

PROPERTY **E**CONOMICS



RATANUI ROAD

PLAN CHANGE

ECONOMIC ASSESSMENT

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Client: Welhom Developments Limited



SCHEDULE

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1. INTRODUCTION

Property Economics has been commissioned by Welhom Developments Limited (**WDL**) to undertake an economic assessment for a proposed Private Plan Change (**PPC**) to rezone circa 12.65ha of land located at 65 and 73 Ratanui Road, Paraparaumu (**PPC site**), from Rural Lifestyle to General Residential, with the provision for the potential development of a retirement village, under the Operative Kāpiti Coast District Plan 2021 (**ODP**).

This assessment evaluates the economic implications of the proposed residential rezoning to facilitate future residential subdivision and development, which may include the development of a retirement village.

Note that while this report provides a high-level analysis of the district's general residential market, including existing and expected residential capacity and future demand, its primary focus is on the retirement village market, as this is the residential product the district is most likely to need in the future.

As such, this assessment specifically forecasts the growth in demand for retirement units across the wider district. The anticipated demand for retirement units is compared with existing market capacity over short-term (3 year), medium-term (10 year), and long-term (30 year) periods to identify the market potential of a retirement village development on the PPC site.

Furthermore, this assessment undertakes a high-level analysis of alternative sites to evaluate the practicality and relative efficiency of accommodating the proposed development, particularly a potential retirement village development, within the existing urban residential locale. A high-level economic cost-benefit analysis for the proposed PPC is also included, evaluating the market efficiency and community benefits generated by the development from an economic perspective.

This economic assessment will provide a robust economic baseline and findings to inform WDL and Kāpiti Coast District Council (**KCDC**) about the economic merits of the proposed PPC in the context of the ODP, RMA¹, and NPS-UD².

1.1. RESEARCH OBJECTIVES

The core research objectives of this economic assessment are to:

- Provide a high-level overview of the proposed PPC in the context of the wider Kāpiti Coast market and geospatial map its location in relation to the surrounding urban environment and amenities.

¹ Resource Management Act 1991 and subsequent amendments

² National Policy Statement on Urban Development 2020

- Determine the appropriate residential catchment for the proposed PPC and residential development including the possibility of a retirement village and quantify the size of the current and future population and household base of the district based on the latest growth projections.
- Quantify the growth of the over 65-year age cohorts to understand the growing demand for senior living options within the broader Kāpiti Coast District market.
- Profile the district in terms of key economic and social characteristics to identify and understand the composition of the market and compare this to the wider Wellington Region and New Zealand, based on the latest NZ 2023 Census data.
- Assess the Kāpiti Coast residential market with a focus on recent median house prices to identify the development potential and economic benefits of additional residential provision / supply within the district.
- Provide a high-level overview of the estimated sufficiency of residential capacity within the Kāpiti Coast District, based on the latest Wellington Region HBA 2023.
- Review the Wellington Region Future Development Strategy 2024–2054 (**FDS**) at a high-level to provide insight into the expected future urban environment of the district and provide commentary on their potential implications on the proposed PPC.
- Identify and quantify the current, expected, and potential supply of residential and retirement units within the district to understand the development potential of the proposed PPC from a supply perspective.
- Forecast the number of additional retirement units needed to accommodate the projected growth in the senior population (65+ year) over the short-, medium- and long-term.
- Evaluate the sufficiency of retirement units within the district based on cross referencing projected demand and estimated supply for the short-, medium-, and long-term.
- Identify any alternative sites or practical opportunities within the existing urban environment that are suitable and efficient for accommodating the proposed development.
- Undertake a high-level economic cost benefit overview identifying the economic efficiency of the PPC site being rezoned for residential activities and / or the development of retirement village.

1.2. DATA SOURCES

Information has been obtained from a variety of reliable data sources and publications available to Property Economics, including:

- Average House Price Trends – Quotable Value (QV)
- Kāpiti Coast Operative District Plan 2021 – KCDC
- Land Use Capability Classification – NZLRI
- National Policy Statement for Highly Productive Land – Ministry for the Environment
- New Zealand 2023 Census Data – Stats NZ
- New Zealand Housing Affordability Report August 2024 - CoreLogic
- New Zealand Retirement Village Whitepaper August 2024 – JLL
- Population and Household Estimates – Stats NZ
- Population and Household Growth Scenarios – Sense Partners
- Primary Parcels Layer - LINZ
- Regional Policy Statement for the Wellington Region Proposed Change 1 & Variation 1 – Decisions Version – Greater Wellington
- Retirement Village Audit – Aged Advisor NZ
- Submission on Kāpiti Coast District Council's Proposed Amendments to the Kāpiti Coast District Plan (District Plan): Proposed Plan Change 2: Intensification (PC2), 27 September 2022 – Retirement Village Association
- Wairarapa-Wellington-Horowhenua Future Development Strategy 2024 – 2054 – Wellington Regional Leadership Committee
- Wellington Regional Housing and Business Development Capacity Assessment – Housing Update – May 2023 - Wellington Regional Leadership Committee

2. EXECUTIVE SUMMARY

WDL's proposed PPC seeks to rezone approximately 12.65ha of land at 65 and 73 Ratanui Road from Rural Lifestyle (**RLZ**) to General Residential (**GRZ**) under the ODP. This proposed rezoning would facilitate the development of a new residential development including the potential for a retirement village in Paraparaumu, responding to a growing demand for senior living options within the district.

To assess the market potential and economic efficiency of the PPC to enable residential development, including a potential comprehensive care retirement village, Property Economics identifies the primary market for residential development (including retirement living) in Paraparaumu as encompassing the entire Kāpiti Coast District. While there may be interest from residents in the broader region, future demand for residential supply (including retirement village units) at the PPC site can be expected to predominantly stem from within the Kāpiti Coast itself. Any inflow residential demand from the rest of the region will be net additional to the economic analysis provided in this report.

The most up-to-date growth projections suggest that the Kāpiti Coast District's population could increase by approximately 23,120 people (a +40% rise) by 2054, based on the 50th Percentile (Median) scenario, starting from the current population of 57,800 in 2024. A more optimistic 75th Percentile (High) scenario, the population growth could reach around 34,200 people, or about 60%, over the next 30 years.

A high-level review of the Wellington Region's HBA suggests that the Kāpiti Coast District has sufficient residential capacity to meet anticipated growth in the short, medium, and long term, considering the implementation of the MDRS and the NPS-UD.

While this assessment outcome appears positive for the existing zoning framework and future growth of the district, the overall sufficiency in the broader residential market does not guarantee that the specific needs of certain community groups - particularly seniors with unique housing requirements - will be met. A mismatch between the available residential options and the actual demand could lead to inefficiencies in land use, ultimately hindering the district's long-term growth and community wellbeing.

Moreover, from an economic perspective, the implementation of the MDRS and the NPS-UD has significantly increased the capacity of general residential stock in the market. As a result, the additional economic, market and community benefits generated by further general residential development on the PPC site are likely to be less significant.

In contrast, a retirement village development would provide a specialised housing product tailored to the district's growing senior population, addressing an underserved market segment. This targeted approach would deliver greater economic and social value by meeting the specific needs of older residents, fostering community well-being, and potentially reducing pressure on other housing and healthcare resources. To quantify the demand for senior living options, Property Economics utilised the Sense Partners projections, which estimate an

increase of 10,250 people and 12,160 people aged 65+ years over the next 30 years, under the 50th and 75th Percentile scenario, respectively.

Using an existing retirement village penetration rate of around 23% for those aged 75 and over, along with an assumed rate of 2-3% for those aged 65-74, it is estimated that the district will need around 2,750 retirement units over the next 30 years, under the 50th Percentile scenario. This demand figure increases to around 2,920 units if the 75th Percentile scenario is considered.

At present, the district has about 1,380 privately owned retirement units, with potential growth to 1,490 units in the short term and 1,730 units in the medium to long term as the Arvida Waikanae Beach and Summerset Waikanae villages complete development. This supply figure excludes the Council's Older Persons Housing Portfolio, rest home facilities and smaller senior units that cater to different market segments.

Consequently, an estimated latent demand of just under 200 retirement units and a projected significant long-term shortfall of around 1,000 units exists under the 50th Percentile scenario. This increases to nearly 1,200 units under the 75th Percentile scenario.

Given this, Property Economics considers that a potential retirement village development on the PPC site is appropriate and efficient to accommodate the needs of the increasing senior population within the district and potential demand from the rest of the region (if any) over the next 30 years.

These estimated shortfalls do not consider potential increase in demand inflows from other districts in the Greater Wellington Region if Kāpiti becomes more competitive and attractive for retirement living on a comparative basis.

If the retirement village penetration rate within the Kāpiti Coast district and the wider region were to rise over the medium to long term due to the district's appeal as a retirement destination and the likely growing acceptance of the retirement village lifestyle, the current 23% penetration rate used in this analysis (and the resulting forecasts for the district's retirement village demand and projected shortfalls) are likely to be conservative.

Based on the estimated latent demand and significant future shortfall, Property Economics considers that rezoning the PPC site to enable the development of a new retirement village would represent a positive economic benefit for the community. The rezoning would enhance the variety of living options, price points, and overall growth potential within Kāpiti Coast's senior residential market, contributing positively to the creation of a 'well-functioning' urban environment as required by the NPS-UD Policy 1 and Policy 55 of the Proposed Plan Change 1 and Variation to the Wellington Region Regional Policy Statement (**RPS**).

While the introduction of this new development may increase competition within the district's residential and retirement village sector, any negative impacts on existing facilities are considered trade competition in nature and temporal, especially given the aging population and anticipated robust retirement market growth.

Moreover, an overview of large alternative sites (those with a land area exceeding 8ha) within existing residential areas in the district suggests very limited practical and efficient opportunities for accommodating senior living options with full continuum of care facilities. Most vacant residential parcels are either too small to support the comprehensive care facility or face geotechnical constraints. While a few locations might theoretically accommodate the development, issues like multiple ownership, market availability and development practicalities severely limit their likelihood of being realised in the foreseeable future.

In contrast, the PPC site has been identified as a “medium-priority greenfield growth area” in the Kāpiti Coast Growth Strategy, indicating that the land is anticipated to be urbanised and the retirement development is consistent with sought residential purposes. This suggests that enabling the residential rezoning and proposed development is in line with the planned residential environment of the district and will not compromise the integrity of the ODP.

Furthermore, the site’s proximity to Paraparaumu Metro Centre further ensures convenient access to essential services and amenities for future residents within the proposed development. With single ownership, the site presents a more realistic and efficient opportunity to develop a comprehensive care retirement village that could seamlessly integrate with the surrounding urbanised environment.

Overall, after evaluating the associated economic costs and benefits of the proposed PPC, Property Economics considers that the proposed development would generate significant net economic benefits for the local market and community. While rezoning from RLZ to a more intensive residential use would result in the loss of a negligible amount of HLP (140sqm or 0.1% of the PPC site) and therefore theoretical productive capacity, the likelihood of the 140sqm being utilised for intensive rural production is not plausible, given its intended residential purposes under the underlying RLZ provision and the negligible coverage of highly productive land under the NPS-HPL.

From an economic perspective, the site’s locational characteristics and underlying zone suggest that transitioning to higher-density residential including retirement village development would represent a more efficient use of the scarce land resource. This aligns with the NPS-HPL’s Guidance, which recognises the benefits of rezoning land for more urbanised uses over the underlying RLZ.

