



Kāinga Paneke, Kāinga Pānuku
**HASTINGS MEDIUM
AND LONG TERM
HOUSING STRATEGY**

He Mihi

Kei ngā whakateitei ki te whenua, kei ngā tamarahi ki te rangi, e rere atu nei i ngā mihi
manahau ki tēnā, ki tēnā o tātau kua tuia nei e ngā kaupapa whakahirahira o te wā. Kāti rā,
kei te mihi atu mātau o Te Kaunihera ki Heretaunga haukū-nui, Heretaunga ara-rau,
Heretaunga hāro-o-te-kāhu, Heretaunga ringa-hora, Heretaunga raorao-haumako,
Heretaunga takoto noa; tihei Heretaunga!
Ko te Kaunihera ā-Rohe o Heretaunga e awhero nei ki te tū hei kaitiaki i runga anō i te tika,
te pono me te aroha kia whakakaurerangia ngā wawata me ngā tūmanako o tō tēnā hapū,
tō tēnā hapū o te kāinga nei; me te mea ai hoki ko ērā e pā ana ki te kōkiri nei i te rautaki
hanga whare.
Pērā anō i te kāhu e hāro kaitiaki nei ki runga ake o Heretaunga, he pērā anō hoki Te
Kaunihera me ōna whāinga kia āta tirongia ki ngā take e noho hāngai pū ai ki te rautaki
hanga whare ki Heretaunga me te rohe whānui.
Ko te inoi ia kia pai tā tātau whakatakoto rautaki me tā tātau mahi ngātahi nō te mea, ina
kotahi ai tātau ka ea katoangia ngā wawata.
Tēnā tātau katoa!

Greetings and salutations to you, the important voices who have been brought together by this important issue for our community. We the Hastings District Council, acknowledge all of the hapū and marae across Heretaunga and in doing so, salute Heretaunga!

Hastings District Council aspires to being accountable in all that it says and does with integrity, honesty and compassion when it comes to working alongside our partners; and especially within the housing issues that beset our community at present.

Just as the harrier hawk soars high in the skies keeping watch over us, so too the Council and its goals aspire to keep a close eye on this important housing issue for Hastings and the wider district.

It is with optimism and pride that we share this strategy that has been collaboratively developed with our mana whenua partners, where we have been of one mind, one thought and one purpose.

Greetings to one, greetings to all!

Building for the future



The Hastings District is facing a severe shortage of housing and new homes need to be built quickly.

Having a roof over your head is vital to people's wellbeing. Providing enough homes in the right places that are accessible to everyone is one of our region's main priorities.

Out of that priority came the Hastings Place Based Plan, which has brought agencies together to provide safe, healthy homes, supporting council's actions to free up land for further developments across the spectrum of need within our district.

This medium and long-term strategy builds on our commitment to work together to continue to address the current crisis as well as provide for the growing future needs.

Our goal remains to have all Hastings whānau out of motels and in their own homes, and within this strategy is the scope for innovative solutions that will help achieve our aim.

We look forward to building strong communities while we continue to partner with our stakeholders to ensure our people have access to affordable and healthy housing.

Sandra Hazlehurst
Mayor of Hastings



He kāinga ki te koraha he kai nā te ahi, he kāinga ki te pā tūwatawata, he tohu rangatira

An unprotected village is food for the flames. A secure house gives mana to the occupants. Ngāti Kahungunu Iwi Incorporated is pleased on behalf of its constituent hapū and whānau to be working alongside the Hastings District Council to launch a medium to long term Housing Strategy which focuses on Kāinga paneke, kāinga pānuku – a move from temporary to permanent housing.

We have the whenua, we have the support of council policies, we have support of government agencies. We believe that we have the recipe for success.

Tihei Kahungunu!

Ngāhiwi Tomoana
Chairman
Ngāti Kahungunu Iwi Incorporated



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Introduction



With a growing population and increasing demand across all demographics, one of the most pressing challenges facing the Hastings district is addressing the urgent need for more housing.

As stakeholders, we are working together to find solutions for this crisis, our vision being that every whānau and every household has access to a safe, stable, healthy, affordable home, supported by a thriving resilient community with access to education, employment and amenities.

With government support, we embarked on the Hastings Place Based Housing Plan at the end of 2019 – a bespoke solution to build new houses and papakāinga across Hastings, address homelessness and carry out repairs on existing Māori-owned homes to make them healthier and more liveable.

This medium to long-term strategy builds on that plan, with the aim of delivering sustainable, positive change through a programme of work encompassing affordable housing, social housing, market housing, Māori housing, senior housing, and RSE accommodation, alongside skills training and employment creation.

Our best hope of success will come from us working together, drawing on our respective knowledge and areas of expertise to take collective action.

We know the housing crisis cannot be solved overnight, but with this clear plan of action we will strive to provide better housing outcomes for our people.

