

National Policy Statement on Urban Development

Kāpiti Coast District Council Quarter 1 Monitoring Report

September 2024

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Executive Summary

This is the first quarter (Q1 2024/2025) National Policy Statement on Urban Development (NPS-UD) monitoring report. It provides an update and analysis of changes across the development market in Kāpiti for the 1 June 2024 – 31 Aug 2024 period.

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

This first quarter, median house values were at \$800,000. This is the first decrease, down from last quarters \$820,000 and follows slow increases since the same period last year (Q1 2023/2024).

Resource consent numbers have seen a decline to 39 this period, down from 51 consents last quarter but this is a similar number to the 41 resource consents for the same period last year. Similarly, building consents have seen a decrease to 136 this period, down from 138 last quarter and the 153 for the same period last year.

This quarter's building consents equated to 47 dwellings consented, with a total of 130 bedrooms. The numbers of dwellings and bedrooms are lower compared to any period in the last four quarters.

A snapshot of indicator activity for 1 June 2024 – 31 Aug 2024 is summarised below:

Indicator	Movement from last quarter	Context
Building consent applications issued	Decreasing (by 2 as per Appendix 1)	136 consents issued with a total value of \$51,973,582.
Resource consent applications granted	Decreasing (by 12 as per Appendix 1)	39 consents granted: <ul style="list-style-type: none"> - 35 residential - 4 non-residential - Indicating a potential net addition of 112 dwellings from new builds and subdivisions.
House values	Decreasing	The median value of house sales has decreased to \$800,000 as of 30/06/2024, compared to \$820,000 in the last quarter.
House sales	Decreasing	There were 141 house sales as of 30/06/2024. However, this will be revised on receipt of late data. Last quarter's house sales have been revised up from 219 to 288.
Nominal mean rent	Increasing	Mean rent has seen slight increases, increasing to \$624 for 30/06/2024 from \$613 at 31/03/2024.
Dwellings sale volume as percentage of stock	Increasing	The ratio of housing sales to housing stock has increased to 0.66% for 30/06/2024 from 0.54% for 31/03/2024.
Land value as percentage of capital value	Decreasing	54.9% for 30/06/2024, decreasing from 55.2% in 31/03/2024
Average land value of a dwelling	Decreasing	\$427,219 for 30/06/2024, slightly decreasing from \$428,239 as of 31/03/2024

Kāpiti Coast District Council - Quarter 1 Monitoring Report September 2024

Introduction

This is the first quarter monitoring report implementing the National Policy Statement on Urban Development (NPS-UD). The report provides updated data and analysis of changes to the housing market for the 1 June 2024 – 31 Aug 2024 period.

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

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

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

Improving monitoring and reporting of housing data

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

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

Social Housing Register Quarterly Update – June 2024

The Ministry of Social Development National Social Housing Register was most recently updated in June 2024. The update shows that over the March 2024 to June 2024 period, applications for social housing in Kāpiti have decreased from 171 to 159 registrations. Nationally, registrations have also decreased, but more significantly from a total of 25,527 to 22,923 over this period.

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

GROWTH TRENDS

Both resource consent and building consent numbers for the first quarter have decreased from the previous quarter (Q4 2023/24). Potential net additional yield from new developments is also down from 152 to 112.

Building Consents¹

Data on building consents helps identify development activity across the district. Compared to the last quarter (Q4 2023/2024), building consent numbers were slightly down from 138 to 136. Of the 136 building consents, 46 related to new builds² (down 5 from 51 in Q1 2023/24) and 69 related to dwellings - additions and alterations (down 10 from 79 in Q1 2023/24).

The overall value of work has also significantly decreased from the last quarter, from \$90,865,238 to \$51,973,582. This difference can be attributed to an estimated \$49 million worth of medical care and aged residential facilities in the Summerset Villages in Waikanae reported last quarter.

