



AGENDA

Strategy and Operations Committee Meeting

I hereby give notice that a Meeting of the Strategy and Operations Committee will be held on:

Date: Thursday, 12 May 2022

Time: 9.30am

**Location: Council Chamber
Ground Floor, 175 Rimu Road
Paraparaumu**

**Glen O'Connor
Acting Group Manager Infrastructure Services**

Kapiti Coast District Council

Notice is hereby given that a meeting of the Strategy and Operations Committee will be held in the Council Chamber, Ground Floor, 175 Rimu Road, Paraparaumu, on Thursday 12 May 2022, 9.30am.

Strategy and Operations Committee Members

Cr James Cootes	Chair
Cr Gwynn Compton	Deputy
Mayor K Gurunathan	Member
Deputy Mayor Janet Holborow	Member
Cr Angela Buswell	Member
Cr Jackie Elliott	Member
Cr Martin Halliday	Member
Cr Sophie Handford	Member
Cr Jocelyn Prvanov	Member
Cr Bernie Randall	Member
Cr Robert McCann	Member

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1 WELCOME**2 COUNCIL BLESSING**

“As we deliberate on the issues before us, we trust that we will reflect positively on the communities we serve. Let us all seek to be effective and just, so that with courage, vision and energy, we provide positive leadership in a spirit of harmony and compassion.”

I a mātou e whiriwhiri ana i ngā take kei mua i ō mātou aroaro, e pono ana mātou ka kaha tonu ki te whakapau mahara huapai mō ngā hapori e mahi nei mātou. Me kaha hoki mātou katoa kia whaihua, kia tōtika tā mātou mahi, ā, mā te māia, te tiro whakamua me te hihiri ka taea te arahi i roto i te kotahitanga me te aroha.

3 APOLOGIES**4 DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA**

Notification from Elected Members of:

4.1 – any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting, and

4.2 – any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968

5 PUBLIC SPEAKING TIME FOR ITEMS RELATING TO THE AGENDA**6 MEMBERS' BUSINESS**

- (a) Public Speaking Time Responses
- (b) Leave of Absence
- (c) Matters of an Urgent Nature (advice to be provided to the Chair prior to the commencement of the meeting)

7 UPDATES

Nil

8 REPORTS

8.1 LOCAL GOVERNMENT FUNDING AGENCY 2022/23 STATEMENT OF INTENT

Kaituhi | Author: **Ian Georgeson, Chief Financial Officer**

Kaiwhakamana | Authoriser: **Mark de Haast, Group Manager Corporate Services**

TE PŪTAKE | PURPOSE

- 1 The purpose of this report is to provide the Strategy and Operations Committee with the Local Government Funding Agency (LGFA) draft 2022/23 Statement of Intent (SOI) and half year report to 31 December 2021.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 Not required.

TE TUKU HAE PAPA | DELEGATION

- 3 The Council's Strategy and Operations Committee has the authority to consider this report.

TAUNAKITANGA | RECOMMENDATIONS

- A. That the Strategy and Operations Committee notes the contents of the draft Local Government Funding Agency draft 2022/23 Statement of Intent and Half Year report to 31 December 2021.

TŪĀPAPA | BACKGROUND

- 4 The LGFA was incorporated in 2011 with the primary objective of optimising the debt funding terms and conditions for participating local authorities. This includes providing savings in annual interest costs, making longer-term borrowings available and enhancing the certainty of access to debt markets.
- 5 The LGFA issues bonds to wholesale and retail investors and on-lends the funds raised to participating local authorities (PLAs) with borrowing needs. The quality of the LGFA's credit rating and the liquidity created by issuing homogenous local authority paper, ensures that participating councils can raise funds on better terms than if they were issuing in their own name.
- 6 In 2012, Kāpiti Coast District Council (the Council) became a principal shareholding local authority¹ in the LGFA. The LGFA meets the Local Government Act (LGA) 2002 definition of a Council Controlled Organisation (CCO) and as a shareholder in a CCO, the Council must regularly undertake performance monitoring of that organisation to evaluate its contribution to the achievement of the Council's desired outcomes.
- 7 As a CCO, the LGFA must deliver to its shareholders a draft SOI on or before 1 March each year. The LGFA board must consider any comments from its shareholders in relation to the draft SOI and deliver a final SOI on or before 30 June.
- 8 The Council's monitoring obligations are assisted by the Shareholders' Council whose role is to represent all the shareholders and ensure that all individual shareholder views are heard. The Shareholders' Council comprises five to ten appointees from the council shareholders, and one from the Crown. During the year there were some changes to the makeup of the shareholders council, and the council did not issue a letter of expectations.

¹ principal shareholding local authorities are those which invest capital in the LGFA and are expected to receive a return on that capital.

HE KÖRERORERO | DISCUSSION

He take | Issues

9 The LGFA has issued its draft 2022/23 SOI.

10 Strategic priority areas, and the objectives and performance targets that sit within each area, are summarised on the following table:

Strategic priorities	Objectives	Performance targets
Governance, capability and business practice	<ul style="list-style-type: none"> • Best practice corporate governance • Model ethical behaviour • Achieve objectives and performance targets • Ensure cost effective products • Be a good employer 	<ul style="list-style-type: none"> • Comply with foundation and treasury policies • Maintain LGFA credit rating equal to NZ Govt • Operating income >\$18.3m • Operating expenses <\$8.3m
Optimising financial services for local government	<ul style="list-style-type: none"> • Interest savings relative to alternative sources • Offer flexible products • Deliver operational best practice • Certainty of access to debt markets 	<ul style="list-style-type: none"> • Share of LG long term debt >80% • Total lending to borrowers >\$14,558m • Survey of borrowers value add >85% • Successfully refinance 100% existing loans • Meet 100% borrower lending requests
Environmental and social responsibility	<ul style="list-style-type: none"> • Assist sector to achieve sustainability objectives • Improve LGFA sustainability outcomes 	<ul style="list-style-type: none"> • Comply with H&S act • Maintain Toitu carbon zero certification • Meet reductions in carbon plan • Increase GSS lending book • Ensure annual report complies with GRI standards • Meet all mandatory climate reporting standards
Effective management of loans	<ul style="list-style-type: none"> • Improve LGFA sustainability outcomes 	<ul style="list-style-type: none"> • Review 100% of borrowers financial position • Meet each borrower at least annually
Industry leadership and engagement	<ul style="list-style-type: none"> • Take proactive role to enhance depth of LG market • Assist LG sector with significant matters e.g. 3 waters • Support councils in development of reporting on climate change 	<ul style="list-style-type: none"> • Report on actions underway

11 In discussing the draft SOI with LGFA, they identify two matters of note. The first is the continuing focus on sustainability, with LGFA progressing their own organisational plan as well as implementing the first Green, Social or Sustainable (GSS) loans with councils.

12 The second is the area of 3 Waters reform, where LGFAs goal is to ensure a smooth transition for councils to the new arrangements. They continue to engage with DIA on the reform process.

13 From a financial perspective, while surpluses of approximately \$10-11m per annum are forecast for the SOI period, LGFA's primary objective is to deliver financial benefit to councils by providing low cost borrowing. LGFA reduced their lending margin from 20 bps to 15 bps from 1 July 2021.

	2019/20 \$M (actual)	2020/21 \$M (actual)	Dec 2021 Half year \$M (actual)	2021/22 \$M (2022 SOI)	2022/23 \$M (draft 2023 SOI)	2023/24 \$M (draft 2023 SOI)	2024/25 \$M (draft 2023 SOI)
Total operating income	18.3	19.7	9.7	19.1	18.3	19.9	18.7
Operating expenses	7.7	7.7	3.8	7.8	8.4	8.2	8.6
Net profit	10.6	12.0	5.9	11.3	9.9	11.7	10.0
Total LG borrowing	10,900	12,066	13,513	13,294	14,558	15,567	16,270

- 14 The LGFA draft 2022/23 Statement of Intent and Half Year Report to 31 December 2021 are attached as Appendix 1 and 2 to this report, and LGFA officials will present to the Strategy and Operations Committee meeting.

Ngā kōwhiringa | Options

- 15 There are no options to consider within this report.

Tangata whenua

- 16 There are no tāngata whenua considerations arising from this report.

Panonitanga āhuarangi | Climate change

There are no climate change considerations within this report. [Ahumoni me ngā rawa | Financial and resourcing](#)

- 18 There are no financial considerations arising from this report.

Ture me ngā Tūraru | Legal and risk

- 19 There are no legal considerations arising from the matters in this report.

Ngā pānga ki ngā kaupapa here | Policy impact

- 20 In accordance with the LGA 2002, the Council has provided information on all of its CCOs in its 2021/41 Long Term Plan.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

Te mahere tūhono | Engagement planning

An engagement plan is not needed for this report to be considered. [Whakatairanga | Publicity](#)

There are no publicity considerations. [NGĀ ĀPITI HANGA | ATTACHMENTS](#)

1. LGFA draft 2022/23 Statement of Intent [↓](#)
2. LGFA Half Year Report to 31 December 2021 [↓](#)



28 February 2022

Dear Shareholder

Draft Statement of Intent 2022-25

Please find attached a copy of the Draft Statement of Intent (SOI) for the 2022/23 year and two subsequent years. A copy is also available for download on our website www.lgfa.co.nz.

LGFA continues to focus on delivering strong results for both our council borrowers and shareholders.

For our borrowing councils we seek to optimize funding terms and conditions by

- Achieving savings in borrowing costs
- Provide longer dated funding and
- Provide certainty of access to markets

For our shareholders we are focused on

- Delivering a strong financial performance
- Monitoring asset quality
- Enhancing our approach to treasury and risk management and
- Ensuring we have the correct governance framework and capital structure in place

For our guarantors we are focused on

- Minimising the risk of a call upon the guarantee through actively monitoring and managing the business risks faced by LGFA including operational, credit, liquidity, interest rate and funding risk.

The following points regarding the Draft SOI 2022-25 are worth noting:

- Profitability is forecast to remain strong with projections for Net Operating Gain of \$9.9 million, \$11.7 million, and \$10.0 million for the next three years. We are cautious in placing too much emphasis on the Year Three (2024/25) forecast given that over the next three years, we estimate that \$5.3 billion of our LGFA bonds and \$5.7 billion of council loans mature.
- Our council members based their borrowing projections in their 2021-31 Long Term Plans on the assumption that the Three Water reforms were not progressing and we therefore have made the same assumption in our forecasts. Our council borrowing and LGFA bond issuance

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forecasts in the 2023/24 and 2024/25 financial years may change depending upon whether the reforms proceed and how councils change their borrowing behaviour in response to those reforms. We estimate that we could have between \$4 billion and \$5 billion of Three Waters related loans by 1 July 2024.

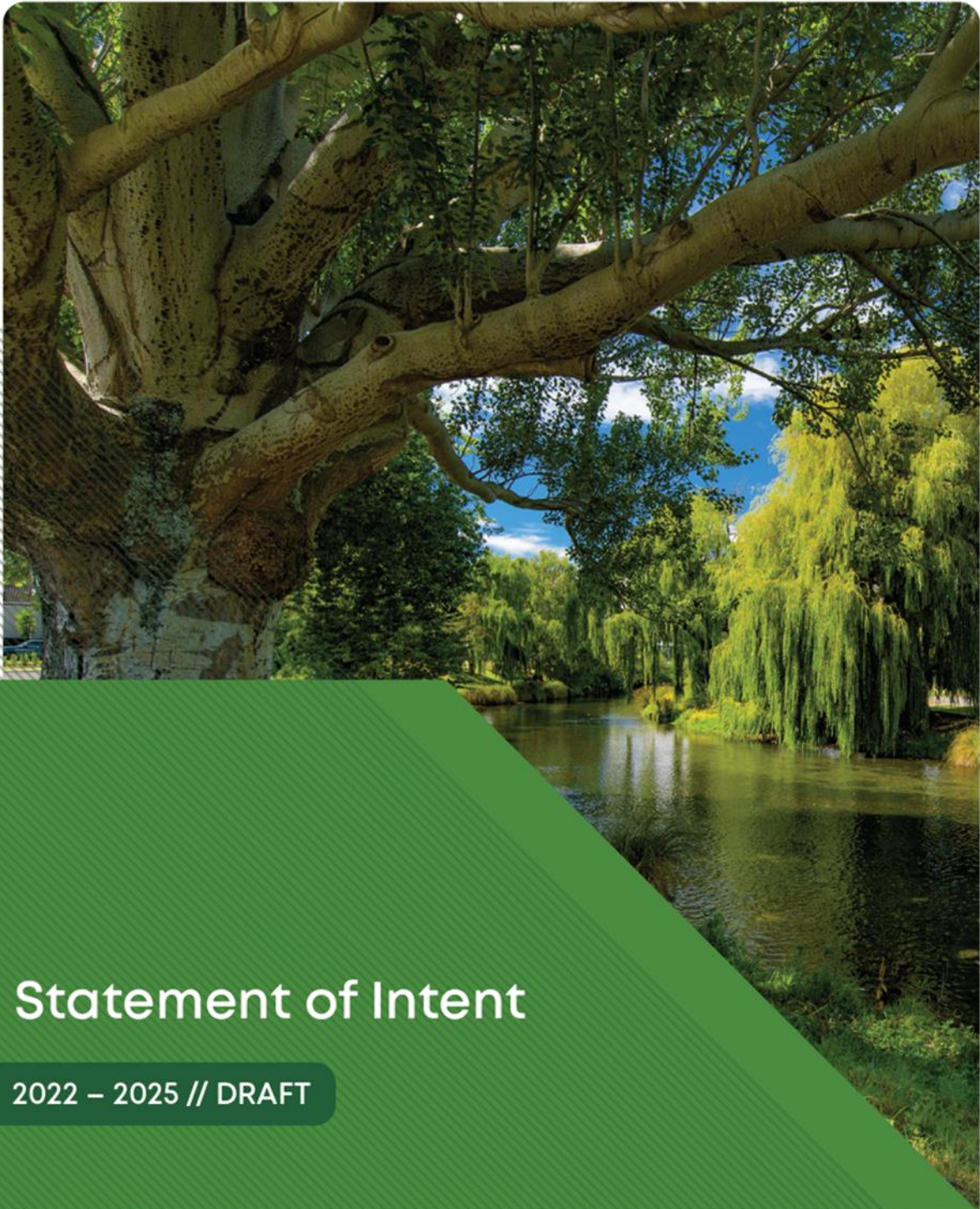
- Our forecasts for council loans (short and long term) outstanding as at June 2023 of \$14.6 billion and \$15.6 billion as at June 2024 are in line with the forecast in last year's SOI.
- Compared to the prior year SOI, Net Interest Income is forecast to be \$200k lower in the 2022/23 financial year and \$300k higher in the 2023/24 financial year. A positive impact on Net Interest Income from higher interest rates is offset by the expectation of tighter lending margins.
- Compared to the prior year SOI, issuance and operating expenses, excluding Approved Issuer Levy are forecast to be approximately \$400k higher in the 2022/23 financial year and \$500k higher in the 2023/24 financial year. This is due to higher costs associated with our increased focus on Sustainability, higher personnel costs and expected costs relating to Three Waters Reform.
- The SOI performance targets are the same as the targets in the prior year SOI except we have included targets relating to improving sustainability outcomes within LGFA and assisting the sector in achieving sustainability and climate change objectives.
- As noted above, there is some timing uncertainty within the SOI forecast relating to council loans and LGFA bonds outstanding as we need to project both the repayment amount and repayment timing of the council loans that are due to mature in April 2023, April 2024 and April 2025. Decisions made by our council members regarding early refinancing will have a phasing impact across all three years in the SOI forecast.

If you have any questions or wish to provide comments by 1 May 2022 then please feel free to contact myself or any member of the Shareholders' Council. The LGFA board will consider any feedback received and provide a final version of the SOI to shareholders by 30 June 2022.

Yours sincerely



Mark Butcher
Chief Executive



1. Introduction

This Statement of Intent (SOI) sets out the nature and scope of the activities, objectives and performance targets for the New Zealand Local Government Funding Agency Limited (LGFA) for the three-year period 1 July 2022 to 30 June 2025. LGFA is enabled under the Local Government Borrowing Act 2011 and is a council-controlled organisation (CCO) for the purposes of the Local Government Act 2002.

The SOI is prepared in accordance with section 64(1) of the Local Government Act 2002.

2. Nature and scope of activities

LGFA raises debt funding for the purpose of providing debt financing to New Zealand local authorities and CCOs (participating borrowers).

LGFA may raise debt funding either domestically and/or offshore in either NZ dollars or foreign currency.

LGFA only lends to participating borrowers that have entered into required relevant legal and operational arrangements and comply with the LGFA's lending policies.

In addition, LGFA may undertake any other activities considered by the LGFA Board to be reasonably related, incidentally to, or in connection with, that business.

3. Our purpose Ta tatou kaupapa

Benefiting local communities through delivering efficient financing for local government.

Ka whiwhi painga ngā hapori mā te whakarato pūtea tōtika ki ngā kaunihera.

4. Our values Ō mātau uara

We act with integrity E pono ana mātau	We are customer focused E arotahi ana mātau ki te kiritaki	We strive for excellence E whakapau kaha mātau kia hiranga te mahi	We provide leadership He kaiārahi mātau	We are innovative He auaha mātau
<p>We are honest, transparent and are committed to doing what is best for our customers and our company</p>	<p>Our customers are our council borrowers, investors, and all other organisations that we deal with. We listen to them and act in their best interests to deliver results that make a positive difference</p>	<p>We strive to excel by delivering financial products and services that are highly valued at least cost while seeking continuous improvement in everything we do.</p>	<p>We are here for our stakeholders in being strategically minded, providing resilience and executing our strategy. We embrace a high-performance culture and can be relied upon to deliver results.</p>	<p>To meet our ever-changing customer requirements, we will encourage innovation and provide a diverse range of financial products and services.</p>

5. Foundation objectives

The Shareholders' Agreement is a foundation document and states that, in accordance with the Local Government Act, in carrying on its business the objectives of the Company will be to:

- (a) achieve the objectives of the Shareholders (both commercial and non-commercial) as specified in the Statement of Intent. The Shareholders agree that the Company shall carry on its business with a view to making a profit sufficient to pay a dividend in accordance with the Dividend Policy, but that the primary objective of the Shareholders with respect to the Company is that it optimises the terms and conditions of the debt funding it provides to Participating Local Authorities;
- (b) be a good employer;
- (c) exhibit a sense of social and environmental responsibility by having regard to the interests of the community in which it operates and by endeavouring to accommodate or encourage these when able to do so; and
- (d) conduct its affairs in accordance with sound business practice.

This Statement of Intent sets out the company's strategic priorities, together with associated objectives and performance targets, which align with the foundation objectives and have been agreed with shareholders.

6. Strategic priorities

The following five strategic priorities encompass the foundation objectives and guide the LGFA Board and management in determining our strategy, objectives and associated performance targets.

Governance, capability and business practice

LGFA is committed demonstrating best practice corporate governance underpinned by sound business practice to ensure its long-term sustainability and success.

Optimising financing services for local government

LGFA's primary objective is to optimise the terms and conditions of the debt funding it provides to participating borrowers. Amongst other things, LGFA will achieve this by delivering operational best practice and efficiency across our lending products and services.

Environmental and social responsibility

LGFA recognises the risks inherent in climate change for councils and supports New Zealand's shift to a low-carbon economy. LGFA will exhibit a sense of social and environmental responsibility by having regard to the interests of the community in which it operates and by endeavouring to accommodate or encourage these when able to do so.

Effective management of loans

LGFA will ensure its loan book remains at a high standard by ensuring it understands each participating borrower's financial position and managing assets within an appropriate risk management framework to ensure shareholder value is not compromised.

Industry leadership and engagement

LGFA will take a proactive role to enhance the financial strength and depth of the local government debt market and will work with key central government and local government stakeholders on sector issues.

7. Objectives and performance targets

This section sets out LGFA's objectives and performance targets for SOI 2022-2025.

The financial performance targets are focused on the 2022-2023 year and, as applicable, are based on the financial forecasts outlined in section 8.

Governance, capability and business practice

Objectives	How we measure our performance
LGFA will:	
Demonstrate best practice corporate governance.	The Annual Report outlines our compliance with the eight core principles underpinning the NZX Corporate Governance Best Practice Code.
Set and model high standards of ethical behaviour.	LGFA has adopted a formal Code of Ethics, incorporating its Conflicts of Interest and Code of Conduct policies, which sets out the standards and values that directors and employees are expected to follow.
Achieve the shareholder-agreed objectives and performance targets specified in this Statement of Intent.	LGFA reports performance against objectives quarterly to shareholders and in our Annual Report.
Ensure products and services offered to participating borrowers are delivered in a cost-effective manner.	LGFA prepares annual operating budgets and monitors progress against these monthly. Financial performance is reported quarterly to shareholders and in our Annual Report.
Be a good employer by providing safe working conditions, training and development and equal opportunities for staff.	The Annual Report reports on our health and safety and wellbeing practices and policies, including Covid-related safety processes, compliance with the Health and Safety at Work Act, diversity and inclusion and capability and development.

Performance targets	2022-2023 target
Comply with the Shareholder Foundation Policies and the Board-approved Treasury Policy at all times.	No breaches
Maintain LGFA's credit rating equal to the New Zealand Government sovereign rating where both entities are rated by the same Rating Agency.	LGFA credit ratings equivalent to NZ Sovereign.
LGFA's total operating income for the period to 30 June 2023.	> \$18.3 million
LGFA's total operating expenses for the period to 30 June 2023.	< \$8.3 million

Optimising financing services for local government

Objectives	How we measure our performance
LGFA will:	
Provide interest cost savings relative to alternative sources of financing.	Measure LGFA issuance spreads against other high grade issuers in the New Zealand domestic capital markets.
Offer flexible short and long-term lending products that meet the borrowing requirements for borrowers.	Measure LGFA's share of overall council borrowing. Survey participating borrowers on an annual basis.
Deliver operational best practice and efficiency for lending services.	Monitor settlements errors for new trades and cashflows. Survey participating borrowers on an annual basis.
Ensure certainty of access to debt markets, subject always to operating in accordance with sound business practice.	Maintain a vibrant primary and secondary market in LGFA bonds. Monitor participation by investors at our tenders through bid-coverage ratios and successful issuance yield ranges.

Performance targets	2022-2023 target
Share of aggregate long-term debt funding to the Local Government sector.	> 80%
Total lending to Participating Borrowers.	> \$14,558 million
Conduct an annual survey of Participating Borrowers who borrow from LGFA as to the value added by LGFA to the borrowing activities.	> 85% satisfaction score
Successfully refinance existing loans to councils and LGFA bond maturities as they fall due.	100%
Meet all lending requests from Participating Borrowers, where those requests meet LGFA operational and covenant requirements.	100%

Environmental and social responsibility

Objectives	How we measure our performance
LGFA will:	
Assist the local government sector in achieving their sustainability and climate change objectives.	LGFA is committed to assist borrowers financing of projects that promote environmental and social wellbeing in New Zealand. Green, Social & Sustainability (GSS) loan applications from councils are appraised by the LGFA Sustainability Committee, with approved loans monitored for ongoing compliance.
Improve sustainability outcomes within LGFA.	LGFA is committed to reducing our carbon emissions and formalised processes to measure our greenhouse gas (GHG) emissions, as well as management plans to reduce our company's emissions.

Performance targets	2022-2023 target
Comply with the Health and Safety at Work Act 2015	No breaches
Maintain Toitū Carbon Zero certification	Carbon-zero certification maintained.
Meet reduction targets outlined in our carbon reduction management plan.	Reduction targets met.
Increase our GSS lending book	Two new participating borrowers enter into GSS loans.
Ensure Annual Report is prepared in compliance with applicable GRI Standards.	100%
Meet all mandatory climate reporting standards.	100%

Effective management of loans

Objectives	How we measure our performance
LGFA will:	
Proactively monitor and review each Participating Borrower's financial position, including its financial headroom under LGFA policies.	LGFA reviews all participating councils and CCOs financial statements on an annual basis and the agendas and management reports on an ongoing basis for all councils on the LGFA borrower watch-list. Participating borrowers are required to complete annual compliance certificates by the end of November each year.
Analyse finances at the Council group level where appropriate and report to shareholders.	
Endeavour to meet each participating borrower annually, including meeting with elected officials as required, or if requested.	Number of participating borrowers visited in a year.

Performance targets	2022-2023 target
Review each Participating Borrower's financial position, its headroom under LGFA policies.	100%
Arrange to meet each Participating Borrower at least annually, including meeting with elected officials as required, or if requested.	100%

7. Industry leadership and engagement

Objectives	How we measure our performance
LGFA will:	
Take a proactive role to enhance the financial strength and depth of the local government debt market and work with key central government and local government stakeholders on sector and individual council issues.	Report on actions undertaken and progress made on sector issues.
Assist the local government sector with significant matters such as COVID -19 response and the proposed Three Waters Reform Programme.	
Support councils and CCOs in the development of reporting disclosures of the impacts of sector activity on climate change.	

8. Financial forecasts

LGFA's financial forecasts for the three years to 30 June 2025 are:

Comprehensive income \$m	Jun 23	Jun 24	Jun 25
Net Interest income	16.8	18.4	17.2
Other operating income	1.5	1.5	1.5
Total operating income	18.3	19.9	18.7
Approved Issuer Levy	0.8	0.3	0.3
Issuance & onlending costs	2.9	3.0	3.1
Operating overhead	4.7	4.9	5.2
Issuance and operating expenses	8.4	8.3	8.6
Net profit	9.9	11.7	10.0
Financial position (nominals) \$m	Jun 23	Jun 24	Jun 25
Liquid assets portfolio	1,912	2,033	2,230
Loans to local government	14,558	15,567	16,270
Other assets	-	-	-
Total assets	16,470	17,599	18,500
Bonds on issue (ex Treasury stock)	15,335	16,407	17,258
Bills on issue	500	500	500
Borrower notes	303	339	369
Other liabilities	-	-	-
Total liabilities	16,138	17,246	18,127
Capital	25	25	25
Retained earnings	92	103	113
Shareholder equity	117	128	138

Ratios	Jun 23	Jun 24	Jun 25
Liquid assets/funding liabilities	12.2%	12.1%	12.7%
Liquid assets / total assets	11.6%	11.6%	12.1%
Net interest margin	0.12%	0.12%	0.11%
Cost to income ratio	45.9%	41.5%	46.3%
Return on average assets	0.06%	0.07%	0.05%
Shareholder equity/total assets	0.7%	0.7%	0.7%
Shareholder equity + BN/total assets	2.5%	2.7%	2.7%
Asset growth	6.5%	6.9%	5.1%
Loan growth	8.5%	6.9%	4.5%
Return on equity	9.3%	10.0%	7.8%
Capital ratio	12.7%	13.3%	13.7%

Note there is a level of uncertainty regarding the June 2024 and June 2025 financial years forecasts due to the uncertainty relating to the Three Waters Reform and the impact on councils.

Councils prepared their 2021-31 Long Term Plans (and borrowing forecasts) on the assumption that Three Water Reform was not progressing and we have made the same assumption with our forecasts. LGFA projects it could have between \$4 to \$5 billion of loans to councils in June 2024 that are related to Three Waters. There have been no decisions made to date regarding the transfer of assets and liabilities from councils to the proposed Three Water entities.

9. Dividend policy

LGFA primary objective is to maximise benefits to participating borrowers rather than shareholders. Consequently, it is intended to pay a limited dividend to shareholders.

The Board's policy is to pay a dividend that provides an annual rate of return to shareholders equal to LGFA fixed rate bond cost of funds plus 2.00% over the medium term.

At all times payment of any dividend will be discretionary and subject to the Board's legal obligations and views on appropriate capital structure.

10. Governance

Board

The Board is responsible for the strategic direction and control of LGFA's activities. The Board guides and monitors the business and affairs of LGFA, in accordance with the Companies Act 1993, the Local Government Act 2002, the Local Government Borrowing Act 2011, the Company's Constitution, the Shareholders' Agreement for LGFA and this SOI.

The Board comprises six directors with five being independent directors and one being a non-independent director.

The Board's approach to governance is to adopt best practice with respect to:

- The operation of the Board.
- The performance of the Board.
- Managing the relationship with the Company's Chief Executive.
- Being accountable to all Shareholders.

All directors are required to comply with a formal Charter.

The Board will meet on a regular basis and no fewer than six times each year.

Shareholders' Council

The Shareholders' Council is made up of between five and ten appointees of the Shareholders (including an appointee from the Crown). The role of the Shareholders' Council is to:

- Review the performance of LGFA and the Board, and report to Shareholders on that performance on a periodic basis.
- Make recommendations to Shareholders as to the appointment, removal, replacement and remuneration of directors.

- Make recommendations to Shareholders as to any changes to policies, or the SOI, requiring their approval.
- Ensure all Shareholders are fully informed on LGFA matters and to coordinate Shareholders on governance decisions.

11. Information to be provided to Shareholders

The Board aims to ensure that Shareholders are informed of all major developments affecting LGFA's state of affairs, while at the same time recognising both LGFA's obligations under NZX Listing Rules and that commercial sensitivity may preclude certain information from being made public.

Annual Report

The LGFA's balance date is 30 June.

By 30 September each year, the Company will produce an Annual Report complying with Sections 67, 68 and 69 of the Local Government Act 2002, the Companies Act 1993 and Financial Reporting Act 2013. The Annual Report will contain the information necessary to enable an informed assessment of the operations of the company, and will include the following information:

- Directors' Report.
- Financial Statements incorporating a Statement of Financial Performance, Statement of Movements in Equity, Statement of Financial Position, Statement of Cashflows, Statement of Accounting Policies and Notes to the Accounts.
- Comparison of the LGFA's performance regarding the objectives and performance targets set out in the SOI, with an explanation of any material variances.
- Auditor's Report on the financial statements and the performance targets.
- Any other information that the directors consider appropriate.

Half Yearly Report

By 28 February each year, the Company will produce a Half Yearly Report complying with Section 66 of the Local Government Act 2002. The Half Yearly Report will include the following information:

- Directors' commentary on operations for the relevant six-month period.
- Un-audited half-yearly Financial Statements incorporating a Statement of Financial Performance, Statement of Movements in Equity, Statement of Financial Position and Statement of Cashflows.

Quarterly Report

By 31 January, 30 April, 31 July, and 31 October each year, the Company will produce a Quarterly Report. The Quarterly Report will include the following information:

- Commentary on operations for the relevant quarter, including a summary of borrowing margins charged to Participating Borrower's (in credit rating bands).
- Comparison of LGFA's performance regarding the objectives and performance targets set out in the SOI, with an explanation of any material variances.
- Analysis of the weighted average maturity of LGFA bonds outstanding.
- In the December Quarterly Report only, commentary on the Net Debt/Total Revenue percentage for each Participating Local Authority that has borrowed from LGFA (as at the end of the preceding financial year).
- To the extent known by LGFA, details of all events of review in respect of any Participating Borrower that occurred during the relevant quarter (including steps taken, or proposed to be taken, by LGFA in relation thereto).
- Details of any lending to CCOs during the quarter and the amount of CCO loans outstanding.
- Commentary on sustainability initiatives.

Statement of Intent

By 1 March in each year the Company will deliver to the Shareholders its draft SOI for the following year in the form required by Clause 9(1) of Schedule 8 and Section 64(1) of the Local Government Act 2002.

Having considered any comments from the Shareholders received by 30 April, the Board will deliver the completed SOI to the Shareholders on or before 30 June each year.

Shareholder Meetings

The Board will hold an Annual General Meeting between 30 September and 30 November each year to present the Annual Report to all Shareholders.

The Company will hold a meeting with the Shareholders' Council approximately every six months – prior to the Annual General Meeting and after the Half Yearly Report has been submitted. Other meetings may be held by agreement between the Board and the Shareholders' Council.

12. Acquisition/divestment policy

LGFA will invest in securities in the ordinary course of business. It is expected that these securities will be debt securities. These investments will be governed by LGFA's lending and/or investment policies as approved by the Board and/or Shareholders.

Any subscription, purchase or acquisition by LGFA of shares in a company or organisation will, if not within those investment policies, require Shareholder approval other than as concerns the formation of wholly-owned subsidiaries and the subscription of shares in such wholly-owned subsidiaries.

13. Activities for which compensation is sought from Shareholders

At the request of Shareholders, LGFA may (at its discretion) undertake activities that are not consistent with its normal commercial objectives. Specific financial arrangements will be entered into to meet the full cost of providing such activities.

Currently there are no activities for which compensation will be sought from Shareholders.

14. Commercial value of Shareholder's investment

LGFA will seek to maximise benefits to Participating Local Authorities as Borrowers rather than Shareholders.

Subject to the Board's views on the appropriate capital structure for LGFA, the Board's intention will be to pay a dividend that provides an annual rate of return to Principal Shareholders equal to LGFA fixed rate bond cost of funds plus 2.00% over the medium term.

As the Shareholders will have invested in the LGFA on the basis of this limited dividend, the Board considered that at establishment the commercial value of LGFA was equal to the face value of the Shareholders' paid up Principal Shares – \$25 million.

In the absence of any subsequent share transfers to the observed share transfers on 30 November 2012, the Board considers the current commercial value of LGFA is at least equal to the face value of the Shareholders' paid up Principal Shares of \$25 million. This equates to a value per share of \$1.00.

15. Accounting policies

LGFA has adopted accounting policies that are in accordance with the New Zealand International Financial Reporting Standards and generally accepted accounting practice. A Statement of accounting policies is attached to this SOI.

Statement of accounting policies

1. Reporting entity

The New Zealand Local Government Funding Agency Limited (LGFA) is a company registered under the Companies Act 1993 and is subject to the requirements of the Local Government Act 2002.

LGFA is a council-controlled organisation as defined under section 6 of the Local Government Act 2002. LGFA is a limited liability company incorporated and domiciled in New Zealand.

The primary objective of LGFA is to optimise the debt funding terms and conditions for participating borrowers.

The registered address of LGFA is Level 8, City Chambers, 142 Featherston Street, Wellington Central, Wellington 6011.

The financial statements are as at and for the year ended 30 June 2021.

These financial statements were authorised for issue by the Directors on 30 August 2021.

2. Statement of compliance

LGFA is an FMC reporting entity under the Financial Markets Conduct Act 2013 (FMCA). These financial statements have been prepared in accordance with that Act and the Financial Reporting Act 2013. LGFA's bonds are quoted on the NZX Debt Market.

LGFA is a profit orientated entity as defined under the New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS).

The financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice (NZ GAAP) and they comply with NZ IFRS and other applicable Financial Reporting Standard, as appropriate for Tier 1 for-profit entities. The financial statements also comply with International Financial Reporting Standards (IFRS).

3. Basis of preparation

Measurement base

The financial statements have been prepared on a historical cost basis modified by the revaluation of certain assets and liabilities.

The financial statements are prepared on an accrual basis.

Functional and presentation currency

The financial statements are presented in New Zealand dollars rounded to the nearest thousand, unless separately identified. The functional currency of LGFA is New Zealand dollars.

Foreign currency conversions

Transactions denominated in foreign currency are translated into New Zealand dollars using exchange rates applied on the trade date of the transaction.

Changes in accounting policies

LGFA does not consider any standards or interpretations on issue but not yet effective to have a significant impact on its financial statements.

Financial instruments

Financial assets

Financial assets, other than derivatives, are recognised initially at fair value plus transaction costs and subsequently measured at amortised cost using the effective interest rate method.

Cash and cash equivalents include cash on hand; cash in transit and bank accounts and deposits with an original maturity of no more than three months.

Purchases and sales of all financial assets are accounted for at trade date.

At each balance date, an expected credit loss assessment is performed for all financial assets and is calculated as either:

- Credit losses that may arise from default events that are possible within the next 12 months, where no significant increase in credit risk has arisen since acquisition of the asset, or
- Credit losses that may arise from default events that are possible over the expected life of the financial asset, where a significant increase in credit risk has arisen since acquisition of the asset.

Impairment losses on financial assets will ordinarily be recognised on initial recognition as a 12-month expected loss allowance and move to a lifetime expected loss allowance if there is a significant deterioration in credit risk since acquisition.

Financial liabilities

Financial liabilities, other than derivatives, are recognised initially at fair value less transaction costs and subsequently measured at amortised cost using the effective interest rate method.

Derivatives

Derivative financial instruments are recognised both initially and subsequently at fair value. They are reported as either assets or liabilities depending on whether the derivative is in a net gain or net loss position respectively.

Fair value hedge

Where a derivative qualifies as a hedge of the exposure to changes in fair value of an asset or liability (fair value hedge) any gain or loss on the derivative is recognised in profit and loss together with any changes in the fair value of the hedged asset or liability.

The carrying amount of the hedged item is adjusted by the fair value gain or loss on the hedged item in respect of the risk being hedged. Effective parts of the hedge are recognised in the same area of profit and loss as the hedged item.

Other assets

Property, plant and equipment

Items of property, plant and equipment are initially recorded at cost.

Depreciation is charged on a straight-line basis at rates calculated to allocate the cost or valuation of an item of property, plant and equipment, less any estimated residual value, over its remaining useful life.

Intangible assets

Intangible assets comprise software and project costs incurred for the implementation of the treasury management system. Capitalised computer software costs are amortised on a straight-line basis over the estimated useful life of the software (three to seven years). Costs associated with maintaining computer software are recognised as expenses.

Other liabilities

Employee entitlements

Employee entitlements to salaries and wages, annual leave and other similar benefits are recognised in the profit and loss when they accrue to employees.

Revenue

Interest income

Interest income is accrued using the effective interest rate method.

The effective interest rate exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. The method applies this rate to the principal outstanding to determine interest income each period.

Expenses

Expenses are recognised in the period to which they relate.

Interest expense

Interest expense is accrued using the effective interest rate method.

The effective interest rate exactly discounts estimated future cash payments through the expected life of the financial liability to that liability's net carrying amount. The method applies this rate to the principal outstanding to determine interest expense each period.

Income tax

LGFA is exempt from income tax under Section 14 of the Local Government Borrowing Act 2011.

Goods and services tax

All items in the financial statements are presented exclusive of goods and service tax (GST), except for receivables and payables, which are presented on a GST-inclusive basis. Where GST is not recoverable as input tax, then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the IRD is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as a net operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

Segment reporting

LGFA operates in one segment being funding of participating borrowers in New Zealand.

Judgements and estimations

The preparation of these financial statements requires judgements, estimates and assumptions that affect the application of policies and reported amounts. For example, the fair value of financial instruments depends critically on judgements regarding future cash flows, including inflation assumptions and the risk-free discount rate.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates and these estimates and underlying assumptions are reviewed on an ongoing basis. Where these judgements significantly affect the amounts recognised in the financial statements they are described in the following notes.

The financial statements as at 30 June 2021 include estimates and judgements of the potential impact of COVID-19 and the Three Waters Reform Programme on LGFA's financial position and performance. Whilst there has been no material impact on the estimates and judgements at the date these financial statements are authorised, it is noted that there is significant uncertainty with regards to the medium and long-term effects of COVID-19, as well as the outcome of Three Waters Reform Programme on the local government sector.



28 February 2022

Dear LGFA Stakeholder

LGFA 2021-22 Half Year Report

Please find attached a copy of the Half Year Report for the six-month period to December 2021. A copy is also available for download on our website www.lgfa.co.nz.

We are pleased to highlight another positive six-month period for LGFA including the following

1. Increased lending to council and CCO borrowers

By 31 December 2021, LGFA had a market value of loans outstanding of \$13.51 billion. We lent \$1.64 billion over the six-month period, and we added two new council members to bring the number of member councils to seventy-four. Councils and CCOs can borrow for terms out to fifteen years (2037).

2. New products

As well as providing long dated lending at the lowest possible cost, we continue to innovate with new products. We have undertaken our first loan to a CCO with Invercargill City Holdings borrowing from LGFA in July 2021 and we entered into our first Green, Social and Sustainable (GSS) loans.

3. A focus on sustainability

During the six-month period we launched GSS loans to councils where councils receive a discounted borrowing margin for eligible projects. In December 2021 both Wellington City and Greater Wellington Regional Councils were the first councils to borrow under the GSS loan programme.

Sustainability is becoming increasingly important at LGFA as we look to assist the sector in managing climate change and encouraging sustainable outcomes. We have appointed a Sustainability Committee to advise the board and management as part of this initiative and we will look to actively engage with councils and CCOs in the coming months.

4. A strong financial position

The financial strength of LGFA has been enhanced with a Net Operating Profit for the six-month period of \$5.94 million. LGFA has \$16.36 billion of assets and Shareholder Equity of \$99.82 million as at 31 December 2021.

New Zealand Local Government Funding Agency Limited
Auckland Level 5, Walker Wayland Centre, 53 Fort Street
Wellington Level 8, City Chambers, 142 Featherston Street
PO Box 5704, Lambton Quay, Wellington 6145 | Phone +64 4 974 6530
lgfa.co.nz



Finally, we appreciate the support of all our stakeholders during these difficult times for the sector so thank you for your contribution and assistance over the past six months.

Please do not hesitate to contact me if you have any comments or questions.

Kind regards

A handwritten signature in black ink, appearing to read 'Mark Butcher', followed by a long horizontal flourish.

Mark Butcher
Chief Executive

HALF YEAR REPORT
31 December 2021

Benefiting
communities through
delivering efficient
financing for local
government.

Ka whiwhi painga ngā
hāpori mā te whakarato
pūtea tōtika ki ngā
kaunihera.



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Rārangi tauwaea

*LGFA acknowledge the assistance of the
Department of Internal Affairs translation
service for our Te Reo translations.*

Message from the Chair and Chief Executive

He karere mai i te Toihau me te Tumuaki

For the six-months ended 31 December 2021

The six-month period to December was another strong period for LGFA in delivering value to council members and our investor base while meeting our financial targets. A key highlight was our first Green, Social and Sustainable loans to councils as part of our focus on fostering sustainability across the local government sector.

We are pleased to record another period of positive performance by the company for the six-month period to 31 December 2021 and to highlight the following developments.

Strong Financial and Operational Performance

LGFA's total interest income for the six-month period of \$185.89 million was a 2.4% decrease over the 2019-20 comparable period result of \$190.38 million, while net operating profit of \$5.94 million for the six-month period was a 0.3% increase on the 2019-20 comparable period result of \$5.92 million.

Both net interest income and operating profit were slightly ahead of the Statement of Intent (SOI) forecast. We are adopting a prudent approach to our funding by borrowing a greater amount than we are lending to councils and for a longer term. This is having a modest drag on profitability despite the growth in the balance sheet but is a more conservative approach to balance sheet management.

Expenses have been managed below the SOI budget over the past six months. Lower fees paid due to a reduced limit of the New Zealand Debt Management committed credit facility and lower travel and accommodation costs relative to forecast were positive contributions. These savings were offset by higher legal and NZX costs associated with increased council lending and LGFA bond issuance.

LGFA bonds are an attractive investment for investors while delivering savings in borrowing costs for members. Over the last six months, we have launched Green, Social and Sustainable (GSS) lending to councils and approved our first Council-Controlled Organisation (CCO) borrower.

The financial strength of LGFA was reaffirmed by Fitch Ratings who maintained our domestic currency credit rating at 'AA+' in October 2021 while our 'AAA' rating from S&P Global Ratings remains the same as the New Zealand Government.

Borrowing activity

LGFA is the largest issuer of New Zealand dollar (NZD) securities after the New Zealand Government and our bonds are amongst the largest and most liquid NZD debt instruments available for investors. It is pleasing to note increased activity in the secondary market in our bonds.

LGFA issued \$2.06 billion of bonds over the past six months and outstandings now total \$15.94 billion (including \$1.20 billion of treasury stock) across 12 maturities from 2022 to 2037. The average term of our bond issuance during the six-month period at 7.7 years was longer than the prior year period. The debut of new May 2028 and May 2035 bond maturities by syndication helped fill in the gaps between our existing bonds and provided investors with more investment opportunities. It also reduced our mismatch exposure between bond issuance and council lending.

It is also pleasing to observe the increased participation by offshore investors over the past six months as NZD-denominated investments have become relatively more attractive for investors as the Reserve Bank commenced monetary policy tightening. We estimate that offshore investors hold 29.7% of LGFA bonds on issue compared to 21.6% a year ago. Domestic institutional and retail investors hold 32.4%, domestic banks hold 26.7% and the Reserve Bank holds 11.3%.

The performance of LGFA bonds over the past six months has been mixed with LGFA bond spreads to New Zealand Government Bonds moving wider while LGFA bond spreads to swap have tightened slightly, except in the very long end of the curve. Outright yields rose between 53 basis points (bps) (2037 maturity) and 127 bps (2024 maturity) over the six-month period.

Lending to the sector

LGFA was established in December 2011 to provide long-dated borrowing, certainty of access to markets and to reduce the borrowing costs for the local government sector. The original 31 shareholders including the Crown remain as shareholders. Over the past six months, we added two councils and our first CCO as members, with Southland District and Otago Regional Councils joining as guarantors and Invercargill City Holdings Ltd joining as our first CCO. Total membership is now 74 out of the 78 councils in New Zealand.

Long-dated lending to council and CCO members over the six-month period was \$1.64 billion provided to 46 councils as they refinanced their April 2022 loans and increased their borrowing to finance infrastructure projects. Our estimated market share of total council borrowing of 79% was slightly lower

than forecast but remained high on an historical basis. The average tenor of long-dated borrowing by councils of 5.8 years over the six-month period was in line with prior periods.

Short-dated lending for terms less than 12 months continues to be supported by councils and as at 31 December 2021, LGFA had \$382 million of short-term loans outstanding to 31 council and CCO members.

The impact from COVID-19 and Three Waters Reform Program on the sector and LGFA

The local government sector continues to face unprecedented and uncertain change having to deal with climate-related events, COVID-19, the Central Government-led initiatives relating to the Three Waters Reform Programme and Future for Local Government Review.

LGFA is assisting on an as required basis, both Central Government and our council members as they work through the Three Waters Reform Programme as required. The Government's proposed Three Water Reform Programme would be the largest change to the local authority sector in 30 years.

LGFA is also assisting the local government sector led initiative in developing a Ratepayer Financing Scheme that may provide some financial relief to ratepayers.

New products and initiatives

We undertook our first loan to a CCO in July 2021 and are looking to approve our second CCO member in the next six months.

We launched our GSS lending product in October 2021 and are pleased to have made our first GSS loans to Wellington City and Greater Wellington Regional Councils in December 2021.

Increasing focus on sustainability

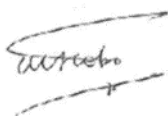
Sustainability plays an important part within the local government sector and at LGFA. We have undertaken several initiatives over the past year, including:

- Appointment of a Head of Sustainability.
- Establishment of a Sustainability Committee that advises the LGFA Board and management team on sustainability issues.
- Achievement of CarbonZero certification from Toitū Envirocare and we have committed to reducing our carbon emissions.
- Launched our GSS lending product that offers a lower borrowing margin for councils with eligible

projects. We have pre-approved borrowing for eligible projects of \$407 million and have made loans to date of \$43 million.

Acknowledgments

LGFA's work cannot be implemented without the support of our staff, directors, shareholders and members, New Zealand Debt Management (NZDM), the Reserve Bank and central and local government, all whose efforts should be acknowledged. We also would like to acknowledge the support of financial institutions, intermediaries and investors. We believe LGFA's future remains positive and look forward to working with all stakeholders in the next six months.



Craig Stobo
Chair



Mark Butcher
Chief Executive



Wetlands in Queen
Elizabeth Park, Kāpiti Coast.
Greater Wellington Regional Council

Message from the Chair and Chief Executive LGFA Half Year Report 2021 07

Performance against objectives

Ko ngāwhakatutukitanga ki ngā whāinga

The statement of service performance details LGFA's performance for the first half of the year against the objectives and targets set out in the LGFA Statement of Intent 2021-22 (SOI)

2021-22 Performance objectives

The SOI sets out two primary performance objectives and eight additional objectives for the year ended 30 June 2022.

Primary objectives

LGFA will optimise the debt funding terms and conditions for Participating Borrowers. Among other things, this includes:

- Providing interest cost savings relative to alternative sources of financing;
- Offering flexible short and long-term lending products that meet Participating Borrowers' borrowing requirements;
- Delivering operational best practice and efficiency for its lending services;
- Ensuring certainty of access to debt markets, subject always to operating in accordance with sound business practice.

LGFA will ensure its asset book remains at a high standard by ensuring it understands each Participating Borrower's financial position, as well as general issues confronting the local government sector. Amongst other things, LGFA will:

- Proactively monitor and review each Participating Borrower's financial position, including its financial headroom under LGFA policies;
- Analyse finances at the Council group level where appropriate and report to shareholders;
- Endeavour to meet each Participating Borrower annually, including meeting with elected officials as required, or if requested; and
- Take a proactive role to enhance the financial strength and depth of the local government debt market and work with key central government and local government stakeholders on sector and individual council issues.

Additional objectives

LGFA has the following eight measurable and achievable additional objectives which complement the primary objectives. Performance against these objectives is reported annually.

LGFA will:

1. Maintain LGFA's credit rating equal to the New Zealand Government sovereign rating where both entities are rated by the same Rating Agency.
2. Provide at least 80% of aggregate long-term debt funding to the local government sector¹.
3. Achieve the financial forecasts for net interest income and operating expenses, including provision for a shareholder dividend payment in accordance with the approved dividend policy.
4. Meet or exceed the Performance Targets.
5. Comply with the Health and Safety at Work Act 2015.
6. Comply with the Shareholder Foundation Policies and the Board-approved Treasury Policy at all times.
7. Assist the local government sector with significant matters such as COVID -19 response and the proposed Three Waters Reform Programme.
8. Improve sustainability outcomes within LGFA and assist the local government sector in achieving their sustainability and climate change objectives.

Performance against primary objectives

This section sets out LGFA's performance for the six months ended 31 December 2021 against the two primary objectives set out in the SOL.

LGFA will optimise the debt funding terms and conditions for Participating Borrowers. Among other things, this includes:

Providing interest cost savings relative to alternative sources of financing

LGFA continues to borrow at very competitive spreads compared to the AAA rated Sovereign, Supranational and Agencies (SSA) issuers who borrow in the New Zealand debt capital markets, the domestic banks and Kainga Ora, our closest peer issuer.

Secondary market spread to swap (basis points)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2033	2035	2037
LGFA (AAA)	(4)	(1)	(1)	3	10	13	23	25	28	31	42	51	59
Kainga Ora (AAA)		5		11	16		25		33			47	
Asian Development Bank (AAA)		1	2	7	13		23			33			
IADB (AAA)		0	1	10	15		27						
International Finance Corp		1	5	10	14	18							
KBN (AAA)		3	8	14					39				
Rentenbank (AAA)	0	1	6	12									
World Bank (AAA)	2	1	1	8	12	18	23		33				
Nordic Investment Bank (AAA)		1		10									
ANZ (AA-)		25	31										
BNZ (AA-)		17		39	55								
Westpac Bank (AA-)	11	23	40	43	53								
SSA Average	1	1	4	10	14	18	24	31	36	33			
Bank Average	11	22	36	41	54								

¹ This includes Auckland Council borrowing both in its own name and through LGFA and recognising that the amount of borrowing by Auckland Council from LGFA is restricted by the Foundation Policy covenants.

In the 2021 stakeholder survey, our members responded with a 99% satisfaction rating for LGFA in adding value to their borrowing requirements.

Offering flexible short and long-term lending products that meet Participating Borrowers' borrowing requirements;

Both short and long-term borrowing have been well supported by member councils and CCOs:

- Over the six months ended 31 December 2021, 46 members (45 councils, 1 CCO) borrowed \$1.64 million in 125 new long-term loans, across 46 maturity dates ranging between 2022 and 2036.
- As at 31 December 2021 there were \$382 million of short-term loans outstanding to 31 members (30 councils, 1 CCO) with loan terms ranging between one month and 12 months.
- As at 31 December 2021, nine councils had entered into Standby facilities with LGFA totalling \$522 million.

Delivering operational best practice and efficiency for its lending services;

Over the six months, LGFA operations successfully settled 833 new trades and 5,600 cash flows totalling in excess of \$31 billion.

In the 2021 stakeholder survey, our members responded with a 96% satisfaction rating for the LGFA settlement process.

Ensuring certainty of access to debt markets, subject always to operating in accordance with sound business practice.

For LGFA to provide certainty of access to markets for our borrowers, we need to have a vibrant primary and secondary market in LGFA bonds. The primary market is the new issuance market, and we measure strength through participation by investors at our tenders through bid-coverage ratios and successful issuance yield ranges. The secondary market is the trading of LGFA bonds following issuance and a high turnover implies a healthy market.

Activity in LGFA bonds in both the primary market (tender or syndicated issuance) and secondary market (between banks and investors) during the six month period remained at high levels, with primary issuance totalling \$2.055 billion and secondary market turnover of \$4.45 billion. In addition, we successfully launched two new bond maturities, May 2028 and May 2035, by syndication, reducing the gap between existing LGFA bond maturities.

LGFA maintains an Australian Medium-Term Notes Programme which, to date, has not been used but which provides LGFA with additional flexibility if there is a market disrupting event in the future.

LGFA will ensure its asset book remains at a high standard by ensuring it understands each Participating Borrower's financial position, as well as general issues confronting the local government sector. Amongst other things, LGFA will:

Proactively monitor and review each Participating Borrower's financial position, including its financial headroom under LGFA policies;

LGFA reviews all councils' financial statements on an annual basis and the agendas and management reports on an ongoing basis for councils on the LGFA borrower watch-list. This year, we reviewed councils 2021-2031 Long-Term Plans and liaised directly with councils' where we had issues or queries arising from these.

We have received compliance certificates from all Participating Borrowers, and all remain compliant as at 30 June 2021. There are 14 councils who, due to COVID-19 delays in finalising the audit process, have provided outcomes based on unaudited financial statements. LGFA has reviewed these financial statements and there were no issues of concern.

Analyse finances at the Council group level where appropriate and report to shareholders;

No council has yet requested to be measured on a group basis.

Endeavour to meet each Participating Borrower annually, including meeting with elected officials as required, or if requested;

Over the six months, LGFA met with 15 councils which is lower than planned due to COVID-19 travel restrictions over the period. Travel permitting, we aim to increase visits in the first half of 2022, with virtual meetings replacing in-person meetings as required.

Take a proactive role to enhance the financial strength and depth of the local government debt market and work with key central government and local government stakeholders on sector and individual council issues.

Over the six months, LGFA met with representatives from Central Government on the proposed Three Waters reforms and provided feedback regarding financing of the proposed entities.

LGFA sponsored the Taituarā Funding and Rating Forum and presented on 'Financial Risks in the Local Government Environment' to a forum of Council Audit and Risk Committee Chairs organised by OAG.

LGFA continues to assist the sector and their advisers in offering to provide support for solutions to off-balance sheet financing for councils. LGFA continues to provide technical expertise to the proposed Ratepayer Financing Scheme (RFS).

Additional objectives

LGFA has the following eight measurable and achievable additional objectives which complement the primary objective. Performance against these objectives is reported annually. LGFA will:

Maintain LGFA's credit rating equal to the New Zealand Government sovereign rating where both entities are rated by the same Rating Agency.

On an annual basis, S&P Global Ratings and Fitch Ratings meet with LGFA and review our credit ratings.

- **S&P Global Ratings** upgraded our long-term local currency credit rating to AAA and our long-term foreign currency credit rating to AA+ on 22 February 2021. Both ratings are the same as the New Zealand Government.
- **Fitch Ratings** affirmed both our local currency credit rating of AA+ (stable) and foreign currency credit rating of AA, positive outlook. 1 November 2021.

Provide at least 80% of aggregate long-term debt funding to the local government sector².

LGFA's estimated market share for the rolling twelve-month period to 31 December 2021 was 79%³. Adjusted for Auckland Council borrowing, this increases to 84%. This market share compares to a historical average of 75% and remains high compared to our global peers.

Achieve the financial forecasts for net interest income and operating expenses, including provision for a shareholder dividend payment in accordance with the approved dividend policy.

The following table summarises income, expenses and operating result for the six months ended 31 December 2021 against the financial forecasts outlined in our 2021-2022 Statement of Intent.

\$000s	Unaudited result to 31 December 2021	Variance to SOI budget
Net interest income	9,178	+267
Other operating income	526	+26
Total operating income	9,704	+293
Operating expenses	3,769	+88
Net operating profit	5,935	+381

The Net interest income (NII) includes the unrealised mark-to-market movement for fixed rate swaps that are not designated effective for hedge accounting purposes. These swaps reduce exposure to fixed rate loans transacted outside of the normal tender process and reduce mismatches between borrowing and on-lending terms on our balance sheet. The unrealised loss increases as interest rates fall but turns to a profit if interest rates rise. Due to a rise in interest rates since June 2021, the year-to-date unrealised gain was \$1.03 million.

Operating expenses for the six-month period were \$88k below budget. This variance is the consequence of:

- Issuance and on-lending costs (excluding AIL) at \$1.308 million were \$46k below budget. A lower NZDM Liquidity Facility fee was offset by higher legal expenses and NZX fees due to the additional amount of bond issuance.
- Operating costs at \$2.135 million were \$48k below budget due to lower operating overhead, travel and IT costs offset by higher personnel costs relative to budget.
- Approved Issuer Levy (AIL) payments of \$325k were in line with budget. We pay AIL on behalf of offshore investors at the time of semi-annual coupon payment for a small number of LGFA bond maturities.

Meet or exceed the Performance Targets.

As at 31 December 2021, we forecast we are on track to achieve eight out of the 10 performance targets by 30 June 2022.

Comply with the Health and Safety at Work Act 2015.

LGFA has a Health and Safety Staff Committee which is chaired by the Risk and Compliance Manager and reports to the LGFA Board on a regular basis. There were no Health and Safety incidents during the six months.

Over the Covid lockdown period, Auckland and Wellington based staff worked from home as required and we have adopted safety protocols to minimise risks to staff on returning to our offices. All staff, directors and visitors are required to hold a valid vaccine passport before entering LGFA offices.

2. This includes Auckland Council borrowing both in its own name and through LGFA and recognising that the amount of borrowing by Auckland Council from LGFA is restricted by the Foundation Policy covenants.

3. Source: PwC Local Government Debt Report

Comply with the Shareholder Foundation Policies and the Board-approved Treasury Policy at all times.

There were no compliance breaches during the six month period.

Assist the local government sector with significant matters such as COVID -19 response and the proposed Three Waters Reform Programme.

Over the six months, LGFA:

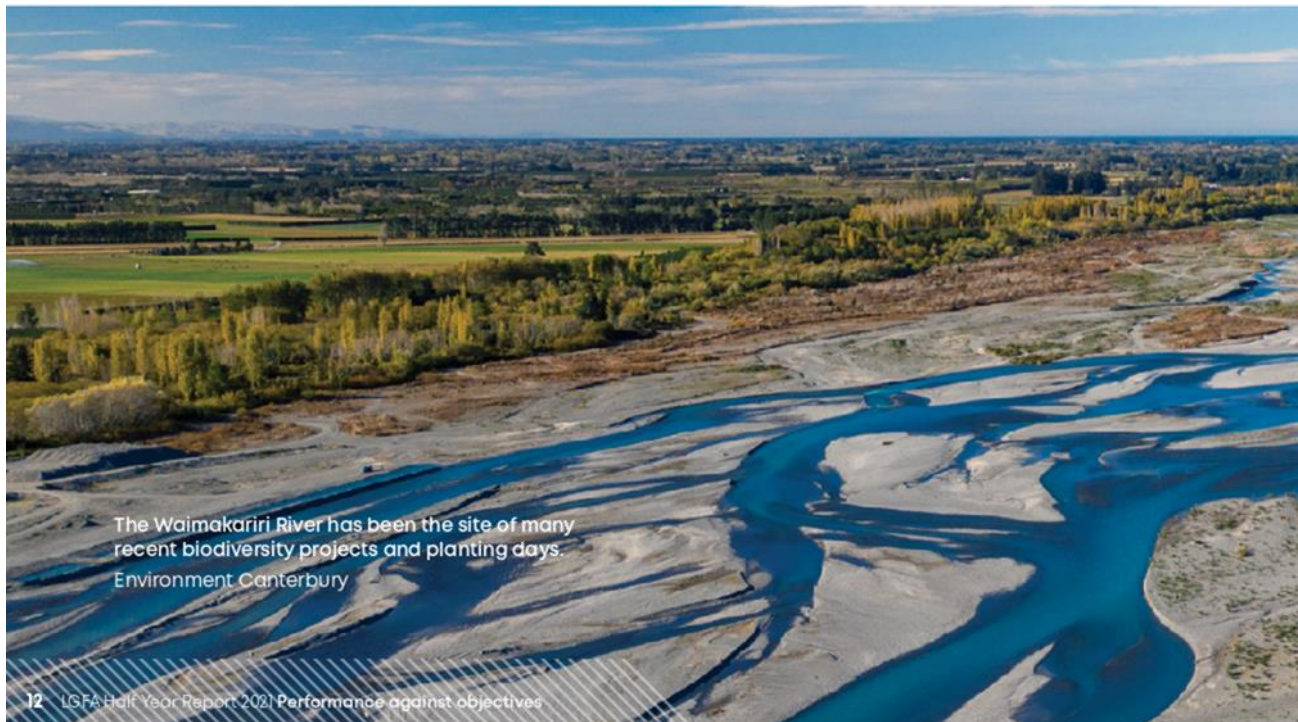
- Contributed expertise to the Ratepayer Financing Scheme project that, if successful, could offer temporary financial relief to ratepayers via rates postponement.
- Provided a Standby Facility product that will provide greater certainty of access to emergency funding for councils at a lower cost than going to traditional bank providers. This has been well supported by councils with \$522 million of standbys written with nine councils.
- Outlined its views on the proposed Three Waters Reform for the Shareholders Council and this was distributed to all council members.

Improve sustainability outcomes within LGFA and assist the local government sector in achieving their sustainability and climate change objectives.

