other need over the 2018 to 2048 period. These estimates assume:

- The growth in ‘other need’ is proportionate to the growth in financially stressed renter households;
- Household incomes and market rents increase at approximately the same rate;
- There are no significant changes to the financial, structural and institutional environment in which the housing market operates over the next 30 years; and
- There are no unexpected corrections in the housing market over the next 30 years.

Table 8.19: Projected housing need – 2018 to 2038

	Total Need	Need as a % of	
		All renters	All households
2018	3,720	61%	15.6%
2021	4,120	63%	16.4%
2028	5,030	63%	17.0%
2038	6,300	62%	18.2%
2048	7,460	61%	19.1%

NB: Numbers are rounded to the nearest 10.

Source: Modelling housing outcomes based on data from Statistics New Zealand), HUD, MBIE, and KO.

The relative level of housing need is expected to increase in Kāpiti Coast District. Between 2018 and 2048 total need is projected to increase by 3,740 households (or approximately 100%). This is primarily a reflection of the projected increase in the number of older one person and couple only renter households aged 65 years and older. As these relatively fixed low-income households increase as a proportion of all renter households the level of housing need increases.

Table 8.20 presents the modelled number of needy households in each subarea in 2021.

Table 8.20 Housing need by subarea in 2021

Area	Number of needy households	Needy households as a % of	
		All renters	All households
Ōtaki	700	67%	23%
Waikanae	840	59%	13%
Paraparaumu	1,560	60%	17%
Raumati	640	53%	15%
Paekākāriki	140	61%	18%
Rural	230	64%	10%
Total Kāpiti Coast	4,120	63%	16%

Source: Modelling housing outcomes based on data from Statistics New Zealand), HUD, MBIE, and KO.

Ōtaki has the highest level of housing need in the District followed by Paraparaumu and Paekākāriki subareas.



8.10 Implications of housing affordability and need trends on the demand for social housing

The objective of this section of the report is to discuss the implications of the current and projected level of housing need on the demand for additional social renter dwellings. Table 8.21 presents the potential increase in demand if the level of social renters relative to the total level of housing need remained constant between 2018 and 2048. This does not imply the current ratio of social renters to total need is appropriate, as this is a policy decision and beyond the scope of this project.

Table 8.21: Projected increase in demand for social housing units 2018 to 2048

	Total need	Social
2018	3,720	220
2028	5,030	300
2038	6,300	370
2048	7,460	440
Change		
18 to 48	3,730	220

Source: Modelled based on data from HNZC, HUD and Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

This analysis suggests there will be additional demand for 220 extra social housing dwellings between 2018 and 2048 if the current ratio of social renter dwellings to total housing need is maintained. We note the current social housing to total household ratio is currently less than 1% which is significantly below the national average which is closer to 4%. Ideally any additional social housing units should be located in mixed tenure communities close to major employment centres, transport routes and with access to a range of social services. However, the geographical distribution of the additional social dwellings required is also a policy issue.



9. Social, health and other outcomes

The objective of this section of the report is to provide an overview of the social, health and other outcomes being experienced in Kāpiti Coast District relative to Horowhenua District and the Greater Wellington metropolitan area²². This includes:

- The relative level of poverty In Kāpiti Coast District;
- The relative level of crimes committed;
- The level of social spending by Ministry of Social Development;
- Health outcomes; and
- Educational outcomes being achieved.

The results in this section of the report are not official statistics. They have been created for research purposes from the Integrated Data Infrastructure (IDI), which is carefully managed by Stats NZ. For more information about the IDI please visit <https://www.stats.govt.nz/integrated-data/>. The opinions, findings, recommendations, and conclusions expressed in this section of the report are those of the author(s), not Statistics NZ, NZ Police, or other government organisations. Access to the anonymised data used in this study was provided by Statistics NZ under the security and confidentiality provisions of the Statistics Act 1975. Only people authorised by the Statistics Act 1975 are allowed to see data about a particular person, household, business, or organisation, and the results in this report have been confidentialised to protect these groups from identification and to keep their data safe.

The results are based in part on tax data supplied by Inland Revenue to Stats NZ under the Tax Administration Act 1994 for statistical purposes. Any discussion of data limitations or weaknesses is in the context of using the IDI for statistical purposes, and is not related to the data's ability to support Inland Revenue's core operational requirements.

The final part of this section of the report contains data received from Oranga Tamariki showing activities in Kāpiti Coast District and Porirua City across three financial years 2018/19 to 2020/21. This information is not official statistics and has been received for information purposes upon request by Kāpiti Coast District Council.

9.1 Poverty outcomes

New Zealand does not have an official poverty measure. However, low-income thresholds or poverty lines can be used. The OECD uses an income threshold of 60 percent of median equivalised disposable household income²³ as its poverty threshold. This is the measure Statistics New Zealand recommended and is used in the tables.

²² Greater Wellington metropolitan area includes Kāpiti Coast, Upper Hutt, Hutt City, Porirua and Wellington City Councils.

²³ Disposable household income is the sum of disposable personal income for all members in a household who are 15 years and over. Equivalised disposable income adjusts disposable household income to allow for household size and composition so living standards are comparable across different types of households. This is equivalisation. Equivalisation reflects the two common-sense notions that; a larger household needs more income than a smaller household for the two households to have similar standards of living (all else being equal); and there are economies of scale as household size increases.



Table 9.1 presents the relative level of poverty in Kāpiti Coast and Horowhenua Districts relative to greater Wellington by tenure in 2011 and 2021.

Table 9.1: Relative level of poverty in Kāpiti Coast and Horowhenua Districts and greater Wellington in 2011 and 2021

Area / tenure	Number of households living in poverty			Number of households not living in poverty			Proportion of households living in poverty ²⁴		
	2011	2021	Chge 11 to 21	2011	2021	Chge 11 to 21	2011	2021	% pt Chge 11 to 21
Kāpiti Coast District									
Social renter	108	186	78	201	141	-60	35%	57%	22%
Private renter	537	642	105	1,983	2,268	285	21%	22%	1%
Owner occupier	3,084	8,214	5,130	14,574	10,872	-3,702	17%	43%	26%
Total	3,729	9,042	5,313	16,758	13,281	-3,477	18%	41%	23%
Horowhenua									
Social renter	81	126	45	138	111	-27	37%	53%	16%
Private renter	474	639	165	1,188	1,407	219	29%	31%	3%
Owner occupier	2,169	5,157	2,988	8,439	6,576	-1,863	20%	44%	24%
Total	2,724	5,922	3,198	9,765	8,094	-1,671	22%	42%	20%
Greater Wellington									
Social renter	3,408	4,413	1,005	6,210	5,325	-885	35%	45%	10%
Private renter	5,181	5,184	3	22,695	26,367	3,672	19%	16%	-2%
Owner occupier	17,286	36,027	18,741	103,122	92,736	-10,386	14%	28%	14%
Total	25,875	45,624	19,749	132,027	124,428	-7,599	16%	27%	10%

Statistics New Zealand IDI data lab

The number of Kāpiti Coast households living in poverty increased by 5,313 between 2011 and 2021. The proportion of households living in poverty increased from 18% to 41%, a 23 percentage point increase. The growth was predominately for owner occupier households with a strong proportional growth in social renters. Although the data was not available, this may reflect the higher number of older households reliant on Superannuation as their main source of income. Horowhenua experienced a similar trend. The proportion of households living in poverty in Kāpiti Coast District is significantly higher than the average for greater Wellington and the growth in the proportion of households living in poverty is significantly higher on the Kāpiti Coast.

²⁴ The proportion of housings living in poverty is calculated by dividing the number of households in poverty (by tenure) by the total number of households in the tenure group, for example (total social renters living in Kāpiti Coast in poverty) / (total social renters living in Kāpiti Coast)



Table 9.2 presents the relative level of poverty in Kāpiti Coast by subarea and tenure in 2011 and 2021.

Table 9.2: Relative level of poverty in Kāpiti Coast by subarea and tenure in 2011 and 2021

Area / tenure	Number of households living in poverty			Number of households not living in poverty			Proportion of households living in poverty ²⁵		
	2011	2021	Chge 11 to 21	2011	2021	Chge 11 to 21	2011	2021	% pt Chge 11 to 21
Ōtaki									
Social renter	48	69	21	72	51	-21	40%	58%	18%
Private renter	87	129	42	312	330	18	22%	28%	6%
Owner occupier	417	975	558	1,614	1,248	-366	21%	44%	23%
Total	552	1,173	621	1,998	1,629	-369	22%	42%	20%
Waikanae									
Social renter	0	15	15	12	6	-6	0%	71%	71%
Private renter	102	141	39	357	468	111	22%	23%	1%
Owner occupier	771	2,511	1,740	3,543	2,364	-1,179	18%	52%	34%
Total	873	2,667	1,794	3,912	2,838	-1,074	18%	48%	30%
Paraparaumu									
Social renter	60	96	36	102	69	-33	37%	58%	21%
Private renter	201	210	9	771	897	126	21%	19%	-2%
Owner occupier	987	2,778	1,791	5,295	3,906	-1,389	16%	42%	26%
Total	1,248	3,084	1,836	6,168	4,872	-1,296	17%	39%	22%
Raumati									
Social renter	0	6	6	15	15	0	0%	29%	29%
Private renter	108	114	6	381	438	57	22%	21%	-1%
Owner occupier	471	1,113	642	2,460	1,881	-579	16%	37%	21%
Total	579	1,233	654	2,856	2,334	-522	17%	35%	18%
Paekākāriki									
Social renter	0	0	0	0	0	0	-	-	-
Private renter	21	24	3	93	66	-27	18%	27%	8%
Owner occupier	111	189	78	459	393	-66	19%	32%	13%
Total	132	213	81	552	459	-93	19%	32%	12%
Rural									
Social renter	0	0	0	0	0	0	-	-	-
Private renter	18	24	6	69	69	0	21%	26%	5%
Owner occupier	327	648	321	1,203	1,080	-123	21%	38%	16%
Total	345	672	327	1,272	1,149	-123	21%	37%	16%

Statistics New Zealand IDI data lab

²⁵ The proportion of housings living in poverty is calculated by dividing the number of households in poverty (by tenure) by the total number of households in the tenure group, for example (total social renters living in Ōtaki in poverty) / (total social renters living in Ōtaki)



All subareas experienced growth in the number of households living in poverty between 2011 and 2021. Waikanae experienced the strongest growth with a 30% increase in the number of households living in poverty, followed by Paraparaumu.

Table 9.3 presents the number of children living in households below the poverty thresholds (60% of median equivalised disposable household income) in 2011 and 2021.

Table 9.3: The number of children living in poverty by household tenure and subarea

	Number of children living in poverty 2021				Change in the number of children living in poverty 2011 to 2021			
	Social renter hhlds	Private renters hhlds	Owner occupier hhlds	All hhlds	Social renter hhlds	Private renters hhlds	Owner occupier hhlds	All hhlds
Ōtaki	33	165	369	567	-30	3	96	69
Waikanae	0	144	438	582	0	9	66	75
Paraparaumu	18	219	732	969	-21	-45	66	0
Raumati	0	102	399	501	0	-21	45	24
Paekākāriki	0	30	72	102	0	6	-12	-6
Rural	0	21	246	267	0	-6	51	45
Total Kāpiti Coast	51	681	2,256	2,988	-51	-54	312	207
Horowhenua	63	621	1,866	2,550	-54	-102	69	-87
Greater Wellington	3,663	4,425	13,944	22,032	-975	-390	1,284	-81
Children living in poverty as a % of all children by subgroup								
Ōtaki	41%	41%	37%	38%	-27%	0%	9%	5%
Waikanae	-	28%	29%	29%	-	-5%	5%	3%
Paraparaumu	35%	26%	26%	26%	-17%	-1%	4%	3%
Raumati	0%	25%	25%	25%	0%	-3%	5%	3%
Paekākāriki	-	56%	26%	31%	-	26%	2%	6%
Rural	-	26%	33%	32%	-	-6%	10%	29%
Total Kāpiti Coast	36%	30%	28%	29%	-20%	-1%	6%	4%
Horowhenua	43%	38%	36%	36%	-12%	-3%	4%	2%
Greater Wellington	45%	28%	23%	26%	-2%	-1%	4%	2%

Statistics New Zealand IDI data lab

There were almost 3,000 children living in poverty in Kāpiti Coast District in 2021. The majority were living in owner occupier households. This is in part due to the high rates of owner occupation on the Kāpiti Coast (i.e. fewer renter household and consequently fewer children in poverty).



Table 9.4: The number of Māori and Pasifika children living in poverty by tenure and subarea in 2021

	Number of children living in poverty by household tenure				Change in the number of children living in poverty 2011 to 2021			
	Social renter hhlds	Private renters hhlds	Owner occupier hhlds	All hhlds	Social renter hhlds	Private renters hhlds	Owner occupier hhlds	All hhlds
Ōtaki	27	102	180	309	-21	-9	45	15
Waikanae	0	39	102	141	0	6	42	48
Paraparaumu	9	66	165	240	-12	-24	-9	-45
Raumati	0	30	63	93	0	-3	-3	-6
Paekākāriki	0	0	12	12	0	-6	-15	-21
Rural	0	15	45	60	0	6	15	21
Total Kāpiti Coast	36	252	567	855	-33	-30	75	12
Horowhenua	45	330	678	1,053	-48	-117	-72	-237
Greater Wellington	2,154	1,512	2,997	6,663	-912	-450	-198	-1,560
Children living in poverty as a % of all children by subgroup								
Ōtaki	39%	40%	37%	38%	-30%	0%	9%	3%
Waikanae	-	29%	37%	35%	-	2%	13%	9%
Paraparaumu	27%	25%	27%	26%	-	1%	-1%	-1%
Raumati	0%	23%	27%	25%	-	-2%	4%	1%
Paekākāriki	-	0%	24%	21%	-	-25%	-11%	-11%
Rural	-	56%	35%	38%	-	6%	6%	7%
Total Kāpiti Coast	33%	31%	32%	31%	-16%	-3%	3%	0%
Horowhenua	43%	35%	33%	34%	-19%	-7%	-3%	-5%
Greater Wellington	41%	26%	21%	26%	-5%	-1%	3%	-1%

Statistics New Zealand IDI data lab

The number of Māori and Pasifika children living in poverty in Kāpiti Coast District increased by 12 between 2011 and 2021. While the number of children living in poverty increased the number living in rented accommodation fell by 63.



9.2 Criminal offending

Kāpiti Coast District has experienced proportionally increasing levels of criminal offending per head of population over the past decade as a percentage of its total resident population of the Greater Wellington metropolitan area. Table 9.5 presents the level of criminal offending in Kāpiti Coast District and Greater Wellington metropolitan area along with Kāpiti Coast District's usually resident population as a proportion of Greater Wellington metropolitan area's population.

Table 9.5: Kāpiti Coast District's criminal offending as a proportion of total offences in Greater Wellington metropolitan area

Year	Number of criminal offences		Kāpiti Coast District's offending	
	Kāpiti Coast District	Greater Wellington metropolitan area	As a % of all criminal offences in Gtr Wgtn	As a % of total resident population in Gtr Wgtn
2010	3,060	29,250	10.5%	11.5%
2011	2,950	27,360	10.8%	11.5%
2012	2,580	24,570	10.5%	11.5%
2013	2,150	20,270	10.6%	11.6%
2014	2,170	19,070	11.4%	11.7%
2015	1,900	18,730	10.1%	11.7%
2016	2,080	19,410	10.7%	11.8%
2017	2,060	17,830	11.6%	11.8%
2018	2,040	18,320	11.1%	11.8%
2019	2,350	19,020	12.4%	11.8%
2020	2,300	18,900	12.2%	11.9%

Statistics New Zealand IDI data lab

Criminal offending in Kāpiti Coast District as a proportion of total offending in Greater Wellington metropolitan area is slightly higher than Kāpiti's population as a proportion of Greater Wellington metropolitan area population in 2019 and 2020. Between 2010 and 2020 criminal offending in Kāpiti as a proportion of all offending in Greater Wellington metropolitan area increased 10.5% to 12.2% whilst Kāpiti's population increased from 11.5% to 11.9% of Greater Wellington metropolitan area's population.



Table 9.6 presents the trend in the level of criminal offending per 10,000 residents in Kāpiti and greater Wellington metropolitan area between 2010 and 2020.

Table 9.6: Criminal offending per 10,000 residents 2010 to 2020

Year	Family violence		Violent crimes		Property offences		Disorderly / drug / & weapon		Total offences	
	Kāpiti Coast	Greater Wgtn	Kāpiti Coast	Greater Wgtn	Kāpiti Coast	Greater Wgtn	Kāpiti Coast	Greater Wgtn	Kāpiti Coast	Greater Wgtn
2010	23	29	145	172	218	212	131	152	614	676
2011	31	25	156	161	184	188	126	149	587	628
2012	29	30	134	143	155	168	111	135	512	563
2013	28	28	102	114	130	132	90	117	423	461
2014	34	31	116	116	131	128	77	89	421	432
2015	23	27	90	110	107	123	67	81	363	420
2016	27	28	104	111	103	125	85	86	391	429
2017	23	28	96	107	103	99	65	74	381	389
2018	24	25	91	103	97	107	77	78	373	394
2018	26	22	95	101	125	117	97	79	424	406
2020	20	18	97	98	117	100	75	81	409	400
5 yr ave	24	24	96	104	109	110	80	80	395	403

Statistics New Zealand IDI data lab

Over the last five years Kāpiti has had similar or slightly lower levels of offending (per 10,000 residents) for all types of offences. Like the greater Wellington metropolitan area, offending rates per 10,000 residents has declined between 2010 and 2020.

Table 9.7 presents the level of criminal offending per 10,000 people (usual residents) for all crimes and violent crimes by subarea between 2012 and 2020.



Table 9.7: Criminal offending per 10,000 people by subarea 2012 - 2020

Subarea	2012	2013	2014	2015	2016	2017	2018	2019	2020	Ave last 5 yrs.
Family Violence										
Ōtaki	40	50	64	44	47	65	58	67	44	56
Waikanae	19	14	27	16	10	17	10	22	19	15
Paraparaumu	33	21	38	23	35	21	25	15	12	22
Raumati	35	62	27	24	17	17	13	16	13	15
Paekākāriki	53	-	-	-	-	-	-	35	70	-
Rural	21	-	13	19	32	-	25	37	18	-
Total Kāpiti	29	28	34	23	27	23	24	26	20	24
Violent crimes										
Ōtaki	165	139	172	106	152	171	166	151	122	152
Waikanae	83	71	79	49	36	55	41	46	56	47
Paraparaumu	164	106	127	112	135	100	89	107	102	107
Raumati	122	118	106	77	64	77	60	58	55	63
Paekākāriki	159	106	126	126	125	106	177	157	192	152
Rural	124	81	98	90	121	95	125	110	138	117
Total Kāpiti	134	102	116	90	104	96	91	95	97	96
Property offences										
Ōtaki	210	183	186	169	227	125	175	258	248	207
Waikanae	86	66	69	62	53	69	59	50	33	53
Paraparaumu	239	162	186	159	129	148	139	184	164	153
Raumati	66	107	89	34	64	47	33	42	68	51
Paekākāriki	70	248	126	72	54	89	89	122	-	-
Rural	76	74	52	71	44	76	31	49	78	56
Total Kāpiti	155	130	131	107	103	103	97	125	117	109
Disorderly/drug/weapon offences										
Ōtaki	140	114	78	39	118	79	99	93	109	100
Waikanae	55	36	34	36	46	37	37	41	28	38
Paraparaumu	161	137	107	103	119	105	107	159	109	120
Raumati	77	80	89	40	67	30	53	68	61	56
Paekākāriki	88	-	72	54	54	-	35	52	35	-
Rural	76	41	33	84	32	19	75	37	36	40
Total Kāpiti	111	90	77	67	85	65	77	97	75	80
Total offences										
Ōtaki	656	584	573	473	639	518	534	650	614	591
Waikanae	262	205	246	198	185	221	197	170	170	189
Paraparaumu	701	534	527	483	511	515	483	602	548	532
Raumati	394	388	372	232	259	230	235	244	232	240
Paekākāriki	405	460	378	343	323	284	354	417	385	352
Rural	357	303	293	373	311	315	355	298	415	339
Total Kāpiti	512	423	421	363	391	381	373	424	409	395

Statistics New Zealand IDI data lab



Ōtaki and Paraparaumu subareas have significantly higher rates of offending per 10,000 residents when compared to the average for Kāpiti Coast District and greater Wellington. Ōtaki had higher rates of Family violence and other violent offences whereas Paraparaumu had higher rates of disorderly/drug/weapon offences than the regional average.

Table 9.8 presents the number of offences committed by subarea as a percentage of total offences committed in Kāpiti Coast District and compares these to the relative populations.

Table 9.8: The relative level of criminal offending in Kāpiti Coast District

	Subarea population as a % of Kāpiti's population			Family and violent offences as a % offending in Kāpiti			Total offences as a % of total offending in Kāpiti		
	2010	2020	% pt chge	2010	2020	% pt chge	2010	2020	% pt chge
Ōtaki	12.1%	12.3%	0.2%	17.2%	17.4%	0.2%	19.5%	18.4%	-1.1%
Waikanae	21.7%	23.0%	1.3%	12.5%	14.7%	2.1%	10.8%	9.5%	-1.3%
Paraparaumu	37.4%	36.3%	-1.1%	42.3%	35.3%	-7.0%	47.2%	48.6%	1.3%
Raumati	17.2%	16.6%	-0.6%	17.9%	9.6%	-8.3%	14.8%	9.4%	-5.4%
Paekākāriki	3.4%	3.1%	-0.3%	-	6.9%	-	1.8%	2.9%	1.1%
Rural	8.2%	8.9%	0.7%	-	11.9%	-	5.4%	9.0%	3.6%

Statistics New Zealand IDI data lab

When compared to the subarea's population as a proportion of Kāpiti Coast District's total population, more violent crimes occurred in Ōtaki (in 2020 the subarea had 12.3% of the District's population and 17.4% of the District's violent crime).

When compared to the subarea's population as a proportion of Kāpiti Coast District's total population, more total violent criminal offending occurred in:

- Ōtaki (in 2020 the subarea had 12.3% of the District's population and 18.4% of the District's violent crime); and
- Paraparaumu (in 2020 the subarea had 36.3% of the District's population and 48.6% of the District's violent crime).



9.3 Social transfers and expenditure

The objective of this section of the report is to summarise the level of social transfers and expenditure occurring in Kāpiti Coast District by subarea along with Horowhenua and the greater Wellington metropolitan area. Table 9.9 presents the trend in the estimated total benefits paid, excluding superannuation.

Table 9.9: Number of households paid benefits by MSD and total benefits paid²⁶

	Total benefits paid (ex-superannuation)					Change in benefits paid 2007 to 2021		
	2007	2010	2015	2020	2021	Total change in \$	Ann Ave chge in \$	Ann Ave % chge
Total benefits (\$m)								
Ōtaki	\$36.3	\$47.6	\$53.1	\$80.6	\$92.8	\$56.5	\$4.0	6.9%
Waikanae	\$56.3	\$67.4	\$86.2	\$118.3	\$130.3	\$74.0	\$5.3	6.2%
Paraparaumu	\$88.0	\$107.7	\$128.2	\$176.4	\$197.3	\$109.3	\$7.8	5.9%
Raumati	\$32.1	\$39.9	\$44.7	\$63.3	\$73.3	\$41.2	\$2.9	6.1%
Paekākāriki	\$5.4	\$5.9	\$6.9	\$10.2	\$11.3	\$5.9	\$0.4	5.4%
Rural	\$8.7	\$12.9	\$19.1	\$29.0	\$33.9	\$25.2	\$1.8	10.2%
Kāpiti Coast	\$226.8	\$281.4	\$338.3	\$477.7	\$538.9	\$312.0	\$22.3	6.4%
Horowhenua	\$166.8	\$202.6	\$249.9	\$394.2	\$437.6	\$270.9	\$19.3	7.1%
Greater Wellington	\$1,254.4	\$1,612.9	\$1,800.3	\$2,688.1	\$3,279.6	\$2,025.3	\$144.7	7.1%
Average per hhold²⁷								
Ōtaki	\$15,100	\$18,900	\$20,100	\$28,300	\$33,100	\$18,000.0	\$1,285.7	5.8%
Waikanae	\$12,000	\$14,100	\$16,700	\$21,100	\$23,700	\$11,700.0	\$835.7	5.0%
Paraparaumu	\$12,300	\$14,600	\$16,500	\$21,700	\$24,800	\$12,500.0	\$892.9	5.1%
Raumati	\$9,900	\$11,800	\$12,700	\$17,500	\$20,500	\$10,600.0	\$757.1	5.3%
Paekākāriki	\$8,400	\$8,700	\$10,100	\$14,800	\$16,800	\$8,400.0	\$600.0	5.1%
Rural	\$6,000	\$8,200	\$10,800	\$15,300	\$18,600	\$12,600.0	\$900.0	8.4%
Kāpiti Coast	\$11,600	\$13,900	\$15,700	\$21,000	\$24,100	\$12,500.0	\$892.9	5.4%
Horowhenua	\$13,700	\$16,200	\$19,200	\$27,600	\$31,200	\$17,500.0	\$1,250.0	6.1%
Greater Wellington	\$8,300	\$10,300	\$11,000	\$15,600	\$19,300	\$11,000.0	\$785.7	6.2%

²⁶ Statistics New Zealand IDI data lab²⁸

Total benefits paid to households living in Kāpiti Coast District increased by \$312 million (or 38%) between 2007 and 2021. Ōtaki had the highest average benefits paid per household. Table 9.10 presents the trend in the relative proportion of total benefits paid as a percentage of total benefits paid in greater Wellington metropolitan area.