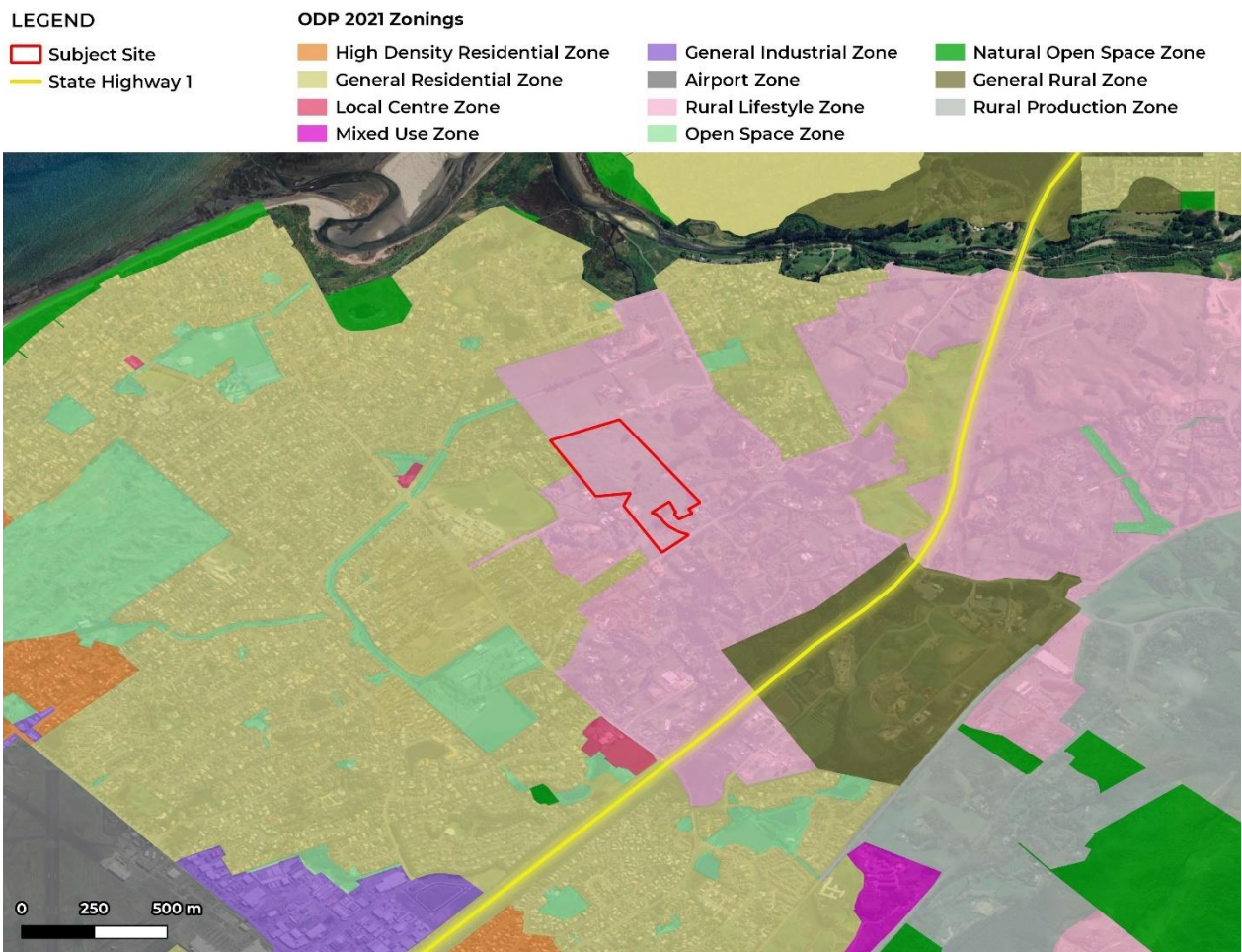
Overall, this economic assessment considers that the proposed PPC to rezone the land from RLZ to GRZ to enable residential and a retirement village development is, from an economic perspective, appropriate, in the context of the RMA, Kāpiti Coast ODP, NPS-UD and RPS.

3. THE PROPOSED PRIVATE PLAN CHANGE

WDL's proposed PPC seeks to rezone approximately 12.65ha of land on 65 and 73 Ratanui Road, Paraparaumu, currently zoned as Rural Lifestyle (RLZ), for residential purposes, particularly a comprehensive care retirement village.

The figure below illustrates the location and extent of the PPC site, along with its surrounding zoning environments within the context of the Kāpiti Coast ODP.

FIGURE 1: PPC SITE IN THE ODP ZONING CONTEXT



Source: KCDC, Google Maps, LINZ

As illustrated in the figure above, the PPC site, although zoned RLZ, is an integral component of Paraparaumu's broader urban fabric, directly adjacent to the GRZ and Paraparaumu College to the west. This positioning allows the proposed development to seamlessly integrate and function as a natural extension of the established adjacent urban areas.

It is understood that the Kāpiti Coast Growth Strategy identifies the PPC site as a "medium-priority greenfield growth area". In Property Economics' view, the PPC site in effect is surrounded by urban development, so from a geospatial and location perspective the PPC site represents a brownfield development opportunity rather than a greenfield development.

Greenfield developments are typically situated on the periphery of existing urban areas, surrounded by rural land or activities, and often necessitate substantial investment in new infrastructure.

Under the ODP, the RLZ is intended to provide for 'lifestyle' subdivisions in appropriate areas in the district to enable people to live in a rural environment, where this does not comprise the more productive land, but not necessarily on a farm.

A useful definition for better understanding of the intended activities within the RLZ can be found in the ODP's definition of 'Rural Lifestyle Development', which states that rural lifestyle development or allotment refers to:

"A plot of land suitable for a residential building, for occupation by people who wish to live in the country and enjoy a rural environment, but do not wish to be involved with management responsibility for a substantial area of land and the development is not intended to be for primary production activities."

In light of the above definition and zoning description, Property Economics considers that although the RLZ is categorised in the 'Rural' section of the ODP, it practically contributes to the district's residential capacity in a rural setting (as rural lifestyle living) rather than being designated for intensive farming³ or other primary production activities.

Moreover, as illustrated in the ODP Policy RLZ-P9.b, rural lifestyle living is provided for in identified locations zoned as RLZ, which are characterised by land with relatively low productive potential. This policy further highlights the limited potential of the PPC site for scaled rural production activities.

Importantly, given that residential development in the form of rural lifestyle living is already anticipated on the PPC site, the proposed residential development (including a retirement village) would not substantially alter the intended residential uses of the site, although it would shift the anticipated residential density to cater specifically to the senior community as the target market if a retirement village is established on the PPC site. This increased residential capacity / density is considered a better development outcome for the PPC site, with the potential to maximise land use efficiency.

In terms of the locational characteristics, the PPC site is conveniently located just a five-minute drive from the main commercial centre in the district - Paraparaumu Metro Centre, which offers a wide array of essential retail, commercial and community facilities for Kāpiti residents, surrounding rural communities, and visitors to the district. This proximity could reduce the

³ As per the ODP Definition, 'intensive farming' means the commercial raising and keeping of pigs, poultry, dairy and beef cattle, and other animals in feed lots, barns or similar enclosures or buildings for more than 6 months in any calendar year and being sustained on supplementary feed while so confined.

servicing infrastructure needed (if any) to support the new development compared to a more distant / remote greenfield location.

Additionally, the nearby SH1 / Transmission Gully, located further south of Paraparaumu Metro Centre, provides convenient access to the rest of the region. This accessibility not only means that future residents will be able to enjoy easy connections to major urban centres, vital services, and recreational facilities within the neighbouring districts but also increases the development's potential to accommodate some of the outflow residential demand from the broader Greater Wellington Region.

Given these factors, Property Economics considers that the development proposed through the PPC would effectively expand the contiguous urban and residential environment directly to the northwest, facilitating higher-density senior housing in an economically efficient location.

4. CORE RESIDENTIAL CATCHMENT

The following figure illustrates the primary residential catchment or market for residential development, including senior living dwellings, at the PPC site - the entire Kāpiti Coast District.

While interest may come from outside the district, particularly from the neighbouring districts with Kāpiti's attractive lifestyle amenities, the Kāpiti Coast is regarded as the primary market of demand, where most potential purchasers are likely to originate.

Specifically, based on Property Economics' professional experience, seniors typically prefer to retire in or near the communities where they have lived and contributed throughout their lives. They seek to remain close to family, familiar amenities, and support networks, enabling them to 'age in place'.

As such, for the purposes of this analysis, the wider Kāpiti Coast District is used as the main source of demand or geographical scope for the proposed residential development, including a retirement village. Any inflow residential demand from the rest of the region will be net additional to the projected demand for residential stock, including retirement units, identified in the following analysis.

FIGURE 2: CORE RESIDENTIAL CATCHMENT OF THE PROPOSED RETIREMENT VILLAGE





Source: Stats NZ, LINZ, Google Maps

5. POPULATION AND HOUSEHOLD GROWTH

This section presents the population and household growth projections within the residential market of the proposed PPC – the wider Kāpiti Coast District area. The projections assessed in this section are derived from the latest available Sense Partners Projections⁴ across two main percentiles – 50th Percentile (median) and 75th Percentile (high) for the forecast period, i.e., 2024 – 2054. Population and household estimates from Stats NZ for the recent years are also identified to highlight the existing residential base of the district.

5.1. DISTRICT GROWTH

The figure following illustrates the recent, current, and projected growth of the Kāpiti Coast District. As of 2024, the district has a total population base of approximately 57,800, reflecting a modest increase of about 4.6% from the 2018 population base. Consequently, the current growth trend is slightly below the 50th Percentile projection. This is more a reflection of closed borders during the COVID-19 pandemic impacting growth rather than a fall in demand for, or the relative competitiveness of, homes in Kāpiti.

Under a more optimistic 75th Percentile scenario, the population is projected to grow by around 60% from 2024 to 2054. This translates to an average annual increase of approximately 1,140 people, resulting in a projected population base of just over 92,000 by 2054.

In line with this growth, the number of households in the district is anticipated to reach 41,560 by 2054 under the 75th Percentile scenario. To accommodate this increase on a one household per dwelling⁵ basis, approximately 16,310 additional dwellings will be required in Kāpiti, over the next 30 years.

It is important to note that this demand figure excludes unoccupied dwellings that are either vacant or used as holiday homes. Based on the latest 2023 Census data, the dwelling occupancy ratio in the area stands at around 88%, consistent with the earlier 2018 Census findings. Applying this occupancy ratio indicates that the district would have a total dwelling requirement of around 18,530 additional dwellings by 2054.

In contrast, the 50th Percentile (median) growth projection is more conservative, forecasting a future population of approximately 80,920 by 2054, reflecting a 40% increase. This scenario predicts a net growth of 770 people per year over the assessment period. Under this projection, the district would require around 13,100 additional dwellings over the next 30 years, including unoccupied homes.

⁴ Source: <https://demographics.sensepartners.nz/index>

⁵ Note that a household is a group of people who live in a dwelling, while a dwelling is a physical building that may be shared by multiple households.