Partners contributing to the development and delivery of this strategy and forming the Housing Governance Group include:



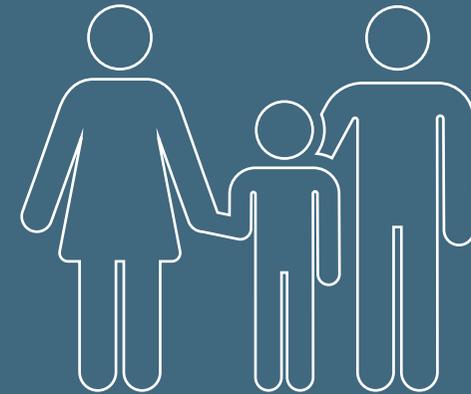
Operational delivery is through the Programme Control Group, comprised of • Whatever it takes • Emerge Aotearoa • Housing First • Department of Corrections

The following documents contribute to the strategic context of this strategy:

1. Improving Outcomes for Hastings Whanau and Communities Report (June 2019)
2. The Heretaunga Plains Urban Development Strategy (2010, 2017)
3. NPS on Urban development (2020) and the Proposed NPS on Highly Versatile Land (likely 2021)
4. Matariki: Hawke's Bay Regional Economic Development Strategy and Action Plan
5. The Hastings Operative District Plan

VISION

Every whānau and every household has access to a safe, stable, healthy, affordable home in a thriving resilient community with access to education, employment and amenities.



**EMERGENCY
HOUSING**



**PUBLIC
HOUSING**



**SUBMARKET
RENTALS**



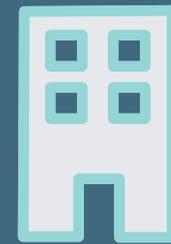
**MARKET
RENTALS**



**PROGRESSIVE
HOME
OWNERSHIP**



**FULL
HOME
OWNERSHIP**



**SEASONAL
WORKERS
& TOURISTS**

Outcomes we aim to achieve



The strategy aims to achieve the following key outcomes:

Working together and building local capacity

- There is effective partnership between all organisations delivering housing solutions.
- More Community Housing Providers and more Māori providers are active in the District.
- A Housing Foundation is established to support access to affordable housing.
- There is a consistent supply market for local construction.

Affordability and suitability

- The typology of new builds is consistent with the housing needs of our whānau.
- The supply of social and affordable housing, rental and owner occupied, meets demand.
- The gap between Māori and non-Māori home ownership is closed.
- Mixed housing developments reduce current concentration of socio-economic disadvantage.
- Access to Progressive Home Ownership schemes is supported for first home buyers.

Māori Housing

- More whānau are living in safe, warm and healthy homes.
- The housing plans of Iwi and Post Settlement Governance Entities are realised.
- There is effective partnership between all agents delivering housing solutions for Māori.
- The gap between Māori and non-Māori home ownership is closed.
- To develop skills, training and employment opportunities for Māori a social procurement approach is embedded in housing-related contracting.
- Construction related contracting opportunities are provided to Māori businesses.
- Innovative solutions based on Papakāinga models are implemented.

Land and regulatory settings

- Greenfields land is available for development while productive land is protected.
- Intensification of urban residential and CBD areas is underway and supported by the community.
- We have a more responsive regulatory and consenting process.
- The future delivery programme for all housing streams is known and monitored.
- A comprehensive range of tools is applied to support housing development, for example mixed housing developments, targeted economic incentives.



Community well-being

- The most vulnerable members of society are housed safely.
- The number of tamariki living in unhealthy housing is significantly reduced and whānau are supported to maintain their housing to healthy standards.
- The need for emergency and transitional housing has been significantly reduced and less whanau are living in motels.
- The housing sector is used to increase the construction workforce, including implementing a social procurement approach in housing related contracting to build local skills and employment.
- The construction industry capability and productivity is increased through the introduction of innovative building practises.
- There is sufficient supply of social housing for the elderly to meet any future demand due to an ageing population.
- There is an increase in the number of Community Housing Providers of social housing.

Reduced external pressures

- There is sufficient fit-for-purpose, grower-built housing to accommodate RSE workers with no negative impact on local resident accommodation needs.
- Tourism contributes to a strong local economy without placing pressure on housing.
- Tourism is supported through reducing the use of tourism accommodation for emergency and transitional housing.

Programme of work



A Programme of Work has been developed to deliver the outcomes we aim to achieve.

THE PROGRAMME HAS SIX WORKSTREAMS AND WITHIN THESE THERE ARE A NUMBER OF ACTIONS:



1

**SOCIAL AND
AFFORDABLE
HOUSING
– HOME
OWNERSHIP
AND RENTAL**



2

**MARKET
AFFORDABLE
HOUSING**



3

**MĀORI
HOUSING**



4

**SENIOR
HOUSING**



5

**RECOGNISED
SEASONAL
EMPLOYER (RSE)
SCHEME**



6

**SKILLS
TRAINING AND
EMPLOYMENT
CREATION**

These **Workstreams** are not exclusive to themselves and the range of the initiatives will involve opportunities throughout any developments. This may involve opportunities for comprehensive mixed housing developments integrating market, affordable and social housing.