²⁶ Total benefits paid include total of main benefits plus lump sum and supplementary benefits combined

²⁷ Average per household is estimated by dividing the total benefits paid by the total number of households living in the area.

²⁸ The IDI dataset may under count the benefits paid by approximately 10%


Table 9.10: Total benefits paid as a percentage of total benefits paid in greater Wellington metropolitan area

	Benefits paid as a % of total Greater Wellington				Number of households as a % of greater Wellington			
	2010	2015	2020	2021	2010	2015	2020	2021
Ōtaki	3.0%	3.0%	3.0%	2.8%	1.6%	1.6%	1.6%	1.6%
Waikanae	4.2%	4.8%	4.4%	4.0%	3.0%	3.2%	3.3%	3.2%
Paraparaumu	6.7%	7.1%	6.6%	6.0%	4.7%	4.7%	4.7%	4.7%
Raumati	2.5%	2.5%	2.4%	2.2%	2.2%	2.1%	2.1%	2.1%
Paekākāriki	0.4%	0.4%	0.4%	0.3%	0.4%	0.4%	0.4%	0.4%
Rural	0.8%	1.1%	1.1%	1.0%	1.0%	1.1%	1.1%	1.1%
Kāpiti Coast	17.4%	18.8%	17.8%	16.4%	13.0%	13.1%	13.2%	13.1%

Statistics New Zealand IDI data lab

Kāpiti Coast's share of total benefits as a percentage of benefits paid in greater Wellington is higher than its relative share of greater Wellington's population. For example, in 2021 households living in Kāpiti District received 16.4% of all benefits paid in greater Wellington while accounting for 13.1% of its population. Table 9.11 presents an indicative summary of the benefits paid by benefit type in 2021.

Table 9.11: Total benefits paid by benefit type in 2021 (\$ million)

	Ōtaki		Waikanae		Paraparaumu		Raumati		Paekākāriki		Rural		Kāpiti Coast	
	\$m	% total	\$m	% total	\$m	% total	\$m	% total	\$m	% total	\$m	% total	\$m	% total
Main Benefits														
Single parent	\$10.3	11%	\$7.4	6%	\$15.7	8%	\$5.5	7%	\$0.0	0%	\$0.0	0%	\$38.9	7%
Supported living	\$8.4	9%	\$7.1	5%	\$17.6	9%	\$7.4	10%	\$0.8	7%	\$2.2	6%	\$43.5	8%
Job seeker/unemp	\$16.5	18%	\$7.9	6%	\$22.1	11%	\$8.2	11%	\$1.2	11%	\$4.1	12%	\$60.0	11%
Other main ²⁹	\$38.4	41%	\$87.6	67%	\$104.7	53%	\$38.0	52%	\$7.0	62%	\$22.0	65%	\$297.7	55%
Total main	\$73.6	79%	\$110.0	84%	\$160.1	81%	\$59.2	81%	\$8.9	79%	\$28.3	83%	\$440.1	82%
Supplementary														
Family tax credit	\$3.9	4%	\$1.6	1%	\$3.9	2%	\$1.3	2%	\$0.0	0%	\$0.2	1%	\$11.0	2%
Acc Sup ³⁰	\$4.2	5%	\$3.8	3%	\$9.3	5%	\$3.8	5%	\$0.6	5%	\$1.0	3%	\$22.7	4%
Other sup	\$7.4	8%	\$12.6	10%	\$17.6	9%	\$6.8	9%	\$1.4	12%	\$3.7	11%	\$49.5	9%
Total Suppl	\$15.6	17%	\$18.0	14%	\$30.9	16%	\$11.9	16%	\$2.0	17%	\$4.9	15%	\$83.3	15%
Lump sum	\$3.5	4%	\$2.3	2%	\$6.4	3%	\$2.2	3%	\$0.4	4%	\$0.7	2%	\$15.5	3%
Total benefits	\$92.8	100%	\$130.3	100%	\$197.3	100%	\$73.3	100%	\$11.3	100%	\$33.9	100%	\$538.9	100%

Source: Statistics New Zealand IDI data lab (note rounding may result in some discrepancies in totals)

²⁹ Other main benefits include emergency allowances, invalid, widow, youth, training, sickness and hardship benefits

³⁰ Acc Sup = accommodation supplement



Compared to Kāpiti Coast District as a proportion of total benefits paid:

- Ōtaki households had a higher proportion of single parent benefits, job seeker, and family tax credits;
- Waikanae had a lower amount and proportion of supported living and job seeker benefits; and
- Raumati had a higher proportion of supported living benefits and other supplementary benefits;

9.4 Health outcomes

This section of the report summarises health outcomes (measured as the number of hospital admissions) in Kāpiti Coast District’s subareas and compares these outcomes with the Horowhenua and the greater Wellington metropolitan area. Table 9.12 presents the trend in the number of hospital admissions between 2010 and 2020 by subarea and compares these to Horowhenua and Greater Wellington metropolitan area. Note it is likely admissions in the 2020 year were impacted by the COVID-19 pandemic in all the health outcomes data.

Table 9.12: Hospital Admissions 2010 to 2020

Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<i>Total admissions</i>											
Ōtaki	250	250	240	290	270	290	280	230	240	280	90
Waikanae	470	510	480	530	530	510	500	540	520	580	250
Paraparaumu	830	810	920	990	1150	1040	1250	960	1040	910	330
Raumati	280	300	280	300	320	320	370	280	270	270	110
Paekākāriki	60	30	40	40	40	50	40	70	50	30	20
Rural	70	110	90	110	130	130	120	140	120	140	50
Kāpiti	1780	1820	1890	2060	2220	2110	2340	2010	2020	1990	780
Horowhenua	1850	1989	1872	1891	1835	1825	1958	1809	1738	2082	761
Gtr Wellington	14,410	15,290	15,930	16,210	16,920	16,310	16,800	16,800	17,120	17,250	6,980
<i>Admissions per 10k</i>											
Ōtaki	415	412	401	479	441	467	442	355	359	415	131
Waikanae	434	473	442	482	468	442	423	446	423	464	194
Paraparaumu	446	433	488	520	603	541	636	482	520	452	163
Raumati	327	350	325	346	364	359	415	311	298	292	118
Paekākāriki	355	175	235	236	240	301	239	414	295	174	117
Rural	171	257	206	248	282	279	254	294	249	284	100
Kāpiti	394	400	413	445	473	444	484	410	408	397	154
Horowhenua	599	644	606	612	595	591	634	586	563	674	246
Gtr Wellington	377	397	414	418	435	415	422	416	418	419	168

Statistics New Zealand IDI data lab

Although the rate of admissions per 10,000 residents has varied over time Waikanae and Paraparaumu had the highest rates of hospital admissions across the subareas and when compared to Horowhenua and greater Wellington. This may reflect the age profile of each area’s population.



Table 9.13 presents the trend in the number of hospital admissions for patients suffering from diseases and disorders of the ear, nose, mouth, throat, and respiratory system.

Table 9.13: Diseases and disorders of the ear nose mouth and throat and respiratory system

Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total admissions											
Ōtaki	60	50	60	80	70	90	90	80	70	90	20
Waikanae	100	100	80	90	130	120	90	140	120	110	30
Paraparaumu	190	200	190	200	240	220	240	240	210	170	50
Raumati	80	70	70	70	70	70	70	50	50	30	10
Paekākāriki	20	0	10	0	0	10	10	30	10	10	0
Rural	20	30	20	20	20	20	20	30	20	30	10
Kāpiti	440	420	400	410	490	500	470	510	410	410	120
Horowhenua	571	493	533	551	538	558	656	468	490	704	319
Gtr Wellington	3,950	4,120	4,070	3,810	4,170	4,300	4,110	4,510	4,200	4,210	1,320
Admissions per 10k											
Ōtaki	100	82	100	132	114	145	142	123	105	133	29
Waikanae	92	93	74	82	115	104	76	116	98	88	23
Paraparaumu	102	107	101	105	126	114	122	120	105	84	25
Raumati	94	82	81	81	80	78	78	56	55	32	11
Paekākāriki	118	0	59	0	0	60	60	177	59	58	0
Rural	49	70	46	45	43	43	42	63	41	61	20
Kāpiti	97	92	87	89	104	105	97	104	83	82	24
Horowhenua	185	160	173	178	174	181	213	152	159	228	103
Gtr Wellington	103	107	106	98	107	110	103	112	103	102	32

Statistics New Zealand IDI data lab

NB: “S” indicates the data was suppressed due to confidentiality constraints by Statistics New Zealand

Ōtaki had the highest rates of hospital admissions for diseases and disorders of the ear, nose, mouth, throat, and respiratory system. Paraparaumu also had moderately higher admission rates.



Table 9.14 presents the trend in the number of hospital admissions for patients suffering from diseases and disorders of the skin, subcutaneous tissue, and breast.

Table 9.14: Diseases and disorders of the skin, subcutaneous tissue, and breast

Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total admissions											
Ōtaki	10	10	10	20	10	10	10	10	10	20	0
Waikanae	30	20	20	20	30	30	30	40	30	30	20
Paraparaumu	60	60	50	60	40	30	60	50	60	50	30
Raumati	20	20	10	30	20	20	20	20	20	30	10
Paekākāriki	0	0	0	0	10	0	0	0	0	0	0
Rural	0	0	0	10	10	10	10	10	10	0	0
Kāpiti	110	130	110	130	130	100	140	140	120	130	60
Horowhenua	129	143	135	134	132	117	123	108	118	123	62
Gtr Wellington	1,490	1,690	1,690	1,710	1,550	1,540	1,550	1,580	1,700	1,650	790
Admissions per 10k											
Ōtaki	17	16	17	33	16	16	16	15	15	30	0
Waikanae	28	19	18	18	26	26	25	33	24	24	16
Paraparaumu	32	32	27	32	21	16	31	25	30	25	15
Raumati	23	23	12	35	23	22	22	22	22	32	11
Paekākāriki	0	0	0	0	60	0	0	0	0	0	0
Rural	0	0	0	23	22	21	21	21	21	0	0
Kāpiti	24	29	24	28	28	21	29	29	24	26	12
Horowhenua	42	46	44	44	43	38	40	35	38	40	20
Gtr Wellington	39	44	44	44	40	39	39	39	42	40	19

Statistics New Zealand IDI data lab

Overall when compared to greater Wellington Kāpiti Coast and subareas had lower admission rates from diseases and disorders of the skin, subcutaneous tissue, and breast.



Table 9.15 presents the trend in the number of hospital admissions for patients suffering from cardiovascular diseases.

Table 9.15: Cardiovascular admissions

Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total admissions											
Ōtaki	80	80	60	90	70	70	70	60	60	70	30
Waikanae	140	190	170	210	160	170	190	180	170	170	100
Paraparaumu	290	260	290	340	400	410	480	340	390	320	130
Raumati	90	80	90	100	100	90	160	100	90	90	40
Paekākāriki	20	20	10	10	10	10	20	20	20	0	10
Rural	30	50	20	30	30	40	40	50	60	50	10
Kāpiti	580	600	590	720	710	740	880	690	710	650	290
Horowhenua	701	655	643	629	612	609	680	591	573	700	276
Gtr Wellington	3,730	3,930	4,180	4,710	4,710	4,650	4,790	4,700	4,770	4,870	2,140
Admissions per 10k											
Ōtaki	133	132	100	149	114	113	110	93	90	104	44
Waikanae	129	176	156	191	141	147	161	149	138	136	78
Paraparaumu	156	139	154	179	210	213	244	171	195	159	64
Raumati	105	93	105	115	114	101	179	111	99	97	43
Paekākāriki	118	116	59	59	60	60	120	118	118	0	58
Rural	73	117	46	68	65	86	85	105	124	102	20
Kāpiti	128	132	129	156	151	156	182	141	144	130	57
Horowhenua	227	212	208	204	198	197	220	191	186	227	89
Gtr Wellington	98	102	109	121	121	118	120	116	117	118	51

Statistics New Zealand IDI data lab

NB: “S” indicates the data was suppressed due to confidentiality constraints by Statistics New Zealand

Waikanae and Paraparaumu subareas have higher rates of hospital admission from cardiovascular diseases than the average for Kāpiti Coast and greater Wellington. Kāpiti Coast also has higher levels of admission than greater Wellington.



Table 9.16 presents the trend in the number of hospital admissions for patients suffering from dental admissions.

Table 9.16: Dental admissions

Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total admissions											
Ōtaki	0	10	20	20	30	10	30	0	10	20	10
Waikanae	20	10	10	10	20	20	20	20	20	20	0
Paraparaumu	30	20	30	50	40	40	60	50	50	60	30
Raumati	10	10	10	10	10	10	10	10	20	20	0
Paekākāriki	0	0	0	0	0	0	0	0	0	0	0
Rural	0	0	0	0	10	0	0	10	0	10	0
Kāpiti	60	70	90	100	110	80	100	90	110	120	40
Horowhenua	111	135	134	153	152	151	128	138	118	179	35
Gtr Wellington	900	850	950	950	1,080	940	1,000	1,020	1,080	1,090	490
Admissions per 10k											
Ōtaki	0	16	33	33	49	16	47	0	15	30	15
Waikanae	18	9	9	9	18	17	17	17	16	16	0
Paraparaumu	16	11	16	26	21	21	31	25	25	30	15
Raumati	12	12	12	12	11	11	11	11	22	22	0
Paekākāriki	0	0	0	0	0	0	0	0	0	0	0
Rural	0	0	0	0	22	0	0	21	0	20	0
Kāpiti	13	15	20	22	23	17	21	18	22	24	8
Horowhenua	36	44	43	50	49	49	42	45	38	58	11
Gtr Wellington	24	22	25	25	28	24	25	25	26	26	12

Statistics New Zealand IDI data lab

NB: “S” indicates the data was suppressed due to confidentiality constraints by Statistics New Zealand

Although admission rates for dental treatment are volatile, admission rates for Kāpiti Coast are typically slightly lower than the average for greater Wellington.



Table 9.17 presents the relative annual average level (per 10,000 residents) of hospital admissions for each subarea and tenure.

Table 9.17: Average annual admission rates (2015 to 2019) per 10,000 residents by tenure and subarea

Area/Tenure	Cardiovascular	Dental	Dermatological	Gastrointestinal	Respiratory	Total
Ōtaki						
Social renter	S	S	S	S	S	1,000
Private renter	92	69	69	S	183	550
Owner occupier	110	17	17	41	110	343
Waikanae						
Social renter	S	S	S	S	S	1,818
Private renter	93	56	S	150	75	467
Owner occupier	146	8	28	83	91	459
Paraparaumu						
Social renter	187	S	S	S	S	748
Private renter	67	57	29	38	57	276
Owner occupier	175	27	27	63	92	479
Raumati						
Social renter	S	S	S	S	S	2,353
Private renter	79	39	39	59	S	276
Owner occupier	98	16	27	47	43	294
Paekākāriki						
Social renter	S	S	S	S	S	S
Private renter	S	S	S	S	S	S
Owner occupier	S	S	S	S	S	204
Rural						
Social renter	S	S	S	S	S	S
Private renter	S	S	S	S	S	294
Owner occupier	104	13	S	52	59	273
Kāpiti Coast						
Social renter	259	S	S	129	345	948
Private renter	74	55	30	66	74	354
Owner occupier	138	18	26	61	83	399
Horowhenua						
Social renter	224	81	42	53	174	821
Private renter	124	83	57	86	132	574
Owner occupier	199	34	31	86	128	554
Gtr Wellington						
Social renter	178	70	92	121	229	799
Private renter	61	33	34	49	75	295
Owner occupier	109	17	31	57	82	352

Source: Statistics New Zealand IDI data lab

NB: "S" indicates the data was suppressed due to confidentiality constraints by Statistics New Zealand



Social renter household residents has relatively higher rates of hospital admissions than private renters and owner occupiers. Overall, owner occupier residents also had higher relative than private renters although this varied between subareas.

Private renters living on the Kāpiti Coast had higher admission rates per 1000 residents for cardiovascular, and gastrointestinal disease than the average for greater Wellington. Private renters living in Ōtaki had higher admission rates across all disease categories (excluding Gastrointestinal which was suppressed) when compared to the average for greater Wellington.

In summary, overall Kāpiti Coast had higher levels of relative hospital admissions when compared to Greater Wellington metropolitan area.

9.5 Educational outcomes

The current Labour led coalition stopped primary schools measuring student performance using national standards in 2018. Consequently, there are no appropriate available measures of primary school student performance. A guide for secondary school student performance can be presented using NCEA and university entrance results. Table 9.18 summarises education outcomes achieved at secondary schools located in Kāpiti Coast District and includes the proportion of students attempting a qualification, the percentage of students who attempted a qualification and were successful, and the overall percentage of students who were successful in achieving the qualification.

Table 9.18: Secondary school outcomes

	Roll ³¹	Below NCEA Level 1		NCEA Level 1 or higher		NCEA level 2 or higher		NCEA Level 3 or higher	
		2016	2018	2016	2018	2016	2018	2018	2020
Kāpiti College	1,560	4%	2%	96%	98%	91%	92%	68%	72%
Ōtaki College	440	9%	16%	91%	84%	80%	76%	33%	37%
Paraparaumu College	1,182	6%	7%	94%	93%	86%	86%	56%	60%
Te kura Kaupapa Māori O te Rito	26	S	S	S	S	S	S	S	S
Te Kura a iwi o Whakatapuranga Rua Mano	45	0%	15%	100%	85%	100%	77%	92%	67%
Kāpiti Coast District		5%	6%	95%	94%	88%	88%	60%	64%
Horowhenua District		12%	18%	88%	82%	74%	73%	42%	44%
Wellington Region		7%	8%	93%	92%	86%	87%	64%	67%

Source: Ministry of Education

³¹ Counts only secondary students



Overall, the level of student achievement on average was similar in Kāpiti Coast’s secondary schools to the average for greater Wellington and better than Horowhenua District’s schools. Student achievement varied amongst Kāpiti District’s secondary schools. Student NCEA results were better at some schools than others and show variation between years at the same school.

Table 9.19 presents the proportion of students leaving or staying at school relative to the regional average.

Table 9.19: Secondary school retention outcomes³²

Secondary School	Roll	Left before 17 th birthday			Stayed at least until 17 th birthday		
		2018	2019	2020	2018	2019	2020
Kāpiti College	1,560	14%	18%	11%	86%	82%	89%
Ōtaki College	440	23%	27%	23%	77%	73%	77%
Paraparaumu College	1,182	19%	17%	15%	81%	83%	85%
Te kura Kaupapa Māori O te Rito	26	S	S	S	S	S	S
Te Kura a iwi o Whakatapuranga Rua Mano	45	8%	0%	23%	92%	100%	77%
Kāpiti Coast District		17%	18%	13%	83%	82%	87%
Horowhenua District		19%	20%	20%	81%	80%	80%
Wellington Region		12%	13%	11%	88%	87%	89%
Total New Zealand		16%	17%	17%	84%	83%	83%

Source: Ministry of Education

Kāpiti Coast’s secondary school retention were similar to the average for greater Wellington with Ōtaki College’s retention rates slightly lower the District’s average and more aligned with Horowhenua District.

³² The Ministry of Education defines their retention rate as the proportion of students remaining at school until age 17



Table 9.20 presents Kāpiti Coast’s secondary school student retention rates by location (where the student lives) and household tenure in 2010 and 2020. Ministry of Education defines their retention rate as the proportion of students remaining at school until age 17 and the denominator for this proportion is all student leavers of the period.

Table 9.20: Secondary school retention rates by location and household tenure in 2010 and 2020

Area	Social renters			Private renters			Owner occupiers		
	2010	2020	% pt chge	2010	2020	% pt chge	2010	2020	% pt chge
Ōtaki	S	S	S	75%	67%	-8%	73%	83%	10%
Waikanae	S	S	S	80%	67%	-13%	68%	81%	13%
Paraparaumu	S	S	S	57%	60%	3%	81%	89%	8%
Raumati	S	S	S	75%	75%	0%	87%	90%	4%
Paekākāriki	S	S	S	S	S	S	100%	83%	-17%
Rural	S	S	S	S	100%	S	86%	88%	2%
Total Kāpiti	S	100%	S	63%	69%	7%	80%	86%	6%
Horowhenua	S	S	S	75%	74%	-1%	71%	83%	12%
Gtr Wellington	74%	77%	3%	83%	87%	4%	90%	92%	2%

Statistics New Zealand IDI data lab

Typically, students living in social rented dwellings had lower student retention rates than students living in private renter or in owner occupier households. Retention rates improved between 2010 and 2020.



Overall student enrolment is increasing in Kāpiti Coast District. Ministry of Education data shows July rolls increased from 7,885 in 2010 to 8,652 in 2020. Table 9.21 presents Kāpiti Coast’s schools showing their July 2020 total roll and utilisation rate. Five schools were over 100% utilisation rate and another six schools above 90%. Combined, over half the schools in the district are near or above their capacity.

Table 9.21: Schools by name, type and authority

School Name	School Type	Authority	July 2020 Total Roll	Utilisation
Kāpiti College	Secondary (Year 9-15)	State	1396	103%
Paraparaumu College	Secondary (Year 9-15)	State	1320	101%
Raumati Beach School	Full Primary	State	625	93%
Paraparaumu Beach School	Full Primary	State	609	87%
Kenakena School	Full Primary	State	563	94%
Kapakapanui School	Full Primary	State	562	97%
Waikanae School	Full Primary	State	562	104%
Ōtaki College	Secondary (Year 7-15)	State	487	108%
Raumati South School	Full Primary	State	399	88%
Paraparaumu School	Full Primary	State	306	106%
Waitohu School	Contributing	State	271	84%
Te Horo School	Full Primary	State	228	93%
Kāpiti School	Full Primary	State	213	84%
Our Lady of Kāpiti School	Full Primary	State: Integrated	208	83%
Te Kura a iwi o Whakatapuranga Rua Mano	Composite	State	197	91%
Te Ra School	Full Primary	State: Integrated	186	78%
Ōtaki School	Contributing	State	165	72%
Paekākāriki School	Full Primary	State	149	73%
Te Kura Kaupapa Māori O te Rito	Composite	State	89	96%
St Peter Chanel School	Full Primary	State: Integrated	29	19%

Source: Ministry of Education

Utilisation levels are highest across the secondary schools with all five reporting over 90% utilisation. Further, the three main colleges exceeded 100% utilisation. With the projected continued growth in households, further capacity will likely be required to accommodate the increasing number of students.



9.6 Oranga Tamariki activities

This section of the report provides data received from Oranga Tamariki showing activities in Kāpiti Coast District and Porirua City across three financial years 2018/19 to 2020/21. This information is not official statistics and has been received for information purposes upon request by Kāpiti Coast District Council. Due to the way Oranga Tamariki collects its data, the areas shown are not directly comparable to the sub-areas used in the rest of this report. Oranga Tamariki areas correspond to wards, which are provided in Table 9.22 below.