LGFA has:

- Appointed a Head of Sustainability.
- Achieved Carbon zero certification from Toitū Envirocare.

- Established a Sustainability Committee, comprising:
 - Three LGFA staff members and
 - Four external members - Alison Howard, Chris Thurston, David Woods and Erica Miles.
- Launched a GSS lending programme for council and CCO members. Projects that meet one of 16 green or social lending categories are now eligible for a discounted loan margin. As at December 2021, Wellington City (WCC) and Greater Wellington Regional (GWRC) Councils have borrowed under this programme
 - WCC financed the construction of 'Takina', the Wellington Convention and Exhibition Centre.
 - GWRC financed the flood protection work on the RiverLink project in the Hutt Valley.



Performance Targets

Performance measure	Result for the six month period to 31 December 2021	Outcome
LGFA net interest income for the period to June 2022 will be greater than \$19.1 million	\$9.7m	✓
Annual issuance and operating expenses (excluding AIL) will be less than \$7.2 million	\$3.4m	✓
Total nominal lending (short and long term) to participating councils to be at least \$13,294 million	\$13,513 million	✓
Conduct an annual survey of councils and achieve 85% satisfaction score as to the value added by LGFA to council borrowing activities	August 2021 survey outcome of 99.2%	✓
Meet all lending requests from PLAs	100%	✓
Achieve 80% market share of all council borrowing in New Zealand	79%	✗
Review each Participating Borrower's financial position, its headroom under LGFA policies and arrange to meet each Participating Borrower at least annually	Council meetings to total 74 over year. Financial position and headroom review completed.	✗
No breaches of Treasury Policy, any regulatory or legislative requirements including the Health and Safety at Work Act 2015	No breaches	✓
Successfully refinance of existing loans to councils and LGFA bond maturities as they fall due	100%	✓
Maintain a credit rating equal to the New Zealand Government rating where both entities are rated by the same credit rating entity	AA+/AAA	✓



Performance against objectives LGFA Half Year Report 2021 13

Financial statements

Nga taukī pūtea

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Statement of comprehensive income

For the six months ended 31 December 2021 in \$000s

	Note	Unaudited six months ended 31 December 2021	Unaudited six months ended 31 December 2020
Interest income		185,886	190,375
Interest expense		176,709	180,523
Net interest income	4	9,178	9,852
Other operating income	5	526	5
Total operating income		9,704	9,857
Operating expenses	6	3,769	3,938
Net operating profit		5,935	5,918
Total comprehensive income		5,935	5,918

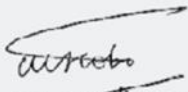
Statement of changes in equity

For the six months ended 31 December 2021 in \$000s

	Note	Share capital	Retained earnings	Total equity
Equity as at 1 July 2020		25,000	58,616	83,616
Net operating profit			12,007	12,007
Total comprehensive income for the year			12,007	12,007
Transactions with owners			-	-
Dividend paid on 4 September 2020			(879)	(879)
Equity as at 1 July 2021		25,000	69,744	94,744
Net operating profit			5,935	5,935
Total comprehensive income for the half year			5,935	5,935
Transactions with owners			-	-
Dividend paid on 3 September 2021			(857)	(857)
Unaudited closing balance as at 31 December 2021	17	25,000	74,822	99,822

These statements are to be read in conjunction with the notes to the financial statements.

The Board of Directors of the New Zealand Local Government Funding Agency Limited authorised these statements for issue on 28 February 2022.


Craig Stobo, Director
Board Chair


Linda Robertson, Director
Chair, Audit and Risk Committee

Statement of financial position

As at 31 December 2021 in \$000s

	Note	Unaudited as at 31 December 2021	Audited as at 30 June 2021
Assets			
Financial assets			
Receivables		42	43,587
Cash and bank balances		374,236	391,835
Marketable securities		1,385,022	768,453
Deposits		841,628	654,961
Derivatives in gain		246,072	559,635
Loans	8	13,513,127	12,065,668
Non-financial assets			
Prepayments		1,002	683
Other assets	9	218	345
Total assets		16,361,346	14,485,167
Equity			
Share capital	16	25,000	25,000
Retained earnings		68,887	69,744
Total comprehensive income for the period		5,935	-
Total equity		99,822	94,744
Liabilities			
Financial liabilities			
Payables and provisions	10	93,014	40,900
Bills	11	534,258	609,624
Bond repurchases	12	225,850	110,220
Derivatives in loss		415,046	187,098
Bonds	13	14,732,861	13,217,759
Borrower notes	14	259,934	224,281
Non-financial liabilities			
Other liabilities	15	561	539
Total liabilities		16,261,524	14,390,422
Total equity and liabilities		16,361,346	14,485,167

Statement of cash flows

For the six months ended 31 December 2021 in \$000s

	Note	Unaudited six months ended 31 December 2021	Unaudited six months ended 31 December 2020
Cash Flow from Operating Activities			
Cash applied to loans	8	(1,427,636)	(1,420,594)
Interest paid on bonds issued		(215,363)	(212,221)
Interest paid on bills issued		(1,591)	(1,149)
Interest paid on borrower notes		(212)	(137)
Interest paid on bond repurchases		(254)	(599)
Interest received from loans		76,952	77,156
Interest received from cash & cash equivalents		1,031	377
Interest received from marketable securities		5,624	5,376
Interest received from deposits		2,206	2,978
Net interest on derivatives		136,753	139,963
Cash proceeds from provision of standby facilities		526	-
Payments to suppliers and employees		(3,927)	(4,172)
Net cash flow from operating activities	18	(1,425,888)	(1,413,023)
Cash flow from investing activities			
Purchase of marketable securities		(594,958)	(27,701)
Purchase of deposits		(185,743)	(140,161)
Purchase of plant and equipment		-	-
Net cash flow from investing activities		(780,701)	(167,862)
Cash flow from financing activities			
Cash proceeds from bonds issued	13	2,096,802	2,026,534
Cash proceeds from bills issued		(75,367)	(34,910)
Cash proceeds from bond repurchases		158,143	(165,546)
Cash proceeds from borrower notes		35,509	37,876
Dividends paid		(857)	(878)
Cash applied to derivatives		(25,240)	(124,161)
Net cash flow from financing activities		2,188,991	1,738,914
Net (decrease) / increase in cash		(17,599)	158,029
Cash, Cash Equivalents and at beginning of year		391,835	165,826
Cash and cash equivalents at end of half year		374,236	323,854

Notes to the financial statements

1. Reporting entity

The New Zealand Local Government Funding Agency Limited (LGFA) is a company registered under the Companies Act 1993 and is subject to the requirements of the Local Government Act 2002.

LGFA is controlled by participating local authorities and is a council-controlled organisation as defined under section 6 of the Local Government Act 2002. LGFA is a limited liability company incorporated and domiciled in New Zealand.

The primary objective of LGFA is to optimise the debt funding terms and conditions for participating borrowers.

The registered address of LGFA is Level 8, City Chambers, 142 Featherston Street, Wellington Central, Wellington 6011.

These financial statements were authorised for issue by the Directors on 28 February 2022.

2. Statement of compliance

The interim financial statements are for the six months ended 31 December 2021 and are to be read in conjunction with the annual report for the year ended 30 June 2021.

The financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice (NZ GAAP) and in compliance with NZ IAS 34 Interim Financial Reporting.

3. Basis of preparation

Measurement base

The financial statements have been prepared on a historical cost basis modified by the revaluation of certain assets and liabilities.

The financial statements are prepared on an accrual basis.

Functional and presentation currency

The financial statements are presented in New Zealand dollars rounded to the nearest thousand, unless separately identified. The functional currency of LGFA is New Zealand dollars.

Foreign currency conversions

Transactions denominated in foreign currency are translated into New Zealand dollars using exchange rates applied on the trade date of the transaction.

Changes in accounting policies

There have been no changes to accounting policies.

Early adoption standards and interpretations

LGFA has not early adopted any standards.

Standards not yet adopted

LGFA does not consider any standards or interpretations in issue but not yet effective to have a significant impact on its financial statements.

Financial instruments

Financial assets

Financial assets, other than derivatives, are recognised initially at fair value plus transaction costs and subsequently measured at amortised cost using the effective interest rate method.

Cash and cash equivalents include cash on hand, bank accounts and deposits with an original maturity of no more than three months.

Purchases and sales of all financial assets are accounted for at trade date.

At each balance date, an expected credit loss assessment is performed for all financial assets and is calculated as either:

- Credit losses that may arise from default events that are possible within the next 12 months, where no significant increase in credit risk has arisen since acquisition of the asset, or
- Credit losses that may arise from default events that are possible over the expected life of the financial asset, where a significant increase in credit risk has arisen since acquisition of the asset.

Impairment losses on financial assets will ordinarily be recognised on initial recognition as a 12-month expected loss allowance and move to a lifetime expected loss allowance if there is a significant deterioration in credit risk since acquisition.

Financial liabilities

Financial liabilities, other than derivatives, are recognised initially at fair value less transaction costs and subsequently measured at amortised cost using the effective interest rate method.

Derivatives

Derivative financial instruments are recognised both initially and subsequently at fair value.

They are reported as either assets or liabilities depending on whether the derivative is in a net gain or net loss position respectively.

Fair value hedge

Where a derivative qualifies as a hedge of the exposure to changes in fair value of an asset or liability (fair value hedge) any gain or loss on the derivative is recognised in profit and loss together with any changes in the fair value of the hedged asset or liability.

The carrying amount of the hedged item is adjusted by the fair value gain or loss on the hedged item in respect of the risk being hedged. Effective parts of the hedge are recognised in the same area of profit and loss as the hedged item.

Other assets**Property, plant and equipment**

Items of property, plant and equipment are initially recorded at cost.

Depreciation is charged on a straight-line basis at rates calculated to allocate the cost or valuation of an item of property, plant and equipment, less any estimated residual value, over its remaining useful life.

Intangible assets

Intangible assets comprise software and project costs incurred for the implementation of the treasury management system. Capitalised computer software costs are amortised on a straight-line basis over the estimated useful life of the software (three to seven years). Costs associated with maintaining computer software are recognised as expenses.

Other liabilities**Employee entitlements**

Employee entitlements to salaries and wages, annual leave and other similar benefits are recognised in the profit and loss when they accrue to employees.

Revenue**Interest income**

Interest income is accrued using the effective interest rate method.

The effective interest rate exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. The method applies this rate to the principal outstanding to determine interest income each period.

Expenses

Expenses are recognised in the period to which they relate.

Interest expense

Interest expense is accrued using the effective interest rate method.

The effective interest rate exactly discounts estimated future cash payments through the expected life of the financial liability to that liability's net carrying amount. The method applies this rate to the principal outstanding to determine interest expense each period.

Income tax

LGFA is exempt from income tax under Section 14 of the Local Government Borrowing Act 2011.

Goods and services tax

All items in the financial statements are presented exclusive of goods and service tax (GST), except for receivables and payables, which are presented on a GST-inclusive basis. Where GST is not recoverable as input tax, then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the IRD is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as a net operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

Segment reporting

LGFA operates in one segment being funding of participating borrowers in New Zealand.

Judgements and estimations

The preparation of these financial statements requires judgements, estimates and assumptions that affect the application of policies and reported amounts. For example, the fair value of financial instruments depends critically on judgements regarding future cash flows, including inflation assumptions and the risk-free discount rate.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates and these estimates and underlying assumptions are reviewed on an ongoing basis. Where these judgements significantly affect the amounts recognised in the financial statements they are described in the following notes.

The financial statements as at 31 December 2021 include estimates and judgements of the

potential impact of COVID-19 and the Three Waters Reform Programme on LGFA's financial position and performance. Whilst there has been no material impact on the estimates and judgements at the date these financial

statements are authorised, it is noted that there is significant uncertainty with regards to the medium and long-term effects of COVID-19, as well as the outcome of Three Waters Reform Programme on the local government sector.

Revenue and expenditure

4. Net interest income

in \$000s	Unaudited six months ended 31 December 2021	Unaudited six months ended 31 December 2020
Interest income		
Cash and cash equivalents	1,036	385
Marketable securities	4,259	1,911
Deposits	3,129	3,493
Derivatives	90,015	107,810
Loans	87,447	76,776
Fair value hedge ineffectiveness	-	-
Total interest income	185,886	190,375
Interest expense		
Bills	1,591	1,149
Bond repurchase transactions	319	325
Lease liability	5	9
Bonds	173,439	177,963
Borrower notes	1,355	1,077
Total interest expense	176,709	180,523
Net interest income	9,178	9,852

5. Other operating income

As at 31 December 2021, LGFA had provided credit standby facilities totalling \$522 million to selected councils. As at balance date, there were no drawdowns outstanding under the facilities.

in \$000s	Unaudited six months ended 31 December 2021	Unaudited six months ended 31 December 2020
Standby facilities fee income	526	5
Total other operating income	526	5

6. Operating expenses

in \$000s	Unaudited six months ended 31 December 2021	Unaudited six months ended 31 December 2020
Issuance and on-lending expenses		
Approved issuer levy	325	593
Rating agency fees	324	311
NZDMO facility fee	250	308
Legal fees - issuance	225	294
NZX	390	340
Trustee fees	51	50
Regulatory, registry, other fees	68	97
	1,633	1,993
Other operating expenses		
Information technology	399	367
Consultants	95	16
Directors fees	212	200
Insurance	43	42
Legal fees	51	95
Other expenses	136	159
Auditors' remuneration		
Statutory audit	55	54
Advisory services	-	-
Personnel	1,145	1,012
	2,135	1,945
Total operating expenses	3,769	3,938

7. Hedge accounting

LGFA is exposed to interest rate risk from its borrowing, lending and investment activities and uses interest rate swaps to manage this risk. For hedge accounting purposes, LGFA has designated these swaps in fair value relationships to its fixed rate borrowings, loans and investments.

The following table shows the gain or loss on the hedging instrument and the hedged item attributable to the hedged risk for fair value hedge relationships.

in \$000s	Unaudited gain/(loss) for the six months ended 31 December 2021	Unaudited gain/(loss) for the six months ended 31 December 2020
Hedging instruments – interest rate swaps	520,010	635,001
Hedged items attributable to the hedged risk	(520,010)	(635,001)
Ineffectiveness recognised in profit or loss from fair value hedges	-	-

The gains or losses on the hedging instrument (interest rate swaps) and the hedged item (bonds, loans and investments) are mapped to the same fair value account. For this reason, the statement of comprehensive income will only report any ineffectiveness arising from the fair value hedge.

8. Loans

in \$000s	Unaudited as at 31 December 2021		Audited as at 30 June 2021	
	Short-term loans	Loans	Short-term loans	Loans
Ashburton District Council	10,021	60,757	10,011	60,723
Auckland Council	-	3,381,550	-	3,303,915
Bay of Plenty Regional Council	25,477	161,153	25,428	155,995
Buller District Council	-	20,007	-	20,005
Canterbury Regional Council	4,008	62,189	4,003	59,133
Carterton District Council	4,013	12,752	-	-
Central Hawkes Bay District Council	2,011	20,108	-	20,107
Christchurch City Council	2,003	2,083,566	14,533	1,951,017
Clutha District Council	2,005	20,061	2,004	16,042
Far North District Council	-	71,810	-	51,702
Gisborne District Council	-	80,946	-	68,774
Gore District Council	6,016	26,585	6,011	26,563
Greater Wellington Regional Council	-	540,335	-	450,945
Grey District Council	3,993	21,670	3,995	21,642
Hamilton City Council	-	591,533	-	481,019
Hastings District Council	-	228,619	-	205,357
Hauraki District Council	-	48,139	-	44,101
Hawkes Bay Regional Council	-	29,939	-	18,868
Horizons Regional Council	11,992	42,228	11,991	37,194
Horowhenua District Council	16,014	118,260	16,000	92,178
Hurunui District Council	8,018	30,081	8,002	30,062
Hutt City Council	-	261,416	-	201,225
Invercargill City Council	-	68,677	-	68,666
Invercargill City Holdings Ltd	29,937	60,054	-	-
Kaikoura District Council	-	5,016	-	5,014
Kaipara District Council	-	44,132	-	44,088
Kapiti Coast District Council	-	250,572	-	230,366
Manawatu District Council	11,546	74,153	11,522	72,681
Marlborough District Council	30,243	87,179	30,226	73,136
Masterton District Council	-	56,650	-	48,609
Matamata-Piako District Council	-	30,097	-	26,567
Nelson City Council	-	105,255	-	90,146
New Plymouth District Council	-	181,117	-	169,999
Northland Regional Council	-	14,148	-	14,147
Opotiki District Council	-	8,590	-	8,600
Otorohanga District Council	-	-	-	-

in \$000s	Unaudited as at 31 December 2021		Audited as at 30 June 2021	
	Short-term loans ¹	Loans	Short-term loans	Loans
Palmerston North City Council	-	177,476	-	152,314
Porirua City Council	-	156,927	-	141,794
Queenstown Lakes District Council	50,113	210,612	25,030	130,333
Rangitikei District Council	-	3,020	-	3,020
Rotorua District Council	12,850	245,204	12,823	215,034
Ruapehu District Council	8,010	21,497	8,005	21,474
Selwyn District Council	-	65,180	-	60,129
South Taranaki District Council	-	95,284	-	95,210
South Waikato District Council	13,975	20,046	8,987	15,030
Southland District Council	19,996	16,819	-	-
South Wairarapa District Council	-	24,526	-	24,520
Stratford District Council	-	22,273	-	22,271
Taranaki Regional Council	1,993	8,528	4,999	-
Tararua District Council	-	46,135	-	44,100
Tasman District Council	24,065	176,151	27,037	152,035
Taupo District Council	-	135,302	-	125,177
Tauranga City Council	-	657,330	-	516,688
Thames-Coromandel District Council	-	73,216	-	61,145
Timaru District Council	22,571	117,402	22,529	117,181
Upper Hutt City Council	2,999	74,225	-	65,153
Waikato District Council	4,983	90,277	-	80,189
Waikato Regional Council	-	32,098	-	32,082
Waimakariri District Council	-	170,642	-	170,506
Waipa District Council	24,533	105,282	8,000	90,123
Wairoa District Council	-	8,042	-	8,041
Waitaki District Council (WD)	2,497	17,542	2,498	12,523
Waitomo District Council	7,011	24,052	4,003	30,045
Wellington City Council	-	1,009,389	-	792,505
West Coast Regional Council	2,003	6,611	2,001	6,610
Western Bay Of Plenty District Council	-	70,209	-	70,154
Westland District Council	-	24,880	-	21,858
Whakatane District Council	-	82,265	-	77,203
Whanganui District Council	7,513	100,362	7,507	94,289
Whangarei District Council	9,986	162,416	9,993	162,296
Fair value hedge adjustment	-	(19,835)	-	(1,091)
	382,396	13,130,731	287,140	11,778,528

1. As at 31 December 2021, \$1,751 million of loans are due to mature within 12 months. This comprises all short-term loans and \$1,369 million of loans.

9. Other assets

in \$000s	Unaudited as at 31 December 2021	Audited as at 30 June 2021
Intangible assets ¹	79	154
Right-of-use lease asset	139	190
Total other assets	218	345

1. Intangible assets comprise acquired and internally developed software costs incurred on the implementation of LGFA's treasury management system.

10. Payables and provisions

in \$000s	Unaudited as at 31 December 2021	Audited as at 30 June 2021
Loans to be advanced	68,000	40,000
Unsettled investments	24,000	-
Trade creditors	576	658
Credit provision	265	193
Other provisions	172	49
Total receivables	93,014	40,900

11. Bills

Unaudited as at 31 December 2021 in \$000's	Face value	Unamortised premium	Accrued interest	Total
12 January 2022	70,000	-	(10)	69,990
18 January 2022	55,000	-	(17)	54,983
3 February 2022	25,000	-	(18)	24,982
9 February 2022	80,000	-	(70)	79,930
1 March 2022	50,000	-	(72)	49,928
11 March 2022	70,000	-	(107)	69,893
15 March 2022	50,000	-	(88)	49,912
21 March 2022	27,000	-	(54)	26,946
7 April 2022	65,000	-	(142)	64,858
13 May 2022	43,000	-	(164)	42,836
	535,000	-	(742)	534,258

Audited as at 30 June 2021 in \$000's	Face value	Unamortised premium	Accrued interest	Total
7 July 2021	20,000	-	(1)	19,999
15 July 2021	110,000	-	(13)	109,987
5 August 2021	25,000	-	(8)	24,992
11 August 2021	80,000	-	(29)	79,971
10 September 2021	75,000	-	(46)	74,954
17 September 2021	150,000	-	(95)	149,905
6 October 2021	20,000	-	(20)	19,980
14 October 2021	55,000	-	(57)	54,943
10 November 2021	50,000	-	(73)	49,927
8 December 2021	25,000	-	(34)	24,966
	610,000	-	(376)	609,624

12. Treasury stock and bond repurchases

Periodically, LGFA subscribes for LGFA bonds as part of its tender process and holds these bonds as treasury stock. LGFA bonds held by LGFA as treasury stock are derecognised at the time of issue and no liability is recognised in the statement of financial position. As at 31 December 2021, \$1,200 million of LGFA bonds had been subscribed as treasury stock.

LGFA makes these treasury stock bonds available to banks authorised as its tender counterparties to borrow under short-term repurchase transactions. The objective of the bond lending facility is to assist with improving secondary market liquidity in LGFA bonds. Bonds lent to counterparties are disclosed as a separate stock lending liability on the face of the statement of financial position.

As at 31 December 2021, bond repurchase transactions comprised:

in \$000s	Unaudited as at 31 December 2021	Audited as at 30 June 2021
14 April 2022	15,163	-
15 April 2023	84,569	32,887
15 April 2024	10,033	-
15 April 2025	20,244	-
15 April 2026	3,826	-
15 April 2027	60,371	-
15 May 2028	4,852	-
20 April 2029	10,963	33,810
15 May 2031	9,505	-
14 April 2033	6,324	38,957
15 May 2035	-	-
15 April 2037	-	4,566
	225,850	110,220

13. Bonds

Bonds on issue do not include \$1,200 million face value of issued LGFA bonds subscribed by LGFA and held as treasury stock. Refer Note 12: Treasury stock and bond repurchase transactions.

Unaudited as at 31 December 2021 in \$'000's	Face Value	Unamortised premium	Accrued interest	Fair value hedge adjustment	Total
Fixed interest bonds					
14 April 2022	1,605,000	5,592	9,579		
15 April 2023	1,750,000	38,281	20,625		
15 April 2024	1,648,000	14,928	7,946		
15 April 2025	1,619,000	(13,109)	9,541		
15 April 2026	1,390,000	3,296	4,468		
15 April 2027	1,631,000	90,026	15,728		
15 May 2028	700,000	(5,440)	2,045		
20 April 2029	1,272,000	(13,369)	3,826		
15 May 2031	730,000	(4,336)	2,133		
14 April 2033	1,260,000	46,048	9,571		
15 May 2035	400,000	2,234	1,558		
15 April 2037	730,000	(13,169)	3,129		
Total fixed interest	14,735,000	150,984	90,148	(373,638)	14,602,493
Floating rate notes					
14 October 2022	130,000	(20)	388	-	130,368
Total	14,865,000	150,964	90,536	(373,638)	14,732,861

Audited as at 30 June 2021 in \$'000's	Face Value	Unamortised premium	Accrued interest	Fair value hedge adjustment	Total
Fixed interest bonds					
14 April 2022	1,605,000	15,527	9,406		
15 April 2023	1,660,000	46,296	19,208		
15 April 2024	1,528,000	17,466	7,233		
15 April 2025	1,469,000	(20,190)	8,499		
15 April 2026	1,240,000	6,911	3,913		
15 April 2027	1,486,000	82,140	14,068		
20 April 2029	1,172,000	(10,512)	3,458		
15 May 2031	650,000	(4,966)	1,868		
14 April 2033	1,170,000	37,817	8,727		
15 April 2037	700,000	(8,443)	2,945		
Total fixed interest	12,680,000	162,045	79,326	166,138	13,087,509
Floating rate notes					
14 October 2022	130,000	(33)	283	-	130,250
Total	12,810,000	162,012	79,610	166,138	13,217,759

14. Borrower notes

Borrower notes are subordinated debt instruments which are required to be held by each local authority that borrows from LGFA in an amount equal to a fixed percentage of the aggregate borrowings by that local authority. The fixed percentage is 2.5% for loans issued from 1 July 2020. Prior to this date, the fixed percentage was 1.6%.

LGFA may convert borrower notes into redeemable shares if it has made calls for all unpaid capital to be paid in full and the LGFA Board determines it is still at risk of imminent default.

15. Other liabilities

in \$000s	Unaudited as at 31 December 2021	Audited as at 30 June 2020
Lease liability	139	190
Accruals	422	349
Total receivables	561	539

Capital and dividends

16. Share capital

As at 31 December 2021, LGFA had 45 million ordinary shares on issue, 20 million of which remain uncalled. All ordinary shares rank equally with one vote attached to each ordinary share. Ordinary shares have a face value of \$1 per share.

17. Shareholder information

Registered holders of equity securities	As at 31 December 2021		As at 30 June 2021	
New Zealand Government	5,000,000	11.1%	5,000,000	11.1%
Auckland Council	3,731,960	8.3%	3,731,960	8.3%
Christchurch City Council	3,731,960	8.3%	3,731,960	8.3%
Hamilton City Council	3,731,960	8.3%	3,731,960	8.3%
Bay of Plenty Regional Council	3,731,958	8.3%	3,731,958	8.3%
Greater Wellington Regional Council	3,731,958	8.3%	3,731,958	8.3%
Tasman District Council	3,731,958	8.3%	3,731,958	8.3%
Tauranga City Council	3,731,958	8.3%	3,731,958	8.3%
Wellington City Council	3,731,958	8.3%	3,731,958	8.3%
Western Bay of Plenty District Council	3,731,958	8.3%	3,731,958	8.3%
Whangarei District Council	1,492,784	3.3%	1,492,784	3.3%
Hastings District Council	746,392	1.7%	746,392	1.7%
Marlborough District Council	400,000	0.9%	400,000	0.9%
Selwyn District Council	373,196	0.8%	373,196	0.8%
Gisborne District Council	200,000	0.4%	200,000	0.4%
Hauraki District Council	200,000	0.4%	200,000	0.4%
Horowhenua District Council	200,000	0.4%	200,000	0.4%
Hutt City Council	200,000	0.4%	200,000	0.4%
Kapiti Coast District Council	200,000	0.4%	200,000	0.4%
Manawatu District Council	200,000	0.4%	200,000	0.4%
Masterton District Council	200,000	0.4%	200,000	0.4%
New Plymouth District Council	200,000	0.4%	200,000	0.4%
Otorohanga District Council	200,000	0.4%	200,000	0.4%
Palmerston North City Council	200,000	0.4%	200,000	0.4%
South Taranaki District Council	200,000	0.4%	200,000	0.4%
Taupo District Council	200,000	0.4%	200,000	0.4%
Thames - Coromandel District Council	200,000	0.4%	200,000	0.4%
Waimakariri District Council	200,000	0.4%	200,000	0.4%
Waipa District Council	200,000	0.4%	200,000	0.4%
Whakatane District Council	200,000	0.4%	200,000	0.4%
Whanganui District Council	200,000	0.4%	200,000	0.4%
	45,000,000	100%	45,000,000	100%

Other Notes

18. Reconciliation of net profit to net cash flow from operating activities

in \$000s	Unaudited six months ended 31 December 2021	Unaudited six months ended 31 December 2020
Net profit/(loss) for the period	5,935	5,918
Cash applied to loans	(1,427,636)	(1,420,594)
Non-cash adjustments		
Amortisation and depreciation	(3,955)	1,937
Working capital movements		
Net change in trade debtors and receivables	13	149
Net change in prepayments	(319)	(321)
Net change in accruals	73	(113)
Net Cash From Operating Activities	(1,425,888)	(1,413,023)

19. Related parties

Identity of related parties

LGFA is related to the local authorities set out in the Shareholder Information in note 16.

LGFA operates under an annual Statement of Intent that sets out the intentions and expectations for LGFA's operations and lending to participating borrowers.

Shareholding local authorities, and non-shareholder local authorities who borrow more than \$20 million, are required to enter into a guarantee when they join or participate in LGFA. The guarantee is in respect of the payment obligations of other guaranteeing local authorities to the LGFA (cross guarantee) and of the LGFA itself.

Related party transactions

LGFA was established for the purpose of raising funds from the market to lend to participating borrowers. The lending to individual councils is disclosed in note 8, and interest income recognised on this lending is shown in the statement of comprehensive income.

The purchase of LGFA borrower notes by participating borrowers. Refer note 14.

The Treasury (New Zealand Debt Management) provides LGFA with a committed credit facility and is LGFA's derivatives counterparty.

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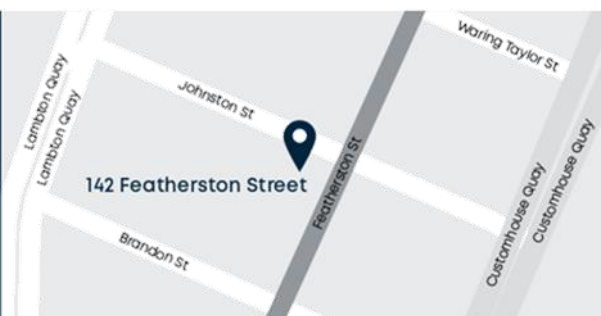
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8.2 KĀPITI COAST HOUSING NEEDS ASSESSMENT 2022

Kaituhi | Author: **Laura Bertelsen, Advisor Strategic Projects**

Kaiwhakamana | Authoriser: **Natasha Tod, Group Manager Strategy, Growth and Recovery**

TE PŪTAKE | PURPOSE

- 1 This report requests that the Strategy and Operations Committee note the findings and formally receive the Kāpiti Coast Housing Needs Assessment 2022.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 The Kāpiti Coast Housing Needs Assessment 2022 (the Housing Needs Assessment) helps to develop an understanding for what housing will help people thrive in their communities, what support services are needed, and what makes the right type of house a home.
- 3 The Housing Needs Assessment helps to illustrate the extent of the housing and support services issues in Kāpiti, who is most affected and gives an evidence base to work from when deciding on how to prioritise a response.
- 4 The Housing Needs Assessment comprises of two reports, a quantitative analysis, and a qualitative analysis:
 - 'Research Report: Housing Demand and Need in Kapiti District' by Ian Mitchell (Livingston and Associates Ltd) and Chris Glaudel (Community Housing Solutions Ltd)
 - 'Not just a house, a life' by The Urban Advisory
- 5 Attached in Appendix One is the quantitative analysis 'Research Report: Housing Demand and Need in Kapiti District' by Ian Mitchell (Livingston and Associates Ltd) and Chris Glaudel (Community Housing Solutions Ltd).
- 6 Attached in Appendix Two is the qualitative analysis 'Not just a house, a life' by The Urban Advisory.

TE TUKU HAEPAPA | DELEGATION

- 7 The Strategy and Operations Committee has the delegated authority to consider this matter.

TAUNAKITANGA | RECOMMENDATIONS

That the Strategy and Operations Committee:

- a) Receive the final Kāpiti Coast Housing Needs Assessment 2022, subject to minor editorial changes by the Chief Executive.
- b) Acknowledges the significant contribution in the development of the Kāpiti Coast Housing Needs Assessment 2022 by Iwi partners, the community, local organisations, advisory groups, and businesses.

TŪĀPAPA | BACKGROUND

- 8 A Housing Programme Assessment report, completed by The Property Group (TPG), was endorsed by Council in April 2020, with a view to helping Council identify some actions it could take in developing a housing programme and what the Council/s role could be in supporting affordable and public housing in the community. This was completed following the Kapiti Coast Communities Housing Taskforce report.
- 9 The Housing Programme Assessment report identified four key issues were identified which should be addressed by the housing programme:

- a) Investigate ways to increase the supply of public housing.
 - b) Improve the quality of existing public housing.
 - c) Encourage take up of existing development capacity.
 - d) Improve the availability of emergency and transitional housing.
- 10 Completion of a Housing Needs Assessment for the Kāpiti Coast was identified as a key early deliverable of the Housing Programme and was recommended by both the Taskforce report and the TPG report, to improve the quality of information available for Council, partners, and stakeholders. It provides a robust evidence base to use in discussions with government agencies and others, to inform what role they can play in responding to Kāpiti's housing challenges as well as to help target solutions to where they are most needed.
 - 11 A briefing on the Housing Needs Assessment was held with Council on 1 March 2022.
 - 12 A public workshop was held with Council and Iwi representatives on 5 April 2022 to discuss the findings.

HE KŌRERORERO | DISCUSSION

He take | Issues

Developing the Needs Assessment

- 13 The purpose of the Housing Needs Assessment is to identify housing trends across a range of demographic characteristics and better understand what housing is needed by the community, both now and in the future, beyond just the number of dwellings. It has involved comprehensive research by external parties who have specialist expertise in both quantitative and qualitative assessments.
- 14 The Housing Needs Assessment provides insight into challenges across the housing continuum and the different types of housing required to ensure that delivery of future housing solutions is fit-for-purpose for the community. It also provides insights about the impacts of housing pressures on the community and how these can impact social, cultural, environmental, and economic wellbeing.
- 15 To assist with the completion of the Housing Needs Assessment, The Urban Advisory, Livingston and Associates Ltd and Community Housing Solutions Ltd were contracted by Council to assist with the development of both the qualitative and quantitative data reports. Collectively the two reports make up the Housing Needs Assessment.
- 16 Data and insights were obtained through a five-part mixed method research process, which included Iwi-led research and data provision, quantitative data assessment, community kōrero events, a community survey, and a business survey.
- 17 Partners and stakeholders that were invited to participate in the process of developing the housing needs assessment include:
 - Iwi partners
 - local community
 - Government agencies (national and regional offices)
 - national and regional non-Government organisations (NGO's)
 - organisations and advisory groups working with young people, people with disabilities, and older people
 - local businesses
 - Community Housing Providers and social support organisations
- 18 There was a high level of participation and engagement in the process, much of which was undertaken in the latter part of 2021 and early 2022. The following were key inputs into the qualitative assessment (*'Not just a house, a life'*):

- A total of 1,311 survey responses were received during the community housing survey.
 - 44 community kōrero events were held, with over 160 people attending across the various events.
 - 113 businesses participated in the business survey.
- 19 The quantitative assessment (*Research Report: Housing Demand and Need in Kapiti District*) provides a detailed analysis of a range of demographics across the whole district as well as more localised areas within the district.
- 20 The Housing Needs Assessment has been developed as an information base available for use by everyone with an interest in housing in the Kāpiti community.

Key findings

- 21 Following an analysis of the qualitative and quantitative data collected through the research process, there was widespread agreement that change is need across the whole housing system. Both reports incorporate summaries of key trends and findings from their research and the intention here is not to duplicate that information.
- 22 The Housing Needs Assessment provides a robust information resource which confirms the level of housing need in Kapiti, including for identified vulnerable groups. It also proposes recommendations for addressing the range of housing issues identified, which have helped inform development of the Kāpiti Coast District Council Housing Strategy and actions.
- 23 The Housing Needs Assessment provides an overview of solutions identified through the engagement process (*Not just a house, a life*; The Urban Advisory, page 101). The solutions can be grouped into three key areas:
- We need the right housing in the right places
 - We need coordination across agencies
 - The physical house and the wrap-around services required to make solutions last are both essential.
- 24 Housing affordability is an increasing challenge with a number of factors driving increased demand for dwellings from households shifting to Kāpiti.
- 25 Current population forecasts estimate that there will be 32,000 more people living in Kāpiti by 2051 and more than 15,000 new dwellings required to house them (including over 5,000 in the next 10 years).
- 26 Housing stress impacts a range of wellbeing outcomes and is often the key issue which impacts other outcomes such as community connection and job security.
- 27 Evidence collected through the development of the Housing Needs Assessment identifies that housing stress in Kāpiti is extensive and “is having a domino effect, negatively impacting a range of wellbeing outcomes. The issues are all so interconnected, but housing is often the first domino to fall, impacting people’s whole lives and compounding issues that span generations” (*Not just a house, a life*; The Urban Advisory, page 11)
- 28 The Housing Needs Assessment identifies that Ōtaki has the highest level of housing need and the greatest affordability pressures on its residents.
- 29 People are being forced to move from their homes and are becoming displaced from their communities due to housing affordability. There is currently a lack of choice in housing, and what is available doesn’t always match well with needs.

Ngā kōwhiringa | Options

- 30 Options for the issues raised in this report have been outlined in the above discussion.

Tangata whenua

- 31 Council officers commenced conversations with iwi partners about the development of a Housing Needs Assessment for the Kāpiti Coast in 2021. Iwi that were involved in the development of the Housing Needs Assessment were:
- Ngāti Raukawa, through the five hapū who constitute Ngā Hapū o Ōtaki
 - Te Ātiawa ki Whakarongotai
 - Ngāti Toa Rangatira and specifically their hapū Ngāti Haumia of Paekākāriki
- 32 A key aim agreed with iwi was to provide a better understanding of the need across the housing continuum to help attract future investment in Māori, social and affordable housing in the district.
- 33 A partnership approach was taken during the information gathering, where iwi were supported to lead and design their kōrero and hui to contribute to Development of the Housing Needs Assessment.
- 34 This input has been formed into an iwi specific section in the qualitative report (*Not just a house, a life*; The Urban Advisory, pages 19-36) which outlines iwi housing needs and aspirations in the Kāpiti Coast District.
- 35 Council's officers are very appreciative of the level of engagement and input of our iwi partners in this mahi.

Panonitanga āhuarangi | Climate change

- 36 The Housing Needs Assessment is an evidence base that helps inform housing needs provision, it does not directly make climate change considerations. However, it is an input for others to consider in other processes and decisions that do have a direct bearing on council's climate change goals, such as decisions about location and typology of new housing.
- 37 Feedback on climate change and the environment was provided by iwi and the community as part of this process and highlights the importance of environment wellbeing in considering the impacts of current and future housing need.

Ahumoni me ngā rawa | Financial and resourcing

- 38 There are no financial implications associated with the approval of this document.

Ture me ngā Tūraru | Legal and risk

- 39 There were no specific legal considerations relevant to the approval of this document.

Ngā pānga ki ngā kaupapa here | Policy impact

- 40 In the 2021-41 Long Term Plan, following consultation with the community, Council made a key decision to "take a bigger role in housing" with a focus on increasing our activities to support and enable development, as well as looking at how Council can directly contribute towards improving housing options in the district.
- 41 The insights provided by the Housing Needs Assessment has fed directly into the development of the Kapiti Coast District Council Housing Strategy 2022 and provides an important foundation for the future work programme to support the delivery of housing in the district.
- 42 It will also provide valuable insights for Council's wider policy work programme with the opportunity for housing to be considered in the development of other workstreams due to the nature of housing issues and the wider impact it has on wellbeing for the community.

- 43 The Housing Needs Assessment has been developed as an information tool which is to be available for use by anyone with an interest in housing, in the Kāpiti community. It will also be made available to key partners and stakeholders, including central government agencies.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

Te mahere tūhono | Engagement planning

- 44 This matter has a low level of a significance under Council's Significance and Engagement Policy.
- 45 An engagement plan is not needed to implement this decision.

Whakatairanga | Publicity

Council will use its established communications channels to inform the community of this decision and relevant work associated with the completion of the housing needs assessment. A communications plan has been developed to inform the community and key stakeholders of Council's decision and the further work associated with the wider housing programme. 48

The communications approach to be taken will include specific actions to target government agencies, key partners, and stakeholders, as well as making the reports available on the Council website.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. Research Report Housing Demand and Need Kāpiti Coast District [↓](#)
2. Not just a house, a life [↓](#)



RESEARCH REPORT

Housing Demand and Need in
Kāpiti Coast District

Prepared for Kāpiti Coast District Council

January 2022

Authors – Ian Mitchell / Chris Glaudel
Livingston and Associates Ltd/ Community Housing Solutions Ltd
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January 2022

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Every effort has been made to ensure the soundness and accuracy of the opinions, information, and forecasts expressed in this report. Information, opinions and forecasts contained in this report should be regarded solely as a general guide. While we consider statements in the report are correct, no liability is accepted for any incorrect statement, information or forecast. We disclaim any liability that may arise from any person acting on the material within.



January 2022

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:

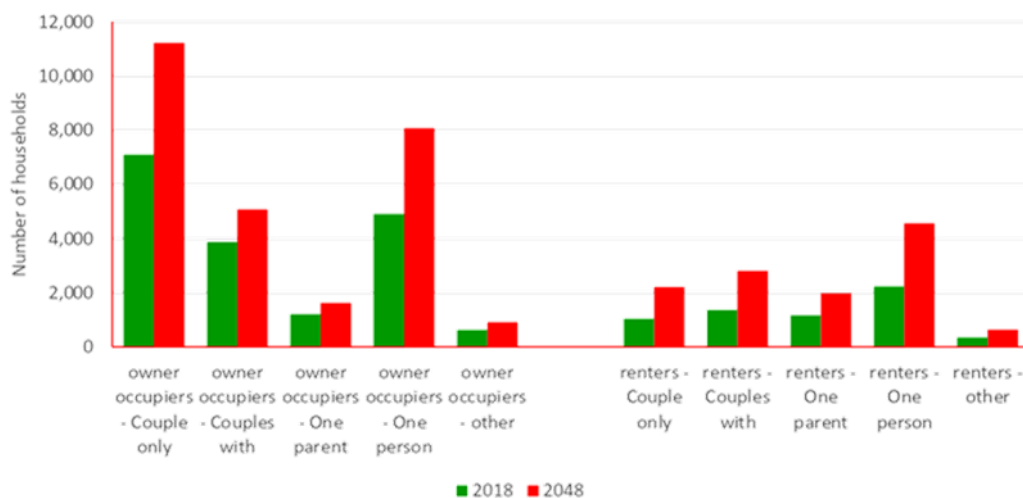
- Kāpiti Coast District is projected to grow by 5,680 households (or 24%) over the next ten years (2018 to 2028) followed by growth of an additional 5,090 households (or 17%) over the following ten years;
- Kāpiti Coast District like most other housing markets is expected to experience a gradual decline 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 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.



January 2022

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 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%.

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.



January 2022

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 hhld 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.

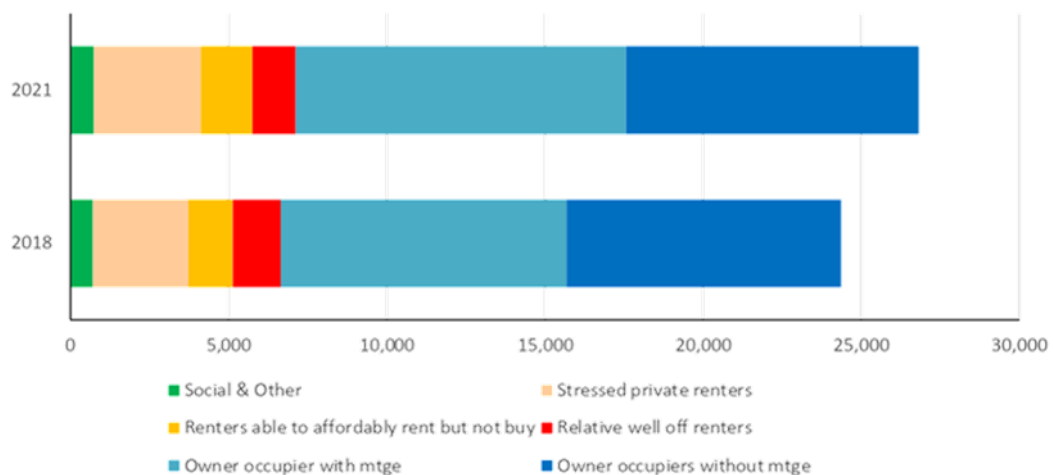


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- Stressed private renters paying more than 30% of their household income in rent;
- Private renters paying less than 30% of their household income in rent but unable to affordably buy a dwelling at the lower quartile house sale price (LQHP);
- Private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



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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**⁴ 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.



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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.



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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;



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- 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.



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2. Introduction

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).

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.

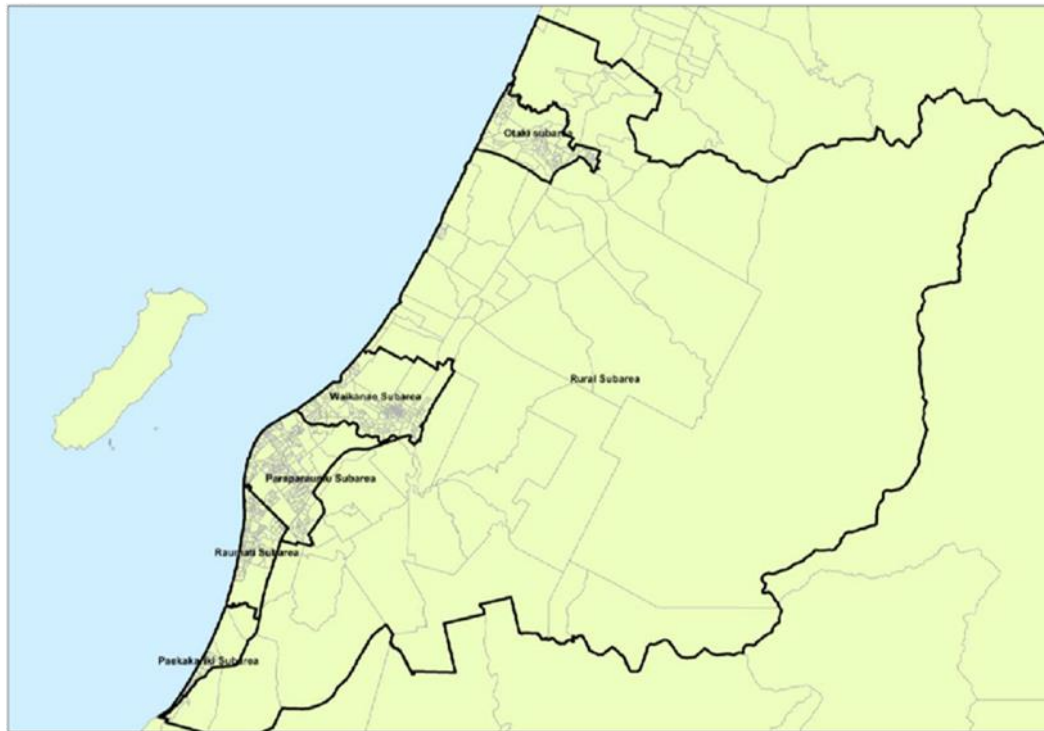
⁶ Definition of the sub area boundaries is included in Appendix 1.



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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.



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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.



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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.



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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

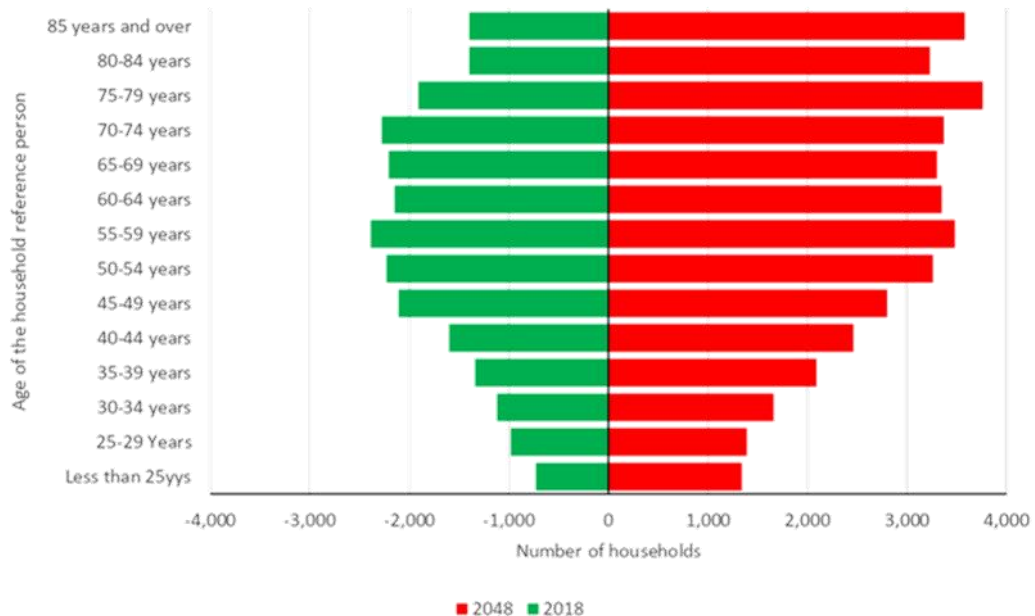
Population projections are difficult to model particularly when the majority of the growth is likely to come from internal and overseas migration gains. The objective of Table 3.3 is not to say one projection is right or wrong. Rather, in the absence of the components of Sense Partner's growth estimates, 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.



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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

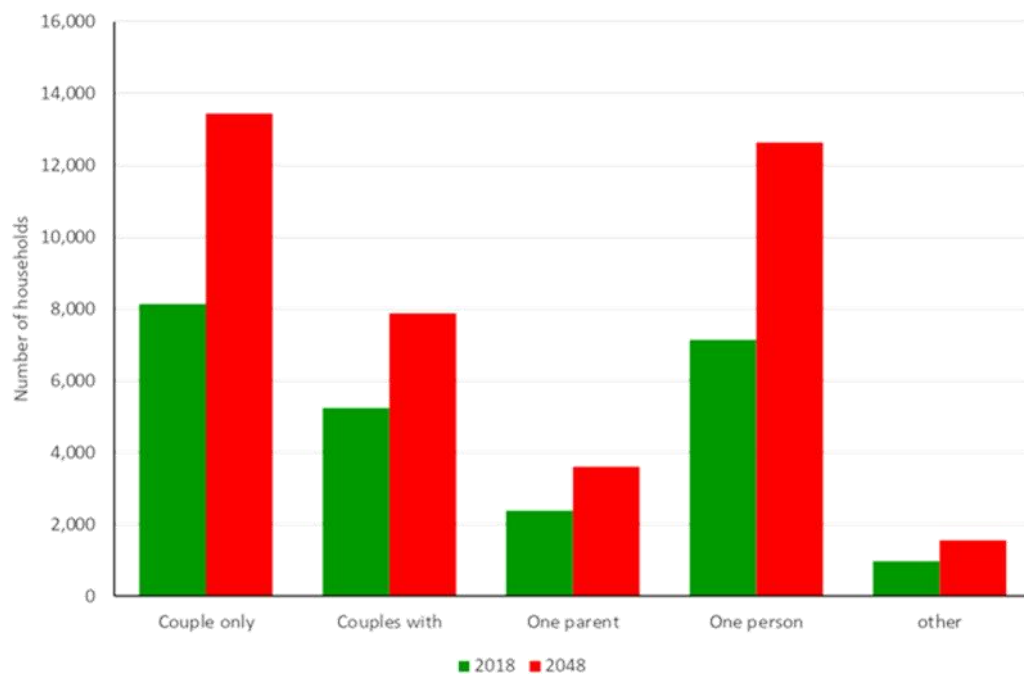


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The proportion of households in Kāpiti Coast District with reference people aged 65 years and older is projected to increase from 39% in 2018 to 44% by 2048. These trends reflect the district's aging population. The majority of the total household 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



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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.

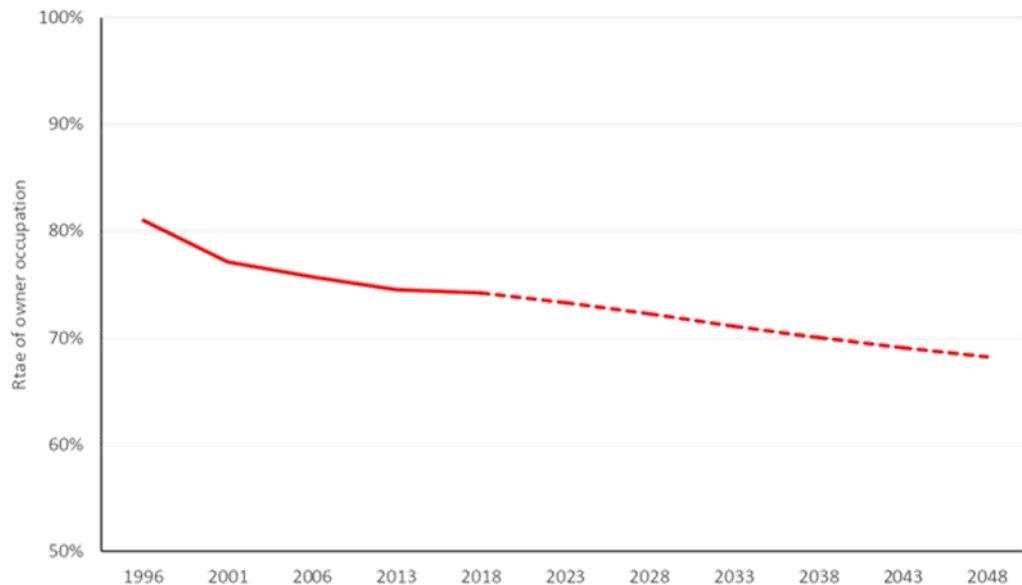
In addition to these demographic changes, poor housing affordability is projected to result in the continued erosion of the rates of owner occupation in Kāpiti Coast District.



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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

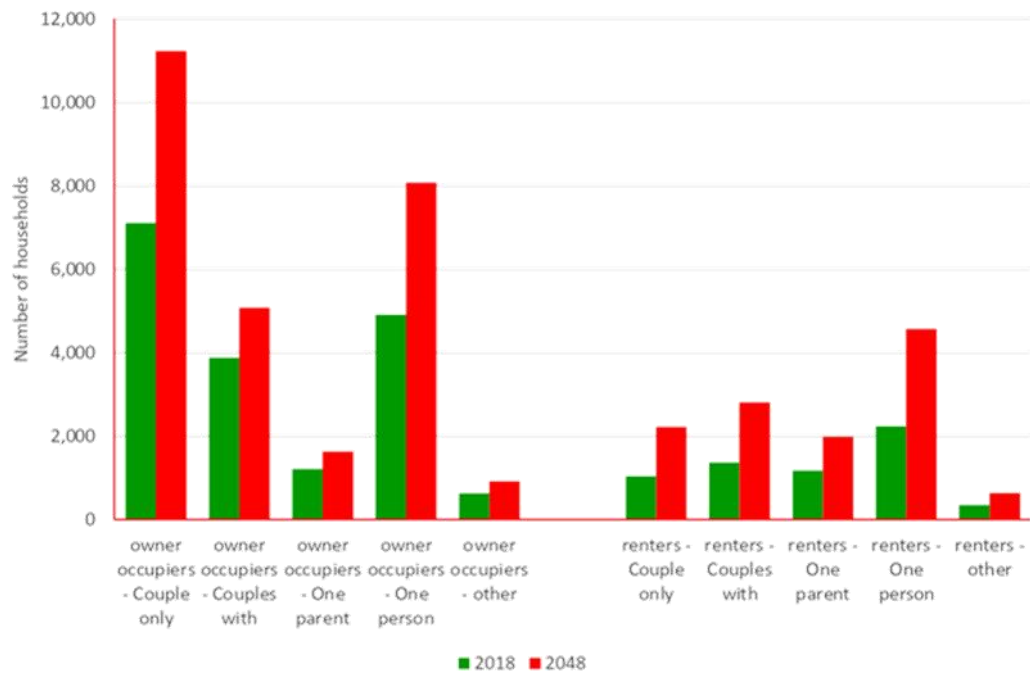
Rates of owner occupation fell by 7 percentage points in Kāpiti Coast District between 1996 and 2018. Tenure modelling projections indicate that the rate of owner occupation will erode to 68 percent in Kāpiti Coast District by 2048, a fall of 6 percentage points between 2018 and 2048. The steady decline 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.



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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 KCDC/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.



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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%.



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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).



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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.



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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

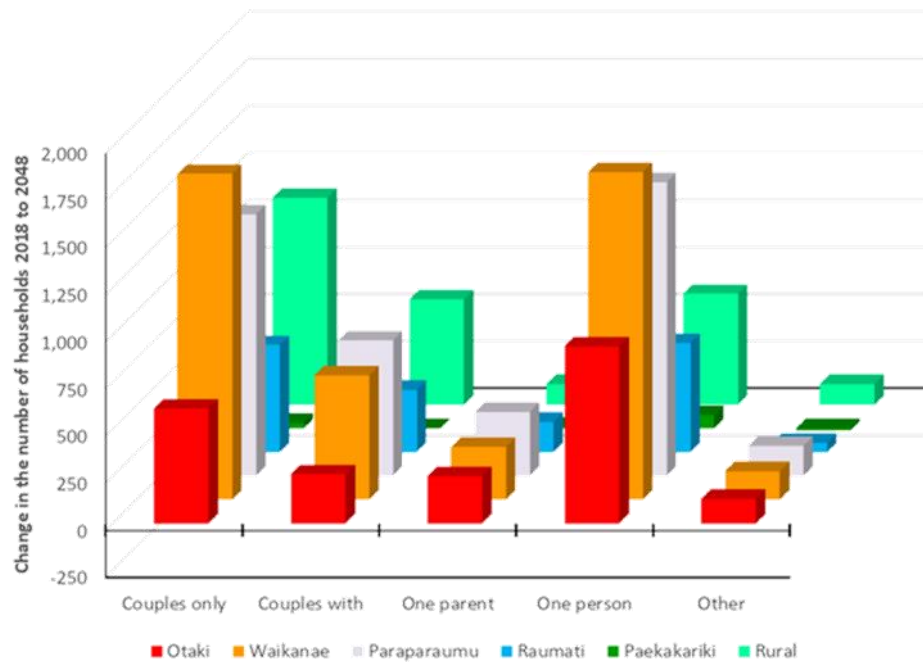
The both the number of owner occupier and renter households are expected to increase in most subareas. Between 2018 and 2048, the number of renter households is projected to increase the most in Waikanae (up 1,550 households or 122%), Paraparaumu (up 1,750 households or 74%) and Ōtaki (up 840 households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



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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 KCDC/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.



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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	490	560	670	740	250	20	40	40	40	20
One parent)	140	180	210	230	90	230	280	330	390	160
One person	680	860	1,100	1,350	670	330	440	520	600	270
Other	100	130	150	180	80	80	100	110	130	50
Total	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	840	990	1,130	1,240	400	200	300	390	450	250
One parent)	200	250	280	300	100	240	300	360	420	180
One person	1,420	1,790	2,200	2,600	1,180	450	670	830	1,010	560
Other	120	160	180	210	90	70	90	110	130	60
Total	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	1,430	1,810	2,020	2,120	690	570	530	530	610	40
One parent)	450	750	720	750	300	440	290	400	480	40
One person	1,730	2,090	2,410	2,760	1,030	850	1,090	1,230	1,390	540
Other	230	290	320	360	130	130	140	140	150	20
Total	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	830	910	970	980	150	200	280	350	390	190
One parent)	250	270	290	290	40	220	280	310	340	120
One person	760	900	1,050	1,150	390	280	360	400	460	180
Other	100	110	110	120	20	30	50	60	60	30
Total	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



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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	200	160	170	150	-50	0	40	50	60	60
One parent)	60	60	60	60	0	40	50	50	50	10
One person	170	170	190	210	40	60	70	70	80	20
Other	30	30	20	20	-10	0	0	0	0	0
Total	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	460	580	780	850	390	60	80	150	170	110
One parent)	60	70	110	100	40	50	70	90	120	70
One person	290	380	560	630	340	150	210	320	380	230
Other	70	90	130	140	70	20	30	40	60	40
Total	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

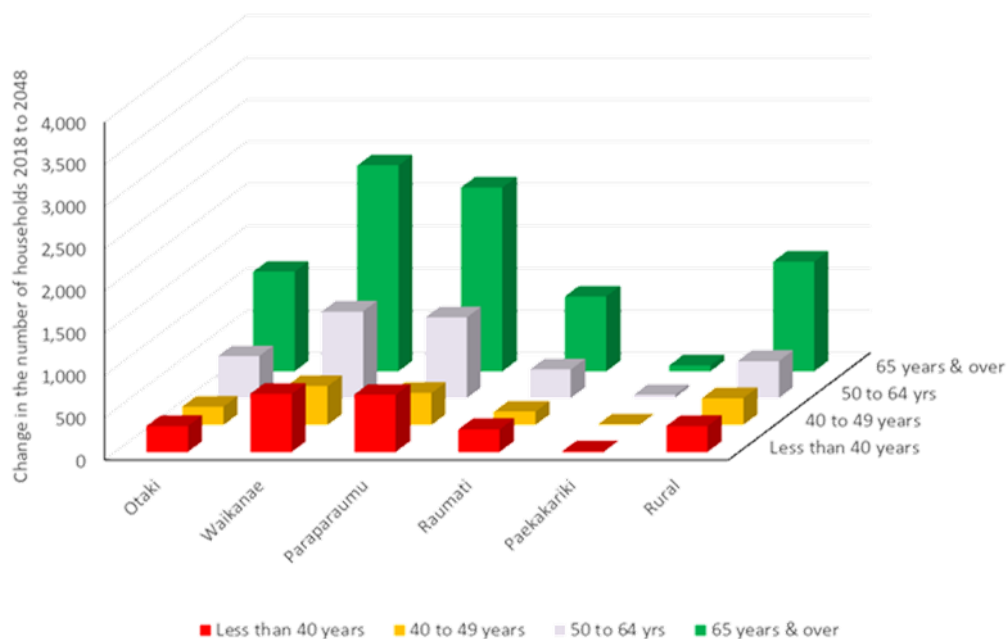
The growth in the different household compositions reflect the District's aging population with strong growth in one person and couple only households. The District's reliance on inward migration to drive population growth is also likely to see continued growth in the number of couple with children households.



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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.



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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



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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.



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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.



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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%



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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.



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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



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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



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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
Paraparaumu 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



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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



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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



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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



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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.