Action Plan for Medium and Long Term Housing Strategy



WORKSTREAM 1: SOCIAL AND AFFORDABLE HOUSING - HOME OWNERSHIP AND RENTAL

AIM: To have a sustainable supply of affordable and social housing to meet household growth.

OUTCOMES

- | | | |
|---|--|--|
| <ul style="list-style-type: none">• The typology of new builds is consistent with the housing needs of our whānau.• The supply of social and affordable housing, rental and owner occupied, meets demand.• The gap between Māori and non-Māori home ownership has closed. | <ul style="list-style-type: none">• Mixed housing developments reduce current concentration of socio-economic disadvantage.• Housing is a key input to community wellbeing, health, education and employment. | <ul style="list-style-type: none">• Access to Progressive Home Ownership schemes is supported for first home buyers.• The need for emergency and transitional housing has been significantly reduced.• A vehicle is established that supports the development of affordable housing. |
|---|--|--|

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>1.1 Kāinga Ora present to partners a medium term housing programme for all of Hastings District for the construction of their new social and affordable housing.</p>	<p>LEAD: Kāinga Ora</p> <p>PARTNERS: HDC Iwi, PSGEs,CHPs, MHUD</p>	<p>Kāinga Ora Hastings Napier Development Strategy presented early 2021.</p>
<p>1.2 The Council, in collaboration with the Camberley community, will facilitate the multi-agency regeneration of Camberley through the development of a Camberley Community Master Plan. The Plan will outline a whole of community benefit, establishing the links between housing, health, education, employment and community social capital and wellbeing.</p>	<p>LEAD: HDC, Camberley Community</p> <p>PARTNERS: MSD, MHUD, Iwi, Ministry of Education, Kāinga Ora, Police</p>	<p>Camberley Community Master Plan completed by end of 2021.</p>
<p>1.3 Key stakeholders collaborate to develop a masterplan for their multiple land holdings in Flaxmere for the purpose of accelerating land development for affordable housing, in a holistic and integrated manner.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Kāinga Ora, MHUD, Iwi, HTST, CHPs, private developers</p>	<p>Flaxmere masterplan to be developed by early 2021.</p>
<p>1.4 Create a detailed land development plan for affordable housing at 244 Flaxmere Ave. The plan will include: developers, housing typology and support for progressive home ownership.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Kāinga Ora, MHUD, New Zealand Housing Foundation, private developers</p>	<p>Development plan finalised by January 2021.</p>
<p>1.5 Council complete strategic development plans for its land holdings and other potential land acquisitions throughout the Hastings District to identify locations suitable for affordable housing developments over the longer term. This is related to, but separate from, the Heretaunga Plains Urban Development Strategy and the Hastings Medium Density Strategy.</p>	<p>LEAD: HDC</p> <p>PARTNERS: MHUD, Kāinga Ora</p>	<p>Hastings District land development and acquisition masterplan to be completed by mid-2021.</p>

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>1.6 Investigate the option to establish a Hastings Housing Foundation Trust that supports the development of affordable housing, including the use of progressive home ownership tools. Make contact with New Zealand Housing Foundation to draw on their experience.</p>	<p>LEAD: HDC</p> <p>PARTNER: New Zealand Housing Foundation</p>	<p>Commence early 2021.</p>
<p>1.7 Develop a business case for new housing developments to transition whānau living in motels into homes. The initial programme will involve partnerships involving Māori land and the development of homes following the papakāinga housing model.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Iwi, TPK, MSD, Kāinga Ora, MHUD</p>	<p>Business case to be completed by end of March 2021.</p>
<p>1.8 Council undertake discovery on homeless people in Hastings District to understand their characteristics, needs and causes of their homelessness. Subject to the outcome of discovery, determine any initiatives that can be taken to improve the housing situation of the homeless.</p>	<p>LEAD: HDC</p> <p>PARTNER: MSD, MHUD, Housing First Collective</p>	<p>Discovery study to be completed by 31 March 2021.</p>



AIM: There is a sustainable supply of market and affordable homes through greenfields developments and urban and inner city intensification to meet market and social demand.

OUTCOMES

- | | | |
|---|--|--|
| <ul style="list-style-type: none">• The supply of greenfields land available for new developments meets demand in a manner that avoids encroachment on productive land. | <ul style="list-style-type: none">• Intensification of urban residential and CBD areas is underway and supported by developers and the community.• Housing developments include provision for mixed ownership and affordability models. | <ul style="list-style-type: none">• We have a more responsive regulatory and consenting process with a more expansive range of tools to support and incentivise development.• The future delivery programme for all housing streams is known and monitored. |
|---|--|--|