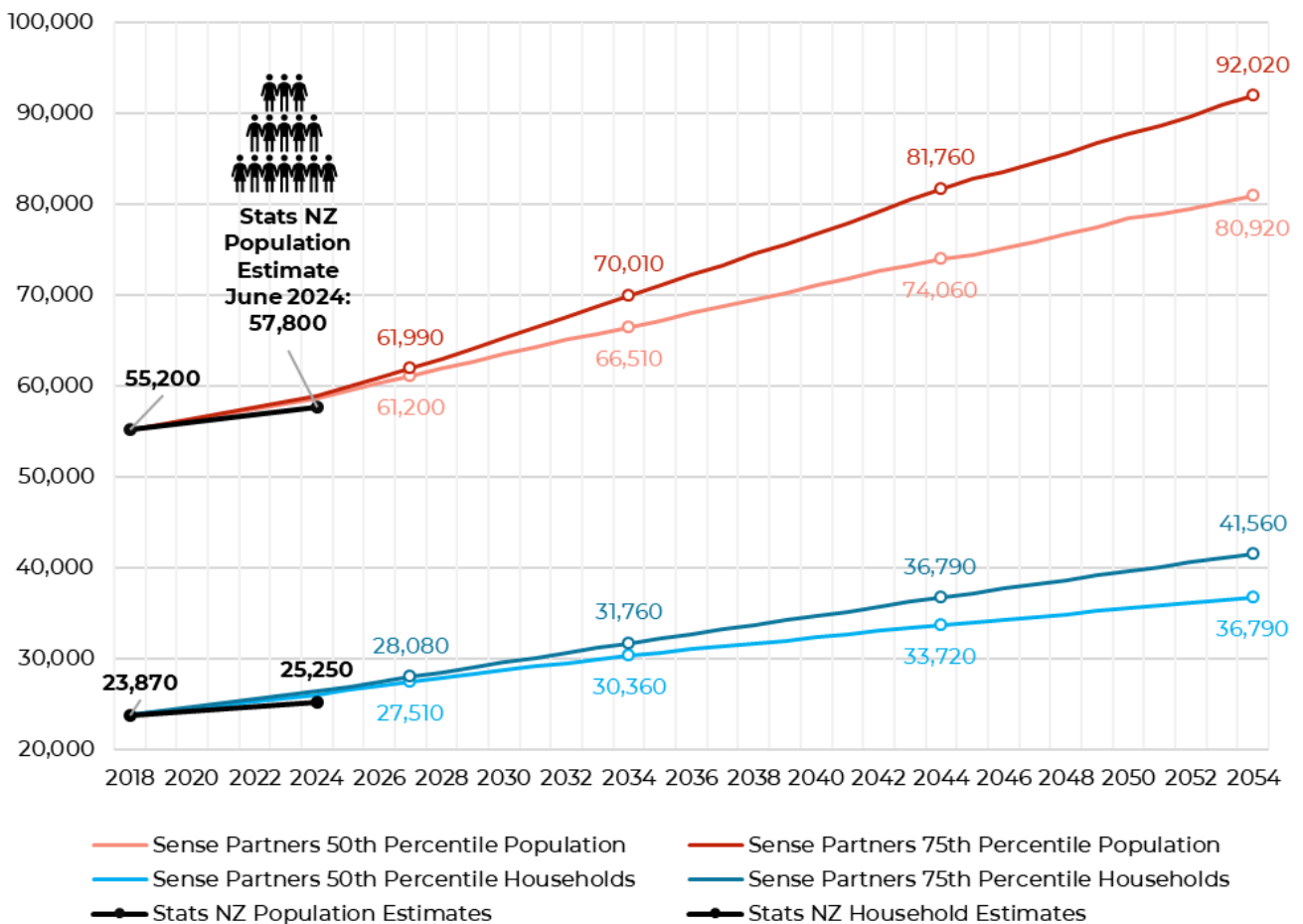


As outlined in the Wellington Region HBA 2023, the 50th Percentile (median) scenario was used as the base input for assessment because it statistically represents the most probable outcome for the district. Accordingly, the later economic analysis will utilise this 50th Percentile scenario as the base input data. This represents a more conservative baseline as a starting point for the analysis.

In addition, the 75th Percentile scenario will be assessed given the increasing attractiveness of Kāpiti Coast as a desirable place to live - due in part to its lifestyle amenities and wellbeing advantages, as well as comparatively lower living costs, i.e. increased relative competitiveness regionally, and improved connectivity to Wellington (via rail and Transmission Gully). These factors make homes in the Kāpiti Coast more competitive, affordable and appealing relative to those in larger urban areas in the broader region.

It is anticipated that the projected growth of the district will drive local economic development and job growth to service the growing population base, fostering additional demand for housing, business activities, and job opportunities within the local economy.

FIGURE 3: KĀPITI COAST POPULATION AND HOUSEHOLD PROJECTIONS



Source: Sense Partners, Stats NZ

5.2. DISTRICT SENIOR POPULATION GROWTH

The following figure illustrates the recent, current, and projected population of individuals aged 65 years and older in the district for the period from 2024 to 2054 based on both the 50th and 75th Percentile scenarios. This more focused age profile breakdown is particularly relevant given the probable development of a retirement village.

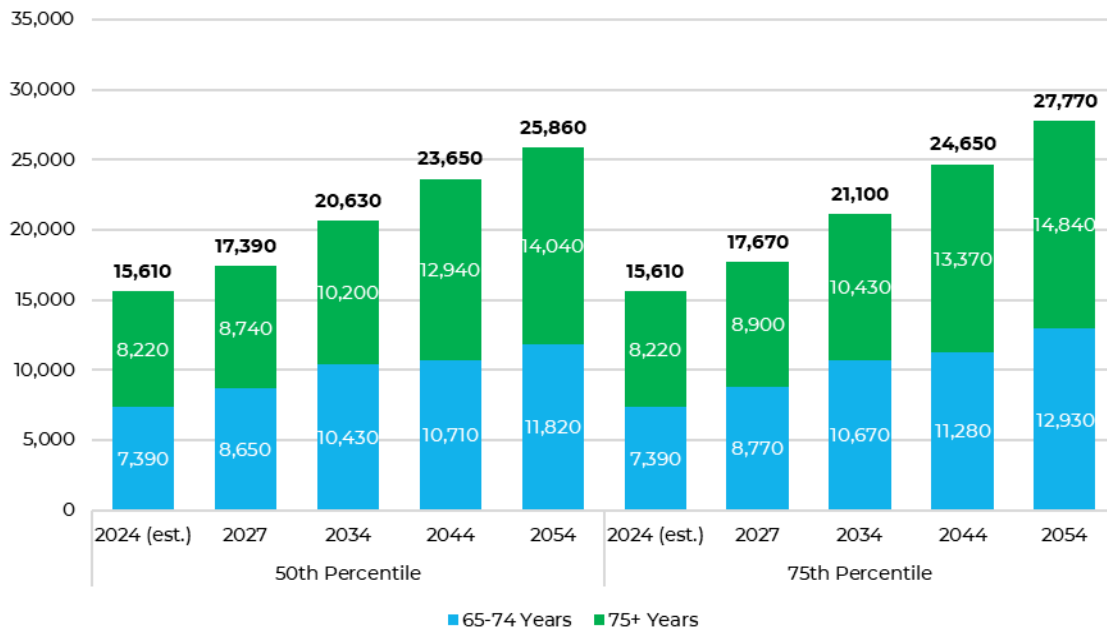
The senior demographic is a rapidly expanding segment of the district's population, currently (in 2024) accounting for approximately 27% of the total population, which equates to about 15,610 individuals. This figure is significantly higher than in most neighbouring territorial authorities, both in absolute numbers and as a percentage of the total population:

- Wellington City: 12% or 25,200 people
- Porirua City: 14% or 8,500 people
- Lower Hutt City: 15% or 17,000 people
- Upper Hutt City: 16% or 7,600 people
- Masterton District: 23% or 6,800 people
- South Wairarapa District: 24% or 2,950 people
- Carterton District: 25% or 2,600 people

This comparison highlights that the senior population constitutes a notably larger segment of the residential base in the Kāpiti Coast market compared to most of the surrounding districts.

Under the 50th Percentile scenario, it is projected that this demographic will grow to approximately 30% of the district's population base by 2054, accumulating to just under 25,900 individuals.

In the more optimistic 75th Percentile scenario, the population of those aged 65 years and over in the district is expected to reach about 27,770 by 2054, representing roughly one-third of the district's total population base.

FIGURE 4: KĀPITI COAST 65+ YEAR AGE GROUP POPULATION GROWTH FORECAST


Source: Sense Partners, Stats NZ. Note that the 2024 figures are derived from the latest estimates by Stats NZ, while the other figures are based on projections from Sense Partners.

In nominal terms, these projections suggest a net increase of between 10,250 to 12,160 individuals aged 65 years and older in the district. This growth will be fuelled by both proportional increases in age groups and overall population growth in the market. If realised, such a demographic shift will generate substantial demand for additional retirement village units and senior care services within the district throughout the forecast period to 2054.

For context, the general population in the district is projected to increase by approximately 40% under the 50th Percentile scenario and by 60% under the 75th Percentile scenario by 2054. In contrast, the growth rate for the 65+ year age cohort is anticipated to be significantly higher, estimated at around 66% and 78%, respectively.

Given these projections, it can be expected that comprehensive care retirement village / senior living options will become increasingly important for the district's residential market and community formation over the forecast period in order to meet forecast population growth.

6. DEMOGRAPHIC PROFILING

A demographic profile for Kāpiti Coast District has been compiled and applied to determine where the Kāpiti Coast District market sits in terms of key economic and social demographic characteristics compared to the rest of the Wellington Region and New Zealand as a whole.

This demographic profile is based on the latest NZ Census 2023 data. A detailed breakdown of the results has been attached in Appendix 1.

Some of the salient findings from the demographic profiling include:

- Kāpiti Coast District has a significantly higher proportion of retirees, 60+ years age groups, than the Wellington Region. Approximately 34% of Kāpiti Coast District were aged 60 years or above compared to just 21% for Wellington Region and 23% for the whole of New Zealand. This is also seen in the greater proportion of people collecting New Zealand Superannuation or Veterans Pension, 30% vs 17% and 18%.

In demographic terms this is a significant proportional difference and highlights the 60+ year age cohorts are an integral, and growing, component of the Kāpiti Coast market.

- Conversely, Wellington Region and New Zealand as a whole had a higher proportion of the student / early career age group, aged 20 to 39 years, with 29% of the population in Wellington Region and 27% for New Zealand as a whole, while Kāpiti Coast District had only 19% for the same group. This age group is typically associated with early career starters, tertiary education, young professionals and young couples.
- This age gap is also reflected in the median age for each area, where the “*younger*” areas of Wellington and New Zealand have median ages of 37.8 years and 38 years, respectively, while Kāpiti Coast District has a significantly higher median age 11-years their senior at 48.8 years.
- Nearly a third (32%) of households in Kāpiti Coast District are in the lower household income brackets of \$20,000 – \$50,000, while the proportion of Wellington Region’s households in this bracket is significantly lower at just 23%. New Zealand as a whole has 27% of households in this income bracket.
- Kāpiti Coast District has a median household income of just \$85,600 compared to Wellington Region with \$114,600 and New Zealand at \$97,000. This is a reflection of the large proportion of retirees in the district on superannuation benefits. However, while household income maybe lower this does not represent spending power with the older age cohorts typically having a larger equity base, ‘wealth’ and higher proportion of freehold homes. This suggests the district could have higher discretionary spending potential and less debt than younger markets.

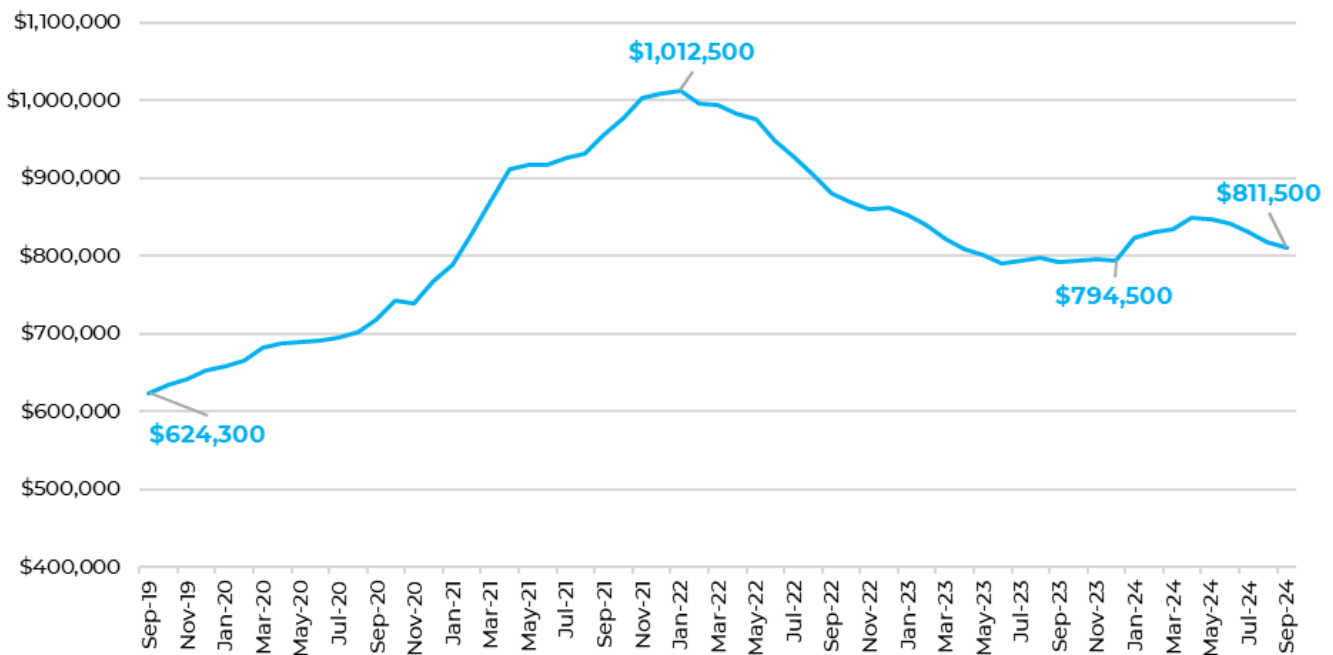
- There is a greater proportion of people in Kāpiti Coast that identify as European compared to the Wellington Region as a whole, around 87% of people in Kāpiti Coast District compared to the Wellington Region's 73%. The balance is made up of a lower proportion of Asian and Pacific Peoples in Kāpiti, 6%, compared to the Wellington Region, 15%.
- Kāpiti Coast District has lower proportion of people with a higher educational attainment (Bachelor's degree or higher), 21%, compared to Wellington Region, 27%. This is common in areas with a high elderly population base as tertiary qualifications were not as an important prerequisite in employment to the same degree as today's marketplace, and indicative of Wellington City having a high proportion of jobs in professional service sectors that pay higher salaries (Government, Science, Professional Services, Executive, etc.).
- Approximately 78% of households own or hold their home in a family trust in the district compared to just 66% of households in the wider Wellington Region. This is a high level of home ownership and the comparatively well priced residential properties in the district assist in increasing home ownership percentage.
- The district is also a proportionately more affordable place to rent when compared to the regional average. It currently has 23% of residents paying over \$600 per week for rent compared to 34% across the wider region.
- Overall, Kāpiti Coast District can be considered as having a significantly older, European predisposition (proportionally), earning a relatively lower income, and residing in comparatively more affordable price properties (on average). In essence the district is seen as an area with a robust growth outlook, relatively affordable place to reside with high levels of services and lifestyle amenity. The retirement age cohorts are an increasingly significant component of the Kāpiti Coast residential market.