Table 9.22: Oranga Tamariki Wards by Reporting Place

Place	Ward
Cannons Creek	Porirua
Judgeford	Porirua
Kāpiti	Unknown
Ōtaki	Ōtaki
Ōtaki Beach	Ōtaki
Paekākāriki	Paekākāriki-Raumati
Paraparaumu	Paraparaumu
Peka	Paraparaumu
Porirua	Porirua
Porirua City	Porirua
Pukerua Bay	Porirua
Raumati	Paekākāriki-Raumati
Te Horo	Ōtaki
Te Horo Beach	Ōtaki
Waikanae	Waikanae
Waikanae Beach	Waikanae

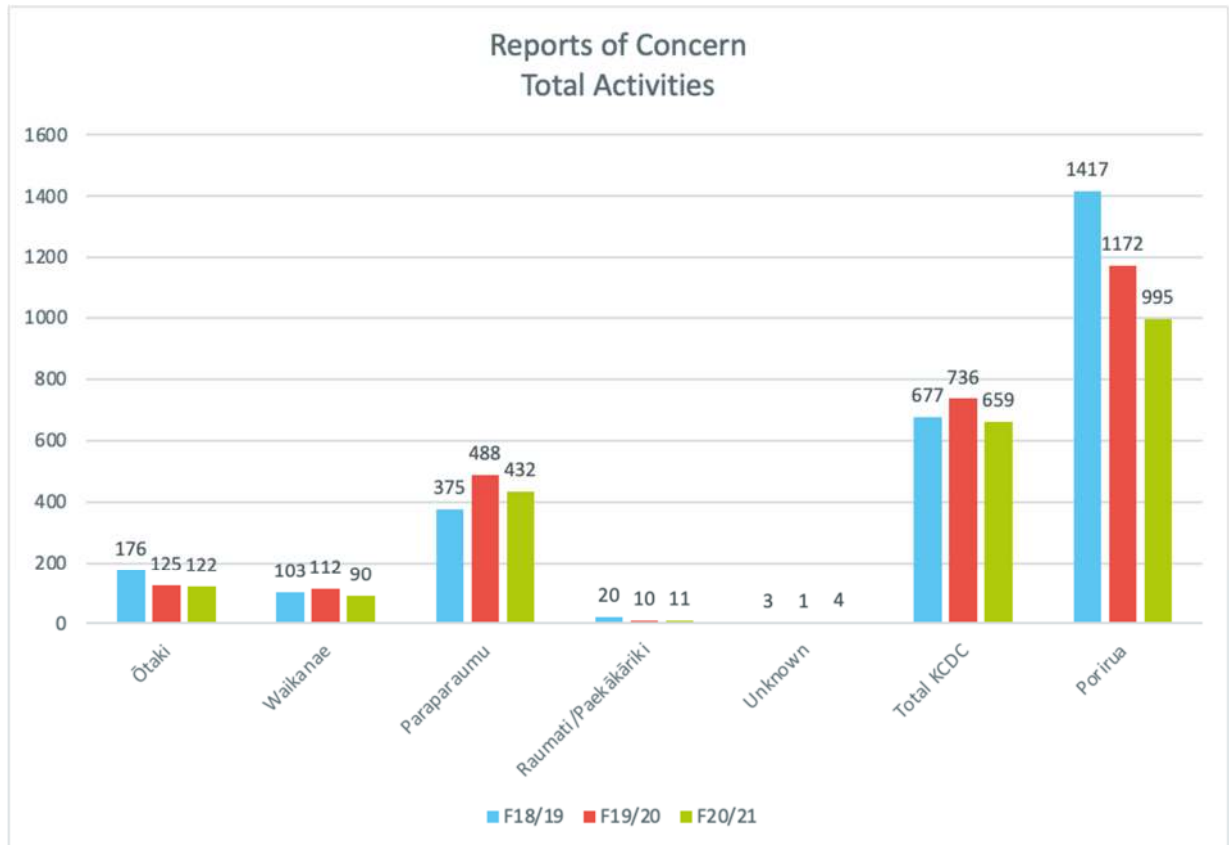
Figure 9.1 presents the total number of reports of concern received by Oranga Tamariki from 2019-2021. Reports of concern can be made by anyone who is worried about a child or young person and think they may be:

- Unsafe or in danger of harm;
- Suffering from ill-treatment, abuse or neglect; and
- Oranga Tamariki follows up reports of concern to assess the family and home situation and the safety of the child. Their process seeks to provide early support for families and opportunities for whānau to care safely for their children³³.

³³ <https://www.orangatamariki.govt.nz/about-us/how-we-work/how-we-keep-children-safe/>



Figure 9.1: Oranga Tamariki Reports of Concern

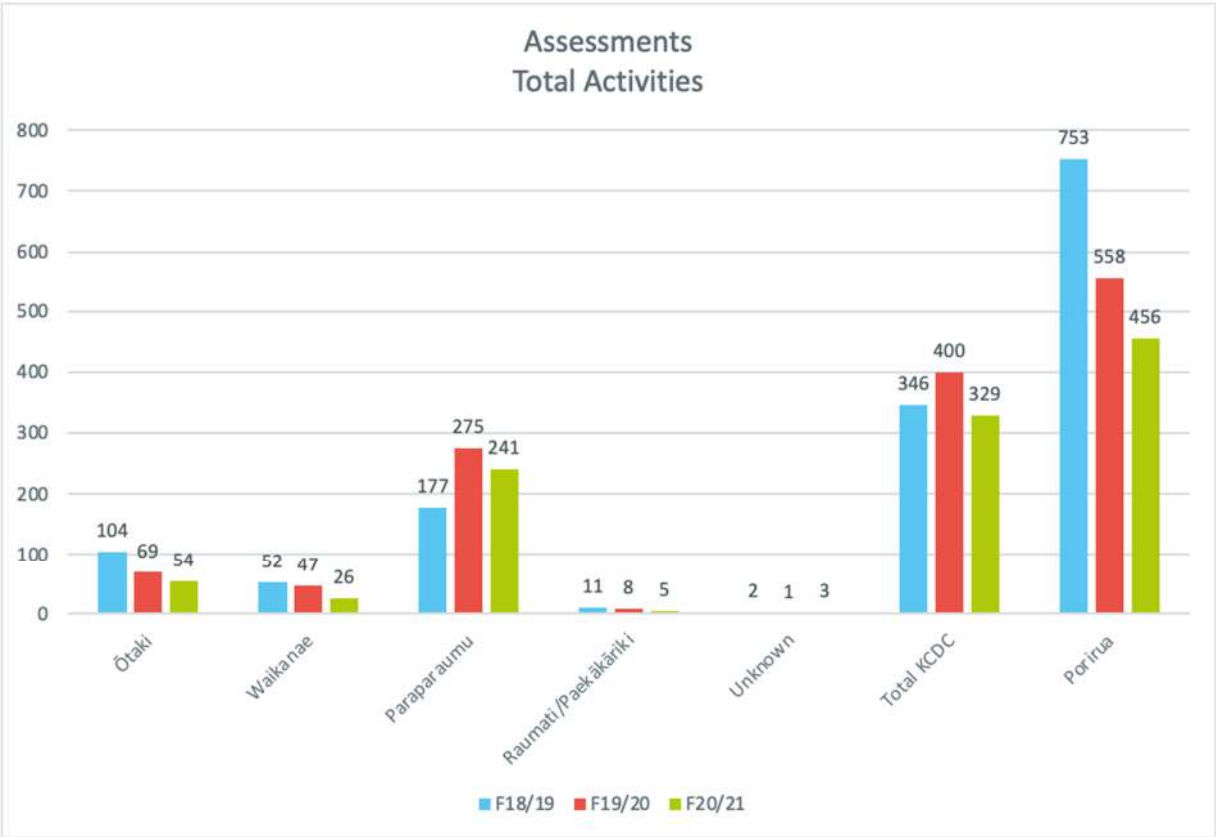


The highest number of reports of concern are in the Paraparaumu ward, followed by Ōtaki and Waikanae. The overall numbers are much lower for Kāpiti Coast District than for Porirua. There is a general drop in reports in 2020/21. There could be variation due to increased funding for early and intensive support services or the impact of the Horowhenua/Ōtaki Children’s Teams, which were active until the middle of last year, or simply general variability. It is also noted that many reports come from the community and catalysts for referrals may not have been visible due to interactions being predominately online through lockdown periods.



Figure 9.2 presents the total number of assessments performed by Oranga Tamariki from 2019-2021. Assessments are done in response to reports of concern by social workers using a Safety and Risk Screen. The results of the assessment inform their next steps. Where there are no identifiable risks of harm no further action is taken. If there are concerns, a referral is made to a Care and Protection Coordinator for follow up.

Figure 9.2: Oranga Tamariki Assessments

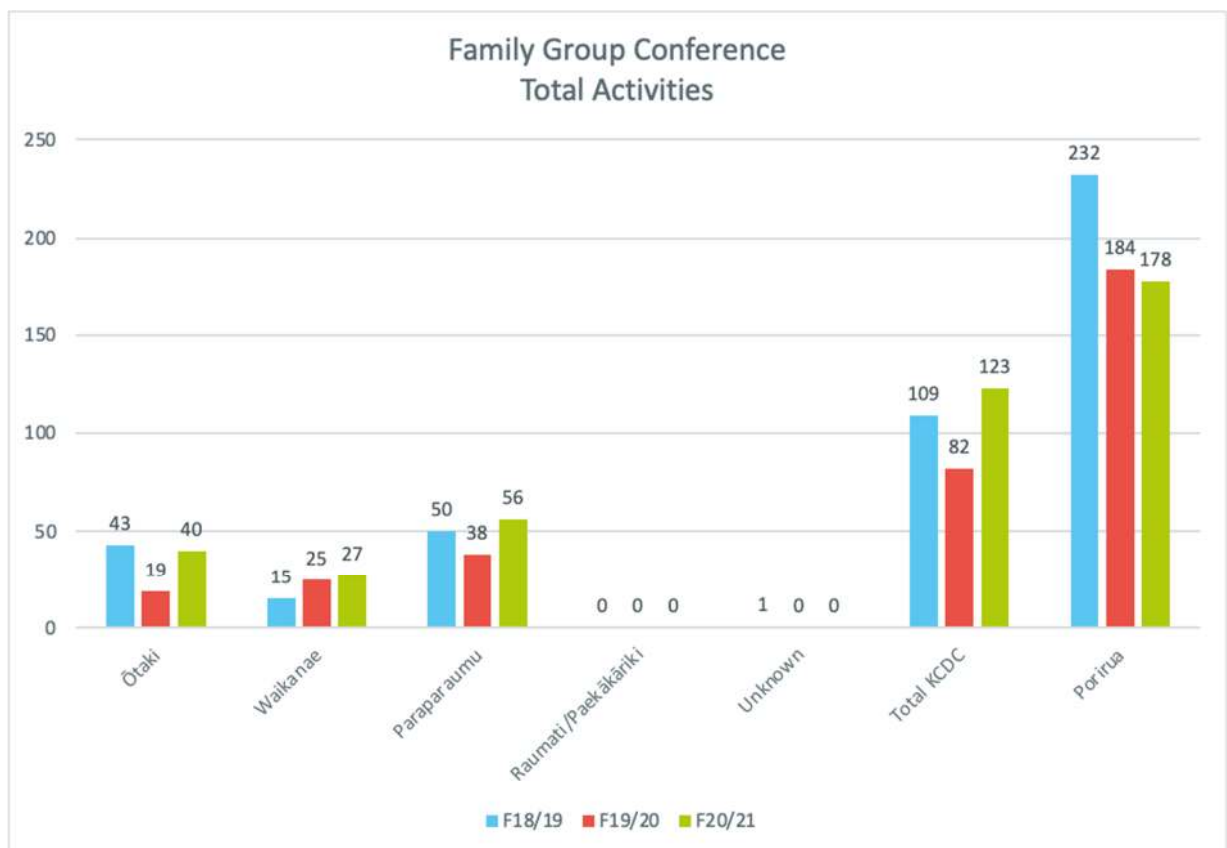


The number of assessments follows the same pattern as the reports of concern, with a general trend lower over the reporting periods.



Figure 9.3 presents the total number of family group conferences performed by Oranga Tamariki from 2019-2021. Family group conferences are done by social workers to consult with the child’s or your person’s family, whanau, or family group regarding the care or protection or well-being of the child or young person. The family group conferences are meant to reach agreement on whether or not there are care or protection concerns, and if so, to agree how those concerns can be addressed.

Figure 9.3: Oranga Tamariki Family Group Conferences



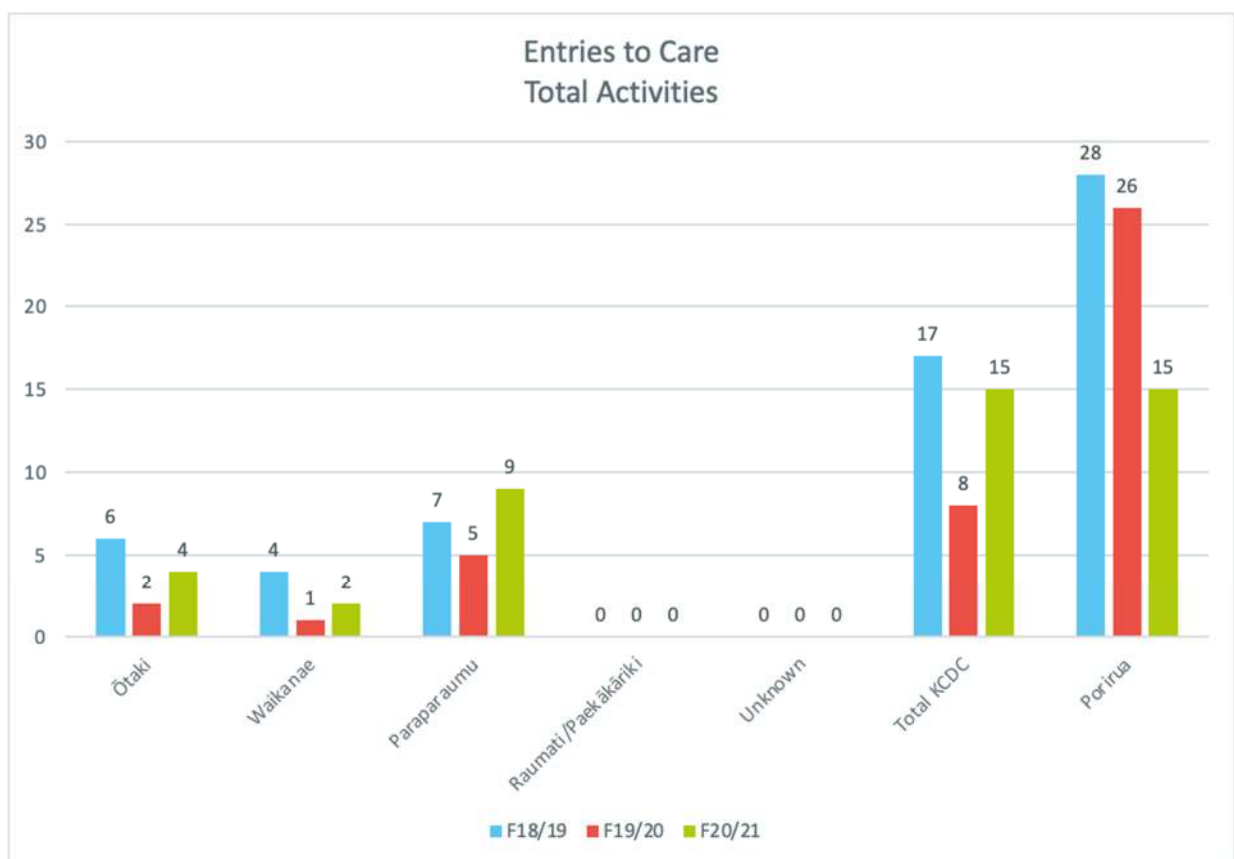
Family group conferences are up over the last three years. This possibly represents a change in approach by Oranga Tamariki to more actively engage with families when there are concerns..



Figure 9.4 presents the total number of entries to care placed by Oranga Tamariki from 2019-2021. Entries to care are done in circumstances where it is determined there is an immediate risk to the child or young person. Oranga Tamariki can be granted legal custody of a child if:

- OT are made aware of concerns about the safety of a child;
- Social workers complete an assessment and form a belief that a child needs care or protection;
- OT can't identify any other way to keep the child safe; and
- The parents and/or the Family Court agree the child should be in their custody.

Figure 9.4: Oranga Tamariki Entries to Care



Entries into care are variable over the period, with an increase in Paraparaumu ward, but declines in Ōtaki and Waikanae. Porirua also shows a decline in the most recent year. This could be a result of the increase in family group conferences to address concerns and keep children safe in their household. It is also consistent with the national trend of a decreasing number of care entries across the period, from approximately 6,300 to 4,800.



9.7 Ministry of Social Development activities

The Ministry of Social Development (MSD) provides a variety of well-being supports. Trends in these activities in Kāpiti Coast District Council provide further insights into the well-being of households in the District. This section of the report provides data received from MSD showing activities in Kāpiti Coast District. This information has been received for information purposes upon request by Kāpiti Coast District Council or from other publicly available information on the MSD website.

Table 9.23 presents the total number of number of Emergency Housing Special Needs Grants (EHSNG) and the total amount granted for the period July 2017 – June 2021. The number of distinct clients, grants and total amounts granted during each financial year are presented. EHSNGs help individuals and families with the cost of staying in short-term accommodation if they are unable to access on of HUD’s contracted transitional housing places. They pay for short-term stays of up to seven days at a time, typically in motels.

Table 9.23: Emergency Housing Special Needs Grants July 2017 – June 2021

Financial Year	Distinct Clients	Number of Grants	Amount Granted
1 July 2017 – 30 June 2018	99	360	\$286,713
1 July 2018 – 30 June 2019	135	627	\$576,379
1 July 2019 – 30 June 2020	186	1,110	\$1,476,617
1 July 2020 – 30 June 2021	183	1,398	\$2,750,833

Source: Ministry of Social Development

The total numbers of grants, distinct clients and the cost of EHSNGs supporting households from the Kāpiti Coast has increased steadily. Whilst the total number of clients fell slightly in 2021, the amount spent has continued to increase. The impacts of the Covid-19 Delta and subsequent Omicron variants are not reflected in these data. See Appendix 4 for a detailed listing of the accommodation suppliers and amounts granted.

Table 9.24 presents the number of distinct clients, grants and total amounts granted by household composition in Kāpiti Coast District for the two years from 1 July 2019 to 30 June 2021.

Table 9.24: Emergency Housing Special Needs Grants by Household Composition July 2019 – June 2021

Household Size	1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Distinct Clients	Grants	Amount	Distinct Clients	Grants	Amount
Couple no children	3	9	\$14,903	12	63	\$103,829
Couple with children	3	12	\$22,701	15	90	\$257,035
Single no children	63	225	\$327,673	102	741	\$1,333,629
Single with children	36	120	\$235,213	84	501	\$1,056,341
Unknown	132	741	\$876,126	0	0	0
Total	186	1,110	\$1,476,617	183	1,398	\$2,750,833

Source: Ministry of Social Development



The amount spent on grants increased significantly faster than the number of grants, whilst the number of distinct clients was nearly equal. The data for 2020-2021 provides a clearer breakdown of household composition with the number of Unknown responses from the prior year placed into a category. This resulted in large increase in the number of Single with children clients and grants. The highest users of EHSNG’s are Single no children followed by Single with children.

Table 9.25 presents the number of distinct clients, grants and total amounts granted by ethnic group in Kāpiti Coast District for the four years from 1 July 2017 to 30 June 2021.

Table 9.25: Emergency Housing Special Needs Grants by Ethnic Group July 2017 – June 2021

Ethnic Group	1 July 2017 - 30 June 2018			1 July 2018 - 30 June 2019		
	Distinct Clients	Grants	Amount	Distinct Clients	Grants	Amount
Māori	51	189	\$160,000	75	333	\$287,874
Pacific Peoples	3	12	\$10,971	0	0	0
NZ European	33	114	\$82,634	48	189	\$172,051
Other	6	24	\$18,314	12	102	\$114,395
Unspecified	6	21	\$14,795	0	3	\$2,060
Total	99	360	\$286,713	135	627	\$576,379
Ethnic Group	1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Distinct Clients	Grants	Amount	Distinct Clients	Grants	Amount
Māori	99	615	\$790,028	90	639	\$1,285,191
Pacific Peoples	6	39	\$41,504	6	24	\$44,850
NZ European	66	399	\$565,849	63	621	\$1,208,283
Other	12	54	\$77,454	15	69	\$137,158
Unspecified	3	3	\$1,782	9	42	\$75,351
Total	186	1,110	\$1,476,617	183	1,398	\$2,750,833

Source: Ministry of Social Development

Clients identifying as Māori are disproportionately represented across all four years. Māori represented the largest number of distinct clients, grants and amounts awarded in each year demonstrating they are facing significant challenges to finding and securing housing.

Table 9.26 presents the average consecutive weeks in Emergency Housing in Kāpiti Coast District for the period 1 July 2017 to 30 June 2021.

Table 9.26: Average Consecutive Weeks in Emergency Housing in Kāpiti Coast District July 2017 – June 2021

Financial Year	Average Consecutive Weeks
1 July 2017 – 30 June 2018	3.2
1 July 2018 – 30 June 2019	4.3
1 July 2019 – 30 June 2020	7.2
1 July 2020 – 30 June 2021	14.9

Source: Ministry of Social Development



The average length of stay has steadily increased over the four years ending 30 June 2021. This is consistent with the information regarding the increasing numbers of grants compared to the number of distinct clients. It is also consistent with other information provided by community housing providers regarding the difficulties of finding suitable affordable rental homes.

Table 9.27 presents the number of distinct clients, grants and total amounts granted by age group in Kāpiti Coast District for the four years from 1 July 2017 to 30 June 2021.

Table 9.27: Emergency Housing Special Needs Grants by Age Group July 2017 – June 2021

Age Group	1 July 2017 - 30 June 2018			1 July 2018 - 30 June 2019		
	Distinct Clients	Grants	Amount	Distinct Clients	Grants	Amount
<18	3	6	\$4,620	0	9	\$5,570
18-24	12	42	\$31,534	18	108	\$98,028
25-29	15	63	\$48,559	33	159	\$147,908
30-34	18	75	\$62,324	24	111	\$115,722
35-39	18	78	\$67,066	21	87	\$83,604
40-44	9	27	\$23,461	12	39	\$33,025
45-49	6	24	\$20,063	12	48	\$46,124
50-59	12	27	\$19,209	12	33	\$25,807
60-64	3	3	\$4,250	3	9	\$5,870
64+	3	12	\$5,627	3	21	\$14,722
Total	99	360	\$286,713	135	627	\$576,379
Age Group	1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Distinct Clients	Grants	Amount	Distinct Clients	Grants	Amount
<18	6	12	\$5,420	3	15	\$11,340
18-24	21	75	\$105,965	15	69	\$127,918
25-29	42	201	\$258,278	33	216	\$387,844
30-34	27	150	\$196,477	36	285	\$621,119
35-39	30	264	\$373,390	33	249	\$605,155
40-44	12	123	\$142,880	21	153	\$262,705
45-49	21	93	\$137,688	15	102	\$173,520
50-59	24	165	\$218,815	24	249	\$489,079
60-64	6	21	\$21,374	3	36	\$46,154
64+	3	12	\$16,330	3	15	\$26,000
Total	186	1,110	\$1,476,617	183	1,398	\$2,750,833

Source: Ministry of Social Development

The age of clients accessing EHSNG’s is widely distributed, demonstrating housing stress is impacting all age groups. Clients aged 60+ have been less impacted compared to their proportion of the Kāpiti District’s overall population.



Table 9.28 presents the number of grants and total amounts granted by reason in Kāpiti Coast District for the four years from 1 July 2017 to 30 June 2021.

Table 9.28: Number and amount of Special Needs Grants by Reason July 2017 – June 2021

Reason	1 July 2017 - 30 June 2018		1 July 2018 - 30 June 2019	
	Grants	Amount	Grants	Amount
Driver Licence	129	\$11,880	210	\$20,935
Emergency Housing	357	\$286,713	627	\$576,379
Food	6,501	\$692,682	8,109	\$822,247
Health Related	87	\$10,649	141	\$14,026
Medical And Associated Costs	777	\$191,358	870	\$193,237
Other	336	\$60,965	381	\$82,999
People Affected By Benefit Stand Downs	87	\$9,860	78	\$9,485
Re-Establishment Grants	81	\$27,232	87	\$29,946
School Education Costs	9	\$4,5500	6	\$2,249
Total	8,358	\$1,295,838	10,509	\$1,751,504
	1 July 2019 - 30 June 2020		1 July 2020 - 30 June 2021	
Driver Licence	114	\$11,742	153	\$15,039
Emergency Housing	1,113	\$1,478,507	1,398	\$2,750,833
Food	14,370	\$1,461,355	12,348	\$1,158,879
Health Related	129	\$11,408	141	\$13,655
Medical And Associated Costs	858	\$189,046	840	\$207,302
Other	303	\$97,839	351	\$243,178
People Affected By Benefit Stand Downs	78	\$8,679	72	\$8,535
Re-Establishment Grants	75	\$25,678	60	\$21,248
School Education Costs	3	\$1,000	6	\$2,000
Total	17,043	\$3,285,254	15,366	\$4,421,670

Source: Ministry of Social Development

The total number of Special Needs Grants has increased from 8,358 to 15,366 from July 2017 to June 2021. The largest increase has been for emergency housing followed by food. While the number of Other grants has not changed much, the amount granted increased significantly in the last year. The other reasons have been relatively stable in the number of grants and the amount.



Table 9.29 presents the number of grants and total amounts granted by reason in Kāpiti Coast District for the four years from 1 July 2017 to 30 June 2021.