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>2.1 The partner Councils continue with their review of the Heretaunga Plains Urban Development Strategy (HPUDS) to update and align the medium and long term projections for household growth (based on new Census 2018 projections) with the quantum of land available and the timing of its release.</p>	<p>LEAD/PARTNERS: HDC, NCC, HBRC</p>	<p>Completion of HPUDS review by end of 2023.</p>
<p>2.2 The quantum of housing within the existing urban boundary is increased to meet HPUDS targets by Council accelerating its housing intensification programme in the Hastings urban area and CBD through proactive engagement with developers and responsive policies and regulatory processes. Introducing economic incentives to developers to incentivise the development of intensive housing in the inner city.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Kāinga Ora, private developers</p>	<p>Intensification strategy launched early 2021.</p>
<p>2.3 Collate a comprehensive overview for all housing streams, public and private, across the District to understand the anticipated delivery of housing; including typology, affordability, quantum, location, timeframe and developer.</p>	<p>LEAD: HDC</p> <p>PARTNERS: MHUD, Kāinga Ora, Iwi, TPK, HTST, CHPs, TToH, Private sector</p>	<p>Commence early 2021.</p>
<p>2.4 Council to investigate the viability of undertaking an intensive housing project with the purpose of incentivising further private sector developments.</p>	<p>LEAD: HDC</p> <p>PARTNERS: private developers</p>	<p>Investigation study completed by mid-2021.</p>

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>2.5 Council review its regulatory, planning and consenting processes and practices so that they are supportive of new housing developments with the potential for mixed ownership and affordability. Consideration be given to the opportunities provided by the National Policy Statement on Urban development.</p>	<p>LEAD: HDC</p> <p>PARTNERS: MHUD</p>	<p>Ongoing.</p>
<p>2.6 To monitor that the type of housing being built is consistent with demand and projections, the Council expand the information collected through building consents and other sources and maintain a comprehensive database. This information will assist to inform future strategic planning.</p>	<p>LEAD: HDC</p>	<p>Database developed by 31 March 2021.</p>



WORKSTREAM 3: MĀORI HOUSING



AIM: Across whānau, hapū and iwi, Māori are planning and implementing successful housing solutions.

OUTCOMES

- | | | |
|--|---|---|
| <ul style="list-style-type: none">• More whānau are living in safe, warm and healthy homes.• The housing plans of Iwi and Post Settlement Governance Entities are realised.• To enable multiple housing developments of three or more houses on qualifying Māori owned land. | <ul style="list-style-type: none">• Māori housing developments support whānau transition out of motels.• Innovative housing models based on Papakāinga are introduced.• There is effective partnership between all agents delivering housing solutions for Māori. | <ul style="list-style-type: none">• The gap between Māori and non-Māori home ownership has closed.• To develop skills, training and employment opportunities for Māori embed a social procurement approach is embedded in housing related contracting. |
|--|---|---|

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>3.1 Continue to support the Te Puni Kōkiri Māori Housing Network project (linked with the Hastings Place-Based Housing Initiative) to develop papakāinga housing. Council to explore how further support can be provided for papakāinga through regulatory processes. Explore options to obtain further funding for papakāinga, including considering alternative funding sources.</p>	<p>LEAD: TPK</p> <p>PARTNER: Iwi, hapū HDC</p>	<p>Support for TPK ongoing. Exploration of funding options complete by mid-2021.</p>
<p>3.2 Investigate the potential to develop different types of papakāinga housing based on collective whānau. This could be a larger communal structure with intergenerational living on Māori land, possibly marae based. The investigation will include; the typology, built environment and regulatory factors.</p>	<p>LEAD: TPK</p> <p>PARTNER: Iwi, hapū, HDC, MHUD, Kāinga Ora</p>	<p>Commence early 2021.</p>
<p>3.3 Te Puni Kōkiri and the Hawke's Bay District Health Board continue with their healthy housing programme to assess houses that are in need of repair. Funding for the joint TPK/HBDHB housing repairs programme finishes in June 2021. Make a case for additional funding through the MAIHI partnerships programme.</p>	<p>LEAD: TPK</p> <p>PARTNER: HBDHB</p>	<p>Initial 20 house assessments done and repairs completed by mid-2021. Case for additional funding early 2021.</p>
<p>3.4 Partners work with the Heretaunga Tamatea Settlement Trust to collectively support the development of the land they own at Stock Road, Flaxmere and Boston Crescent, Flaxmere. MHUD engage with HTST to discuss any support that can be provided.</p>	<p>LEAD: HTST</p> <p>PARTNERS: HDC, MHUD, Kaina Ora, Iwi</p>	<p>Commenced.</p>



WORKSTREAM 4: SENIOR HOUSING



AIM: Elderly residents have access to safe, healthy and affordable housing.

OUTCOMES

- There is sufficient supply of social housing for the elderly to meet any future demand due to an ageing population.
- There is an increase in the number of Community Housing Providers of social senior housing in the District.