7. RESIDENTIAL MARKET TRENDS

This section provides an overview of the recent Kāpiti Coast residential market fluctuations, focusing on recent house prices and housing affordability. The figure below shows the average monthly house prices in Kāpiti Coast from September 2019 to September 2024.

Over this five-year period, the average house price in the district rose from \$624,300 to \$811,500, marking a noticeable +30% increase. This growth slightly outpaces the New Zealand average increase of approximately 28% and the Wellington Region's average of about 27% over the same period. This trend suggests that the Kāpiti Coast is either becoming a more desirable place to live, or that housing stock / supply is scarce relative to demand.

FIGURE 5: KĀPITI COAST DISTRICT AVERAGE HOUSE PRICE TRENDS



Source: QV

Specifically, from September 2019, there was a steady increase in the district's house prices, which accelerated particularly from mid-2020 onwards, reaching a peak of \$1,012,500 in mid-2021. The increase during this period can be attributed to historically low interest rates from the government's monetary stimulus during this period in response to COVID-19, and high demand relative to housing stock.

After reaching its peak, the district's average house prices started to decline steadily, dropping to around \$794,500 by mid-2023. The decline in this period aligns with a tightening of monetary policy and rising interest rates with central banks raising rates to combat inflation.

Higher mortgage rates reduced affordability for buyers, and cooled demand in the housing market, leading to a sharp decline in the delivery of new housing stock. This trend reflects both national and regional patterns, with the national average house price declining by approximately 16% and Wellington City experiencing a sharper drop of 24% over the period.

After 'bottoming out' at \$794,500 in 2023, there was a slight recovery during the post-pandemic period, with the average price rising to approximately \$849,700 by April 2024. This coincided with an improved economic outlook starting to emerge and a peaking of interest rates. Over the past few months, there has been a slight dip with the emergence from the economic recession slow.

Table 1 presents a comparison of housing affordability indicators for Kāpiti Coast with national averages and neighbouring districts within the wider Greater Wellington region. The data is based on CoreLogic's latest NZ Housing Affordability Report (Q4 2024) released in August 2024. It shows that despite having a median property value around 2% lower than the national average, Kāpiti Coast has the second highest property value among the assessed Greater Wellington Region districts, just following Wellington City.

TABLE 1: HOUSING AFFORDABILITY METRICS COMPARISON – Q2 2024

| TA (Data at at Q2 2024) | Median Property Value | Median Annual Household Income | Value to Income Ratio | Share of Income for Repayments | Years to Save Deposit | Rent Affordability |
|------------------------------|-----------------------|--------------------------------|-----------------------|--------------------------------|-----------------------|--------------------|
| Kāpiti Coast District | \$817,136 | \$92,602 | 8.8 | 62% | 11.8 | 34% |
| Porirua City | \$763,337 | \$141,685 | 5.4 | 38% | 7.2 | 25% |
| Upper Hutt City | \$761,045 | \$124,100 | 6.1 | 43% | 8.2 | 27% |
| Lower Hutt City | \$728,172 | \$122,304 | 6.0 | 42% | 7.9 | 26% |
| Masterton District | \$545,264 | \$96,675 | 5.6 | 39% | 7.5 | 28% |
| Carterton District | \$715,289 | \$94,833 | 7.5 | 53% | 10.1 | 29% |
| South Wairarapa District | \$802,957 | \$95,815 | 8.4 | 59% | 11.2 | 30% |
| Wellington City | \$949,934 | \$136,326 | 7.0 | 49% | 9.3 | 24% |
| New Zealand | \$831,875 | \$108,495 | 7.7 | 54% | 10.2 | 28% |

Source: CoreLogic

Moreover, the value to income ratio in Kāpiti Coast is significantly higher than other districts in the region and the national average. This is also reflected in the share of income required for repayments, rent affordability ratio, and years to save deposit, all of which are higher in Kāpiti Coast compared to the Greater Wellington districts and the national average.

To provide a broader context, CoreLogic's report indicated that Kāpiti Coast ranks among the top 10 worst councils in the country according to the housing affordability measures outlined in Table 1.

Typically, this would indicate that houses are less affordable for residents in Kāpiti Coast. However, consideration should be given to the extent to which the larger retired population pushes the median income down, thereby worsening the measures of affordability metric without changing the reality for first home buyers.

Nevertheless, it is evident that Kāpiti has become considerably less affordable over the past few years (since 2019) and creating more residential capacity within the district would help reduce the escalating housing prices, affordability constraints and also assist potential new homeowners penetrate the growing Kāpiti residential base.

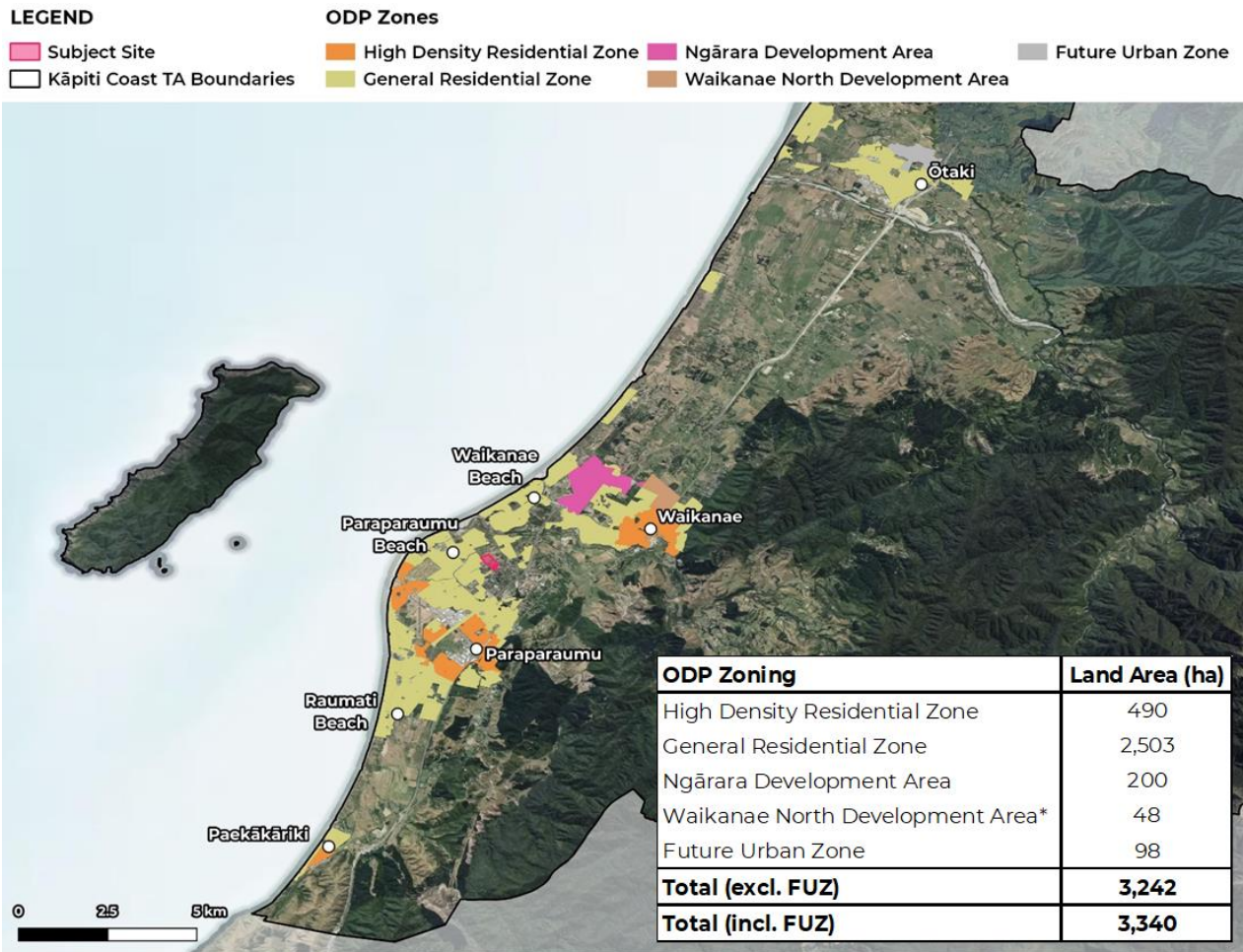
8. RESIDENTIAL CAPACITY AND SUFFICIENCY

This section provides an overview of the residential zoning provisions in the Kāpiti Coast District and evaluates the sufficiency of residential capacity based on the most recent Wairarapa-Wellington Horowhenua Region Housing and Business Development Capacity Assessment August 2023 (HBA). This information is crucial in determining the current and future supply of dwellings within the district and assessing the economic merits of the PPC in accommodating the district’s additional residential demand.

8.1. EXISTING RESIDENTIAL PROVISIONS

The following figure provides a geospatial map showing the location and extent of residential zoned land within the district, as determined by the ODP residential zones.

FIGURE 6: KĀPITI COAST EXISTING AND FUTURE RESIDENTIAL LAND SUPPLY



Source: KCDC, Google Maps, LINZ. Note: * This includes only Precinct 1 (Preserve), Precinct 2 (Perimeter), Precinct 4 (Village), and Precinct 5 (Multi Unit) within the Waikanae North Development Area, as outlined in the ODP.

The district's existing and projected residential zone land is situated within the primary urban centres: Paraparaumu, Paraparaumu Beach, Waikanae, Ōtaki, and Ōtaki Beach, covering a total area of approximately 3,340ha, including the Future Urban Zone (FUZ) in Ōtaki.

In the ODP, the most common residential zoning is the GRZ, which accounts for about 2,500ha, or three-quarters of the district's total existing and anticipated (i.e., FUZ) residential areas. This includes the recently rezoned 18ha for subdivision in Otaihanga, which transitioned from RLZ to GRZ following the Minister for the Environment's decision on Plan Change 2 (PC2).

In addition to designating several areas as GRZ, PC2 has rezoned additional locations within a walkable distance of identified train stations and commercial centres to High Density Residential Zone (HDRZ), facilitating the development of high-density, multi-storey housing. Currently, these HDRZ cover approximately 490ha across Paraparaumu, Paraparaumu Beach, Waikanae, and Paekākāriki.