Table 9.29: Number and amount of Special Needs Grants by Ethnic Group July 2017 – June 2021

Ethnic Group	1 July 2017 - 30 June 2018		1 July 2018 - 30 June 2019	
	Grants	Amount	Grants	Amount
Māori	3,210	\$522,637	4,569	\$762,679
Pacific Peoples	207	\$37,405	225	\$30,694
NZ European	3,969	\$580,066	4,560	\$711,281
Other	774	\$117,350	945	\$218,871
Unspecified	201	\$38,380	207	\$27,979
Total	8,358	\$1,295,838	10,509	\$1,751,504
Ethnic Group	1 July 2019 - 30 June 2020		1 July 2020 - 30 June 2021	
	Grants	Amount	Grants	Amount
Māori	7,740	\$1,576,207	6,891	\$2,002,357
Pacific Peoples	474	\$94,905	426	\$96,475
NZ European	7,245	\$1,341,816	6,528	\$1,926,869
Other	1,221	\$218,709	1,194	\$281,753
Unspecified	363	\$53,618	333	\$114,215
Total	17,043	\$3,285,254	15,366	\$4,421,670

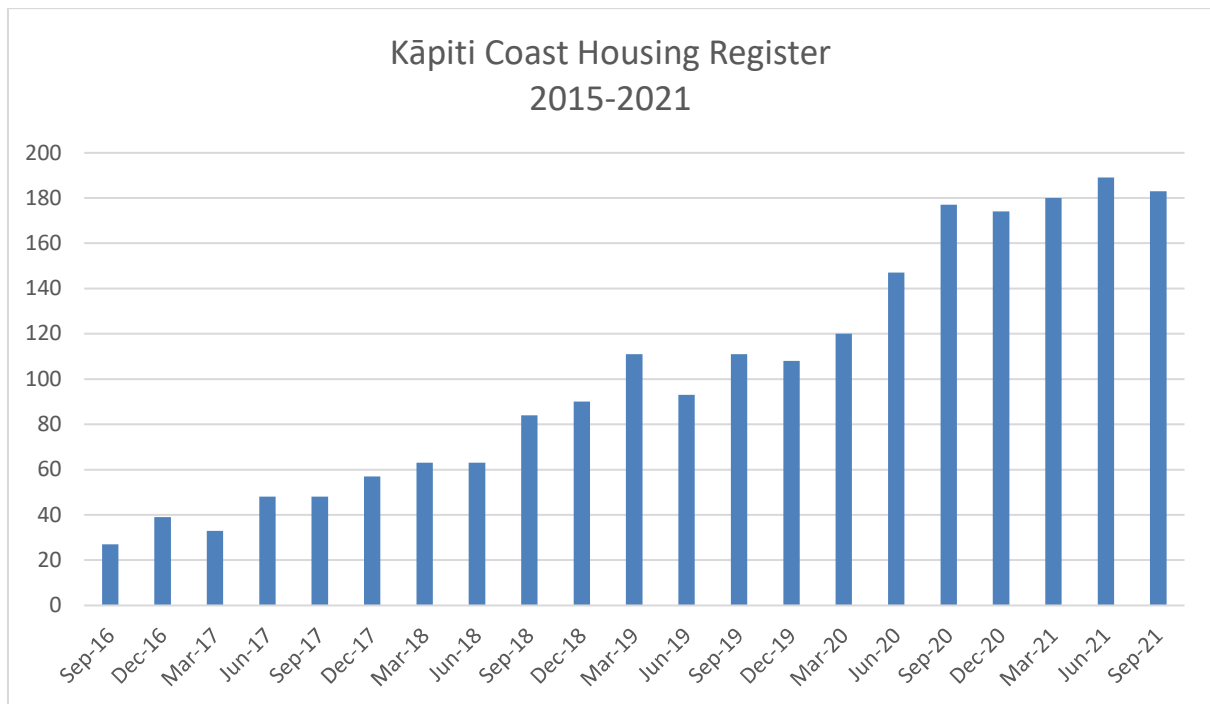
Source: Ministry of Social Development

Tables 9.23 to 9.29 present strong evidence of increasing housing stress amongst residents in Kāpiti Coast District. Māori are overrepresented in their utilisation of Special Needs Grants overall. Māori are also over represented in their utilisations of ESHNG supports as are single adult households, both with and without children. The amount spent has increased significantly as has the average time spent in Emergency Housing. For the year ending 30 June 2021, the average was just under 15 weeks. For single parents with children an emergency hotel unit is especially not an appropriate setting for long term living. The broader Special Needs Grants have also increased significantly, most noticeably for food.



Figure 9.5 presents the total number of households on the Housing Register between September 2016 and September 2021. The Housing Register provides the number of applicants assessed as eligible for social housing who are ready to be matched to a suitable property.

Figure 9.5: Kāpiti Coast Housing Register September 2016 to September 2021



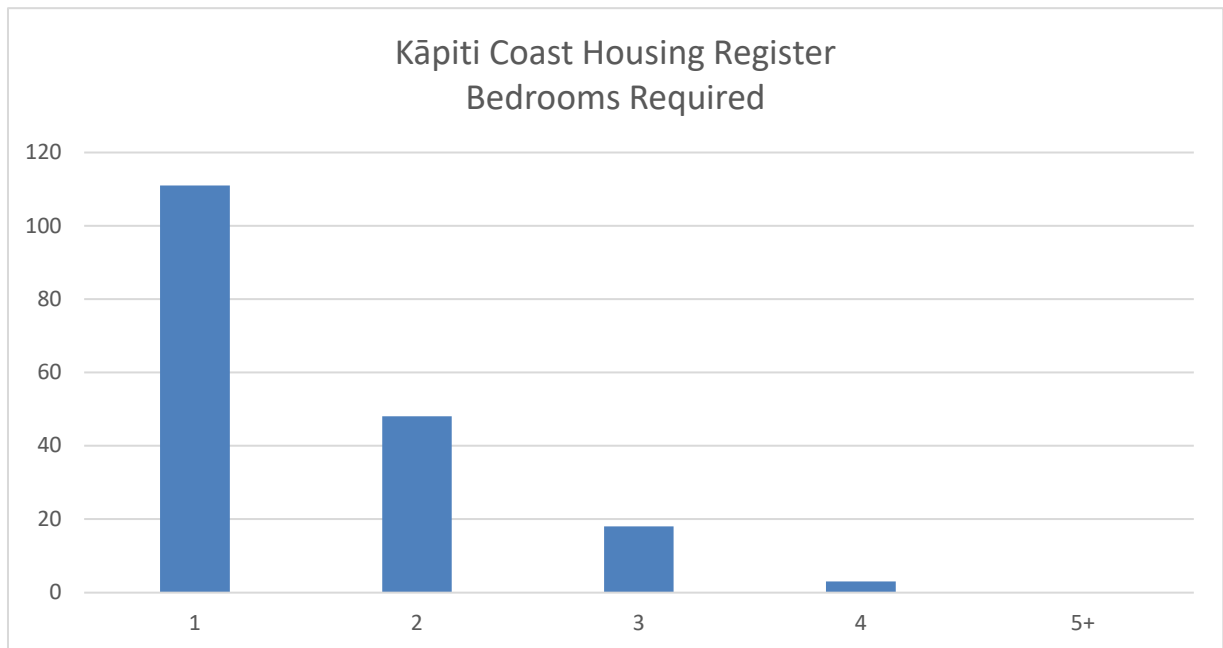
Source: Ministry of Social Development

Over the past five years, the number of Kāpiti households on the Housing Register assessed as eligible for social housing has risen from 27 to 183. Those assessed as eligible are also given a priority ranking of A or B, with A indicating a higher priority. At September 31, 2021 a total of 177 of the 183 households were priority A. These figures show a dramatic increase in the number of households in housing need, consistent with the data and trends in Emergency Housing Special Needs Grants above and also in Section 8 of this report.



Figure 9.6 presents the total number of bedrooms the applicant is requiring based on the assessment of their housing application. It includes the needs of the people that will be living in the same house as the applicant.

Figure 9.6: Kāpiti Coast Housing Register Bedrooms Required 31 September 2021



The demand for social housing is heavily skewed towards smaller households needing a one bedroom (111) or a two bedroom home (48) representing 87% of the total register. This demand for smaller homes is also consistent with the demographic trends and related housing needs documented in this report.



9.8 Ministry of Housing and Urban Development activities

The Ministry of Housing and Urban Development contracts with three community providers to deliver transitional housing in Kāpiti Coast District. There are 16 places contracted, but only 13 available due to provider difficulty in securing appropriate additional homes. Transitional housing provides warm, dry and safe short-term accommodation for people in need, along with tailored housing related support while they're there. People living in transitional housing pay rent of up to 25% of their income, which is in line with income-related rents for public housing. The balance is subsidised to providers by HUD.

Table 9.30 shows the average weeks of stay and exits from transitional housing in Kāpiti Coast between November 2018 and May 2021. The targeted average stay is 12 weeks. Note the data below is for the indicated month and there are gaps in the monthly reporting dates.

Table 9.30: Average stay and exits from transitional housing

Year	Month	Average stay (weeks)	Number of exits
2018	November	22.1	2
2019	January	4.4	1
2019	September	9.0	2
2019	October	20.4	1
2019	November	17.0	1
2020	January	17.3	1
2020	February	9.4	2
2020	March	11.0	4
2020	May	20.1	4
2020	June	4.6	3
2020	November	6	1
2021	April	35.0	1
2021	May	12.4	3

Source: Ministry of Housing and Urban Development

The data provided has gaps between the reported periods so it is hard to make definitive observations. It is noted that there is a wide range of average length of stay from a low of 4.4 weeks to a high of 35.0 with exits commonly only 1 or 2 in a month. Further observations from Community Housing Providers are below in Section 9.10. Additional data from MHUD on transitional housing in Kāpiti Coast District can be viewed in Appendix 4.



9.9 Kāinga Ora provision

Kāinga Ora is the largest provider of social housing in Kāpiti Coast District as well as across New Zealand. Kāinga Ora currently provides 220 properties under their management, and leases an additional 12 properties used for Community Group Housing. Over half of the homes (122) are located in the Paraparaumu area with the next largest number in Ōtaki (67). The Kāinga Ora portfolio is relatively old, with 166 of the homes over 30 years old. Since 2017, 16 homes were bought or redeveloped whilst 9 homes were sold or demolished in Kāpiti Coast³⁴.

Table 9.31 presents a breakdown of Kāinga Ora homes by area and number of bedrooms.

Table 9.31: Kāinga Ora homes by Census Area Unit and number of bedrooms

Hist Census Area Unit	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	Property Count
Ōtaki	2	29	33	3	0	67
Paekākāriki	0	0	2	0	0	2
Paraparaumu Beach North	6	15	9	0	0	30
Paraparaumu Beach South	0	11	1	1	0	13
Paraparaumu Central	4	41	32	1	1	79
Raumati Beach	0	8	1	0	0	9
Raumati South	0	5	1	2	0	8
Waikanae East	0	4	0	0	0	4
Waikanae West	0	8	0	0	0	8
Grand Total	12	121	79	7	1	220

Note: An additional 12 properties are leased to community/social support providers for Community Group Housing.

Table 9.32 presents demographic information on Kāinga Ora tenancies showing the household composition of tenancies and the main tenant age of tenancies.

Table 9.32: Household composition and age breakdown of tenancies

Household Composition	Current Tenancies	Main Tenant Age	Current Tenancies
Couple only	7	0 to 24	1
Couple only and other person(s)	4	25 to 34	28
Couple with child(ren)	5	35 to 44	24
Couple with child(ren) and other person(s)	4	45 to 54	27
Household of unrelated people	7	55 to 64	69
One parent with child(ren)	55	65+	70
One parent with child(ren) and other person(s)	10		
One-person household	123		
Other multi-person household	4		
Grand Total	219		219

³⁴ See Appendix 4 for more detailed information provided by Kāinga Ora.



Over half of the total current tenancies (123) are one-person households. This contrasts sharply with the existing supply with only 11 one bedroom units. This indicates that a large number of homes are under-utilised. The impact of the size of the current homes may also contribute to the large number of households on the Housing Register (111) requiring a one bedroom homes. Nearly two-thirds of the total current tenancies (139) have a main tenant aged 55 and older. Based on the demographic trends of the Kāpiti Coast population, there is likely to be an increasing number of older households eligible for social housing.

Table 9.33 presents the ethnicity of the current main tenant.

Table 9.33: Ethnicity of Current Main Tenant

Ethnicity of Main Tenant	Current Tenancies
Asian	1
European	138
Māori	76
MELAA	1
Pacific People	16
Other	0
Not Stated/Residual	7

Households who identified themselves as having Māori ethnicity, either as their only ethnicity or as one of several ethnicities identifying as Māori, are social housing residents at over twice their rate of overall households in Kāpiti Coast District (35% social housing compared to 15% overall) and in Ōtaki (64% social housing compared to 32% in Ōtaki). Please note the ethnicity data is as reported by the main tenant and more than one ethnicity can be selected, resulting in more reported ethnicities than total current tenancies.

Table 9.34 presents the number of Kāinga Ora tenancies ended for the periods 2017-Aug 2021.

Table 9.34: Turnover rate by subarea

Hist Census Area Unit	2017	2018	2019	2020	2021	Jul-Aug 2021	Total
Ōtaki	8	8	4	7	4	0	32
Paekākāriki	0	0	0	0	0	0	0
Paraparaumu Beach North	4	2	2	0	3	0	11
Paraparaumu Beach South	0	0	0	0	0	1	3
Paraparaumu Central	5	7	1	2	12	1	28
Raumati Beach	1	0	0	1	0	0	3
Raumati South	0	0	0	1	1	0	3
Waikanae East	0	1	1	0	0	0	2
Waikanae West	0	0	0	0	2	0	2
Grand Total	18	18	8	11	22	2	84



The highest number of tenancies ended was in the Ōtaki subarea. With 67 total properties in Ōtaki, this represents nearly half of all homes over the period. This is a much higher rate than the combined 42 Paraparaumu ended tenancies representing just over one third of homes during the period. Across all Kāinga Ora homes, the overall occupancy rate has been a high 98.9% over the same period.

The provision of social housing by Kāinga Ora and registered Community Housing Providers is relatively lower than nearby cities. Unmet housing need in Kāpiti Coast District is higher than in both Horowhenua and in Porirua City, which has a much larger number of social homes. The Income Related Rent subsidy available to social housing residents caps their portion of the rent to 25% of their income.

Table 9.35 presents an illustrative analysis of the amount of residual income after rent for an example household based on access to the Income Related Rent compared to the Accommodation Supplement. In the Accommodation Supplement examples, both the lower quartile and median rents are shown, along with the amount of AS for the Kāpiti Urban area and Ōtaki.

Table 9.35: Residual income after housing costs with Income Related Rent and Accommodation Supplement

All scenarios: couple with 2 children; \$40,000 annual income; maximum AS.	Social renter	Private renter Lower Quartile rent		Private renter Median rent	
	Kāpiti	Kāpiti	Ōtaki	Kāpiti	Ōtaki
Weekly Income	\$769.23	\$769.23	\$769.23	\$769.23	\$769.23
Maximum AS/week ³⁵	+0.00	+\$220.00	+\$160.00	+\$220.00	+\$160.00
Total income/week	\$769.23	\$989.23	\$929.23	\$989.23	\$929.23
Less rent paid/week	-\$192.31	-\$432.00	-\$432.00	-\$505.00	-\$505.00
Residual income after rent	\$576.92	\$557.23	\$497.23	\$484.23	\$424.23
Difference to social renter		-\$19.69	-\$79.69	-\$92.69	-\$152.69

Social housing residents are better off by between \$19.29 and \$152.69 per week. Private renters in Ōtaki paying the median rent have the least amount of residual income after paying rent. The maximum AS for Ōtaki is \$60.00 per week lower than the Kāpiti urban area.

³⁵ <https://www.workandincome.govt.nz/products/benefit-rates/benefit-rates-april-2021.html#null>. Non-beneficiaries use the Jobseeker Support table. Amount is the 'Couple with 1 or more children (total)'. Ōtaki is Area 3 and Kāpiti Area 2.



9.10 Community Housing provider feedback on outcomes

To better understand the housing outcomes and challenges in Kāpiti Coast District, interviews were conducted in October 2021 with 14 community housing providers³⁶. These providers deliver tenures across the housing continuum from supporting households in emergency and transitional housing, social and affordable rental housing, and progressive home ownership programmes. Their observations confirmed the housing affordability challenges facing residents of Kāpiti Coast District. Some of their key comments regarding the state of housing are provided here:

Housing need and affordability

- The housing situation is a crisis and needs a response like that undertaken in Christchurch post-earthquakes. Set up temporary housing villages while longer term supply comes online to address the emergency.
- In terms of need, it is insane. Both Kāpiti and Hutt were places for first home buyers, but no longer attainable.
- It has gone mental, baches now occupied year round and selling for high prices. New homes are not affordable.
- Interviewed 2 local hāpū who feel they are being re-colonised. Cannot afford to stay or if not already there to move in.
- The perception of coming to Kāpiti Coast District as being more affordable is no longer true. People are moving out of the area due to affordability. Moving further north along to Shannon, etc. which have a lack of access to services.
- Typology is a big constraint. Cannot find a one bedroom unit.

Working with government

- Need to have central/local govt/Kāinga Ora aligned so we can work with certainty and not take on too much risk.
- The supposed all of government response doesn't seem to be leading to opportunities to place clients into permanent housing. Lack of coordination across government ministries and agencies is a problem.
- Land for Homes programme has some good sites in Kāpiti, but don't see an opportunity for us as Kāinga Ora at front of line.
- Had been talking with KO last year, but they have gone silent.
- We need to know Kāinga Ora's intentions before committing time and resources to developing our property (in Kāpiti).
- Difficulty of working with HUD, staff turnover, slow response times has led to missed opportunities for new homes.

³⁶ See Appendix 3 for the list of organisations.



Roles for Council

- Understanding what land is available, who owns it and where it is located is an important facilitating/brokering role for the council.
- Potential for Council to facilitate conversations with land owners. If a council site available, would consider additional development in Kāpiti.
- Inclusionary housing would provide us the opportunities to provide affordable rental homes (not social housing).

9.11 Summary

Key trends included:

- Kāpiti Coast District has higher levels of households living in poverty when compared to the Greater Wellington metropolitan area. There was an increase in the proportion of households living in poverty between 2010 and 2021. The majority of the increase was in the number of owner occupied households;
- Although care needs to be taken when interpreting criminal offending statistics³⁷, Kāpiti Coast District had slightly higher levels of offending per 10,000 residents when compared to the Greater Wellington metropolitan area. The relative criminal offending per 10,000 residents in Ōtaki was 50% higher and 35% higher in Paraparaumu subareas when compared to the Greater Wellington metropolitan area average;
- Kāpiti Coast District's hospital admissions per 10,000 residents were similar to the average for Greater Wellington metropolitan area. Waikanae and Paraparaumu subareas had higher average admission rates than the average for greater Wellington. Ōtaki had higher rates of admission for diseases of the ear, nose, mouth, throat and respiratory system the average for Greater Wellington. Waikanae and Paraparaumu subareas had relative high rates of admission for cardiovascular disease. All tenure groups living on the Kāpiti Coast had higher rates of hospital admission than the average for greater Wellington; and
- Overall, the level of student achievement on average was similar in Kāpiti Coast's secondary schools to the average for greater Wellington and better than Horowhenua District's schools. Kāpiti Coast's secondary school retention were similar to the average for greater Wellington with Ōtaki College's retention rates slightly lower the District's average and more aligned with Horowhenua District. Typically, students living in social rented dwellings had lower student retention rates than students living in private renter or in owner occupier households. Retention rates improved between 2010 and 2020.
- There has been a decrease in Oranga Tamariki actions over the last three years. This could be a result of increased funding for early and intensive support services, a reflection of larger national trends or simply general variability.

³⁷ These statistics can be biased if the relative level of policing varies between districts.



- Spending by the Ministry of Social Development on Emergency Housing Special Needs Grants have increased significantly in Kāpiti Coast District from \$286,713 the year ending 30 June 2017 to \$2,750,833 in June 2021 with the average length of stay increasing to nearly 15 weeks.
- Clients identifying as Māori are heavily overrepresented in the utilisation of EHSNG.
- Clients who are Single, both with and without children, are the highest users of EHSNG.
- The Social Housing Register increased from 27 households in September 2016 to 183 in September 2021. Demand for one bedroom and two bedroom units is 87% of the total register.
- Kāinga Ora is the largest social housing provider in Kāpiti Coast District with 220 properties. The majority of its homes are over 30 years old and little stock has been added since 2017.
- Kāinga Ora stock is not aligned with the household demographics of its current tenancies nor the Housing Register. It provides only 11 one bedroom homes with 123 current tenancies by one-person households and 111 households on the Housing Register.
- Interviews with community housing providers confirmed the data on housing needs and affordability challenges. Providers also urgently called for alignment between Council and government agencies on planned housing investments in the District to enable them to make investment decisions.



10. Potential Policy and Strategy Responses

10.1 Introduction

The objective of this section of the report is to present a range of actions the Kāpiti Coast District Council could consider with the objective of improving housing outcomes particularly for those on lower incomes and includes discussion on policies and strategies to:

- Respond to changing demographics in the district;
- Improve affordability for lower income households; and
- Encourage homes better matched to household sizes and incomes.

Our analysis indicates housing affordability is an increasing challenge with a number of factors driving increased demand for dwellings from households shifting to Kāpiti. These include the expected completion of key transport infrastructure projects and the lower house prices when compared to other parts of the greater Wellington housing market (Porirua and Wellington City in particular). The impact of COVID-19 pandemic on the decentralisation of employment and the increased proportion of people working from home has also probably increased the appeal of Kāpiti. Many of the trends identified are larger societal changes in demographics and external economic forces that cannot be controlled at a local level. Among the trends detailed in the report are:

- Kāpiti Coast District is projected to grow by 5,680 households (or 24%) over the next ten years (2018 to 2028) followed by growth of an additional 5,090 households (or 17%) over the following ten years;
- Kāpiti Coast District like most other housing markets is expected to experience a gradual decline in the rate of owner occupation. However, the rate of decline is expected to be less than other areas around the country due to its ongoing ability to attract buyers from outside the district;
- Over the next 30 years the district's population is expected to age and result in strong growth in the number of people aged 65 years and older and, as a consequence, the number of one person and couple only households are expected to grow significantly faster than other household types;
- Although the demand for smaller multi-unit dwellings is expected to increase, demand is expected to continue to be dominated by households buying standalone dwellings. Multi-unit dwellings are projected to account for 34% of all new dwellings between 2018 and 2048;
- Housing affordability has declined over the last decade and in 2021, 62% of renters could not affordably pay the median market rent and 88% could not affordably service the mortgage required to buy a dwelling at the lower quartile house sale price (currently \$696,000); and
- Housing need has increased within the district from 3,730 households in 2018 (16% of all households) to an estimated 4,120 households in 2021 (17% of all households). This level of housing need is considered moderate when compared to other local authority areas.



Responding to these trends will require continued planning and leadership by Kāpiti Coast District Council in conjunction with the surrounding local authorities and the broader community. A range of potential policy and strategy responses are offered for consideration to deliver the type, size and price of homes needed to meet current and future households. The Council's has three main ways to influence housing outcomes. These are through its regulatory powers for building and land use; it's leadership of the community through advocacy and support of community-led initiatives; and it's direct provision of community facilities and amenities.

The Council is undertaking multi-faceted activities already in response to the growth in population and increased housing need. This housing needs assessment contributes detailed demographic information regarding Kāpiti Coast District households and key price points to meet current and projected future housing needs. The policy and strategy recommendations build upon work including the Kāpiti Coast Communities Housing Task Force report³⁸ and The Property Group Assessment³⁹. Other current work includes a review of the District Growth Strategy and supporting reports by Boffa-Miskell to identify potential suitable future development areas, a high level Housing Strategy prepared by Kāpiti Coast Council, a qualitative Housing Needs Assessment by the Urban Advisory, and a Workforce Plan by Martin Jenkins. Decisions on which policies and strategies to pursue and the priority given to them should take into consideration these other reports.

10.2 External factors to consider

10.2.1 Regional housing market

The Kāpiti Coast housing market is part of the greater Wellington regional market. Drivers of growth within Kāpiti Coast District are tied to the affordability challenges in nearby local authorities. Net internal and international migration are anticipated to continue driving household growth in Kāpiti. A regional approach is required amongst councils and central government to coordinate actions and policies. Whilst Kāpiti Coast District has many levers to utilise, it needs to continually monitor regional context and trends. Incentives or requirements adopted by the Kāpiti Coast District need to consider the options available to developers and households regionally to ensure they work as intended.

As evidenced in the data and reinforced in the interviews conducted for this assessment, households are choosing to move from more expensive areas in the region to Kāpiti for what are relatively more affordable homes. The roading improvements and rail service also facilitate living in Kāpiti whilst working in Wellington City and to a lesser extent in Lower Hutt and Porirua, as shown in the workplace geography analysis. This is impacting the affordability of current residents, with home prices and rents rising faster than incomes.

³⁸ <https://www.Kapiticoast.govt.nz/media/38291/housing-taskforce-report.pdf>

³⁹ <https://www.Kapiticoast.govt.nz/media/38290/housing-report.pdf>



10.2.2. Changing legislative framework

This report is delivered during a time of significant change and uncertainty in the housing landscape. The Government is undertaking comprehensive reform of the Resource Management Act, with a series of three Acts set to be adopted before the end of this term. In October 2020, the Government and the opposition National Party announced their agreement on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, which was passed into law in December 2021. This Amendment Act is in advance of the comprehensive reforms and allows up to three homes of up to three storeys to be built on most sites without the need for a resource consent. It also modifies the National Policy Statement on Urban Development and sets up a streamline process to change the district plan to incorporate the NPS-UD intensification requirements and the new medium density residential standards. Planning incentives discussed below in policy and strategy proposals may be superseded by these and future changes. Further legislative proposals for Three Waters Reform and the Future of Local Government will also impact on the policies, plans and strategies of the Kāpiti Coast District.