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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

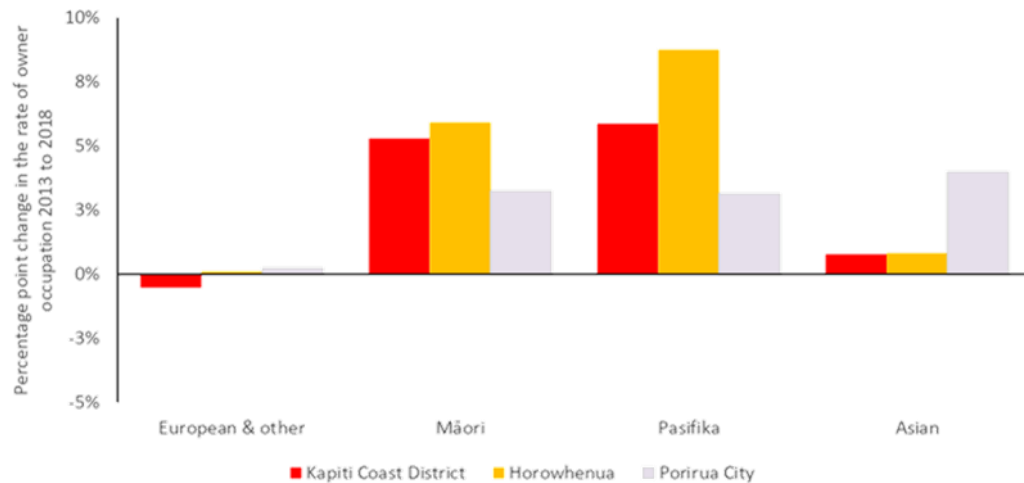
Between 2013 and 2018 the rate of owner occupation for households of European and other descent fell by 0.5% whereas the rate of owner occupation for Māori, Pasifika and Asian households all increased.



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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.



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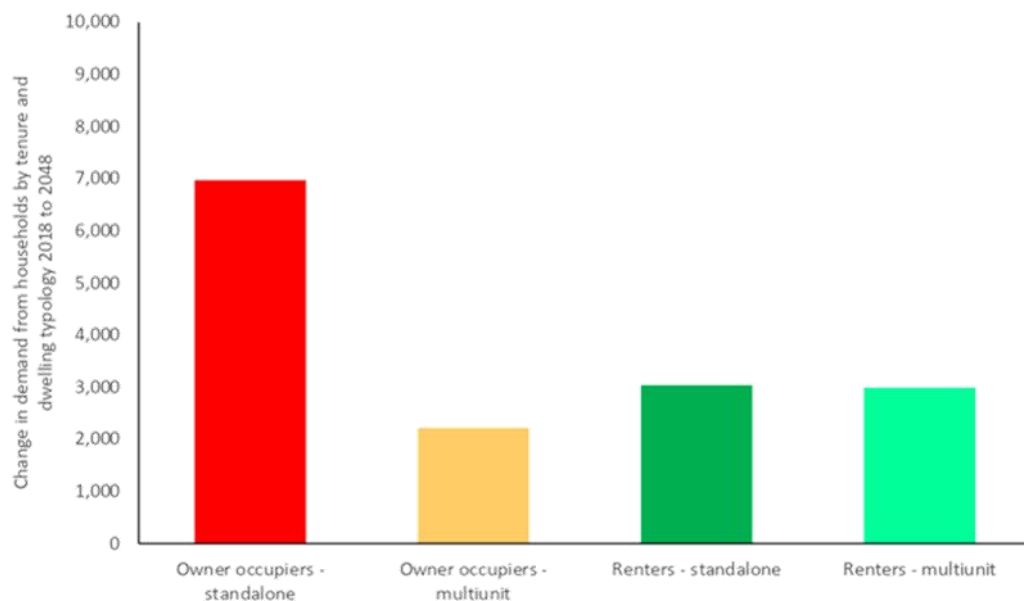
3.5 Kāpiti Coast District's housing demand by dwelling typology

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.



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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.

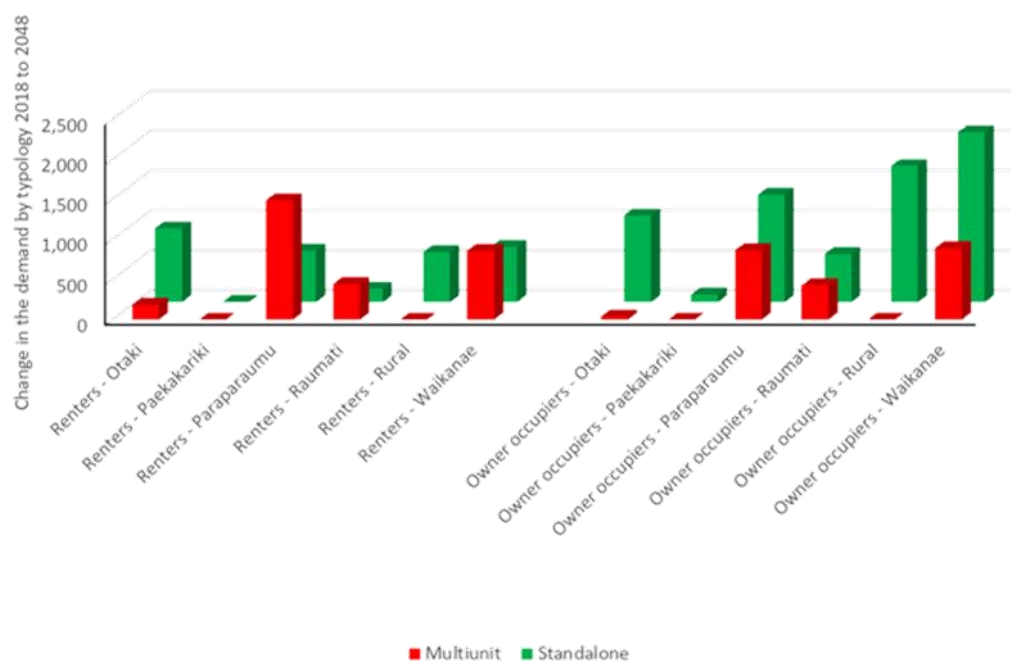


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3.6 Subarea housing demand by dwelling typology

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



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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.



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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.



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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



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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



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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).



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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'.



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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

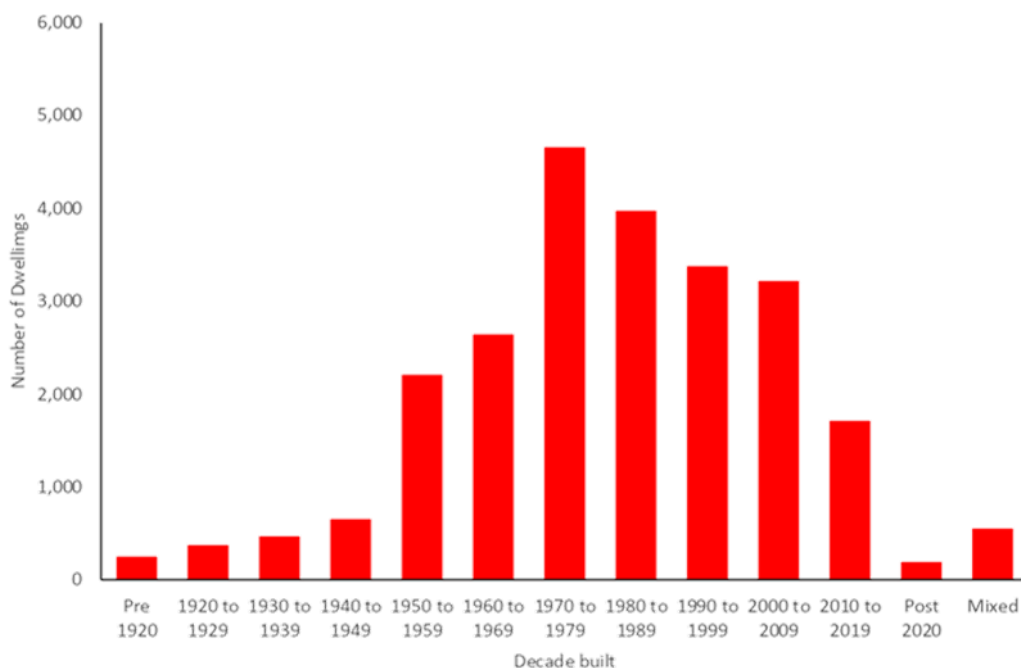
Standalone dwellings accounted for 77% of all consents with a further 15% located in retirement villages and 8% in multi-unit style dwellings (townhouses, flats and units).



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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.



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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

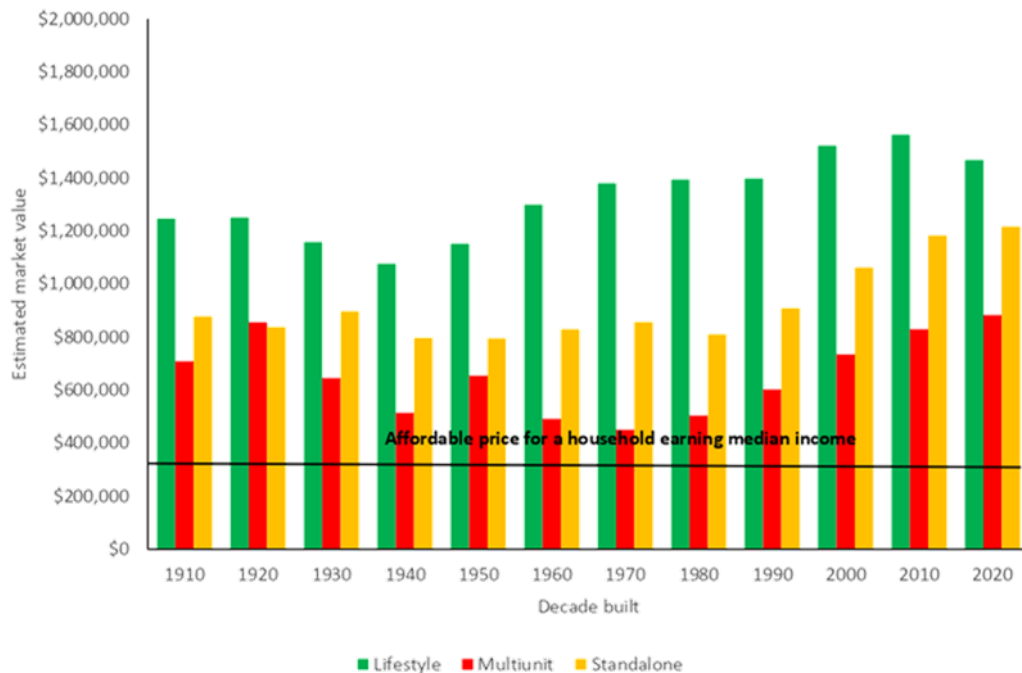
Lifestyle blocks have the youngest dwelling age profile with 63% of the dwellings built post 1990. A total of 35% of standalone dwellings were built post 1990 whereas only 18% of multi-unit dwellings were built post 1990. The majority of multi-unit dwellings were built in the 1970s and 1980s (a total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



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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.



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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.



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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.



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

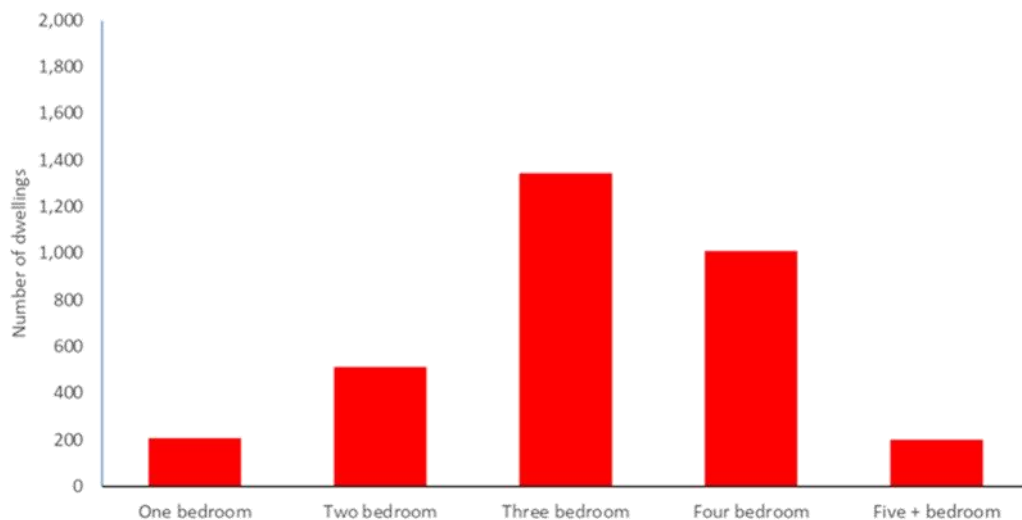
Table 4.6: Kāpiti Coast District - Dwelling stock by number of bedrooms

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.



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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.



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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.



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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.



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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.



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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.



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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.



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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.



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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.



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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 85m ² to 170m ²)	\$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.



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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

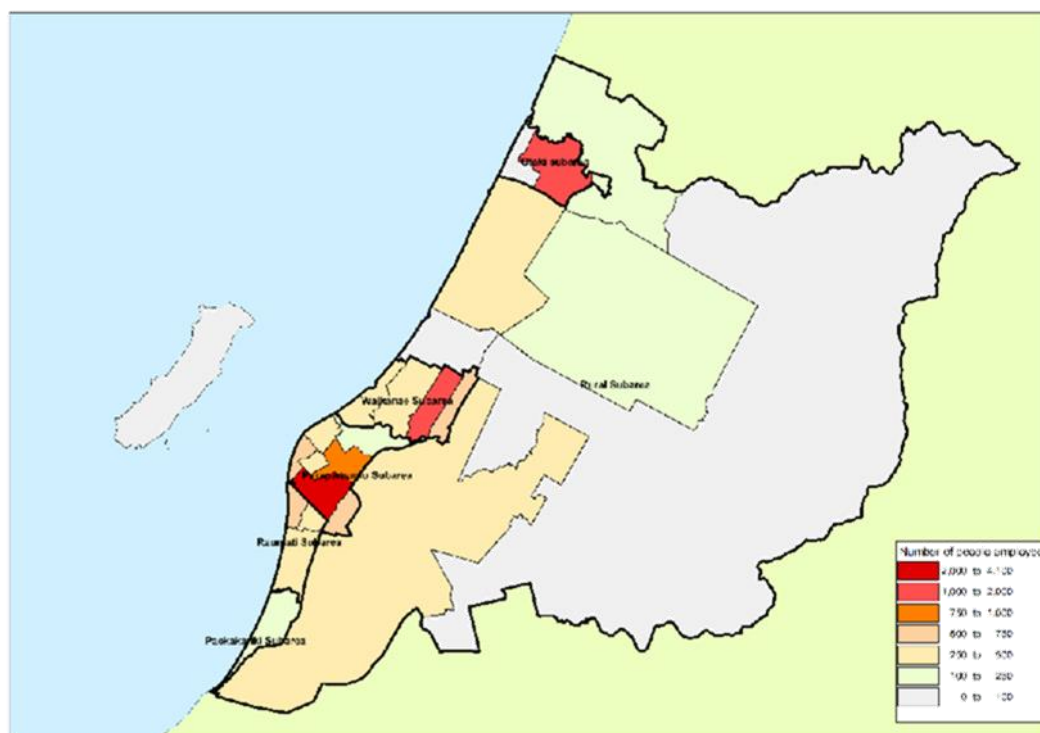


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Construction, retail trade and health care sectors are the largest employers in Kāpiti. The fastest growing industries between 2010 and 2020 were construction (up 1,050 employees), health care and social services (up 1,150 employees), accommodation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



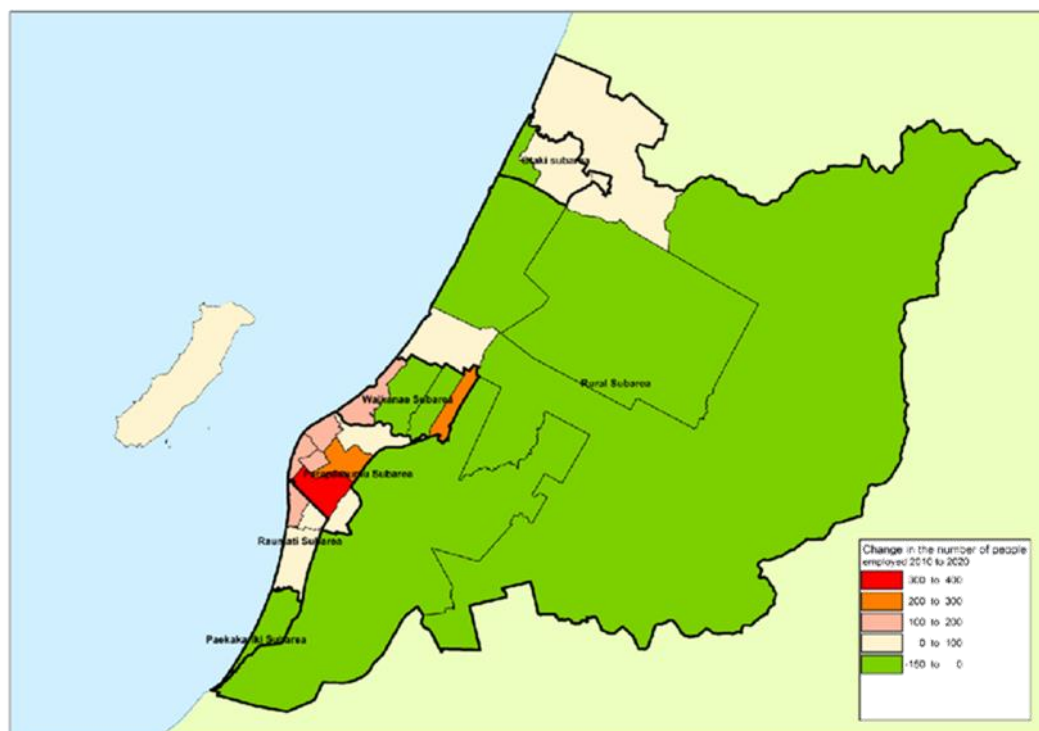
The three key employment nodes on the Kāpiti Coast include Paraparaumu Central, Waikanae along the old State Highway One inland route and Ōtaki.



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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. The lack of through traffic in Ōtaki is likely to have a negative impact on employment demand although this negative impact may be partially 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.

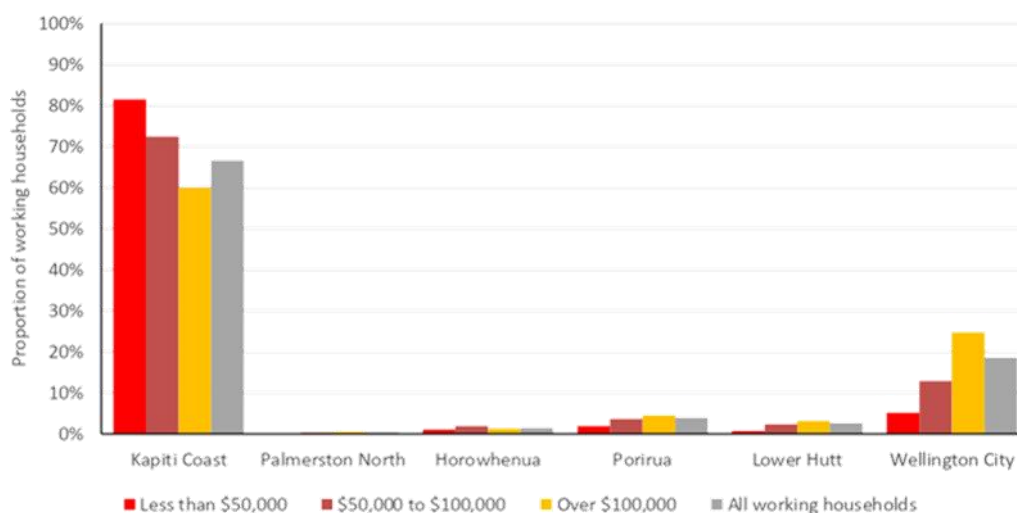


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7.3 Kāpiti Coast District workplace geography

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.



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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.



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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.



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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



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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.



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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.



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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



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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.



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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 hhld 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



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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.



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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.



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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



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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.



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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.



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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

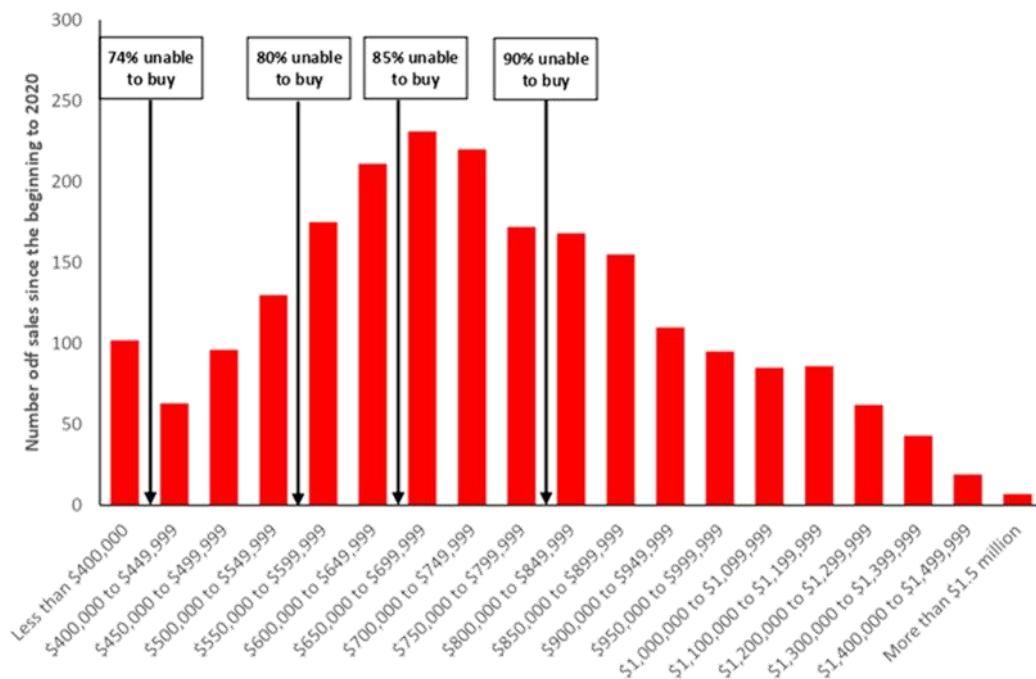
Higher mortgage interest rates reduce the proportion of renter households that are able to affordably buy a dwelling. At a first mortgage interest rate of 6.5% only 9.9% of renters can affordably buy a dwelling at \$700,000 (or alternatively 90.1% of renters are unable to affordably buy a dwelling at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



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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.



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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

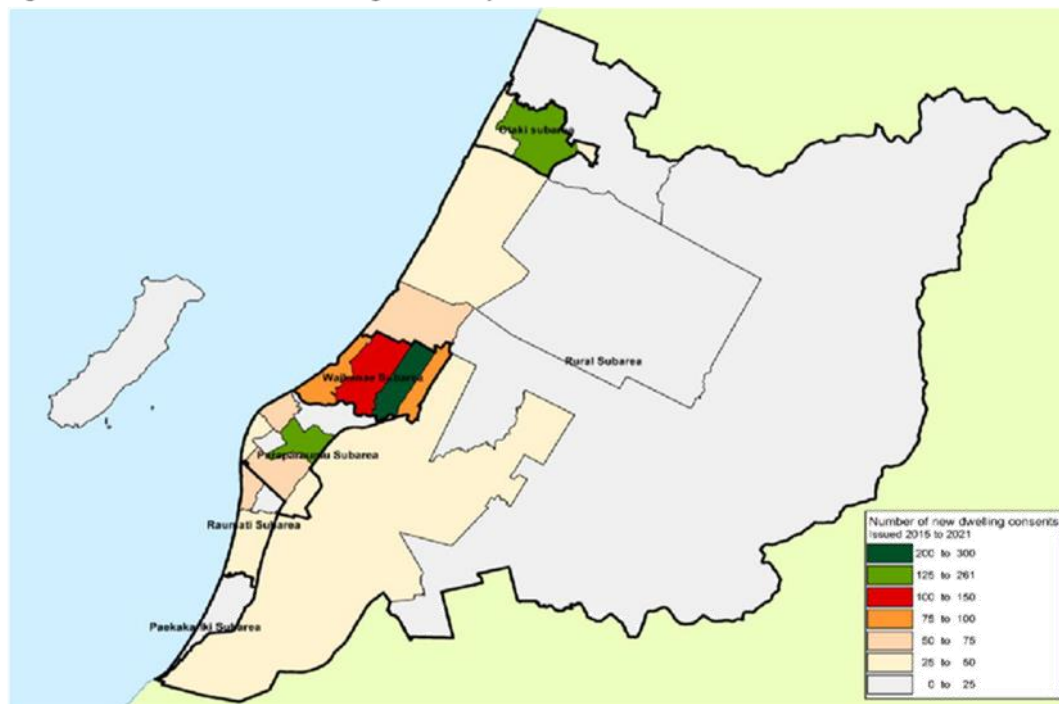
Over the last two decades consenting activity has shifted north with Ōtaki and Waikanae subareas accounting for 15% and 39% respectively (a total of 54%) of consents issued between 2015 and 2021 compared to 4% and 20% respectively (a total of 24%) between 2000 and 2004.



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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

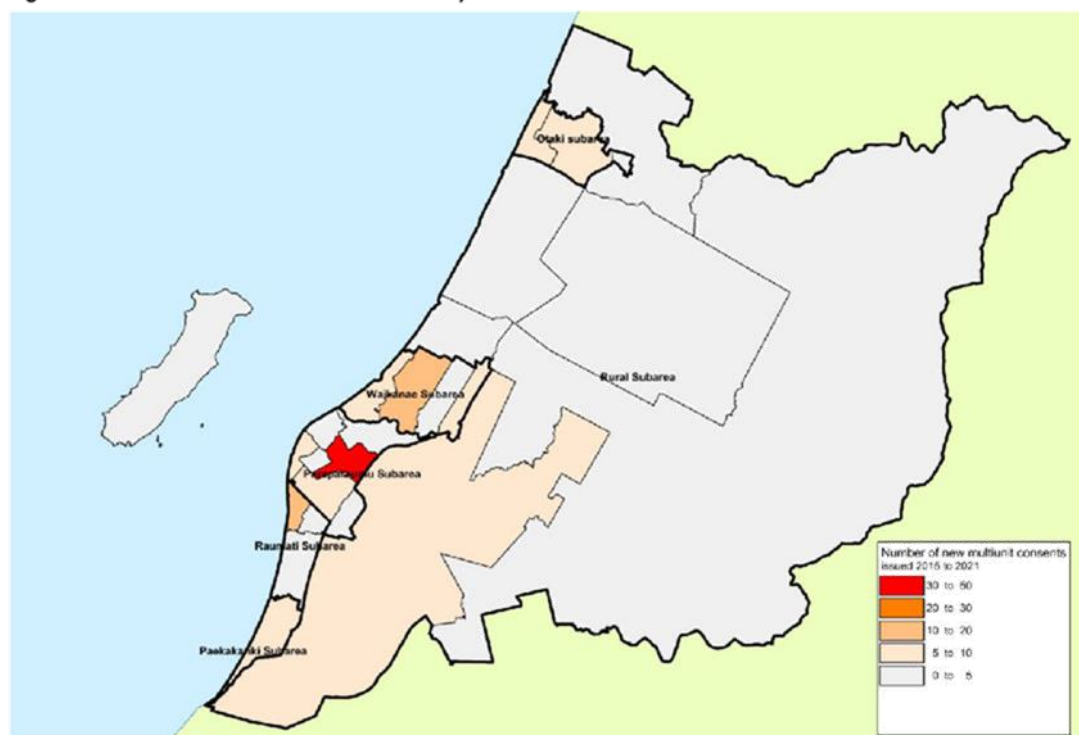


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Standalone dwellings dominated consenting activity between 2015 and 2021 accounting for 85% of all consents issued. As the urban area matures and the supply of greenfield sites diminish the number of multi-unit consents is likely to increase.

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.



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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

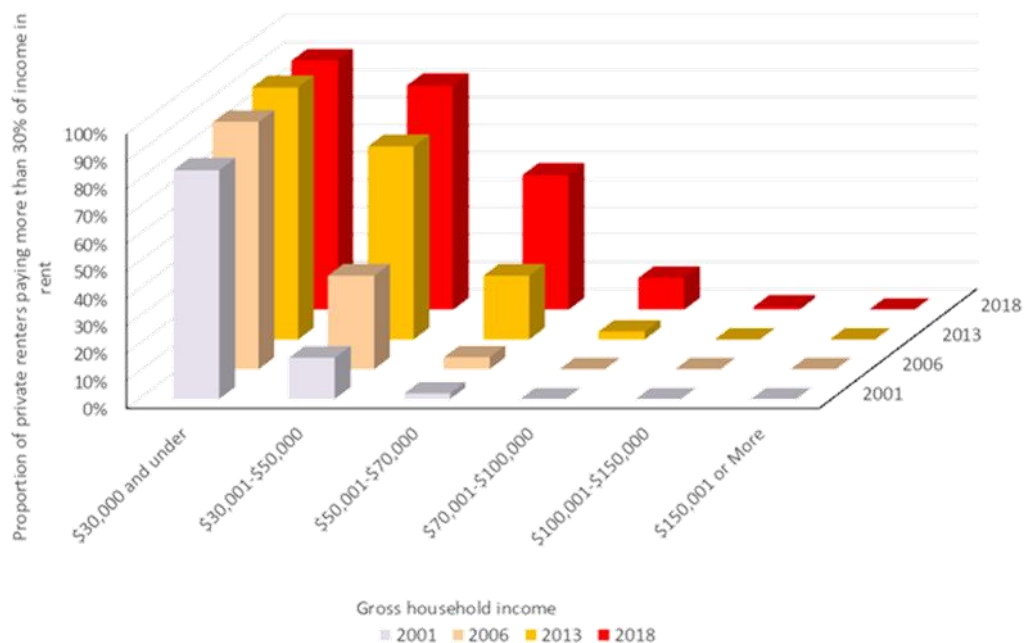


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8.6 Trends in housing stress

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.



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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

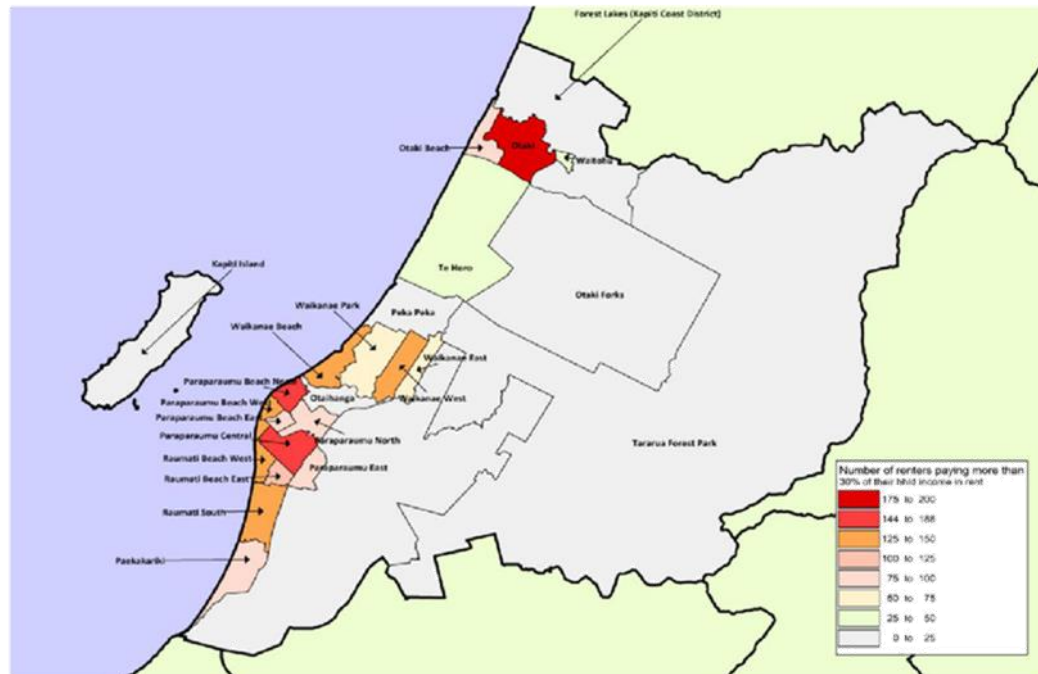
Source Statistics New Zealand

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.



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



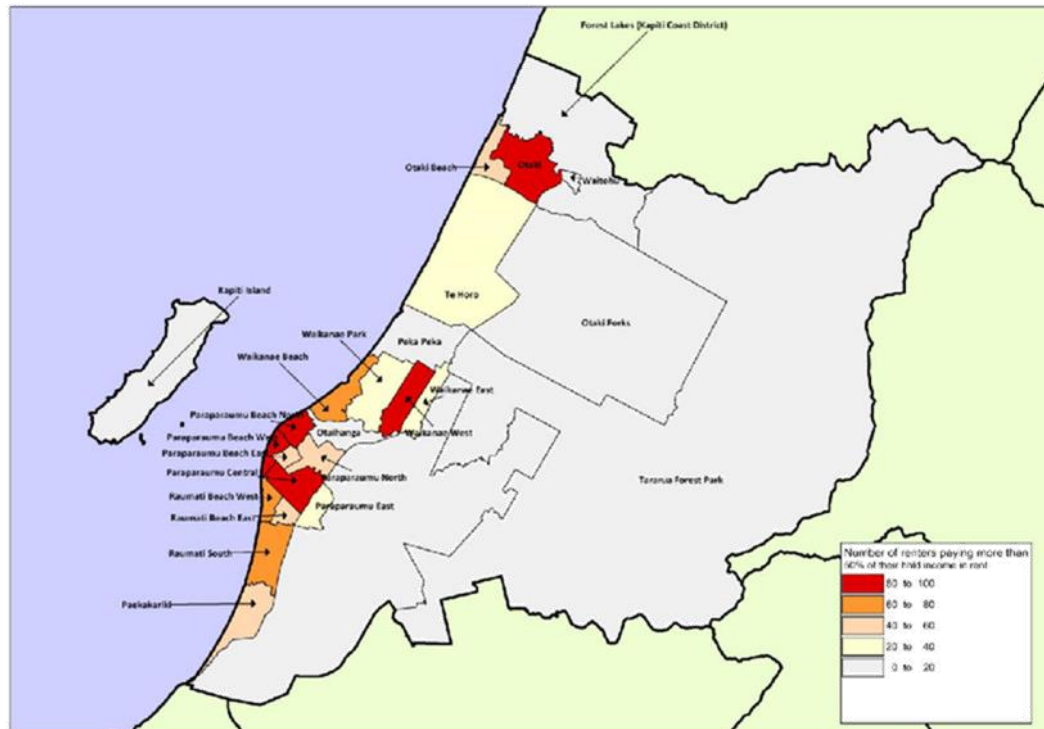
Source Statistics New Zealand

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.



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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.



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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.



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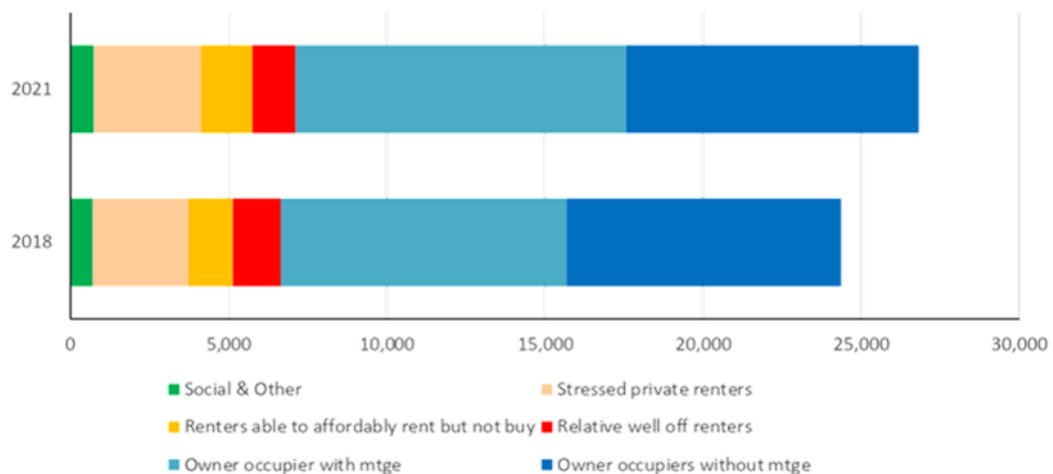
8.7 The housing continuum

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.

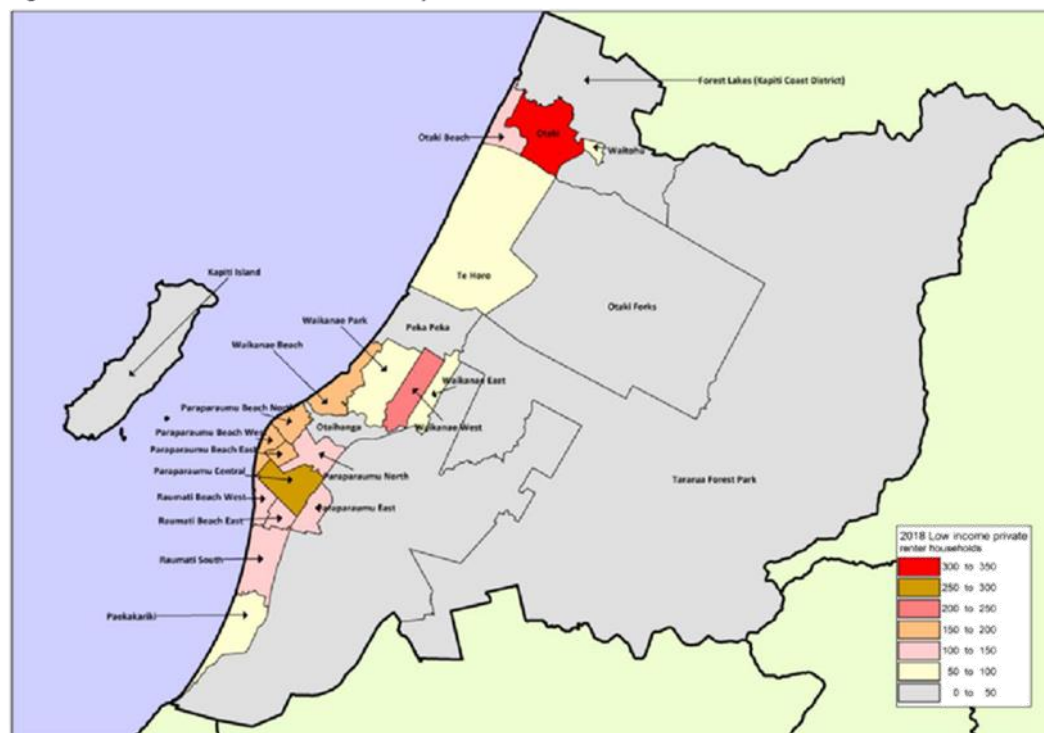


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8.8 Distribution of low income renter households within Kāpiti Coast District

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

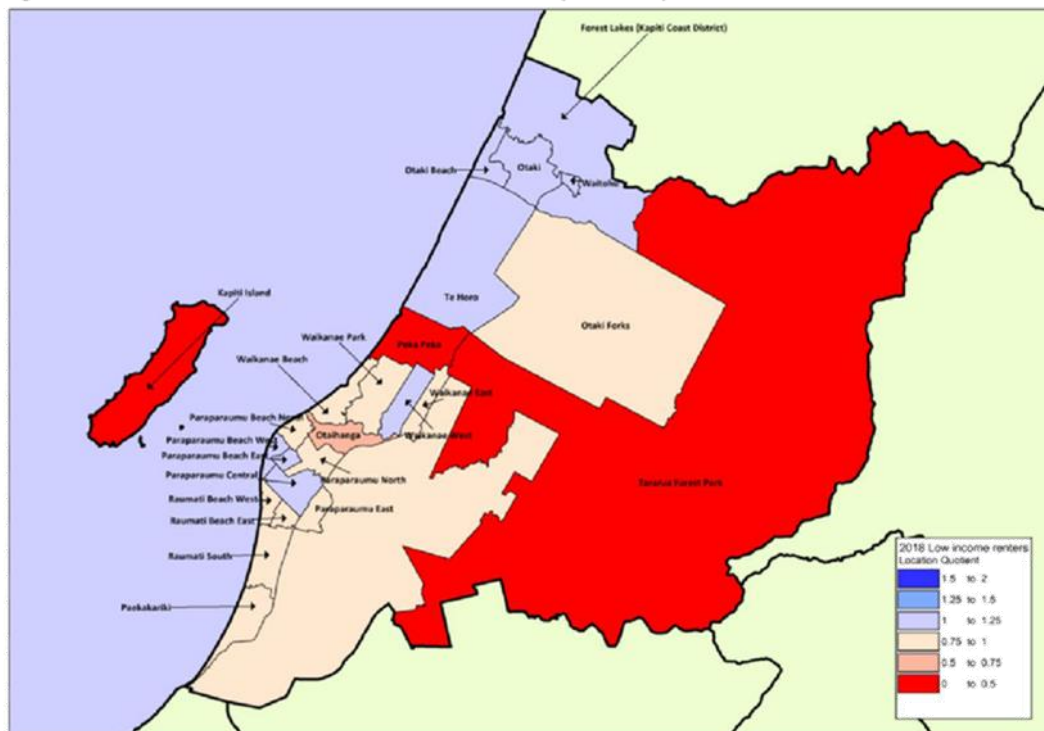
The highest number of low income renters are located in Otaki and Paraparaumu Central followed by Waikanae West.



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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))



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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.



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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**²⁰ 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.



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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).



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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.



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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 HN2C, 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.



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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.



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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)



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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)



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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).



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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.



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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.



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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.



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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										0
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										0
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										0
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										0
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



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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).



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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%

²⁶Statistics New Zealand IDI data lab ²⁸

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%



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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 benefits³⁰ Acc Sup = accommodation supplement



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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
Total admissions											
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
Admissions per 10k											
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.



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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.



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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.



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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.



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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.



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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



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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 Whakatupuranga 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



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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	\$	\$	\$	\$	\$	\$
Te Kura a iwi o Whakatupuranga 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



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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.



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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 Whakatupuranga 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.



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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:

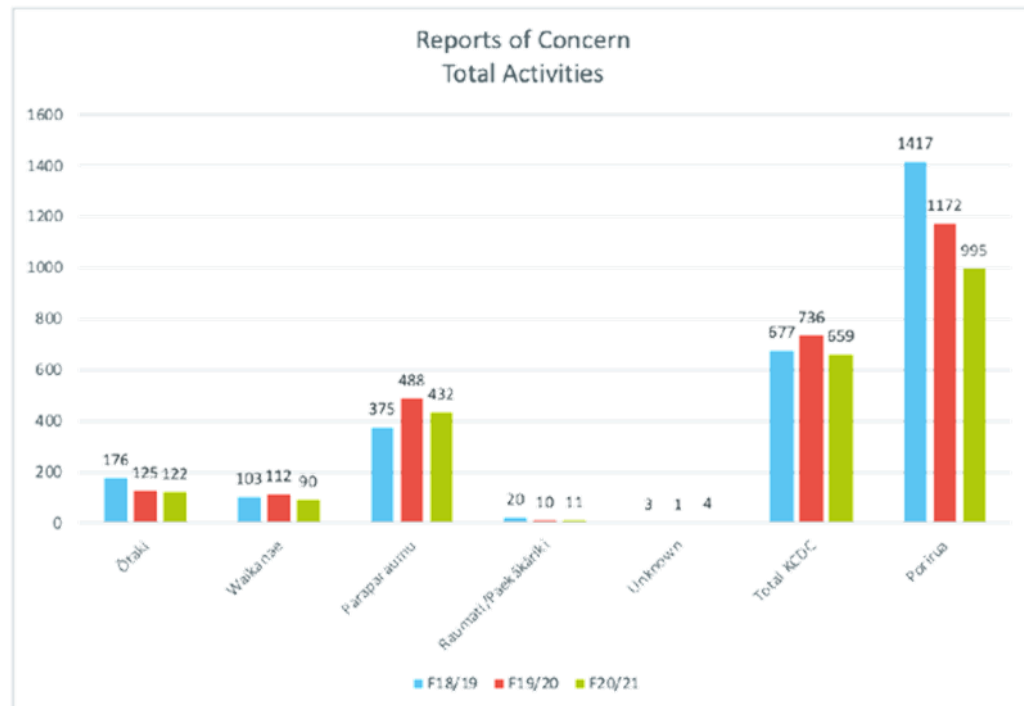
- Unsafe or in danger of harm;
- Suffering from ill-treatment, abuse or neglect; and
- Oranga Tamariki follows up reports of concern to assess the family and home situation and the safety of the child. Their process seeks to provide early support for families and opportunities for whānau to care safely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

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



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Figure 9.1: Oranga Tamariki Reports of Concern



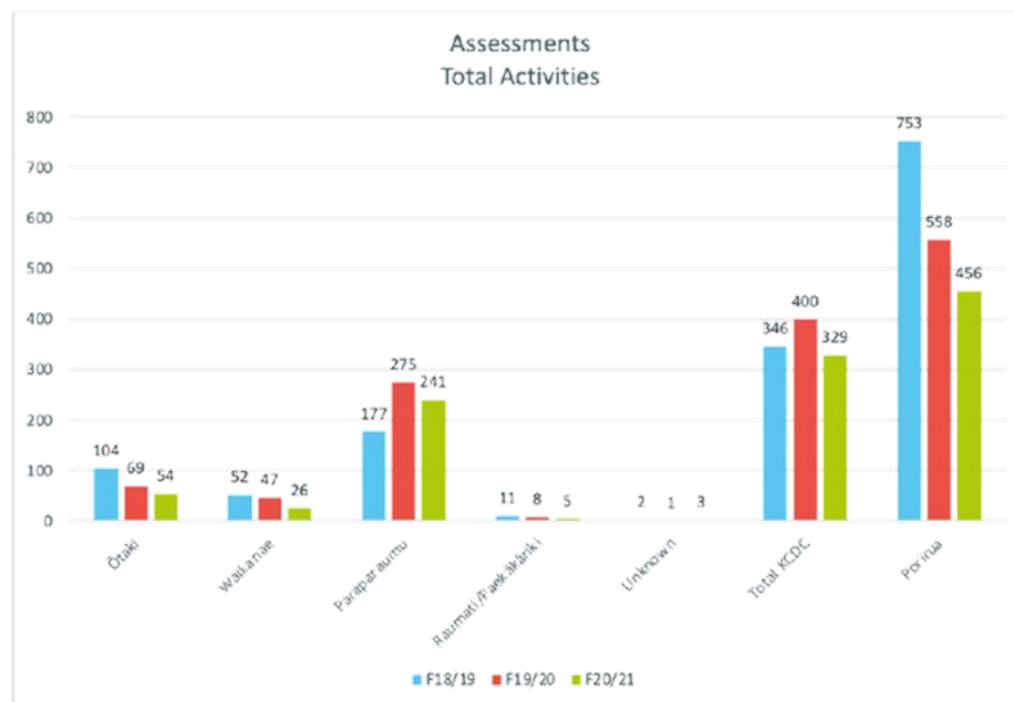
The highest number of reports of concern are in the Paraparaumu ward, followed by Ōtaki and Waikanae. The overall numbers are much lower for Kāpiti Coast District than for Porirua. There is a general drop in reports in 2020/21. There could be variation due to increased funding for early and intensive 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.



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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



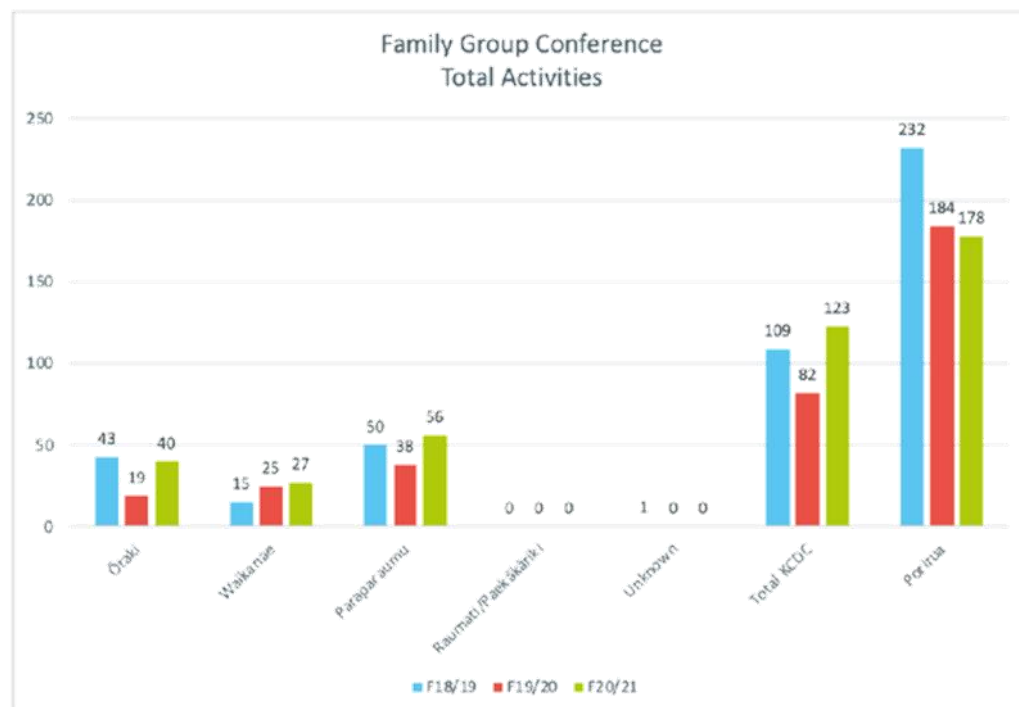
The number of assessments follows the same pattern as the reports of concern, with a general trend lower over the reporting periods.



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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..

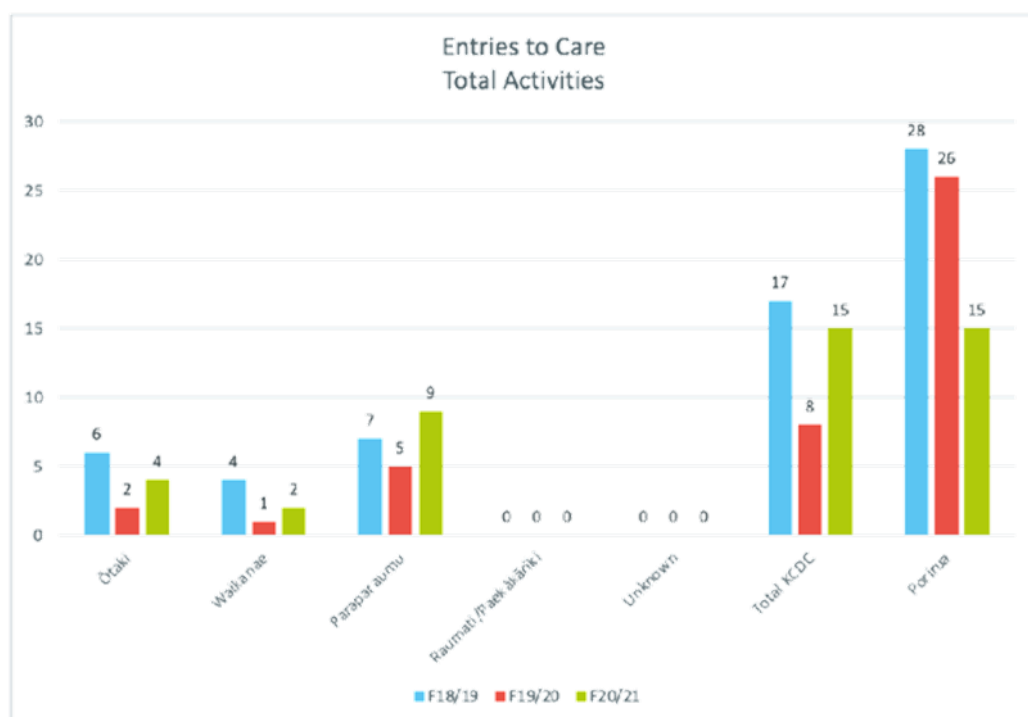


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Figure 9.4 presents the total number of entries to care placed by Oranga Tamariki from 2019-2021. Entries to care are done in circumstances where it is determined there is an immediate risk to the child or young person. Oranga Tamariki can be granted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



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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 one 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



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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



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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.



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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
Reason	1 July 2019 - 30 June 2020		1 July 2020 - 30 June 2021	
	Grants	Amount	Grants	Amount
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.



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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

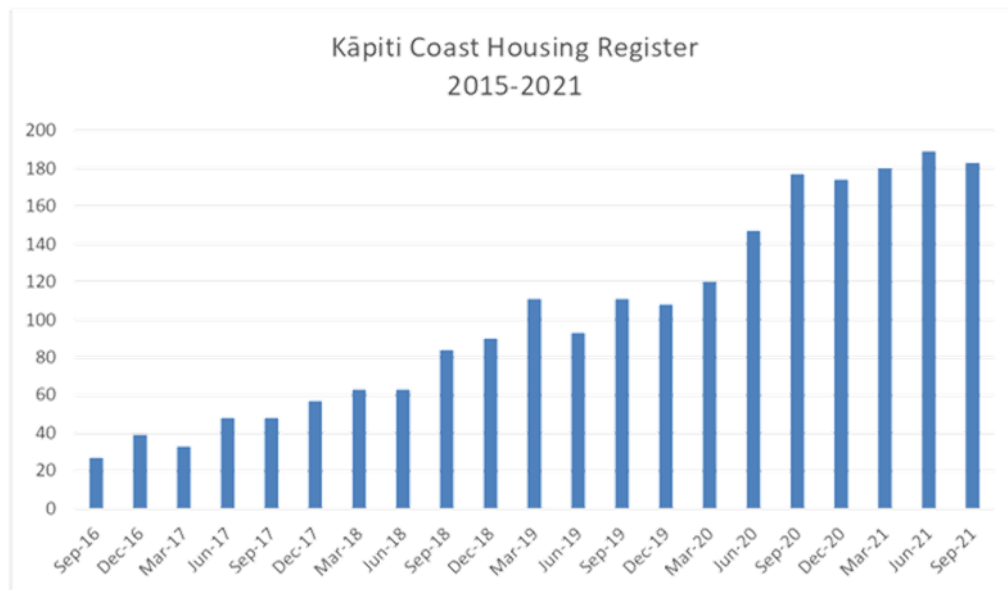
Tables 9.23 to 9.29 present strong evidence of increasing housing stress amongst residents in Kāpiti Coast District. Māori are overrepresented in their utilisation of Special Needs Grants overall. Māori are also overrepresented in their utilisations of ESHNG supports as are single adult households, both 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.



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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

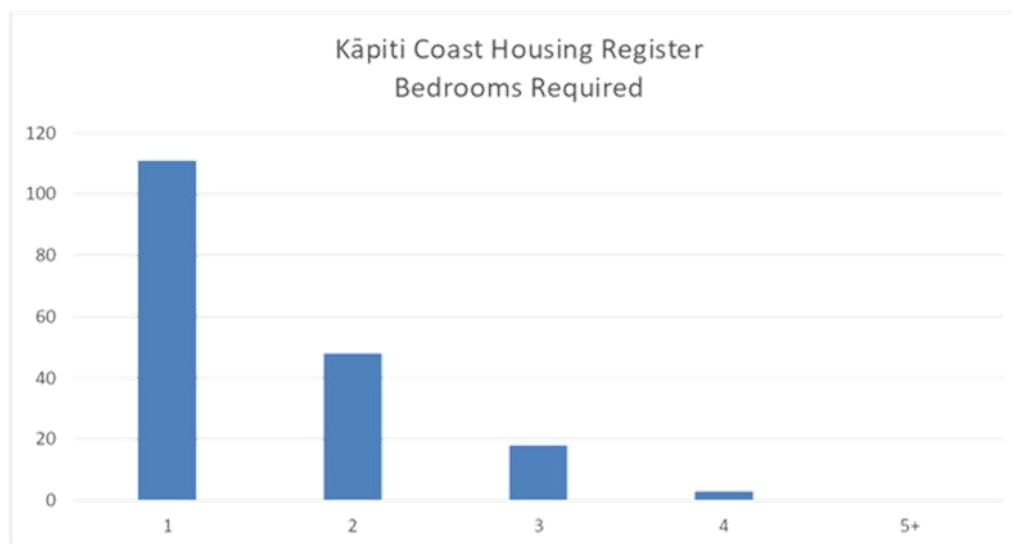
Over the past five years, the number of Kāpiti households on the Housing Register assessed as eligible for social housing has risen from 27 to 183. Those assessed as eligible are also given a priority ranking of A or B, with A indicating a higher priority. At September 31, 2021 a total of 177 of the 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.



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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.



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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.



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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.



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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



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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.



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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.



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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.



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- 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.



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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 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.



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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>



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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.



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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 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. Based on work with other councils, these rents are considered adequate to maintain the units and achieve breakeven operations but 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%.



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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.



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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/>



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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



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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 waivers 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>



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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.



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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.



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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 MAIHI Ka Ora and Whai Kāinga Whai Oranga



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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. Of them has received inquiries from Kāpiti residents in 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/>



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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



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Appendix 1
Subarea Definition



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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



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Appendix 2

Overview of the modelling methodology

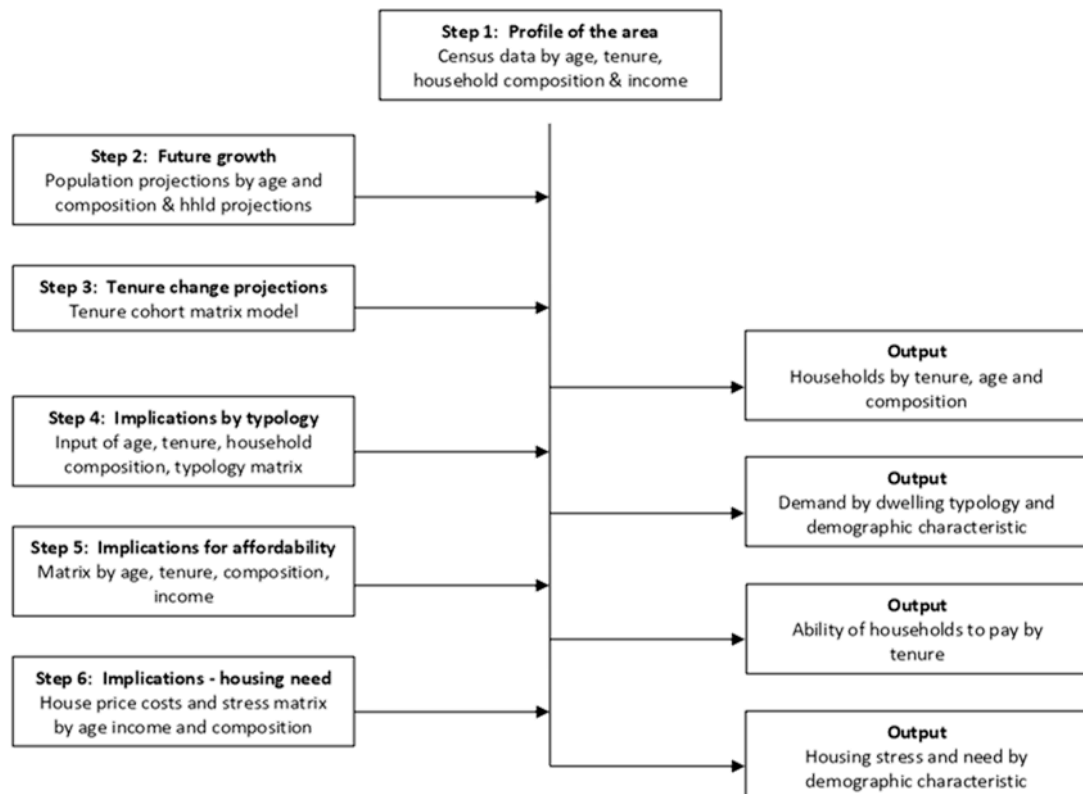


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Appendix 2: Overview of modelling methodology

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.



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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



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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.



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Appendix 3

Interviewees



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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



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Appendix 4

Official Information Act responses



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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



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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



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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%



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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

Kāpiti Coast District Housing Demand and Need
Kāpiti Coast District Council

R21099
171



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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



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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:



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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



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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 31/08/2021	
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 31/08/2021	
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



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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

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

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.



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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



January 2022

Ministry of Social Development Response



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, Paekakariki, Waikanae, or Otaki. 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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PO Box 1556 / Wellington 6140 / New Zealand
Phone: 64 4 916 3300 / Fax: 64 4 918 0099 / www.msd.govt.nz



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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

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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

Karen Hocking
General Manager, Housing

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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

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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'.



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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

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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'.



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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

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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

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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.



January 2022

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.