The figure also highlights two designated development areas with specific zoning in the ODP. These are substantial greenfield sites that feature their own development master plans. The larger of the two is the Ngārara Development Area, which encompasses around 200ha of land 3km northeast of the PPC site. Ngārara is a distinctive part of Kāpiti that integrates various residential development clusters with its rural, coastal, conservation, and forested environments.

According to the ODP, the purpose of developing the Ngārara Development Area is to preserve existing ecologies, curb urban sprawl, and maintain open spaces between neighbourhoods, while allowing for residential and limited mixed-use development.

The other development area is Waikanae North, which covers part of a larger undeveloped zone (around 48ha) earmarked for the urban expansion of Waikanae. The provisions for this Development Area accommodate a mix of densities and housing types.

Additionally, the ODP includes 98ha of FUZ land, primarily located in the northern part of Ōtaki. This FUZ designates land for future urbanization and takes precedence for future development over any greenfield areas that are not zoned FUZ.

8.2. RESIDENTIAL SUFFICIENCY

A key consideration in identifying the potential economic benefits for this PPC is the efficiencies of the PPC site to provide for additional residential capacity under the context of NPS-UD.

It is important to note that while significant work and assessment has been undertaken by Councils in estimating the potential development capacity of their districts, the capacity is an estimate of the market potential. There is, however, no guarantee that this assessed capacity will be developed. It also is a representation of sufficiency, and not necessarily efficiency, an economic measure that can generate significantly more economic benefits for Kāpiti.

As such, given the strong level of commitment indicated by WDL to develop the PPC site, the potential capacity provided through this proposed PPC has additional value in terms of its realisation.

Policy 2 in the NPS-UD requires local authorities to, at all times, “provide at least sufficient development capacity to meet expected demand for housing over the short, medium and long term”.

The NPS-UD also requires councils to publish a Housing and Business Capacity assessment every three years. Kāpiti Coast’s latest HBA was published in September 2023 with the rest of the Wellington Region’s and this evaluation represents the most comprehensive document to date.

The table below is the summary indicated in HBA 2023 in relation to residential capacity sufficiency within the wider region, including the Kāpiti Coast District, over a 30-year period between 2021 and 2051.

It forecasts that the realisable capacity (i.e., the level of feasible capacity that is reasonably expected to be realised) within the infill and greenfield development areas is more than sufficient to meet the long-term needs of the wider Kāpiti Coast community, resulting in a surplus of around 18,800 dwellings by 2051. The similar overall sufficiency is reached for other territory authorities.

TABLE 2: KĀPITI DISTRICT AND THE REST OF REGION'S RESIDENTIAL CAPACITY

| Council Area | Demand ¹ | Capacity | Difference | Sufficient |
|--------------------------|---------------------|----------------|----------------|------------|
| Kāpiti Coast District | 13,888 | 32,673 | 18,785 | Yes |
| Porirua City | 9,888 | 20,350 | 10,462 | Yes |
| Upper Hutt City | 7,931 | 18,461 | 10,530 | Yes |
| Lower Hutt City | 18,001 | 28,236 | 10,235 | Yes |
| Wellington City | 30,407 | 73,856 | 39,008 | Yes |
| Horowhenua District | 6,420 | 11,967 | 5,546 | Yes |
| Masterton District | 7,259 | 7,968 | 709 | Yes |
| Carterton District | 2,733 | 4,402 | 1,669 | Yes |
| South Wairarapa District | 2,775 | 8,700 | 5,925 | Yes |
| Total | 99,302 | 206,613 | 107,310 | Yes |

Source: Wellington Regional Leadership Committee (HBA 2023, Table 1.2, Page 16)

However, even if the current ODP enables sufficient capacity in the existing urban areas, Policy 1 of the NPS-UD also requires council to “*as a minimum, enable a variety of homes that meet the needs, in terms of type, price, and location, of different households*”. Therefore, it is not enough to merely ensure sufficient capacity if it does not align with the needs of the population. This could occur, for example, if demand is solely met through intensified residential developments or if the capacity is located in areas or typologies that do not align with where people want to live. Consequently, there are also economic benefits to providing an appropriate level of choice and competitiveness in the market through the enablement of greenfield sites.

In particular, the district-wide residential sufficiency does not necessarily imply that there is enough capacity to meet the specific residential needs of particular community groups, such as the senior population, which often have more specific residential requirements that lean toward more accessible housing options, single-level living, proximity to essential services, care facilities and supportive community environments.

Overall, the proposed PPC, given its proximity to the existing infrastructure and established higher-density residential areas, represents an efficient opportunity for KDCDC to increase residential stock, particularly senior housing capacity, and accommodate a proportion of the district’s expected future growth in an economically efficient location.

The development enabled by the PPC has the potential to lower marginal infrastructure costs for the public against any alternative (greenfield) location that may require more significant capital investment for infrastructure services. This is also consistent with the directives of the NPS-UD and MDRS which emphasise promoting more efficient use of existing infrastructure⁶.

Moreover, if a retirement village is established on the PPC site, it could ‘free up’ existing urban areas as the senior community relocates, thereby facilitating greater intensification for the general residential market. This, in turn, would contribute positively to the development of a more ‘well-functioning’ urban environment in the broader district.

8.3. IMPLICATIONS OF THE FUTURE DEVELOPMENT STRATEGY

The Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054 (FDS) was adopted on March 19, 2024. This strategy outlines how the broader region plans to create well-functioning urban environments in both existing and future towns and cities over the next 30 years.

According to the FDS, it is projected that in Phase 1 (years 1-10), approximately 21% of the district’s growth will take place in greenfield areas, while 79% will occur in brownfield developments. This phase includes an estimated capacity for around 1,000 homes within the

⁶ E.g., Objective 3 and Policy 5 of the NPS-UD require greater intensification in areas that are well-served by existing or planned public transport.

Ōtaki Priority Development Area (**PDA**), which will offer a mix of affordable housing and options for Māori, along with an additional 100 dwellings in the Raumati South housing area.

In Phase 2 (years 11-30), development will continue across the district, with the capacity in the Ōtaki PDA increasing to 1,100 homes and the capacity in Raumati South more than doubling to a total of 220 homes.

As a result, the planned development in the FDS is expected to yield a net increase of approximately 13% in housing supply during Phase 1 (years 1-10) and 33% in Phase 2 (years 11-30) relative to the existing number of dwellings in the district as of 2021. This growth positions Kāpiti Coast as the district with the second-highest increase in future housing supply, just behind Porirua, which is anticipated to experience a +42% rise. Clearly, the FDS anticipates Kāpiti being a key growth area over within the region over the foreseeable future and facilitates the accommodate of a growing proportion of the region's future growth.

In addition to the anticipated developments outlined above, several infrastructure projects have been outlined in the Long-Term Plans and Infrastructure Plans for the broader region. For the Kāpiti Coast District, the key infrastructure and strategic transport projects include:

- District-wide network upgrades / renewal
- Waikanae water treatment plant
- Reservoir upgrade
- Otaki treatment plant
- District-wide transport upgrades
- Parks upgrades
- Community facilities upgrades
- Pump station upgrade
- New primary school in Waikanae
- Increased capacity at Waikanae for higher frequencies
- Extra trains to increase capacity to Kāpiti and the Hutt

The implementation of these infrastructure projects would enhance the district's appeal as a place to live and work, further increasing the district's competitiveness and market potential for a new residential development or retirement village.

Furthermore, according to the FDS, "*due to the uncertainty about where infill development will occur, there is a need to be flexible and responsive to growth in planning and providing infrastructure*" (page 77). This consideration underscores the necessity of providing capacity with greater surety rather than rigidly adhering to infill development potential for future growth that maybe theoretical in its genesis rather than reflecting real world practicalities of developing new sites. A willing developer provides more certainty for the market and, in this instance, a more efficient location relative to other potential greenfield alternatives.

Property Economics considers that the proposed PPC is both appropriate and efficient, as it provides additional development capacity on a strategically located and efficient land with



enhanced certainty. If rezoned from RLZ to GRZ, the proposed development will positively contribute to a more balanced growth of both brownfield and greenfield areas in the district over the long term (30 years), effectively leveraging existing and planned infrastructure investments.

9. RETIREMENT UNIT CAPACITY AND SUFFICIENCY

Both Stats NZ and Sense Partner's projections anticipates that senior population is likely to grow further within the Kapiti Coast district. This trend will have noteworthy implications for future housing development across the district.

The recent Housing Needs Assessment 2022⁷, which was based on a large-scale survey conducted in the district, indicated that:

"a key barrier identified that old people don't have many options, and the ones they do have are already almost oversubscribed". Additionally, the survey results noted that "being able to age in place and have real choices is seen as important".

This indicates that access to senior housing options is increasingly becoming a significant issue for the district's senior community.

One approach to address the need for senior living options is through the development of retirement villages as general residential properties which are not specifically tailored to older adults and typically lack specialised amenities or services for seniors so may not meet their unique needs. These specialised senior living products cater to individuals typically aged 65 years or older and offer amenities like community centres, fitness facilities, healthcare services, and various social and recreational activities. Such amenities are designed to support active and engaged living for senior residents.

To assess the market potential and economic benefits of the proposed PPC in accommodating the demand for senior housing in the district, the following analysis will provide forecasts for the Kāpiti Coast retirement village market from both supply and demand perspectives.

9.1. DISTRICT RETIREMENT UNIT SUPPLY

The table following provides an overview of the district's existing and potential major retirement villages along with their capacities (i.e., number of retirement units). This helps to illustrate the current senior housing stock in the wider district and identify potential competitors for the proposed retirement village.

The Kāpiti Coast District Council's Older Persons Housing Portfolio (OPHP) includes 118 one-bedroom senior units throughout the district, with approximately 56% located in Ōtaki (66 units), 38% in Paraparaumu, and less than 3% each in Waikanae and Paekākāriki.

These OPHP units are not considered comparable to the proposed modern comprehensive care retirement village concepts, as they are designed to provide affordable housing for local seniors with limited financial means at below-market rates. For this reason, the OPHP senior

⁷ Titled 'Not just a house, a life – Understanding Real Housing Need in the Kāpiti Coast', prepared by the Urban Advisory for the Kāpiti Coast District Council, May 2022

housing units are excluded from the existing retirement village capacity, as they do not offer the same level of amenities found in larger, modern retirement villages.

Additionally, there are several rest home facilities in the district. Similar to the council-owned senior housing, these rest home units cater to a different segment of the market: individuals who cannot live independently and require 24-hour care, including assistance with daily activities, medical support, and supervision.

The district also includes a few smaller retirement facilities, such as Muriwai Court (14 units) and Bishop Sneddon (20 units). Like the OPHP senior housing, these smaller retirement units do not provide the comprehensive care available at a comprehensive care retirement village which many be enabled on the PPC site, thus targeting a different segment of the market.

After excluding the OPHP units, rest home facilities, and smaller retirement units, the district's current retirement village capacity stands at approximately 1,380 units. The largest established retirement villages include Charles Flemming Retirement Village (280 units), Metlifecare Kāpiti (225 units), and Parkwood (209 units).

In addition to these existing villages, the Summerset Waikanae and Arvida Waikanae Beach retirement villages are currently under development and are expected to provide 217 and 185 units, respectively upon completion. Currently, these two projects provide a total of only 54 units.

Assuming both villages are fully developed within the medium term (by 2034), the short-term retirement unit stock could increase to around 1,490 units by 2027. Over the medium to long term (2034 – 2054), if no additional retirement villages are established, the total retirement unit stock in the district is projected to reach up to 1,730 units.