When compared to the same period last year, building consents have fallen from 153 to 136 alongside a decrease in the total value of building consents from \$60,118,312 to \$51,973,582.

During this quarter the applications for new builds equated to 47 additional dwellings. The type of housing consented through the building consent process was largely for standalone houses, of which there were 28. The other consents were for 11 second houses, 1 multi-dwelling, 1 semi-detached, 4 rebuilds (one with a granny flat), and 1 sleepout.

The 47 additional dwellings consist of 130 bedrooms. Compared to last quarter (Q4 2023/2024), this represents a decrease from 58 dwellings with 141 bedrooms. This represents a decrease from the same period last year (Q1 2023/24) which had 87 additional dwellings with 215 bedrooms.

Of the 47 additional dwellings this quarter, 5.4% were for housing with 1 bedroom, 10.8% for 2 bedrooms, 55.4% for 3 bedrooms, 24.6% for 4 bedrooms, and 3.8% for 5-bedroom housing.

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

Resource Consents³

Between 1 June 2024 – 31 August 2024, Council granted 39 resource consents, 12 less than the 51 consents granted last quarter (Q4 2023/24). This quarter included 19 land use consents, 18 subdivision consents, and 2 deemed permitted activities⁴.

Overall, 35 of the consents granted related to residential activities and information from the consents suggests that these applications have the potential to yield 112 net additional dwellings.

¹ Note: Applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g. signs and pergolas) are excluded from this analysis of building consents.

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

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

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

These additional dwellings are a decrease from the 152 potential net additional dwellings reported last quarter (Q4 2023/24), but an increase from the 51 potential net additional compared to the same period last year (Q1 2023/24),

During this quarter (Q1 2024/25), urban residential activities accounted for 29 of the 35 residential activities with a potential net addition of 100 dwellings across the district as follows:

- Paraparaumu accounted for 13 of the residential consents with the potential for 36 additional dwellings.
- Waikanae had 9 residential consents this quarter and a net potential for 24 additional dwellings
- Ōtaki accounted for 2 of the residential consents with the potential for 11 additional dwellings
- Paekākāriki had only 1 consent with the potential for 2 additional dwellings
- Raumati Beach and Raumati South had 4 consents with the potential for 27 additional dwellings.

During this period, rural residential activities accounted for 6 of all 35 residential activities, with the potential for 5 net additional dwellings:

- Paraparaumu accounted for just 1 of the residential consent with the potential for 1 additional dwelling.
- Ōtaki Forks accounted for 4 of these residential consents with the potential for 10 net additional dwellings
- Peka Peka had 1 consent with a potential for 1 additional dwelling.

There were also 5 non-residential resource consents granted during this period. These included undertakings for a mail distribution centre, a storage shed, and 1 twenty-lot subdivision on Riverbank Road in Ōtaki.

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

Appendix: Building and Resource Consents

Table 1: Building consents issued by type, Kāpiti Coast District, first quarter 2023/2024 and first quarter 2024/2025 comparison.

Application Type	2023/2024 First Quarter 1 June 2023 - 31 August 2023		2024/2025 First Quarter 1 June 2024 - 31 August 2024	
	Number	Value \$	Number	Value \$
New (& prebuilt) House, Unit, Bach, Crib	51	34,046,348	46	27,471,029
New Flats	2	5,500,000	0	0
New Retirement Villages - Excludes Dwellings	1	3,000,000	0	0
New Schools, excludes school hostels	1	2,000,000	0	0
New Motels	0	0	1	220,000
New Hotels - Other	0	0	1	420,000
New Offices	0	0	1	890,000
New Showrooms	2	384,000	0	0
New Surgeries e.g. Doctor, dentist, vet	0	0	1	5,634,000
New Farm Buildings - Other	1	146,000	0	0
New Other Buildings	3	1,630,000	0	0
Dwellings with flats - New Foundations on	0	0	1	141,836
Dwellings - Alterations & Additions	79	10,404,964	69	8,078,140
Dwellings With Flats - Alterations & Additions	0	0	5	513577
Resited Houses	3	270,000	0	0
Hotels - Alterations & Additions	0	0	0	0
Education Buildings - Alterations & Additions	3	450,000	3	1,198,000
Shops, Restaurants - Alterations & Additions	1	50,000	2	168,000
Alterations & Additions - Office/Admin	2	140,000	3	1,534,000
Warehouses - Alterations & Additions	0	0	1	5,200,000
Other Buildings - Alterations & Additions	4	2,097,000	2	505,000
Total	153	60,118,312	136	51,973,582