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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



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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	\$103,629.00
Couple with Children	3	12	\$22,701.00	15	90	\$257,634.50
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	\$870,120.31	9	0	\$0
Total	186	1,110	\$1,476,617.01	183	1,398	\$2,750,833.33



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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	57	199	\$150,000.00	75	233	\$207,873.20	59	915	\$790,020.44	92	929	\$1,295,193.89
Pasifika Peoples	3	12	\$10,871.00	0	0	\$0.00	0	39	\$41,504.02	8	24	\$44,850.00
NZ European	33	114	\$57,633.50	48	189	\$177,060.05	64	339	\$566,848.76	63	621	\$1,208,763.33
Other	0	24	\$10,212.50	12	132	\$114,395.00	52	34	\$17,452.00	13	89	\$127,122.84
Unspecified	4	21	\$14,705.04	0	3	\$2,060.00	3	3	\$1,787.00	0	47	\$75,351.27
Total	99	368	\$286,412.04	135	627	\$526,379.45	186	1,419	\$1,476,617.01	183	1,298	\$2,756,833.33

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
<10	3	5	\$4,620.00	0	9	\$5,570.00	6	17	\$6,420.00	3	15	\$11,340.00
10-24	12	42	\$27,624.54	10	109	\$90,822.00	21	75	\$109,854.56	15	59	\$127,815.29
25-29	16	63	\$45,500.00	33	169	\$147,904.00	42	201	\$258,277.82	33	216	\$387,844.00
30-34	10	13	\$62,308.00	24	111	\$915,211.50	27	156	\$196,417.44	26	203	\$621,115.20
35-39	10	28	\$67,086.00	21	87	\$83,601.37	30	264	\$273,360.17	32	219	\$605,154.59
40-44	0	17	\$73,481.50	12	30	\$33,034.00	13	123	\$147,860.00	21	163	\$362,768.00
45-49	0	21	\$20,083.00	12	0	\$0.00	21	83	\$137,888.27	16	102	\$173,518.84
50-59	17	17	\$13,209.00	12	33	\$25,867.00	24	165	\$218,814.76	24	240	\$480,078.60
60-64	3	5	\$4,260.00	3	0	\$0.00	6	21	\$21,374.00	3	16	\$46,164.63
65+	2	12	\$6,627.60	2	21	\$14,722.00	2	12	\$16,200.00	2	13	\$20,000.00
Total	99	368	\$286,743.24	136	627	\$526,379.45	186	1,419	\$1,476,617.01	183	1,298	\$2,756,833.33

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	36	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

[illegible]

[illegible]

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

Receivables	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	\$11,879.76	210	\$20,630.00	114	\$11,742.30	153	\$15,236.06
Emergency Housing	357	\$286,713.24	927	\$570,379.45	1,113	\$1,478,507.61	1,389	\$2,750,833.33
Fee	6,501	\$662,801.83	6,109	\$622,248.99	14,370	\$1,461,555.42	12,348	\$1,158,376.36
Health Related	87	\$10,046.78	141	\$14,620.42	128	\$11,467.59	14	\$1,355.36
Medical And Associated Costs	777	\$191,255.82	870	\$165,237.13	555	\$166,048.51	040	\$237,362.26
Other	329	\$50,264.55	351	\$62,699.00	382	\$47,809.10	381	\$423,177.76
People Affected By Benefit Stand Times	87	\$6,850.74	78	\$6,484.00	76	\$8,878.72	75	\$6,838.31
Re-Establishment Grants	01	\$27,232.19	67	\$25,645.74	75	\$25,877.60	60	\$21,247.82
School Education Costs	0	\$1,800.00	8	\$2,240.00	0	\$1,000.00	8	\$1,260.86
Total	8,158	\$1,295,836.83	16,559	\$1,751,502.76	17,343	\$3,281,354.13	15,346	\$4,421,876.82

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	\$522,036.65	4,569	\$762,479.57	7,740	\$1,576,206.64	6,661	\$2,005,357.30
Pacific Peoples	297	\$31,424.92	275	\$350,993.04	414	\$414,745.00	414	\$390,474.00
NZ European	3,669	\$686,005.59	4,560	\$711,289.00	7,245	\$1,341,815.50	8,538	\$1,928,866.42
Other	774	\$117,340.03	948	\$318,871.46	1,221	\$216,729.09	1,154	\$281,763.03
Unspecified	291	\$36,380.49	267	\$27,979.47	363	\$53,017.65	333	\$114,214.82
Total	8,358	\$1,295,838.03	10,569	\$1,751,503.76	17,043	\$3,285,254.13	15,366	\$4,421,676.02

Kāpiti Coast District Housing Demand and Need
Kāpiti Coast District Council

R21099
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January 2022

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

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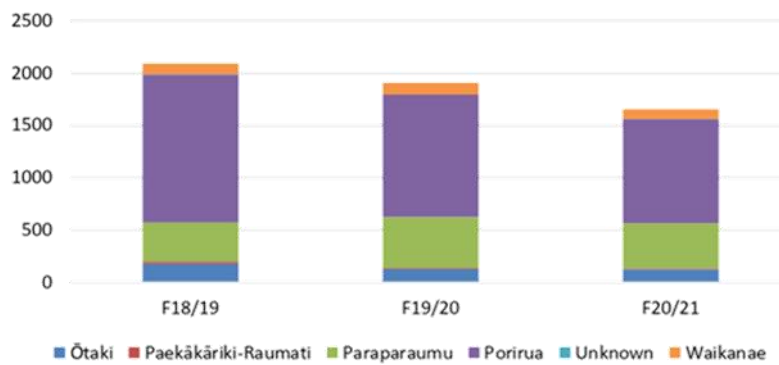
Oranga Tamariki response

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

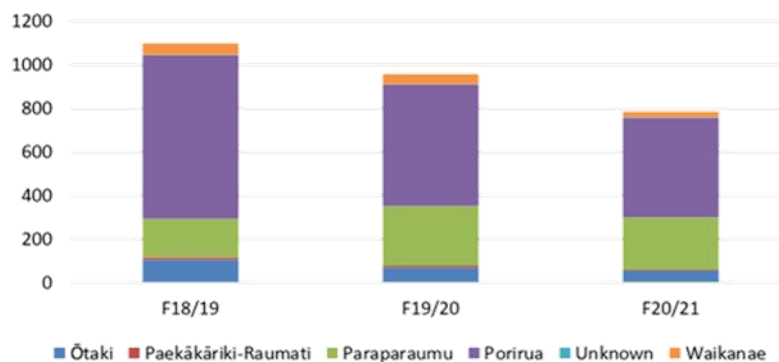


January 2022

Reports of concern Total activities



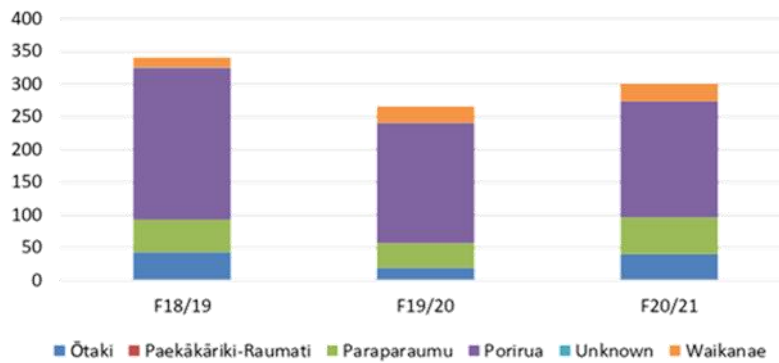
Assessments Total activities



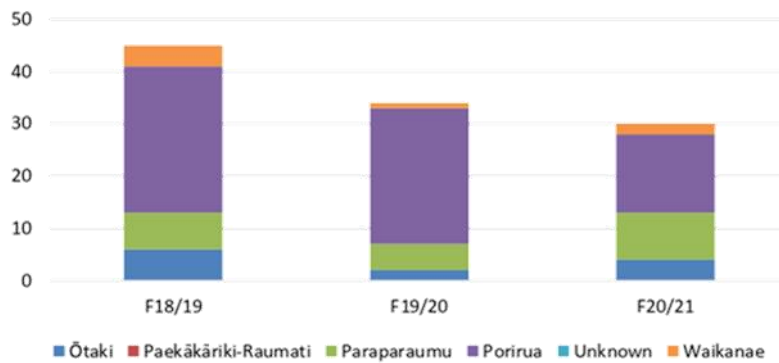


January 2022

Family Group Conferences Total activities



Entries to care Total activities





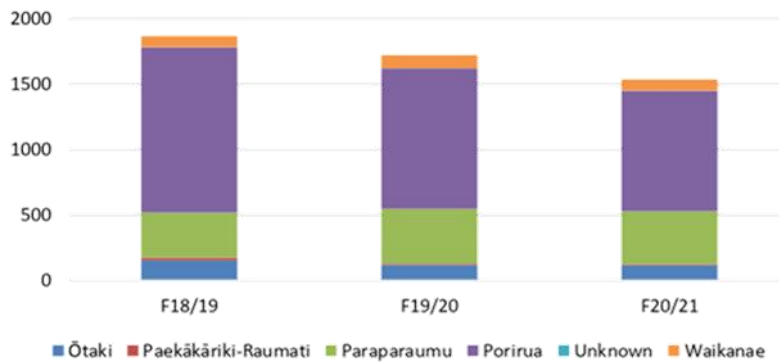
January 2022

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

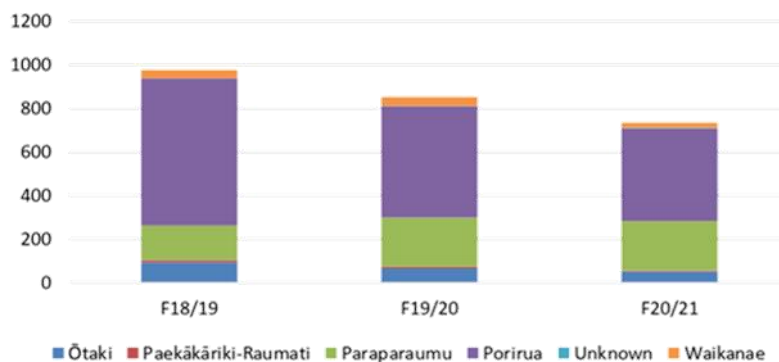


January 2022

Reports of concern Unique children



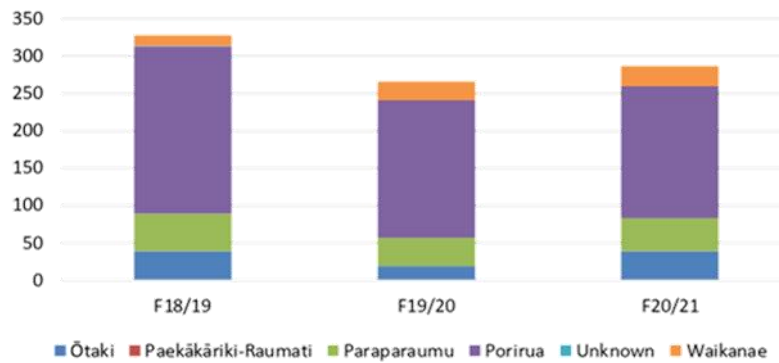
Assessments Unique children



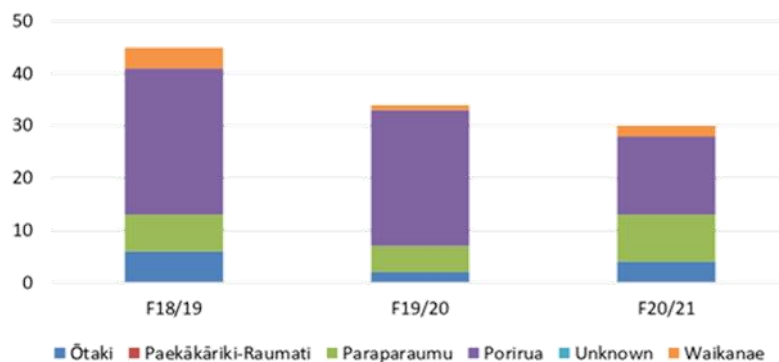


January 2022

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

Understanding real housing need in the Kāpiti Coast District.



THE URBAN ADVISORY
RETHINKING OUR CITIES



Kāpiti Coast
DISTRICT COUNCIL
He Huri Whakamuri, Ka Tiro Whakamua

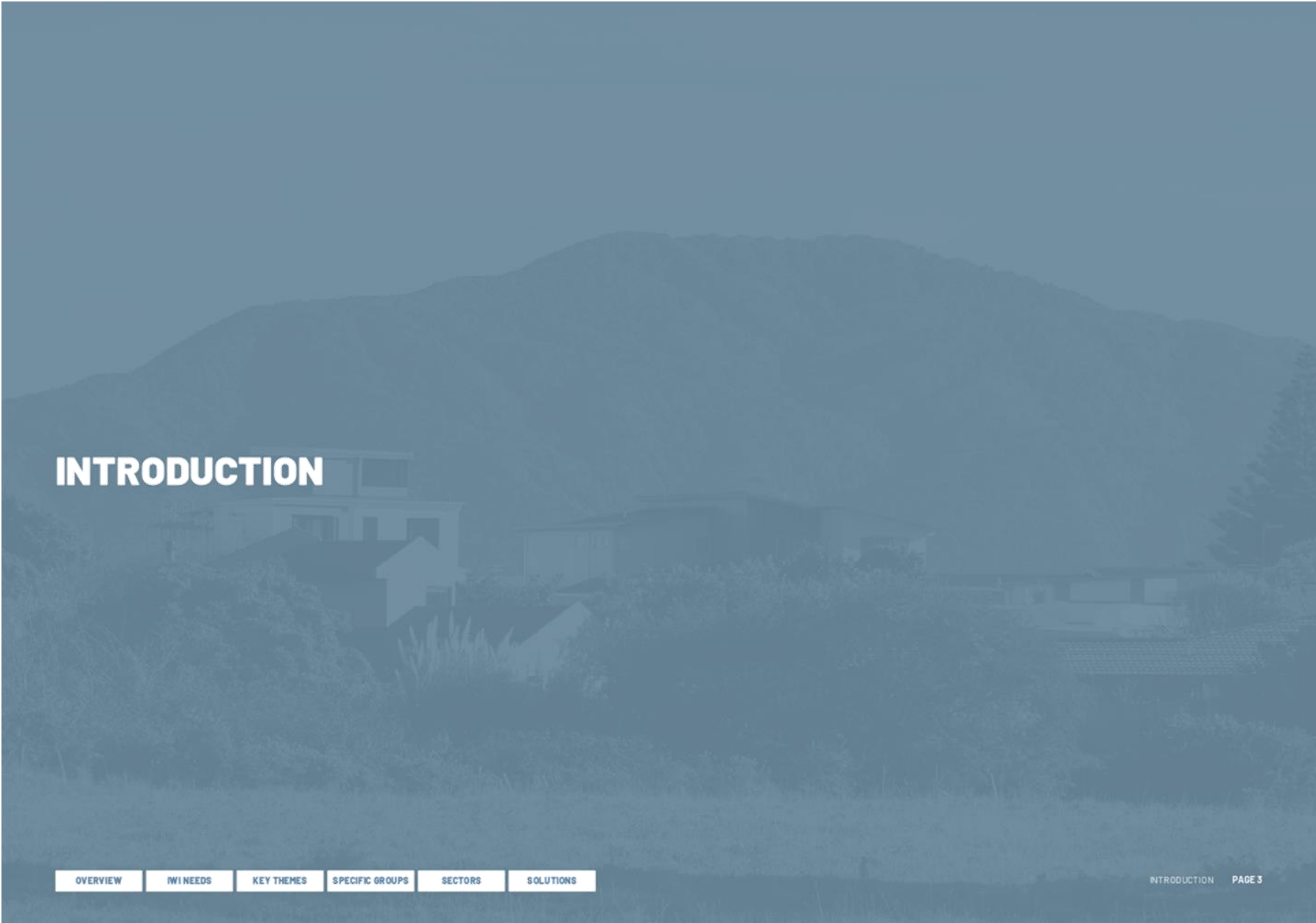
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**E MIHI NUI ANA KI NGĀ
TĀNGATA O KĀPITI I
KŌRERO MAI RĀ I Ō RĀTOU
WHAKAARO MŌ NGĀ WHARE
I ROTO I TĒNEI MAHI.**

WE ARE IMMENSELY
GRATEFUL TO THE PEOPLE OF
KĀPITI WHO SHARED THEIR
HOUSING STORIES AS PART OF
THIS PROCESS.







It is estimated that there will be 32,000 more people living in Kāpiti by 2051 and 15,000+ additional dwellings needed to house them¹.

What does this really mean for the future of our Kāpiti communities?

How can we make sure we are addressing the immediate needs of our communities and ensure growth pressures don't make things worse before they get better?

¹Source: Kāpiti Coast Website <https://www.kapiticoast.govt.nz/>



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First of all, let's remind ourselves, why is housing so important?



Figure 1. The role and importance of housing.

² Article 35, Universal Declaration of Human Rights 1948: "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services"

What is a housing needs assessment?

A process to help understand what will help people thrive in their communities and what makes the right type of house a home.

Why do a housing needs assessment in Kāpiti?

We all know there's a problem; this data helps us illustrate the extent of it, who is most affected, and gives an evidence base to work from when deciding on how to prioritise a response.

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To build an accurate picture of current and emerging housing and social needs, this assessment brings together a huge amount of data in a systematic and robust way - to be able to set priorities for future action.

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From September 2021 to April 2022, Kāpiti Coast District Council commissioned a large-scale Housing Needs Assessment. The five-part mixed methods research process undertaken to develop this assessment is outlined in Figure 2.

This piece of work has been designed to identify what is really at the heart of Kāpiti's housing issues today. As such, **this assessment is about more than understanding the number and type of houses that might be needed in Kāpiti; it's about understanding what will help people thrive in their communities and what makes the right type of house a home.**

The key research questions that have shaped the assessment were designed by reviewing key strategic documents, plans, and by building on previous best-practice research. The research methods were then developed to ensure both wide-ranging and meaningful inputs could be gathered from across the community. An overview of Covid impacts are outlined in Appendix 1 and an overview of who participated and how they were engaged is provided in Appendix 2.

The assessment is a key deliverable of Council's Housing Programme (established in April 2020). The insights gained will feed into not only the housing strategy that is being developed, but also the work programmes of other key workstreams. It will also help to support future conversations with Government and enable Council, iwi and other stakeholders to identify how best to collaboratively address the current and emerging housing and social needs of Kāpiti communities.

It is important to emphasise that an inter-agency and across-government coordinated response will be required if the systems change needed to address housing issues is to be realised. While Council has commissioned this report, acknowledging the need to do things differently, they are but one piece of the housing puzzle.

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The Process

What did we do, and why?

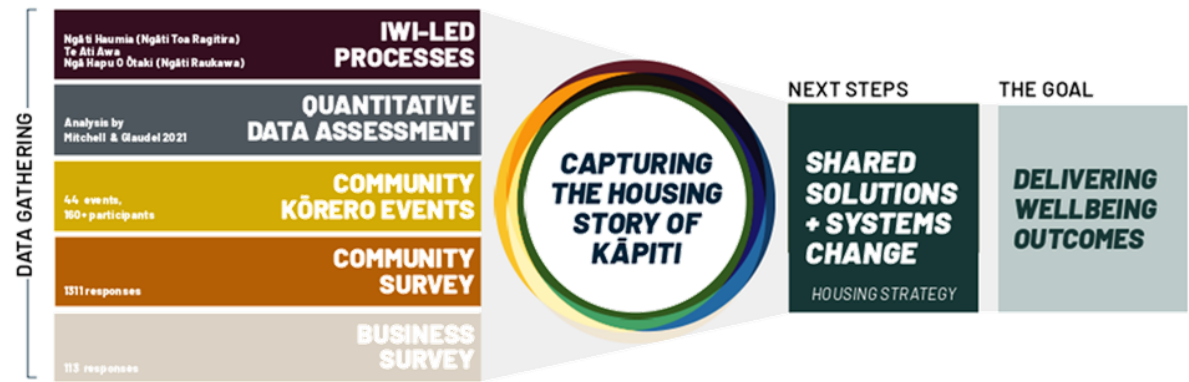


Figure 2. Outline of the housing needs assessment process and purpose.

A five-part process of data gathering was designed to capture the housing story of Kāpiti.

About this Document

This document summarises the vast array of data and findings from the qualitative Housing Needs Assessment to capture, in one place, the housing story of Kāpiti. It also draws on data from the companion Quantitative Assessment Report to build the full picture of housing need in Kāpiti (See Mitchell, I., & Glaudel, C. ,2021, *Research Report: Housing Demand and Need in Kāpiti District*).

Sharing this work is a first step in building a case for change in Kāpiti; identifying how housing needs are currently being met and how interconnected wellbeing issues are playing out so that the scope of what could be and needs to be done differently across the housing system can be identified. As a result, this document has been designed as an information tool anyone in the existing Kāpiti housing community can use.

The document is divided into six sections:

- Section 1. An overview of the findings
- Section 2. Iwi needs assessment summaries
- Section 3. Key themes
- Section 4.** Understanding the housing needs of specific groups in Kāpiti
- Section 5.** Understanding the sectors that support people's housing needs and their perspectives on housing needs in Kāpiti
- Section 6.** Understanding what solutions people think are needed to address housing needs in the short- and long-term in Kāpiti

Following a summary of the key findings overall in Section One, the iwi needs assessment processes, designed and run by iwi, are summarised in Section Two. In Section Three the key themes that the data analysis revealed are explored, as well as the interrelationship between them. In Section Four the findings from specific groups are presented and in Section Five the findings from various sectors and community organisational categories are outlined.

Woven throughout sections Four and Five are personas; stories based on information provided by participants and key statistics, that bring the narrative about the interconnected nature of housing needs and wellbeing to life. The concluding Section Six draws together the aspirations and solutions put forward by participants, so that next steps can be proposed in subsequent work.

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This document will be open-sourced for use by anyone in the Kāpiti community.

For easily tracking where data has come from, the findings are colour coded to match the five data input categories.



Figure 3. Five categories of data inputs that are compiled to form the needs assessment.





Housing stress is having a domino effect in Kāpiti and negatively impacting a range of wellbeing outcomes. The issues are all so interconnected, but housing is often the first domino to fall, impacting people's whole lives and compounding issues that span generations.

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The evidence built throughout this needs assessment identifies that housing stress in Kāpiti is extensive and beyond solely what is being statistically captured.

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Overview of Key Findings

The evidence built throughout this needs assessment identifies three headline findings;

1. All brackets across the housing continuum are being affected by a housing system that is failing many and causing intergenerational inequality. The impacts are felt in different ways, and not all people are impacted evenly.
2. The issues are compounding. Systemic issues will need to be addressed if increasing stress is to be alleviated before it worsens further.
3. A lot of hidden stresses and adverse wellbeing effects were revealed in the survey and community kōrero focus group sessions which aren't as evident in the desktop statistical analysis.

While, by some metrics⁴, Kāpiti is not seeing as much housing stress as other areas, mostly due to a high base of home ownership rates, the trends between 2001 and 2021 reveal significant issues that will need to be addressed if Kāpiti is to avoid some of the extremes being seen in other areas.

For example, between 2001 and 2021⁵:

House prices increased nearly four times faster than household incomes.

The Lower Quartile house price increased from **\$130,000 to \$696,000**

Rents increased approximately 40% faster than household incomes.

The Lower Quartile market rent is **\$432 per week**

All signs point to a worsening situation that if left unaddressed will see deprivation rise and the follow-on effects of not having secure housing impact on people's wellbeing for generations. **The issues in Kāpiti are not as insurmountable as they seem to be in other regions; it is a critical time for Kāpiti to decide what housing future it wants to see.**

⁴ e.g. Kāpiti Coast District's relative level of housing stress at 61% of all renters is lower than that of neighbouring Lower Hutt City, which is 79%, and also lower than that of Porirua City, which is 69%, according to Mitchell & Glaudel 2021 p103. Infometrics latest Housing Affordability Index 2021 and Mortgage as a Proportion of Income 2021 calculations indicate that Kāpiti District doesn't score as poorly as other areas in New Zealand.

⁵ Ibid. p81.

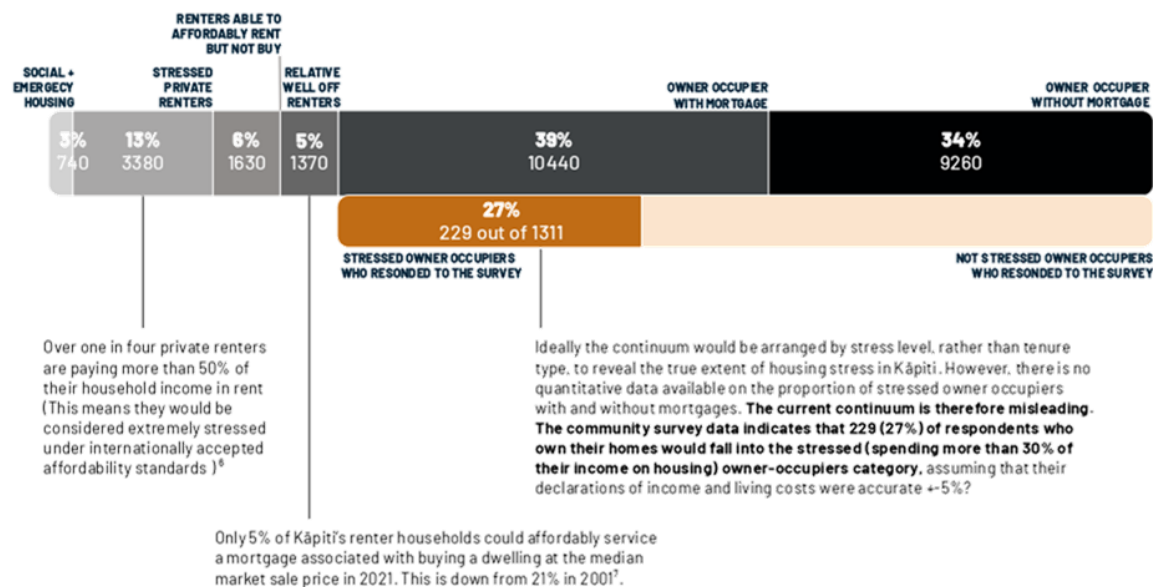


Figure 4. Housing continuum showing tenure type and ability to pay.

Note: Social and emergency housing includes Kāinga Ora and Community Housing Provider properties as well as emergency housing and boarding houses.
⁶Mitchell & Glaudel 2021p94; ⁷Ibid. p84

Figure 4 captures where current residents sit on the housing continuum and how key issues are clustered, showing that no matter where one sits on the continuum, there are housing concerns that need to be addressed.

IF THE COMMUNITY SURVEY RESULTS WERE SPREAD ACROSS THE KĀPITI POPULATION THE FOLLOWING STATEMENTS WOULD HAVE BEEN TRUE IN 2021:



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Figure 5. Tradeoffs due to rising living costs

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As well as the headline findings about housing and social need from this research, the findings were grouped in to key themes (See Figure 5). These are outlined in more detail in Section 3. Participant suggesstions about what change could look like were also coded and three key categories emerged (See Figure 5). These are outlined in more detail in Section 6.

OVERVIEW OF THE
KEY THEMES



OVERVIEW OF THE PARTICIPANT
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Figure 6. The key research themes and an overview of the participant suggesstions about what change could look like.

In addition to the key themes, it was very evident that key groups were all affected in varying ways as well. The below summary is an overview of the key findings for these groups; more detail is provided in Section 4.

Māori

Māori in Kāpiti, as in other areas of New Zealand, are facing intergenerational housing affordability issues as a result of lower ownership rates and rising rental costs.

Youth [Under 24]

Youth have been hard hit by rising house prices. Many are struggling to pay for accommodation and have enough left over for food and other necessities.

Families with two parents

The housing needs of families are varied. Many families do feel secure in their housing and that it suits their needs. Others are feeling very stretched, juggling housing and the increasing cost of living.

Families with one parent

Single parents, as single-income households are one of the groups hit hardest by the lack of a greater range of affordable housing options. In many instances, they feel powerless when it comes to their housing choices.

Older residents [65+]

There was a strong desire expressed by older residents to remain in their local neighbourhoods; this meant housing choices were limited and that a greater variety of housing options are needed to also serve this group.

Renters

Renting was all too often associated with tenure insecurity. This was also often linked to follow-on displacement issues as well as higher rates of dissatisfaction with housing choices.

Owners

There were increasing stresses being faced by owners who were financially overstretched.

People with accessibility needs

It was widely reported that there are a lack of homes that are accessible for people with disability/ mobility challenges. We heard that this lack of accessible housing in Kāpiti forces people out of communities where they want to be.

People with multi-needs

Needs are increasingly layered which is significantly affecting people's ability to access and stay in secure housing; wraparound services that support this increasing complexity are essential.

People facing precarious housing and/or homelessness

Homelessness can often be hidden in Kāpiti, with many reporting stories about living in garages or at friends' houses and therefore wouldn't be captured by official data.

Figure 7. The key research themes and an overview of the participant suggestions about what change could look like.

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Figure 8. Map of the Kāpiti Coast District.

Spatial Differences in Need Across Kāpiti

When conducting a needs assessment it is important to consider needs spatially. Here are some overview points; more commentary has been woven throughout this document.

Views were generally consistent across the district; the dominoes are starting to fall for an increasing number of residents who are making an increasing number of tradeoffs between paying for their housing costs and other daily-life needs. **These effects are felt in different ways across the whole housing continuum.**

Many **rural stories** echoed that of Peka Peka where we heard about older residents losing their drivers licences and not being able to access key services because there were no other transport options available, and not always family support.

Paekākāriki has a strong community-led response that would benefit from additional support to kick-start some of its residents’ longer-term aspirations.

Ōtaki's Current Housing Story

Ōtaki stands out as experiencing the highest housing need overall and ranks highest in nearly every individual measure of housing need⁹.

- Only 20% of renters can affordably pay the median market rent, with only 2% able to buy a dwelling at the median market sale price⁹.
- 28% of renters are considered 'extremely stressed' paying more than 50% of their income in rent¹⁰.
- Ōtaki has the highest portion of households earning less than \$50k per annum¹¹.
- Ōtaki's renter households have the highest proportion of crowded households in Kāpiti (10.0% of all renters)¹².
- In 2021, Ōtaki had the lowest median property value, between \$600k and \$650k, compared to the whole District level of \$830k¹³. Prices have continued worsening since this time.
- The least affordable locations in 2021 were Ōtaki and Waikanae. Mortgage cost as a % of Median Household Income in Ōtaki in 2021 = 79%. Median Rent as % of Median HH Income in Ōtaki in 2021 = 47%. This is the highest of all subareas¹⁴.
- The limited supply of sections in Ōtaki are selling for prices in excess of \$350,000. At these section values, new dwellings in Ōtaki are likely to exceed \$800,000¹⁵.
- Ōtaki households have a higher proportion of single parent benefits, jobseeker, and family tax credits than the rest of the district¹⁶.
- Ōtaki, along with Rural areas, had the highest portion of vacant dwellings from the 2018 Census¹⁷.

⁹Mitchell & Glaudel p9 | ¹⁰ibid. p84 | ¹¹ibid. p94 | ¹²ibid. p41 | ¹³ibid. p63 | ¹⁴ibid. p58 | ¹⁵ibid. p58 | ¹⁶ibid. p82 | ¹⁷ibid. p117 | ¹⁸ibid. p52

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In Kāpiti District, Ōtaki has the highest level of housing need and the greatest affordability pressures on its residents. It also has a passionate community and a strong iwi-led voice ready for collective change.

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SECTION 2
IWI NEEDS ASSESSMENT SUMMARIES

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As part of this mahi our iwi partners have been conducting research into the housing and social needs in their rohe, ensuring that their voices are shaping decisions around housing and wellbeing as our district grows.

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Iwi Process Overview

One of the community outcomes in Council's recent Long-term Plan is that Mana Whenua and Council have a mutually mana-enhancing partnership. This mahi is an example of Council and iwi partnering to identify and achieve Mana Whenua and community wellbeing goals.

Following the adoption of the TPG report in April 2020 Council staff started conversations with iwi about the development of a housing needs assessment. The aims of the assessment (discussed with iwi) were to provide government with a picture of the need across the housing continuum in Kāpitī and attract investment in Māori, social and affordable housing in the district. From the start of the assessment a partnership approach was taken where iwi were supported to lead and design their own housing needs conversation in their rohe.

The following pages have been provided by iwi partners and are high level summaries of the work they have undertaken on housing need to date.

The iwi who were involved in this mahi include:

- Ngāti Raukawa, through the five hapū who constitute Ngā Hapu o Ōtaki.
- Te Ātiawa ki Whakarongotai.
- Ngāti Toa Rangitira and specifically their hapu Ngāti Haumia of Paekākāriki.

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Ngāti Raukawa: Ngā Hapu o Ōtaki

Ngā Hapū o Ōtaki, as a representative body of the five hapū of Ngāti Raukawa who reside in the Ōtaki area, are seeking to understand and address the unique needs of their whānau in Ōtaki.

We were keen to develop our own housing needs assessment by way of a Ngā Hapū o Ōtaki housing survey, hui and a series of workshops to provide for whānau input into the future of Ōtaki, including housing. **114 people responded to our kāinga survey and more than 20 whānau participated in hui or provided direct input.**

Situated between the maunga and moana with a number of awa and roto in between, the Ōtaki rohe has a number of outstanding features. Ngā Hapū o Ōtaki prioritises the protection of te taiao. Kaitiakitanga recognises that the environment sustains us and it is our role to nurture and 'live with the land'. For more homes and people this means paying particular attention to what our waterways and environment can safely sustain, then building and growing only in ways that restore our surroundings.

Being carbon neutral is no longer enough, we must do more.

We now find ourselves at a critical point with more people moving here, displacing our people and placing more demands on our environment.

Our challenge is to provide more homes and care for the environment whilst maintaining the fabric of our town.

The insights from Ngā Hapū o Ōtaki's housing needs assessment demonstrate a strong desire for whānau to stay in Ōtaki and the need for Iwi-led solutions to fulfil housing aspirations and care for te taiao.

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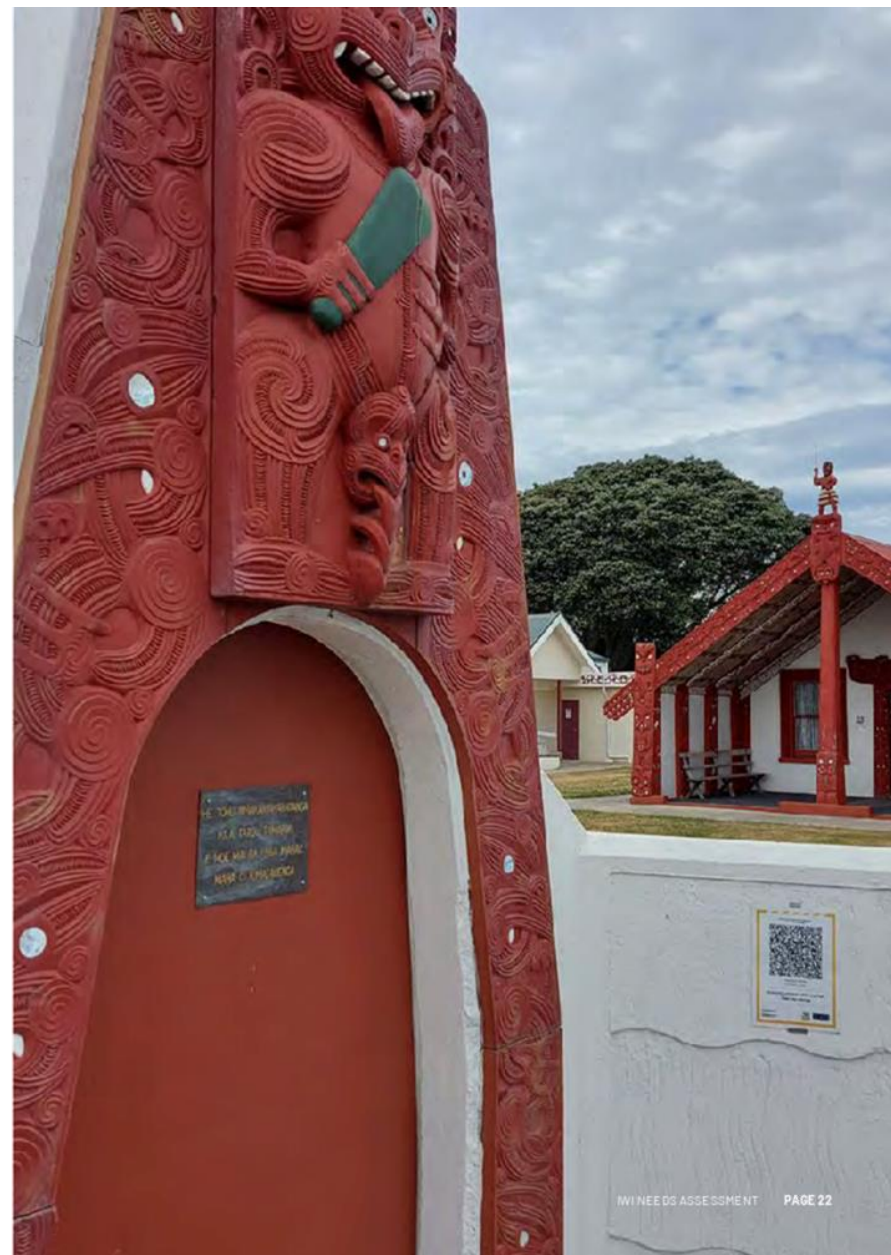
Ngā Hapū o Ōtaki's Housing Story So Far

Our Māori world view keeps us closely connected to our environment where our maunga, awa, moana, ngāhere, marae, kai gathering places, wāhi tapu and other sites of significance are integral to our identity and wellbeing. Where these things are affected, or our ability to see or spend time there is obstructed or hampered, our cultural and physical wellbeing is affected. These places have mauri, as we do and it is all connected.

Ōtaki has many whānau who have lived here since the 1820s. Our ancestors saw dramatic changes over the last two centuries. Our way of life, prosperity and wellbeing has changed considerably. Loss of land and rangatiratanga have impacted hapū and iwi immeasurably. Land and housing security was affected severely, and continues to be affected to this day.

Today there are approximately 450 Ngā Hapū o Ōtaki households in Ōtaki. **A bit less than half of our people do not have secure housing.** The impact this has on whānau wellness is well documented.

Ongoing development and protection of our Kaupapa and Tikanga Māori is critical to ensure we are **'living as Māori'**. **Living close to our marae** and other places of importance is central to **preserving our culture and way of life.**



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Our recent Ngā Hapū o Ōtāki Housing survey tells us that **2/3 of our people have interests in Māori land in the area and would like to build a papakāinga or housing with shared amenities.** Most would like iwi support to learn more about how to do this and to assist in making it happen.

Rent, mortgage and living costs are high and **nearly half¹⁸ of whānau have had to access support for living costs and/or have delayed payment of bills or foregone heating, recreation, necessary purchases, medical care or meals.**

People are looking for real support in a range of areas: to create papakāinga, to buy affordable housing, or to access low rent for iwi-owned homes that will support the marae, and to be able to manaaki others. Living with and nurturing the land is an important part of the picture.

15% are wanting urgent help with housing and another 27% are OK but have a whānau member needing urgent help. This is a significant proportion. Each year our own are being displaced out of the town, losing connections to critical support networks, whānau, hapū, and marae.

Owner-occupied homes for our people is, at 42.8%, a little below the national average of 47.2%. However, 13% reported they live in a whānau-owned home/ on ancestral land. 40% reported that they rent, board or live with others.

The survey showed that the three most important features for homes were to have a **garden and/or outdoor space, energy efficiency and good natural light.**

¹⁸ Of the 114 people who answered the survey, 86 answered this question, and 41 people responded as having to access one or more types of support.

The vision is for our whānau to thrive. For all of our people to have the real option of living at home, as Māori; close to the maunga, awa, hapu, and marae, in a kāinga. This is the place where kaupapa and tikanga Māori is in the ascendant, te reo Māori flourishes and mātauranga Māori is growing and expanding.

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Ngā Hapū o Ōtaki's Housing Vision

Our goals:

- Be able to live and work together, in a community where our tamariki grow up surrounded by cousins, aunts, uncles, and kaumatua.
- Our history and knowledge is readily shared.
- A Māori education pathway is accessible and Reo Māori where is the norm.
- Skills are identified and nurtured and all are supported to achieve goals.
- A solid economic base, where everyone is nurtured to fulfil their potential and contribute to the wellbeing of all.
- A real community where there is no racism.
- More open spaces, native wetlands and trees.
- Whānau living close to the marae so it is well cared for and supported. This is the central physical point of our community.
- Healthy and thriving whānau, hapū and Taiao.
- Everyone living in warm, healthy, efficient, eco nurturing homes.
- Ōtaki Hapori Reo Māori deepening and strengthening.

Our Ngā Hapū o Ōtaki members are at different points in their lives, with different needs and aspirations.

- Most who live here now want to stay in Ōtaki.
- We all have whānau who plan to return here to raise their tamariki, but many find it too difficult.

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Solutions we are seeking:

- At this point in time a multifaceted approach to provide a range of solutions is urgently needed.
- Papakāinga is a natural solution for us, but many of our whānau face barriers to developing papakāinga. Finding Māori solutions is important.
- Establishing other housing solutions and pathways that make up the whole of the system, across the Māori housing continuum.
- Land and support for secure, affordable housing solutions which we can build quickly are vital. **Ngā Hapū o Ōtaki seeks opportunities for partnership with the Crown to create medium-term housing solutions to provide this option, particularly in central Ōtaki close to our marae.**
- Short-term solutions for those with urgent housing needs are sought, to enable our people to remain living close to whānau, marae and other important connections. Iwi-managed Kāinga Ora housing would provide this. Other housing solutions are also needed to provide more homes and pathways to home ownership.
- It is timely to explore new, innovative, and more economical housing solutions that free up capital to create economic development opportunities.
- Ensuring our waterways and environment are prioritised is paramount, in order to maintain our wellness and sense of belonging in our town.
- Protecting our culture and our cultural connections to the marae and wider environment, including many places of importance, is a big part of the picture of thriving people in healthy and nurturing homes.

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Support we need:

- **Recognition of the importance of environmental and cultural connection to healthy and nurturing homes.**
- **Partnership to work together to achieve aspirations.**
- **Financial support to help us create more homes and kāinga to help our people towards equity.**
- **High trust to support us to move quickly to purchase houses now to meet urgent needs.**
- **Support to bring Kāinga Ora and community housing into iwi management.**
- **Funding and partnerships to purchase land and build houses quickly for medium-term solutions.**
- **Move development funds over.**
- **Assistance with infrastructure to enable papakāinga in local rural areas.**

Ngāti Toa Rangatira

Ngāti Toa Rangitira already had their housing needs assessment underway, having just completed a survey and series of hui to unpack whānau needs and aspirations. They were open to sharing this data, but it was largely Porirua-centric rather than being based on the Kāpiti Coast. Some key insights from Ngāti Toa's housing needs assessment are included on the following pages.

While Ngāti Toa's insights help paint a picture of the aspirations across their rohe, it was important to understand the Kāpiti story in detail. Ngāti Haumia ki Paekākāriki, a hapū of Ngāti Toa, was engaged individually to lead a Kāpiti-specific response and shared their insights to explain the need for change in Paekākāriki.

Ngāti Haumia's story reflects the need for place-specific responses to housing challenges in our district, to allow whānau to return to their whenua and thrive.

Ngāti Toa Rangatira have been using an iwi-whānau centred approach in their housing work, to ensure Ngāti Toa whānau housing aspirations are reflected in all their decisions. While their rohe extends to the Kāpiti Coast, their immediate opportunities for housing are in Porirua and their housing needs assessment reflects this.

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76%

of Ngāti Toa Rangitira do not own their own home¹⁹.

68%

of Ngāti Toa Rangitira hope to buy their next home²⁰.

¹⁹Aged 15+, based on 2018 Statistics New Zealand estimates
²⁰ 2021 Ngāti Toa survey data.

Ngāti Toa's Housing Story So Far

The Ngāti Toa Treaty Settlement process has created a significant opportunity for a once virtually landless iwi to acquire significant land holdings, predominantly across the Wellington Region. Ngāti Toa's current development activity is primarily in Porirua, with the focus of its efforts being on building and developing papakāinga and other housing schemes in and around Porirua. Ngāti Toa has a wider role of manaakitanga across the community and can have an important role in contributing to adequate housing and raising housing standards.

In order to better understand the needs of our people, Ngāti Toa undertook a housing demand survey to explore the barriers that our people face when it comes to housing, and what our aspirations are as an iwi. The survey also helps to form a picture of who Ngāti Toa are and where we live. In addition to the survey, we organised a series of hui across the rohe to allow us to have direct kōrero about aspirations and priorities.

We are using these insights to help us determine how we want to live, and therefore the direction that Ngāti Toa should take in helping our whānau to thrive.

Home ownership is the biggest aspiration for Ngāti Toa whānau, and there needs to be more help to get into the property market. Help could take the form of:

- More affordable housing options
- Accessible pathways to homeownership
- Education and awareness of options and opportunities
- Utilising Māori land (e.g., administered under Te Ture Whenua Māori Act)

We need living options that support all whānau through all stages of life. We should be looking at providing homes in the right places. Sustainability and the future of our taiao is important to our people

There is more to the housing issues than physical housing alone; education, employment and social services are needed to lift our people throughout the rohe.

We want to work with others to get the mahi done.

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Ngāti Haumia's Housing Story So Far

Ngāti Haumia was once a well-established community in Paekākāriki, with nearly 200 of our whānau living at Wainui Pā in the 1800s. Our whānau have since been pushed out of the area because of soaring house prices and a lack of any of our own whenua for us to live on. Today there are just four of us living in Paekākāriki; Karl Farrell, his wife, one of his daughters and one grandson.

Our tupuna, Miriona Utu Budge (nee Mira), was the last of the whānau to actually live on the Wainui whenua, in a house she built in 1938 for herself and her whānau. She lived on a block of around 60 acres, in a strip that stretched from the coast to the foothills below Wainui maunga. Miriona leased some of the land to local farmers and her grandson, Karl, tells the story from his grandmother of Jack Smith walking to her house to pay his rent for the use of her land.

Unfortunately, Miriona didn't get to live in this house for long. In 1942 she was forced to move, when her whenua was taken under the Public Works Act to form part of the Marines Camp for American troops in World War Two. As some sort of compensation, Miriona and the whānau were offered several small sections around the Paekākāriki village.

Following the war, Miriona's house and whenua were retained by the Crown for recreational purposes, as part of what is now Queen Elizabeth Park. Unable to return to her whenua, she took out a Māori affairs loan in 1950 to build a new house on one of the smaller parcels of land that had been offered as compensation. The house has since housed five generations of Miriona's whānau and is still lived in by her grandson, Karl.

The Māori affairs loan that Miriona took out to build the new house has grown into a 72-year mortgage; a debt that wouldn't have existed if Miriona wasn't forced to give up her original home and land.

Ngāti Haumia ki Paekākāriki, a hapū of Ngāti Toa, was engaged individually to lead a Kāpiti-centric response to housing need. Their story highlights the need for a Paekākāriki-specific response to Ngāti Haumia housing issues.

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Miriona's original house still sits in Queen Elizabeth Park and has provided a home for park rangers over the years. It is now under threat of rising tidal waters and coastal erosion. The physical building has been offered back to Miriona's grandson, Karl Farrell, as kaitiaki and ahi kā. However, the building would need to be removed from its current site and we are without any whenua to move the building to.

While there is plenty of land in Paekākāriki, there is currently none available to Ngāti Haumia. This presents one of our biggest challenges when trying to house our people.

Ngāti Haumia have a strong desire to again achieve control of key areas of land that support our status as Mana Whenua and can enable us to bring our whānau home.

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Ngāti Haumia's Housing Vision

Our aspirations:

- Bring Ngāti Haumia whānau home. This is never going to happen without land. Provide a base for whānau.
- As many whānau back as possible.
- Affordable housing on our whenua - land provision is key.
- Create jobs (utilising surplus NZTA land).
- Utilise non-habitable land for economic development: walkways, cycle tracks, mānuka for honey. Support our people to work their tūpuna's land and make income from it.
- A marae as a foundation for Ngāti Haumia.



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**Support we need:**

- True partnership that is mana-enhancing for both sides, deeply respectful, and empowers action to get things done, and done right.
- Land provision, so that our whānau have somewhere to come home to.
- Funding, to allow us to carry out research and develop a plan to bring our whānau home.
- The necessary resources we need to implement this plan, and experts to walk alongside us on this journey.
- Council as an advocate, to facilitate relationships with other parties (with NZTA, DOC, GWRC, etc.).
- Assistance with our treaty settlement.

Te Ātiawa ki Whakarongotai's Housing Story So Far

OUR CULTURAL HEART

Parata Township

In the 1800s our tupuna, Wi Parata, saw and actively pursued opportunities to begin developing a centre around the railway line and station, following a strategy to positively and proactively participate and benefit from the settlement and future development that was inevitably going to occur in the district.

The resulting native township of Parata (Waikanae) remains our focus for development, allowing us to live on our whenua, close to the Urupā, Whakarongotai Marae, and the community facilities that are needed to support our whānau.

Whakarongotai Marae as our base

Kia ū koe ki tō marae, mā tō marae ka kiia koe he tangata
Hold fast to your marae, for it is your marae that makes you a whole person.

Waikanae Marae, Whakarongotai, holds a special significance for Ati Awa within Kāpiti. It is our only remaining marae and has been the focal point for Iwi activities since the early 1880's.

Waikanae Marae, Whakarongotai, is the cultural heart and key gathering place of Ati Awa, alongside our relatives, Ngāti Toa and Ngāti Raukawa.

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Te Ātiawa ki Whakarongotai has previously completed a needs assessment, and is now very delivery-focused.

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Te Ātiawa ki Whakarongotai's Housing Vision

Our Objectives:

- We maintain our way of life as Te Ātiawa ki Whakarongotai.
- People are able to live their lives in the rohe of Te Ātiawa ki Whakarongotai in harmony with te taiao.
- All our people are connected to the environment, to their history, to the marae and to each other.
- The unique identity and role of Te Ātiawa ki Whakarongotai as mana whenua and kaitiaki of their rohe is recognised and respected.
- Te Ātiawa ki Whakarongotai have tino rangatiratanga, authority over resource use.

Our Aspirations for Housing:

- Return to our whenua.
- Hauora and economic wellbeing by providing homes for our whānau, close to Urupā, marae, and community facilities (health facilities, supermarket, etc.).
- Enhance the mana of our whānau, by housing whānau who for generations have not been able to find/ secure homes. This will have the holistic effect of improving their sense of wellbeing, changing the lives of themselves and their descendants.
- Connection to te taiao, and each other. Mana is reflected in a community with social cohesion and community strength, where the ability to share resources ensures social cohesion and community strength. Connection to each other through connection to the taiao is a key factor in strengthening social cohesion and enhancing the mana of Te Ātiawa.

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Our Guiding Kaupapa:**Aroha, Manaakitanga and Whakawhānaungatanga**

- Relationships are strengthened by allowing space for community, gathering, connection, whānau, e.g., sharing food with whānau and friends, being close to family/moko's and able to have them stay.
- Opportunities to look after mokopuna/ children.
- Opportunities for younger whānau to live with kaumatua, e.g., during lockdown so are not alone.

Tino rangatiratanga and enacting mana motuhake

- Build up an asset for the benefit of the people
- Reconnect whānau to tūpuna land.
- Strengthen iwi identity and visibility in the centre of Waikanae
- Reflect Atiawa Ki Whakarongotai values and culture.
- Being innovative through the development of a new urban papakāinga concept, raising the standard of rental accommodation, high quality.
- Reinstating traditional papakāinga & tikanga, i.e. ways of living focused on the needs of kaumatua and enabling a sharing of resources.
- Opportunity to show how we live as a demonstration of decolonisation.
- Move away from living a Pakeha lifestyle.
- Reinforce the importance of the marae.
- Consider the wellbeing of the marae - connecting people and marae.

Support iwi hauora (taha wairua, hinengaro, tinana, whānau) and kaumatua living healthier, longer lives

- Providing safe, warm, dry, affordable homes.
- Reducing housing deprivation and poverty.
- Providing space for hāpori and reducing loneliness.
- Providing a high quality environment that affords privacy, spaciousness, peace and quiet.
- Accessible - physically and financially, easy to maintain.
- Opening up - remove barriers.

Reclamation of land and identity drawing on the whakapapa of the whenua

- Pay respect to the mana of the land through acknowledging Wi Parata and Hemi Matenga.
- Foster connection to place through developing a clear sense of Identity and drawing on heritage (Mana tūpuna).
- Matauranga (knowledge) of iwi members underpins development.
- Look forward - look back to look forward.

Kaitiakitanga

- Consideration of ongoing sustainability (economic, cultural, environmental) underpins development.
- Having a place for generations to come.
- Care for and strengthen ecosystems.
- Build kaitiaki opportunities e.g. mara kai.
- Create communal spaces for connection.

Support we need:

Mana-enhancing partnerships: An important concept that is intertwined with the mana of Te Ātiawa is manaakitanga, which is the acknowledgement of the mana of others through showing aroha, respect, generosity and care. Through the practice of manaakitanga, the mana of both the person practising manaakitanga and the person receiving the benefits of that manaaki is enhanced.

Empowerment to exercise Tino Rangatiratanga: Tino rangatiratanga should be enacted at all levels of decision-making, from governance and decision-making, through to the social and technical inputs into decision-making, into the analysis of decision-making, and in ensuring compliance with decision-making and other types of regulation. We seek a cohesive approach to representing Te Ātiawa's interests.

This looks like:

- **Meaningful partnership with the Crown and Crown agencies.**
- **Meaningful partnership with Kāpiti Coast District Council to unlock development barriers and support us by offering an enabling District Plan and consenting processes.**
- **Look after us on development costs.**
- **Access to funding and funding mechanisms to achieve our housing aspirations.**
- **Assistance in securing our economic futures.**

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SECTION 3

KEY THEMES

The community survey and community kōrero data was line-by-line coded to identify the key themes and critical findings. This included coding over 250 pages of notes for the 44 community kōrero. For the community survey, coding included developing over 3000 lines of digital code to further sort responses to each question by age, ethnicity, household composition, income and location, in order to identify patterns and trends. Questions were also sorted by current, former, and future resident categories, gender, tenure length, preparedness to move, house type, and number of people in the home, as appropriate.

The three strongest themes emerging from the data were:

Theme 1. Housing choice, what choice?

Theme 2. Housing issues are pushing people out of their communities.

Theme 3. Without adequate housing and access to appropriate support services, there can be no wellbeing

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The three themes were quick to emerge from the data; the interrelationship between them is also significant and emphasised the way that housing cannot be disconnected from social and economic strategy and planning.

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Interrelationship of the Themes



Figure 9. Three key themes identified when compiling and analysing all the data sets.

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Theme 1.

Housing Choice, What Choice?

A lack of choice skews the whole housing system; there are large families living in tiny motel rooms, while elderly people are living alone and don't feel there are suitable options to downsize into in their existing neighbourhoods.

Few options at affordable price points also force people down the housing continuum because they have to spend increasing percentages of their incomes on housing and have less to spend on other daily-life expenses. Being over-leveraged paying for housing can have big follow-on effects on people's wellbeing, because people are forced to live in unsuitable arrangements and make trade-offs between aspects such as their food, transport, and medical choices.

This theme speaks to the evident mismatch between needs/preferences and supply and how the increases in one-person and couple households and people aged 65+ is not being adequately responded to by the market alone. This triggers the need for intervention, incentivisation, and a clear strategy about who needs what housing, and where, in Kāpiti.

Other mismatches reported include those caused by high levels of competition for property which is leading to discrimination against older, younger, and high-needs populations because families are seen as more desirable; forcing these groups to choose less suitable options.

Figure 7 uses both community survey data and quantitative analysis to outline the complexity of the affordability mismatch and the issues caused when people's typology aspirations differ from the available stock, and when people can't afford their preferences.

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Survey responses indicated that housing choice in Kāpiti is characterised by a lack of options to suit people at different price points across the housing continuum. There is a lack of choice of different types of housing, whether to rent or buy.

The survey data also revealed that there is still a strong desire to own, largely due to the perceived financial security of this option. This is despite the fact that having a mortgage can put immense strain on day-to-day decision making and quality of life.

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The quantitative data assessment revealed the lack of choice by charting the affordability mismatch between housing (both rental and ownership) and incomes:

Between 2001 and 2021 there has been a:

- **435% increase in LQ house sale prices** (\$130,000-\$696,000), and a
- **155% increase in median rent** (\$198 - \$505).

But only a:

112% increase in median household income (\$33,600-\$71,100)²¹

As a result:

- A total of **1% of dwellings could be affordably purchased by a household earning 120% of Kāpiti Coast's median household income**²²
- **68% of Kāpiti Coast renters can no longer affordably pay the median market rent**²³
- Between 2001 and 2018 the proportion of stressed renters increased from:
 - **84% to 91%** for those with household incomes below \$30,000
 - **15% to 82%** for those with household incomes between \$30,000 and \$50,000
 - **2% to 49%** for those with household incomes between \$50,000 and \$70,000²⁴.
- Over **88% of renters are unable to affordably purchase a dwelling at the lower quartile house price of \$696,000**, and only **5% could affordably** service a mortgage associated with buying a dwelling at the **median market sale price in 2021** - down from 21% in 2001²⁵.
- There is no data available to uncover the proportion of stressed owner households or the percentage who are unable to move, even if they wanted to. E.g., a family with three children living in a two-bedroom home and wishing to upsize.

²¹ Mitchell & Glaude | 2021 p79 | ²² Ibid. 57 | ²³ Ibid. p84 | ²⁴ Ibid. p93 | ²⁵ Ibid. p86

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Highlighting the mismatch between preferences and ability to pay, Figure 10 captures that only 1 in 14, i.e. 7%, of the survey respondents who want a standalone house, have the income capacity to afford it. This varies even further by district.

[Assuming the average price in Kāpiti of \$1.2 million and including current homeowners who would be rebuying in the market e.g. going from a 2-bed to a 3-bed as their family grew.]

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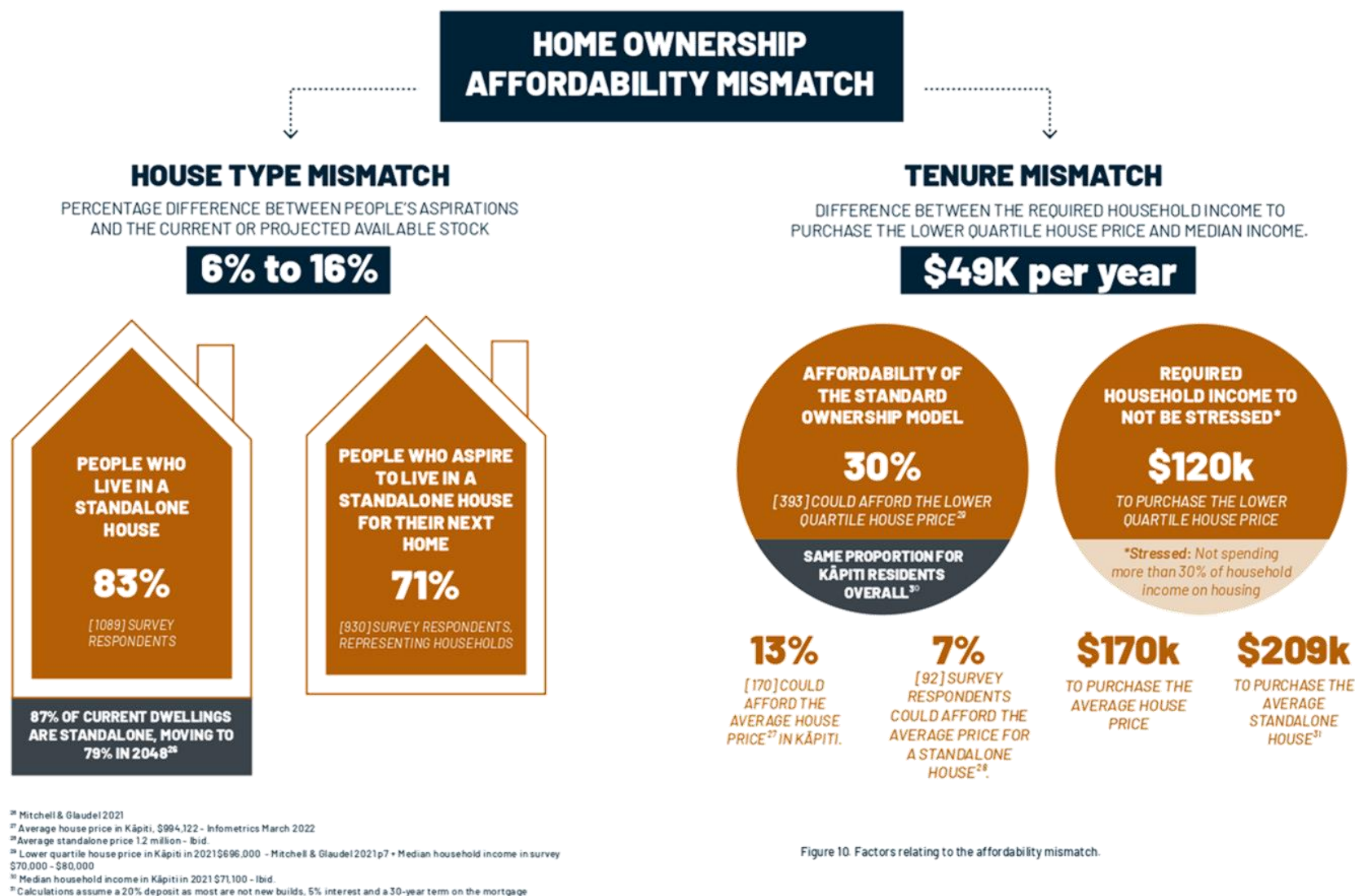


Figure 10. Factors relating to the affordability mismatch.



The availability of stock at the lower quartile house price was also an issue that was raised multiple times in the iwi and community kōrero sessions. It is reinforced by the quantitative data; 20% of houses on the market are below this amount whereas 30% of people can afford this price point.

This 10 percentage point difference between availability and ability to pay indicates that **even the few respondents who could afford to buy are unlikely to actually find housing available within their price range.**

How many people will over-stretch themselves, going up to the next price bracket, if they are able to secure a mortgage, and live with housing stress as a result?