TABLE 3: KĀPITI COAST EXISTING AND EXPECTED RETIREMENT UNITS SUPPLY

| Village Name | Distance to the PPC Site | Capacity (units) |
|--|--------------------------|------------------------------|
| Metlifecare - Coastal Villas | 5.3km or 8 mins | 181 |
| Metlifecare Kapiti | 3.5km or 4 mins | 225 |
| Midland Gardens | 4.5km or 7 mins | 93 |
| Sevenoaks | 4.1km or 6 mins | 158 |
| Summerset on the Coast | 1.9km or 3 mins | 114 |
| Charles Flemming Retirement Village | 6.8km or 10 mins | 280 |
| Arvida Waikanae Lodge | 6.2km or 8 mins | 24 |
| Parkwood | 7.4km or 11 mins | 209 |
| Winara Village | 6.6km or 8 mins | 45 |
| Summerset Waikanae | 7.8km or 9 mins | 30 / 86 / 217 |
| Arvida Waikanae Beach | 9.1km or 12 mins | 24 / 72 / 185 |
| Total Retirement Village Capacity (Existing/ST/MT-LT) (Rounded) | | 1,380 / 1,490 / 1,730 |

Source: Aged Advisor NZ, Google Maps.

The following figure provides a geospatial map of the locations of major retirement villages, along with the OPHP units, rest home facilities, and smaller senior housing providers.

In general, most existing retirement villages are situated near the Paraparaumu Metro Centre or north of the Waikanae River. Among these, Summerset on the Coast and Metlifecare Kāpiti are the closest major retirement villages to the PPC site. These two facilities serve as the primary competitors for any future development of a retirement village on the PPC site.

FIGURE 7: KĀPITI COAST SENIOR LIVING AND CARE OPTIONS SUPPLY



Source: Google Maps, KCDC, LINZ, Property Economics

9.2. RETIREMENT VILLAGE UNIT SUFFICIENCY

The Kāpiti Coast District has one of the oldest populations in the country, with its median age rising from 47.9 years in 2018 to 48.8 years in 2023, according to Stats NZ's 2023 Census data. In contrast, the national and regional median ages are significantly younger, at 38.1 years and 37.9 years, respectively.

Of particular relevance to the retirement village and aged care sector is the growing population of individuals aged 75 years and older, which will drive ongoing demand for accommodation. As detailed earlier in this report, the population of those aged 75+ years is projected to reach approximately 14,000 to 14,840 individuals under the 50th and 75th Percentile scenarios, respectively. This anticipated growth underscores the increasing demand for retirement village lifestyle options and other accommodations tailored to the needs of this age cohort in the district.

A key metric used in this analysis to estimate demand for retirement units is the retirement village penetration rate, which represents the percentage of individuals aged 75 years and older residing in retirement villages. According to the latest retirement village sector research from JLL⁸, the current penetration rate in the broader Wellington Region is approximately 14.2%, reflecting a slight decline of 0.1% over the past decade.

This regional downward trend aligns with the national average, which decreased from around 14.3% in 2020 to 14% in 2023. This decline has been influenced by fluctuations in the general residential market, including a drop in house prices across New Zealand, which has affected retirees' willingness to sell their homes and transition into retirement living options. It is also a potential indication of new retirement village supply not keeping pace with growing retirement village unit demand.

From an economic perspective, this trend is likely to be temporary and is not expected to hinder the medium to long-term growth in demand in the retirement village market, given the ongoing aging of both the national and district populations.

Although JLL's research does not provide a specific penetration rate for the Kāpiti Coast District, Property Economics is aware of the Retirement Village Association (RVA)'s submission on PC2⁹, which highlights that:

*"In Kāpiti, retirement villages play an even more significant role than elsewhere in New Zealand, with **23.1%** of the 75%+ age group population living in a retirement village"* (Paragraph 44, Page 8).

Therefore, Property Economics has used this RVA-estimated 23.1% as a basis for forecasting retirement unit demand for the 75+ age group population in the district, and as a conservative baseline assumes this rate remains constant from 2024 to 2054.

The penetration rate may rise in the future due to increased acceptance of retirement living options among seniors and the expansion of retirement villages supply in the market. Should

⁸ *New Zealand Retirement Villages Whitepaper August 2024, JLL*

⁹ *Retirement Village Association of New Zealand's Submission on PC2, dated 27 September 2022. Available at <https://www.kapiticoast.govt.nz/media/lzon5jq/s197-retirement-villages-association-of-new-zealand-pc2-submission-27-09-2022.pdf>.*

this occur, a higher future penetration rate would further increase the projected demand for retirement units in this economic analysis, making the current 23.1% a conservative baseline.

In addition to the 75+ year age group, Property Economics also considers the demand of the 65 – 74-year age group, as retirement villages usually have an age entry criterion of 70+ years and some allow entry as young as 65 years. It is therefore assumed that the penetration rate of this 65 – 74 age group is about 2% in the short term with the potential to increase to 3% in the long term.

The two tables following outline the projected population growth for these age categories, the resulting estimated demand for retirement village units and net position (i.e., sufficiency) of the core residential catchment over the short, medium, and long terms. For completeness, the estimated retirement units demand under both 50th and 75th Percentile scenarios are presented.

TABLE 4: DISTRICT RETIREMENT UNITS DEMAND AND SUFFICIENCY FORECASTS

| 50th Percentile / Median Scenario | Base Year 2024 | Short-term By 2027 | Medium-term By 2034 | Long-term By 2054 |
|--|-------------------|-----------------------|------------------------|----------------------|
| 75 and Over Age Group Total Population | 8,220 | 8,740 | 10,200 | 14,040 |
| 75 and Over Age Group Retirement Village Residents | 1,890 | 2,010 | 2,350 | 3,230 |
| 65 - 74 Age Group Total Population | 7,390 | 8,650 | 10,430 | 11,820 |
| 65 - 74 Age Group Retirement Village Residents | 150 | 170 | 260 | 350 |
| 65 and Over Age Group Total Population | 15,610 | 17,390 | 20,630 | 25,860 |
| 65 and Over Group Retirement Village Residents | 2,040 | 2,180 | 2,610 | 3,580 |
| Retirement Village Units Demanded in the Market | 1,570 | 1,680 | 2,010 | 2,750 |
| Existing and Expected Retirement Units Supply | 1,380 | 1,490 | 1,730 | 1,730 |
| Estimated Sufficiency (Units) | -190 | -190 | -280 | -1,020 |

| 75th Percentile / High Scenario | Base Year 2024 | Short-term By 2027 | Medium-term By 2034 | Long-term By 2054 |
|--|-------------------|-----------------------|------------------------|----------------------|
| 75 and Over Age Group Total Population | 8,220 | 8,900 | 10,430 | 14,840 |
| 75 and Over Age Group Retirement Village Residents | 1,890 | 2,050 | 2,400 | 3,410 |
| 65 - 74 Age Group Total Population | 7,390 | 8,770 | 10,670 | 12,930 |
| 65 - 74 Age Group Retirement Village Residents | 150 | 180 | 270 | 390 |
| 65 and Over Age Group Total Population | 15,610 | 17,670 | 21,100 | 27,770 |
| 65 and Over Group Retirement Village Residents | 2,040 | 2,230 | 2,670 | 3,800 |
| Retirement Village Units Demanded in the Market | 1,570 | 1,720 | 2,050 | 2,920 |
| Existing and Expected Retirement Units Supply | 1,380 | 1,490 | 1,730 | 1,730 |
| Estimated Sufficiency (Units) | -190 | -230 | -320 | -1,190 |

Source: Sense Partners, Retirement Village Association, JLL, Property Economics

It is projected that the district will have a total of 25,860 – 27,770 people aged 65+ years by 2054 under the growth scenarios. Applying the respective penetration ratios for different senior age groups, the total potential retirement village residents would be around 3,580 people under the 50th Percentile scenario and around 3,800 people under the 75th Percentile scenario by 2054.

Based on JLL's estimated ratio of 1.3 residents per retirement unit, the Kāpiti Coast District, with an estimated 2,040 retirement village residents in 2024, would currently require an existing stock of circa 1,570 retirement units. This demand is projected to rise significantly, reaching between 1,680 and 1,720 units by 2027, 2,010 to 2,050 units by 2034, and 2,750 to 2,920 units by 2054.

With a current supply of 1,380 units, this indicates a latent demand for approximately 190 additional retirement units within the district. Despite an anticipated short-term increase to about 1,490 units, driven by ongoing developments like Summerset Waikanae and Arvida Waikanae Beach, this shortfall is expected to grow to around 230 units by 2027 under the 75th Percentile scenario. In the long term, the projected deficit may reach 1,000 to 1,200 units, highlighting the need for significant additional senior housing options within the district.

Using an average village size of about 150 units (based on the retirement village audit in Table 3), this projected shortfall of 1,000 to 1,200 units would require the development of approximately 6 to 8 additional retirement villages within the district by 2054.

Given the estimated current latent demand and projected future demand for additional retirement units within the district, the proposed retirement village is economically beneficial, not only in retaining retired residents who may otherwise choose to move outside the district, but also by offering greater housing choice to better meet the needs and wants of the district's retired population.

As such, enabling the rezoning of the PPC site to GRZ with provision for residential uses, including a potential retirement village development, would give effect to Policy 55 of the RPS Proposed Change 1 and Variation 1, which requires "*managing greenfield development to contribute to well-functioning urban areas and rural areas*", provided that "(d) it would add significantly to development capacity in accordance with Policy UD.3".

From an economic perspective, inadequate matching of projected demand in the market to supply would likely put further pressure on an already tight housing market, or equally see 65+ year residents living in typologies not aligned to their dwelling preference, i.e., forced to remain living in homes they no longer want to live in, as there would be limited alternatives available.

Any potential negative impact on existing and planned retirement village developments in the district due to increased competition can be expected to be temporary and insignificant. This can be quickly and sufficiently offset by the anticipated significant market growth and the growing acceptance of retirement village living in the wider Wellington Region.

10. ALTERNATIVE SITES OVERVIEW

Considering the anticipated sufficient residential stock in the Kāpiti Coast district to meet future growth needs over the next 30 years, along with the differing site sizes and requirements for general residential and retirement village developments, the following analysis focuses on identifying any alternative sites within the district's existing residential zone network that could potentially accommodate the proposed comprehensive care retirement village. This analysis assists in understanding the economic efficiencies of the PPC site compared to alternative locations specifically for a potential retirement village development.

There are two important assumptions that Property Economics has utilised as the key inputs of the following analysis.

- 1) Firstly, it is assumed that a retirement village with full continuum of care options, e.g., main building and amenities and facilities for the different levels of care required to adequately care for elderly is provided.
- 2) Secondly, based on information provided by the applicant, it is assumed that a threshold of **8-10ha** of land would be required to facilitate the development of a comprehensive care retirement village. While retirement units demand could be supplied in smaller infill areas on a 'piecemeal' basis, it is less likely to be efficient to provide for extensive aged care facilities and amenities than a master planned retirement village on the PPC site.

For the purpose of this analysis, Property Economics has identified vacant residential sites within the broader Kāpiti Coast District, utilising the vacant capacity identified in Property Economics' previous residential capacity modelling for KCDC¹⁰, and the latest Building Outline (updated on October 7, 2024) obtained from LINZ. These vacant sites have been verified against the latest Google satellite imagery for accuracy and validity.