Note: applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g., signs and pergolas) have been deliberately excluded.

Source: Kāpiti Coast District Council building consent data.

Table 2: Additional dwellings and corresponding bedrooms from residential building consents issued, first quarter 2023/2024 and first quarter 2024/2025 comparison.

Bedroom Type	2023/2024 First Quarter 1 June 2023 - 31 August 2023			2024/2025 First Quarter 1 June 2024 - 31 August 2024		
	New Dwellings	Total Bedrooms	%	New Dwellings	Total Bedrooms	%
1	4	4	1.9	7	7	5.4
2	50	100	46.5	7	14	10.8
3	21	63	29.3	24	72	55.4
4	12	48	22.3	8	32	24.6
5	0	0	0.0	1	5	3.8
Total	87	215	100	47	130	100

Table 3: Resource consents granted by location, Kāpiti Coast District, first quarter 2023/2024 and first quarter 2024/2025 comparison.

Location	2023/24 First Quarter 1 June 2023 – 31 August 2023		2024/2025 First Quarter 1 June 2024 – 31 August 2024	
	Number		Number	
Maungakotukutuku	0		0	
Ōtaki	2		2	
Ōtaki Forks	3		4	
Paekākāriki	1		0	
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	9		14	
Peka Peka (Te Horo and Kaitawa)	2		2	
Raumati Beach and Raumati South	8		4	
Waikanae	7		9	
Residential (total)	32		35	
Maungakotukutuku	0		0	
Ōtaki	0		2	
Ōtaki Forks	2		0	
Paekākāriki	1		1	
Paraparaumu (Central, North Beach, and South Beach)	4		1	
Peka Peka (Te Horo and Kaitawa)	0		0	
Raumati Beach and Raumati South	1		0	
Waikanae	1		0	
Non-residential (total)	9		4	
Total granted	41		39	

Source: Kāpiti Coast District Council resource consent data.

Table 4: Resource consents granted by type, Kāpiti Coast District first quarter 2023/2024 and first quarter 2024/2025 comparison.

Resource Consent Type	2023/24 First Quarter	2024/2025 First Quarter
	1 June 2023 – 31 August 2023	1 June 2024 – 31 August 2024
	Number	Number
Deemed Permitted Boundary Activity	2	2
Land Use - Controlled	2	0
Land Use - Discretionary	16	5
Land-Use Non-complying	4	2
Land Use - Permitted	1	0
Land Use - Restricted Discretionary	6	12
Subdivision - Controlled	1	3
Subdivision - Discretionary	2	9
Subdivision - non-complying	4	3
Subdivision - Restricted Discretionary	3	3
Total	41	39

Source: Kāpiti Coast District Council resource consent data.

Table 5: Net dwelling increases for resource consents granted by location, Kāpiti Coast District first quarter 2023/2024 and first quarter 2024/2025 comparison.

Location	2023/24 First Quarter	2024/2025 First Quarter
	1 June 2023 – 31 August 2023	1 June 2024 – 31 August 2024
	Number	Number
Maungakotukutuku	0	0
Ōtaki	2	11
Ōtaki Forks	0	10
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	21	37
Peka Peka (Te Horo and Kaitawa)	20	3
Raumati Beach and Raumati South	3	27
Waikanae	5	24
Total	51	112

Source: Kāpiti Coast District Council resource consent data.