10.2.3 Pandemic impacts

The on-going economic uncertainty created by the Covid-19 pandemic is another factor likely to have impacts on the employment and housing markets. Economic activity has remained stronger than forecast, but the impacts on sectors including retail, tourism and hospitality will continue. Changes to work patterns and increased remote working will widen the geographic area workers can choose to live. Inflation has started to increase and historically low interest rates have risen for the first time in seven years. The speed and extent of future rises can be expected to influence activity in housing development and households' borrowing capacity. The Reserve Bank of New Zealand recently tightened the loan to value ratio restrictions on lending by banks and will also be consulting on Debt to Income ratios for borrowers.



10.3 Current social, affordable, transitional and emergency housing provision

This subsection provides an overview of the current social, affordable and emergency housing provision in Kāpiti Coast District. There is no Housing First provided for those who are chronically homeless. The largest provider is Kāinga Ora followed by Kāpiti District Council and limited provision by community housing providers.

10.3.1 Kāinga Ora

Kāinga Ora has 220 properties in the district based on data provided as of 31 August 2021. Kāinga Ora is engaged in a large build programme in multiple centres to modernise existing stock and increase overall units. While no formal plans for their intentions in Kāpiti Coast District have been announced, it is understood that they are working to expand their portfolio. Their stock profile in the district is dominated by older, larger properties which is typical of their overall stock. Locally 75% of the homes are over 30 years old and only 15 have been built in the last twenty years. The average length of tenure is 10 years and the average occupancy rate has exceeded 98% over past five years. The long tenure and high occupancy show the strong demand for affordable housing in the district, but also mean that the movement through and placements from the Social Housing Register are low. Under-utilisation of the stock appears to be a significant issue. One person households make up 123 of the current tenancies, yet there are only 12 one bedroom units in their stock. One parent with child(ren) households represent a further 55 tenancies. Tenancies are also dominated by older adults, with 69 aged 55 to 64 and 70 aged 65+. This tenant profile information is consistent with the household need information modelled in this report.

10.3.2 Kāpiti Coast District Council

Kāpiti Coast District Council owns and manages 118 one bedroom units within 10 housing complexes serving residents aged 65+ who are not in regular paid employment, with limited assets and able to live independently. Council staff report strong demand for the housing and maintain a wait list of applicants. Placements are based on need. The average age of residents is 75 with 27% over 80 years and slightly more females (54%) than males. Rental charges vary according to age, type and size of dwelling. Rental charges effective 1 July 2021 are \$170/week for individuals and \$246.50 for couples. These rents are intended to be affordable to residents receiving Superannuation and the Accommodation Supplement. These rents, which require some ratepayer subsidisation, are considered adequate to maintain the units, but are not sufficient to expand supply. Councils are excluded from accessing the Income Related Rent subsidy which Kāinga Ora and registered Community Housing Providers utilise to provide affordable rents to residents whilst receiving market rates to maintain their homes long term..

Demand for Council housing has increased over past three years. Staff noted a trend of long term elderly renters forced to move when the rental home is sold. A general trend, also identified by community housing providers, is households moving further north to find more affordable rentals, but still encountering a lack of supply. This results in more seniors living with family. Health and accessibility needs are common reasons for looking for a council unit. To meet these needs, a refurbishment programme commenced in 2018 and 54 units have been completed so far. The Community Facilities survey of resident satisfaction for 2021 had a 69% response rate with an overall satisfaction rating of 91%.



10.3.3 Community housing providers - social and transitional housing

Community housing providers also have a small number of social and affordable rentals (25) and transitional housing (16 places) in the district. The largest community provider of social rentals and transitional housing is The Salvation Army with units in Paraparaumu. Others with local stock include Paekākāriki Housing Trust and Dwell Housing Trust. Atareira, the National Collective of Independent Women’s Refuges and The Salvation Army provide transitional housing under contract with the Ministry of Housing and Urban Development. Local boarding houses operated by Lighthouse and Mary’s Guest House also provide low-cost rentals, although not formally subsidised.

10.3.4. Emergency housing

The Ministry of Social Development provides Emergency Housing Special Needs Grants to households in immediate need of accommodation. These short term grants enable them to secure a place in a motel, boarding house or other short term accommodation. Table 10.1 below shows the trend in the number of grants and total amount granted per quarter over the past several years. Information from MSD also indicates that clients are staying for longer periods, with nearly a quarter in emergency housing for 3-6 months and a further quarter from 6-12 months in the December 2020 and March 2021 periods. Around one-third of client households include children in the periods ending from June 2020 to March 2021.

Table 10.1: Number of Emergency Housing Special Needs Grants, distinct clients and amount granted in the Kāpiti Coast Territorial Local Authority between 1 January 2019 and 30 June 2021

Quarter Ending	Number of Grants	Distinct Clients	Amount Granted
December 2018	158	Not available	\$117,937
March 2019	127	Not available	\$109,269
June 2019	214	Not available	\$233,283
September 2019	281	Not available	\$306,912
December 2019	249	51	\$283,699
March 2020	207	54	\$267,069
June 2020	375	90	\$620,828
September 2020	438	84	\$661,631
December 2020	405	81	\$760,351
March 2021	297	75	\$654,704
June 2021	260	Not available	\$674,149

Source: Ministry of Social Development and Ministry of Housing and Urban Development.



10.4 Responding to changing demographics

Kāpiti Coast is projected to undergo a significant demographic shift over the next 30 years. As shown in Table 3.5, one person and couple only households are 81% of the total growth between 2018-2048. There will also be continued strong growth of couples with children households adding 2,640 households. The continuing decline in the rate of owner occupation means that renter households will comprise 40% of the total growth. The largest growth in renter households will be those aged 65+, up 104% or 1,820 households as shown in Table 3.7. The ability to balance the needs of the changing demographics is essential to the long term well-being of the district's residents.

The District Plan just became operative in July 2021, but is based on work from 2012 and effectively out of step with the current environment. In response, the Council is working to introduce a Plan change in August 2022. Among the constraints identified are the difficulty of building tiny homes, Papakāinga, and accessory dwelling units. For example, units too large to qualify as a minor flat under the current plan are designated secondary units requiring 2 parking spaces. The impact of the Housing Supply Bill on these issues is too recent to fully analyse but is expected to remove many of the barriers.

10.4.1 Support to age in place

Owner-occupier households aged 65+ are projected to increase by 83% or 6,220 and renters by 104% or 1,820 additional households (Table 3.7). Supporting them to age in place as long as they desire and providing options for them to downsize within their communities are two challenges to be addressed. Aging in place is easier when the home is accessible. Modifying existing homes is harder than incorporating universal design into new homes. This is a proven way to reduce expenses later and ensure that future modifications can be easily installed⁴⁰. Incentives to adopt universal design standards developed by Lifemark have been adopted by several councils seeking to ensure homes meet changing abilities over time⁴¹. We recommend Kāpiti District Council consider offering incentives to ensure homes meet the needs of its aging population. An immediate action that can be taken is providing materials on these design choices in planning/consenting materials (e.g. website, pamphlets) as a low-cost way to promote their adoption. Information on the projected demographics of the district can also be provided to reinforce why developers and builders should incorporate accessibility in their new homes.

The Older Persons Council supported by the Connected Community team can provide information and support for those seeking to downsize. National Science Challenge research into the realities of downsizing and the barriers faced by seniors can be distributed to community centres and organisations serving seniors⁴². Events can be organised to provide information and support.

⁴⁰ <https://www.lifemark.co.nz/>

⁴¹ Councils include Thames Coromandel District Council, Hauraki District Council and Hamilton City Council

⁴² <https://downsizing.goodhomes.co.nz/> and <https://www.ageingwellchallenge.co.nz/>



10.4.2 Delivering smaller typologies

The availability and location of smaller homes is a major factor limiting the ability of homeowners to downsize. Kāpiti Coast District's planning and regulatory functions can influence the needed supply. Over the next 30 years, there will be 10,800 additional couple only and one person households who would potentially looking for smaller homes. The total stock of 1 & 2 bedroom units in 2018 was 6,255 or 29% of the overall stock. However, between 2006 and 2018 new supply was more concentrated in 3 & 4 bedroom homes - 78% of the homes built. Additional stock will be required to match the increasing number of smaller households.

Owner occupiers are expected to continue to have a preference for a standalone dwelling, so smaller section sizes are needed to feasibly build the 1 & 2 bedroom homes matched to demographic trends. Others will be looking for multi-unit developments where they do not need to maintain a section so higher density sections of sufficient size are also needed, especially for renters. Setting minimum densities could influence developers to mix smaller sections within a traditional subdivision of 3 & 4+ bedroom homes. Providing a mix of home sizes within new developments will enable households to maintain community connections as their housing needs change. Inclusionary housing policies could also be used to ensure the delivery of smaller typologies in new developments. This planning tool is further discussed below in section 10.5.1 below.

Another option to consider is partitioning existing larger homes to create two (or more) smaller units. This would allow an aging homeowner to maintain existing connections with neighbours and the community whilst better utilising a larger 3 or 4 bedroom home. Table 5.1 shows that 8,439 owner occupier households had 2 or more bedrooms spare. Partitioning even a small percentage of these could contribute to the need for smaller homes and better utilise existing infrastructure and housing stock. Research from the Building Better Homes Towns and Cities National Science Challenge demonstrates the potential impact of such an approach⁴³. Whilst it will not be a preferred option for everyone, it could provide asset rich and income poor retirees with a rental income stream.

The addition of an accessory dwelling unit can also provide these benefits. Council should ensure the District Plan does not place unnecessary barriers to partitioning or adding accessory dwelling units. Council is working to introduce a plan change in August 2022 which will target implementing the NPS-UD and MDRS to address these issues. The changes being made to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the NPS-UD will help to enable these types of units .

Retirement villages have a significant presence in Kāpiti District and more units are planned. Through the District Plan, the council can ensure that these developments are integrated into and connected with the community. Walking paths, public transportation, and other linkages should be designed into the village to ensure they are not isolated enclaves. As these villages are typically developed at scale, larger zoned parcels are needed. They provide a good option for households with the financial resources to afford their offerings, but do not cater for lower income households.

⁴³ https://www.buildingbetter.nz/news/2017/SRA1_hidden_homes.html



There is recent activity in higher density developments in Kāpiti District. This follows a regional trend outwards from Wellington City. Hutt City provided development contribution wavers to medium and high density residential development several years ago. The market responded and Hutt City now routinely sees new medium and high-density residential development without the need for incentives. Kāpiti District Council should consider offering targeted incentives to achieve the desired level of intensification. Non-financial incentives such as increased site coverage allowances and reduced setbacks could also be considered. These should be selected to achieve locational and typology outcomes. For example, within walking distance of public transportation and containing a majority of 1 & 2 bedroom homes and ground level retail/commercial space. Providing mixed use opportunities in town centres can build connections between retail, housing, office and health. As more people are working from home, the need for small live/work spaces or shared workspaces is anticipated to increase. Supporting mixed-use developments will enable compact growth and better utilisation of infrastructure.

10.4.3 The built environment considerations

The built environment needs to increasingly serve an aging population. As the district grows, consideration should be given for opportunities to integrate housing into social infrastructure – e.g. in libraries, parks, senior centres, etc to enable dual use. The Office for Seniors has released resources to support creating age friendly urban places⁴⁴. Practical advice and design tips for housing, public spaces, parks and streets are provided. As couples with children will continue to experience strong growth, creating spaces catering to a range of ages and abilities will help to foster and maintain community connections. As the council builds and manages many of these assets, it has the direct ability to ensure positive outcomes from its investment in social infrastructure.

The Council can also choose to invest in assets on a commercial basis to support social outcomes. The Selwyn District Council development of the Selwyn Health Hub provides an example of supporting health outcomes through a commercial investment⁴⁵. The Council is building a facility with a primary lease to the Canterbury DHB which will include a new maternity unit, community dental and child, adolescent and family mental health services in one location. Other health related businesses will also be located in the Hub. This is a good example of how a council can facilitate the provision of necessary services through a long term investment that may not be attractive to profit motivated commercial real estate developers.

⁴⁴ <https://officeforseniors.govt.nz/our-work/age-friendly-communities/age-friendly/>

⁴⁵ <https://www.selwyn.govt.nz/news-And-events/news/archived/fit-out-of-health-hub-under-way-2021>



10.5 Responding to housing affordability and needs trends

Housing affordability is declining in Kāpiti Coast District. Between 2001 and 2021 the median income increased by 112%, whilst median rents increased 155% and lower quartile house sale prices by 435%. Much of the change has occurred over the past three years and 68% of renters could not affordably pay the median market rent and 95% could not affordably service the mortgage required to buy a dwelling at the lower quartile house sale price (currently \$696,000). The estimated number of households in housing need is now 4,120 (17% of all households). The trend in housing stress shows a steep increase in stress for households earning over \$30,000 annually, which is consistent across all subareas.

Interviews with housing and services providers confirmed the challenges faced by households seeking their support. A significant challenge is the lack of available, affordable and suitable rental housing. Multi-generation households are not served well nor are single person households. The Kāpiti Coast lacks accessible homes for persons with disabilities and for aging in place. They noted a trend of lower income families, many from the Hutt and Porirua, moving up the coast to Kāpiti and further north in search of affordable houses. For them ownership is a long way off. These families are seeking stability – for their children to remain in same school, participate in the same local clubs, attend the same church – which is increasingly difficult as they are forced to move in search of an affordable rental. Housing providers identified an increase in women in the 55+ age group approaching them, concerned about their ability to sustain rentals much longer. They are also aware of older people moving in together when some have lost their housing. They see more people in their late 50s and 60s who need support. Home ownership will not be an option for them and there is a lack of suitable options available for them.

10.5.1 Regional coordination

To begin responding to the affordability trends identified in this report, a joined-up approach is needed by councils across the regional housing market. The challenges faced by households in Kāpiti Coast are not unique in the region. Both the migration trends and interviews confirm the impacts in Kāpiti of these regional issues. A provider described Wellington rents as outrageous and continuing to increase. They speak with families who have given up on affording ownership in the region and are willing to settle for an affordable rental. These families seem to be willing to go anywhere they can afford, picking up stakes and changing their life in search of affordable homes in Kāpiti and up to Levin.

The regional approach needs the active involvement of mana whenua, the Ministry of Housing and Urban Development and Kāinga Ora to succeed regionally and within Kāpiti. Providers consistently commented that understanding Kāinga Ora's development intentions is critical to their decision making regarding new projects. They are unwilling to invest time and money into new projects which may not proceed due to the government's adopted priority for allocating new IRR places to Kāinga Ora. Additional participation from transportation, health and infrastructure agencies will also be important. The Regional Housing Action Plan being developed through the Wellington Regional Growth Framework appears to offer the platform necessary. Kāpiti Council should actively participate and work towards an approach with specific actions and policies agreed across the councils.



Inclusionary housing is a planning tool which could assist Kāpiti Coast District and the broader region to address both housing affordability and typology needs to respond to changing demographics. It requires new development to contribute toward affordable housing provision, through mechanisms including building new homes, providing land contributions or financial contributions. The requirements could specify the affordability levels and also the typologies delivered, thereby responding to the increased number of lower income couple only and one person households. Wellington City is released draft options and is seeking feedback due in early November on an inclusionary housing approach. If the other councils in this regional housing market coordinate such policies, it will mitigate unintended changes in supply behaviour to areas without inclusionary housing requirements. Queenstown Lakes District Council and Hamilton City Council are also pursuing inclusionary policies in their District Plan updates. Local Government New Zealand and community housing providers are calling upon central government to explicitly enable inclusionary housing in the Resource Management Act reform legislation. As the RMA does not explicitly enable inclusionary housing, many councils have been hesitant to adopt policies which may result in lengthy and costly litigation.

10.5.2 Local coordination

With an agreed regional approach, Kāpiti Coast District Council can more confidently proceed with actions locally, both directly and by supporting others. The current activities to complete a housing needs assessment, a housing strategy, a growth strategy and District Plan change are a solid base ensure a comprehensive council response to enabling more social and affordable homes. Council should play a coordination role across central government agencies, non-governmental organisations and developers to respond to needs in the district. The housing and services providers interviewed identified specific roles and actions which Council could take to support them to deliver more social affordable homes, which are further discussed below.

Providers requested that Council take the lead to compile a land register of Council and central government properties suitable for residential development. They noted how difficult it can be for them to find land. Being able to easily identify suitable sites and having priority access to publicly owned land would provide a boost to their work. Several CHPs commented on relationships with philanthropic partners and developers in recent years providing new funding and development opportunities for public housing. Providers also identified the potential to work with local churches on sites they owned. Council as the coordinator of these various land opportunities as an enabler and arranger would be helpful to make sure the activities of various organisations are coordinated.

A consistent outcome providers expressed they want Council to deliver is a clear understanding of the housing development plans of Kāinga Ora. Many providers expressed either a lack of engagement with Kāinga Ora or lack of follow through when they do engage and try to work together. All expressed that they need to know Kāinga Ora's intentions to be able to plan for public housing supply. Several specific opportunities were identified by CHPs, but they do not want to compete and require clarity before investing resources in pursuing new development.



Council can coordinate across community organisations providing services to local residents. Their existing connections including the Older Persons Council, Youth Council, accessibility and multi-ethnic communities are important components to an integrated response. It was noted in several interviews that Kāpiti Coast District is split between the Capital and Coast District Health Board in southern part of the district and Mid-Central DHB in Ōtaki. Housing placement is often influenced by the resident's desire to remain within the same DHB. Connecting residents with health services across the DHBs and non-government providers in the differing districts will ensure they are aware of and able to access needed services. Council is well placed to coordinate across all these varied parties to foster collaboration and align efforts to meet needs.

In the interviews, several housing providers commented that they want to work in partnership with others to bring value that others could utilise. They are willing to assist local organisations to gain experience and then step back. Examples of collaboration with iwi in the region and district were identified and offers to provide assistance as and when appropriate expressed. The Ministry of Housing and Urban Development is reinvigorating support for iwi and Māori housing development. MAIHI Ka Ora – National Māori Housing Strategy was released in October 2021. The Whai Kāinga Whai Oranga funding programme is a combination of investment from Budget 2021 (\$380m) and the Māori Infrastructure Fund (\$350m) - the largest investment ever in Māori Housing⁴⁶. The specific housing aspirations and development activities of the three iwi in Kāpiti Coast District will come from separate report by Urban Advisory. That information should be read in conjunction with this quantitative housing needs assessment report and inform any policy and strategy decisions.

10.5.3 Tenure responses

Many providers active in the Wellington region expressed an interest to develop more stock to respond to the increased need they observe. They identified a range of tenure offerings including additional transitional housing to meet the immediate need of households without suitable homes, social housing for those on the Housing Register, below market rentals and progressive homeownership. Across this continuum, providers uniformly expressed concerns with securing homes or land to build. The rest of this section explores ways for the Council, the Kāpiti Coast community and housing providers can address respond to the trends and deliver affordable homes to meet the identified needs.

The affordability trends driving the increased need for Transitional Housing and Emergency Housing are shown in the Section 8 of this report and the growth in funding on Emergency Housing in 10.3.4. Transitional Housing is needed to reduce reliance on emergency housing responses in motels. The Transitional Housing funding model relies on sourcing rental properties from private landlords as no funding is provided to build new homes. Both local providers and those working in greater Wellington uniformly identified barriers of a lack of available supply; landlords unwilling to rent to them for this use; the cost of supply if found; and the suitability of supply in terms of housing quality and accessibility.

Providers also report they are seeing increasing complexity of needs and clients with mental health and addictions. The best housing option for them is often a detached home, with many single clients needing a one-

⁴⁶ <https://www.hud.govt.nz/maihi-and-maori-housing/> for links to MIAHI Ka Ora and Whai Kāinga Whai Oranga



bedroom unit – which is difficult to find. Providers noted that guest houses and boarding houses are not appropriate settings for people with high and complex needs, including drug and alcohol dependency. Providers in the region noted some clients have moved to the Kāpiti Coast as they have friends or family in the area. Providers called for a regional approach to help people reconnect to wherever they have those connections. They currently help with relocation costs and the move process. They also make sure there is a formal handover to local service providers. School placement and safe neighbourhoods are important considerations for families.

Providers identified several ways that other local authorities support their work. Wellington City Council has adopted the Te Mahana Homelessness Strategy⁴⁷ and strategic leadership group which brings together Health, MSD, HUD and other organisations to coordinate the approach in the city. The city plays a key role in leading this work. WCC funds providers to perform outreach services to find the homeless where they are. They are then able to build a relationship and then connect them to services based on the trust they have built. Providers are also funded to support Wellington City Housing tenants to remain in their homes. This approach requires a long-term commitment. Hutt City has also adopted a strategy and put funding into homeless services focused on prevention and placement/navigator support⁴⁸. Given the increasing need and shortage of supply, setting up temporary accommodation for a short to medium term response based on the Christchurch post-EQ approach may be a model to consider. This would require central government support.

Registered Community Housing Providers expressed interest in providing additional social housing. These organisations and Kāinga Ora are eligible to receive the Income Related Rent subsidy to support eligible households. Under the Public Housing Plan 2021-24⁴⁹, the focus is for Kāinga Ora led delivery, with CHPs, iwi and Māori assisting where a complementary or bespoke approach is needed. The number of new homes planned for the Wellington region is 470-690, with a stated target of Wellington City along with Porirua and Hutt Valley. Kāpiti Coast targets are not included. As discussed above, we recommend the Kāpiti Coast District engage with Kāinga Ora and the Ministry of Housing and Urban Development to understand their intentions for social housing in Kāpiti.

The 1,630 households who can affordably rent but not afford to buy could benefit from Progressive Home Ownership. The Government's \$400 million fund⁵⁰ is now fully operational through three pathways: community housing providers; iwi/Māori; and a direct programme through Kāinga Ora. Shared equity, rent to buy and leasehold models are all eligible products which cater to differing households and tenure options. The priority groups for the fund are Māori, Pasifika and households with children. Three community housing providers expressed an interest in providing PHO in Kāpiti, either directly or through support to local organisations and iwi/Māori. Several providers have received inquiries from Kāpiti residents regarding PHO opportunities, although there is no currently planned provision. Providers identified the ability to work within new subdivisions and also in multiple small infill sites.

⁴⁷ <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/policies/homelessness-strategy>

⁴⁸ <http://heart.huttcity.govt.nz/community/council-puts-its-homelessness-strategy-to-work/>

⁴⁹ <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Increasing-Public-Housing/Public-Housing-Plan/Public-Housing-Plan-2021-2024-web.pdf>

⁵⁰ <https://www.hud.govt.nz/residential-housing/progressive-home-ownership/>



Through the interviews with housing providers, a number of common incentives were identified which they signalled would help them build new homes in Kāpiti Coast.

Summary of Council incentives identified:

- Gifted or peppercorn rental of land;
- Favourable loan terms;
- Deferred settlement on land sales;
- Development contribution waivers;
- Inclusionary housing;
- Provide a single point of contact at Council to help navigate consenting process; and
- Develop a plain English toolkit to easily understand District Plan and consent requirements⁵¹.