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Commentary about current property listings emphasised that not only is there limited stock at affordable price points, where it is located also doesn't align with preferences. The affordability mismatch is compounded by a spatial distribution mismatch.

We need to either change our aspirations, or change the system.

CURRENT PROPERTY LISTINGS³²

Kāpiti Coast – all suburbs

Listings: 361

Number under LQ of \$696,000: 27

Percentage of total listings: 7%

Raumati/Waikanae

Listings: 143

Number under LQ of \$696,000: 5

Percentage of total listings: 3%

Paekākāriki

Listings: 11

Number under LQ of \$696,000: 1

Percentage of total listings: 9%

Ōtaki

Listings: 53

Number under LQ of \$696,000: 11

Percentage of total listings: 21%

Paraparaumu

Listings: 135

Number under LQ of \$696,000: 9

Percentage of total listings: 7%

³² TradeMe listings, minimum 1 bedroom, 6 April 2022.

"Between 2010 and 2018, we built new homes at a slower rate than population growth, and prices accelerated. The research suggests that now, when housing demand increases, we build a quarter to a third less homes than we used to."

Peter Nunns, Te Waihanga (The Infrastructure Commission)

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A similar mismatch between availability and ability to pay without being stressed occurs in the rental market across Kāpiti.

CURRENT RENTAL LISTINGS³³

Kāpiti Coast - all suburbs

Listings: 40

Number under LQ of \$432pw: 2

Percentage of total listings: 5%

Raumati/Waikanae

Listings: 19

Number under LQ of \$432pw: 0

Percentage of total listings: 0%

Paekākāriki

Listings: 1

Number under LQ of \$432pw: 0

Percentage of total listings: 0%

Ōtaki

Listings: 3

Number under LQ of \$432pw: 0

Percentage of total listings: 0%

Paraparaumu

Listings: 15

Number under LQ of \$432pw: 2

Percentage of total listings: 13%

³³ TradeMe listings, 6 April 2022.

Many iwi conversations emphasised the availability and price of secure rental housing as a necessary short-term priority, because of the worsening mismatch between availability and ability to pay without being stressed.

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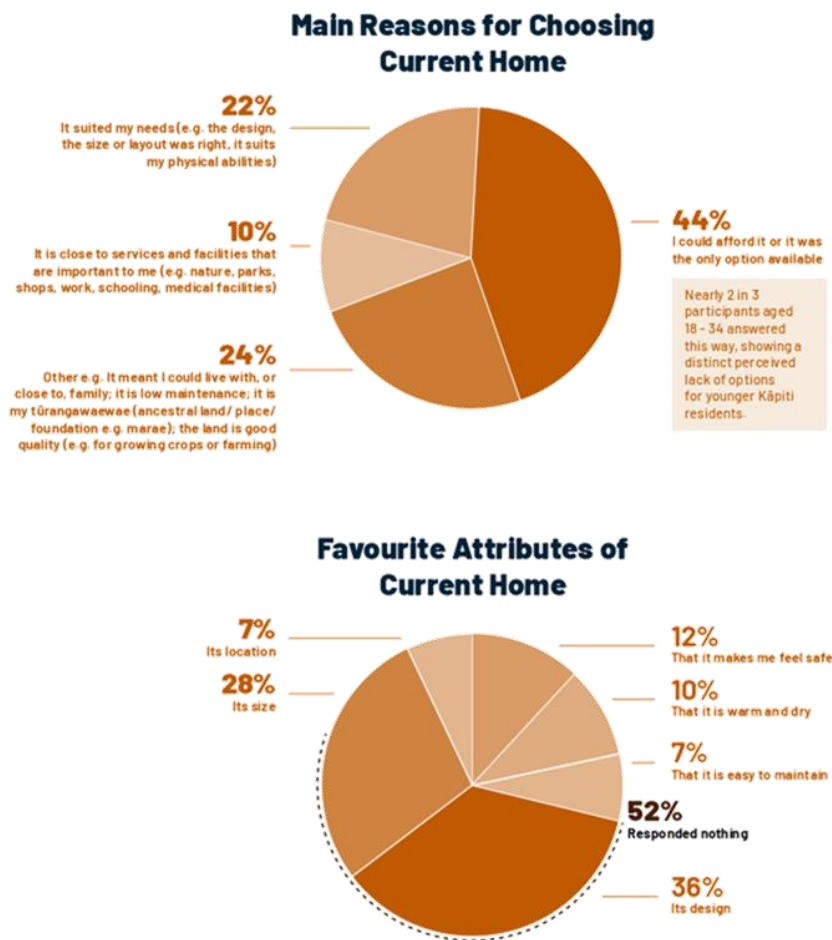


Figure 11. Survey responses about the main reasons respondents chose their current home and the favourite attributes of their current home.

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The survey also emphasised that most people are choosing their housing because they feel it's the only option available to them and what they can afford. There are significant numbers not satisfied with their housing choice, across all tenure types.

Key points raised in the community kōrero which echoed the findings from the community survey, business survey, and qualitative data assessment included:

- Many participants shared stories of struggling in houses that do not meet their needs because there are no alternative options available.
- Participants discussed how rental demand and supply seemed especially unbalanced; participants shared that they felt there was a rapidly growing demand for rentals but limited stock, meaning that this demand cannot be met.
- There was commentary about the unsuitability of emergency housing, limited public housing availability, and a lack of access to rental accommodation resulting in a lack of options for people across the continuum.
- It was highlighted that whānau are living in cars and caravans because there are no other options available.
- **A point raised time and time again was that there is a lack of affordable housing stock being built among the market stock being delivered. Community kōrero participants shared that the housing that is being built is unattainable for local residents, but is being bought by people from outside the district, e.g. Wellingtonians who can't afford to buy houses in Wellington any more.**

Many iwi conversations emphasised the follow-on effects on whānau of a lack of choice and how it was forcing some away from their tūrangawaewae, and others to be living in substandard housing or become homeless.

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- Participants shared stories of people overcrowding to make rent cheaper, and because of the limited housing stock. In one example 13 people were living in a two-bedroom home.
- Participants highlighted that there is a general lack of homes designed to be accessible, forcing people who need these homes to live in unsuitable accommodation.
- It was widely noted by participants that there's a growing number of people, especially older people, who would like to downsize but do not have the option to because there is very limited availability of any smaller-sized homes. We heard that this means that people are remaining in large homes because they have no other choice.
- Participants identified that retirement villages could be an option for these people looking to downsize, but they noted that retirement villages are at capacity.
- A key challenge identified by many was that young people, even couples with good incomes, are struggling to find housing anywhere on the housing continuum.
- Participants emphasised that they felt there was a growing need for single-person accommodation (1- and 2-bedroom properties).
- Service providers shared that it is increasingly difficult to find safe places for younger people who are wanting to leave unstable living conditions (no power, food, violence, drugs).
- Participants shared that, because of the demand for housing, landlords can choose who they rent their house to. We heard that landlords tend to favour professional couples with no pets, making it really difficult for anyone else to get into a rental.

"People are being pushed into poor accommodation options because there are no other choices. We now accept that people sleeping in cars and cabins in people's gardens is okay."

Community kōrero participant

"The waiting lists for housing show the need for action now. People are living in cars, tents, garages, emergency housing, with family and friends. This is not a healthy situation."

Community kōrero participant

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"The process around going from emergency to transitional housing is a long and tedious one."
Community kōrero participant

Although not always captured by the quantitative data, the community kōrero revealed the hidden stories of the real effects of the lack of housing choice, with emergency housing filling the gap when people get pushed out of other options.

- Participants shared concern about the reliance on emergency housing because of the overall lack of housing in Kāpiti.
- Participants identified that emergency housing is not functioning as it should, with people staying in emergency housing for long periods of time while they struggle to find their own home.
- There was a significant perceived shortfall reported by service providers in the community kōrero about the availability of emergency housing and the corresponding access to wrap-around services that could see it remain short-stay.
- Community kōrero participants highlighted that emergency housing is often not fit-for-purpose, with families living in single motel rooms with no kitchen facilities, and poor accessible design. We heard that this has follow-on effects on people's lives, especially when they end up living in these situations for extended periods.

A specific lack of choice discussed by service providers was that there is insufficient emergency housing; that which is available is not functioning as short-term stay, in part because there is no flexibility in the system to adjust to individual needs. There was a strong view that this would actually be cost-saving for the overall response.

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Because of the lack of housing options, and the increasing gap in affordability, people are being forced to move from their homes and are becoming displaced from their communities. This is most noticeably affecting children.

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THEME 2.
Housing issues are pushing people out of their communities

A key issue embedded within this theme is that the increasing gap in affordability is leading to transience and forced migration, shaping the future of our communities.

People are getting pushed out of the district, while people forced out of Wellington are moving to Kāpiti.

As people are forced to move out of their communities, they lose their social support networks, connections to others and sense of self; these are really important and were strongly emphasised throughout the survey and community kōrero data. **The communities of the future will be a legacy of the housing choices people are forced to make today.**

In particular, a reported severe lack of rental options at a range of price points was considered to be pushing people down the continuum to emergency housing, which was becoming increasingly unavailable, and/or out of the district. Income-earners are losing jobs, or having to travel further for work, adding even greater stress.

Children were seen to be one of the groups most affected by this displacement. By moving from their familiar neighbourhoods and from school to school, it was reported they were losing connections with their friends, their ability to learn was being affected, and their mental health was in turn affected also. This is further expanded on in Theme 3.

Key points raised in the open-ended survey question and the community kōrero included:

- A perception by participants that poorer residents were being pushed out of the community to cheaper areas. We heard that people were then having to travel back to work or visit friend, adding cost and putting pressure on families due to longer commute times impacting the time they had together.
- Participants emphasised that access to social services is often associated with where you live; a change in address means a change to where you access services, making continuity of care more difficult.
- Many shared stories of people's social networks and community cohesion being broken down as people lose access and connection to place, whānau, support services, and schools.
- There was great concern about the children of parents forced to migrate. Such children are moving schools regularly, are left at home alone, engage in crime or have to work to help support their family.

"Whānau are getting pushed out of the area because there is no affordable housing available locally and they are having to leave their support networks."

Community kōrero participant

"Up until last year our family had five generations living here, and that is what community is. We grew up here, our children grew up here, and now the grandchildren are one phone call away from being pushed out to go live in Levin, away from their family support."

Community kōrero participant

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- Many of the community kōrero emphasised that children are greatly affected by forced migration and transience, negatively affecting them by increasing anxiety, reducing concentration at school, and increasing family stress and violence.
- Participants highlighted that gentrification is already happening, and we heard that there is a need to protect local Māori history and community and way of life.
- Many stories were shared of people sacrificing other important things to avoid having to move out of the areas they want to live in. We heard that people are going without food and health services, and living in their cars to stay in their community.
- There was commentary about “recolonising again by stealth”, as wealth moves up the North Island into traditional Māori towns and pushes locals out of their communities.
- It was widely noted that people are losing their connections with people and place, their marae and their whenua. Many participants spoke about the impacts this has on children’s education, and on people’s health.
- Participants identified a need for housing provision for local people, noting that Kāinga Ora houses are being used to house people from outside of the area when the need is to house local people here in Kāpiti.

Many iwi conversations emphasised the community kōrero findings; that tamariki were often the most affected by the displacement being caused by the lack of affordable housing options. The effect of displacing families was an important intergenerational issue that iwi wanted to prioritise addressing.

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There are a multitude of factors that are contributing to the displacement currently occurring in Kāpiti.

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Other key factors identified in the quantitative data assessment as adding to the displacement of locals out of Kāpiti include:



Recent roading improvements and the rail service facilitate living in Kāpiti whilst working in Wellington City, which is impacting housing affordability for current residents, with home prices and rents rising faster than local incomes³⁴.



Anecdotal evidence suggests that housing markets in both Kāpiti and Horowhenua have been influenced by the purchasing power of people shifting into the district, with prices reflecting their incomes rather than those of the domiciled rental population³⁵.



31% of high income rental families and 42% of high income owner-occupiers, who earn over \$100k, work outside the District³⁶.



Lower income families, many from the Hutt and Porirua, are moving up the coast to Kāpiti and further north in search of affordable houses. These families are seeking stability which is increasingly difficult as they are forced to move in search of an affordable rental³⁷.

³⁴ Mitchell & Glaudel 2021 p143 | ³⁵ Ibid. p80, the average household income in Wellington is considered to be \$150,326 versus \$95,508 in Kāpiti according to Infometrics | ³⁶ Ibid. pp74-75 | ³⁷ Ibid. p150.

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Transmission Gully Effects Documented in the QV House Price Index

Table 1. Comparing the QV House Price Index of Wellington, Kāpiti Coast, and Horowhenua

QV House Price Index	Feb 2017	Feb 2022	Change %
Wellington	1452	2509	72.8%
Kāpiti Coast	1421	2803	97.3%
Horowhenua	1250	3193	155.4%
New Zealand	1666	2675	60.6%

"Renters and land owners will pay taxes of at least \$1.25b over the next 25 years. In return, land owners have already banked the \$2b in land price escalation benefits."

Bernard Hickey, 2022

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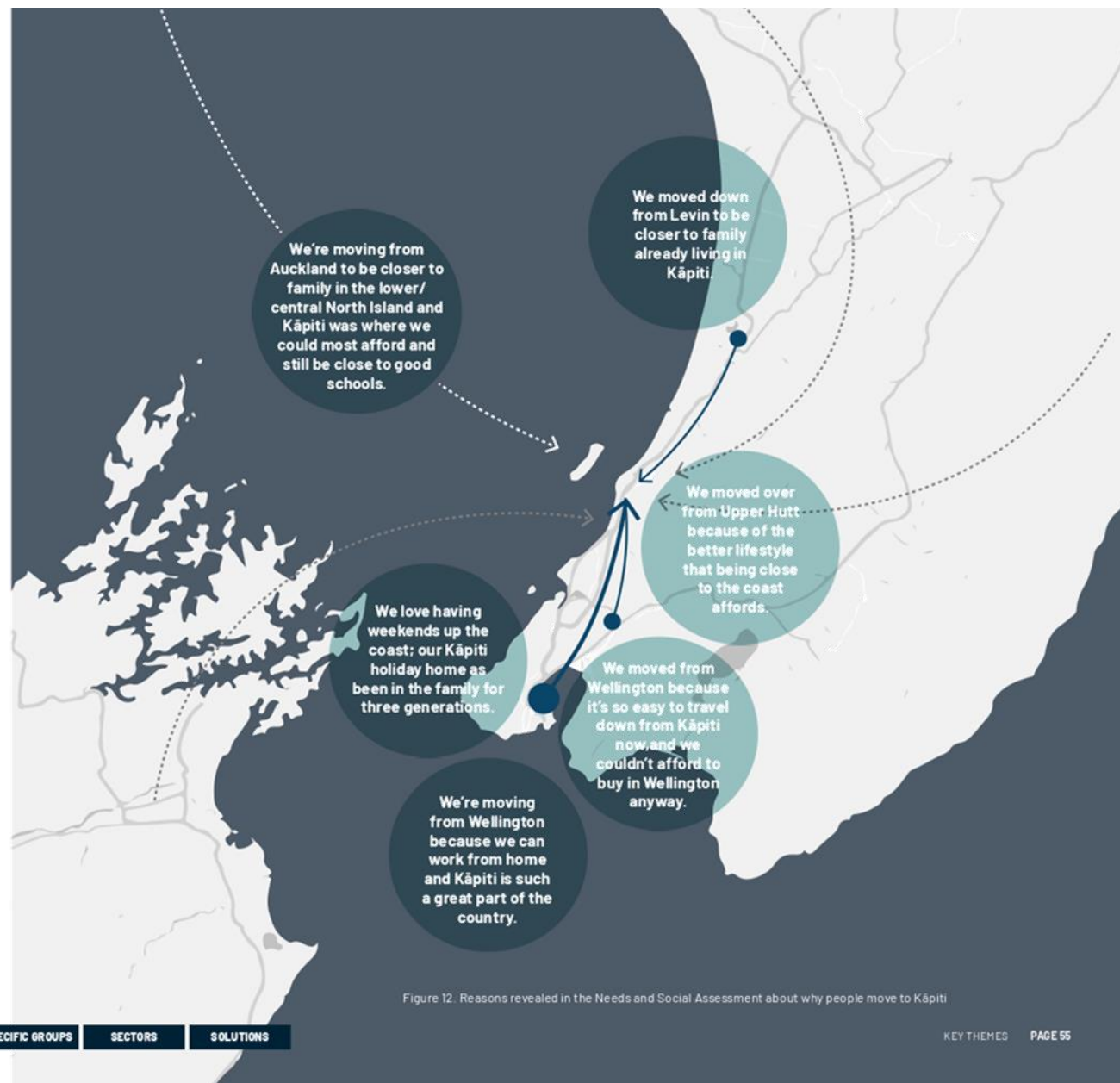
The recent commissioning of Transmission Gully is adding to this current issue, emphasising that infrastructure must be understood as part of wider urban development. It is interconnected with how and where people wish to live and requires a housing policy response as part of the delivery planning.

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If we visualise the stories we heard during the community kōrero we would see a myriad of external factors that are influencing people's choices to move to Kāpiti and in turn impacting on the lives of existing residents and those having to leave.

The issues are more complex than just prioritising locals, although this is important. There are skills shortages that need to be planned for; with an ageing population it becomes more necessary to also want to attract youth and service workers, etc. Prioritising local needs means considering the housing system as a whole and includes identifying which scenarios, like those outlined above, are also going to be factored into planning.



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Housing affordability and availability issues have profound follow-on effects on people's lives. From having to make the choice between heating their home or eating, to staying in unsafe environments or losing their children because there is no housing available.

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Theme 3.

Without adequate housing and access to appropriate support services, there can be no wellbeing.

The effects of inadequate and unaffordable housing flow through all facets of life, limiting the wellness of individuals, whānau and the community at large. Housing is often the start of the domino effect. Older and younger people are particularly vulnerable to the negative impacts of inadequate housing. The effects are both short- and long-term.

This theme speaks to the commentary across the community survey and community kōrero that people's wellbeing is being negatively impacted as house prices are increasing at a faster rate than household annual incomes and the number of stressed owners and renters is increasing.

There was considerable commentary in the community kōrero about the instability caused by renting, given current rates compared to people's incomes and the increasing competition between choosing to pay rent or choosing to buy food.

There were also contradictions between the quantitative and qualitative data. For example on the one hand, hospital admissions from 2010 to 2020 have decreased by 56.4% in the Kāpiti Coast Region (Mitchell & Glaudel 2021 p117), whereas on the other hand nearly 1 in 3 survey respondents reported instances of delaying visiting a medical practitioner in the last 12 months as a tradeoff they were making so as to afford their living costs. There remains much nuance still not known about the follow on and interconnected impacts of housing unaffordability on overall wellbeing.

This theme also emerged from seeing the significant references to social connections when people were asked to define what it meant to live well and thrive in Kāpiti, and the ways that respondents linked their housing choices to their overall sense of wellbeing when answering this question. It also draws together findings about how the increasing gap in affordability is leading to transience and forced migration, shaping the future form and economic geography of Kāpiti.

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Key points raised in the community kōrero included:

- Community kōrero participants spoke about the impact on wellbeing in terms of the choices and trade-offs that people have to make: choosing between paying for and accessing either food, housing, heat, education or health care, because they can't afford all of them.
- Many spoke about the impact of inadequate housing on people's ability to feed their families, budget and manage living costs.
- Participants identified bureaucracy as one of the barriers to people in need getting appropriate housing support.
- The follow-on effects highlighted by participants showed how insecure housing can have a major impact on people's lives, with some people losing their children because they lost their home and were unable to find appropriate rental accommodation.
- Participants noted that housing issues can also affect job-security, which creates a perpetual cycle of stress. It was highlighted that moving regularly because of housing instability can mean that it is difficult to find or maintain employment.
- There was a lot of commentary about the relationship between housing and stress. Participants spoke about housing and income stress leading to increasing domestic violence, child abuse and other tensions in families.

"I know a family that lost their rental and their children had to be taken into care because no options could be found."
Community kōrero participant

"Housing instability caused by high rents is increasingly leading to transience for families. This raises the risk of serious family harm, dependence on substances, neglect and harm of their children. We're seeing it more and more every day."
Community kōrero participant

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- Many participants spoke about the pattern of one person's need becoming a challenge for the extended whānau, exacerbating the issues from others' already inadequate living arrangements.
- Participants identified that an increasing number of people were choosing crime as a way to get off the streets, because being in a gang or getting sent to jail was seen as better than being homeless.
- Participants told of people staying in unsafe environments and relationships because there were no other options for them.
- Participants highlighted the impact of housing on all aspects of wellbeing. We heard stories about people becoming unable to participate in other aspects of life, such as employment or leisure activities, as their housing stress compounded. We heard that when housing stress is high, people are unable to develop friendships and connections. This was one of the many impacts discussed that housing challenges place on mental health.
- Generally, there was a strong sense in many community kōrero sessions, particularly with social service providers, that many were becoming desperate and lacking hope because housing stresses were becoming so entrenched in Kāpiti.

Many iwi needs assessments echoed those of community kōrero participants; identifying the snowball effects on whānau when one or more members were facing housing stress or if they were displaced from their community. Conversations with iwi also connected housing needs to taha wairua and taha hinengaro (spiritual and mental health).

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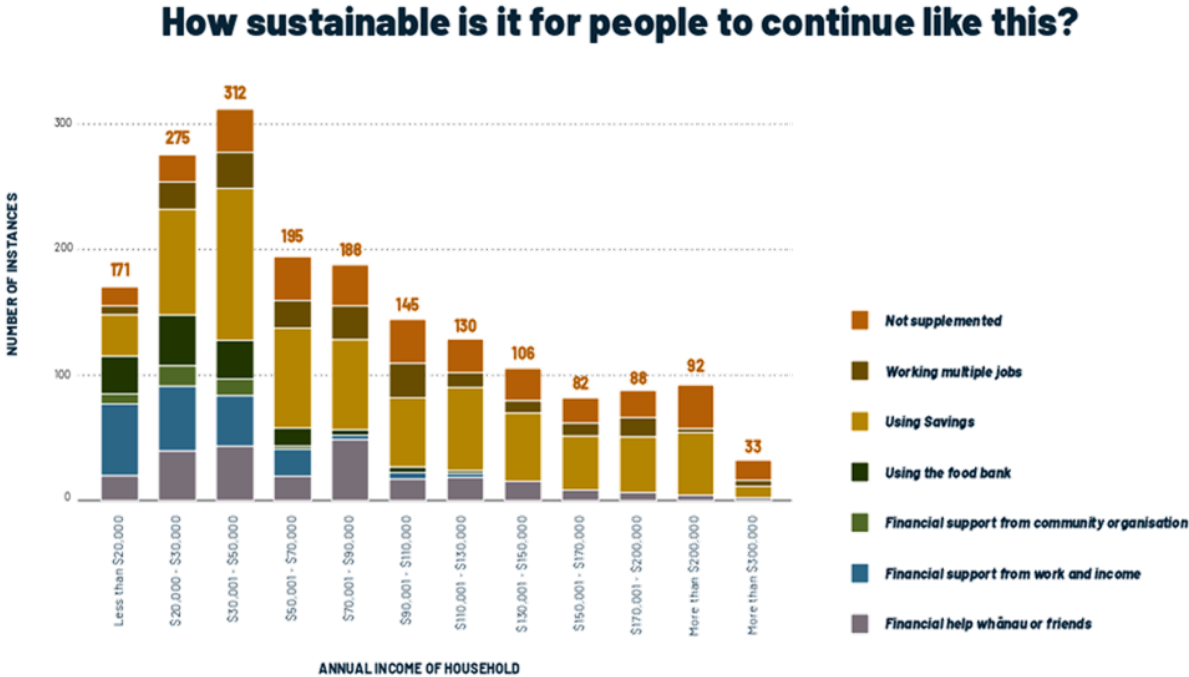


Figure 13. Support needed to supplement living costs across income brackets, as reported by community survey respondents.

These median pay ranges³⁸ give an indication of where different job combinations might sit on an annual income axis; single person households are particularly hard hit:

Chef
\$50k

Primary School Teacher
\$55k

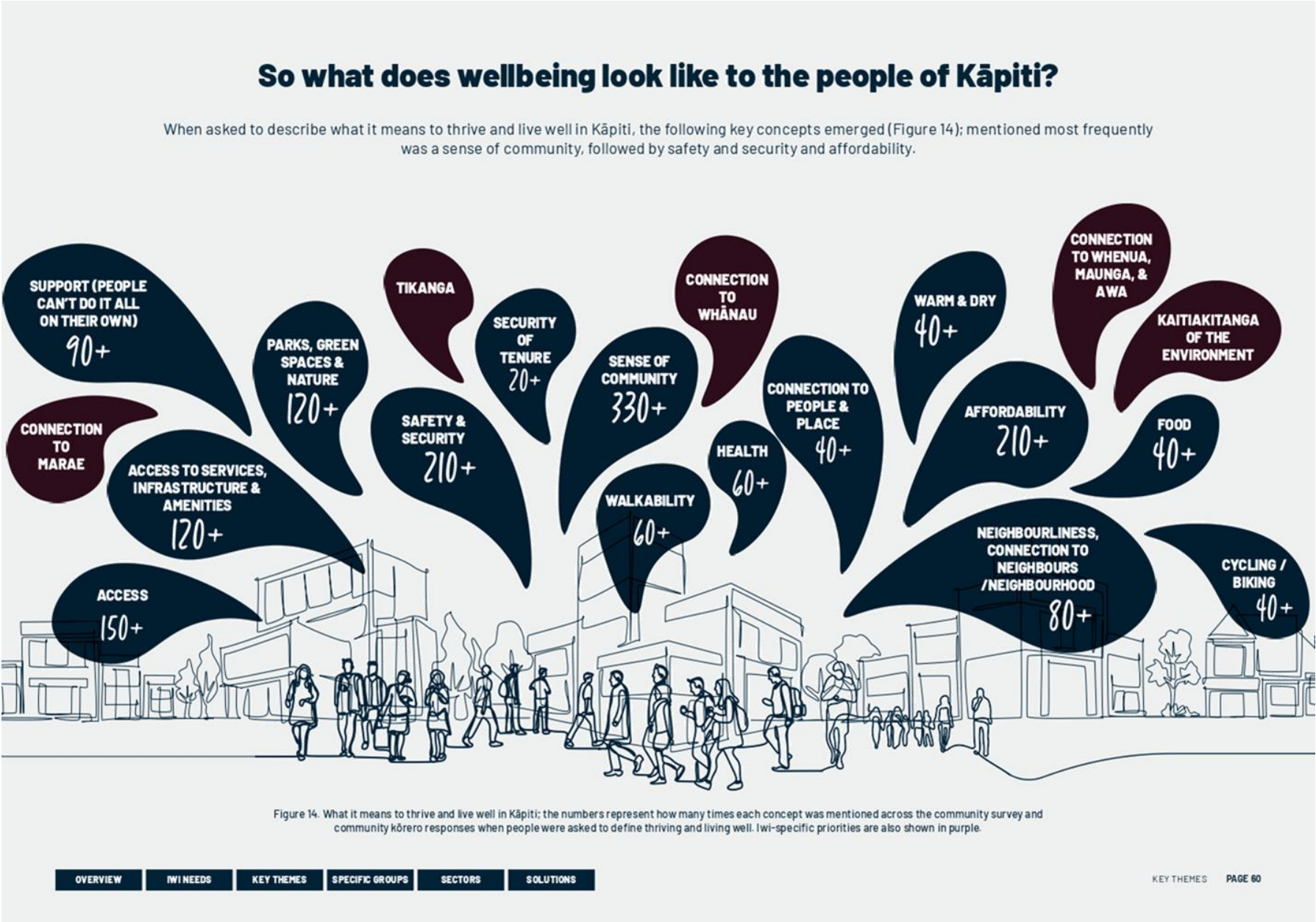
Builder
\$60k

Mechanic
\$60k

Nurse
\$65k

³⁸ TradeMe April 2020 Salary Guide.

Figure 13 captures the story that if a household is earning under \$90k in Kāpiti, they are likely to be using a broad array of support mechanisms to help supplement their livings costs. Most prominent was using savings to cover these costs.



Building on Figure 10, across both the community kōrero and the community survey, there were common threads to what people see as important to being able to live well and thrive:

- A wide range of people and responses emphasised the idea that a sense of community was critical to them and also reinforced how critical it was to have a mix of different people and a sense of neighbourliness among them to create a strong community.
- The desire for equitable access to the fundamentals was evident; being a range of housing, services and facilities, and transportation choices that are affordable and accessible for people of all different means and abilities. The desire to see housing that enabled stability and security was common, as was the desire to live in a vibrant and inclusive community that provides equity of outcomes for all people.
- There was a strong shared desire for people to stay living in the area, in the type of housing that serves their need, with access to amenities and services (e.g. schools, playgrounds, health services) that are suitable for people of all ages, and allow people to age in place.
- Keeping the cost of living down, and ensuring access to jobs in the area were identified as important elements of community, as well being able to get around safely, with good lighting, and footpaths.
- The connection with people's personal health and wellbeing was highlighted with stable emotional environments of love, respect and support being identified as key contributing factors to safety and security. The need for privacy as well as warmth, and dry and healthy homes were also identified as critical for the positive physical and mental health of the people living in the dwelling.
- Beyond the physical nature of the dwelling was the importance of security of tenure; there was a clear need for people to be able to achieve stability by staying in a home long-term and being able to access the services they need.
- The meaning of safe and secure housing extends beyond the individual and home or dwelling; the safety and connection with the neighbourhood and broader community scales was cited as an important element of safe and secure housing.

"I want a community where all people are valued and have found a lifestyle that gives them a sense of belonging".

Community survey respondent

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The vision shared about what it means to thrive and live well in Kāpiti stands in stark contrast to the reality for many that is captured in this needs assessment.

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- Participants also indicated that having access to the natural resources of the area, and having access to animals, and fresh food make for a great place to live. Being able to exercise, as well as to make and maintain strong social connections, were critical parts of thriving in the community.
- There was a shared view of the need for places for people to relax, unwind, and seek sanctuary.
- The relationship between housing and the environment was also raised by some community kōrero participants, and particularly by youth. Being more in tune with the impacts that ones neighbourhood was having on the wider environment, and being more conscious about energy efficient and less waste-intensive ways of living were also raised.

Environmental loading and the impacts of development on environmental systems came across as strong concerns from iwi; being aware of and responding to these limitations to protect the environment were critical in iwi visions of thriving communities.

So too was connection to place (whenua, marae, maunga, awa), tikanga, and access to language; speaking in te reo was pivotal to thriving and living well for many iwi, particularly those in Ōtaki.

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SECTION 4

UNDERSTANDING THE HOUSING NEEDS OF SPECIFIC GROUPS IN KĀPITI

Ōtaki

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In addition to the key themes, it was very evident that key groups were all affected in varying ways as well. The following groups and the key housing needs they have are explored in this section.

- Māori
- Youth [Under 24]
- Families with two parents
- Families with one parent
- Older residents [65+]
- Owners and renters
- People with accessibility needs
- People with multi-needs
- People facing precarious housing and/or homelessness

Māori in Kāpiti, as in other areas of New Zealand, are facing intergenerational housing affordability issues as a result of lower ownership rates and rising rental costs; not being able to leverage off capital gains in the same way that many New Zealanders have for the previous 2-3 generations to build wealth.

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Māori

In addition to the iwi (mana whenua in their Kāpiti sub-areas) voices shared in Section 2 and highlighted throughout in purple, the housing needs of Māori are a particular focus area in this section. There was a strong response from Māori to the community survey, almost matching the percentage of Māori in Kāpiti, despite many iwi responding to the needs assessment survey and hui outside of this community survey process.

Key points raised in the community kōrero included:

- The discussions in community kōrero highlighted that Māori are often deeply affected by the domino effect of housing challenges, and that people feel Māori are struggling more than the rest of the community in many parts of Kāpiti.
- Participants emphasised that Māori are losing their connections to marae, whenua and whānau because gentrification is pushing whānau out of their communities. We heard that this impacts on children's education and on whānau health.
- Ōtaki was highlighted as being particularly affected by housing issues for Māori.
- Participants shared concerns that the people buying houses in Ōtaki were not interested in tikanga Māori (Māori culture) and that this will slowly get pushed out as the area is gentrified.
- Another key point raised was that Māori needed broader choices because whānau often prefer different, often more communal, ways of living to what the market provides; the preference for papakāinga-style housing was something people wanted to see prioritised for Māori within their existing communities.

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Of the 187 Māori who responded to the survey:

- 30.5% (57) didn't feel that they had a say in their housing decisions.
- 18.7% (35) didn't feel that their housing met their needs or supported their health and wellbeing as it could.
- 28.3% (53) didn't feel that their housing situation was stable and secure.
- 73.8% (138) have delayed or sacrificed payments for necessities in the last 12 months

The quantitative data assessment highlighted that:

- 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 increased³⁹.
- Households who identified themselves as having Māori ethnicity (14.1%) are over twice as likely to be social housing residents in Kāpiti Coast District; 35% social housing compared to 15% overall. In Ōtaki, where 41.4% identify as Māori, the percentage is 64% social housing⁴⁰.
- Māori are also over-represented in Emergency Housing Special Needs Grants statistics; \$1.2 million of the total \$2.7 million spend was for Māori households between 1 July 2020 - 30 June 2021⁴¹.

³⁹ Mitchell & Glaudel 2021 p42 | ⁴⁰ Ibid. p110 | ⁴¹ Ibid. p132

A positive story emerging from the data is that Māori home ownership rates are increasing, albeit slightly, as compared to the overall decreases we're seeing in home ownership rates. This is in contrast to the continued and significant need for social and emergency housing support.

When discussing housing needs in the community kōrero sessions, the following ideas were raised about what participants felt Māori needed to support better housing outcomes in Kāpiti:

- Participants commented on empowerment; self determination and the skills to be able to manage their own lives.
- Participants questioned what support could be provided to encourage more social, affordable and Māori-led housing options and/or support to build on Māori land. Ideas raised also included needing different lending models that support Māori (land held in perpetuity, etc.).
- Participants emphasised the need for mana-enhancing communities, opportunities to rethink how Māori are able to live in their communities, including whānau-supporting models such as papakāinga that, through their design, help facilitate a sense of community and connections to whenua. For example, stories were shared about how a 2-3 bedroom home isn't a traditional way of living for Māori; clustered dwellings, like a village, felt like a more natural solution, but one that required land and infrastructure solutions. Supporting larger homes was also raised, as was the importance of being able to grow kai and connect with nature.
- The difficulties caused by the multi-ownership of Māori land were noted, i.e. that it was very difficult to build where 200 houses might fit but 2000 people might have ownership rights.
- Regarding Māori youth, Kāpiti Youth Services, which offers services in Ōtaki, highlighted the growing needs in this area, and the opportunity to ensure these were provided by local Māori-led organisations.
- Service providers emphasised the need to build the capability and capacity of local health services to address the equity gap for Māori, Pacific and those with disabilities in Kāpiti.
- Overall, there was a strong emphasis placed on needing faster and more creative solutions.

"I feel really strongly that housing needs to be provided to ensure those who are turangawaewae are not pushed out for financial reasons and that those who do move in are respectful of the rich cultural history this town holds and are willing to embrace it."

Community survey respondent

THE JOHNSON WHĀNAU FAMILY OF 4



The all too familiar story of a young Māori family in Ōtaki who are doing their best to have a secure home to live in.

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THIS
YEAR

FORCED TO MOVE

The Johnson whānau have lived in Ōtaki for 12 years. They're now thinking about leaving due to rent increases. They've looked around and Pahiatua seems to be the only option for them.

Rent comparison⁴²:
\$490 pw Ōtaki
\$370 pw Pahiatua

NEXT
YEAR

A DISCONNECTED WHĀNAU

Mum has to take on a new night job locally as living costs increase and Dad needs to keep his job working in Wellington. He is sleeping in his car during the working week and coming home at the weekends.

Salary comparison⁴³:
\$1,590 pw Wellington
\$1,092 pw Manawatu

\$40 on petrol each way⁴⁴: A figure that is unstable and increasing.

The family are doing their best to keep the kids in school in Ōtaki to prevent a disruption of education. The grandparents step in to look after their moko which puts a strain on them and adds unexpected living costs for them to consider as well.

LATER
ON

THE KIDS SUFFER

With the kids no longer able to spend time in Ōtaki outside of school hours, their ability to make and sustain friendships, do sports and to participate in extracurricular activities is limited.

The kids become unsettled due to the unsettled home environment; their Mum working nights and their Dad working away from home during the week. They lack focus in the classroom, which creates behavioural issues and gets one of them into trouble. One of the kids drops out of school early to start working to help out the family. The Johnsons parents were trying their best but housing insecurity has significant follow-on effects that could impact their children's whole lives. This is exacerbated by a lack of support services in Ōtaki.

Poverty cycle:

Getting a school qualification makes a difference to how much you will earn. If you left school with NCEA Level 2, you're likely to earn twice as much, nine years later, than someone who left school without that qualification⁴⁵.

Rapidly rising rents are pushing people out of their communities, leading to stress for the whole family.

WHAT COULD BE DONE NEXT?

There could be a much wider variety of options for the Johnsons, including:

A) Greater support for papakāinga development could see them be able to live with whānau in a way that is more in line with tikanga, and socially and environmentally more sustainable.

B) There could be a broader range of price points for long-term rentals incentivised (e.g. Build-to-Rent) that could give the Johnsons security of tenure without spending more than 30% of their income on housing.

C) If there was a shared equity scheme and money could be put towards a home of their own, the Johnsons would be able to stay in their Ōtaki community and work towards home ownership to break the cycle of intergenerational inequality being exacerbated by the current system and falling home ownership rates.

Final note: At the Ōtaki median rent of \$490pw, they would be able to afford to service a \$400k loan⁴⁶. The lower Quartile house price in Ōtaki was \$550k - \$600k in 2021 (Mitchell & Glaudel, p. 58) so they would fall \$150k - \$200k short because they weren't able to save for a deposit. With rising prices, they may fall even shorter today.

⁴² Median 3-bedroom house per Tenancy Services

⁴³ Average Earnings per Region from Infometrics

⁴⁴ Rome2Rio estimate

⁴⁵ Education Counts figures, June 2020

⁴⁶ Repayments on 5% interest and 30-year term

Youth have been hard hit by rising house prices. Many are struggling to pay for accommodation and have enough left over for food and other necessities. Some hope to own but many are questioning what security of tenure might mean for them and how else they can create wealth throughout their lives. Youth also want to be able to prioritise activities that enrich their lives, such as volunteering, supporting neighbours, and meeting up with friends and family; needing to work more to meet rising living costs is resulting in less time for these important wellbeing activities.

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Youth (under 24)

Youth voices were important to capture in this assessment, particularly in light of the compounding housing affordability issues affecting youth and the potential impacts of supporting an ageing population in Kāpiti. There was a comparative under representation of youth in the community survey, but by specifically targeting youth engagement in the community kōrero, we were able to ensure that youth participated and shared their experiences and aspirations.

Of the 105 Youth who responded to the survey:

- 35.2% (37) didn't feel that they have a say in their housing decisions.
- 33 out of 51 (64.7%) respondents in the 18-24 age bracket expressed the main reason that they chose their current residence was either it was all they could afford or the only option available.
- 15.2% (16) hoped to own their next home (compared to 47.2% overall)
- 55.2% (58) had delayed or sacrificed payments for necessities in 2021.

Many iwi conversations were aligned to the views of youth participants; that there is a strong need to invest in our rangatahi now and that they are facing significant hurdles in attaining secure housing.

THE HOUSING NEEDS OF SPECIFIC GROUPS PAGE 69



In conversations with young people:

- Youth community kōrero participants emphasised that connection to community is especially important for young people.
- A key concern raised was that youth are inheriting unaffordability, and this has an impact on their confidence and outlook.
- There was commentary that many young people generally do not feel like they can participate in the housing market, and need to stay living at home because there are no alternatives.
- However, the majority also said that they still want to own their own home for the security that this would give them, even though they know it is becoming more and more difficult for them to get on the property ladder.
- Participants shared stories of parents or grandparents needing to support young people. We heard that this can mean parents or grandparents are using their own savings, or not saving as much as they otherwise could. There were mixed feelings about whether this was fair or not.
- Many spoke about young people needing to work more to afford rentals, because of the combination of being on low wages and having to pay high rents.
- Youth participants described the impacts of working more, resulting in less time on activities that enrich their lives and make them feel good (e.g. volunteering, supporting neighbours, meeting friends etc.). Many spoke about the impacts of this on their mental health and wellbeing.
- Others spoke of the discrimination that young people face, and the barriers that this creates when it comes to renting. Participants said that young people are often seen as a risk for housing and landlords discriminate against them, preferring older working people because they are perceived to provide more security for the landlord.

When discussing housing needs in the community kōrero sessions, the following ideas were raised about what youth needed as part of supporting better housing outcomes in Kāpiti:

- Participants highlighted the need to invest in our young people now.
- A youth-centred approach was highlighted as being important, and participants strongly believed that youth need to be involved in decision making to empower them.
- Overall, there was a strong belief in the need for more housing options and choice for young people. Participants spoke about the immediate need for emergency housing so young people are not taken out of their own community, with transitional housing as a next step for young people so that they have a safe, secure and affordable place they can stay at while they find longer term accommodation. As a long-term solution, participants emphasised the need for more supply of affordable housing for our young people to rent, and pathways to ownership.
- Youth overcrowding was an issue highlighted in community kōrero, with many young people unable to get into suitable housing. There was a shared perception that young people are increasingly getting into trouble/ crime. It was suggested that this is either because young people are pushed into emergency housing, which means developing dangerous relationships with the adults there, or because they start stealing to help pay for family housing costs. Many participants spoke about the effects of this, including an increasing number of young people in transitional living and living in tents, cabins, and friends' garden sheds.
- As a result, there was a strong emphasis on the need for supported living in the Kāpiti Coast District, and housing with wrap-around support. Participants discussed the need for high-quality youth transitional housing (for 18-25 year olds), along with a proper youth hub attached. Participants reported an estimated need for a 20-bed unit in Kāpiti that provides long- and short-term options for young people.
- Participants identified the need for high quality transitional housing for young people, taking the form of a proper youth hub with accommodation attached. We heard that there is currently an estimated need for a 20-bed unit in Kāpiti to provide long- and short-term options for young people.
- Participants highlighted a need for places for youth to connect and access services, which is made difficult by transience. Alongside housing, participants noted the need for a youth hub to provide a range of services, including social workers, counselling, financial skills education, cooking skills, and general living skills education.
- Participants discussed the importance of advocates and navigators for young people, to assist them in getting access to the services that they are entitled to and to help them find housing.

"I would like to see community housing for young people, warm, dry and safe houses with wrap-around support services working alongside the young person supporting them to thrive".

Community kōrero participant

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JAMIE SINGLE YOUTH



A rainbow youth struggling to find their place in a town that still doesn't feel welcoming.



THIS
YEAR

LOSS OF A HOME

Jaime's parents don't support Jaime's life choices and Jaime can no longer live at home.

Jaime rents a house in Waikanae; it's hard to get to Jaime's job by public transport so Jaime prioritises buying a car.

The house is also expensive to heat, putting pressure on the budget. Jaime's flatmate starts supplementing his income by selling drugs. To avoid the drama, Jaime leaves the flat but is struggling to find anything within budget.

Living Costs

Earns \$848 pw min wage⁴⁷
\$255 pw Rent at 30% affordable level,
\$290 pw Boarding House⁴⁸



NEXT
YEAR

LOSS OF WORK

Hard to get a new rental due to lack of references and landlords being able to choose from a long list of people and discriminate against young people

Jaime is also required to list gender on rental applications; this isn't an easy question.

Jaime loses their job because they had to take time off work to view houses and try and find somewhere to live.

Jaime starts couch-surfing, and living with friends in their sleep-outs, etc.



LATER
ON

LOSS OF SHELTER

The instability triggers Jaime's long-term mental health struggles and eventually they end up in hospital.

Once ready to "go home" Jaime realises they have nowhere to go, and they don't yet qualify for emergency housing. There is no bridging option between hospital/ mental health facilities and housing. Jaime is too embarrassed to ask friends for help again and starts living in their car.

This isn't the life Jaime wants, but can't see a way out.

Lack of suitable affordable housing options can be the catalyst for dramatic life changes – people are losing jobs and becoming homeless.

WHAT COULD BE DONE NEXT?

A youth-specific housing plan with different options would help Jaime and other at-risk youth. Some ideas include:

1) High quality transitional housing for young people, taking the form of a proper youth hub with accommodation attached. It was noted that there is currently an estimated need for a 20-bed unit in Kāpiti to provide long- and short-term options with wrap-around services provided.

2) The next stage transition for Jaime could be co-living, where they could have their own room, bathroom, etc., with longer-term tenure and not have to deal with flatmates.

3) An increase in Community housing providers one-bedroom stock would be the final transition for Jaime. Currently, community housing providers have a small number of social and affordable rentals (25 rentals + 16 transitional housing) in the district (Mitchell & Glaudel, p146); the community kōrero discussions indicate this is not sufficient to meet need.

Final note; the rent, at a 30% of income affordable level, would be \$255 pw for minimum wage earners.

⁴⁷ Minimum Wage from 1 April 2022 40 hour week
⁴⁸ Lower Quartile Boarding House Paraparaumu per Tenancy Services

Families with Two Parents

The housing needs of families are varied and it was important to show the breadth of responses captured in this assessment. Many families do feel secure in their housing and that it suits their needs. Others are feeling very stretched juggling housing and other living costs increasing.

Considerable differences were also noted between families with two parents as compared with one-parent families. As such, each has its own section in this report.

Of the 336 families that responded to the survey:

- Only 11.9% (40) don't feel that their household meets their needs and supports their health & wellbeing and only 14.6% (49) don't feel that their housing situation is stable and secure.
- However, 48.5% (163) report having needed to delay payments or make other sacrifices for necessities.

Are these trade-offs a concern?

What might the long-term effects on the children of Kāpiti be, caused by these trade-offs that result from housing costs increasing faster than incomes?

Will the problem snowball as the number of families increases?

A story about families by connecting the data dots:



House prices have increased nearly 4x faster than household incomes⁴⁹.

Between 2018 and 2048, families are projected to increase by 3,860 households, or 50%⁵⁰.



In the community survey, 3 out of 4 families with young children (under 5) delayed payment for household needs in the last 12 months.

⁴⁹ Lower Quartile house sale prices and incomes, between 2001 and 2021 (Mitchell & Glaude 2021 p79)

⁵⁰ 'Couple with children households' to increase by 2840 people, or 50% (Mitchell & Glaude 2021 p19) and 'one parent' to increase by 1220 people (ibid.)

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Key points raised in the community kōrero included:

- Community kōrero participants highlighted that the impact of housing issues on the whole family is considerable, with many children going without daily essentials like food or heating, or needing to rely on the kindness of others.
- Many of the community kōrero emphasised that children are greatly affected by forced migration and transience. We heard that children are negatively affected through increasing anxiety, reducing concentration at school, and increasing family stress and violence.
- Many reported the impact of housing issues on family wellbeing.
- There was discussion around the long-term impact on children's health and wellbeing, especially for babies and toddlers, with the first 1000 days crucial to a child's development and wellbeing. The key impacts discussed in community kōrero were health, emotional development, education and life opportunity.
- Many participants spoke of the intergenerational effects of housing issues, with a lot of sharing and sacrifice across generations.
- Community kōrero participants highlighted the lack of suitable options for families, with an increasing number in unsuitable emergency housing.
- Participants spoke of the impacts of living in emergency housing and boarding houses on family relationships, with many highlighting that the unsuitable nature of this type of accommodation often means that people lose access to their children and/ or grandchildren.
- Participants emphasised the extra challenges for families with a disabled family member, especially those on one income who are extremely disadvantaged.
- Participants shared stories of families being separated because of inadequate housing.
- There was discussion around the follow-on effects that forced migration has on families. For example, families experiencing increases in costs to access services because they are being forced to move to different areas.

"We have several families in Emergency Housing including five children and parents living in a 1-bedroom unit"

Community kōrero participant

"If children can return to parents' care is an issue because children have to remain in care until a property can be found, that's not always possible or quick."

Community kōrero participant

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THE LEOTAS YOUNG FAMILY



A young family with hopes to own their own home, but can't see any way they'll ever be able to.



TRYING TO SAVE

The Leotas are a young family where both parents are primary school teachers. Their daughter Ava is two years old.

They've been unable to afford a home in Paraparaumu – a combination of prices being so high and increasing restrictions on first home buyers, especially around debt to income and loan to value ratios.

Instead, they have needed to rent away from family and friends and are currently living in Shannon. They're trying to save for a house deposit.

Rent comparisons⁵¹

\$580 pw Paraparaumu
\$380 pw Shannon



LOSS OF HOPE

After receiving \$100k inheritance for a deposit, they look again into purchasing in Paraparaumu.

They are denied by the bank due to recent CCCFA legislation that they still don't have the 20% deposit and would be paying over 30% of their incomes towards mortgage costs.

They lose hope that they will ever be able to buy a home and are curious about what other options might be out there for them.

Bank calculation

\$830,000 house price in Kāpiti⁵²
\$166,000 (20% deposit required)
\$110,000 household income⁵³
\$142,560 income needed for them not to be deemed stressed⁵⁴
\$32,560 deficit



STRESS ON THE FAMILY

In their role as teachers, the Leotas often find themselves acting as social workers and this can impact on their ability to teach.

Recently, they have taken in a student who had no other safe options in the short-term. While the Hapeta's enjoy having Jake at home, this extra mouth to feed is compounding their stress about trying to save for a home while also paying rental rates that just keep going up. This is putting stress on their relationship.

Relatively well-off renters in stable jobs cannot get into the housing market because prices are so high and keep increasing rapidly.

WHAT COULD BE DONE NEXT?

The Leotas require increased supply in a wider variety of options:

A) There needs to be **an increase in the supply of affordable houses, especially 2- or 3-bedroom medium density typologies** that can keep the costs down while still being located close to a range of daily-life amenities such as shops and the school where the Hapeta's work.

B) A **Build to Rent to Own model** could offer them an opportunity to increase their equity for a future purchase whilst not paying much more in rent.

C) More **incentives for developers** to deliver affordable products could also help:

- streamlined consenting for specific price points and typologies based on need.
- shared amenities (e.g. laundry, bbq area, rentable guest room, shared work space / study area).

Final note; a **2-bedroom terraced home for \$650,000** would be affordable on their family income, spending only 30% on their housing.

⁵¹Median 3-bedroom House per Tenancy Services

⁵²Median 2021 Kāpiti House Price (Mitchell & Glaudel 2021 p86)

⁵³TradeMe Salary Guide, Median Primary Educators

⁵⁴Repayments on 5% interest and 30 year term with \$100k deposit then grossed up to 30%

Single parents, as single-income households are one of the groups hit hardest by the lack of a greater range of affordable housing options. In many instances, they feel as powerless as youth when it comes to their housing choices.

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Families with one parent

The reality for many single-parent families is that not having a dual income can significantly increase the likelihood of housing stress. This is one of the key groups that would be served by increasing the availability of a greater range of tenures and affordable housing options in Kāpiti.

Of the 125 single parents who responded to the survey:

- 43.2% (54) didn't feel that their housing situation is stable and secure (compared to 14.6% of two-parent families).
- 42.4% (53) believe they don't have any say in their housing decisions.
- 79.2% (99) have delayed or sacrificed payments for necessities such as utility bills, car expenses, medical visits (compared to 48.5% of two-parent families).

- Single parents represent 25% (55) of the Kāinga Ora tenancies (220) in the district. There are also 10 'one parent with child(ren) and 'other person(s)' tenancies, bringing the total to 65 about of 220⁵⁵.
- Ōtaki households have a higher proportion of single parent benefits, jobseeker, and family tax credits than the rest of the district⁵⁶.

⁵⁵ Mitchell & Glaudel 2021 p136] ⁵⁶ Ibid. p117

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Key points raised in the community kōrero included:

- Community kōrero participants spoke of the difficult choices that single parents have to make. A common point raised was that, often, none of the choices available to them are suitable. This was highlighted in discussion about it often being deemed safer for women leaving abusive relationships to sleep in cars rather than access emergency housing.
- Stories were told of young mothers living in their cars with babies, and finding it especially difficult to access any support because of bureaucracy and red tape. We heard that in these situations housing needs to be found without delay to prevent the mothers from losing their babies to care, then any other issues can be worked around once safe housing is established. Community kōrero participants highlighted a need for better communication and collaboration between government agencies, especially when a child could be at risk.
- There was a shared perception that Kāpiti rents are such that people on a benefit cannot afford them if they are single. Service providers who took part in community kōrero emphasised that currently there is not a solution that allows them to support a person with the transition from emergency housing to rental if rents are too high, so at times people may remain in emergency housing while looking for something that is suitable to their budget and that they can sustain long term.
- Many told of single people being housed in boarding houses because this is the only option available for them.
- Service providers noted that there are a lot of single people in emergency housing across all age groups, and they are the hardest to find housing for, due to affordability. We heard that the maximum a single person can reasonably afford is \$320 a week, and there are very few properties offered at this rent. Rent for a room with shared facilities at boarding houses is around \$300, but these are limited and are often not suitable.

"As a single person on a single income, it's so hard. Don't know how anyone would be able to live anywhere without a partner; the rent would be over half of income, and that's not even including power, etc."

Community kōrero participant

SARA SINGLE PARENT



"I spent years not eating much for three weeks at a time just to keep a roof over our heads."
Community kōrero participant

A single parent doing her best for her kids but struggling to make ends meet.

**THIS
YEAR**

BECOMING HOMELESS

Sara had to move out from the family home because of domestic violence. She became a single mum on a benefit.

It can be safer for women leaving abusive relationships to sleep in cars rather than access emergency housing. Sara now finds herself sleeping in her car with her three young boys.

Living Equation

\$1,055 pw Total Entitlements (Benefit/Working for Families)⁶⁷

\$1,294 pw Living Costs⁶⁸

\$239 Deficit pw

**NEXT
YEAR**

TRANSITIONAL SOLUTION

Sara manages to get a room with a friend. There's no spare room for the kids, so they're sleeping in the lounge.

Her friend's daughter needs to move back home because her own housing has fallen through. Sara needs to be out within the next two weeks and has nowhere to go.

Kāpiti rents are such that people on the benefit cannot afford them if they are a single person.

She applies and it looks like she will be able to access some emergency housing. She never thought she and her kids would end up at a motel and she really wants to find other options.

**LATER
ON**

THE CHILDREN PAY THE PRICE

Her youngest has been at ED twice in a month with chest infections and she has no access to GP's (books closed), helping to cover the huge cost of this and arranging ongoing care in the community is hard to arrange.

The extra travel while being based in emergency housing is ending up costing Sara a lot more than she can afford.

Eventually, with debt mounting she considers allowing her boys to be taken in to care because no housing options can be found. She is devastated.

WHAT COULD BE DONE NEXT?

Increased security of rentals will help Sara in the short term. Including:

A) Increased funding to Community Housing Providers to improve their offerings with wrap-around support.

B) Iwi-led developments and community developments supported by impact investment funds could also be options that would help single parents like Sara navigate rising housing costs.

C) In the future, there could be options like shared-equity, build-to-rent-to-own, cooperative or community land trust solutions that would help Sara even further.

Survey participants shared that the maximum a single person can reasonably afford is \$320 a week, which is 74% of the Lower Quartile Kāpiti rent⁶⁹. It will take a variety of responses to help all the Sara's out there.

Housing costs are extremely challenging for single parents. Many can go from being in a secure home to homeless very quickly. This has a huge impact on their children.

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⁶⁷ Fairer Future Collaboration WEAG report update March 2022: Sole Parent Support
⁶⁸ Assuming Rent of \$529 pw from report
⁶⁹ Lower Quartile 2021 Kāpiti Rent (Mitchell & Glaudel 2021 p81)

There was a strong desire expressed by older residents, in both the community kōrero and survey, to remain in their local neighbourhoods; this meant housing choices were limited. A greater variety of housing options to enable older residents to downsize or experience more intergenerational living was wanted.

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Older Residents 65+

Older residents were well represented in the survey and also the community kōrero sessions. This was an important group to consider in the assessment, because their proportion of the total population is continuously increasing.

The findings raise questions about how to address the needs of this group by enabling them to age in place, have a greater variety of housing options to choose from, remain connected to their communities and avoid the pitfalls of loneliness, and access key services.

- The proportion of households with reference people aged 65 years and older is projected to increase from 39% in 2018, to 44% by 2048⁶⁰.
- With reduction in ownership levels, the largest growth in renter households from 2018-2048 will be those aged 65+, up 104% or 1,820 households⁶¹.

⁶⁰Mitchell & Glaude(2021)p18|⁶¹Ibid. p147



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Key points raised in the community kōrero included:

- A key barrier identified was that older people don't have many options, and the ones they do have are already almost oversubscribed. There is concern in the community that the aged have little opportunity to downsize.
- Many people spoke about older people having to still support younger family members as well as themselves.
- Being able to age in place and have real choices is seen as really important.
- A major barrier identified in community kōrero was that houses are often not designed to meet mobility and accessibility needs.
- There was a shared perception that the elderly are one of the most affected groups, and that fit-for-purpose accommodation needs to be a priority because they just don't have options.
- Participants highlighted that Retirement Villages can create an environment where people feel isolated and cut off from the larger community. We heard that people living in retirement villages often miss daily life passing by, living in a closed community of older people. Participants spoke about the need for a better mix of housing to remedy this, and housing that enables people to feel part of the community.
- Participants also noted that being able to easily access services was also critical to older residents.
- A key concern raised was the increasing number of older women reported by housing agencies who become homeless because of changing circumstances such as divorce or widowhood.

"I managed to find something, but the rent was 100% of my income (pension). It's difficult living on the pension, being single. Rents are so ridiculous. I can manage by cutting down on things, but how do young people cope?"
Community kōrero participant

Of particular concern was the potentially unsustainable reliance of this group on savings to supplement their retirement incomes. Generally, they are asset rich and cash poor. Consequently, they find it increasingly difficult to maintain their lifestyles as they age, as Universal Superannuation was never sufficient on its own. As life expectancy increases, more and more people will exhaust their savings.

Of the 341 older people 65+ responded to the survey:

- 57.2% (195) dip into savings to support their living expenses.

Providing secure housing for kaumātua was important to iwi, as was ensuring older residents were provided for and included within the wider community. Whether this meant helping with home maintenance, delivering firewood, or helping to provide meals, it was all seen as part of secure housing options.

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When discussing housing needs in the community kōrero sessions, the following ideas were raised about what older residents needed as part of supporting better housing outcomes in Kāpiti:

- Participants highlighted the need for future-proofed and accessible housing, to enable people to age in place.
- The need for more diverse options for older residents was emphasised, with participants discussing the limitations of current options, e.g. retirement villages being too costly and difficult to get into.
- Participants discussed the wider effects of providing more suitable options for older residents, freeing-up other areas of the housing continuum, e.g. if older residents don't need to stay in their large houses, then these houses can be made available for others.
- Participants spoke about supported living, mixed-use rental properties, and communal housing options needing to be prioritised.
- Alongside housing, participants spoke about the importance of older people being able to keep active in the community, and having a range of social and recreational activities to allow older residents to meet people, give back to their community, and stay fit and healthy.

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JUDE + JIM RETIREEES



A retired couple wanting to move to a home that better suits their needs for this stage of their life, one that's nice and close to amenities (such as shops and medical facilities) and easy to maintain.

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THIS
YEAR

UNABLE TO DOWNSIZE

Jude and Jim live in Waikanae and have done for the last 25 years. They live in a big house, and while they'd like to downsize, they don't feel there are options for them within their existing neighbourhood.

They enjoy their garden and house and it will be hard to leave, but the costs of maintaining this large home and garden are becoming a concern.

NEXT
YEAR

WANT TO HELP THEIR FAMILY

Most importantly, Jude and Jim are concerned that their adult children, now with young families of their own, aren't able to afford homes and are also struggling with rent.

They decide to move in to a retirement village, even though this wasn't their preferred choice, so that they can free up capital to gift to their children.

LATER
ON

INTERGENERATIONAL DISTRESS

They decide to move into the Midland Gardens Retirement Village, purchasing a 2-bedroom apartment for \$450,000⁶².

After selling their home for the Median Housing price of \$830,000 privately. They calculate that they require \$100,000 based on a No Frills Living Costs⁶³ budget.

This leaves \$180,000 to be split evenly between their three adult children, their buying power is:

Tracey - saved \$40k to add to the \$60k; lets her purchase up to \$500k. This is 28% less than Lower Quartile Price⁶⁴.
Paul - saved \$70k to add to the \$60k; lets him purchase up to \$650k. This is 6% less than Lower Quartile Price.
Jim Jnr - only had the \$60k; lets him purchase up to \$300k. This is 57% less than Lower Quartile Price.

Jude and Jim can't believe their gift of an early inheritance still hasn't enabled their children to get ahead and achieve security of tenure for their families.

We've created a system whereby more and more people are relying on an inheritance to be able to have housing security, and if this is split among more than a couple of individuals, rising prices mean that even this no longer solves their housing needs.

WHAT COULD BE DONE NEXT?

Greater options for Jude and Jim, and their children could be:

A) Increased provisions for intergenerational housing, that is flexible as needs change. E.g. cohousing or multi-unit residential on one site as enabled by MDRS. Provides options for families to plan to age in place.

B) More smaller houses integrated within existing communities and near shops and amenities i.e. terraces or low-rise apartments better incentivised near town centres, which may still have open space but are at a lower price point and lower maintenance to suit those wishing to downsize.

C) Broader options at less-than-market price points for their children, e.g. shared equity schemes, build-to-rent-to-own (gives an opportunity to lock in home ownership but more time to save for a deposit), or an equity cooperative where a full deposit may not be required by all shareholders.