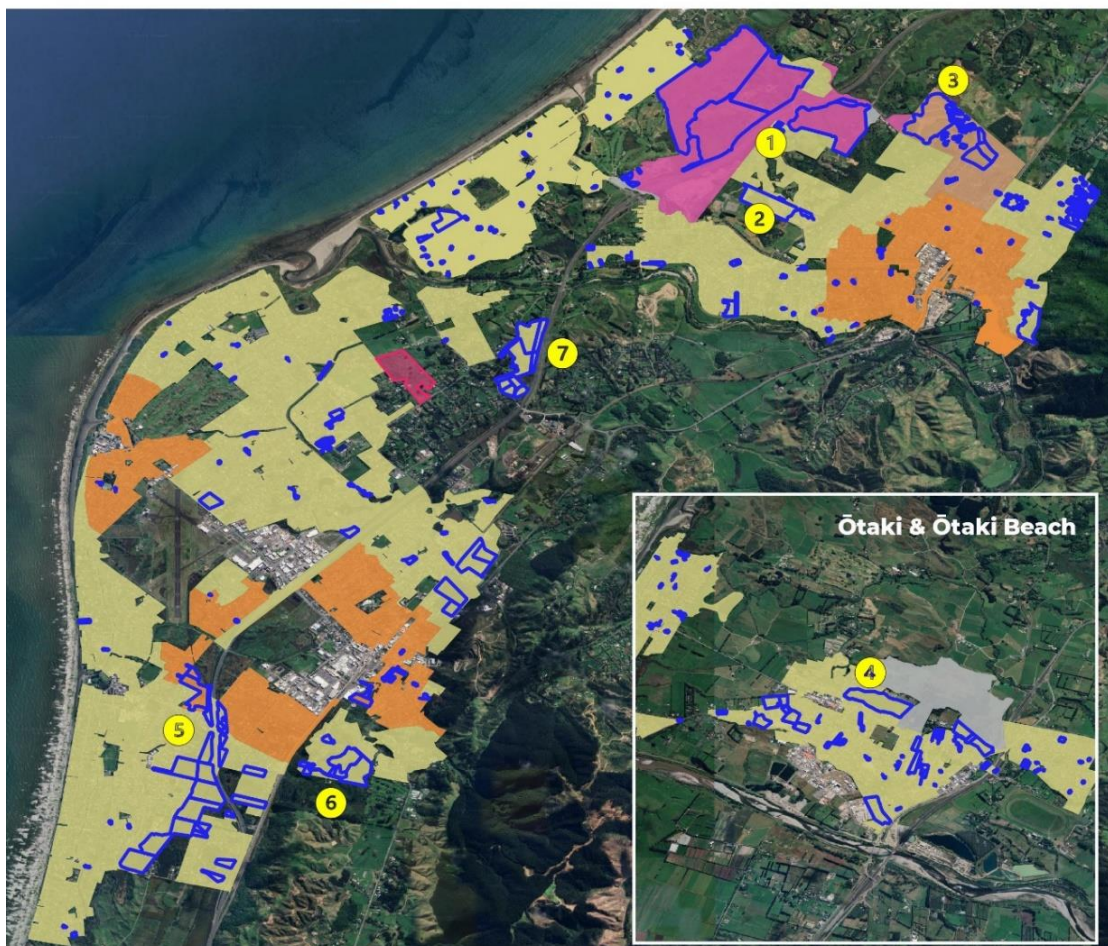
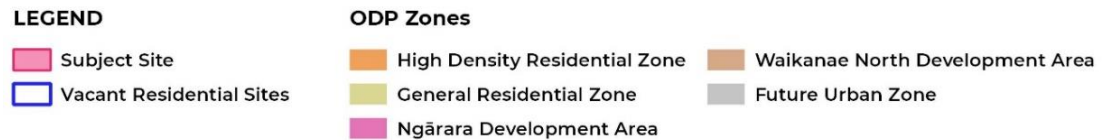
Figure 8 following displays the locations of vacant residential sites within the district. Residential blocks with a zoned land area greater than 8ha are highlighted and numbered. Below, we summarise the economic considerations on the suitability and economic efficiency of these vacant residential blocks for accommodating a comprehensive care retirement village:

- **Area 1:** Area 1 is situated within the NDA and comprises four large vacant blocks - three located on the western side of SH1 and one on the eastern side. These residential blocks are in close proximity to two new retirement village developments: Arvida Waikanae Beach and Summerset Waikanae. Consequently, while these blocks are vacant, they are less efficient than the PPC site due to the current distribution of retirement village facilities in the area. Furthermore, an overly concentrated number of

¹⁰ Titled "Kāpiti Coast Commercially Feasible Residential Capacity Assessment", dated July 2023, Property Economics

retirement villages in an area results in the area being well catered for with retirement living options.

FIGURE 8: GEOSPATIAL DISTRIBUTION OF KĀPITI COAST VACANT RESIDENTIAL ZONED SITES



Source: KCDC, Property Economics, Google Maps, LINZ

- [Area 2](#): Area 2 is located south of the NDA and covers approximately 8.5ha. While these parcels of land are largely vacant currently, they have already received subdivision consent for Stage 2 of the Anderson Park development. This existing approval substantially restricts their potential and viability for facilitating a retirement village, as the commitments associated with Anderson Park will take precedence. Consequently, the potential for these blocks to serve as suitable sites for a new retirement village is significantly diminished.

- [Area 3](#): Area 3 is situated within the Waikanae North Development Area and includes multiple subdivided parcels as well as a large block within Precinct 1 – Preserve (which provides for low density residential subdivision and single houses on single lots, as per the ODP), totalling 13.2ha. The presence of the existing Charles Fleming Retirement Village immediately to the southwest indicates retirement living options are already well catered for this is local area. This area is also on the fringe of the urban environment s and distant from the services and amenities 65+ year residents typically require.
- [Area 4](#): Area 4 is situated near the northern edge of the Ōtaki Township, just southwest of the Ōtaki FUZ. This area comprises a single parcel of approximately 12.3ha. Property Economics is not aware of any significant constraints on this land for development, aside from a portion designated as a flood ponding area on the western half. Despite this constraint, the remaining vacant residential land presents a reasonable potential for accommodating a retirement village, offering an opportunity to accommodate the growing demand for senior housing options in the district. However, this area is more isolated from many of the services and amenities 65+ years residents require. Ōtaki is also a more distant location relative to Paraparaumu so is likely to generate some inefficiencies relative to the PPC site.
- [Area 5](#): Area 5 is situated further south of the Kāpiti Coast Airport, on the western side of SH1. This area comprises several vacant residential parcels, but it is characterised by extensive flood ponding zones. In addition, none of the individual parcels are large enough to meet the minimum land requirement of at least 8ha needed for the proposed development WDL seeks to enable through the PPC. Consequently, this area faces significant practical challenges, including multiple land ownership issues, as the proposed development would necessitate the consolidation of 2 to 3 lots based on the existing parcel outlines. The flooding hazard also poses a potential obstacle to new development in this location.
- [Area 6](#): This area is situated immediately northwest of the Kāpiti Golf Club and consists of vacant residential parcels within a hilly landscape. It is subject to a Special Amenity Landscapes schedule overlay in the ODP, specifically SAL28 - Mataihuka (Raumati) Escarpment. The ODP Schedule 5 outlines several potential development constraints in this area, including “indigenous vegetation removal, infrastructure development / upgrades, [residential] development typology, location, height, density including effects on ridgeline / skyline and rural character along the majority extent of the escarpment”. As such, this area has very limited practical capacity to support higher density residential developments, such as a retirement village.
- [Area 7](#): This area is located approximately 500m east of the PPC site, adjacent to SH1. It comprises several vacant residential parcels. Developing a retirement village here

would necessitate acquiring and consolidating multiple parcels, which, while not a barrier by itself, complicates the process due to the challenges posed by multiple ownership and the market availability of the land. Furthermore, the site is not as well connected to the existing urban environment, services and amenities near the Paraparaumu Metro Centre as the PPC site, and therefore would not represent a better or more appropriate option than the PPC site.

Overall, based on the overview above, Property Economics considers that there are very limited alternative sites that are both geographically suitable and practical for residential development including the development of a comprehensive care retirement village relative to the PPC site. Furthermore, the market availability of these potential sites remains uncertain, meaning their potential may not be realised.

While it is theoretically possible to develop the proposed retirement village across several smaller residential sites in various locations on a piecemeal basis, this approach would be significantly less efficient in delivering the comprehensive care facility and creating a high-quality environment for future residents.

A piecemeal approach would also bring into question the integrity of the zone framework of the ODP, failing to satisfy district objectives and land use principles, such as consolidating urban form, optimising land for its highest and best use, managing infrastructure efficiently (as required by ODP District Objectives DO-O3). This approach could result in dispersed, uncoordinated development that fails to deliver the integrated benefits envisioned for the zone, such as a comprehensive care retirement village with shared amenities, cohesive design, and robust infrastructure planning. Consequently, this approach would detract from the strategic intent and long-term goals of the ODP and directives of the NPS-UD for creating a 'well-functioning' urban environment.

At its core, large master-planned retirement village development typically require extensive land holdings to accommodate their wide-ranging development needs and support services. Considering the latent and significant future demand for additional retirement units within the district and given the evaluation of alternative sites presented very few viable options, the PPC site offers the requisite area of land (at least 8-10ha) under single ownership and adjacent to the existing urban environment, facilitating a more efficient and cohesive development of a new comprehensive care retirement village and aged care facility.

Additionally, the PPC site is surrounded by urbanisation to the point geospatially it could be considered a brownfield or infill development, and conveniently located near existing urban residential areas and infrastructure. Its proximity to the Paraparaumu Metro Centre provides residents with convenient access to a wide array of essential services and amenities. Therefore, Property Economics considers that the PPC site is well-suited for the proposed typical residential or retirement village development, offering increased living opportunities for the district's fast growing senior community in terms of location, housing types, and price points.

11. ECONOMIC COST BENEFIT OVERVIEW

The PPC to rezone the site from RLZ to GRZ to enable the development of higher density residential developments, including a retirement village, would generate a range of economic costs and benefits.

ECONOMIC BENEFITS

- **Increased Residential Land/ Dwelling Supply:** The PPC would supply the market with a meaningful increase in residential zone land capacity for a specific sector of the market of around 12.7ha. This represents a net increase in the overall residential capacity for the market and specifically contributes to reducing the estimated existing and future retirement units shortfall in the wider district over the forecast period.

Given the projected shortfall's scale, no single project alone would solve the district's significant retirement village supply issues. It will require multiple brownfield and greenfield developments. The proposed development represents an efficient and important contribution towards easing the district's senior housing shortage that can be fed into the development pipeline straight away.

Additionally, the proposed development provides clear direction to the market regarding both its ability to better accommodate future demand pressures and its provision through an efficient site location and size. It is also important to note that unlike some of the assessed feasible capacity, in the wider Wellington region, the propensity for this 'greenfield' development to occur is markedly higher than typical infill redevelopment.

- **More Affordable Housing:** The provision of additional residential development capacity within the broader area may help improve housing affordability within the market. A significant contributor to residential property values is the underlying land values impacted by growth expectations and supply. The identification of suitable future residential land has the potential to temper price pressure in the local and surrounding markets and stem price growth.

Additionally, if a retirement village is developed, there will be a greater impetus for the aged population to move to the retirement village freeing up their existing property and adding further dwelling supply.

- **Increased Choice of Location:** The PPC site offers residents additional choices in their living environment in respect of location and typology. It also opens up downsized, low maintenance housing stock for those on fixed incomes and the opportunity to on sell an existing property that is too difficult to maintain.

- **Increased Amenity:** Master-planned residential developers are able to provide high amenity, master planned environments with purpose built, and targeted amenity values such as parks, reserves and community facilities.

This is particularly true for large retirement village operators as they can provide dedicated facilities for aged care and wellbeing for target demographics (aged population). These come purpose built with highly specialised improvements to appeal to their clientele and benefit that community.

- **Increased Economic Activity:** The building and operation of a new retirement village will generate employment opportunities in Construction, Health Services and Administration for the local economy. This represents an increase in employment retention which has flow on, “secondary,” impacts that also boost economic activity.
- **Decreased Marginal Infrastructure Costs:** The opportunity to develop a large area has the potential to bring with it economies of scales and lower marginal infrastructure costs. Additionally, the ‘future provision and identification’ of this area allows for the future proofing of the area, the community and private infrastructure requirements.

The larger number of people in an area means greater returns on the use of the local infrastructure. This can vary depending on the level of unused capacity of existing infrastructure and the cost of replacement / upgrade of said infrastructure.

The proposed residential zone is a ‘plug-in’ extension of urban infrastructure being located adjacent to other residential zones and existing urban extent. This minimises new infrastructure costs (relative to the growth areas in distant greenfield locations) and increases infrastructure efficiency.

- **Greater Levels of Growth:** Growth from residential developments can often work as a catalyst that spurs further growth in the area. The PPC site, as a large-scale residential development, could increase interest for additional residential development within the district and provide significant impetus for growing the local economy.
- **Increased Diversity of Buyer Pool:** While the development of a retirement village on the PPC site would appeal to a specific buyer group (75+ year retirees), the PPC would also free up existing housing stock for downsizers and increase the number of family homes for younger buyers – couples and families – to move in.