⁵¹ https://www.dunedin.govt.nz/_data/assets/pdf_file/0007/795832/A-Guide-to-Building-your-own-Home-Booklet.pdf



Appendix 1
Subarea Definition



Appendix 1: Subarea boundary definitions by statistical area unit

Ōtaki

- Ōtaki Beach
- Ōtaki
- Waitohu

Waikanae

- Waikanae Beach
- Waikanae Park
- Waikanae West
- Waikanae East

Paraparaumu

- Paraparaumu Beach North
- Paraparaumu Beach West
- Paraparaumu Beach East
- Otaihanga
- Paraparaumu North
- Paraparaumu Central
- Paraparaumu East

Raumati

- Raumati Beach West
- Raumati Beach East
- Raumati South

Paekākāriki

- Paekākāriki

Rural

- Forest Lakes (Kāpiti Coast District)
- Kāpiti Island
- Te Horo
- Peka
- Ōtaki Forks
- Maungakotukutuku
- Tararua Forest Park



Appendix 2

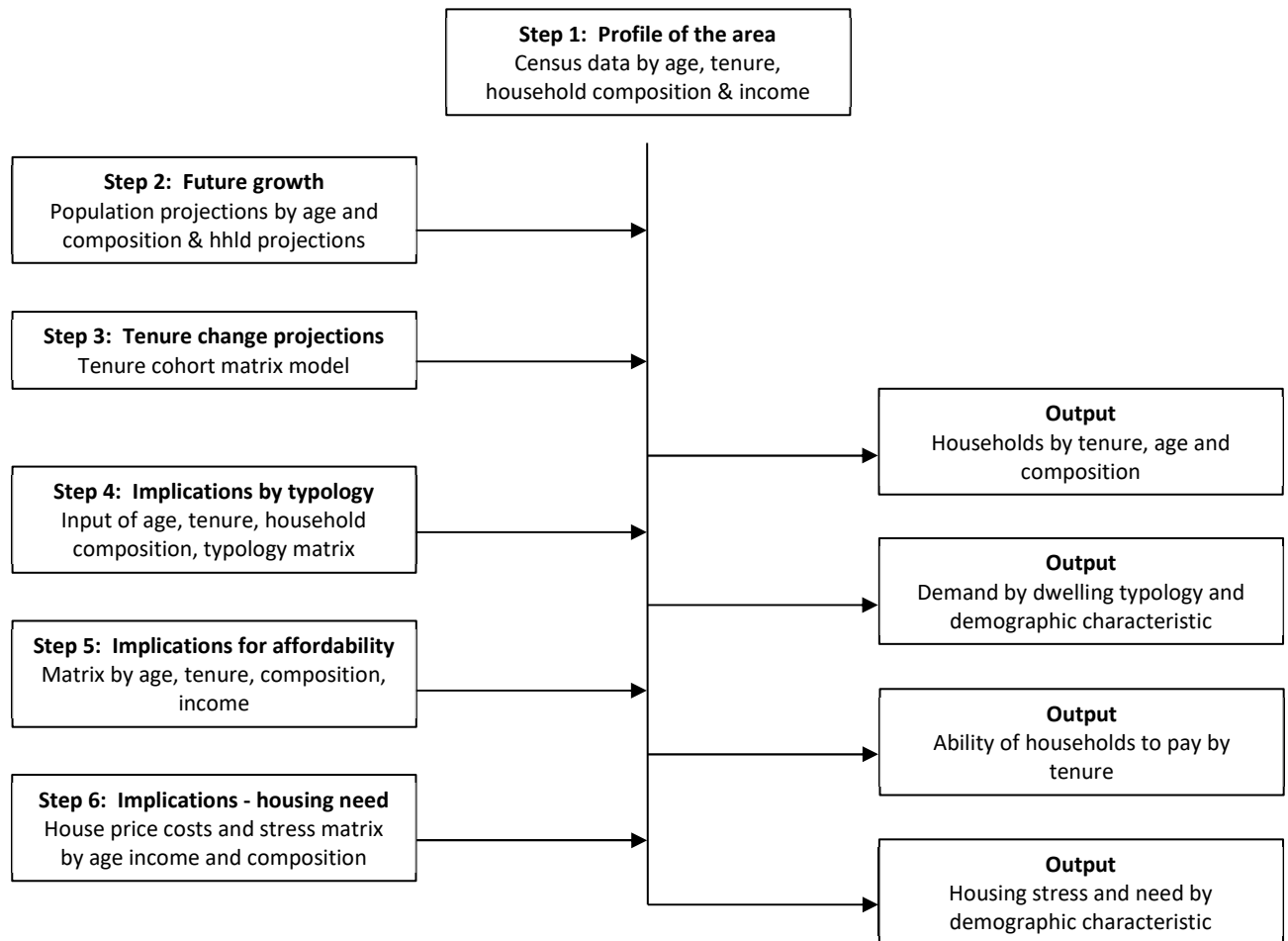
Overview of the modelling methodology



Appendix 2: Overview of modelling methodology

The objective of this appendix is to provide a high level overview of the modelling methodology . An overview of the different stages in the modelling methodology is presented in Figure 1.

Figure 1: Overview of the modelling methodology



The approach adopted has a number of key assumptions and these include:

- As agreed, the number of occupied dwellings increase in line with the projections provided by Kāpiti Coast District;
- Underlying change in age structure and family composition changes associated with Statistic New Zealand’s population projections hold true;
- There are no significant unexpected changes to Kāpiti Coast District’s and the National economies over the projection period;
- There are no significant changes to the institutional and structural settings in the local housing markets.



Description of each stage follows:

Step 1: Subarea household profile

Census results are used to provide a profile of the usually resident households in each subarea by age of the reference person, household composition, household income and tenure.

Step 2: Household projections by subarea and demographic characteristic

Statistics New Zealand population projections by age and family composition are combined with their household projection data and population projections by area unit to model the projected growth in the number of usually resident households living in each subarea by age of the reference person and household composition. These results are cross referenced with the 2013 census results to form a common reference point.

Step 3: Household projections by tenure

Tenure projections (split between owner occupied dwellings and renter households) are modelled using a tenure cohort multi-dimensional matrix approach. This approach tracks individual cohorts (by age and household composition) between 1991 and 2013 by the rate of owner occupation. These trends are projected forward with reference to the tenure change of other cohorts (by age and household composition). The rate of owner occupation matrix (by age and household composition) is combined with the household projections (by age and household composition from stage 2) to provide the projected number of households by age, household composition and tenure.

Step 4: Implications of the projections by age household composition and tenure on the demand by dwelling typology

Step 4 builds on the household projection modelled in step 4. Census data is used to develop a matrix (the dwelling typology matrix) which reflects the propensity of different cohorts (by age, household composition and tenure) to live in different types of dwellings. Dwelling typology is categorised as:

- Standalone dwellings of two bedrooms or less;
- Standalone dwellings of three bedrooms or more;
- Multi-unit dwellings of two bedrooms or less; and
- Multi-unit dwellings of three bedrooms or more.

The dwelling typology matrix (reflecting the propensity of different age groups, household composition and tenure households to live in different dwelling typologies) is combined with the household projections (by tenure, age and household composition) to provide projections of the demand for different dwelling typologies by the demographic characteristics of households.

Step 5: Affordability Statistics

Customised census outputs are used to develop a profile of the usually resident households by age of the reference person, household composition, tenure and household income. This profile is used to profile household income distribution in future years in 2013 dollars assuming the underlying structure of the subarea's



income profile by age, household composition and tenure remains constant. Thus, as the proportion of different groups within the subareas population change over time so does its overall income profile.

The subareas' income profiles are combined with housing cost data sourced from MBIE's urban development dashboard to provide a range of affordability measures.

Step 6: Implications for housing need

Housing need is defined as those renter households that need assistance in providing appropriate housing to meet their requirements. Housing need in the context of this report is measured as the total number of renter households within a community which require some assistance to meet their housing requirements and encapsulates a number of different groups of households and includes the following groups:

- Financially stressed private renter households;
- Those households whose housing requirements are met by social, third sector and emergency housing; and
- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

'**Other need**' encapsulates those households who because of their circumstances have housing needs in addition to affordability. Other housing need is defined as the number of households, who because of their circumstances are in Housing New Zealand Corporation (HNZC), local authority, third sector and emergency housing, crowded households, or are homeless.

This section of the report presents analysis of:

- Current levels of housing need;
- Current need by household demographic characteristics;
- Projected growth in housing need; and
- Implications of the current and expected trends in housing need.

Secondary data sources combined with a series of semi structured interviews with social and emergency housing providers will be used to provide an estimate of the number of households in social and emergency housing and homeless people. Data on the relative level of crowded households is sourced from customised data from Statistics New Zealand.

Financially stressed households are measured using the income profile data (by household composition, household composition, tenure and income) developed in the previous stage and data from statistics New Zealand about the relative level of housing stress by these different household cohorts. The modelled output provides estimates of the number of financially stressed private renters. When combined with different scenarios of variations in key housing costs estimates of future levels of housing stressed can be modelled. The output from this stage of the analysis is the total level of renter housing need combined with projection of future need under a range of assumptions.



Appendix 3

Interviewees



List of organisations interviewed

Abbeyfield New Zealand
Atareira
Catholic Homes Trust
Compass Housing
DCM
Dwell Housing Trust
Habitat for Humanity – Central North Island
Housing Foundation
LinkPeople
Paekākāriki Housing Trust
Te Āhuru Mōwai
The Salvation Army
Wellington City Mission
Wesley Community Action



Appendix 4

Official Information Act responses



Kāinga Ora Response

KĀPITI COAST DISTRICT

1. Number of Kāinga Ora houses, bedroom numbers and location in Kāpiti

As at 31/08/2021

Hist Census Area Unit	Bedroom count					Property Count
	1	2	3	4	5	
Ōtaki	2	29	33	3		67
Paekākāriki			2			2
Paraparaumu Beach North	6	15	9			30
Paraparaumu Beach South		11	1	1		13
Paraparaumu Central	4	41	32	1	1	79
Raumati Beach		8	1			9
Raumati South		5	1	2		8
Waikanae East		4				4
Waikanae West		8				8
Grand Total	12	121	79	7	1	220

2. Age breakdown of KO properties in Kāpiti

Build Year Age Band	Bedroom count					Property Count
	1	2	3	4	5	
0-10 Years		10	2	1		13
11-20 Years			1	1		2
21-30 Years		35	4			39
31-40 Years	10	35	18	1		64
41-50 Years		31	28	1	1	61
51-60 Years		3	8	2		13
61-70 Years		5	13	1		19
71-80 Years		2	5			7
81-90 Years	2					2
Grand Total	12	121	79	7	1	220



Ōtaki

Build Year Age Band	Bedroom count					Property Count
	1	2	3	4	5	
21-30 Years			1			1
31-40 Years		9	4			13
41-50 Years		14	5			19
51-60 Years			6	2		8
61-70 Years		4	12	1		17
71-80 Years		2	5			7
81-90 Years	2					2
Grand Total	2	29	33	3		67

3. Number of KO properties built, purchased or redeveloped in the last 5 years in Kāpiti

Financial Year	Bought	Redevelopment	Grand Total
2017			
2018			
2019	1		1
2020	3	2	5
2021	1	9	10
2022 to 31/08/2021			
Grand Total	5	11	16

Ōtaki

Financial Year	Bought	Grand Total
2017		
2018		
2019		
2020		
2021	1	1
2022 to 31/08/2021		
Grand Total	1	1



4. Average length of tenancies in Kāpiti over the last 5 years and days occupied, days owned by occupancy rate etc.

As at date:

	30-Jun-17	30-Jun-18	30-Jun-19	30-Jun-20	30-Jun-21	31-Aug-21
AVG Tenure - Years	9.6	9.6	10.0	10.3	9.8	10.0
AVG Tenure - Years	9.6	9.6	10.0	10.3	9.8	10.0

As at 31/08/2021

Financial Year	Occupied Days	Managed Stock Days	Occupancy Rate %
2017	75,181	76,650	98.1%
2018	75,379	76,316	98.8%
2019	75,745	76,302	99.3%
2020	76,057	76,689	99.2%
2021	78,051	79,132	98.6%
2022 to 31/08/20	13,507	13,593	99.4%
Grand Total	393,920	398,682	98.8%

Ōtaki

As at date:

	30-Jun-17	30-Jun-18	30-Jun-19	30-Jun-20	30-Jun-21	31-Aug-21
AVG Tenure - Years	9.4	8.7	9.1	9.6	9.3	9.3
AVG Tenure - Years	9.4	8.7	9.1	9.6	9.3	9.3

As at 31/08/2021

Financial Year	Occupied Days	Managed Stock Days	Occupancy Rate %
2017	23,944	24,455	97.9%
2018	23,855	24,121	98.9%
2019	24,039	24,090	99.8%
2020	23,889	24,156	98.9%
2021	23,880	24,133	99.0%
2022 to 31/08/20	4,139	4,154	99.6%
Grand Total	123,746	125,109	98.9%



5. Ethnic breakdown of tenants in Kāpiti

Asian Ind	1
European Ind	138
Māori Ind	76
MELAA Ind	1
Pacific People Ind	16
Other Ind	5
Residual Ind	7

Ōtaki

Asian Ind	0
European Ind	27
Māori Ind	43
MELAA Ind	0
Pacific People Ind	7
Other Ind	1
Residual Ind	3

Ethnicity

People have been asked to identify their own ethnicity. It is against the main tenant only. Those who identify with more than one ethnicity are counted once in each group they identify with. The sum of the responses for all ethnic groups will be greater than the number of people responding. When calculating percentages, the number of total respondents is to be used as the denominator. This means that the proportion of people with for example Māori ethnicity is calculated as a percentage of those people who specified at least one ethnicity. In other words this calculation excludes people who did not state an ethnicity. Due to multiple responses, percentages will add up to more than 100 percent. When interpreting this data it would be incorrect to say that a certain number or percentage of people are for example “Māori” because some Māori may also identify with another ethnic group. Instead the more correct way to word this data is to say that a certain number or percentage of people “identified themselves as having Māori ethnicity, either as their only ethnicity or as one of several ethnicities”. “MELAA” is Middle Eastern/Latin American/African. The “Residual” category contains mostly people who did not state an ethnicity.

6. Family breakdown of tenancies in Kāpiti



Household Comp Level2	Closing Current Tcy Count
Couple only	7
Couple only and other person(s)	4
Couple with child(ren)	5
Couple with child(ren) and other person(s)	4
Household of unrelated people	7
One parent with child(ren)	55
One parent with child(ren) and other person(s)	10
One-person household	123
Other multi-person household nfd	4
Grand Total	219

Ōtaki

Household Comp Level2	Closing Current Tcy Count
Couple only	2
Couple only and other person(s)	1
Couple with child(ren)	4
Couple with child(ren) and other person(s)	2
Household of unrelated people	3
One parent with child(ren)	21
One parent with child(ren) and other person(s)	5
One-person household	28
Other multi-person household nfd	1
Grand Total	67

7. Reasons for tenancy turnovers for the last 5 years in Kāpiti



Tenancy Term Reason	Tenancy Ended in Period Count						Tenancy Ended in Period Count
	2017	2018	2019	2020	2021	2022 to 31/8/2021	
Abandonment - Possession		2		1			3
BIT 90DN Mods not possible at property				1	1		2
BIT 90DN Overcrowded	1	1			1		3
BIT 90DN Redevelopment			1	3			4
BIT 90DN Under Utilisation	1	2	1	1			5
BIT 90DN notice ASB			1				1
BIT Interagency Request			1				1
Closer to support - Tenant Choice		1	2	1			4
Deceased	5						5
Deceased Tenant		3		4	4	1	12
Employment - Tenant Choice		1					1
Hospital/Hospice	2						2
MSD Transfer - Termination					2		2
MSD Transfer to Another HNZ/CHP Property	1						1
Move Closer to Support Networks/Family	2	1					3
Move to Private Sector - Tenant Choice		3		1	2		6
Neighbourhood Issues - Tenant Choice					1		1
Other Tenant Choice		4	1	3	2		10
Personal Safety - Tenant Choice		1			1		2
Rest Home	3	1		1	3	1	9
Tenancy Terminated Rent Arrears	3						3
Tenant Choice House Not Suitable	1						1
Tenant choice	3						3
Grand Total	22	20	7	16	17	2	84

Please note:



The Kāinga Ora system holds Exit Reasons which are chosen by a tenancy manager from a list of Reasons in our system (Kotahi). In past analysis, Kāinga Ora has come across situations where the Reason selected may have been incorrectly selected. Some of the available tenancy reasons have also changed overtime. As a result, this data should be treated with caution.

Ōtaki

Tenancy Term Reason	Tenancy Ended in Period Count						Tenancy Ended in Period Count
	2017	2018	2019	2020	2021	2022 to 31/08/2021	
Abandonment - Possession		1		1			2
BIT 90DN Overcrowded	1	1					2
BIT 90DN Under Utilisation		1	1	1			3
Closer to support - Tenant Choice			1				1
Deceased	1						1
Deceased Tenant		2		3	1		6
Employment - Tenant Choice		1					1
MSD Transfer - Termination					1		1
Move Closer to Support Networks/Family	2						2
Move to Private Sector - Tenant Choice		2		1			3
Other Tenant Choice		1	1	1	1		4
Personal Safety - Tenant Choice		1			1		2
Rest Home	1						1
Tenancy Terminated Rent Arrears	1						1
Tenant Choice House Not Suitable	1						1
Tenant choice	1						1
Grand Total	8	10	3	7	4		32



8. Number of tenancy turn overs for the last 5 years in Kāpiti

Hist TLA	Hist Census Area Unit	Tcy Started in Period Count						Tcy Started in Period Count
		2017	2018	2019	2020	2021	2022 to 31/08/20 21	
KĀPITI COAST DISTRICT	Ōtaki	8	8	4	7	4		31
	Paraparaumu Beach North	4	2	2		3		11
	Paraparaumu Beach South						1	1
	Paraparaumu Central	5	7	1	2	12	1	28
	Raumati Beach	1			1			2
	Raumati South				1	1		2
	Waikanae East		1	1				2
	Waikanae West					2		2
Grand Total		18	18	8	11	22	2	79

Hist TLA	Hist Census Area Unit	Tenancy Ended in Period Count						Tenancy Ended in Period Count
		2017	2018	2019	2020	2021	2022 to 31/08/20 21	
KĀPITI COAST DISTRICT	Ōtaki	8	10	3	7	4		32
	Paraparaumu Beach North	4	2	1	1	3		11
	Paraparaumu Beach South	1	1				1	3
	Paraparaumu Central	7	7	2	5	6	1	28
	Raumati Beach	1			1	1		3
	Raumati South				2	1		3
	Waikanae East	1		1				2
	Waikanae West					2		2
Grand Total		22	20	7	16	17	2	84



9. Age breakdown of tenants in Kāpiti

Main Tenant Age Band	Closing Current Tcy Count
0 to 24	1
25 to 34	28
35 to 44	24
45 to 54	27
55 to 64	69
65+	70
Grand Total	219

Ōtaki

Main Tenant Age Band	Closing Current Tcy Count
0 to 24	0
25 to 34	16
35 to 44	12
45 to 54	8
55 to 64	19
65+	12
Grand Total	67

10. Number of KO properties that are leased to community / social support providers (Women's Refuge etc.) in Kāpiti

Kāpiti Hist Census Area Unit	Bedroom count					Property Count
	1	2	3	4	5	
Community Group Housing	1	0	1	8	2	12
Grand Total	1	0	1	8	2	12

Ōtaki Hist Census Area Unit	Bedroom count					Property Count
	1	2	3	4	5	
Community Group Housing	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0

Please note:

Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community.



11. Location Kāpiti tenants have moved from over the last 5 years i.e. were tenants already living locally or have they move into the district from elsewhere

The information being requested belongs to MSD and wouldn't be recorded in a way that we could determine the location of the applicant (i.e. wouldn't align with the geographic areas of our properties - without substantial collation and research).

12. Any other statistics about Kāinga Ora tenants in Kāpiti that we can share with the Council

To accompany question 3, here are the number of Sales, Lease Expiry and Demolished properties:

Financial Year Kāpiti	Sold	Sold FHOS	Sold to Tenant	Lease Expiry	Demolished	Grand Total
2017	2	1	0	0	0	3
2018	0	0	1	0	0	1
2019	0	0	0	0	0	0
2020	0	0	0	0	5	5
2021	0	0	0	0	0	0
2022 to 31/08/2021	0	0	0	0	0	0
Grand Total	2	1	1	0	5	9

Financial Year Ōtaki	Sold	Sold FHOS	Sold to Tenant	Lease Expiry	Demolished	Grand Total
2017	2	1	0	0	0	3
2018	0	0	1	0	0	1
2019	0	0	0	0	0	0
2020	0	0	0	0	0	0
2021	0	0	0	0	0	0
2022 to 31/08/2021	0	0	0	0	0	0
Grand Total	2	1	1	0	0	4



Ministry of Social Development Response



MINISTRY OF SOCIAL
DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

Steve Flude
Senior Advisor
Kāpiti Coast District Council
Steve.Flude@kapiticoast.govt.nz

25 MAY 2021

Tēnā koe Steve Flude

On 15 April 2021, you emailed the Ministry of Social Development (the Ministry) requesting, under the Official Information Act 1982, the following information regarding emergency housing in the Kāpiti region:

- Number of SNG grants for the period Dec 2019 to April 2021 for the district
- Number of SNG grants for the period Dec 2019 to April 2021 broken down to Paraparaumu, Paekakariki, Waikanae, Otaki
- Length of time spent in Emergency Accommodation
- Total costs of SNG grants for the period
- Number of single people housed
- Number of families
- Number of children
- Number of older people 65+
- Any data on where people were housed post SNG grant (KO, CHPs, Private rental)
- Number of people housed in Kāpiti via SNG grants from outside of the Kāpiti region
- Number of providers used in Kāpiti where SNG grants are accepted and the location of these providers (Paraparaumu, Paekakariki, Waikanae, Otaki)

On 12 May 2021, the Ministry emailed you to extend the timeframe for responding to your request.

For the sake of clarity, I will address each of your questions in turn.

- Number of SNG grants for the period Dec 2019 to April 2021 for the district
- Number of SNG grants for the period Dec 2019 to April 2021 broken down to Paraparaumu, Paekakariki, Waikanae, Otaki
- Total costs of SNG grants for the period
- Length of time spent in Emergency Accommodation

Please see **Table One** enclosed in the Appendix below, which shows the number of Emergency Housing Special Needs Grants (EH SNGs), distinct clients, and the amount granted in the Kāpiti Coast Territorial Local Authority (TLA) during the period 1 October 2019 to 31 March 2021, broken down by quarter.

We are not able to provide EH SNG data relating specifically to Paraparaumu, Paekākāriki, Waikanae, or Ōtaki. The Ministry does not report on locational data which is broken down any further. As such, we have refused this aspect of your request under section 18(f) of the Act on the ground that compiling that information would require substantial manual collation (i.e. a manual of review of client files). The greater public interest is in the effective and efficient administration of the public service.

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You have also requested the length of time Kāpiti Coast-based clients spent in emergency accommodation over the specified period. Please see **Table Two** enclosed in the Appendix, which shows the number of Kāpiti Coast-based clients who received an EH SNG between 1 October 2019 and 31 March 2021, broken down by weeks spent in emergency housing at the time of their last grant in the quarter.

- *Number of single people housed*
- *Number of families*
- *Number of children*

Please see **Table Three** enclosed in the Appendix, which shows the number of Kāpiti Coast-based clients who received an EH SNG between 1 October 2019 and 31 March 2021, broken down by household composition at the time of their last grant in the quarter.

- *Number of older people 65+*

Please see **Table Four** enclosed in the Appendix, which shows the number of clients aged 65 years and older who received an EH SNG in the Kāpiti Coast TLA, and the total amount granted, between 1 January 2020 and 31 December 2020, broken down by quarter.

- *Any data on where people were housed post SNG grant (KO, CHPs, Private rental)*

The Ministry is not able to report on where people were housed immediately following a stay in emergency housing, as this information is not centrally recorded. As such, this part of your request is refused under section 18(f) of the Act, as the information could not be compiled without a manual review of the files of all clients who received an EH SNG.

- *Number of people housed in Kāpiti via SNG grants from outside of the Kāpiti region*

As indicated, the identification of Kāpiti Coast-based clients in receipt of EH SNGs was based on the client's recorded address at the time of his or her grant. Where clients were living prior to receiving EH assistance in the Kāpiti Coast might be recorded on client files. But it is not centrally held by the Ministry. As such, this part of your request is refused under section 18(f) of the Act, as providing the information you have requested would require substantial manual collation.

- *Number of providers used in Kāpiti where SNG grants are accepted and the location of these providers (Paraparaumu, Paekakariki, Waikanae, Otaki)*

Please see **Table Five** enclosed in the Appendix, which shows the number of EH SNGs approved, distinct clients, and the amount granted in the Kāpiti Coast Territorial Local Authority between 1 October 2019 to 31 March 2021, broken down by suppliers.

Please note, the suppliers we identified were based on the recorded address of the client, not the supplier. The supplier address provided to the Ministry is often that of their head office, or central site – and the supplier information does not include



reportable data regarding the geographical location or premises that each specific grant relates to. Therefore, some suppliers we have identified may not actually be located in the Kāpiti Coast TLA.

The principles and purposes of the Official Information Act 1982 under which you made your request are:

- to create greater openness and transparency about the plans, work and activities of the Government,
- to increase the ability of the public to participate in the making and administration of our laws and policies and
- to lead to greater accountability in the conduct of public affairs.

This Ministry fully supports those principles and purposes. The Ministry therefore intends to make the information contained in this letter and any attached documents available to the wider public. The Ministry will do this by publishing this letter on the Ministry of Social Development's website. Your personal details will be deleted, and the Ministry will not publish any information that would identify you as the person who requested the information.

If you wish to discuss this response with us, please feel free to contact OIA_Requests@msd.govt.nz.

If you are not satisfied with this response regarding emergency housing statistics in the Kāpiti region, you have the right to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or 0800 802 602.

Ngā mihi

A handwritten signature in blue ink, appearing to read "Karen Hocking".

 Karen Hocking
General Manager, Housing



Appendix:

Table One: Number of EH SNGs, distinct clients, and the amount granted in the Kāpiti Coast Territorial Local Authority (TLA) between 1 October 2019 and 31 March 2021, broken down by quarter.

Quarter Ending	Number of Grants	Distinct Clients	Amount Granted
December 2019	249	51	\$283,698.80
March 2020	207	54	\$267,069.01
June 2020	375	90	\$620,827.70
September 2020	438	84	\$661,630.71
December 2020	405	81	\$760,350.62
March 2021	297	75	\$654,703.50

Table Two: Number of Kāpiti Coast-based clients who received an EH SNG between 1 October 2019 to 31 March 2021, broken down by weeks spent in emergency housing at the time of their last grant in the quarter.