Final note: If we consider Jude and Jim's Living Equation: they have \$672 per week net Superannuation⁶⁵ and an expected \$747 per week needed for 'No Frills Living Costs'⁶³. **That is a deficit of \$75 per week, \$3,900 per year, or \$58,500 if they live for another 15 years.**

⁶² Indicative Retirement Village prices Mitchell & Glaudel 2021 p69

⁶³ No Frills Living Costs for Retirement (Sorted.org.nz)

⁶⁴ Lower Quartile Kāpiti House Price, Ibid. p79

⁶⁵ Couple Net Superannuation (WINZ)

Renting was all too often associated with tenure insecurity being linked to follow-on displacement issues as well as higher rates of dissatisfaction with their housing choices. There were increasing stresses being faced by owners who were financially overstretched.

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Owners and Renters

There can be notable differences between the experiences of owners and renters, but also within each group as both are individually diverse; with people at different life stages and with varying means. Renters generally face issues associated with tenure insecurity, whilst those owners who have mortgages are now beginning to face issues around increasing mortgage interest rates. There is more known about the stresses facing renters than there is known about those facing owners. However, the survey revealed considerable stresses felt or beginning to be felt by many owners, which raises concerns about the stability of Kāpitī's housing ecosystem (and that of New Zealand).

Because, as well as differences, there were many similarities expressed when sorting survey responses by these tenure categories, the two have been grouped together to compare and contrast the ownership and rental settings being experienced.

Of the 841 owners and 352 renters who responded to the survey:

- 33.8% (119) believe that they are likely to move from their current home in the next 12 months. This is three times more likely than owners.
- A renter is three times more likely to disagree that their current housing situation is secure and stable compared to owners. Some 40.2% feel frustrated and that they can't find any rentals in their target price range, while 34.8% feel frustrated that there just aren't enough rentals available at any price.
- A renter is four times more likely to disagree that they have a say in their housing decisions in comparison to an owner.
- 75.6% (255) of renters identified that they delayed or sacrificed payments for necessities (47.9% overall) compared to 31.5% (239) of owners who identified that they delayed or sacrificed payments for necessities.

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"While our houses may be worth a lot, it's monopoly money as to buy something else is almost impossible."

Community kōrero participant

Considering the owner and renter categories together also emphasised a key point to keep in mind when planning for housing need; **what people might technically need and what they choose are not always related. This is very important to factor in when planning for future growth and likely housing demand.**

In the community survey, only 6.3% of respondents reported that they live in a one-bedroom household, despite 45.2% of them describing their household as a single person or a couple-only household. Also, 70.2% of households reported having three or more bedrooms, while only 48.2% of respondents reported having three people or more in the household. This mirrors the quantitative data findings, where 53% of Kāpiti residents have two or more bedrooms spare ⁶⁶.

⁶⁶ Ibid.

More than 2 in 3 renters can no longer affordably pay the median market rent in Kāpiti⁶⁷.

⁶⁷ Mitchell & Glaudel 2021 p84

Key points raised in the community kōrero included:

- Participants spoke of seeing people across the community struggling: young to old, working and beneficiaries, those renting and also those owning property.
- It was noted that service providers are seeing more people struggling with mortgage payments, where most of their work had previously been with renters.
- A key theme in community kōrero was that while owners have stability, they are worried about their mortgages and rates rising, with wages that are not in line with inflation and jobs offered in Kāpiti not paying the same as in Wellington.
- Participants shared stories of some renters having to pay the equivalent of a full-time wage just to get a rental.
- They also spoke of another segment of the community who work but are entitled to a housing allowance. It was noted that this is challenging if the situation for these people changes, e.g., when their child turns 18, because they may lose up to \$160.00 per week, meaning that they can no longer move, and they become trapped.

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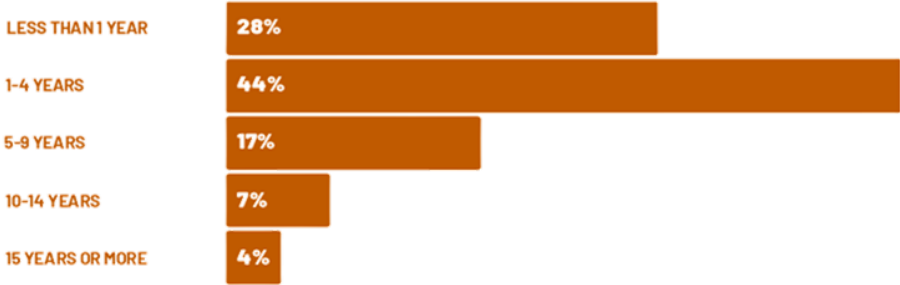
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RENTERS LENGTH OF TIME IN PROPERTY



OWNERS LENGTH OF TIME IN PROPERTY

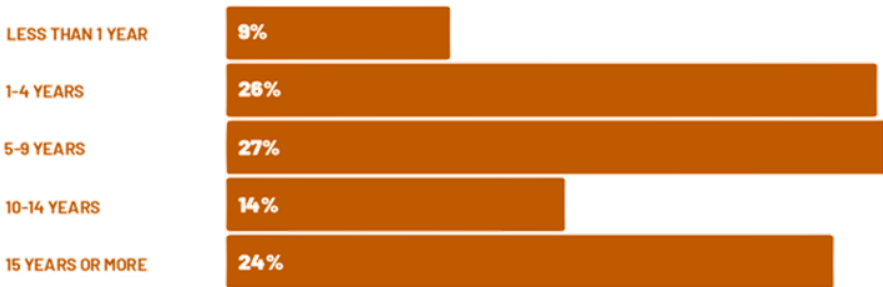


Figure 16. Community survey respondents length of time in their properties.

Part of the varied responses seen between owners and renters may also be associated with the length of time most have spent in their current property; rental turnover was widely linked to a growing sense of stress and instability.

Key points raised in the community kōrero included:

- A key theme from community kōrero was that there is a lack of homes that are accessible for people with disability / mobility challenges. We heard that this lack of accessible housing in Kāpiti forces people out of communities where they want to be.
- It was also identified that the number of accessible Kāinga Ora houses is very poor, with participants noting that when Kāinga Ora do adapt their properties it's not to a standard / level that people need, and is only the bare minimum.
- Participants highlighted that there is no support network for families supporting a disabled family member in Kāpiti, and that they feel invisible.
- It was emphasised that families with disabled children or supporting disabled loved ones are often on one income, when a parent has to be caregiver full time. We heard that these families feel disadvantaged in the housing market. "We can afford less, which impacts our health, education, personal outcomes"
- Many community kōrero participants shared that accessing support can be hard.
- There was discussion on the challenge of finding properties that are accessible, with people having to stay in unsuitable accommodation or in hospital while an option is found.
- Some participants said that they know of people who would like to move to a smaller house but that there are none suitable and would need to be adapted to be accessible, so it is easier to stay in their current home.
- A common discussion point was that current house builds do not consider people with mobility issues and are not accessible enough. It was noted that while the houses may be provided with a ramp, the doorways and kitchen/ bathroom are still too small if you are in a wheelchair or have mobility issues.
- It was noted that poor design means Oranga Tamariki and others must find ways to make modifications that take time and money.

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People with Accessibility Needs

Those with accessibility needs were the focus of a number of community kōrero discussions; responding to their needs can make transformational differences to a range of wellbeing outcomes.

When discussing housing needs in the community kōrero sessions, the following ideas were raised about what those with disabilities needed as part of supporting better housing outcomes in Kāpiti:

- Having a support network for families supporting a disabled family member in Kāpiti would help to better track and respond to housing needs.
- Incentivising a greater supply of new-builds to be fully accessible was identified as being a key opportunity to better respond to accessibility needs.
- Emphasis was placed on government agencies needing to work together better and streamline their processes for those with accessibility needs. One example given was the way families have seen extensive delays in waiting for Kāinga Ora accommodation while work was done to make it accessible for whānau.

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BARBARA SINGLE PERSON WITH ACCESSIBILITY NEEDS



For those with accessibility needs, finding suitable housing can be a real challenge.



THIS
YEAR

NOWHERE TO GO

Barbara has moved several times in the last few years and each time she has had to borrow from MSD to pay for her bond and moving costs. It weighs on her mind.

She found out last week that she has to move out of her rental in Ōtaki.

She used to have a carer a few times a week but this fell over when she moved from Ōtaki to Paraparaumu as the health boards are different. She would ideally like a 2-bedroom property so her carer could stay over.

She doesn't have the option to stay with family.



NEXT
YEAR

MOUNTING COSTS

She can't find a flat because, as an older person with mobility needs, there are no local options for her. She's waiting for a Kāinga Ora house, but there are very few properties in Kāpiti and most are only partially accessible.

Barbara's only option is to move into Emergency Accommodation. This costs **\$1300/ week** approx. MSD can only help her pay for two days a week and the costs are mounting for her.

She's also paying **\$87/ week** for storage because she can't have any of her things in the motel. She's also paying for a cattery **\$75/ week**. She loves her companion cat and couldn't imagine having to give her up.

There are a few other new costs to factor in, like a communal laundry.



LATER
ON

FEELING THE EFFECTS

Suddenly, the motel is no longer an emergency housing provider and Barbara is forced to leave.

She's advised by MSD that she needs to find her next accommodation herself. Without a list of motels to go off, she finds this really tough on top of everything else she is worried about.

She starts living rough while she tries to find more emergency housing.

Finally, she's relieved to find a new motel. It has a few more limitations than the last place. The one she's most concerned about is that she used to be able to have her grandchildren visit the last place, but this isn't permitted. Her carer can't visit either. This is the lowest that Barbara has ever felt.

Options for people with accessibility needs are extremely limited, which can lead to transience and homelessness.

WHAT COULD BE DONE NEXT?

Lack of accessible housing in Kāpiti is forcing people out of communities where they want to be. Community is especially important for people with disabilities. Some ideas that could help include:

A) The system could be streamlined and made people-focused so that access to disability support services are not as restrictive. This could also include finding better ways for government agencies to work together.

B) Prioritise development that meets **LifeMark Standards** - supporting those with not only access and mobility limitations, but anyone who experiences temporary disability.

C) More **'inclusionary development'** models could be negotiated with retirement villages, where a proportion of units being rented to vulnerable older people (funded through MSD).

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People with Multi-needs

Increasingly, multiple needs are overlapping and influencing people's housing needs and choices. This is a key factor that can lead to precarious housing or homelessness (see next section).

"Accessing support can be hard for someone who has a disability and needs support, the time it takes to be assessed can be very lengthy, frustrating, and hard to understand for people. It's made worse when there are multiple issues at play."

Community kōrero participant

When asked if themselves or someone in their household was affected by a mobility/physical impairment, an accident or long-term injury, drug/alcohol dependence, a sight or hearing impairment, a respiratory illness, dementia, learning difficulties or a diagnosed mental illness, 618 or nearly half of all community survey respondents identified that they did. Many chose more than one answer. The needs that correspond to these circumstances can be large or small, but many do need to be factored in to housing choices and can affect these in a multitude of ways, all of which need to be factored in to a suitable housing response.

Of those who responded yes to this question:

- 18.0% (111) believe where they live doesn't meet their needs or support their health and wellbeing.
- 26.1% (161) don't feel that their housing situation is stable and secure.
- 28.5% (176) don't feel that they have any say in their housing decisions.
- 60.0% (369) have delayed/sacrificed payments for living costs in the last 12 months.

A point emphasised many times by service providers was the increasing layering of needs which was significantly affecting people's ability to access and stay in secure housing.

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With the increasing complexity of issues that we’re seeing people face, wraparound services that support this diversity are essential. The community kōrero sessions emphasised that we need a bigger toolkit of options to help people and increase the chances of security of tenure for those most affected. Figure 17 captures some of the common overlapping issues we heard about.

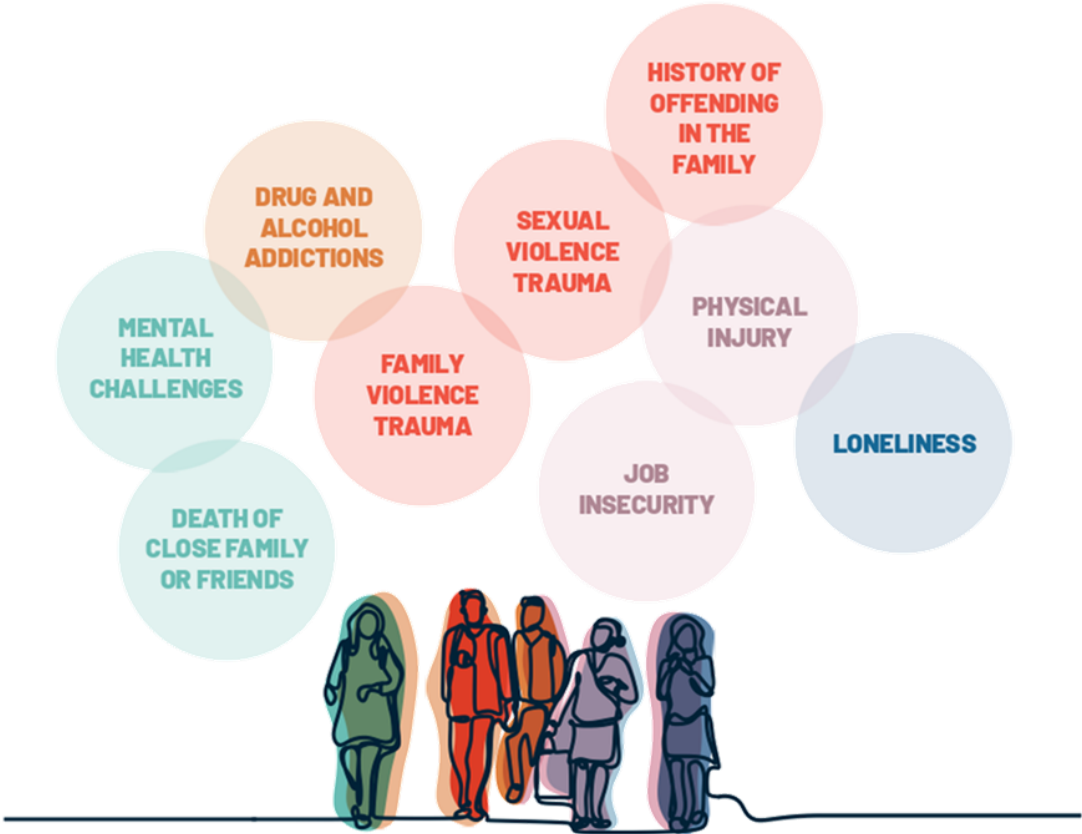


Figure 17. The increasing interrelated issues people are affected by while trying to find secure housing options.

Homelessness can often be hidden in Kāpiti, with many reporting stories about living in garages or at friends' houses and therefore wouldn't be captured by official data.

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People facing precarious housing and/or homelessness

Building on the conversation about multi-needs, those facing precarious housing or experiencing homelessness was a furthering of the conversation that was important as part of this needs assessment.

Precarious housing captures those who are at risk of becoming homeless, facing extreme stresses as a result of housing and living costs, and speaks to the hidden issues about tenure security that are not always captured in qualitative data. Precarious housing can also be a very changeable state, with people fluctuating in and out of security of tenure.

In the context of doing a community survey, targeted engagement with people living in unstable conditions was important because issues of internet access etc., can mean they may not otherwise be able to take part in the research. It was for this reason that we worked with housing providers for this group, such as local boarding houses, and also held specific community kōrero sessions for service providers and users facing precarious housing scenarios.

"We are all one step away from being homeless."
Community kōrero participant

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- There are 250 Kāinga Ora properties to serve the whole Kāpiti Coast.
- There are 190 people on the public housing waitlist, but the needs appear to be dramatically higher.
- The number of Emergency Housing Special Needs Grants granted in the Kāpiti Coast District has increased from 360 in the 2017-2018 financial year, to 1,398 in the 2020-2021 financial year, with a total amount granted increasing from \$286,713 (2017-2018) to \$2,750,833 (2020-2021) - An increase of \$2,464,120, of nearly 860%⁶⁸.
- 50 Adults and 40 children are living in emergency housing.
- 200 people are living in boarding houses.
- 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.
- Emergency housing tenants 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 2021⁶⁹.

⁶⁸ Data Sourced from Council OIA's, March 2022. Further OIA data is available in Mitchell & Glaudel 2021 ⁶⁹Mitchell & Glaudel 2021 p146.

Iwi conversations emphasised many of the community kōrero points around the systemic issues against secure tenures; concerns for how these issues were affecting rangatahi and families and their tamariki were also raised. Iwi-led initiatives to support key sub groups facing precarious housing could serve the whole community which also prioritises whānau.

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Key points raised in the community kōrero included:

- Participants perceived that there is not much street homelessness. Hidden homelessness was emphasised, they said that there were a number of people rough sleeping, but many living in cars, tents, containers, couch-surfing, or living with friends. They said that some people are choosing to live like this because of perceptions that boarding houses and emergency housing are dangerous (due to gang activity and drug issues).
- Participants knew of some people living in cars and trucks who are working but unable to afford housing.
- Participants perceived that an increasing number of older women were becoming homeless because of changing circumstances such as divorce or widowhood.
- Participants perceived that young people are the most likely demographic to fall into precarious housing and find it harder to get out.
- Participants perceived that low-income singles and renters are most susceptible to poor wellbeing when precariously housed, and that they find it very difficult to overcome.
- Participants generally were of the opinion that forced moves and unaffordable housing stand out as being particularly strong drivers of a decline in wellbeing.
- Participants generally were of the opinion that people are most likely to fall into or remain in precarious housing when they are young, suffer physical violence or experience jail detention.

"I know of two pregnant young people (15 and 16) living in a garage but they're not deemed homeless by MSD, what options do they have?"

Community kōrero participant

"The biggest problem for families struggling to get out of someone's lounge is they aren't deemed 'homeless' because they have somewhere to stay, and are refused assessment by agencies. But they need to have an address to be able to get any government benefit!"

Community kōrero participant

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DAVE FORMER PRISONER



A former prisoner who is trying to make the most of his new life, but struggling to get ahead because of the domino effect of housing issues.

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THIS
YEAR

NO CHOICE BUT TO STAY IN PRISON

Dave is in prison on a 3-year sentence, he is now eligible for parole.

A care plan is put in place by Care NZ: it includes a plan for employment, housing, health, and any other conditions of release (e.g. an addiction support programme) included.

Care NZ are not able to find appropriate housing in Kāpiti, so they advise Dave to stay in prison.

NEXT
YEAR

A PLACE AT A BOARDING HOUSE BECOMES AVAILABLE

Care NZ finds a boarding house spot for Dave. Dave has to wait while the address gets approved for parole.

The boarding house is in Kāpiti, but in an unfamiliar area away from any whānau support. Dave doesn't have any community integration or know how to access the service he needs.

Dave struggles to find work, and the boarding house is \$300/week.

Dave isn't able to see his kids because there is no space in his bedsit at the boarding house. Supervised access has to take place in an institutionalised space.

LATER
ON

DAVE REMAINS ON THE PUBLIC HOUSING WAITLIST

Dave is on the public housing waitlist and it's been ages because there aren't any single houses available.

Dave is still struggling to find work, especially because he doesn't have a car and public transport to the places he needs to go is really bad.

Dave meets Kevin at the boarding house, who offers him some "off the books" work, but it's really sporadic and unreliable. It's really stressful not being able to find work and having no money, and he feels isolated away from his whānau and community.

THE
FUTURE

PRISON IS MORE AP- PEALING THAN LIVING LIKE THIS

Dave's mental health is worsening and he starts looking for help, but he's not eligible for local mental health care because he's not yet suicidal. Dave contemplates how to get police attention to be able to get referral to mental health services.

Dave realises that he was better off in prison, where he was fed and had a roof over his head. And at least his kids and whānau could come and see him more often.

Dave reoffends to get himself back in prison.

WHAT COULD BE DONE NEXT?

If Dave had had a good integrated care plan from the beginning, he could be integrated back into the community and his story could have been different. Some ideas for Dave include:

A) Support boarding houses and other transitional facilities to develop and offer more wrap-around support, including flexibility and space to allow for kids to stay and visit, pets, etc.

B) Encourage Whānau-centred models of providing for housing, employment and other re-integration needs.

**\$130k/year to keep
Dave in prison.**

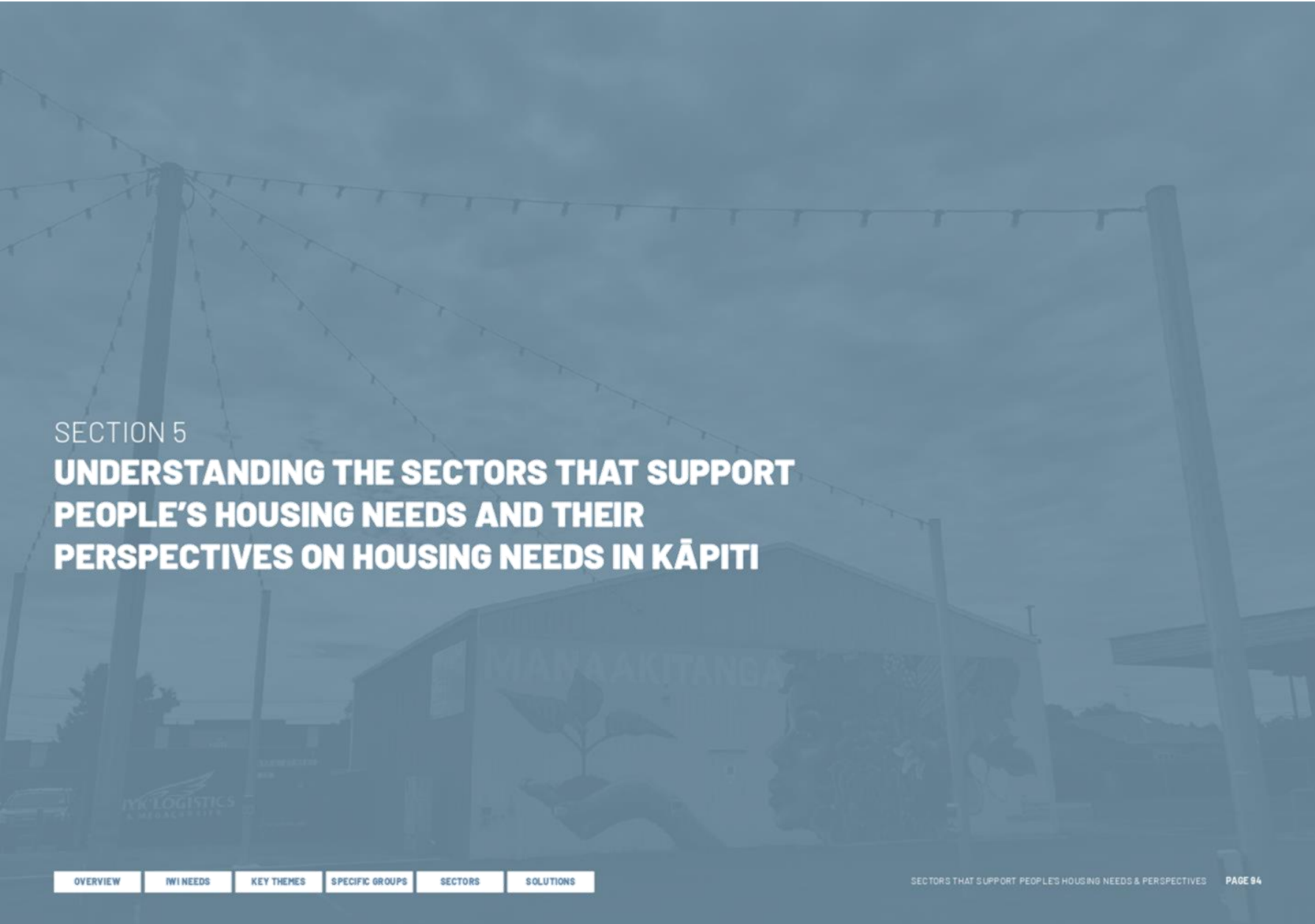
COMPARISON:
\$26k per year to cover the average weekly rent for 2 bedrooms in Paraparaumu.

\$18,668 gross single job seeker Government support package.

**\$45k versus \$130k
per year, an \$85k
difference.**

It can cost more to keep people living in [unsuitable] situations than it would cost to fix the problem.

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Key Service Providers and Government Agencies

Service providers and government agencies are a critical piece of the puzzle in addressing systemic housing issues.

Interviews with support service providers and government agency officials offered an important additional dataset within the community engagement and iwi-led engagement, because these groups have significant knowledge about the issues at hand.

Their views are distributed throughout this report, but key findings are also highlighted in this section.

Addressing housing needs and housing stress requires a coordinated response across our whole housing system. It also requires a shared vision of what success would look like for Kāpiti. This is why we also included key providers in our housing conversations and brought together the various parts of our housing system as part of building our case for change.

Key points raised in the community kōrero specifically by service providers included:

- We heard significant commentary about the interrelationship of needs being increasingly complex to address for service providers. Some felt as though they were having to offer crisis services even though this is not what they were set up to do. Other felt as though they were having to act as make-do social workers and counsellors, when they don't have expertise in this area.
- There was comment about how many agencies and community support networks compete for housing supply solutions.
- Service providers also raised that they don't have direct connections with each other, and so have to use 0800 numbers to call government agencies when trying to coordinate services (e.g. Kāinga Ora and MSD) and can end up waiting for an hour or more to speak with the appropriate person – this can be during a crisis situation, when coordination is needed immediately.
- Service providers felt overworked, stressed, and as though they were doing more than their usual scope, but because there's neither an overall strategy nor a system-wide coordinated response, inefficiencies are not only not being addressed, but also, many of the key senior people involved did not appear to be aware of these shortcomings.
- Service providers commented that they were struggling to recruit key staff in some instances because the housing costs were out of reach for their potential workers.
- Youth social service providers commented that it is difficult to find safe options for youth when they need to leave home; they often have to use personal connections to find a space or make do with accommodation that is not ideal. They wondered if the scale of the not-fit-for-purpose housing issues were being captured in the data.
- Plunket staff commented that it is hard to deliver Plunket services, etc., in emergency accommodation. There is no space, people are moving all the time and there is no update on where people have moved to.
- Service providers commented that they were observing local GPs leaving and it being hard to replace them; many GP's also have closed books which raised questions about where people can go for this crucial local service? Some felt people were being forced to use A+E as a result.
- There was commentary about key services not being provided in Ōtaki. This requires people to travel to Levin or further away. As many people are struggling financially, this can be an issue, because transport links are poor (train / bus). Or if services are hard to access, many people will choose not to access them (better if they are provided locally).
- Many people find that Mental Health and AOD services are hard to access, so people self-medicate because of delays in getting help when they need it.
- An approximate statistic was shared that nationally, Police spend 70% of their time on family violence and mental health issues, which are exacerbated by housing issues.

"Everybody is stretched, under resourced and stressed...and can not provide the support that they should."

Community kōrero participant

"Transience makes it hard for us to support people as people move between areas and we do not know where they are."

Community kōrero participant

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Key points raised in the community kōrero specifically by government agency officials included:

- Government agency officials commented about the complications caused when a person needed support from a number of agencies and organisations and how this could be a real challenge due to competing assessment and delivery processes. This was reported as being especially difficult if the person has a disability.
- Government agency officials commented about the way people were being moved around within Kāpiti and the difficulties arising from trying to maintain services between CCDHB and MCDHB areas.
- Some also commented on the challenges with discharging people from hospital or other facilities when they have nowhere to go. There is a perception that MSD has access to housing, and will sort this out, but it's a shared responsibility and the options are limited.
- Commentary was made about how agencies such as the DHB, Kāinga Ora, and MSD do need to work more closely together to strategise bespoke solutions for housing solutions. Government officials pondered as to how they could better work together to use available land that agencies might own and how the partnership can innovate solutions for new supply in a timely manner, considering all vulnerable cohorts.
- Oranga Tamariki staff saw strong correlations between housing needs and the work they do, commenting that "housing issues bring Oranga Tamariki into people lives".
- Oranga Tamariki staff also described their increasing role in housing provision: "We end up paying people's bills, bonds, rent arrears if they do not qualify for MSD help as this keeps the family together in housing and prevents homelessness. Is this our job? We do not have anything in our budget for this."
- Oranga Tamariki staff noted: "We have an Oranga Tamariki property team that are looking for properties but they struggle to find anything and are flat out across Wellington trying to find options."
- A concern raised was that while Oranga Tamariki provides a transition service, it's not in Kāpiti, so young people have to move out of the area to access support. This creates extra stress for the young person and makes it harder for them to keep connected to family and support networks.

"Statutory responses are no longer our main work. It's now around housing and associated issues."

Community kōrero participant

"Each government department has a different system and way of funding and this takes time to work through. We need a better way of working across government agencies."

Community kōrero participant

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The Business Sectors Relationship with Housing

With economic stability and housing being so intertwined, another sector it was important to hear from as part of this needs assessment was the business sector.

The commentary emphasised the worsening housing situation in Kāpiti and showed how employees and business owners were being strongly affected by affordability concerns. Overall, responses were framed by a 'making do' attitude and there was uncertainty about what role this sector could play in helping to address the issues at hand.

"Communities are breaking down. People don't have time or energy for the things that actually matter in life. It's the saddest time of my life and that of many others."

Business survey respondent

Key points raised by business survey respondents included that:

- Some business owners felt it was increasingly difficult to attract staff in industries such as hospitality, because of the lack of local tertiary institutions, meaning that eligible youth move away from the area to be trained. They commented that it then becomes very difficult to attract them back as the housing options are so limited.
- A variety of business owners felt prices were beyond reach for many younger employees and those seeking to enter the housing market for the first time. The cost of housing meant a greater proportion of employee incomes were being utilised for housing costs, including mortgage payments, or rent payments, and this was triggering staff to ask for additional hours and pay increases.
- Business owners commented that they felt the housing both themselves and many employees were living in was of much lower quality than it ought to be given the price people were paying. They felt many staff were increasingly not able to afford the usual necessities, like food and petrol because of housing costs.
- Business owners highlighted an increased level of uncertainty and worry both they and employees were feeling about being able to pay for everything that needed to be paid for. For some employees, business owners were aware of the fear they were facing about being made homeless and noted that this was causing mental health issues that they didn't always feel equipped to support with.
- Other owners commented that they had noticed more staff are now commuting from outside of Kāpiti, from areas like Levin, because they can no longer afford to live locally. They also noted that for some time key workers had been able to be attracted away from Wellington City by the lower rents, but that affordable local rentals were becoming increasingly difficult to find and that this ability to attract key workers was becoming limited as a result.

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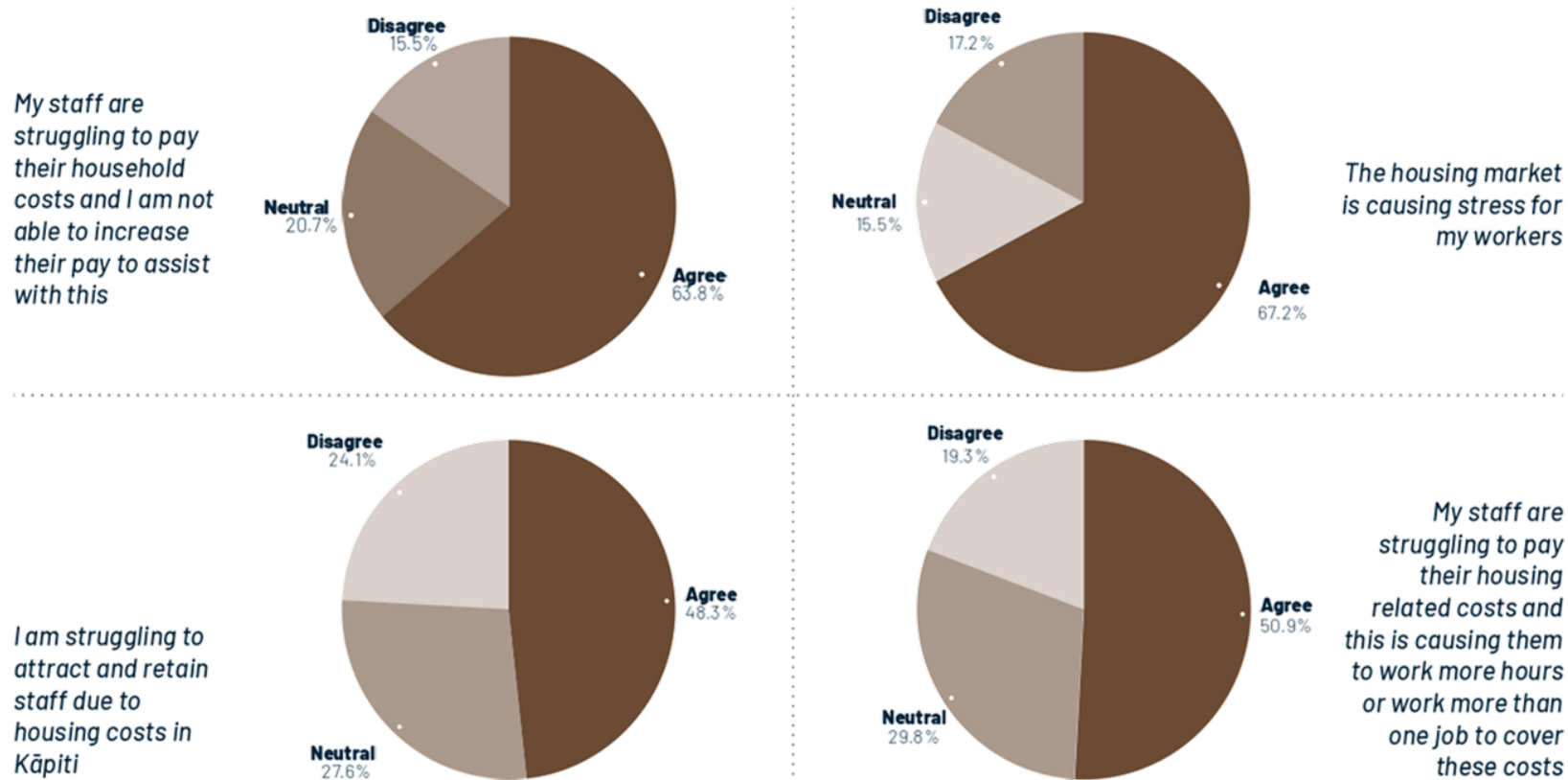


Figure 14. Business survey responses to four key questions.

SECTION 6

**UNDERSTANDING WHAT SOLUTIONS PEOPLE
THINK ARE NEEDED TO ADDRESS HOUSING NEEDS
IN THE SHORT- AND LONG-TERM IN KĀPITI**

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Participant responses about next step solutions could be grouped into three main ideas:

1.

**WE NEED THE
RIGHT HOUSING
IN THE RIGHT
PLACES.**

Housing options need
to be as diverse as
people.

+

2.

**WE NEED
COORDINATION
ACROSS
AGENCIES.**

There should be a 'one
stop shop' for people (that
is people-centred).
Government agencies
need to work better
together.

+

3.

**THE PHYSICAL
HOUSE AND THE
WRAP-AROUND
SERVICES
REQUIRED TO
MAKE SOLUTIONS
LAST ARE BOTH
ESSENTIAL.**

THERE WAS WIDESPREAD AGREEMENT THAT CHANGE IS NEEDED ACROSS THE WHOLE SYSTEM

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1. WE NEED THE RIGHT HOUSING IN THE RIGHT PLACES

This means supporting broader housing choices; housing stability and a range of housing tenures.

- Community kōrero participants identified more affordable housing as the bottom line, emphasising a need for a mix of tenure types to meet the diverse range of needs in the Kāpiti Coast District, and provide affordable and secure housing for a range of incomes, enabling people to stay in their communities. (Tenure types discussed included rent to buy and shared equity schemes.)
- Participants discussed the need to change the balance of the housing continuum and enable security of tenure for everyone, by providing better choices and a better variety of options across the whole housing system.
- Included in this was discussion around the need for more specialist housing providers to create community, connectedness and wellbeing. Participants highlighted the need to invest in the CHP sector, and emphasised that there is a real need for housing for women and tamariki.
- Participants spoke about the importance of community, and the need for mixed communities and blind tenure, with old and young living together in the same community.
- Māori housing approaches were discussed, with participants identifying a need for different lending models that support Māori (land held in perpetuity), and more Māori focused housing solutions including Papakāinga.

This means ensuring the district plan and consenting supports a wider range of housing options in the right places.

- Many participants raised the need to remove barriers and “red tape” to enable good development rather than hinder it, adopting a system to support the right development in the right places. Participants also identified development and consenting costs as barriers and proposed reducing these.
- The need to make development of good quality infill housing easier was also highlighted, along with the ability for large sections to have extra housing put on them, and enabling mini-dwellings and tiny homes
- Participants emphasised that Māori should have support to build on Māori land.
- Many spoke about the need to encourage more social, affordable and Māori housing, by way of incentives, development contributions, inclusionary zoning, and mandating of affordable and social housing, insisting that all housing developments make provision for low-income ownership and/ or social housing.
- A key point raised many times was the need for place-based initiatives and solutions to ensure good development in the right place, avoiding sprawl.

“I guess it's easier to say you want a mixed community than it is to really make it happen. I hope we can support more options though, I don't see how our young people have any hope otherwise.”

Community kōrero participant

“Growth in Kāpiti needs to be managed well and built in the right areas with the right connections to what people need.”

Community kōrero participant

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2. WE NEED COORDINATION ACROSS AGENCIES.

This means people felt we need radical action now as people are desperate.

- Participants were passionate about the need for immediate radical intervention and innovation, across government agencies, to create change and meet the actual needs.
- Participants spoke about the need to fundamentally change the approach and system, saying that government should force the required changes through. There was also discussion about the need for whole-of-life change for some people, because of intergenerational under-investment in people, housing and community.

This means people wanted people-centred, not system-centred, responses.

- A key point raised time and time again was the need to put an individual at the centre of the response, rather than trying to fit the individual into the system and various organisations' contractual boxes. Discussions focused around the need for holistic service provision and proper holistic assessments that work across agencies, in the form of a complete care package with one point of entry so that people don't have to tell their story over and over to numerous agencies. Participants also suggested an information and services hub to allow ease of use.
- Alongside this, participants spoke about the need for government agencies to work together. There was discussion about the need for housing and health services to work together to find the best solutions for people, and agencies such as DHBs/ Kāinga Ora/ MSD needing to work closer together to strategise bespoke solutions for housing supply.

"We need less bureaucracy and red tape; let's get people housed."

Community kōrero participant

"Working together to use available land that agencies might own, with partnerships that can innovate solutions for new supply in a timely manner that consider all vulnerable cohorts."

Community kōrero participant

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3. THE PHYSICAL HOUSE AND THE WRAP-AROUND SERVICES REQUIRED TO MAKE SOLUTIONS LAST ARE BOTH ESSENTIAL.

This means that education and job availability and security are understood as strongly connected to housing delivery and need to be planned together, through both a spatial and economic lens.

- Participants emphasised that housing development should support job creation, by using and expanding the local workforce to build houses.
- Participants also spoke about the need for a greater range of better-paid jobs in Kāpiti, especially for young people, so that they can afford to live here.
- Many participants mentioned the need for better access to education in Kāpiti alongside housing development, particularly tertiary education options.
- There was discussion around the possibility of innovation hubs, with social enterprise and business development support.

This means that emergency/ transitional housing solutions need to be rethought and the focus shifted on to better prioritising long-term solutions.

- Participants wanted to see a greater range of options available and faster response times for key groups needing transitional and emergency solutions (e.g. due to domestic violence issues where somebody has to leave a property for a few days; at risk youth where there has been a breakdown with the family).
- In addition to this, participants highlighted the need to also focus on permanent housing solutions with the right support, providing people and their children with stability instead of the current short-term solutions that lead to transience.
- Participants also highlighted the fiscal imbalances of emergency housing, noting that the high costs (to Government) of emergency housing would be better invested in permanent housing solutions as a better return on funds invested.

This means ensuring the critical role the finance sector plays is addressed as part of the overall response:

- Participants discussed the need for banks to be included in systems change, i.e. whānau-first support. Banks 'getting away with part of the problem' was raised as a systemic issue that participants were very concerned but also confused by.
- Beyond traditional bank-lending, participants proposed mixed funding models to achieve the right outcomes for people. Participants highlighted that funding across agencies in a coordinated way would save money and have better outcomes for people.
- Participants also spoke about government support to meet people's fundamental needs, with benefits being paid directly to cover people's housing-related expenses (e.g. power bills), so that these people can secure their housing and not have to choose between paying for rent or paying for heating.

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"We need to invest now so future generations have a better housing and community experience. We need to break the cycle of intergenerational welfare dependence."

Community kōrero participant

"We need a functional zero / housing first model...Housing is a key to resolving people's other needs. People need a home and then support. We need housing to permanently house people and then wrap services around them, not temporary solutions."

Community kōrero participant

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When participants shared what roles they thought council should have in helping to address housing needs, their responses could be grouped in to three key categories:



FACILITATOR/ENABLER ROLE "MAKING IT EASY"

Participants spoke about the need for Council to support the education/capacity and capability of:

A) THE MARKET to identify and enable quick wins i.e. connect the dots with available land in the market for projects such as tiny homes, additional units, and underway developments that could be fasttracked as an incentive to include more affordable solutions.

B) THE MOST AFFECTED GROUPS to help them better navigate issues and encourage and enable self-determination. There was also discussion about the need for Council to be a navigator, focusing on holding people's hands through Council consenting, etc., as part of an education offering.



PARTNER ROLE "SHARING THE LOAD"

Participants strongly believed that Council needs to partner with other agencies and sectors, working with developers and community agencies to address the delivery of a greater range of housing options.

A key point raised many times was that Council needs to help collaborate and coordinate across agencies. Participants noted that as a provider, Council could be reviewing its current land-holdings for suitability for housing, and/or entering the housing development market, providing affordable rentals or pathways to ownership.



ADVOCATE ROLE "LEVERAGING KEY VOICES"

It was highlighted that the issues are whole system issues, and require whole system solutions. Participants noted that Central Government has the biggest levers, so for Council it's about how these issues are communicated and addressed by government agencies and departments.

Advocating for Kāpiti residents and all the stories shared in this needs assessment was seen as a key role that Council needed to play going forward.

THESE IDEAS CAN FEED IN TO THE NEXT STEP FOR COUNCIL, CLEARLY DEFINING THEIR ROLE AND A PATHWAY TO ACTION IN THEIR HOUSING STRATEGY.

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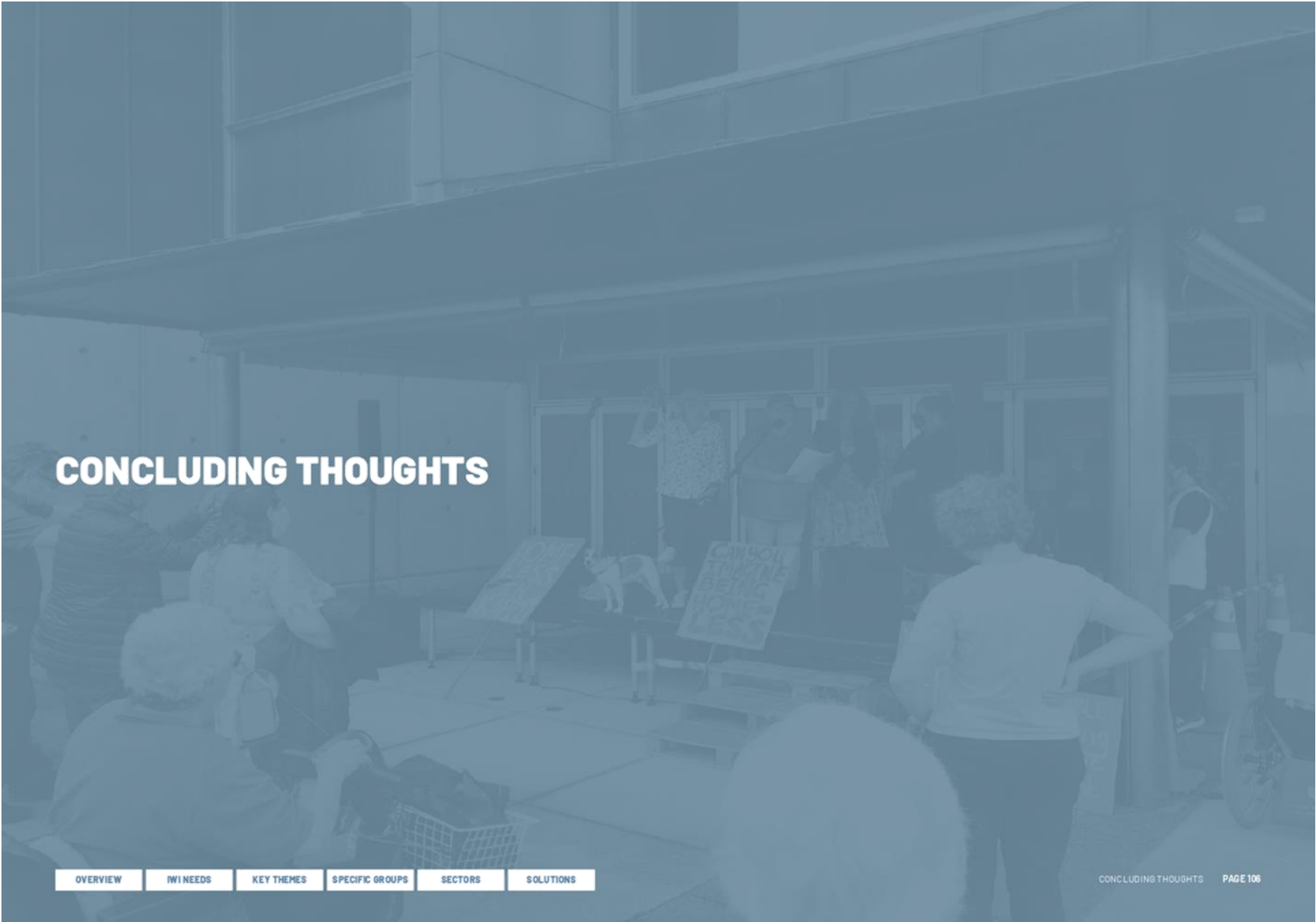
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It all starts with housing. So much of community and individual wellbeing hangs off getting housing right. This needs assessment has revealed that, for many, the time for change is now.

A coordinated response is needed across the whole housing system, to create a more inclusive variety of housing options in Kāpiti. Bringing about this change would help to secure a better future for the district.

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Appendix 1:

The Impacts of the Covid-19 Pandemic

The Covid-19 pandemic has had an undoubtedly significant impact on people's lives, so it follows that housing and any housing research completed since the pandemic started, will be influenced by people's experiences of the pandemic.

The main themes to emerge that are specifically related to the pandemic influencing housing needs were:

- Changes to the way people want to live more locally and a greater consciousness about having access to a broader range of amenities within walking distances of their homes.
- The perception that people were coming back from overseas and wanting housing options that more closely resembled some of the higher density environments they were used to, or conversely wanting the opposite, such as lifestyle sections.
- Changes to people's priorities and an exacerbation of issues that had been put on pause and not addressed while the pandemic became the focus e.g., people delaying medical care or staying in jobs because it felt safer than changing, or feeling that their job security was at risk.

Key points raised about Covid-19 pandemic in the community kōrero included:

- **Iwi continue to look after their own.**
- There is a perception that organisations are being expected to do more work on less income. This is also in light of there being fewer volunteers (exacerbated because such a high proportion of volunteers are elderly). This places extra strain on the usually sole paid worker; morale is down and people are burnt out.
- **There have been significant operational difficulties for key service providers;** two organisations had stopped offering their services as they cannot do so online.
- **There has been a sharp increase in the number of people reaching out for help.**
- Community events that people used to look forward to are not happening and this affects morale, and also reduces engagement / interaction between people and community services.
- One positive raised was that more collaboration among social services had been occurring to try and help the homeless/unemployed even if it was outside the usual day-to-day kaupapa.
- Livelihoods have been affected as people without vaccinations are being stood down, businesses are cutting back or closing their doors, and this is often related to housing concerns.
- People are being asked to leave accommodation if they are not vaccinated. Where do they go?
- Another question raised by the community kōrero included skills shortages, asking where people will live when New Zealand opens its borders to these workers?
- **There was a strong perception shared that people coming to Kāpiti from Wellington and back from overseas was pushing up house prices for long-standing locals.** Overseas cash providing purchasing power and wage differentials, along with Kāpiti being a safe environment, were commonly cited as the most likely reasons. Also cited were the changing, more flexible work practices, leading to people moving to Kāpiti to be in a less densely populated environment.

There was a fantastic response to the surveys and community kōrero sessions. Who participated is outlined in the following pages.

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Appendix 2:

Who Participated and How Were They Contacted?

Communications objectives were to:

- Raise the profile of the Housing Needs Assessment as a key deliverable of Council's Housing Programme and the development of a housing strategy to support future planning to address gaps in housing supply.
- Encourage participation in the community/residents survey and community kōrero.
- Ensure stakeholders participating in qualitative and quantitative research understand what they are feeding into and how their insights will be used to support future planning.
- Ensure external communications contain the voices of Council, Iwi partners, and our delivery partners.
- Manage expectations regarding Council's ability to resource and action any recommendations of the assessment.

We are grateful for the support of the following community partners in this campaign by sharing the survey with their networks or helping to facilitate community kōrero.

Hora Te Pai Health Services | Kāpiti Community Foodbank | Kāpiti Impact Trust | Kāpiti Women's Centre | Kāpiti Youth Support (KYS) | Ōtaki Foodbank | Ōtaki Medical Centre | Paekākāriki Housing Trust | St Vincent de Paul Kāpiti | Volunteer Kāpiti | Zeal Kāpiti

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Community Housing Survey: How did we reach people?

A whole range of communications were delivered to promote the survey as widely as possible, including the following:

Newspaper advertising

- Flagged the upcoming survey in 'Future Kāpiti' spread
- Half page ads: A call to action from Council and community groups.
- Kāpiti News
- Kāpiti Observer
- Ōtaki Mail
- Ōtaki Today

Poster and paper surveys

Throughout the campaign, posters and/or paper surveys were displayed in libraries, aquatic centres, at community partner venues, and community notice boards (Paekākāriki, Waikanae Beach).

Radio advertising

- BeachFM
- Mediaworks (The Breeze, The Edge, MoreFM, The Sound, The Rock)
- NZME (COAST, Newstalk ZB, The Hits, ZM)

E-newsletters and direct communications

- Everything Kāpiti (Council e-newsletter)
- Aquatics e-newsletter
- Libraries e-newsletter
- Economic development newsletter
- Emailed newsletter copy to community partners for use in own comms

Media

- Media advisories (at start and completion of survey)
- Media interview with Councillor Rob McCann on Beach FM

Digital posts

- Antenna posts x2
- Facebook posts and stories
- Instagram posts and stories

Digital advertising

- Facebook (ads)
- nzherald.co.nz (sponsored links / 26 Nov – 10 Dec / 230,352 impressions)
- Trademe.co.nz (300x250 / 25 Nov – 10 Dec / 63,129 impressions)
- Google display
- Neighbourly (sponsored posts and alerts / 39,251 impressions)

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Figure 15. A sample of the community survey advertising collateral

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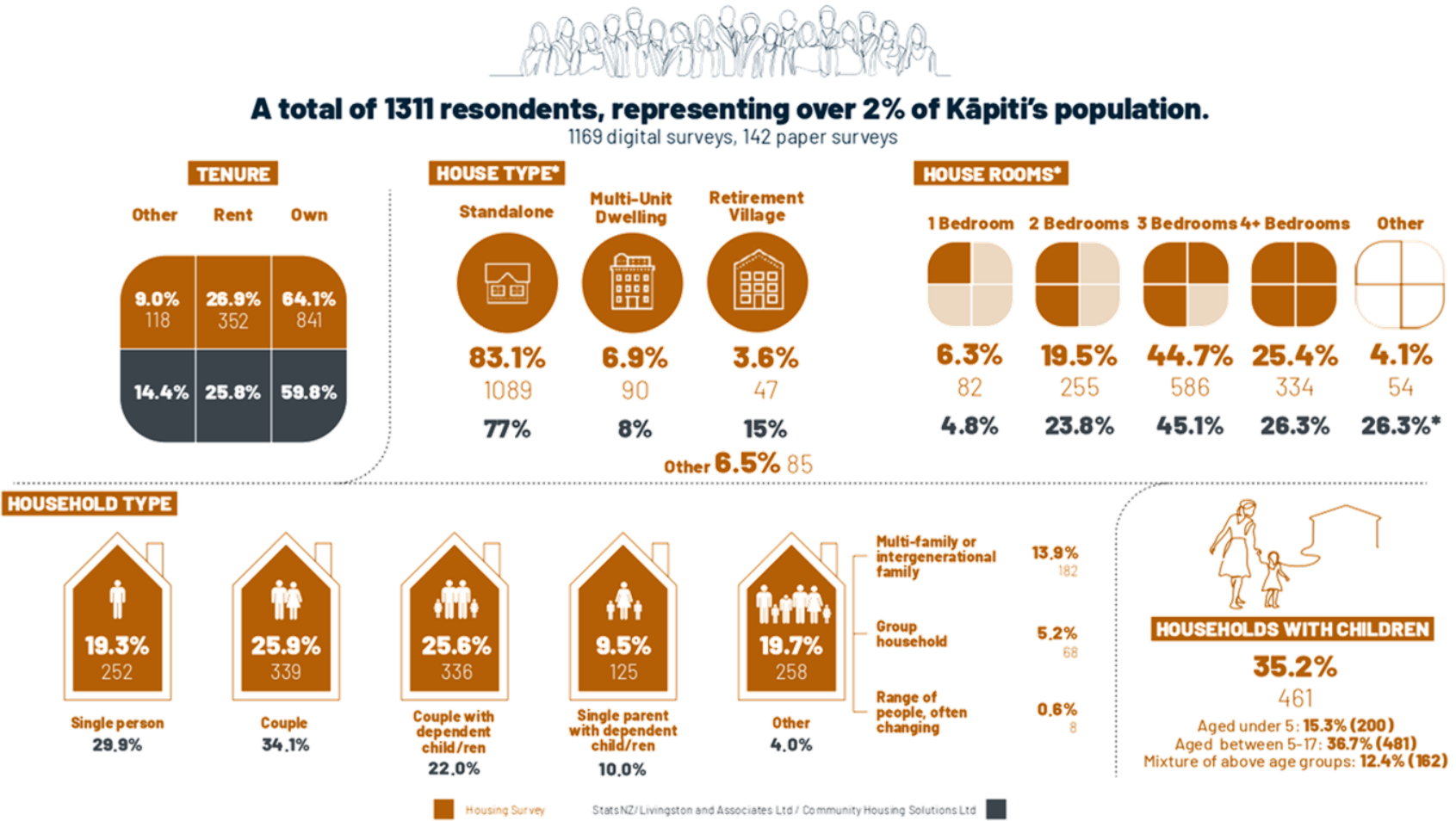


Figure 16. A summary of who participated in the community survey.

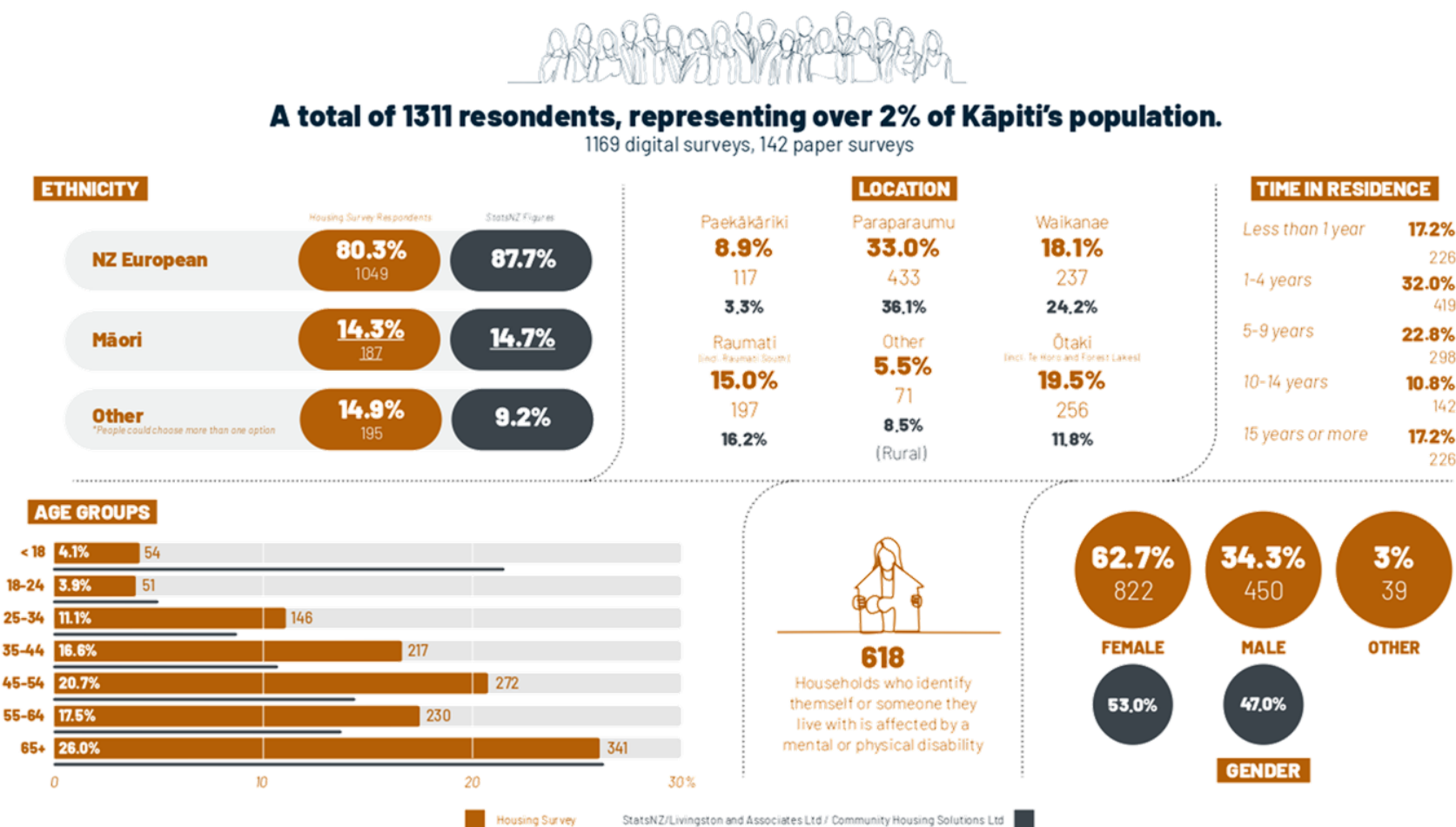


Figure 17. A summary of who participated in the community survey, continued



VIDEO LINK

Figure 18. A sample of the community kōrero advertising collateral.

Community kōrero: How did we reach people?

Key groups were identified through an engagement planning process with Council teams. A communications plan was designed for each category of potential participants and corresponding collateral was developed to promote the sessions as needed. On the left is a sample of the material used.

For the sessions with key service providers and government agencies, Council staff who held the relationships contacted each group to invite them to participate. It is also important to note that the sessions with these groups were designed as community kōrero too, rather than following a more formal interview format, in acknowledgement that the people working in these organisations are part of the community too and we can't disassociate people from their roles and other social connections to place when asking about housing and service provision. This process created a safe environment for open and honest discussions and we are grateful to the participants for this.

Videos

Council produced seven videos featuring members of the community speaking about their challenges with Housing, or the housing future they hope for. There was also a video compilation of the stories with a strong call to action at the start and end. These were used on Council's social channels as stories as well as on the EngagementHQ page. Those featured in the videos were also asked to share their video to their own networks.

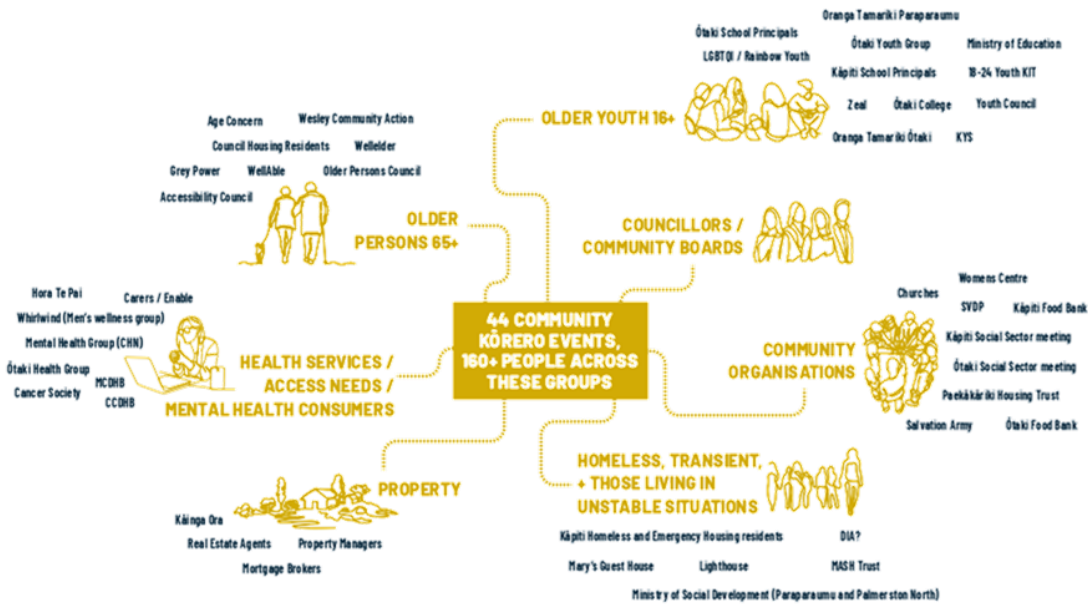


Figure 19. An overview of the groups that participated in the community kōrero events.

Community kōrero: Who participated?