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>4.1 HDC to review its senior housing portfolio. Develop a strategy that addresses, quality and short and long term demand; accounting for future demographic and socio-economic changes of an ageing population.</p>	<p>LEAD: HDC PARTNERS: Kāinga Ora, CHPs</p>	<p>Completion of Council’s review of its Senior Housing stock by early 2021. Strategy written, presented to Council and Housing Governance Group and approved by 31 March 2021.</p>
<p>4.2 Attract more Community Housing Providers to the District to increase the provision of senior housing.</p>	<p>LEAD: HDC PARTNERS: CHPs, MHUD, Kāinga Ora</p>	<p>At least one new to the District CHP commences a development by 31 December 2021.</p>



WORKSTREAM 5: RECOGNISED SEASONAL EMPLOYER SCHEME (RSE)



AIM: Housing is provided for RSE workers without impacting on the District's housing supply for permanent residents.

OUTCOMES

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> There is sufficient fit-for-purpose, grower-built housing to accommodate RSE workers with no negative impact on local resident accommodation needs. | <ul style="list-style-type: none"> Any annual quota increase in RSE workers are accommodated in purpose built facilities. | <ul style="list-style-type: none"> Iwi as mana whenua support RSE workers and their whānau. |
|---|--|--|

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>5.1 The Council, Growers and Apple & Pear New Zealand continue their collaboration on plans for the construction of RSE employee accommodation on grower land and industrial sites.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Growers, New Zealand Apple & Pear</p>	Ongoing.
<p>5.2 Iwi provide host pastoral support to Pacific Islands RSE employees and their whānau.</p>	<p>LEAD: Iwi</p> <p>PARTNERS: Growers</p>	Ongoing.
<p>5.3 Council, Growers, Apple & Pear New Zealand, Iwi and Ministry of Business, Innovation and Employment collaborate to put in place a monitoring scheme so that any additional labour through the RSE quota scheme are housed in new grower-provided accommodation with no adverse impact on the local domestic housing market.</p>	<p>LEAD: New Zealand Apple & Pear</p> <p>PARTNERS: HDC, MBIE</p>	Annual review process, commencing 2021.



WORKSTREAM 6: PROCUREMENT, SKILLS TRAINING AND EMPLOYMENT CREATION



AIM: Procurement, employment and training opportunities arising from housing developments are fully realised for the benefit of local residents.

OUTCOMES

- A social procurement approach is embedded in housing related contracting, to build local skills and employment.
- There is a consistent supply market for local construction.

ACTION	LEAD/PARTNERS	TIMEFRAME
<p>6.1 Organise a meeting between delivery partners on the Hastings Place Based programme to co-ordinate contractor engagements to provide consistency in housing supply markets.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Kāinga Ora, MHUD, Iwi, HTST, TToH, HBDHB, MSD, TPK</p>	<p>Early 2021.</p>
<p>6.2 Under the auspices of the framework of Pou 2 in the Matariki Regional Development Strategy create a project to capitalise on employment opportunities arising from housing developments and support rangatahi trade qualifications.</p>	<p>LEAD: MSD</p> <p>PARTNERS: Kāinga Ora, Iwi, Matariki partners</p>	<p>Project implemented by mid-2021.</p>
<p>6.3 Utilising housing developments, implement a social procurement programme to be used as a tool for employment, trades training and supporting local providers. To be undertaken in collaboration with Matariki Regional Development Strategy Pou 2 Programme of work 2.5.</p>	<p>LEAD: HDC</p> <p>PARTNERS: Matariki partners</p>	<p>Social procurement housing programme to be developed by early 2021.</p>

Background discussion



In recent decades housing supply and demand in Hastings has been in equilibrium with demand from relatively low population growth matching new developments. However, in recent years there has been stronger than projected population growth. Statistics New Zealand Census data shows that between 2006 and 2018 the Usually Resident Population increased by 10,695 from 70,842 to 81,537¹. Of this growth 8,292 (77.5%) occurred in the five years between 2013 and 2018. The latest revised population estimates released by Statistics New Zealand in September 2020 show that the population surge may have commenced earlier than previous estimates thereby contributing to the current housing situation.

Population projections using the high growth rate scenario we are currently experiencing project that the Hastings District population will increase from 81,500 in 2018 to 98,200 by 2043².

The change in the population is both in quantum and structural. The growth is not evenly spread across all age groups and is projected to be almost entirely in the over 65 years age group, notable is the projected increase in size of the 'older old' age group (80+). The population size of the younger age groups remains at similar levels to today. Figure 1 shows the population change across age groups³ (based on a medium series projection).