ECONOMIC COSTS

- **Loss of RLZ Land and Its Associated Productive Capacity:** The PPC site, currently zoned as RLZ, is identified suitable for small-scale rural activities situated near urban amenities under the ODP. According to the NZLRI Land Use Capability (LUC) classification system, a negligible portion – 140sqm or 0.1% - of the land is identified as

LUC Class 3 soil. Although the site is excluded from the definitions of “Rural” and “Highly Productive Land” as outlined in the NPS-HPL, and therefore it is Property Economics understanding it does not trigger the NPS-HPL Section 3.6 test, any productive capacity associated with the PPC site would be lost if the proposed rezoning and retirement village development proceed.

In Property Economics’ view, the proposed retirement village could not result in a material opportunity cost in terms of lost rural-based production given such a small HPL provision and as the shift to more intensive urban activities on the site is a more efficient development outcome. The economic benefits and efficiencies of a more urbanised zoning compared to Rural Lifestyle zoning are highlighted in the NPS-HPL Guide Report¹¹ itself.

Specifically, the NPS-HPL Guide Report stated that *“urban rezoning typically provides significantly greater benefits than rural lifestyle zoning in terms of efficient use of land as it can minimise the loss of HPL by allowing for more intensive urban development on a smaller area of land”* (Page 41). This consideration highlights that converting land with some productive potential to support more intensive retirement use is a more efficient outcome than allowing low-density lifestyle residential development.

In other words, while the productive potential of the PPC site would diminish with more intensive residential use, the overall economic efficiency gained through rezoning from RLZ to urban use is important to be considered.

Moreover, the Class 3 soil extent within the PPC site is negligible at only 140sqm and holds very limited potential to contribute meaningfully to the district’s productive economy or to enhance primary sector growth. The ODP RLZ-P9. b, referenced earlier in this report, identifies the limited potential of the Rural Lifestyle Zone for rural-based production activities.

The current RLZ zoning anticipates low-density or ‘lifestyle’ residential developments, which, if occupied by such intended activity, would inherently reduce productive capacity. Therefore, the proposed retirement village would further optimise the site’s land use efficiency by increasing the residential capacity of the site and diversifying the housing stock that the site can provide for under the current ODP zoning provisions.

Overall, in Property Economics’ view, the rezoning of RLZ land within the PPC site represents a more efficient development outcome and productive use of the land resource, and the associated loss of productive capacity is negligible and would have no plausible potential to significantly impact the overall productive potential of the broader district.

¹¹ *National Policy Statement for Highly Productive Land – Guide to Implementation, March 2023*

- **Additional Infrastructure Investment and Servicing Requirements:** Land and associated infrastructure costs are the biggest cost components of residential housing development costs and tend to scale according to the size of the network. This means that expanding networks to new areas tend to lead to a proportional increase in long-term operating, maintenance, and renewal costs.

However, there is an obligation on council to provide capacity to accommodate a growing sector of the market. This obligation should be given strong weighting in the context of the NPS-UD.

These capital costs are also likely to be mitigated, at least in part, through either developer contributions or the level at which the developer provides the infrastructure itself. Furthermore, as additional senior residential capacity is required over the long term, the extent to which this can be considered an economic cost depends on the relative cost of servicing the infrastructure in an alternative location at a later point in time, which as discussed earlier in the report is likely to be in a less efficient location relative to the PPC site.

- **Decreased Residential Intensity Impetus:** As with the provision of any residential locational choice that provides for new urban areas, the development of new land is likely to impact upon the impetus for the more efficient (re)development within existing urban areas. However, due to the projected shortage in senior housing capacity both currently and over the next 30 years, and the likely outflow demand for retirement units from the wider region, the proposed development has no propensity to undermine the existing and future residential developments in the surrounding urban and suburban areas, particularly given the limited infill opportunities for a continuum of care retirement village development.

In Property Economics' view, balancing all the economic considerations, the proposed PPC would generate significantly more economic benefits for the Kāpiti Coast District's local economy and community than economic costs.

APPENDIX 1. DEMOGRAPHIC PROFILING

| | | Kāpiti Coast District | Wellington Region | New Zealand |
|--------------------------|--|-----------------------|-------------------|------------------|
| GENERAL | Population | 57,800 | 550,600 | 5,338,570 |
| | Households | 25,250 | 217,330 | 2,012,420 |
| | Person Per Household Ratio | 2.29 | 2.53 | 2.65 |
| | Intercensal Population Growth (Total % p.a.) | 2,400 0.9% | 20,470 0.8% | 344,500 1.4% |
| AGE PROFILE | 0 - 9 Years | 10% | 11% | 12% |
| | 10 - 19 Years | 12% | 13% | 13% |
| | 20 - 29 Years | 8% | 14% | 13% |
| | 30 - 39 Years | 10% | 15% | 14% |
| | 40 - 49 Years | 11% | 13% | 12% |
| | 50 - 59 Years | 14% | 13% | 13% |
| | 60 - 69 Years | 14% | 10% | 11% |
| | 70 - 79 Years | 12% | 7% | 8% |
| | 80 Years and Over | 8% | 4% | 4% |
| | Median Age | 48.8 | 37.8 | 38.0 |
| HOUSEHOLD INCOME | \$20,000 or less | 5% | 5% | 6% |
| | \$20,001-\$30,0002 | 11% | 7% | 8% |
| | \$30,001-\$50,0003 | 17% | 11% | 13% |
| | \$50,001-\$70,0004 | 11% | 9% | 10% |
| | \$70,001-\$100,0005 | 13% | 13% | 14% |
| | \$100,001-\$150,000 | 18% | 20% | 21% |
| | \$150,001-\$200,000 | 12% | 15% | 13% |
| | \$200,001 or more | 13% | 20% | 15% |
| | | Median Income | \$85,600 | \$114,600 |
| ETHNICITY | Asian | 6% | 15% | 17% |
| | European | 87% | 73% | 68% |
| | Maori | 16% | 15% | 18% |
| | Middle Eastern/Latin American/African | 1% | 2% | 2% |
| | New Zealander | 1% | 1% | 1% |
| | Other Ethnicity | 1% | 1% | 1% |
| | Pacific Peoples | 4% | 9% | 9% |
| | | | | |
| QUALIFICATION ATTAINMENT | No qualification | 14% | 12% | 16% |
| | Level 1 certificate | 11% | 9% | 10% |
| | Level 2 certificate | 11% | 9% | 10% |
| | Level 3 certificate | 11% | 13% | 13% |
| | Level 4 certificate | 10% | 7% | 9% |
| | Level 5 diploma | 6% | 5% | 5% |
| | Level 6 diploma | 6% | 5% | 5% |
| | Overseas secondary school qualification | 4% | 5% | 6% |
| | Post-graduate and honours degrees | 7% | 8% | 6% |
| | Bachelor degree and Level 7 qualification | 15% | 19% | 16% |
| | Masters degree | 5% | 7% | 4% |
| | Doctorate degree | 1% | 2% | 1% |
| LOCATION 5 YEARS AGO | Elsewhere in New Zealand | 41% | 42% | 45% |
| | No fixed abode five years ago | 0% | 0% | 0% |
| | Not born five years ago | 5% | 5% | 6% |
| | Overseas | 3% | 4% | 4% |
| | Same as usual residence | 51% | 49% | 45% |

| | | Kāpiti Coast District | Wellington Region | New Zealand |
|---|--|---------------------------------|-------------------|-------------|
| EMPLOYMENT | Employed Full-time | 44% | 55% | 51% |
| | Employed Part-time | 14% | 13% | 13% |
| | Not in the Labour Force | 39% | 29% | 32% |
| | Unemployed | 2% | 3% | 3% |
| EMPLOYMENT CLASSIFICATION | Clerical and Administrative Workers | 11% | 12% | 11% |
| | Community and Personal Service Workers | 10% | 9% | 9% |
| | Labourers | 6% | 6% | 9% |
| | Machinery Operators and Drivers | 3% | 4% | 6% |
| | Managers | 19% | 17% | 18% |
| | Professionals | 30% | 35% | 27% |
| | Sales Workers | 8% | 7% | 8% |
| | Technicians and Trades Workers | 13% | 10% | 12% |
| PERSONAL INCOME SOURCES | Wages, Salary, Commissions, Bonuses etc paid by my employer | 52% | 65% | 61% |
| | Interest, Dividends, Rent, Other Investments | 25% | 22% | 18% |
| | Jobseeker Support | 4% | 5% | 6% |
| | New Zealand Superannuation or Veteran's Pension | 30% | 17% | 18% |
| | Other government benefits, government income support payments, war pensions or paid parental leave | 7% | 7% | 9% |
| | Other sources of income, including support payments from people who do not live in my household | 1% | 2% | 2% |
| | Other superannuation, pensions, or annuities (other than NZ Superannuation, Veteran's Pension or war pensions) | 5% | 3% | 2% |
| | Regular payments from ACC or a Private Work Accident Insurer | 2% | 2% | 2% |
| | Self-employment or business I own and work in | 16% | 14% | 14% |
| | Sole Parent Support | 2% | 2% | 2% |
| | Student Allowance | 1% | 2% | 2% |
| | Supported Living Payment | 3% | 3% | 3% |
| | No source of income during that time | 5% | 5% | 6% |
| | INDUSTRY OF EMPLOYMENT | Accommodation and Food Services | 5% | 6% |
| Administrative and Support Services | | 4% | 4% | 4% |
| Agriculture, Forestry and Fishing | | 2% | 2% | 5% |
| Arts and Recreation Services | | 2% | 2% | 2% |
| Construction | | 12% | 9% | 10% |
| Education and Training | | 8% | 7% | 8% |
| Electricity, Gas, Water and Waste Services | | 1% | 1% | 1% |
| Financial and Insurance Services | | 3% | 4% | 3% |
| Health Care and Social Assistance | | 12% | 9% | 10% |
| Information Media and Telecommunications | | 2% | 2% | 1% |
| Manufacturing | | 4% | 5% | 9% |
| Mining | | 0% | 0% | 0% |
| Other Services | | 5% | 5% | 4% |
| Professional, Scientific and Technical Services | | 11% | 13% | 10% |
| Public Administration and Safety | | 13% | 16% | 7% |
| Rental, Hiring and Real Estate Services | | 2% | 2% | 2% |
| Retail Trade | | 9% | 7% | 9% |
| Transport, Postal and Warehousing | | 3% | 3% | 4% |
| Wholesale Trade | | 3% | 3% | 5% |

| | | Kāpiti Coast District | Wellington Region | New Zealand |
|--------------------|---|-----------------------|-------------------|-------------|
| WEEKLY RENT PAID | Under \$200 | 10% | 14% | 16% |
| | \$200 - \$299 | 9% | 8% | 9% |
| | \$300 - \$399 | 14% | 12% | 14% |
| | \$400 - \$499 | 21% | 15% | 18% |
| | \$500 - \$599 | 23% | 17% | 18% |
| | \$600 - \$699 | 16% | 14% | 12% |
| | \$700 - \$799 | 5% | 9% | 6% |
| | \$800 and over | 2% | 11% | 6% |
| DWELLING OWNERSHIP | Dwelling held in a family trust | 12% | 10% | 11% |
| | Dwelling not owned and not held in a family trust | 22% | 34% | 34% |
| | Dwelling owned or partly owned | 66% | 57% | 55% |
| DWELLING TYPE | Joined dwelling | 13% | 18% | 14% |
| | Other private dwelling | 1% | 0% | 1% |
| | Private dwelling not further defined | 0% | 0% | 0% |
| | Separate house | 71% | 48% | 54% |
| DWELLING OCCUPANCY | Dwelling Under Construction | 1% | 1% | 1% |
| | Empty Dwelling | 5% | 4% | 5% |
| | Occupied Dwelling | 88% | 91% | 88% |
| | Residents Away | 7% | 5% | 6% |
| NUMBER OF BEDROOMS | One bedroom | 5% | 9% | 7% |
| | Two bedrooms | 24% | 22% | 19% |
| | Three bedrooms | 44% | 41% | 42% |
| | Four bedrooms | 21% | 22% | 24% |
| | Five or more bedrooms | 6% | 6% | 8% |