Community kōrero sessions, focus group style events, were designed to ensure that groups not always well represented in surveys had their voices heard in Kāpiti. A series of sessions were also designed for social and housing service providers.

An engagement plan was developed that carefully considered the ethics of engaging with each group and an information sheet was provided to all participants to outline the scope of the research, and that their involvement would be anonymous and confidential. They could withdraw their participation at any time but none chose to.

Peer-to-peer sessions were designed where appropriate and others were facilitated by Council staff. To deliver these sessions also included a careful Covid-19 response in line with Council policy.

The questions for each event were individually developed, with a series being repeated across all groups. A summary document was produced to record each event, so that the conversations could be coded as data. For service provider groups, these documents were all sent to providers for their approval. No changes were made to the notes recorded.

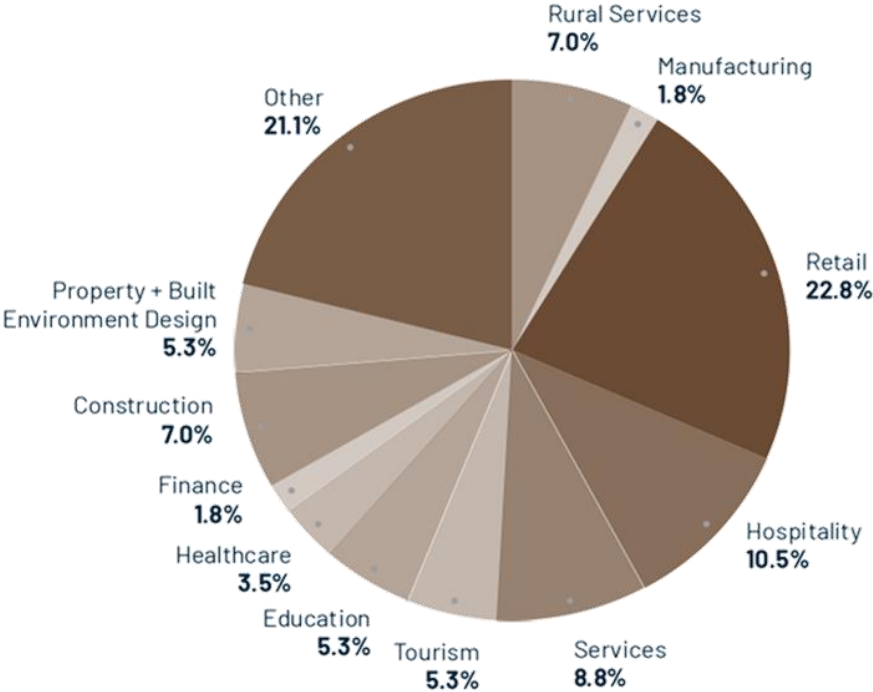


Figure 20. The range of sectors that business survey respondents identified themselves as being from.

Business survey: Who participated and how did we reach them?

113 businesses participated from across Kāpiti, with 57 businesses answering all closed-ended/ multi-choice questions.

The majority of these businesses are from the retail sector. The majority of these businesses have 3-10 employees.

Businesses were contacted through local business associations and Council's economic development team. A suite of advertising collateral was designed to support the promotion of this survey.



Figure 21. An example of the business survey advertising collateral.

GLOSSARY – This glossary defines key terms and concepts relevant to the scope of this report, to support clarity and comprehension.

GENERAL HOUSING TERMS

Accommodation Supplement – A non-recoverable weekly payment to people who are not in public housing, to assist them with their rent, board, or the cost of owning a home.

Community Housing Provider (CHP) – A not-for-profit organisation that provides safe, secure, affordable and appropriate rental housing. These organisations provide, and largely self-fund, housing products and programmes for low-income households.

Housing adequacy – A vision for, or condition of, housing that is habitable, affordable, accessible, secure and culturally appropriate, as defined by the UN Habitat goals and adopted by the NZ Human Rights Commission. This includes the concept of sustainable housing that is able to meet the needs of current and future households.

Housing choice – The revealed preferences through people's actual housing market decisions and trade-off behaviour. Housing choice is influenced by the limitations and constraints of the actual housing environment and market conditions people find themselves in.

Housing continuum – A linear spectrum that categorises households into cohorts of people, and identifies a range of housing tenures available, on the basis of cost, affordability and/or ownership and management. This can be a visual tool for understanding housing delivery and intervention, illustrating the pathway from insecure housing (homelessness) through to private rental and home ownership.

Housing demand – The willingness and ability to purchase a house, or take on another housing tenure. Demand for housing is assessed at national and regional levels to ensure that public housing is provided in the areas that need it the most.

Housing ecosystem – An interrelated system that encompasses the affordability continuum, its cohorts, the housing tenures and models that exist in New Zealand and internationally.

Housing need – The number and type of houses required, related to household size and population growth. A household is in housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30 per cent or more of its total before-tax income to pay a median rent.

Housing preferences – The relative attractiveness of housing, with an aspirational and long-term orientation. Preference is a relatively unconstrained vision of what someone seeks in a house, including longer-term aspirations and desires.

Housing supply – The process of creating housing units for households.

Housing tenure – The nature of a person's or household's legal right to occupy a dwelling. These legal rights range across rights of use, control and disposal. Rental and home ownership are the most common tenure types in New Zealand.

Income Related Rent (IRR) – IRR is a rent that is subsidised by the government to make accommodation affordable for low income households. For qualifying households, an IRR equates to 25% of their net household income, and the government pays the difference up to the market rental rate.

Security of tenure – A legal arrangement that determines the guaranteed length or extent of housing tenure. Secure housing tenure allows residents to live in their home (or sometimes an equivalent home) for as long as they want to, whether it is rented or owned.

HOUSING MODELS

Affordable housing – A home that a household could occupy for less than 30% of its income, as either renting or purchasing. This includes dwellings available through a housing assistance program that provides for a specified level of below market rent price. Affordable housing includes Assisted Housing.

Assisted housing – A category on the housing continuum that includes emergency and transitional housing. This is synonymous with Supported Housing.

Build-to-rent – A property development model that delivers long-term investment and returns, from purpose-built rental housing managed by a single ownership entity. Build-to-Rent provides longer-term security of tenure for rental tenants than is generally delivered by market rentals.

Cohousing – An intentional clustering of private homes, with some common facilities and shared neighbourhood life. Cohousing communities are co-developed & co-designed by future residents, then managed and operated by the residents, supported by a hierarchy-free decision-making process. This term is sometimes misunderstood and used to describe the broader range of Community-focused Housing models.

Coliving – A commercially operated form of build-to-rent housing, that offers a curated lifestyle, communal spaces, flexible tenure, and often, reduced private space. This term is sometimes misunderstood and used to describe the broader range of Community-focused Housing models.

Community Land Trusts (CLT) – A shared-ownership tenure model, where ownership of the land and house are separated to provide retained affordability. Occupiers own (or rent) their home but not the land: a long-term ground lease is established for the land. CLT acquire and manage land with the intention of holding it in trust and developing affordable housing and other community amenities.

Emergency housing – Temporary accommodation (from overnight to 12 weeks) and support for households who have an urgent need for accommodation, because they have nowhere else to stay or are unable to reside in their usual residence. This is part of the Supported Housing category.

Housing cooperative – A form of shared ownership where residents purchase shares in a corporation. In this arrangement, the corporation is the development entity and retains ownership of either the land and housing, or just the housing (with a lease over the land). The residents purchase shares in the corporation, with each share corresponding to a dwelling unit or proportion of the overall roughly equivalent to a single dwelling. Cooperatives can be developed on a single site, or across various (scattered) sites.

Equity cooperative – This is an umbrella term to refer collectively to both limited and market equity cooperatives, a form of shared ownership where residents purchase shares in a corporation, which correspond to a dwelling unit or proportion of the overall development.

Limited equity cooperative – share prices are set by a formula, usually related to average median income, and not by the market, in order to retain affordability.

Market equity cooperative – share prices are allowed to rise with the market, and shareholders can sell at market prices.

Rental Cooperative – A form of shared ownership where residents purchase nominal shares in a corporation that correspond to a dwelling unit that residents rent or lease from the cooperative.

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Papakāinga – A group of houses, three or more, developed as a community on collectively-owned Māori land, to provide housing for people of all ages that have ancestral connections to the land. In a planning context, papakāinga is understood as – any activity which the owners of land held under Te Ture Whenua Māori Act 1993, that is in the traditional role of those tangata whenua, shall seek to undertake on their land to sustain themselves. Papakāinga may include (but not be limited to) residential, social, cultural, economic, conservation and recreation activities, marae, wāhi tapu and urupā.

Progressive ownership – A collection of housing models which offer alternative entry into home ownership by reducing the financial burden of entry associated with market home ownership. Progressive Ownership can be categorised as subsidy retention or shared appreciation. This is an umbrella term which includes shared equity and rent-to-own.

Property collectives – A joint venture which allows groups of people to collectively design, finance and develop a series of homes. At the completion of the development, homes are generally owned individually by households in the joint venture, with no on-going collective responsibility.

Public housing – Rental properties owned (or leased) and managed by the state, Kāinga Ora (formerly HNZ), or a Community Housing Provider, that can be tenanted by people who are eligible for public housing. Also known as social housing or state housing (specifically housing provided by the state).

Rent-to-own – A housing model administered by a third party, Trust, or corporation where tenants rent for a predetermined period (e.g. 5 years), before they are offered the opportunity to wholly or partially purchase the property at or below market value. Restrictions are usually placed on the property to ensure affordability is retained for future households. This is a type of Progressive Ownership.

Shared equity – A housing tenure arranged between a Trust, Incorporation and/or third party, and an individual household, that share in the ownership and cost of housing, at a price point the household can afford. Shared Equity can also be called 'Co-Ownership' or 'Shared Ownership'. This is a type of Progressive Ownership.

Supported housing – A support programme that provides short-term subsidised housing and related support services for households with acute housing needs. Supported housing aims to help people gain safe and secure housing and offers them support to gain independence in their community. This category on the housing continuum includes emergency and transitional housing, and is sometimes referred to as Assisted Housing.

Transitional housing – Short-term housing (12 weeks on average) and social services for people with an immediate housing need while support is put in place to transition them into sustainable public or private housing on a long-term basis. This is part of the Supported Housing category.

Research disclaimer:

Many results in this report are not official statistics. They are the result of a community survey, community kōrero sessions (a type of focus group), and iwi-led research.

Any opinions, findings, recommendations, and conclusions expressed in this report, other than those shared by the community and iwi, are those of the authors, not Kāpiti Coast District Council.

Careful, ethical consideration has been given to the privacy, security, and confidentiality issues associated with using the data and information gathered and in sharing people's voices and experiences with the utmost respect. All names attributed to the personas are fictional, despite the scenarios being based on stories shared during the community kōrero. Names associated with any quotes and service provider or government agency feedback have also been removed.

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8.3 KĀPITI COAST DISTRICT COUNCIL HOUSING STRATEGY 2022

Kaituhi | Author: **Laura Bertelsen, Advisor Strategic Projects**

Kaiwhakamana | Authoriser: **Natasha Tod, Group Manager Strategy, Growth and Recovery**

TE PŪTAKE | PURPOSE

- 1 This report seeks the Strategy and Operations Committee's approval of the Kāpiti Coast District Council Housing Strategy 2022.

HE WHAKARĀPOOTO | EXECUTIVE SUMMARY

- 2 This report provides the background for developing a final Kāpiti Coast District Council Housing Strategy 2022 (the Housing Strategy) including input received through the development of the Kāpiti Coast Housing Needs Assessment 2022 and during consultation on the 2021-2041 Long-Term Plan (the LTP).
- 3 The Housing Strategy sets out the principles and objectives of Council's housing work programme and outlines key actions for the next two-three years.
- 4 Attached in Appendix One is a copy of the 'Kāpiti Coast District Council Housing Strategy 2022'.
- 5 Attached in Appendix two is a copy of a 'Compilation of recommendations from the Kāpiti Coast Housing Needs Assessment 2022 and commentary of related actions in the Kāpiti Coast District Council Housing Strategy 2022'.

TE TUKU HAEPAPA | DELEGATION

- 6 The Strategy and Operations Committee has the delegated authority to consider this matter.

TAUNAKITANGA | RECOMMENDATIONS

That the Strategy and Operations Committee:

- a) Approve the Kāpiti Coast District Council Housing Strategy 2022, subject to minor editorial changes by the Chief Executive.

TŪĀPAPA | BACKGROUND

- 7 The development of a Housing Strategy for the Council follows on from the following:
 - 7.1 Kāpiti Housing Programme Assessment report completed by The Property Group (TPG), which was endorsed by Council in April 2020. This endorsement included agreeing some initial actions while further work was done establishing a Housing Programme. Council also considered Kāpiti Coast Communities Housing Taskforce report at the same Council meeting in April 2020.
 - 7.2 Community consultation undertaken as part of the LTP development which sought feedback on whether the Council should take a bigger role in housing and what that should involve.
 - 7.3 Completion of a comprehensive Kāpiti Coast Housing Needs Assessment 2022 (report in the Strategy and Operations Committee agenda, 12 May 2022).
 - 7.4 A series of discussions between council staff, officials from various government agencies involved in housing, and iwi.

- 8 Preparation of an 'implementation strategy' was one of the actions identified as a key step to address the four issues identified in the TPG Housing Programme Assessment report. This Housing Strategy delivers this.
- 9 The community outcome '*our people have access to suitable quality housing in Kāpiti so that they can live and thrive*' was included in the Long-Term 2021-41 Plan due to strong concern about the growing local housing issues and to guide Council's response to the district's challenges and opportunities.
- 10 During the community consultation on the LTP, Council asked the community whether the identified community outcomes are the right priorities for Council at this time. The priority with the most support was 'our people have access to suitable housing'.
- 11 'Access to housing' was identified as one of the districts 'Big Issues' in the LTP Consultation Document. Majority of the support for the Council to be involved in housing was 'to have Council in the role of an enabler'.
- 12 Through late 2021 and early 2022 targeted engagement was completed with stakeholders and interest groups to deliver the Kāpiti Coast Housing Needs Assessment 2022. This has been drawn from to assist with developing the Housing Strategy. In addition, particular consideration has been given to what Council's role is and should be in the housing system, and how we can support filling in gaps in the housing continuum.
- 13 At regional level, the Wellington Regional Growth Framework is looking across the whole region, so we get 'joined-up' planning. Housing supply, affordability and choice is one of the four priorities recognised in this framework and being progress under the umbrella of the Wellington Regional Leadership Committee.
- 14 Briefings on the Housing Strategy were held with Council on 9 November 2021, 1 March 2022, 5 April 2022, and 5 May 2022.
- 15 The Housing Strategy has been developed in parallel to the Kāpiti Coast Housing Needs Assessment 2022 which is being presented to the Strategy and Operations Committee today.

HE KŌRERORERO | DISCUSSION

- 16 In the past, Council's role in housing has focussed on the current provision of older persons housing, and provision of infrastructure, facilities and services and undertaking regulatory functions such as with the District Plan and issuing consents.
- 17 The Kāpiti Coast Housing Needs Assessment 2022 shows a strong need for improved access to social and affordable housing in the district. All brackets across the housing continuum are being affected by a housing system that is failing and the underlying issues are compounding. While by some metrics, Kāpiti is not seeing as much housing stress as other areas, that does not reduce the significant impact current housing issues are having on individual and community wellbeing in Kāpiti.
- 18 The Kāpiti Coast Housing Needs Assessment 2022 formed a foundation for setting Council's priorities for future action by outlining three key themes:
 - Housing choice, what choice?
 - Housing issues are pushing people out of their communities
 - Without adequate housing and access to appropriate support services, there can be no wellbeing.
- 19 Affordable housing is important for people's wellbeing. The Housing Strategy considers affordable housing to be based on households spending no more than 30% of their gross household income on housing costs (rent or mortgage). This is aligned with the definition provided by the Ministry of Social Development.
- 20 According to the Kāpiti Coast Housing Needs Assessment 2022, at the lower quartile house price of \$696,000, 88% of renters are unable to affordably purchase.

- 21 The Long-Term Plan 2021-41 identified the following core actions for Council's role in increasing activities, supporting, and enabling development in housing:
- Update the district plan to ensure we are enabling sufficient development capacity.
 - Work with commercial developers to encourage and incentivise higher density development in suitable areas.
 - Review our existing older persons housing complexes to see if we could redevelop to add more housing.
 - Explore if we can partner with iwi, a community housing provider or central government.
 - Pursue opportunities to secure land suitable for housing.
- 22 To build on this the Housing Strategy provides overarching direction and principles to guide Council actions. It articulates what the Council's role is, what objectives we are seeking and sets out specific actions the Council will take or contribute to over the short to medium term.
- 23 The Housing Strategy is underpinned by multiple inputs (including the LTP consultation and direction, the Wellington Regional Growth Framework housing priority, and the findings from the Housing Needs Assessment reports) and sets out a path forward for Council's role and what actions we can take to improve housing outcomes in Kāpiti, both on our own and working with partners.
- 24 In alignment with this, Council has recently refreshed our District Growth Strategy, Tu Tupu Pai – Growing Well. Te Tupu Pai set outs the vision and roadmap of growth in the District to sustainably accommodate an extra 30,000 residents over the next 30 years, based on current population forecasts. It is based around the concept of 'Growing Well' and acknowledges that there is changing demographics and lifestyle in the district, so a wider range of housing options are needed to improve choice which better meets the needs of the community and better enable affordable housing delivery.
- 25 The development of the Kāpiti Coast Housing Strategy has considered wider strategic goals for the district, and the need for strong alignment at a national and regional level to ensure success. It has taken direction from existing plans and strategies to deliver a coordinated approach across the district, including the District Growth Strategy.
- 26 The Housing Strategy shows that housing has a wide-reaching influence across multiple areas so needs to be considered in a variety of contexts, as illustrated on page 16 of the Housing Strategy. The Housing Strategy has alignment with a wide variety of both internal and external policies and strategies to ensure consistent delivery across the Kāpiti Coast District.
- 27 While the Housing Strategy is a Council document, it is informed by, and feeds into, the work of numerous other organisations across both the public and private sectors. The direction and outcomes of these parties directly influences the decisions that we make in Council, and in some cases more directly impacts on housing outcomes in the district. Relationships and consideration of stakeholders and collaborators identified on page 20 of the Housing Strategy are vital in the development and delivery of the Housing Strategy.

He take | Issues

Developing the Housing Strategy

- 28 The Housing Strategy draws on the feedback from the community in the LTP consultation process and from a range of input and conclusions drawn out through the Housing Needs Assessment. It also brings together work from across different parts of the Council which contribute to housing outcomes. A range of recommendations about policy actions and responses were made in the Housing Needs Assessment. Appendix two of this report illustrates how these have been responded to in the Housing Strategy.

- 29 The overarching vision of the Housing Strategy is “our people have access to suitable housing in Kāpiti so that they can live and thrive” which appropriately aligns with the LTP community outcome.
- 30 The guiding principles in the Housing Strategy recognise the importance housing has for a wide range of wellbeing outcomes:
- All our decisions will consider the intergenerational wellbeing of people and place.
 - Healthy and active partnerships and collaboration will underpin our approach.
 - Sustainability and the resilience of our ecological systems and built environment will guide our decisions.
 - We will prioritise improving outcomes for Tangata Whenua.
 - We will take a systems-based approach to thinking about housing and address identified needs in the community.
- 31 The guiding principles in the Housing Strategy are supported by key objectives and a suite of actions which are grouped to target the core issues identified in the housing systems.
- 32 The housing strategy sets out our current thinking about responses to housing issues and what actions the Council intends to take in the short and medium term and provides a foundation for developing longer term solutions.
- 33 The actions have been developed as the contribution that Council can make towards the district’s housing need. Some actions will be delivered through Council statutory obligations while others will require further policy work or public consultation for delivery.

Implementation of the Kāpiti Coast Housing Strategy

- 34 Ongoing engagement, consultation and partnership will be required to establish and continue specific initiatives that need to be undertaken, to deliver the strategic objectives of this strategy.
- 35 The issues in the housing system which are contributing to the local housing challenges have built up progressively over a long period of time. The scale of the challenges means there are no single simple solutions, nor is there any single organisation with the ability and mandate to fix the system. It will take the actions of many different parties over time, working individually and collectively, to make progress to improve housing outcomes. While the Council does not have all the answers, it has an important part to play in creating improvements to the current situation.
- 36 There has been clear direction in the LTP that the community would like Council to take a stronger role in responding to the housing crisis. Council is able to carry out this role in multiple ways, such as:
- Regulator/service provider through consenting and provision of infrastructure.
 - Facilitation through advocacy to central government and connecting potential providers together.
 - Funder/enabling through current asset ownership and ancillary housing provision consideration in other projects where appropriate e.g., town centres.
 - A housing provider, as Council current owns a small number of older person housing units.
- 37 The delivery of the Kāpiti Coast Housing Strategy will require coordination across different parts of the Council. The Kāpiti Coast Housing Strategy provides clarity of the work streams that will influence the housing outcomes. There are a number of actions that are already

underway or have been completed during the development of the Housing Strategy (for example the Housing Needs Assessment).

- 38 The Housing Strategy identifies that not all actions can be completed simultaneously. The figure in page 30 of the Housing Strategy helps to show the sequencing of delivery of workstreams. This focuses on priority timebound actions. Sequencing will help ensure actions are carried out within budget and resource constraints. Financial implications are further discussed in paragraphs 45-47 of this report.
- 39 It is proposed to complete annual monitoring across a suite of measures to track progress on the core areas of housing. While many factors influencing the pace of change are outside of Council's control, it is still considered important to understand whether progress is being made and to identify any areas trending in the wrong direction. This can help signal whether Council's work programme needs to be updated to respond to the changing landscape impacting the housing market.

Ngā kōwhiringa | Options

- 40 Options for the issues raised in this report have been outlined in the above discussion.

Tangata whenua

- 41 Identification of Māori housing objectives and proposed actions have been developed drawing from the iwi needs assessment information from all three iwi partners and have been refined in discussion with Ngā Hapū o Ōtaki. Other priorities have meant Te Ātiawa and Ngāti Toa Rangatira have not been as involved as they would have liked.
- 42 “We will prioritise improving outcomes for Tangata Whenua” is a key guiding principle and objective for the Housing Strategy. This acknowledges that current evidence shows that Māori in the Kāpiti Coast are more severely impacted by housing issues than the wider Kāpiti population:
- 43% of applicants on the housing register are Māori.
 - 45% of emergency housing – special needs grants were made to Māori.
 - Home ownership is at 58% for Māori, compared to 78% for European descent.
- 43 The inclusion of a specific principles, objective and actions related to Māori housing illustrate that Council recognises it needs to take a supportive role in helping to deliver Māori housing solutions. A range of actions identified in the Housing Strategy will help achieve better housing outcomes for Tangata Whenua. On-going conversations will be valuable between Iwi and Council to develop shared understanding and agreement on the Council's role as part of some actions. In addition to those actions explicitly grouped as Māori housing actions, a range of other broader actions will also have positive benefits for Māori housing.

Panonitanga āhuarangi | Climate change

- 44 A key guiding principle for the Housing Strategy is ‘*sustainability and the resilience of our ecological system and build environment will guide our decisions*’. The guiding principle outlines that housing needs to be considered as part of a wider, connected system that puts the future of our environment at the centre. This is consistent with the approach taken to growth in Te Tupu Pai Growing Well – our strategy for enabling sustainable growth in Kāpiti.
- 45 When the community was asked in the Housing Needs survey what it means to thrive and live well in Kapiti, parks, green spaces, and nature and looking after the environment (and to a slightly lesser extent walkability and cycling/biking) came through strongly (see page 60 of Not just a life, a home by The Urban Advisory as part of the Kāpiti Coast Housing Needs Assessment 2022). This means that multiple objectives can be achieved through having compact, well-designed, and planned urban areas with greater housing options and a variety of transport connections, and which ensure that development takes into account natural hazard constraints.

- 46 The resilience and sustainability objective within the Housing Strategy considers that new homes meet or exceed Climate/Carbon measurements and Healthy Homes benchmarks.

Ahumoni me ngā rawa | Financial and resourcing

- 47 In the Long-Term Plan 2021-41 there is budget allocated across the first three years to enable Council's bigger role in housing. The allocated budget in 2022-23 and 2023-24 will support the delivery of key actions of the housing strategy as sequenced. However, this budget allocation will not be sufficient to complete all actions identified in the Strategy, and that further work is necessary to scope and plan some actions to determine full budget requirements.
- 48 For some actions additional budget may include capital expenditure to fully realise the benefits. For example, the review of older person housing land, and other council land intended for build additional social or affordable housing requires preliminary development work to be undertaken before coming back to Council to seek decisions on options, including financial and any partnerships arrangements. Another example is the action to consider incentives (such as varying from the current development contribution approach) will need to consider the budgetary impact of any incentives.
- 49 As further work progresses delivering on the Housing Strategy actions, key decisions including on additional funding, will be brought back to Council as appropriate. Where necessary additional budget will be sought through the Annual Plan 2023/24 and next Long-Term Plan.

Ture me ngā Tūraru | Legal and risk

- 50 There were no specific legal considerations relevant to the approval of this document.
- 51 There will be opportunities for direct public input into a range of the implementation activities identified in the Housing Strategy. Council will consult on actions such as the older persons housing review (see paragraph 20) and other areas where we need to meet requirements under the Local Government Act or Resource Management Act.

Ngā pānga ki ngā kaupapa here | Policy impact

- 52 The strategic direction set in the LTP includes strong emphasis on housing and investing to support this. Key outcomes the housing strategy contributes to in the LTP are:
- Our people have access to suitable housing in Kāpiti so that they can live and thrive.
 - Mana Whenua and Council have a mutually mana-enhancing partnership.
 - Our communities are resilient, safe, healthy and connected. Everyone has a sense of belonging and can access the resources and services they need.
- 53 The housing strategy also identifies links between it and Council's other strategies and policies such as:
- Long Term Plan 2021-41
 - Te Tupu Pai – Growing Well (the District Growth Strategy)
 - District Plan Changes, including Plan Change 2

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

Te mahere tūhono | Engagement planning

- 55 This matter has a low level of a significance under Council's Significance and Engagement Policy.
- 56 An engagement plan is not needed to implement this decision.

Whakatairanga | Publicity

Council will use its established communications channels to inform the community of this decision and relevant work associated with the completion of the Housing Strategy. A communications plan has been developed to inform the community and key stakeholders of Council's decision and the further work associated with the wider housing programme.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. Kāpiti Coast District Council Housing Strategy 2022 [↓](#)
2. Compilation of recommendations from the Kāpiti Coast Housing Needs Assessment 2022 and commentary of related actions in the Kāpiti Coast District Council Housing Strategy 2022 [↓](#)

Version 12 May 2022



Kāpiti Coast District Council **Housing Strategy**

May 2022

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Mayor's Foreword

I am pleased to present our Housing Strategy outlining the Council's direction for responding to housing challenges in the Kāpiti Coast District. It sets out Council's role and what we plan to do to get better housing outcomes in the short, medium and long-term.

Housing is one of the biggest challenges facing our community, and also one of our biggest opportunities. Kāpiti is forecast to grow by 32,000 people over next 30 years. As our region grows and evolves, demand for housing will continue to increase, putting added pressure on the local housing market, and impacting affordability for those who live here.

The Strategy's vision is for all Kāpiti residents to have access to suitable housing in Kāpiti so they can live and thrive. Quality housing that meets the diverse needs of our communities, is critical. Housing stability and security has been linked to improved health, educational attainment, and employment.

We have developed this Strategy in response to the increasing concern of our communities and the growing need for housing solutions which better match demand and provide choice.

This strategy builds on what we heard through our consultation with the community on the Long-term Plan 2021-41, and the community engagement we have done to understand the housing need and challenges we're facing. It also aligns with Te Tupu Pai, Growing Well - our strategy for enabling sustainable growth in Kāpiti, the Open Spaces Strategy, and the Wellington Regional Growth Framework and key central government policies.

Housing is a complex issue and not solely the responsibility of one organisation or sector. We know we don't hold all the solutions to the housing crisis, but we want to play our part and help others to do the same. A key part of our strategy is to provide a foundation from which we can grow productive partnerships with iwi, our partners, central government, the private sector, community housing providers and the community. We look forward to taking on this challenge together.

Toitū te whenua, toitū te wai, toitū te tāngata – toitū Kāpiti.

Mayor K Gurnathan
Kāpiti Coast District Council



PAGE 3

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Introduction

Housing is one of the biggest challenges facing our community, and also one of our biggest opportunities. Housing is at the heart of creating strong communities and directly contributes to thriving environments and a vibrant local economy. Beyond providing the basic need for shelter, housing can be a pathway to wellbeing, but only with thoughtful direction and planning.

As Kāpiti grows and evolves, demand for housing will increase rapidly, putting added pressure on the local housing market, and impacting affordability for those currently living here. It is critical that we provide a range of housing options, in well-functioning neighbourhoods, to meet the needs of our changing population.

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An aerial photograph of a coastal residential area, showing various houses, green spaces, and a beach in the distance. A large blue text box is centered over the image, containing white text. The text box has a slight drop shadow, making it stand out from the background image.

Housing is a complex issue.

Many factors impact housing, and the quality of housing directly impacts people's lives and their wellbeing. Housing is not solely the responsibility of one organisation or sector, and we therefore needed to consider the system as a whole when developing our Housing Strategy. Council, existing developers, new developers to the area, the public sector, the community sector, and individuals need to work together to shift the dial.

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What is 'housing'?

The way we think about housing is changing. At the most fundamental level, housing fulfils the basic human physical need for shelter – but it also impacts overall wellbeing; contributing to a person's sense of safety and belonging, forming the basis for family life, and providing a place to call 'home'.

In Te Ao Māori, 'home' can be a place of meaningful relationships, connections, and wellbeing, with ties to the concepts of whānau and whānaungatanga, whakapapa, whenua, wairua, and kāinga. This drives the need for a more holistic, multidimensional understanding of 'home' as it relates to Māori, focused on the intrinsic connection between home and wellbeing. We are engaging in kōrero with iwi and Māori to better understand how we can contribute to this.

What is 'affordable'?

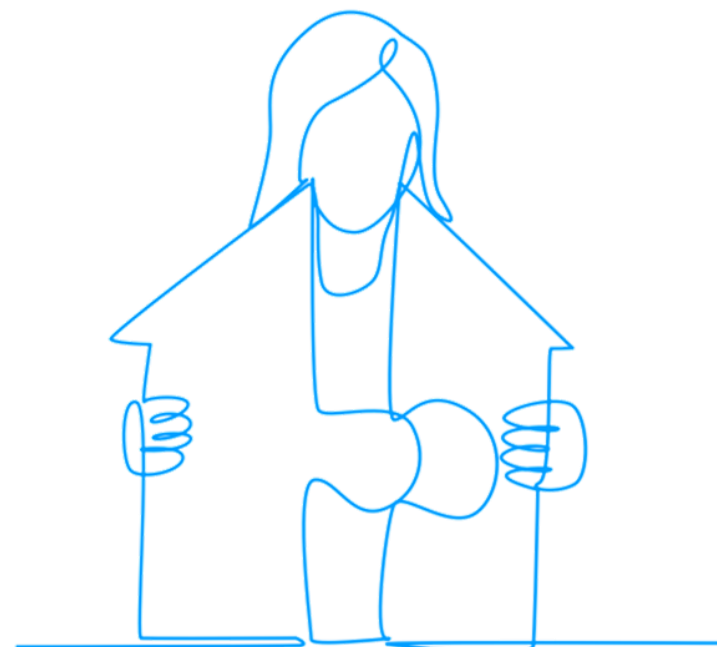
Affordable housing is important for people's wellbeing, but affordability means different things to different people. For lower-income households especially, high housing costs relative to income are often associated with severe financial difficulty, and can leave households with insufficient income to meet other basic needs such as food, clothing, transport, medical care and education.

There are a variety of definitions of what is "affordable". As an example, Wellington City Council has adopted its own Wellington Housing Affordability Measure (WHAM), based on the premise that assessing affordability (be it in a rental or purchase scenario) depends on each household's circumstances (specifically size, composition, and income level) and that local level decision making about housing affordability is more complex than providing one set dollar amount or ratio that is applied in a 'one-size-fits-all' way. The WHAM calculation takes into account total household income and 'basket of goods' costs (i.e., all living costs, excluding housing costs), to calculate available income for housing costs.

For now, Kāpiti Coast District Council is retaining a simple definition of affordability so that we can set clear intentions for what we are looking to achieve in terms of affordable housing. **The measure that we use is based on households spending no more than 30% of their gross household income on housing costs (rent or mortgage).**

This is in line with the Ministry of Housing and Urban Development (HUD) Housing Affordability Measure (HAM), which is also based on the 30% model¹.

¹ Kerr, J. and Valentine-Robertson, F. 2019. *Housing Affordability Measure Method HAM version 1.4*. Wellington: Ministry of Housing and Urban Development. As well as being used as a measure by New Zealand's HUD and many local councils, this definition is also prevalent globally; for example, it is used by HUD's equivalents in both the United Kingdom and United States.



The context of this housing strategy

In the Long-term Plan 2021-41, we made a decision to “take a bigger role in housing” with a focus on increasing our activities to support and enable development, as well as looking at how we can contribute to improving housing options in the district. Housing plays a key part in achieving the outcomes of our Long Term Plan, specifically; contributing to communities that are resilient, safe, healthy and connected, and ensuring our people have access to suitable housing in Kāpiti so that they can live and thrive. As Kāpiti plans for a resilient and safe future, housing will take on a bigger role in building climate resilience; not just through the design and construction of homes, but through a carefully planned approach to where and how housing growth will take place.

Our Long-term Plan also sets out our responsibility in responding to Te Tiriti o Waitangi; this means ensuring that there is a mutually mana-enhancing partnership between mana whenua and Council, which will underpin our approach on housing. In line with this, we are working in partnership with iwi to make this Housing Strategy meaningful to them. We want to have a strong focus on improving housing outcomes for Māori and we will work directly with Māori to establish the most effective ways for Council to support achieving this.

Housing is a major contributor to health and wellbeing. Research shows that housing can create better educational opportunities for children, contribute to healthier people and neighbourhoods, and build stronger economic foundations for families and communities. In setting out this strategy, we are actively contributing to community and individual wellbeing.

Government policy reform, such as the Government’s Policy Statement on Housing and Urban Development (GPS-HUD), is driving nationwide change; now is the time to actively respond with a bold approach. This gives us the opportunity to clarify what is important to Kāpiti, what our community needs, and determine a clear housing direction for the future. This sits within the context of a refreshed [District Growth Strategy, Te Tupu Pae](#), which sets out the approach to enable sustainable growth in our district over the next 30 years.

We want our community and iwi to be at the centre of our direction-setting on housing; to ensure we have a thriving environment, vibrant economy, strong communities, and so that our people have access to suitable housing to live well and thrive in our district

Growth is happening across the Wellington region, and for our neighbours to the north in Horowhenua. Kāpiti is forecast to grow by 32,000 people over next 30 years.

The Wellington Regional Growth Framework is looking across the whole region there is ‘joined-up’ planning. Developing this housing strategy in response to the direction of growth is important, so that outcomes align and are complementary to what’s happening elsewhere in the Wellington region.

The Wellington Regional Growth Framework focuses on four priorities:

- Housing supply, affordability and choice
- Transport choice and access
- Iwi/Māori housing capacity and taonga
- Climate change and resilience

This Housing Strategy responds to these priorities and population growth, with the core objective of taking a bigger role in housing, anticipating that growth will exacerbate current housing challenges.

It captures the current ambitions of our community, and sets the direction that we will take, alongside partners and developers. It also outlines specific areas of focus, and workstreams underway, as well identifying areas that need further work. This strategy is future focused, but is also adaptable. It has been specifically developed so that Council, and our partners, can be responsive to the evolving needs of our community.

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The purpose of this housing strategy

The purpose of this strategy is to outline Council's current thinking about housing in the Kāpiti Coast District, and what we plan to do in the short-, medium- and long-term.

The strategy considers Te Tiriti obligations and respects Te Ao Māori. It is also in line with the Government's goals for climate resilient communities.

Its core objective is to respond to community concern about housing and desire for Council to take a bigger role in housing solutions.

It provides a foundation from which we can grow productive relationships with iwi, as our partner, and with central government, the private sector, community housing providers and the community.

This document outlines:

- **Section 1:** Housing need in Kāpiti
- **Section 2:** How the strategy was developed
- **Section 3:** The vision and principles guiding our approach
- **Section 4:** Housing objectives and measures)
- **Section 5:** Housing actions
- **Section 6:** Next steps

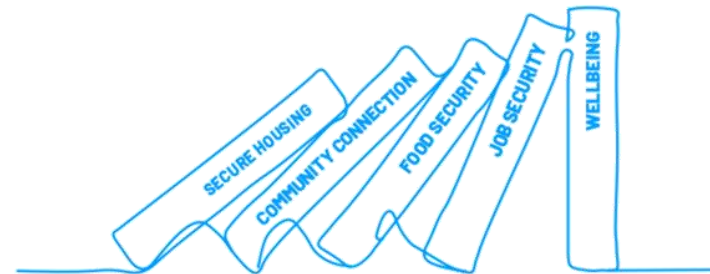


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Section 1

Housing needs in Kāpiti

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"Housing stress is having a domino effect in Kāpiti and negatively impacting a range of wellbeing outcomes. The issues are all so interconnected, but housing is often the first domino to fall, impacting people's whole lives and compounding issues that span generations" ².

We know that there is an existing housing deficit in Kāpiti and this is set to worsen as our population increases. The rapidly rising cost of housing is creating increased demand for social and affordable housing and assistance, in part due to:

- Rising demand for housing with comparatively fewer new houses being built in recent years,
- Population changes driven by better roading connections between Wellington and the Kāpiti Coast (Transmission Gully, Mackays to Peka Peka, Peka Peka to Ōtaki),
- Limited provision of social and affordable housing,
- A growing number of people finding long-term housing security unattainable, and
- Rapidly increasing house housing costs.

² The Urban Advisory, *Not just a house, a life. Understanding real housing need in the Kāpiti Coast District, 2022* p.11.

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From September 2021 to April 2022, Kāpiti Coast District Council commissioned a large-scale Housing Needs Assessment. The five-part mixed methods research process undertaken was designed to be open-sourced and build an accurate picture of current and emerging housing and social needs in the district. It has formed a foundation for setting Council's priorities for future action.

Figure 1 shows the three key themes that emerged from the data.

As part of the mahi to develop the Needs Assessment, Council's iwi partners conducted their own research into the housing and social needs in their rohe. It is important to ensure that their voices are shaping decisions around housing and wellbeing as our district grows.

The iwi who were involved in this mahi include:

Ngāti Raukawa, through the five hapū who constitute Ngā Hapū o Ōtaki.	The insights from Ngā Hapū o Ōtaki's housing needs assessment demonstrate a strong desire for whānau to stay in Ōtaki and the need for iwi-led solutions to fulfil housing aspirations and care for te taiao.
Te Ātiawa ki Whakarongotai	Te Ātiawa ki Whakarongotai has previously completed a needs assessment, and is now very delivery-focused.
Ngāti Toa Rangitira and specifically their hapu Ngāti Haumia of Paekākāriki.	Ngāti Toa Rangitira generously shared their learnings from their housing needs assessment and other housing mahi underway. Ngāti Haumia ki Paekākāriki, a hapū of Ngāti Toa, was also engaged to lead a Kāpiti-centric response to housing need. Their story highlights the need for a Paekākāriki-specific response to Ngāti Haumia housing issues.



Figure 1 Key themes from the Housing and Social Needs Assessment 2022.

Source: The Urban Advisory, Not just a house, a life. Understanding real housing need in the Kāpiti Coast District, 2022 p.38.

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Key groups overview from the Housing and Social Needs Assessment

In addition to the key themes, it was very evident that key groups were all affected in varying ways as well. The below summary is an overview of how the key findings for these groups were considered; more detail is evident in the full Housing Needs Assessment.

Māori

Māori in Kāpiti, as in other areas of New Zealand, are facing intergenerational housing affordability issues as a result of lower ownership rates and rising rental costs.

Youth [Under 24]

Youth have been hard hit by rising house prices. Many are struggling to pay for accommodation and have enough left over for food and other necessities.

Families with two parents

The housing needs of families are varied. Many families do feel secure in their housing and that it suits their needs. Others are feeling very stretched, juggling housing and the increasing cost of living.

Families with one parent

Single parents, as single-income households are one of the groups hit hardest by the lack of a greater range of affordable housing options. In many instances, they feel powerless when it comes to their housing choices.

Older residents [65+]

There was a strong desire expressed by older residents to remain in their local neighbourhoods; this meant housing choices were limited and that a greater variety of housing options are needed to also serve this group.

Renters

Renting was all too often associated with tenure insecurity. This was also often linked to follow-on displacement issues as well as higher rates of dissatisfaction with housing choices.

Owners

There were increasing stresses being faced by owners who were financially overstretched.

People with accessibility needs

It was widely reported that there are a lack of homes that are accessible for people with disability/ mobility challenges. We heard that this lack of accessible housing in Kāpiti forces people out of communities where they want to be.

People with multi-needs

Needs are increasingly layered which is significantly affecting people's ability to access and stay in secure housing; wraparound services that support this increasing complexity are essential.

People facing precarious housing and/or homelessness

Homelessness can often be hidden in Kāpiti, with many reporting stories about living in garages or at friends' houses and therefore wouldn't be captured by official data.

Source: The Urban Advisory, Not just a house, a life. Understanding real housing need in the Kāpiti Coast District, 2022 p.16.

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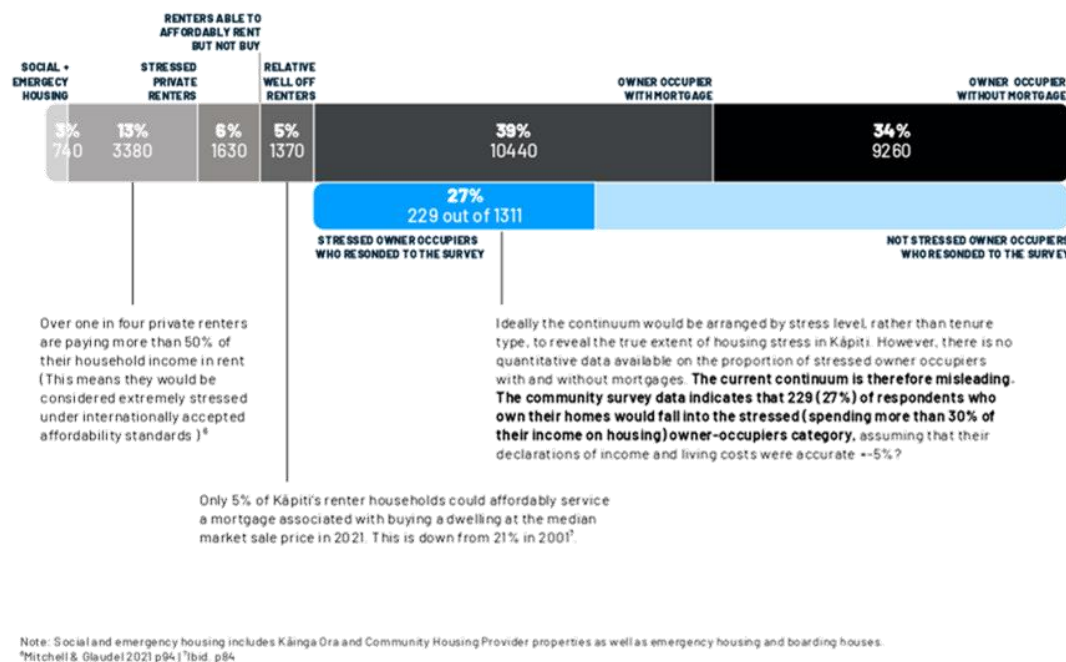


Figure 2. Kāpiti's Housing Continuum

Source: The Urban Advisory, Not just a house, a life. Understanding real housing need in the Kāpiti Coast District, 2022 p.14.

The need for social housing in Kāpiti, particularly in the wake of COVID-19, far out-paces supply. There has been an approximate 50% increase in the number of people housed in emergency accommodation since the beginning of the pandemic, and demand for social housing generally has roughly doubled each year from 2016 to 2020 (from 13 families in March 2016, up to over 200 families in Oct 2020). This may under-represent the actual need, given that local awareness of the shortage of public housing places means that many don't put themselves on the register.

House values have also risen rapidly across the Kāpiti Coast district, having increased by 435% in twenty years (from 2001 to 2021), with the average house price up 32.5% from August 2020 to August 2021. Rental affordability continues to worsen, driving migration out of the district to the north, displacing mana whenua and other residents.

Development of new housing is not relieving these issues. There is a disconnect between the typologies of market supply versus what demographics and climate change response tells us is needed now and for future residents. In terms of quantity, the pace of building has not kept up with current supply needs, let alone forecast growth. We need a step change in the volume of new builds and in the type of dwellings being built.

This is reflected in what the Housing and Social Needs Assessment tells us, as outlined in the following statistics in Figure 3.

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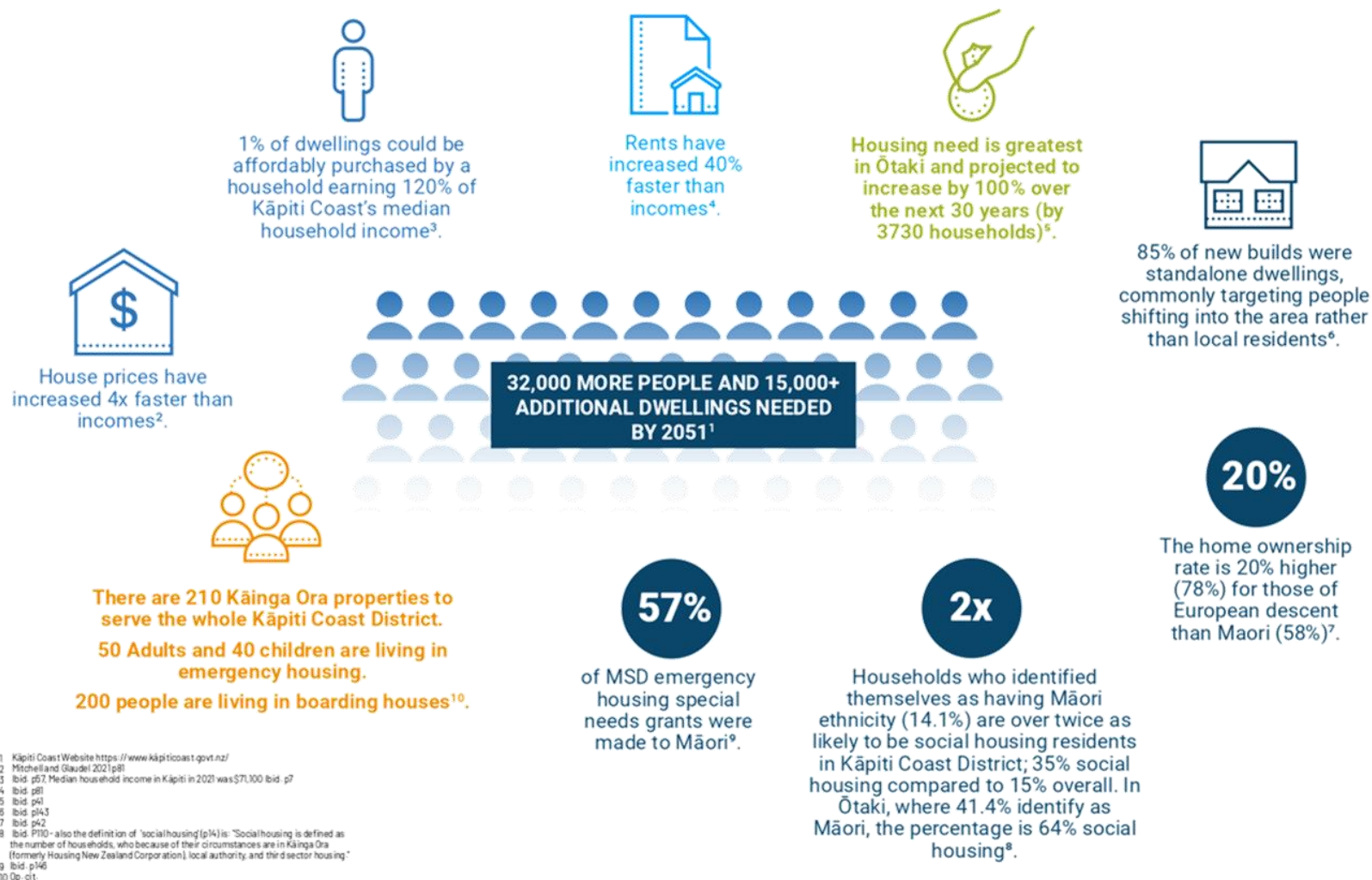


Figure 3. Headline facts from the quantitative housing needs assessment process

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Section 2

How the strategy was developed

2.1 Background

Discussion with our iwi partners and other stakeholders has identified a number of challenges and opportunities that exist for housing in Kāpiti.

Housing is influenced by a number of factors, including:

- What population growth looks like.
- How many houses are needed.
- What jobs and training will be available for those who live here.
- What services and amenities are needed in the community.
- How and where Council will invest in critical infrastructure.
- How all of the above, along with numerous other factors, impact the cost of living and the level of homelessness or housing need.

A Housing Programme Assessment report by The Property Group (TPG), along with a Kāpiti Coast Communities Housing Taskforce Report, led to the establishment of a dedicated housing programme. Council agreed to pursue recommended actions from the TPG report, as resourcing allowed while a wider work programme was developed and funded. These actions included:

- Undertaking an audit of Council's existing residential land holdings.
- Investigating the suitability of other Council owned land to support housing development.
- Engaging more extensively with local Iwi.
- Undertaking a Housing and Social Needs Assessment.
- Identifying greater partnership opportunities with the public housing sector.
- Identifying suitable land through Council or its partnerships that may be available for temporary relocatable housing.

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As one of our initial actions, we have completed a Housing and Social Needs Assessment in partnership with Iwi, to identify an accurate picture of current and emerging housing and social needs. This establishes a robust information base to support future discussions with Government, enable planning by Council and stakeholders to address the gaps in supply across the housing continuum, and will help inform a place-based approach to housing.

The Housing and Business Capacity Assessment (HBA) that was completed in 2021, along with the urban development district plan changes, demand new ways of thinking about housing. The HBA update identified a significant shortfall in sufficient housing capacity for the next ten and 30 years. The district plan changes are essential to address the gaps in the continuum and in overall capacity.

There is a lot going on in relation to housing, and we recognise the need to be iterative and adaptive. This strategy sets our high-level objectives and focus areas to guide future work. This Housing Strategy is based on the feedback from the community in the Long-term Plan and has been developed with input from the Housing Working Group, made up of representatives from various key work streams across Council. It does not replace the ongoing engagement, consultation and partnership building that Council will continue to do, to establish the specific initiatives that need to be undertaken, to deliver the strategic objectives of this strategy.

2.2 Alignment with other Council strategies, plans and policies

In developing this Housing Strategy, it has been essential to consider the wider strategic goals for the Kāpiti region, and the need for strong cooperation and commitment at a national and regional level.

Our Long-term Plan (2021-2041) focuses on five key outcomes:

- Mana whenua and Council have a mutually mana-enhancing partnership.
- Our communities are resilient, safe, healthy and connected. Everyone has a sense of belonging and can access the resources and services they need.
- Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti.
- Our natural environment is restored and enhanced as we transition to a low-carbon future.
- Our people have access to suitable housing in Kāpiti so that they can live and thrive.

Taking direction from the Kāpiti Coast District Growth Strategy, Te Tupu Pai – Growing Well, 2022:

We know that the Growth Strategy is interested in:

- Supporting mana whenua aspirations, recognising our partnership with mana whenua, their role as kaitiaki for our district and our shared goals to grow sustainably.
- Valuing our environment, carefully considering the suitability of where and how we develop, with the ambition of climate-neutral living.
- Fostering strong communities, planning new developments thoughtfully to foster connected, resilient communities.
- Encouraging low-carbon living, concentrating development on centres and transport hubs and providing opportunities that help us make a strong contribution to our climate emergency response.
- Embracing the opportunities of growth, by actively planning for the benefits a larger population can bring, while also retaining what makes Kāpiti special.
- Enabling choice, through more options for housing to suit people's different needs.
- Affordable and efficient urban form that promotes walkability, connected neighbourhoods, and wellbeing.
- Respectful, inclusive, and diverse places that are prosperous and productive.

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It is important to ensure strong alignment of the Housing Strategy with other key Council initiatives and central government policies, including our Long-term Plan, the Wellington Regional Growth Framework and the Kāpiti District Growth Strategy, and others as outlined in Figure 4.

Figure 4. Relevant internal and external policies and strategies

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Section 3

The vision and principles guiding our approach

3.1 The vision

In line with the direction of the Long-term Plan, this strategy sets a vision of all Kāpiti residents having access to suitable housing in Kāpiti so that they can live and thrive.

Inherent in this is the wider goal of wellbeing, which requires quality, affordable housing as a foundation. This vision relates to a broad spectrum of housing tenures, including home ownership, rental, and “in-between” options. Improving housing outcomes throughout the housing ecosystem is essential for this vision to be achieved.

TOITŪ TE WHENUA, TOITŪ TE WAI, TOITŪ TE TANGATA, TOITŪ KĀPITI!

THE VISION FOR THE HOUSING SYSTEM

Everyone in Kāpiti lives in a healthy, safe, secure, and affordable home that meets their needs, within a thriving, inclusive and sustainable community.

LONG TERM PLAN COMMUNITY OUTCOMES



STRONG COMMUNITIES

Our communities are resilient, safe, healthy and connected. Everyone has a sense of belonging and can access the resources and services they need.

Our people have access to suitable housing in Kāpiti so that they can live and thrive.



THRIVING ENVIRONMENT

Our natural environment is restored and enhanced as we transition to a low-carbon future.



VIBRANT ECONOMY

Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti.

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3.2 Guiding principles

Our approach recognises the importance of the interconnected spheres of wellbeing and directly contributes to the cultural, social, environmental and economic wellbeing of Kāpiti. Te Whare Tapa Whā informs our exploration of how housing can contribute to Kāpiti's wellbeing in a more holistic manner, by supporting taha tinana (physical health), taha wairua (spiritual health), taha whānau (family health), and taha hinengaro (mental health). This is explored in more detail in Section 4.

All of our decisions will consider the intergenerational wellbeing of people and place.

Our people are at the heart of our housing strategy. We recognise that the current state of the housing system in Kāpiti is not equitable, and will work to support all of our people into suitable homes that allow them to thrive. Place-based decisions are informed by growth planning.



Healthy and active partnerships and collaboration will underpin our approach.

Collaboration is key to taking a holistic approach to housing in our region. Working with iwi, central government, and community partners, we will build effective relationships, ensure co-ordinated planning, investment and decision making, and support capability and capacity building across sectors. Partnering with iwi and Māori will bring innovation and leadership with Māori, by Māori for Māori.



Sustainability and the resilience of our ecological systems and built environment will guide our decisions.

The future of our environment is one of the most critical considerations across everything that we do at Council. Housing therefore needs to be considered as part of a wider, connected system that puts the future of our environment at the centre and supports the resilience of our communities.



We will prioritise improving outcomes for Tangata Whenua.

We understand the influence that housing can have on educational and health outcomes and the connection this has to wider wellbeing. At present Māori are more severely impacted by housing issues than the wider Kāpiti population and this requires particular attention to achieve more equitable Māori housing outcomes and give tamariki and rangatahi the best start in life. We will work with iwi to ensure we continue to focus on the right things at the right time.



We will take a systems-based approach to thinking about housing and address identified needs in the community.

We recognise the need to stay ahead of housing challenges, and we understand the importance of taking a holistic approach to delivering a stable housing market. In order to achieve this, Council needs to have a well-defined role, and consider it alongside its other functions, and those of its partners. Council's role will be guided by feedback from partners and stakeholders so that it is adaptive and responsive to change.



Note: the above are listed in alphabetical order, and are not in any order of prioritisation.

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3.3 Understanding Council's role

Council's role is multifaceted, and there has been clear direction that the Community wants Council to take a stronger role in responding to the housing crisis. This will require Council's role to include functions as:

- **Regulator / Service Provider** – Council's core role has always been to establish the regulatory settings and zoning to enable the desired mix of housing in appropriate locations. Other standard functions have included support to parties needing to navigate the regulatory process. More broadly, Council is a provider of core infrastructure, amenities and services (water supply, wastewater and stormwater services, community facilities, parks and recreation, etc.).
- **Facilitator / Connector / Advocate** – The second sphere of influence council has is its role as advocate, on behalf of the region, to central government. It also has a role in connecting the various agencies, local housing providers, iwi, investors, and developers, to help facilitate improved housing outcomes in the region. This role could extend to bringing potential partners together to incentivise or encourage innovative solutions, or to support others to navigate the systems.
- **Enabler / Funder** – Council also owns land and assets (including older persons' housing, but also social/community infrastructure), that through future development, might be able to support ancillary housing development in town centres, for example. Councils also have the ability to acquire land, and therefore be a more active contributor to housing development partnerships as a contributor of capital via land, for example.
- **Housing Provider** – Council has a small number of older persons' housing units, which could be redeveloped in the future to increase the volume of housing available, and better suit the needs of existing and future tenants.

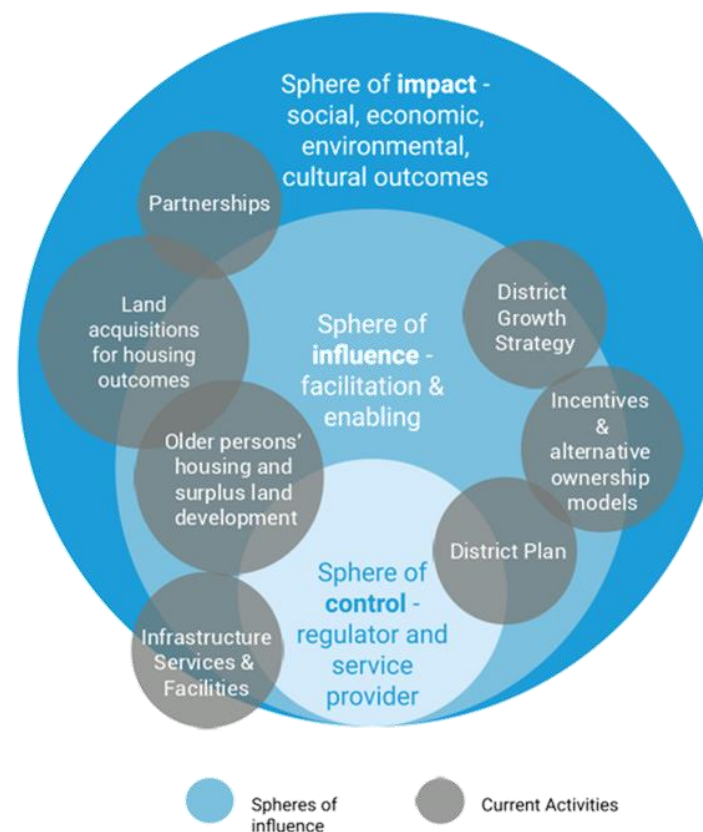


Figure 5. Kāpiti District Council's role

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3.4 Who are the stakeholders and collaborators across the housing sector?

Housing is impacted by many macro trends, with all sectors playing a part. While this is a Council strategy, it is informed by, and feeds into, the work of numerous other organisations across both the public and private sectors. The direction and outcomes of these parties is directly influencing the decisions that we make in Council and, likewise, the decisions that we make will have an influence on them. This underpins our partnerships and collaborations approach, and it is therefore vital to understand the national and regional context and work on building relationships with these key players so that we can identify how they can help us, and how we can help them.



Figure 6. Stakeholders and collaborators across the housing sector

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Section 4

Housing objectives and measures

This section outlines what success looks like and presents the housing objectives and measures that have been developed as part of this strategy.

4.1 Alignment with wellbeing outcomes

The housing strategy sets objectives in five key areas: these align to the four wellbeing outcomes. Because this is an iterative and adaptive strategy, the objectives may evolve over time, as our district adapts and changes.

THE FOUR WELLBEING OUTCOMES



THE FIVE KEY OBJECTIVES



Figure 7. Wellbeing outcomes and five housing objectives for Kāpiti

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OBJECTIVE

HEALTHY & AFFORDABLE

There are a range of healthy & affordable homes for all Kāpiti residents.

The most vulnerable members of society are housed safely, less whānau are living in motels and the need for emergency and transitional housing has been significantly reduced. There is sufficient supply of social and affordable housing (rental and owner occupied) to meet the demand. Local people have accessed Progressive Home Ownership schemes, and the gap between Māori and non-Māori home ownership is closed. The number of tamariki living in unhealthy housing is significantly reduced, and whānau are supported to maintain their housing to healthy standards.

OBJECTIVE

WELL-FUNCTIONING

There is a well-functioning housing continuum in Kāpiti that is responsive to emerging challenges and opportunities to meet the needs & aspirations of residents.

Population growth and people's changing needs are well understood, resulting in the appropriate types of housing, across the continuum that serve the diverse needs of the community. There are effective partnerships across sectors, and between organisations delivering housing solutions. More Community Housing Providers and more Māori providers are active in the District. The housing sector is used to increase the local construction workforce (in turn increasing local employment). Suitable infrastructure exists, to keep up with the growth, and the quantum of housing being built has increased to meet demand.

OBJECTIVE

TYPE & VARIETY

There is a range of housing types to support community wellbeing (specifically, quality medium density & suitable Māori housing).

The typology of new builds is consistent with the housing needs of our communities and whānau, and are fit-for-Purpose (culturally, accessibility, multi-generational). A more responsive regulatory and consenting process is in place, to enable suitable development, including medium density, collective housing (for example cohousing and cooperatives) and Māori housing options. Medium density development is guided by design standards that ensure new development contributes to health and wellbeing, and fosters a sense of community. A range of tools are being used to incentivise mixed tenure and mixed-use housing.