1 Statistics NZ (2020) NZ Stats Population Estimates internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx> accessed 21 October 2020

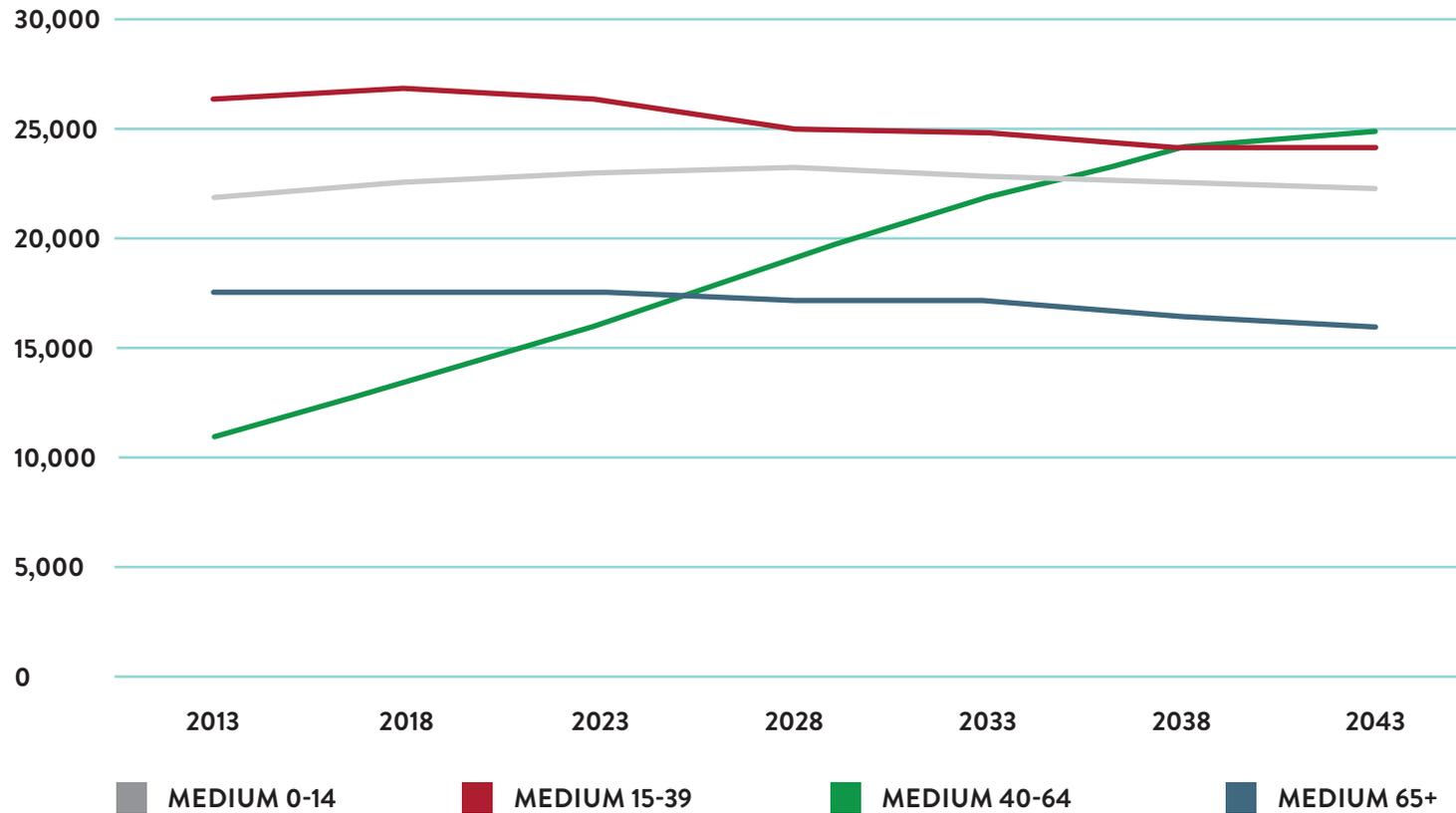
2 Appendix 1.

3 Statistics NZ (2020) NZ Stats Population Projections internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?> Accessed 10 December 2020



In recent years
growth has been
stronger than
projected.