Quarter ending	<4 weeks	4-7 weeks	8-12 weeks	3-6 Months	6-12 Months	12-24 months	Total
December 2019	30	12	3	9	0	0	54
March 2020	33	9	3	3	3	0	57
June 2020	27	21	24	15	6	0	90
September 2020	30	12	9	21	12	0	84
December 2020	21	6	15	21	18	0	81
March 2021	21	6	9	18	18	3	78

Notes for Table One and Table Two

- Emergency Housing assistance payments are granted as Special Needs Grants.
- A client can have more than one grant in the given period, including more than one grant in the same quarter.
- The total amount granted may not be the same as the amount spent.
- The number of nights granted is not necessarily the number of nights the client stayed in emergency housing.
- Regarding Table Two, time spent in emergency housing is consecutive time spent as at the last grant of the quarter.
- TLA is Territorial Local Authority. It is defined under the Local Government Act 2002 as a city council or district council.
- TLA is estimated based on the clients address at the time of the grant. It may not be the same as the address of the emergency housing provider.
- To protect confidentiality the Ministry of Social Development uses processes to make it difficult to identify an individual person or entity from published data.
- These data tables have had random rounding to base three applied to all cell counts in the table.
- The impact of applying random rounding is that columns and rows may not add exactly to the given column or row totals.
- The published counts will never differ by more than two counts.
- Additionally, due to these privacy concerns, numbers for some categories of clients have been suppressed.
- Suppressed numbers have been replaced by an 'S'.



Table Three: Number of Kāpiti Coast-based clients who received an EH SNG between 1 October 2019 to 31 March 2021, broken down by household composition at the time of their last grant in the quarter.

Quarter ending	Couple no children	Couple with Children	Single no Children	Single with Children	Unknown	Total
December 2019	0	0	0	0	54	54
March 2020	0	0	0	0	57	57
June 2020	3	6	54	30	0	90
September 2020	0	3	45	33	0	84
December 2020	3	9	45	24	0	81
March 2021	3	3	42	27	0	75

Table Four: Number of clients aged 65 years and older who received an EH SNG in the Kāpiti Coast TLA, and the total amount granted, between 1 January 2020 and 31 December 2020, broken down by quarter.

Quarter Ending	Number of Grants	Distinct Clients	Amount Granted
March 2020	S	S	\$1,015.00
June 2020	9	S	\$11,885.00
September 2020	6	S	\$7,210.00
December 2020	S	S	\$4,435.00

Notes for Table Three and Four:

- Emergency Housing assistance payments are granted as Special Needs Grants.
- A client can have more than one grant in the given period, including more than one in the same quarter.
- The total amount granted may not be the same as the amount spent.
- Household composition of EH-SNG applicants was not captured prior to 1 April 2020.
- Household composition is based on the people recorded as staying in the emergency housing - and may not be reflective of their actual family size
- According to the Ministry’s records, there were no Kāpiti Coast-based clients aged 65 years and over in receipt of an EH SNG in the October 2019 quarter or the March 2021 quarter.
- TLA is Territorial Local Authority. It is defined under the Local Government Act 2002 as a city council or district council.
- TLA is estimated based on the clients address at the time of the grant. It may not be the same as the address of the emergency housing provider.
- To protect confidentiality the Ministry of Social Development uses processes to make it difficult to identify an individual person or entity from published data.
- These data tables have had random rounding to base three applied to all cell counts in the table.
- The impact of applying random rounding is that columns and rows may not add exactly to the given column or row totals.
- The published counts will never differ by more than two counts.
- Additionally, due to these privacy concerns, numbers for some categories of clients have been suppressed.
- Suppressed numbers (i.e. those 5 and fewer) have been replaced by an 'S'.



Table Five: Number of EH SNGs approved, distinct clients, and the amount granted in the Kāpiti Coast Territorial Local Authority between 1 October 2019 to 31 March 2021, broken down by suppliers.

Registered name	Grants	Distinct Clients	Amount Granted
Adelaide Motel	3	0	\$945.00
Elliotts Kāpiti Coast Motor Lodge	0	0	\$1,015.00
Feilding Motel	0	3	\$230.00
Kāpiti Gateway Motel	3	0	\$980.00
Mana Motel	3	0	\$1,785.00
Totara Lodge Motel	0	3	\$330.00
140 Ghuznee Limited	0	0	\$342.90
252 Beachside Motel & Holiday Park	3	0	\$910.00
88 Wallace Court Motel	3	0	\$4,725.00
A'la Vista Motel	0	0	\$3,115.00
Aarangi Motel	3	0	\$1,876.00
Accommodation Gateway Motel	0	0	\$170.00
Altrusa House Trust	0	3	\$560.00
Ambassador Motel	3	0	\$1,000.00
Amble Inn Motel Levin	0	3	\$198.00
Amethyst Court Motor Lodge	0	3	\$760.00
Aotea Lodge	6	6	\$10,045.00
Ascot Motor Lodge	0	0	\$1,176.00
Asure Kāpiti Court Motel	315	63	\$637,846.50
Bentons Motel	3	3	\$2,560.00
Big Five Motel	3	3	\$2,548.00
Big Five Motel - Palmerston North	3	3	\$1,850.00
Bings Motel	3	0	\$235.00
Bulls Motel & Holiday Park	3	3	\$7,280.00
Bush Inn Court Motel	3	3	\$2,520.00
Byrons Resort	231	51	\$407,037.50

Registered name	Grants	Distinct clients	Amount granted
Claremonte Motor Lodge	0	0	\$2,000.00
Copperfield Seaside Motel	3	0	\$973.00
Dcm	0	0	\$1,995.00
Dupont Motel	9	6	\$18,429.00
El Rancho	6	3	\$2,295.00
Elliott's Motor Lodge	63	15	\$69,786.40
Elliotts Kāpiti Coast Motor Lodge	6	3	\$3,700.00
Feilding Holiday Park	0	0	\$130.00
Feilding Motel	3	0	\$1,250.00
Hacienda Motor Lodge	6	3	\$14,170.00
Halswell Lodge	0	0	\$2,786.00
Kāpiti Gateway Motel	12	3	\$15,435.00
Kate Gibbs Family Trust	0	0	\$370.00
Laneway Backpackers	6	6	\$3,280.00
Livingston Motel	3	3	\$560.00
M E & R R O'fee Family Trust	0	0	\$1,260.00
Mana Motel	3	6	\$8,720.00
Manakau Lodge	0	0	\$170.00
Marina Motor Lodge	9	0	\$10,800.00
Mary's Guest House Ltd	3	3	\$810.00
Mayfish Limited	0	0	\$1,750.00
Moana Lodge Ltd	3	0	\$8,820.00
Nicole Newson	3	0	\$1,700.00
North Lodge	6	3	\$3,220.00
Ocean Motel	411	99	\$748,200.86
Otaki Motel	60	15	\$49,607.00
Paekakariki Holiday Park	0	3	\$150.00
Paraparaumu Motel Ltd	135	24	\$264,588.00
Parnell City Lodge	0	0	\$2,875.00



Registered name	Grants	Distinct clients	Amount granted
Ploughman Motel	18	9	\$21,170.00
Quality Hotel The Angus	3	3	\$2,600.00
Quest On The Terrace	3	3	\$1,640.00
Quest On Thorndon	0	0	\$1,743.00
Raumati Sands Resort	36	9	\$61,568.78
Rosaria Lodge	6	0	\$4,200.00
Rose City Motel	0	3	\$1,393.00
Rotovegas Motel	0	0	\$1,925.00
Sandridge Hotel	3	3	\$450.00
Shadzz Motel	3	0	\$6,270.00
Silverstream Retreat Limited	6	3	\$7,010.00
Sundin Family Trust	3	0	\$1,120.00
Tatum Park	24	9	\$62,050.00
The New Railway Hotel Accommodation	0	0	\$665.00
The Post Hotel	3	3	\$18,200.00
The Setup On Dixon	9	6	\$17,888.56
The Setup On Manners	6	6	\$8,881.45
Totara Lodge Motel	12	3	\$11,842.50
Trinity Hotel	3	3	\$5,280.00
U Studios Paraparaumu Beach	57	24	\$64,990.43
Victoria Court Motor Lodge	3	3	\$945.00
Welcome Inn Motel	0	0	\$508.00
Wellington 747 Motel	0	3	\$3,831.20
Wellington Top 10 Holiday Park	0	0	\$460.00
Wrights By The Sea Motel	378	81	\$544,138.00
Zachary's Motel Ltd	48	18	\$50,402.50
Unknown	9	6	\$15,237.76

Notes for all tables:

- Emergency Housing assistance payments are granted as Special Needs Grants.
- A client can have more than one grant in the given time period.
- The total amount granted may not be the same as the amount spent.
- The number of nights granted is not necessarily the number of nights the client stayed in emergency housing.
- A client can have more than one grant in the given period, including more than one grant in the same quarter.
- TLA is Territorial Local Authority. It is defined under the Local Government Act 2002 as a city council or district council.
- TLA is estimated based on the clients address at the time of the grant. It may not be the same as the address of the emergency housing provider.
- Ungeocoded address records that are unable to be matched to a TLA through suburb and city details have an unknown TLA.
- To protect confidentiality the Ministry of Social Development uses processes to make it difficult to identify an individual person or entity from published data.
- These data tables have had random rounding to base three applied to all cell counts in the table.
- The impact of applying random rounding is that columns and rows may not add exactly to the given column or row totals.
- The published counts will never differ by more than two counts.
- Additionally, due to these privacy concerns, numbers for some categories of clients have been suppressed.
- Suppressed numbers have been replaced by an 'S'.
- A value of one or two may be rounded to zero or three.

**Request number: IMSD-11072**

Source: IAP Data Warehouse, prepared by Business Intelligence, Insights MSD Group, Ministry of Social Development

Context Notes:**Social Housing Register:**

This includes applications both on the Housing Register and the Transfer Register.

This only includes priority A and B applications.

The average and median days is the number of days (calendar) it takes to for an application to accept an offer of social housing from the point they were first confirmed on the register as an A or B priority until housed.

The average and median time to house has been rounded up to the nearest full day.

Special Needs Grants (SNG):

Grants is not the same as clients. A client may have multiple grants within a period.

Amount granted is not necessarily the same as amount spent.

Household composition of Emergency Housing-SNG (EH SNG) applicants was not captured prior to 1 April 2020.

Household composition is based on the declared adults and children staying in Emergency Housing and may not be reflective of their actual family size.

In some cases, children may have alternative or alternating living arrangements and may not necessarily be living in emergency housing for the entire duration in Emergency Housing.

Children may also be counted more than once, as MSD are unable to verify if the child/children are included in more than one household living in emergency housing.

This consecutive weeks calculation is based on the clients most recent grant within a year. They may have had multiple grants in a year.

A clients total stay may cross more than one year. The length of stay at the time of their last grant in each year is what is used to calculate the average time here.

Prior to 29 March 2020 Consecutive weeks is based on the number of weeks in which the client has received an EH SNG. After 4 weeks with no grants, the consecutive count is reset to zero and a new spell in EH is begun.

Post 29 March 2020 Consecutive weeks is calculated based on the check in and check out dates for which emergency housing grants have been granted.

General:

Territorial Local Authority (TLA) is based on the main applicant's residential address. It may not be reflective of where their emergency housing is located.

Ethnicity data is self-identified and multiple ethnicities may be chosen by an individual as fits their preference or self-concept.

Multiple selected ethnicities are then prioritised into a hierarchy.

The Māori ethnicity has the highest priority in this hierarchy, followed by Pacific peoples. NZ European has the lowest priority.

This is to ensure that smaller and politically significant ethnic groups do not get overwhelmed by the larger ethnic groups.

A single ethnicity is assigned to an individual based on this hierarchy.



Suppression:

To protect confidentiality the Ministry of Social Development uses processes to make it difficult to identify an individual person or entity from published data.

These data tables have had random rounding to base three applied to all cell counts in the table.

A value of one or two may be rounded to zero or three.

The impact of applying random rounding is that columns and rows may not add exactly to the given column or row totals.

The published counts will never differ by more than two counts.

In certain circumstances low numbers may potentially lead to individuals being identified.

Due to these privacy concerns, numbers for some categories of clients have been suppressed or aggregated.

Secondary suppression rules have also been applied when required. Suppressed numbers have been replaced by an 'S'.

Table 1: Number of applicants on the Social Housing Register in Kapiti Coast District as at 30 June for the years 2018 to 2021

by household size and financial year end

Household Size	30 June 2018	30 June 2019	30 June 2020	30 June 2021
2+ adults	3	6	9	15
2+ adults with child(ren)	3	6	6	9
Single age 24 years or younger	0	3	6	3
Single age 25 years +	39	54	93	114
Single with child(ren)	30	30	48	63
Total	72	102	162	207

Table 2: Number of applicants on the Social Housing Register in Kapiti Coast District as at 30 June for the years 2018 to 2021

by priority, position and financial year end

Priority / Position	30 June 2018	30 June 2019	30 June 2020	30 June 2021
Priority A				
9	3	3	0	0
10	6	3	0	3
11	9	6	6	3
12	9	9	12	12
13	15	12	21	18
14	15	18	27	36
15	6	12	21	27
16	6	18	21	30
17	0	9	24	30
18	0	6	9	18
19	0	0	15	18
20	0	3	3	6
Total	66	99	159	204
Priority B				
8	0	0	3	3
9	0	0	0	3
10	0	3	0	3
11	0	0	0	0
12	0	0	3	3
13	0	0	0	0
Total	3	3	3	3
Total Public Housing Register	72	102	162	207



Table 3: Number of applicants on the Social Housing Register in Kapiti Coast District as at 30 June for the years 2018 to 2021

by ethnic group and financial year end

Ethnicity	30 June 2018	30 June 2019	30 June 2020	30 June 2021
Māori	30	39	78	90
NZ European	33	51	60	93
Pacific Island	3	0	6	9
Other	9	6	15	12
Unspecified	3	3	3	3
Total	72	102	162	207

Table 4: Number of applicants housed and the average time to house in Kapiti Coast District between 01 July 2017 and 30 June 2021

by priority and financial year

Financial Year	Priority A		
	Number Housed	Median Days to House	Average Days to House
1 July 2017 - 30 June 2018	24	97	113
1 July 2018 - 30 June 2019	12	110	179
1 July 2019 - 30 June 2020	15	85	202
1 July 2020 - 30 June 2021	42	191	307

Table 5: Number of current tenancies in Kapiti Coast District as at 30 June for the years 2018 to 2021

by housing provider and financial year end

Tenancy Provider	30 June 2018	30 June 2019	30 June 2020	30 June 2021
Community Housing Providers	3	6	9	15
Kainga Ora Public Housing	207	210	207	231
Total Public Housing Tenancies	210	216	216	243

Table 6: Number of grants, clients and amount granted for Emergency Housing Special Needs Grants in Kapiti Coast District between 01 July 2017 and 30 June 2021

by financial year

Financial Year	Clients	Grants	Total Amount Granted
1 July 2017 - 30 June 2018	99	360	\$286,713.24
1 July 2018 - 30 June 2019	135	627	\$576,379.45
1 July 2019 - 30 June 2020	186	1,110	\$1,476,617.01
1 July 2020 - 30 June 2021	183	1,398	\$2,750,833.33

Table 7: Number of grants, clients and amount granted for Emergency Housing Special Needs Grants in Kapiti Coast District between 01 July 2019 and 30 June 2021

by household size and financial year

Notes:

Clients can be counted in multiple household sizes if they have grants under more than one household size.

For this reason, the sum of distinct clients for each Household Size may not equal the total shown.

Household Size	1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Distinct Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted
Couple no children	3	9	\$14,903.00	12	63	\$103,829.00
Couple with Children	3	12	\$22,701.00	15	90	\$257,034.50
Single no Children	63	225	\$327,673.36	102	741	\$1,333,628.82
Single with Children	36	120	\$235,213.34	84	501	\$1,056,341.01
Unknown	132	741	\$876,126.31	0	0	\$0
Total	186	1,110	\$1,476,617.01	183	1,398	\$2,750,833.33



Table 8: Number of grants, clients and amount granted for Emergency Housing Special Needs Grants in Kapiti Coast District between 01 July 2017 and 30 June 2021

by ethnic group and financial year

Ethnic Group	1 July 2017 - 30 June 2018			1 July 2018 - 30 June 2019			1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted
Māori	51	189	\$160,000.20	75	333	\$287,873.50	99	615	\$790,028.44	90	639	\$1,285,190.89
Pacific Peoples	3	12	\$10,971.00	0	0	\$0	6	39	\$41,504.02	6	24	\$44,850.00
NZ European	33	114	\$82,633.50	48	189	\$172,050.95	66	399	\$565,848.75	63	621	\$1,208,283.33
Other	6	24	\$18,313.50	12	102	\$114,395.00	12	54	\$77,453.80	15	69	\$137,157.84
Unspecified	6	21	\$14,795.04	0	3	\$2,060.00	3	3	\$1,782.00	9	42	\$75,351.27
Total	99	360	\$286,713.24	135	627	\$576,379.45	186	1,110	\$1,476,617.01	183	1,398	\$2,750,833.33

Table 9: Number of grants, clients and amount granted for Emergency Housing Special Needs Grants in Kapiti Coast District between 01 July 2017 and 30 June 2021

by age group and financial year

Age Group	1 July 2017 - 30 June 2018			1 July 2018 - 30 June 2019			1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted
<18	3	6	\$4,620.00	0	9	\$5,570.00	6	12	\$5,420.00	3	15	\$11,340.00
18-24	12	42	\$31,534.04	18	108	\$98,028.08	21	75	\$105,964.56	15	69	\$127,918.29
25-29	15	63	\$48,559.00	33	159	\$147,908.00	42	201	\$258,277.62	33	216	\$387,844.00
30-34	18	75	\$62,324.00	24	111	\$115,721.50	27	150	\$196,477.44	36	285	\$621,119.28
35-39	18	78	\$67,066.00	21	87	\$83,604.37	30	264	\$373,390.17	33	249	\$605,154.59
40-44	9	27	\$23,461.20	12	39	\$33,025.00	12	123	\$142,880.00	21	153	\$262,705.00
45-49	6	24	\$20,063.00	12	48	\$46,123.50	21	93	\$137,688.27	15	102	\$173,519.84
50-59	12	27	\$19,209.00	12	33	\$25,807.00	24	165	\$218,814.75	24	249	\$489,078.50
60-64	3	3	\$4,250.00	3	9	\$5,870.00	6	21	\$21,374.00	3	36	\$46,153.83
65+	3	12	\$5,627.00	3	21	\$14,722.00	3	12	\$16,330.00	3	15	\$26,000.00
Total	99	360	\$286,713.24	135	627	\$576,379.45	186	1,110	\$1,476,617.01	183	1,398	\$2,750,833.33

Table 10: Number of children included in Emergency Housing Special Needs Grants in Kapiti Coast District as at 30 June for the years 2020 and 2021

by financial year end

Notes:

This data is based on clients indicated to be in Emergency Housing as at 30 June 2020 and 30 June 2021.

This data only includes EH SNGs where the payment was made on or before 30 June 2021.

As at Date	Number of Households	Households with Children	Number of Children
30 June 2020	33	18	33
30 June 2021	39	18	30

Table 11: Average Consecutive Weeks stay in Emergency Housing in Kapiti Coast District between 01 July 2017 and 30 June 2021

by financial year

Financial Year	Average Consecutive Weeks
1 July 2017 - 30 June 2018	3.2
1 July 2018 - 30 June 2019	4.3
1 July 2019 - 30 June 2020	7.2
1 July 2020 - 30 June 2021	14.9



Table 12: Number of grants, clients and amount granted for Emergency Housing Special Needs Grants in Kapiti Coast District between 01 July 2017 and 30 June 2021

by supplier name and financial year

MSD Supplier Name	1 July 2017 - 30 June 2018			1 July 2018 - 30 June 2019			1 July 2019 - 30 June 2020			1 July 2020 - 30 June 2021		
	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted	Clients	Grants	Total Amount Granted
DISABLED A C F BAKER	S	6	\$4,230.00	0	0	\$0	0	0	\$0	0	0	\$0
DISABLED KELLYTHOM ENTERPRISES LTD	S	5	\$360.00	0	0	\$0	0	0	\$0	0	0	\$0
DISABLE KAPITI GATEWAY MOTEL LIMITED	0	0	\$0	0	0	\$0	S	12	\$12,495.00	S	S	\$3,920.00
DISABLE B S & J F ARWIDSON	S	5	\$778.00	0	0	\$0	S	5	\$330.00	0	0	\$0
DISABLED BAKKER MOTELS LTD	S	5	\$175.00	S	6	\$7,780.00	S	5	\$5,355.00	S	S	\$5,150.00
DISABLED FEILDING HOLIDAY PARK	S	5	\$400.00	0	0	\$0	0	0	\$0	0	0	\$0
DISABLED P & P CHINNERY PARTNERSHIP	S	5	\$1,015.00	0	0	\$0	0	0	\$0	0	0	\$0
DISABLED RIGHT 4 U LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$1,480.00
DISABLED U HOTEL GROUP LIMITED	0	0	\$0	0	0	\$0	12	42	\$46,443.43	9	18	\$21,921.00
140 GHUZNEE LTD	0	0	\$0	0	0	\$0	S	5	\$342.90	0	0	\$0
7 YEARS WAITING LIMITED	0	0	\$0	0	0	\$0	S	5	\$450.00	0	0	\$0
A C F BAKER	0	0	\$0	S	18	\$11,810.00	S	9	\$198.00	0	0	\$0
AARANGI MOTEL	0	0	\$0	0	0	\$0	S	5	\$1,876.00	0	0	\$0
AKL AIRPORT MOTEL LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$1,650.00
ALTRUSA HOUSE TRUST	0	0	\$0	0	0	\$0	S	5	\$500.00	0	0	\$0
ANJU TRUST LIMITED	0	0	\$0	S	12	\$10,785.00	0	0	\$0	S	S	\$760.00
AQUA PI HOLDINGS LTD	0	0	\$0	0	0	\$0	S	15	\$17,290.00	0	0	\$0
ARK HOTELS LIMITED	S	5	\$1,533.00	S	5	\$1,533.00	S	5	\$8,562.00	S	S	\$9,847.00
ARK PROPERTY HOLDINGS LTD	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$2,786.00
ASCOT MOTOR LODGE LIMITED	0	0	\$0	S	5	\$2,275.00	S	5	\$1,176.00	0	0	\$0
ATKINS ACCOMMODATION LTD	0	0	\$0	0	0	\$0	S	5	\$7,280.00	0	0	\$0
B & C HAUSMAN	S	5	\$220.00	0	0	\$0	0	0	\$0	0	0	\$0
BIEL ENTERPRISES LIMITED	S	5	\$665.00	0	0	\$0	0	0	\$0	S	S	\$1,015.00
BIG FIVE MOTEL 2009 LIMITED	0	0	\$0	S	5	\$2,523.00	S	5	\$1,253.00	S	S	\$597.00
BIG FIVE MOTEL 2009 LTD	0	0	\$0	S	5	\$1,043.00	0	0	\$0	S	S	\$2,548.00
BIM BEACHSIDE OPERATION LIMITED	0	0	\$0	0	0	\$0	S	5	\$910.00	0	0	\$0
BINGS MOTEL LIMITED	0	0	\$0	0	0	\$0	S	5	\$235.00	0	0	\$0
BRENTWOOD HOTEL LIMITED	0	0	\$0	S	5	\$1,155.00	0	0	\$0	0	0	\$0
BRYLAND ENTERPRISES LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$2,750.00
BT HACIENDA LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$14,170.00
BYRON'S RESORT LIMITED	0	0	\$0	S	15	\$12,045.00	9	42	\$67,185.00	36	267	\$509,187.50
C M CLOUSTON	S	5	\$2,195.00	0	0	\$0	S	5	\$1,050.00	6	24	\$85,200.00
CEDAR COURT (2015) LIMITED	0	0	\$0	S	5	\$990.00	0	0	\$0	0	0	\$0
CHEN FAMILY TRUST	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$2,520.00
CLOUD & LINDA LTD	S	5	\$2,730.00	0	0	\$0	S	5	\$945.00	0	0	\$0
COBDEN HOLDINGS LTD	0	0	\$0	S	5	\$1,505.00	0	0	\$0	0	0	\$0
COPPERFIELD VILLAGE LIMITED	12	21	\$13,857.00	S	5	\$2,210.00	S	5	\$973.00	0	0	\$0
COTTAGE PARK MOTEL	9	9	\$5,420.00	12	42	\$35,612.00	0	0	\$0	0	0	\$0
D A & C E CHRISTIE	S	6	\$4,150.00	15	36	\$22,132.50	9	39	\$36,440.00	S	51	\$33,822.00
DOWNTOWN COMMUNITY MINISTRY	0	0	\$0	S	5	\$84.00	S	5	\$1,995.00	0	0	\$0
FEILDING CMC LIMITED	S	5	\$400.00	0	0	\$0	0	0	\$0	S	S	\$130.00
PHILOTON LTD	0	0	\$0	0	0	\$0	S	5	\$600.00	S	S	\$1,980.00
FOUR MAXS LIMITED	0	0	\$0	S	5	\$750.00	0	0	\$0	S	S	\$170.00
G P S ENTERPRISES 2001 LIMITED	21	57	\$45,844.04	S	15	\$17,635.00	S	6	\$4,715.00	0	0	\$0
G R & C J JONES LTD	0	0	\$0	S	5	\$2,765.00	0	0	\$0	S	S	\$3,115.00
GARRY AND MONICA CLARK LIMITED *DISAB	0	0	\$0	S	5	\$1,505.00	0	0	\$0	0	0	\$0
GARRY YOUNG	0	0	\$0	S	5	\$72.00	0	0	\$0	S	S	\$665.00
GL & KJ BROWN	S	5	\$900.00	S	5	\$515.00	0	0	\$0	0	0	\$0
GREAT PLENTY INVESTMENTS LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	S	S	\$580.00
H M POTTER & C P CLEAVER	S	5	\$1,414.20	0	0	\$0	0	0	\$0	0	0	\$0
HAH BLENHEIM LIMITED	0	0	\$0	S	5	\$1,120.00	0	0	\$0	0	0	\$0
HARBOUR CITY MOTOR INN	S	5	\$1,668.00	0	0	\$0	S	5	\$6,426.00	0	0	\$0
HARCOURT HOLIDAY PARK	S	5	\$405.00	S	5	\$167.50	0	0	\$0	0	0	\$0