OBJECTIVE

RESILIENCE & SUSTAINABILITY

Housing contributes to places that are connected, resilient, environmentally sustainable, safe, and inclusive.

Intensification of housing is guided by Council's growth principles, sustainability and climate resilience standards. Communities are connected to the transport and amenities they need, are socially connected and inclusive, so that everyone feels that they belong, and can live healthy lives. Urban planning protects vulnerable areas (e.g. due to hazards, ecological sites, highly valued recreational areas), so that safety and resilience is enhanced. New homes meet or exceed Climate/ Carbon measures and Healthy Homes benchmarks.

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Māori housing content is still to be finalised following further discussion with iwi

OBJECTIVE
MĀORI HOUSING*
TO BE DISCUSSED AND AGREED WITH IWI



Whai Kāinga Whai Oranga: Iwi solutions for whānau and hapū to live and prosper.

- 'Marae is the principal home': Whānau are living in close proximity to the marae
- Māori are able to nurture the taiao and maintain connections to the wide range of 'wāhi'³ to ensure the broader kāinga is healthy and housing occurs in appropriate places.
- All whānau are living in safe, warm, appropriate and healthy homes.
- Kāinga have suitable mara, open spaces, parks, access to rongoā and kai and the ability to easily connect with and access traditional 'wāhi'
- The housing aspirations of iwi are realised, and there is effective partnership between all agents delivering housing solutions for Māori, in line with the Maihi Ka Ora strategy. This includes:
 - Māori housing solutions being led by Māori and delivered locally.
 - Housing equity - the gap between Māori and non-Māori home ownership is closed.
 - There is availability of homes with secure tenure across the housing continuum.
 - Māori are able to progress across the continuum and realise their housing aspirations including papakāinga.
- A social procurement approach is embedded in housing-related contracting to develop the skills, training and employment opportunities for Māori.
- Overall, access to housing is a mana enhancing process (iwi-led CHP) and housing and papakāinga options enable and foster connections to te ao Māori (marae, kohanga, kura, wananga, Māori economic opportunities, hapu activities).

³Includes maunga, awa, rakau, roto, wai puna, tuahu, wahi tohu, whetua, urupa, wai maori, wahi kai and other places of cultural importance.

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4.3 Developing the measures

An iterative process was followed, working with Council teams, iwi partners, and stakeholders to research, compile, review, and refine the measures chosen to define success.



Figure 8. Process for developing the measures

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4.4 Measures

Table 1 provides an overview of the measures chosen, their sources, and frequency with which the data is collected. While data from some measures is available quarterly, Council will draw together the data for these measures annually as part of our ongoing reporting on housing.

Table 1. Kāpiti Coast District Council housing measures

Measure	Source	How often is this dataset updated?
Home ownership – The proportion of households that own their home in Kāpiti Coast District.	Stats NZ Census	5 Years
Home ownership affordability – The ratio of the average current house value to average household income in Kāpiti Coast District.	Infometrics	Annually
Home ownership affordability – The proportion of average household income that would be needed to service a 20 year mortgage on the average house value, with a 20% deposit at average 2-year fixed interest rates.	Infometrics	Annually
<i>Note: There may be an appropriate measure coming online via the WRGF REGIONAL HOUSING DASHBOARD, currently in draft, which tracks the ratio of median sales to median income; change in deposit affordability index. To review at the next reporting cycle.</i>		
Home ownership affordability – ratio of median sales to median income; change in deposit affordability index.	WRGF REGIONAL HOUSING DASHBOARD MEASURES (DRAFT)	TBD
Rental affordability – Average weekly rents with average weekly household income in Kāpiti Coast District.	Infometrics	Annually
Housing stress – The total number of households in Kāpiti Coast District who depend on income support. Including: The number who use the Special Needs Grant. The number who use the Accommodation Supplement. The number who have IRRS tenancies.	HUD/MSD	Quarterly
Housing stress – Number of people on the housing register in Kāpiti Coast District; and number per 10k population.	HUD/MSD or WRGF REGIONAL HOUSING DASHBOARD MEASURES (DRAFT)	TBD
Housing provision – Net additional dwellings in Kāpiti Coast District.	HBA	Annually

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Measure	Source	How often is this dataset updated?
Housing variety – Ratio of housing types (e.g. standalone versus terraced or apartment housing) to one another in Kāpiti Coast District.	HBA	Annually
Neighbourhood quality – Total number of new builds within 400m/800m of existing town centre or rapid transit stop.	HBA	Annually
Neighbourhood quality – Total number of new builds within 400m of open space.	HBA	Annually
Housing quality – As perceived by residents in terms of: Level of dampness experienced. Level of mould experienced. Ventilation and heating behaviours.	Stats NZ Social Survey	Quarterly
Wellbeing – As perceived by residents in terms of: Overall 'life satisfaction' score. 'Life worthwhile' score. 'Family wellbeing' score.	Stats NZ Social Survey	Quarterly
Rate of Māori home ownership.	WRGF REGIONAL HOUSING DASHBOARD MEASURES (DRAFT)	TBD
Number of Māori-owned houses meeting healthy homes standards or above.	Iwi Survey	TBD
Number of Māori living in papakāinga , suitable multi-generational kāinga.	Iwi Survey	TBD
Number of Māori living in public housing.	HUD/MSD	Quarterly
Number of iwi-managed public housing properties.	HUD/MSD	Quarterly
Iwi community housing provider established.	TBD	NA
How looked after and supported people feel throughout the housing journey.	Iwi Survey	TBD

Māori housing content is still to be finalised following further discussion with iwi

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Section 5

Housing Actions

This section outlines the actions that Council will take to respond to housing needs in our district, and how the relevant Council work streams will feed into developing and implementing appropriate responses.



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5.1 Focus areas and housing actions

From the Housing and Social Needs Assessment and work carried out by our Housing Working Group, seven overarching key focus areas for housing actions have been identified. Within each focus area are a number of actions that Council is, or will be taking to respond to the identified need in that focus area, as outlined in the table below.

Table 2. Focus areas and housing actions, both underway and to be explored

Focus Area	Our Actions
1 Quantum of new houses being built	<p>A. Implement the new District Growth Strategy Te Tupu Pai.</p> <p>B. Continue with District Plan changes to rezone suitable land and implement the NPS-UD, the medium density residential standards and Te Tupu Pai.</p> <p>C. Continue building relationships with developers in the District to facilitate housing development where it is needed.</p> <p>D. Capital investment in infrastructure to support new developments and improve resilience.</p> <p>E. Ensure regulatory resources are available to respond to the increased demand for planning and building consents services</p>
2 Typology of houses being built	<p>A. Provide an evidence base of housing needs (including typology) in the District through a Housing and Social Needs Assessment [COMPLETE]</p> <p>B. Explore District Plan changes to require or incentivise mix of typology.</p> <p>C. Develop active partnerships to influence typology.</p> <p>D. Explore planning provisions that will enable Māori housing solutions to be delivered on Māori land (e.g. papakāinga) and in urban areas.</p>
3 Housing affordability	<p>A. Explore how alternative tenure and ownership models could be incentivised or delivered in partnership with others (e.g. build to rent, community land trust or leaseholder arrangements).</p> <p>B. Continue with District Plan changes to rezone land and encourage intensification in key areas to enable more housing to be built.</p> <p>C. Encourage and / or require good quality medium density in suitable areas, through updating design guides and plan changes.</p> <p>D. Explore the use of incentives (for example review of financial and development contributions) to facilitate and motivate the private sector, and community partners to deliver the desired type of housing, in the right places.</p> <p>E. Explore the use of inclusionary zoning and other similar options to provide affordable housing options in the District.</p> <p>F. Cooperate and collaborate regionally on shared issues. Including under the umbrella of the Wellington Regional Growth Framework</p> <p>G. Play a coordinating role with central government agencies, iwi, non-government organisations and developers to respond to needs in the district.</p>
4 Social housing availability and homelessness	<p>A. Advocate to, and facilitate opportunity for, Kāinga Ora and Ministry of Housing and Urban Development to invest further in social and affordable housing in Kāpiti.</p> <p>B. Continue to grow evidence base of social housing need and share that information with key government agencies and social organisations.</p> <p>C. Review existing Council older person housing land and other Council land to see if additional social housing could be built;</p> <p>D. Strategic land acquisition that supports the delivery of the stated housing outcomes, through partnership with others; Develop partnerships with developers and community housing providers to facilitate developments which will increase social housing places in Kāpiti.</p> <p>E. Actively work with Community Housing Providers and Iwi to explore development opportunities in Kāpiti.</p>

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Focus Area	Our Actions
5 Emergency and transitional housing	<p>A. Continue to advocate to Kāinga Ora and Ministry of Social Development to invest further in emergency and transitional housing in Kāpiti.</p> <p>B. Identify/facilitate opportunity to fulfill existing transitional housing places in Kāpiti.</p> <p>C. Continue to advocate for quick responses to emerging homelessness issues and for responses to include wrap-around support;</p> <p>D. Ensure Council's role responding to homelessness is clear and information can be found on Council's website</p> <p>E. Support work to deliver appropriate secure housing for all, to reduce need for emergency and transitional housing over time.</p>
6 Infrastructure and Service provision to meet projected growth	<p>A. Complete HBA assessment and further infrastructure modelling based on new population forecasts to determine gaps to address.</p> <p>B. Deliver on existing LTP capital projects – for new and upgraded infrastructure in key growth areas.</p> <p>C. Seek government funding opportunities to bring forward infrastructure investment or undertake unplanned investment which will have a measurable impact on housing numbers.</p> <p>D. Review infrastructure priorities and update Council's infrastructure strategy for 2024 LTP</p> <p>E. Progress the Kāpiti-Horowhenua Infrastructure and Service Provision WRGF project.</p>
7 Māori Housing	<p><i>Responses to iwi issues are to be evolved through ongoing engagement with iwi.</i></p> <p>A. Include revised Papakāinga provisions into the District Plan, developed in partnership with iwi. Deliver on existing LTP capital projects – for new and upgraded infrastructure in key growth areas.</p> <p>B. Review mechanisms for protection of 'wahi'</p> <p>C. Support iwi to protect sites of cultural importance</p> <p>D. Work with iwi to help facilitate more housing on whenua near marae.</p> <p>E. Assistance with development of papakāinga and infrastructure that connects to papakāinga</p> <p>F. Develop guidance/toolkit for papakāinga development to help Māori navigate through Council processes.</p> <p>G. Support iwi to take on management of social and community housing</p> <p>H. Support establishment of place-based steering group jointly with iwi and government agencies to achieve Māori housing aspirations and monitor progress</p> <p>I. Identify the environmental and social impacts of the proposed MDRS and work together to achieve the best outcome [or something similar]</p>

Māori housing content is still to be finalised following further discussion with iwi

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5.2 Key Council work streams that are influencing the housing actions and outcomes

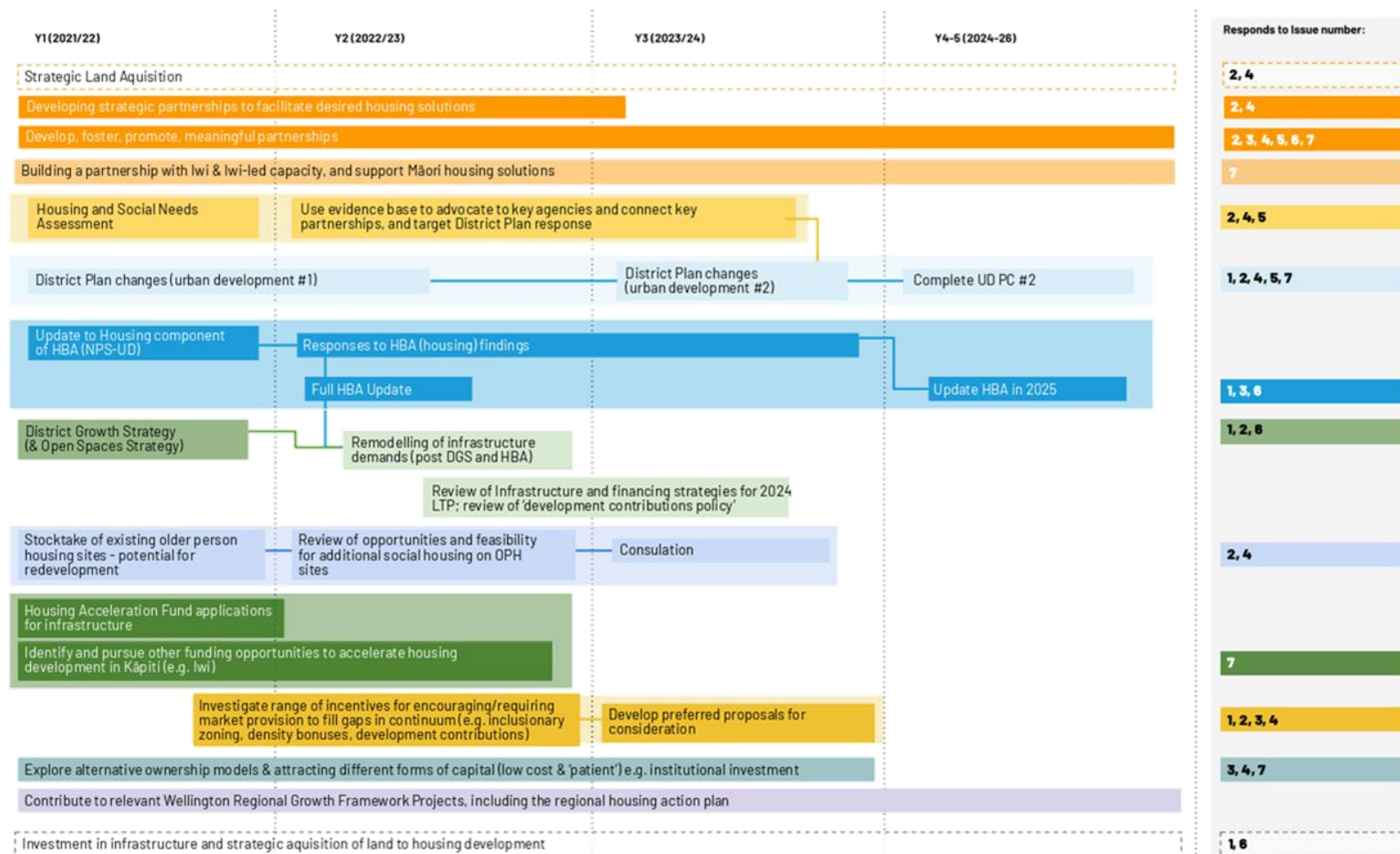


Figure 9. Council workstreams related to housing

Note: Years are Council's financial years to align with LTP funding. Not all actions are mapped across these workstreams.

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Section 6

Next Steps

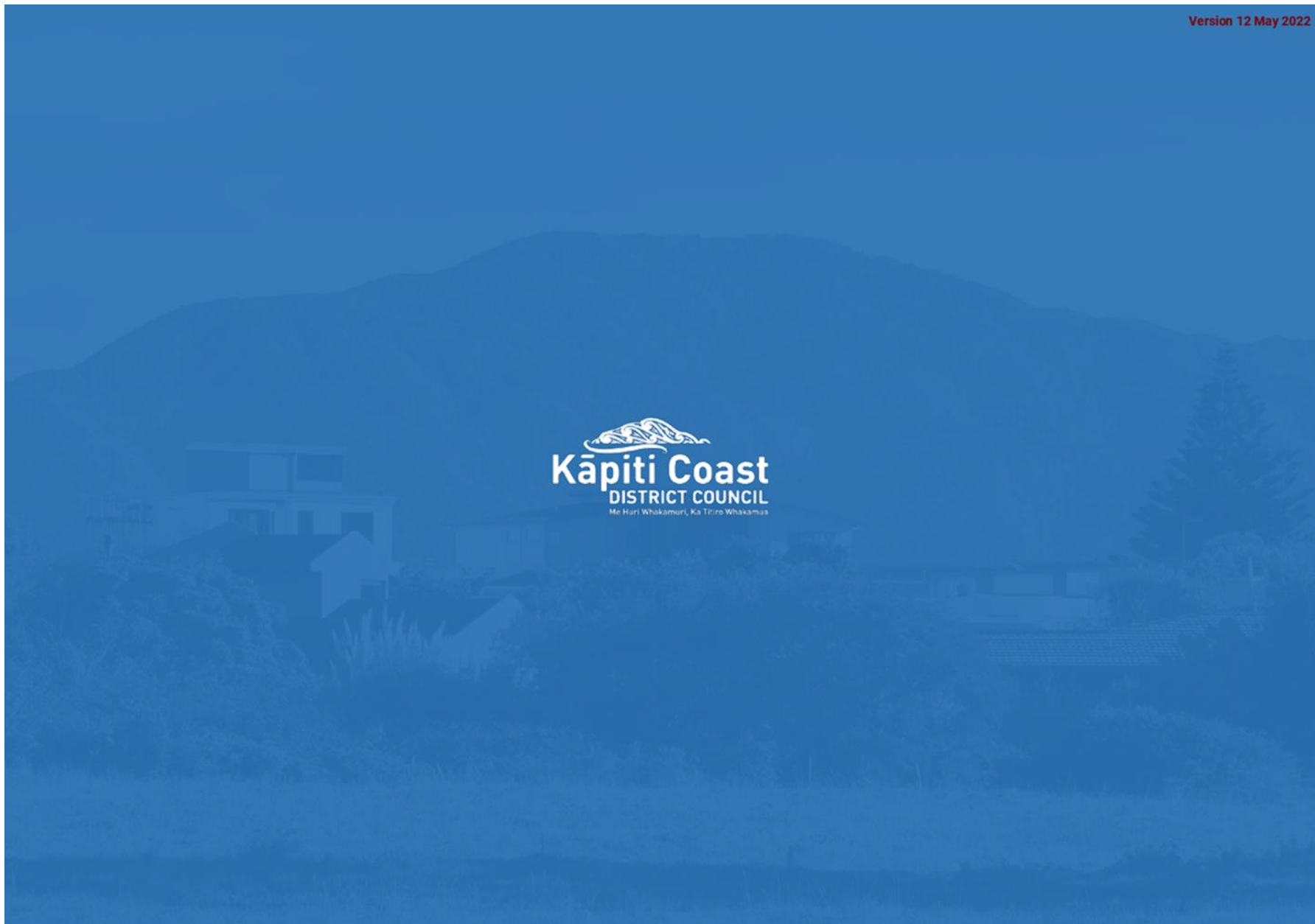
This Housing Strategy will feed into the development of more detailed planning that will translate the “what” of our strategy into the “how”. This will happen in multiple different workstreams, and include current and planned housing projects and initiatives to be delivered by Council.

More detailed planning will dig deeper into the right solutions, to address the problems that Kāpiti faces with regards to housing, and set a detailed direction for our housing programme to achieve the objectives outlined in this Strategy and will:

- Help to prioritise investment, and coordinate delivery with other partner organisations and stakeholders
- Enable management of opportunities and risks, while focusing on the delivery of the strategy’s outcomes, and
- Improve understanding of the relationships between housing and other areas of councils work, and trade-offs that will need to be assessed, when deciding on where, and what to invest in.

Council’s work programme will be updated regularly, to reflect the most up-to-date information about how Council is responding to the changing landscape impacting the housing market.





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Appendix 2: Compilation of recommendations from the Kāpiti Coast Housing Needs Assessment 2022 and commentary of related actions in the Kāpiti Coast District Council Housing Strategy 2022.

Council staff have considered the recommendations made in the 'Research Report: Housing Demand and Need in Kapiti District'¹ (Quantitative report) and 'Not just a house, a life'² (Qualitative Report). The following table sets out these recommendations and a staff response to each, including identifying which actions within the Kāpiti Coast District Council Housing Strategy 2022 addresses each recommendation as appropriate.

	Recommendations from the Quantitative report.	Response or action identified by the Housing Strategy.
1	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.	Aligns well with actions 1B, 2B, and 3B. Also addressed through the government Resource Management Act (RMA) amendments in late 2021 (medium density residential standards).
2	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.	This will occur as part of our participation in the Wellington Regional Leadership Committee (WRLC) work, including our participation in the Regional Housing Action Plan work. Action 3F.
3	Offer targeted incentives to achieve the desired level of intensification and smaller typologies in new developments.	Could be considered under actions 3D and 3E.
4	Explore a regional approach to Inclusionary Housing through the Wellington Regional Growth Framework (WRGF).	Action 3F; included in the Regional Housing Action Plan.
5	Coordinate central government agencies, non-governmental organisations, and developers to respond to the affordability needs in the district.	Multiple actions target the need to work collaboratively with partners, including actions 1C, 2C, 3A, 3F, 3G, 4A, 4D, 4E. The proposed establishment of the Kāpiti Steering Group (a partnership between Council, key government agencies and iwi) would be an important step forward (action 7H).
6	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.	This is covered by some of the actions relating to partnerships, particularly actions 4A and 5A. In addition, the response for recommendation 6 (above) about Kāpiti Steering Group is relevant (action 7H).
7	Consider a range of incentives identified by housing providers to deliver transitional, social, affordable	This will be considered a part of actions 3A, 3D and 3E.

¹ Research Report: Housing Demand and Need in Kapiti District by Ian Mitchell (Livingston and Associates Ltd) and Chris Glaudel (Community Housing Solutions Ltd).

² Not just a house, a life by The Urban Advisory

	rental and progressive home ownership tenures meeting the affordability needs identified in the report.	
8	Actively participate in the Regional Housing Action Plan being developed through the WRGF to agree specific actions and policies across the councils.	Action 3F.
9	Offer incentives to encourage the adoption of universal design in newly built homes.	Potential future work could be considered as part of actions 2B and 2C.
10	Provide materials on universal design choices in planning and consenting materials.	Web content could be developed/included on Kāpiti Coast District Council (KCDC) website
11	Compile a land register of Council and central government properties suitable for residential development in the district.	Council has done work on its land and limited progress has been made with Waka Kotahi NZ Transport Agency (Waka Kotahi). Multiple attempts have been made to engage with Waka Kotahi comprehensively on their land, rather than piecemeal. This recommendation will be progressed under the WRGF (included in the Regional Housing Action Plan) and has links with multiple actions identified in the Housing Strategy.
12	Utilise Council teams to help coordinate across community organisations providing services to local residents.	Can be considered as part of actions 5C and 5E.
13	Ensure the District Plan does not inhibit partitioning of homes or the addition of accessory dwelling units.	Aligns with actions 2B, 3B and 1B. Draft plan change 2: Intensification (PC2) will address accessory dwellings.
14	Ensure the District Plan results in retirement villages which are integrated and connected with the community.	Could be considered as part of design guides and/or future District Plan changes.
15	Provide information to increase awareness of the district's projected demographic changes.	Aligns with actions 2A, 4B, 1C, 3C, and 4E. Part of implementing the District Growth Strategy and promoting the findings of the Housing and Business Capacity Assessment (HBA) and The Kāpiti Coast Housing Needs Assessment 200 (the Housing Needs Assessment).
16	Organise events to provide information and support for households considering downsizing.	Could be pursued under actions 2C and 3C.
17	Design public spaces and facilities to cater to a range of ages and abilities to foster and maintain community connections;	Considered as part of design works for planned capital works delivery and town centres work. Also aligns with actions 1D, 6B, and 6E.
18	Invest in assets on a commercial basis to support social outcomes where identified gaps exist	Out of scope. Subject to individual decisions of council.

	Recommendations from the Qualitative Report.	Response or action identified by the Housing Strategy.
19	Council to support the education/capacity and capability of the market to identify and enable quick wins.	Council is recruiting a Development Facilitator to work across Council and with developers - action 1C. There are avenues for fast-tracking providing in legislation. Council's regulatory role is important for good outcomes – e.g., that housing is warm, safe, dry, and close to services, that our urban environments are well connected, and natural environment is looked after - action 1E.
20	Council to support the education/capacity and capability of the most affected groups to help them better navigate issues and encourage and enable self-determination.	Council's role in this area is largely advocacy. It has supported a local community organisation to get funding for a housing navigator to assist people in the community - actions 5C and 5D. The Council is considering building additional capacity to educate and support people with consenting - action 1E. Council is developing guidance/toolkit to support iwi navigate the consent process for papakāinga - action 7F.
21	Council needs to partner with other agencies and sectors, working with developers and community agencies to address the delivery of a greater range of housing options.	Working with others and developing partnerships is a strong theme through the Housing Strategy and with many of the actions -actions include 1C, 2C, 2D, 3D, 3F, 3G, 4D, 7D, 4E, 7G, 7H. This has included working with Kāinga Ora, Iwi, developers and Community Housing Providers (CHPs) on potential development options to fill gaps in the housing continuum. This work is in early stages and is ongoing.
22	Council needs to help collaborate and coordinate across agencies.	Working with others and developing partnerships is a strong theme through the Housing Strategy and with many of the actions.
23	Council could be reviewing its land holdings for suitability for housing, and/or entering the housing development market, providing affordable rentals or pathways to ownership.	Council provides 118 units targeted at housing for older people. A project is planned to review these older person housing sites to see if additional social housing could be built - action 4C. Council has acquired land on Rangiora Road, Ōtaki, for housing purposes. Council preference is to partner with others for these developments. Further budget is available for strategic land acquisition - action 4D.
24	Council should be advocating for Kāpiti residents, and all the stories shared in the Housing Needs Assessment as a key role. Central government has the biggest levers to pull for solutions.	The Housing Needs Assessment was a top priority in for the Housing Programme to ensure we had a good understanding and evidence base of the issues faced in Kāpiti. Sharing this information is a critical next step and is underway - action 5A. Other actions involving Council advocacy include 4A, 5A, 5C, 3F, 3G, 7H.

8.4 2022-2024 SOCIAL INVESTMENT FUND - ŌTAKI ALLOCATION AND APPOINTMENT OF DISTRICTWIDE PANEL

Kaituhi | Author: **Claire Rewi, Programme Advisor (Social)**

Kaiwhakamana | Authoriser: **Janice McDougall, Group Manager People and Partnerships**

TE PŪTAKE | PURPOSE

- 1 This paper outlines the next steps for the \$50,000 to address inequity in Ōtaki through the Social Investment Fund.
- 2 This paper also seeks to establish a working group to appoint an independent evaluation panel to make recommendations to Council for the allocation of the Districtwide Social Investment Fund.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 3 This paper seeks approval on the approach and process for the \$50,000 allocated through the Long-term Plan for the Ōtaki Social Investment Fund, and to appoint members of the Strategy and Operations Committee to select the independent panel for the Districtwide Social Investment Fund.

TE TUKU HAEPAPA | DELEGATION

- 4 Council has delegated authority to consider this under section A.2 of the 2019-2022 Triennium Governance Structure and Delegations.

TAUNAKITANGA | RECOMMENDATIONS

It is recommended that the Strategy and Operations Committee:

- A. Agrees Year One funding (2022/23) for the Ōtaki Social Investment Fund be used to establish priorities for social investment to reduce inequity in Ōtaki, to inform the development and funding of programmes for years two and three of the current funding round (2023/24 and 2024/25).
- B. Agrees the independent evaluation panel to make recommendations to Council on the Districtwide Social Investment Fund will be selected by the following councillors and staff:
 - Mayor Gurunathan
 - Deputy Mayor Janet Holborow
 - Chair of the Strategy and Operations Committee – Councillor James Cootes
 - Social Wellbeing Portfolio holder – Councillor Rob McCann
 - Group Manager People and Partnerships - Janice McDougall

TŪĀPAPA | BACKGROUND

- 5 In December 2017 Council adopted priorities and guiding principles to underpin the Social Investment Programme.
- 6 In 2018 the Social Investment Programme commenced to provide financial support to community not-for-profit organisations. This shifted historical non-contestable community contracts and grants to a contestable investment programme based on priorities and achieving pre-set outcomes.
- 7 In June 2018 Council resolved to allocate funding to the community organisations. This funding was for activity in 2018/19, 2019/20 and 2020/21. The resolution was supported by recommendations from an independent evaluation panel.

- 8 In December 2021, in-light-of the pandemic and to ensure continued support to the community, Council agreed to implement a phased approach to social investment through an interim Social Impact Grants process. This was to provide immediate, one-off funding to support community work during the COVID-19 response.
- 9 At this time Council agreed to two separate pools of Social Impact Grant funding:
- 9.1 Districtwide: \$320,000 with an individual grant range of between \$10,000 to \$30,000; and
- 9.2 Ōtaki: \$50,000 with an individual grant range of between \$5,000 and \$10,000 to be allocated specifically to initiatives that would benefit Ōtaki and address equity issues. Organisations applying to this Ōtaki fund were also eligible to apply to the districtwide fund.
- 10 On 7 April 2022 Council approved funding totalling \$320,000 to 19 organisations in the districtwide fund, and \$50,000 to five organisations in the Ōtaki fund.
- 11 A new allocation of \$50,000 per annum for Ōtaki place-based initiatives was acquired through Council's Long-term Plan 2021-41.
- 12 With the one-off Social Impact Grants allocated, council staff are now focused on the three-year funding through the Social Investment Fund. Expressions of interest for the Districtwide Social Investment Fund opened on 20 April 2022 and close on 20 May 2022.
- 13 Council staff are now working through next steps for the \$50,000 Ōtaki Social Investment Fund to ensure it targets inequity as intended by elected members.

HE KŌRERORERO | DISCUSSION

- 14 It is proposed that the process used in the development of the Social Investment Programme is adopted for the Ōtaki Social Investment Fund.
- 15 The process involved setting up an advisory group to advise Council on priorities and outcomes on where the funding should be focused and directed. The advisory group examined the wide range of community needs and social challenges from current issues, emerging issues, and potential issues.
- 16 The data, knowledge and evidence were informed by local research including workshops held by council with local social sector organisations, research into practices of other local authorities, philanthropic organisations and other experts.
- 17 A set of three priority outcomes was recommended with six guiding principles which underpin the process.
- 18 Year one of the funding for Ōtaki through the Social Investment Fund could be used to establish an advisory group to identify these issues and advise on priorities and outcomes. The six guiding principles would continue to underpin the process.
- 19 This will ensure funds provided through the Social Investment Programme address the identified issues and inequities and provide a consistent approach.
- 20 Opportunities exist to start the process. Through the Social Impact Grants, Ngā Hapū o Ōtaki was allocated \$35,000 for the provision of research into identifying the barriers to keeping Ngā Hapū o Ōtaki whanau connected. This research is to be completed by December 2022.
- 21 Additionally, Te Puna Oranga o Ōtaki has been successful in receiving phase three funding from Te Arawhiti to implement their programme Tirohia, named from their Pou Ahorangi, Rawiri Rikihana. This research programme will conduct a post-covid survey to investigate the needs of the community. Five people will be employed to conduct the survey and a focus group is being established which is made up of a cross-section of the community including but not limited to organisations and individuals working in health, education, social sector, rangatahi and business. Council is supporting through the Connected Communities team. This survey is due to be completed 30 June 2022.

- 22 It is anticipated that these two bodies of work will provide a solid foundation to inform the advisory group to assist with determining the inequities, issues and needs in Ōtaki.
- 23 Once the priorities and outcomes are determined, the process of calling for expressions of interest, proposals for funding and recommendations for funding will continue the same structure as the Districtwide Social Investment Fund for the remaining two-year period.

ESTABLISHMENT OF AN INDEPENDENT PANEL TO REVIEW EXPRESSIONS OF INTEREST FOR DISTRICTWIDE FUNDING

- 24 In 2018 when the first round of the Social Investment Fund was allocated, an independent panel was established to review the initial expressions of interest from organisations. The panel then made recommendations to Council on which expressions of interest they believed should proceed to full proposals. The independent panel was selected by elected members with the panel being made up of individuals with a range of expertise, experience and knowledge of the needs and aspirations of Kāpiti communities.
- 25 It is proposed that a panel of up to five members be established for the current round of funding. To enable this, in the timeframes required, it is proposed that the panel membership be agreed by a working party made up of the following councillors and staff:
- Mayor Gurunathan
 - Deputy Mayor Janet Holborow
 - Chair of the Strategy and Operations Committee – Councillor James Cootes
 - Social Wellbeing Portfolio holder – Councillor Rob McCann
 - Group Manager People and Partnerships – Janice McDougall
- 26 A call for expressions of interest for the panel is currently advertised. If necessary, the working party (working with the Connected Communities team) could also directly approach and appoint members to ensure the required mix of expertise, experience and knowledge needed for the panel.

He take | Issues

Ōtaki Social Investment

- 27 Consistency of approach with the establishment of the initial Social Investment Fund will ensure that the funds are used to the greatest impact for the community. It would be anticipated that the process will be able to get underway by the end of this year. Council will be further updated at that time.

Establishment of Independent Panel

- 28 Expressions of Interest are being advertised for independent panel members to apply. Applications for panel members will close on 16 May, for the appointed members of the Strategy and Operations Committee to appoint members to the panel later that week. It is anticipated that the panel will be a selection of experts with a range of experience and expertise to assist with the process, they will have good local knowledge of Kāpiti and will be able to assess the expressions of interest for the social investment fund and determine which applications they recommend should proceed to the next stage.
- 29 It is expected that the independent panel will meet in the week of 30 May to make recommendations to the Council at its meeting on 30 June.

Ngā kōwhiringa | Options

- 30 For the Ōtaki social investment funding, there was the option to proceed straight to seeking expressions of interest for programmes for the 2022/23 year, without Ōtaki-specific criteria

having been established. However, staff could not be confident that this would address the inequities in Ōtaki as intended.

- 31 For the appointment of an independent panel, membership could be agreed by the full Council or Strategy and Operations Committee. However, the impacts of COVID-19 and associated delays to the current funding round, mean there is insufficient time available to proceed in this way without creating further delays to the programme.

Tangata whenua

- 32 The social investment fund is outcomes-based and puts iwi prosperity and iwi aspirations at the fore, as key principles for improving social outcomes that contributed to community wellbeing.
- 33 The funding model also embeds an equity framework that reinforces the tiriti principle of tino rangatiratanga (iwi-led initiatives to achieve iwi aspirations) to facilitate Māori whakairo (Māori thinking and understanding) to enhance outcomes.
- 34 Ensuring the appropriate allocation of Council funding to Ōtaki to address inequity and have the greatest impact will benefit mana whenua, and meet the Council's obligations to Māori under the Treaty of Waitangi, Local Government Act 2002 and other relevant legislation.

Panonitanga āhuarangi | Climate change

- 35 One of the social investment principles guiding investment in positive social impacts is:
- **Sustainability** - organisations and initiatives encourage innovation and work towards becoming sustainable in all respects, including environmentally.

Ahumoni me ngā rawa | Financial and resourcing

- 36 A new allocation of \$50,000 per annum for Ōtaki place-based initiatives was acquired through Council's Long-term Plan 2021-41.

Ture me ngā Tūraru | Legal and risk

- 37 No legal risks are identified at this time. However, at the time of funding decisions some decision makers may be closely connected to organisations who make funding applications. If elected members have a conflict they should abstain from voting or participating in the debate at the Council Meeting.

Ngā pānga ki ngā kaupapa here | Policy impact

- 38 This matter has a low level of significance under Council's Significant and Engagement Policy.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

Te mahere tūhono | Engagement planning

- 39 Engagement was undertaken in 2017 to develop the Social Investment Programme. We will continue to build on the engagement plan to reflect the decisions made in this paper.

Whakatairanga | Publicity

- 40 Decisions on the recommendation in this report will be communicated as part of the ongoing Social Investment programme and communications activity.

NGĀ ĀPITI HANGA | ATTACHMENTS

Nil

8.5 STORMWATER MANAGEMENT FRAMEWORK ENGAGEMENT

Kaituhi | Author: Rita O'Brien, Stormwater & Coastal Engineer

Kaiwhakamana | Authoriser: Glen O'Connor, Access and Transport Manager

TE PŪTAKE | PURPOSE

- 1 This paper provides an update on the development of the Stormwater Management Framework [SMF], and requests approval to engage with the community on the draft SMF vision, values and outcomes.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 An executive summary is not required for this report.

TE TUKU HAEPAPA | DELEGATION

- 3 Under the 2019-2022 Triennium Governance Structure and Delegations, the Strategy and Operations Committee has the authority to consider this matter.

TAUNAKITANGA | RECOMMENDATIONS

- A. That Strategy and Operations Committee:
 - A.1 note this update on the development of the Stormwater Management Framework [SMF], and
 - A.2 approve community engagement on the draft SMF vision, values and outcomes

TŪĀPAPA | BACKGROUND

- 4 The health of our waterways and the community's relationship and use of water is impacted by the way we manage our stormwater. Increased urbanisation of our district and the impacts of climate change are putting pressure on our stormwater network and the waterways that we rely on to take rainfall to the sea.
- 5 Te Mana o te Wai is a cornerstone of the Freshwater National Policy Statement [NPS]. The NPS, which came into effect on 3 September 2020, sets out the objectives and policies for freshwater management under the Resource Management Act 1991. It requires freshwater to be managed in a way that 'gives effect' to *Te Mana o te Wai* and places an emphasis on improving degraded water bodies and maintaining or improving all other water bodies using bottom lines defined in the NPS and through the Whaitua process.
- 6 *Te Mana o te Wai* draws on a *te ao Māori* perspective that recognises the whole of system approach to water.
- 7 To give effect to *Te Mana o te Wai*, Council must reframe its traditional approach to freshwater management because *Te Mana o te Wai* requires us all to acknowledge the interconnectedness and interrelationship of all living and non-living things, and the need to understand whole systems, not just one part or one component.
- 8 Three important principles of *Te Mana o te Wai* are:
 - PROTECT: Water has a right to thrive without being degraded or overused by human activity; access to water is a privilege that comes with responsibilities.
 - ENABLE: When the first right is being delivered, we as humans must live within the limits set by the natural environment to sustain ourselves. Our approach must enable sustainable use, and value water from a cultural, recreational and economic perspective.
 - REGENERATE: We have created damage through our current relationships with the water so we will need to take responsibility to invest in regeneration and restoration.

We share this responsibility with others and must work to ensure everyone plays their part in improving our waterways.

1

- 9 In addition to the above, a number of statutes set out the requirement to minimise flood risk and adapt to climate change:
 - Soil Conservation and Rivers Control Act 1941 S10 and S126
 - Local Government Act 2002 – S3 and S10
 - Local Government Act 1974 – S446, S509, S511, S512 [we could be ordered to clear streams]
 - Land Drainage Act 1908 – S17, S62, S63 [we could be ordered to clear streams]
 - Civil Defence Emergency Management Act 2002 – S3(a), (b), (d)
 - Resource Management Act 1991 – S6(h), S62(1)(i)
- 10 When considering any activity involving stormwater, there is a need to address the hierarchy within the NPS, while giving effect to the other statutes and requirements requiring the mitigation of the effects of flooding and climate change; and for the provision for growth and urban intensification.
- 11 At times, it can be difficult to reconcile Council's mandate to give effect to *Te Mana o te Wai* and the NPS with Council's other directives to minimise flood risk, adapt to climate change, and provide for urban development and growth. The Stormwater Management Framework is intended to be the umbrella which links all the specific components of stormwater management together, of which there are quite a few such as:
 - the stormwater management strategy developed in accordance with Schedule N of the proposed Natural Resources Plan [primarily focussed on water quality],
 - the concept of hydraulic neutrality,
 - climate change projections,
 - levels of service,
 - the development contributions policy,
 - the update of our flood hazard maps,
 - the update of our engineering code of practice [SDPR / MLDR],
 - Council's capital and operational works;
 - The development and enforcement of bylaws, and
 - The development of educational material, such as guidance on how to maintain ponds and soakpits.
- 12 An important consideration has also been how the framework links across all of Council's planning and strategic work streams, i.e., the growth strategy; the open space strategy; and the climate change and resilience framework, as well as other national and regional initiatives, i.e., the Kapiti Whaitua, Waikanae ki uta ki tai and the three waters reform.
- 13 To respond to these challenges, the Council has established a Stormwater Management Steering Group. This steering group is discussed further in the section below on tangata whenua.

HE KÖRERORERO | DISCUSSION

Vision and Values:

- 14 The SMF's draft vision for stormwater management in Kāpiti is *where water is given space to flow from the hills to the sea; the health of our water bodies is enhanced and restored; communities are thoughtfully planned to be protected from flooding and resilient to anticipated climate change impacts; and Council works in partnership with tāngata whenua to give expression to Te Mana o te Wai.*

- 15 The SMF is supported by 9 values. The first six values differentiate between the values shared by the entire community and values specific to tangata whenua in the management of freshwater.

<u>Mana whenua Kaupapa (values)</u>	<u>Community values</u>	<u>Huanga (objective)</u>
<u>Mana whakahaere</u>	<u>Governance</u>	Power to make decisions is shared by Council and tāngata whenua, with the support of the community
<u>Kaitiakitanga</u>	<u>Stewardship</u>	Our role is to be guardians and stewards of our natural resources
<u>Mauri</u>	<u>Care & Respect</u>	Our actions recognise, restore, enhance and protect the life of our rivers and seas
<u>Wairuatanga</u>		We think and act holistically. The well-being of the environment and the well-being of people is intricately connected
<u>Pukengatanga</u>		We take an innovative and flexible approach to managing stormwater based on good historical, technical and cultural understanding
<u>Hapori</u>		We build resilient communities that are connected to their awa.

Outcomes:

- 16 The five proposed outcomes for the SMF are:
- Te Mana o te Wai [including our stormwater network] is cared for and improved for the environment and people
 - Knowledge about Te Mana of te Wai and how it is best cared for is increased and shared
 - The framework provides a clear and usable plan that delivers quality outcomes and ensures integrity with vision
 - Iwi and Council work as partners to jointly made decisions with the support of the community
 - Stormwater management practices and stormwater infrastructure improves neighbourhoods and ecosystems, and resilience to anticipated climate change impacts

He take | Issues

- 17 The SMF provides an overarching structure to:

- 17.1 give effect to Te mana o te Wai,
 - 17.2 mitigate [or reduce] the effects from flooding and climate change, and
 - 17.3 provide for growth and urban intensification.
- 18 This aligns with the purpose of local government as set out in Clause 10(1) of the Local Government Act 2002 in that it aims to enable democratic local decision-making, while also protection and promoting the environmental, cultural and social well-being(s) of communities, in the present and the future.
- 19 It also aligns with several of Council's Long-term Plan community outcomes, including:
- 19.1 Mana whenua and Council have a mutually mana-enhancing partnership
 - 19.2 Our communities are resilient, safe, healthy, thriving and connected
 - 19.3 Our natural environment is restored and enhanced as we transition to a low carbon future

Ngā kōwhiringa | Options

- 20 Community engagement is not legally required for the development of the SMF, but it is considered the preferred option as it is important that our community understands what is being developed and can provide feedback. The engagement proposal is discussed in the Communications and Engagement section below.

Tangata whenua

- 21 Water is a taonga for all iwi. Iwi believe that maintaining its life-supporting capacity is vital to the physical and spiritual health and well-being of all living things.
- 22 Council employed a Tiriti House approach to the creation of a Stormwater Management Steering Group. The group comprised of staff from Kāpiti Coast District Council, representatives from each of Council's Te Tiriti partners – Āti awa ki Whakarongotai, Ngāti Toa Rangatira, and Ngāti Raukawa ki te Tonga / Ngāti Hapū o Ōtaki, Greater Wellington Regional Council, and specialist experts.
- 23 Together, over the past 18 months we have developed a draft stormwater management framework, that sets out our vision, values and outcomes that will guide us as we make decisions on our priorities for stormwater management now and into the future.

Panonitanga āhuarangi | Climate change

- 24 Climate change is an important consideration for the management of stormwater in the district as the predicted impacts of climate change will undoubtedly influence the quantity and quality of freshwater in the district, as well as the natural and built environments.
- 25 The climate change predictions for the district include:
- 25.1 increasing average annual temperatures,
 - 25.2 increased rainfall and more frequent and severe storm events,
 - 25.3 occasional drought conditions contributing to low river flows, and
 - 25.4 rising sea levels.
- 26 The proposed approach for the SMF process aligns with the principles of the Climate Emergency Action Framework that was adopted by Council on 29 July 2021. Two principles that are particularly relevant include:
- 26.1 Council honours Te Tiriti o Waitangi and its partnership with mana whenua. Ngāti Raukawa ki te Tonga, ātiawa ki Whakarongotai, and Ngāti Toa Rangatira will be involved as partners in Council's climate change response and any projects that arise from this Framework to ensure a mana enhancing partnership is nurtured throughout.

- 26.2 Decision making is inclusive, transparent, and based on on-going collaboration and consultation with the wider community, business, social service organisations, and key sectors from industry and science.

Ahumoni me ngā rawa | Financial and resourcing

Ture me ngā Tūraru | Legal and risk

- 28 There are no legal risks associated with the community engagement proposal.

Ngā pānga ki ngā kaupapa here | Policy impact

- 29 National policy statements provide direction that must be translated into action on the ground through regional policy statement, regional plans, district plans, and resource consents. It is anticipated that the SMF will provide an overarching structure that gives effect to *Te Mana o te Wai*, mitigation [reduction] of effects from flooding and climate change, and provision for growth and urban intensification.
- 30 An important consideration has also been how the framework links across all of Council's planning and strategic work streams, i.e., the growth strategy; the open space strategy; and the climate change and resilience framework, as well as other national and regional initiatives, i.e., the Kapiti Whaitua, Waikanae ki uta ki tai and the three waters reform.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

- 31 Over the life of this project, there will be several instances of community engagement. With support from the communications teams, an initial engagement plan has been developed.
- 32 In the first instance, the Steering Group is keen to test the draft vision, values and outcomes with the community before proposing the draft SMF to Council for adoption. Feedback from the community will be used to finalise the draft documents before they are returned to Council on 30 June for adoption.
- 33 The graphic design services of Kāuru Ltd has been engaged to present the content of the Stormwater Management Framework in an easily digestible format. The design process will be two-stage. The first being to render the concepts contained within the framework digestible for the community. After consultation is complete, the second stage will involve the creation of icons and 'branding' specific to stormwater management that will then be used during future community engagement. This second stage will also involve extensive workshopping with iwi and relevant Council staff.
- 34 In the future, further engagement will be required on a number of work streams that sit below the draft vision, values, and outcomes. These work streams cover the following:
- The national and regional legislative framework for stormwater management
 - Governance approach to managing stormwater that recognises Council's Te Tiriti partners
 - The history of stormwater management on the Kāpiti Coast, and its evolution to meet future legislative and best practice requirements
 - Significant re-build of Council's flood hazard models to update climate change recommendations; and incorporate groundwater, the new state highways and surface models. These updates are required to provide a better understanding of the risk, and will address a wider range of needs within the Council
 - Review of Council's hydraulic neutrality policy, low impact urban design principles and its implementation
 - Stormwater Management Strategy that sets out our approach to meeting Greater Wellington Regional Council's proposed Natural Resources Plan Schedule N specifications. A draft is required to be submitted in support of Council's stage 2 global stormwater discharge consent.

- Council's stormwater monitoring programme, which includes cultural monitoring
- Development of integrated data management, storage, access and reporting protocols and platforms
- Catchment based objectives for water quality and action plans, including programmes of work [CAPEX and OPEX]
- Consideration of a stormwater bylaw
- Community engagement and education programmes

35 These workstreams are influenced by the agreed vision, values and outcomes so it is important that the vision, values and outcomes be agreed first. A number of these workstreams will be consulted on within the next 12-18 months. Council will have the opportunity to provide input before these further instances of engagement occur.

Te mahere tūhono | Engagement planning

- 36 At this stage in the process, the engagement plan is focused on informing the community of the framework, including the draft vision, values and outcomes, and encouraging community feedback through a range of activities. A range of communication channels will be used to inform key stakeholders and audiences, such as:
- 36.1 Targeted: face-to-face engagement with the community at local markets during the month of May; and a number of meetings with specific interest groups, including a series of special meetings for developers [and their representatives] in May and June 2022
 - 36.2 Digital: Council webpages, Bang the Table [Council's on-line engagement platform], and social media updates
 - 36.3 Media: a series of informational updates in local newspapers.
- 37 To enable communication of the SMF, the graphic design services of Kāuru Ltd has been engaged to present the content of the SMF in an easily digestible format. The design process will be two-stage. The first being to render the concepts contained within the framework digestible for the community. After consultation is complete, the second stage will involve the creation of icons and 'branding' specific to stormwater management that will then be used during future community engagement. This second stage will also involve extensive workshopping with iwi and relevant Council staff.

Whakatairanga | Publicity

- 38 Council will use its established communications channels to engage with the community.
- 39 If Council agrees with the recommendations to update the public and invite comment on the draft vision, values and outcomes, Council officers will work with Communications to publicise this information. Council will use a variety of communication channels, as discussed above.

NGĀ ĀPITI HANGA | ATTACHMENTS

Nil

8.6 CONTRACTS UNDER DELEGATED AUTHORITY

Kaituhi | Author: **Jayne Nock, Executive Secretary to Group Manager Corporate Services**

Kaiwhakamana | Authoriser: **Glen O'Connor, Access and Transport Manager**

Te pūtake | Purpose

- 1 This report provides an update on any contracts over \$250,000 accepted under delegated authority for the period 1 January to 31 March 2022.

He whakarāpopoto | Executive summary

- 2 Not required.

Te tuku haepapa | Delegation

- 3 The Strategy and Operations Committee has delegated authority to consider this report under the following delegation in the 2019-2022 Governance Structure, Section B.1.
This Committee will deal with all decision-making that is not the responsibility of the Council, including approval of contracts and contract variations outside the Chief Executive's delegations.

Taunakitanga | Recommendations

- A. That the Strategy and Operations Committee notes there were six contracts accepted under delegated authority over \$250,000 for the period 1 January to 31 March 2022.

Tūāpapa | Background

- 4 Approved Contracts for the year 2021/22 are listed at Appendix 1.

He kōrerorero | Discussion

5 2021-C424 Matene Matai Stormwater Upgrades

- Five tenders were received ranging \$550,470 to \$1,024,800.
- The Contract was awarded to Downer Limited, based on the weighted attribute method, for the sum of \$550,470.
- Engineer's estimate: \$445,841. Budget for 2021/22: \$650,000.
- Local content is estimated at 30% (materials and some labour).

6 2021-C425 Stormwater Asset Renewals in Paraparaumu 03 Catchment

- Three tenders were received ranging \$1,913,000 to \$3,000,954.
- The Contract was awarded to Interflow NZ Limited, based on the weighted attribute method, for the of \$1,836,448.
- Engineer's estimate: \$1,203,961.
- Local content is estimated at 25% (accommodation for staff and local subcontractors).

7 2021-C426 Stormwater Asset Renewals in Paraparaumu 04 Catchment

- Four tenders were received ranging \$624,524 to \$1,525,798.
- The Contract was awarded to Quickshot Limited, based on the weighted attribute method for the sum of \$611,592.
- Engineer's Estimate: \$617,329. Budget for 2021/22: \$700,000.
- Local content is estimated at 30% (materials and some labour).

8 2021-C428 Professional Services for Raumati Seawall

- Two tenders were received ranging \$302,015 to \$323,765.
- The Contract was awarded to Beca Consultants, based on the weighted attribute method, for the sum of \$323,035.
- Engineer's Estimate: \$480,770. Budget for 2021/22: \$588,000.
- Local content is estimated at 10% (some staff are Kāpiti based).

9 2021/C431 Paraparaumu Wastewater Treatment Plant Aeration Systems Upgrades Phase 1

- One tender was received.
- The Contract was awarded to Max Tarr Industrial Limited, based on a single source bid, for the sum of \$574,000.
- Budget is \$1,303,000.
- Local content is estimated at 40% (materials).

10 2021/CN596 Ōtaki Wastewater Treatment Plant lagoon desludging

- One tender was received.
- The Contract was awarded to Conhur Limited, based on the weighted attributes method, for the sum of \$2,073,000.
- Budget is \$1,457,000.
- Local content is estimated at 5-10% (staff accommodation)

He take | Issues

- 11 This report has a low degree of significance under Council's Significance and Engagement Policy.

Ngā kōwhiringa | Options

- 12 There are no further options to be considered within this report.

Tangata whenua

- 13 There are no tāngata whenua considerations within this report.

Panonitanga āhuarangi | Climate change

- 14 There are no climate change considerations within this report.

Ahumoni me ngā rawa | Financial and resourcing

- 15 There are no financial and resourcing issues in addition to those already noted in this report.

Ture me ngā Tūraru | Legal and risk

- 16 There are not legal and risk considerations arising from this report.

Ngā pānga ki ngā kaupapa here | Policy impact

17 There are no current or future impacts to Council policies within this report.

Te whakawhiti kōrero me te tūhono | Communications & engagement**Te mahere tūhono | Engagement planning**

18 There are no engagement planning considerations arising from this report.

Whakatairanga | Publicity

19 There are no publicity considerations arising from this report.

Ngā āpitihanga | Attachments

1. Contracts Under Delegated Authority approved in the 2021/22 year [↓](#)

Contracts for the 2021/22 year

Strategy and Operations Committee meeting (unless otherwise stated)	Contract
18 November 2021 (covering the period 1 July to 30 September 2021)	2021/C418 – Service Location for Amohia Catchment Stormwater Project was awarded to Action Civil Limited for the sum of \$471,700.
	2021/C436 – Kapiti Coast Sports Turf resurfacing was awarded to specialist hockey turf provider Polytan NZ Limited for the sum of \$399,652.
	2021/C431 – Paraparaumu WWTP Aeration Systems Upgrades Phase 1 was awarded to Max Tarr Industrial Limited for the sum of \$574,000.
10 February 2022 (covering the period 1 October to 31 December 2021)	C414 – Mahara Gallery Redevelopment was awarded to Crowe Construction for the sum of \$4.2 million.

9 CONFIRMATION OF MINUTES**9.1 CONFIRMATION OF MINUTES**

Author: Fiona Story, Senior Advisor Democracy Services

Authoriser: Janice McDougall, Group Manager People and Partnerships

Taunakitanga | Recommendations

That the minutes of the Strategy and Operations meeting of 10 March 2022 be accepted as a true and correct record.

APPENDICES

1. Confirmation of Minutes - Strategy and Operations Committee 10 March 2022 [↓](#)

STRATEGY AND OPERATIONS COMMITTEE MEETING MINUTES**10 MARCH 2022**

**MINUTES OF KAPITI COAST DISTRICT COUNCIL
STRATEGY AND OPERATIONS COMMITTEE MEETING
HELD ONLINE VIA ZOOM
ON THURSDAY, 10 MARCH 2022 AT 9.30AM**

PRESENT: Cr James Cootes, Cr Gwynn Compton, Mayor K Gurunathan, Deputy Mayor Janet Holborow, Cr Angela Buswell, Cr Jackie Elliott, Cr Martin Halliday, Cr Sophie Handford, Cr Jocelyn Prvanov, Cr Bernie Randall, Cr Robert McCann

IN ATTENDANCE: Wayne Maxwell, Sean Mallon, Mark de Haast, Janice McDougall, Mike Mendonca, James Jefferson; Natasha Tod, Monica Turner, Mark Ward, Eva George, Lesley Olsen, Hamish McGillivray, Jo Bryan, Ian Georgeson, Josh Ryan, Darryn Grant, Tanicka Mason, Fiona Story

APOLOGIES: There were none.

LEAVE OF ABSENCE: There were none.

1 WELCOME

The Chair welcomed everyone to the meeting

2 COUNCIL BLESSING

Cr Randall read the Council blessing.

3 APOLOGIES

The lateness to the meeting from Cr Elliott was noted.

4 DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA

There were none.

5 PUBLIC SPEAKING TIME FOR ITEMS RELATING TO THE AGENDA

There were none.

6 MEMBERS' BUSINESS

(a) Public Speaking Time Responses

There were none.

(b) Leave of Absence

There were none.

(c) Matters of an Urgent Nature (advice to be provided to the Chair prior to the commencement of the meeting)

There were none.

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STRATEGY AND OPERATIONS COMMITTEE MEETING MINUTES**10 MARCH 2022****7 UPDATES**

There were none.

8 REPORTS**8.1 ADOPTION OF THE POLICY WORK PROGRAMME 2021-2024**

Lesley Olsen, Policy Advisor, introduced the report Adoption of the Policy Work Programme 2021-24 which sets the policy work programme for the next three years. Members' questions were responded to and their comments were noted.

COMMITTEE RESOLUTION SAOCC2022/8

Moved: Cr Martin Halliday

Seconder: Cr Angela Buswell

That the Strategy and Operations Committee adopt the Council Policy Work Programme 2021-2024 as shown in Appendix 1 to this report.

That the Strategy and Operations Committee note the update on the active projects under the PWP 2021-2024

.CARRIED

Staff were thanked for their work in producing the report.

Cr Elliott joined the meeting at 10.00am

8.3 COUNCIL PERFORMANCE FOR THE HALF-YEAR ENDED 31 DECEMBER 2021

Mark de Haast, Group Manager Corporate Services, together with Ian Georgeson, Chief Financial Officer, Jo Bryan, Manager, Corporate Planning & Reporting, and Josh Ryan from Research First spoke to the report, members' comments were noted and their questions responded to.

Janice McDougall, Group Manager People and Partnerships spoke to a correction to the report on page 40 of report (page 70 of the agenda). In fact there were three LGOIMA requests that were not responded to within in required timeframe. The correction will be amended in the report.

Sean Mallon, Group Manager Infrastructure Services responded to members' comments and questions in relation to the infrastructure section of the report.

Mike Mendonca, Acting Group Manager Place & Space responded to members' comments and questions in relation to the Community Services section of the report.

Janice McDougall, Group Manager People & Partnerships responded to members' comments and questions in relation to the Governance and tangata whenua section of the report and in relation to LGOIMA requests.

James Jefferson, Group Manager Regulatory Services, and Natasha Tod, Group Manager Strategy, Growth & Recovery responded to members' comments and questions in relation to the planning and regulatory section section of the report.

Ian Georgeson, Chief Financial Officer, responded to members' comments and questions in relation to the to the Financial Management section of the report.

Mark de Haast, Group Manager Corporate Services, responded to members' comments and questions in relation to Corporate activity section of the report.

STRATEGY AND OPERATIONS COMMITTEE MEETING MINUTES

10 MARCH 2022

COMMITTEE RESOLUTION SAOCC2022/9

Moved: Deputy Mayor Janet Holborow

Seconder: Cr Jackie Elliott

It is recommended that the Strategy and Operations Committee:
receives this report, including Appendix 1 to this report; and
notes the Council's performance for the half-year ended 31 December 2021, as detailed in
Appendix 1 to this report

.CARRIED

Staff were congratulated on producing a well designed, easy-to-follow, engaging document.

8.2 MAJOR EVENT FUND POLICY UPDATE 2022

Monica Turner, Economic Development Advisor, spoke to the report, noted comments and responded to members' questions.

COMMITTEE RESOLUTION SAOCC2022/10

Moved: Cr Robert McCann

Seconder: Cr Angela Buswell

That the Strategy and Operations Committee:

Approve the Kāpiti Coast Major Event Fund Policy 2022-2025.

Allocate \$50,000 to a new flexible "Strategic Growth Fund" targeted to support key tier 3 events to become major events. This \$50,000 will be made up of the current \$25,000 currently targeted to feasibility funding, plus another \$25,000 from the main Major Event Fund.

Note that further work will be done to explore and report back on ways to help the community deliver other tier three events that do not fit in the Major Event Fund This work will be led by People and Partnerships Group.

Approve the opening of the next Major Event Funding round in March 2022.

.CARRIED

Staff were thanked for their ongoing support to event holders during the difficult time of the Covid-19 pandemic.

Item - 8.3 Council Performance for the Half-Year ended 31 December 2021 - was moved to another part of the minutes.

STRATEGY AND OPERATIONS COMMITTEE MEETING MINUTES

10 MARCH 2022

9 CONFIRMATION OF MINUTES

9.1 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION SAOCC2022/11

Moved: Cr Bernie Randall

Seconder: Cr Sophie Handford

That the minutes of the Strategy and Operations meeting of 10 February 2022 be accepted as a true and correct record.

CARRIED

10 PUBLIC SPEAKING TIME

- For items not on the agenda – There were none.

11 CONFIRMATION OF PUBLIC EXCLUDED MINUTES

12 PUBLIC EXCLUDED REPORTS

RESOLUTION TO EXCLUDE THE PUBLIC**PUBLIC EXCLUDED RESOLUTION SAOCC2022/12**

Moved: Deputy Mayor Janet Holborow

Seconder: Cr Martin Halliday

That, pursuant to Section 48 of the Local Government Official Information and Meetings Act 1987, the public now be excluded from the meeting for the reasons given below, while the following matters are considered.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
11.1 - Confirmation of public excluded minutes	Section 7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information Section 7(2)(h) - the withholding of the information	Section 48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

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STRATEGY AND OPERATIONS COMMITTEE MEETING MINUTES**10 MARCH 2022**

	is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	
CARRIED		

COMMITTEE RESOLUTION SAOCC2022/14

Moved: Deputy Mayor Janet Holborow

Seconder: Cr Sophie Handford

That the Strategy and Operations Committee moves out of a public excluded meeting.

CARRIED

The Strategy and Operations Committee meeting went into public excluded session at 12.54pm.

The Strategy and Operations Committee came out of public excluded session at 12.57pm.

The Strategy and Operations Committee meeting closed at 12.57pm.

.....
CHAIRPERSON

10 PUBLIC SPEAKING TIME

- For items not on the agenda

11 CONFIRMATION OF PUBLIC EXCLUDED MINUTES

Nil

12 PUBLIC EXCLUDED REPORTS**RESOLUTION TO EXCLUDE THE PUBLIC****PUBLIC EXCLUDED RESOLUTION**

That, pursuant to Section 48 of the Local Government Official Information and Meetings Act 1987, the public now be excluded from the meeting for the reasons given below, while the following matters are considered.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
12.1 - Paraparaumu Transport Hub Construction Contract	Section 7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7