FIGURE 1: POPULATION PROJECTIONS BY AGE GROUP



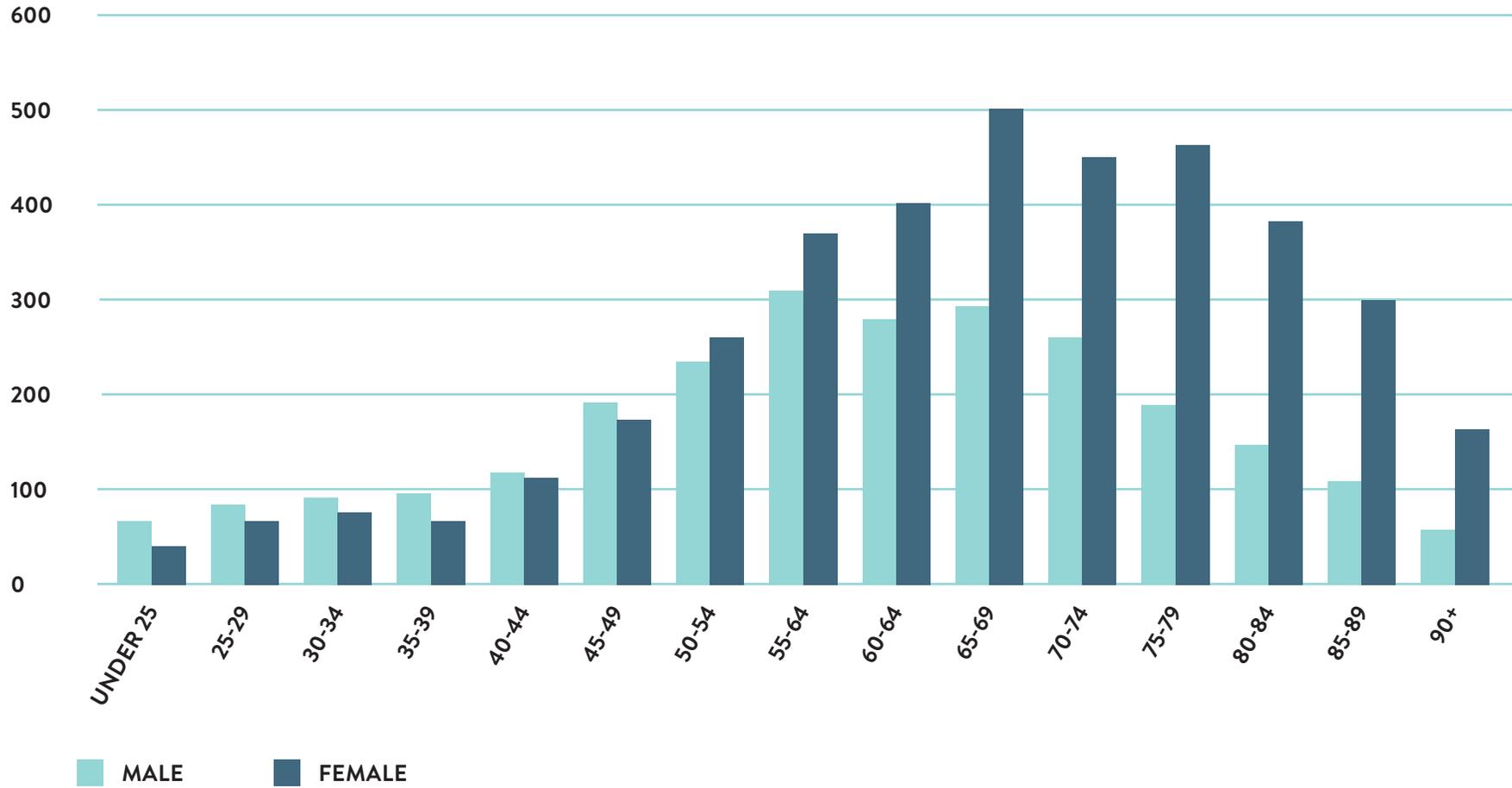
Source: Statistics New Zealand

A closer examination of the changing structure of the population reveals the social wellbeing and housing implications. One of the issues is household composition, Figure 2 shows the number of people living alone by age group where the majority are aged over 65 years.

Within this there is a gender factor as there are many more females living alone than males. This structural change in the population will be more prevalent in future years with the ageing population putting more pressure on senior support services and accommodation preferences⁴.

4 Figure NZ/Statistics NZ (2020) One person Households Census 2018 internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?> Accessed 10 December 2020

FIGURE 2: ONE PERSON HOUSEHOLDS BY AGE GROUP AND SEX



Source: Statistics New Zealand 2018 Census



Another demographic factor that will impact on housing is the change in the ethnicity structure of the Hastings population. Currently people identifying as Europeans, 64%, are the largest ethnic group; followed by Māori, 22%; Pacific People and Asian both 6%. It is projected that by 2038 the composition of the population will have changed with proportionately fewer Europeans, 56%; more Māori 26%; and more Pacific People and Asian both at 9%⁵.

This changing ethnicity structure impacts the age distribution of people residing in Hastings District as Māori (and Pacific People) have a younger age profile than non-Māori⁶.

This ethnic structure has socio-economic consequences as Māori (and Pacific People) have overall lower levels of educational qualifications and make up a larger proportion of the unskilled labour force, consequently earning less income than non-Māori. In 2020 the average individual annual income for Europeans was \$44,824 and for Māori \$37,700 (data covers Hawke's Bay/Gisborne region)⁷.

The variables of age structure, qualifications, income and ethnicity all contribute to different home ownership levels. Of the total Hastings District population 15 years and over, 37% do not own their own home. For Māori the non-home ownership level is 50%.

When the home ownership levels for the total population and Māori populations are compared based on age groups; for 15 years to 29 years there is not much difference with 71% of the total population and 69% of Māori not owning their own home. In the 30 to 64 years age group 29% of the total population and 39% of Māori do not own their own homes. For the 65 years and over age group, total population is at 22% and Māori 35%⁸. Therefore, for the next 35 years as cohorts enter into retirement age the percentage of Māori requiring rental accommodation will be higher than the percentage of non-Māori.

A consequence of this stronger than projected increase in population in recent years is that the demand for new households has outpaced supply. This strong growth situation has continued through to today and Hastings now has a housing supply shortage, which is regarded as severe.