HENRY & PENNY LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$1,393.00
HYDRABAD HOLIDAY PARK	0	0	\$0	0	0	\$885.00	0	0	\$0	0	\$0	0	\$0
K H L CORPORATION LTD	0	0	\$0	0	0	\$110.00	0	0	\$0	0	\$0	0	\$0
KAPITI COURT MOTELS (2009) LTD	38	126	\$11,437.00	27	99	\$94,020.00	27	171	\$257,078.00	24	237		\$597,759.00
KATE GIBBS FAMILY TRUST	0	0	\$0	0	0	\$1,050.00	0	0	\$870.00	0	0	0	\$0
LANEWAY BACKPACKERS LTD	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$3,280.00
LEISURE ISLAND LTD	0	0	\$0	0	0	\$99.00	0	0	\$0	0	\$0	0	\$0
M E & R R O'FEE FAMILY TRUST	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$1,290.00
M S DACRE	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$500.00
MANYFISH LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$1,750.00
MARY'S GUEST HOUSE LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$810.00
MASSIVE ACTION LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$1,400.00
MCGANNON MOTELS LTD	0	0	\$0	0	0	\$1,120.00	0	0	\$0	0	\$0	0	\$0
MID CITY PLAZA LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$29,900.00
MOANA LODGE LTD	0	0	\$0	0	0	\$4,532.00	0	0	\$7,000.00	0	0	0	\$4,620.00
MOTEL MANAGEMENT LIMITED	0	0	\$1,400.00	0	0	\$0	0	0	\$0	0	\$0	0	\$0
MSD SOCIAL HOUSING PROVIDER GROUP	0	12	\$10,248.00	0	0	\$0	0	0	\$0	0	\$0	0	\$0
MZ TERRACE LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$1,640.00
NEWCAN MANAGEMENT LIMITED	0	0	\$2,520.00	0	0	\$0	0	0	\$0	0	\$0	0	\$0
NGATI TOA LTD	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$150.00
NICOLE MAREE NEWSON	0	0	\$0	0	0	\$0	0	0	\$1,700.00	0	0	0	\$0
NUMBER NINE COMPANY LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$2,000.00
OUR PARAGON LIMITED	0	0	\$0	0	0	\$750.00	0	0	\$0	0	\$0	0	\$0
PAHI STATION	0	0	\$0	0	24	\$22,956.45	0	0	\$15,556.78	0	0	0	\$1,355.00
PANGEA TRAVEL NEW ZEALAND LIMITED	0	15	\$14,041.00	0	87	\$90,821.00	48	237	\$332,098.02	45	306		\$661,456.84
PARAPARAUMU MOTEL LTD	0	18	\$12,922.00	0	30	\$31,448.00	0	54	\$81,008.00	6	108		\$247,103.00
PARNELL MOTELS LIMITED	0	0	\$0	0	0	\$1,610.00	0	0	\$2,875.00	0	0	0	\$0
PGM ENTERPRISES LIMITED	0	0	\$0	0	0	\$0	0	21	\$26,342.18	0	15		\$35,226.80
R L TRUST	0	0	\$0	0	0	\$0	0	0	\$1,025.00	0	0	0	\$0
ROSARIA LODGE & BEAUTY CLINIC	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$4,200.00
SATA GROUP LIMITED	0	0	\$0	0	0	\$0	0	0	\$8,785.00	0	0	0	\$2,520.00
SHADZZ LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$6,270.00
SHEKINAH 2020 LIMITED	0	0	\$0	0	0	\$0	0	36	\$48,073.57	0	30		\$22,272.83
SILVERSTREAM RETREAT LIMITED	0	0	\$0	0	0	\$1,475.00	0	0	\$0	0	\$0	0	\$7,010.00
SUNDIN FAMILY TRUST	0	0	\$0	0	0	\$0	0	0	\$1,120.00	0	0	0	\$0
SUPPLEMENT KING NZ LIMITED	0	0	\$0	0	0	\$0	0	12	\$13,755.00	0	6		\$7,415.00
TEAM SAM LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	12	\$13,067.50
THE ACCOMODATION GATEWAY MOTEL PART	0	0	\$1,230.00	0	0	\$0	0	0	\$0	0	\$0	0	\$0
THE ANGUS (LOWER HUTT) LTD	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$4,000.00
THE GRATS INVESTMENT LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$1,743.00
THE SETUP ACCOMMODATION LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$17,888.56
THE SETUP MANNERS LIMITED	0	0	\$0	0	0	\$0	0	0	\$2,371.45	0	0	0	\$6,610.00
TIRZAH MOTEL MANAGEMENT LIMITED	0	0	\$0	0	18	\$85,602.00	54	264	\$377,487.00	27	198		\$340,414.50
TR: NEWTON 516 LIMITED	0	0	\$0	0	0	\$0	0	0	\$508.00	0	0	0	\$0
TOLEDO OWNERS	18	51	\$41,636.00	27	87	\$81,340.00	0	27	\$28,150.00	0	0	0	\$0
TOWNSHEND COMMERCIALS LTD	0	0	\$0	0	0	\$1,470.00	0	0	\$0	0	\$0	0	\$0
TRINITY HOTEL 2021 LTD	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$5,280.00
VICTORIA COURT WELLINGTON LIMITED	0	0	\$0	0	0	\$0	0	0	\$945.00	0	0	0	\$0
W J O R A POWELL	0	0	\$0	0	0	\$0	0	0	\$170.00	0	0	0	\$0
WAIKANA E CHRISTIAN HOLIDAY PARK INC	0	6	\$2,820.00	0	0	\$0	0	0	\$1,400.00	0	0	0	\$1,395.00
WALLACE COURT MOTEL LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$4,725.00
WANGANUI DISTRICT COUNCIL	0	0	\$0	0	0	\$58.00	0	0	\$0	0	\$0	0	\$0
WELLING TRADING LTD	0	0	\$0	0	0	\$280.00	0	0	\$0	0	\$0	0	\$0
WELLINGTON HOLIDAY PARK LIMITED	0	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0	\$480.00
WELLINGTON MOTEL 747 LIMITED	0	0	\$0	0	0	\$0	0	0	\$3,831.20	0	0	0	\$1,890.00
WELLINGTON SPEEDWAY PROMOTIONS LTD	0	0	\$0	0	0	\$0	0	0	\$830.00	0	0	0	\$2,590.00
ZACHARY'S MOTEL LTD	0	0	\$0	0	18	\$17,850.00	12	33	\$36,632.50	0	21		\$23,675.00
Total	99	360	\$286,713.24	135	627	\$576,379.45	186	1,110	\$1,476,617.01	163	1,398		\$2,750,833.33

Table 13: Number and amount granted for Special Needs Grants in Kapiti Coast District between 01 July 2017 and 30 June 2021 by reason and financial year

Reason	1 July 2017 - 30 June 2018		1 July 2018 - 30 June 2019		1 July 2019 - 30 June 2020		1 July 2020 - 30 June 2021	
	Grants	Amount Granted	Grants	Amount Granted	Grants	Amount Granted	Grants	Amount Granted
Driver Licence	123	\$11,879.78	210	\$20,935.05	114	\$11,742.30	153	\$15,039.09
Emergency Housing	357	\$286,713.24	627	\$576,379.45	1,113	\$1,478,617.01	1,398	\$2,750,833.33
Food	6,501	\$692,681.83	8,109	\$822,249.99	14,370	\$1,461,355.42	12,348	\$1,158,879.39
Health Related	87	\$10,648.78	141	\$14,026.42	129	\$11,407.59	141	\$13,655.39
Medical And Associated Costs	777	\$191,358.03	870	\$193,237.13	858	\$189,048.31	840	\$207,302.29
Other	336	\$60,964.55	381	\$82,999.08	303	\$97,839.18	351	\$243,177.79
People Affected By Benefit Stand Downs	87	\$9,859.74	78	\$9,484.90	78	\$8,678.72	72	\$9,535.31
Re-Establishment Grants	81	\$27,232.10	87	\$29,945.74	75	\$25,677.80	60	\$21,247.93
School Education Costs	6	\$4,500.00	6	\$2,249.00	3	\$1,000.00	6	\$1,999.50
Total	8,358	\$1,295,838.03	10,509	\$1,751,503.76	17,043	\$3,285,254.13	15,366	\$4,421,670.02

Table 14: Number and amount granted for Special Needs Grants in Kapiti Coast District between 01 July 2017 and 30 June 2021 by ethnic group and financial year

Ethnic Group	1 July 2017 - 30 June 2018		1 July 2018 - 30 June 2019		1 July 2019 - 30 June 2020		1 July 2020 - 30 June 2021	
	Grants	Amount Granted	Grants	Amount Granted	Grants	Amount Granted	Grants	Amount Granted
Māori	3,210	\$522,836.85	4,569	\$762,678.57	7,740	\$1,576,206.64	6,891	\$2,002,357.30
Pacific Peoples	207	\$37,405.40	225	\$30,893.64	474	\$64,905.35	426	\$99,475.45
NZ European	3,969	\$580,065.58	4,560	\$711,280.60	7,245	\$1,341,815.50	6,528	\$1,926,869.42
Other	774	\$117,349.93	945	\$218,871.48	1,221	\$218,708.99	1,194	\$281,753.03
Unspecified	201	\$38,380.49	207	\$27,979.47	363	\$53,617.65	333	\$114,214.82
Total	8,358	\$1,295,838.03	10,509	\$1,751,503.76	17,043	\$3,285,254.13	15,366	\$4,421,670.02



Ministry of Housing and Urban Development response

Subject: MHUD Transitional Housing Info
Date: Friday, 15 October 2021 at 1:05:39 PM New Zealand Daylight Time
From: Steve Flude
To: Chris Glaudel, Ian Mitchell (ian.mitchell@Livingstonassociates.co.nz)
Attachments: image001.png, image002.jpg, image003.png, image004.png

1. Number of transitional housing places and typology					
1	2	3	4	Not defined	Grant total
1	4	5	3	3	16

2. Average place subsidy by typology					
1	2	3	4	Not defined	Grand Total
\$ 223.00	\$ 344.50	\$ 441.00	\$ 434.33	N/A	\$ 393.00

3. Transitional housing places by Provider	
TH Provider	Places
Atareira	2
NCIWR	3
The Salvation Army	11
Grand Total	16

4. Average stay and exits from transitional housing			
Year	Month	Average stay (weeks)	Number of Exits
2018	November	22.1	2
2019	January	4.4	1
2019	September	9.0	2
2019	October	20.4	1
2019	November	17.0	1
2020	January	17.3	1
2020	February	9.4	2
2020	March	11.0	4
2020	May	20.1	4
2020	June	4.6	3
2020	November	6.0	1
2021	April	35.0	1
2021	May	12.4	3

Steve Flude
 Senior Advisor Local Outcomes
 Kaitohutohu Matua Putunga ā Rohe

Tel 027 5554 120
 Mobile 027 5554 120

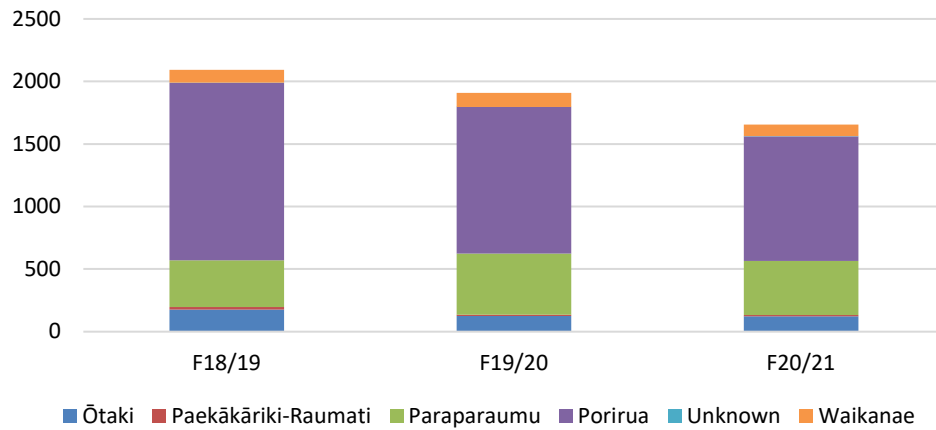


Oranga Tamariki response

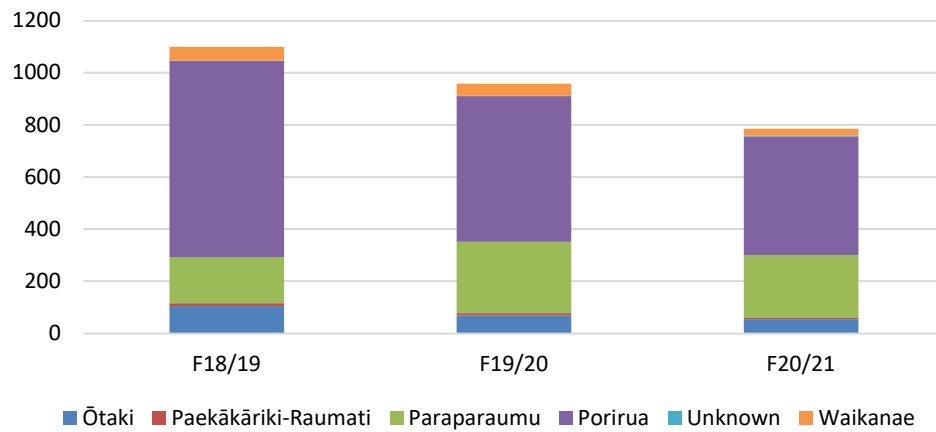
Activities			
Reports of concern			
Ward	F18/19	F19/20	F20/21
Ōtaki	176	125	122
Paekākāriki-Raumati	20	10	11
Paraparaumu	375	488	432
Porirua	1417	1172	995
Unknown	3	1	4
Waikanae	103	112	90
Assessment			
Ward	F18/19	F19/20	F20/21
Ōtaki	104	69	54
Paekākāriki-Raumati	11	8	5
Paraparaumu	177	275	241
Porirua	753	558	456
Unknown	2	1	3
Waikanae	52	47	26
Family Group Conferences			
Ward	F18/19	F19/20	F20/21
Ōtaki	43	19	40
Paekākāriki-Raumati	0	0	0
Paraparaumu	50	38	56
Porirua	232	184	178
Unknown	1	0	0
Waikanae	15	25	27
Entries to care			
Ward	F18/19	F19/20	F20/21
Ōtaki	6	2	4
Paekākāriki-Raumati	0	0	0
Paraparaumu	7	5	9
Porirua	28	26	15
Unknown	0	0	0
Waikanae	4	1	2



Reports of concern Total activities

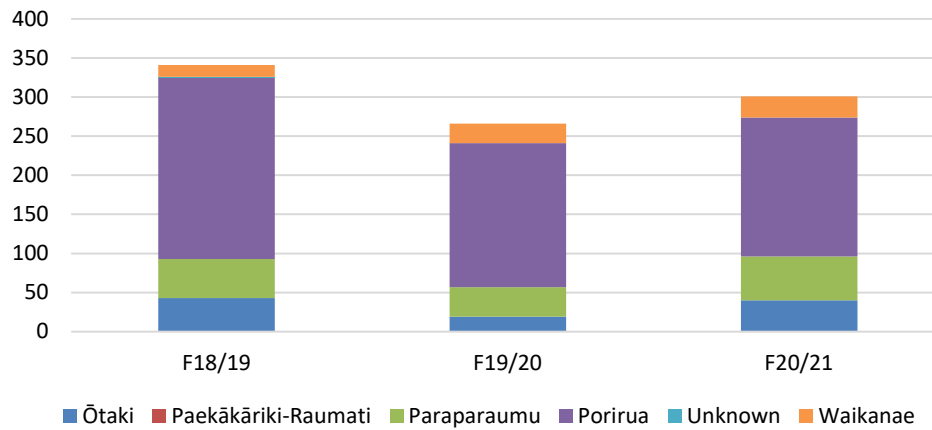


Assessments Total activities

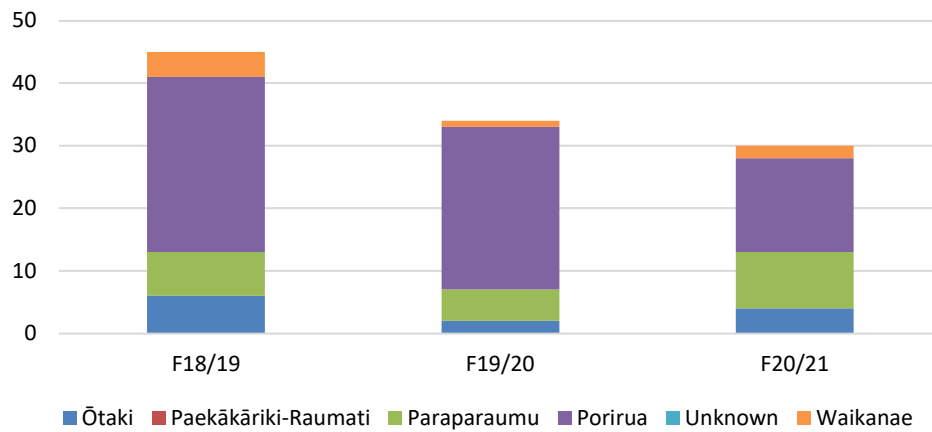




Family Group Conferences Total activities



Entries to care Total activities

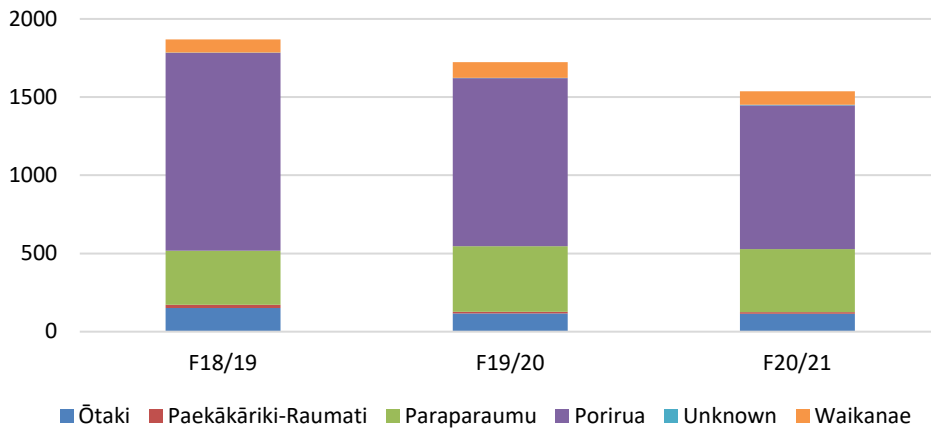




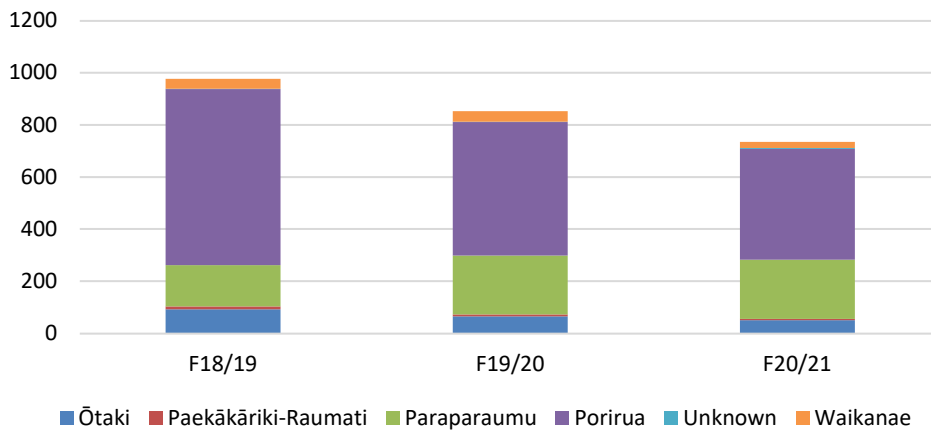
Unique children			
Reports of concern			
Ward	F18/19	F19/20	F20/21
Ōtaki	152	116	114
Paekākāriki-Raumati	20	10	11
Paraparaumu	345	421	403
Porirua	1265	1074	919
Unknown	2	1	4
Waikanae	84	102	87
Assessment			
Ward	F18/19	F19/20	F20/21
Ōtaki	92	65	51
Paekākāriki-Raumati	11	8	5
Paraparaumu	159	226	227
Porirua	675	512	425
Unknown	2	1	3
Waikanae	37	41	24
Family Group Conferences			
Ward	F18/19	F19/20	F20/21
Ōtaki	39	19	39
Paekākāriki-Raumati	0	0	0
Paraparaumu	50	38	44
Porirua	224	184	177
Unknown	1	0	0
Waikanae	14	25	27
Entries to care			
Ward	F18/19	F19/20	F20/21
Ōtaki	6	2	4
Paekākāriki-Raumati	0	0	0
Paraparaumu	7	5	9
Porirua	28	26	15
Unknown	0	0	0
Waikanae	4	1	2



Reports of concern Unique children

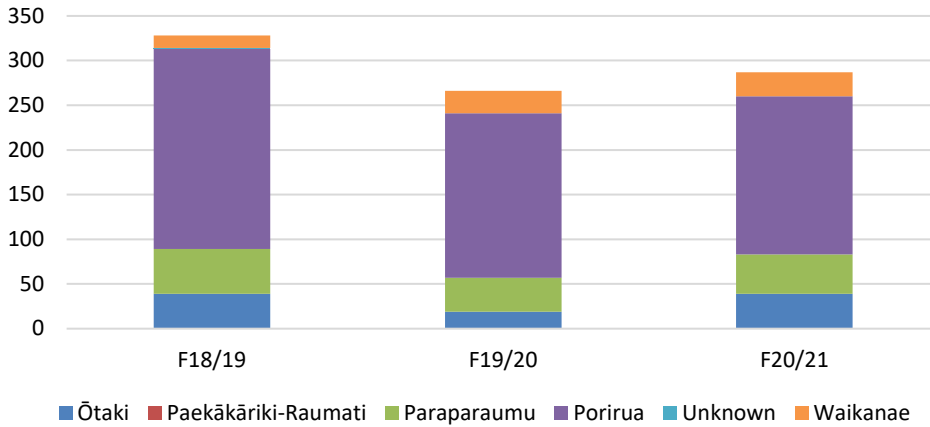


Assessments Unique children

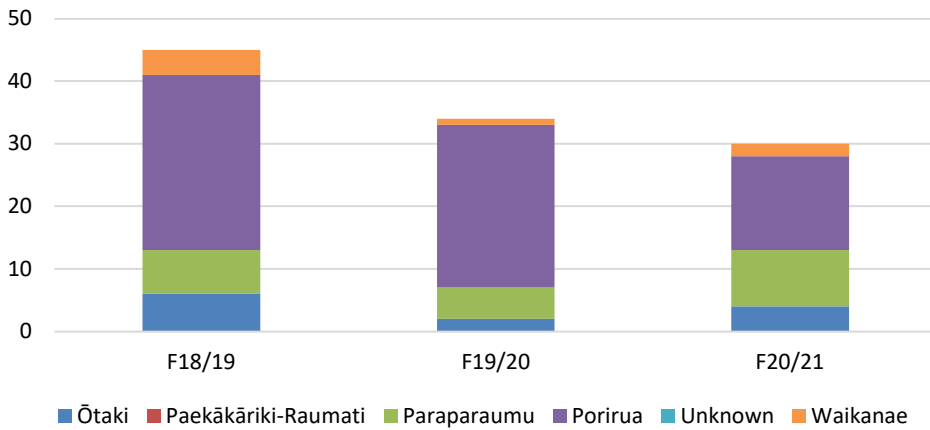




Family Group Conferences Unique children



Entries to care Unique children



Social Housing and Special Needs Grants Data for Kapiti from 01 July 2017 to 30 June 2021
by various demographics and financial year