Driven by the increased demand and supply shortage, house prices and rents have increased sharply in Hastings District. The median house price in Hastings District increased by 105% from \$315,000 in 2015 to \$645,000 in April 2020. The house price rise for first home buyers was even more significant rising by 136% from \$228,000 to \$540,000 over the same period, refer Figure 3⁹. Hastings is marginally more affordable than the New Zealand average which is heavily influenced by the Auckland factor.

5 Appendix Figure 7 & 8

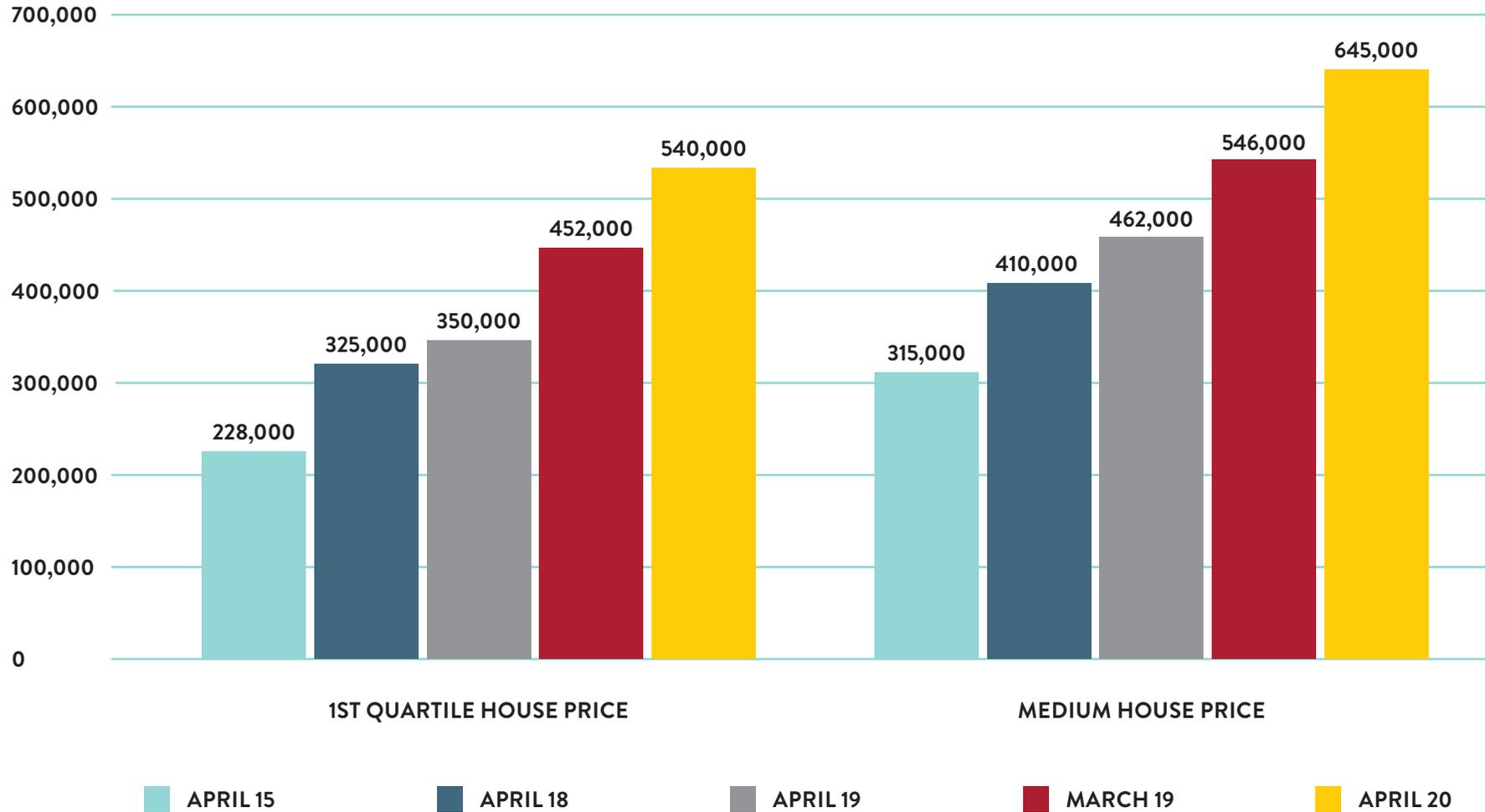
6 Appendix Figure 9

7 Statistics NZ (2018) Census 2018 Income internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx> accessed 21 October 2020

8 Appendix Figure 10

9 Interest.co.nz (2020) Home Affordability Report April 2020 internet <https://www.interest.co.nz/sites/default/files/hla/2020/april/Hastingsdistrict-Apr20.pdf> accessed 21 October 2020

FIGURE 3: HOUSE PRICES 2015 TO 2020



Source: Interest.co.nz



Home affordability for first home buyers in Hastings has also deteriorated significantly. For first home buyers, defined as a couple aged between 25-29 years earning a medium income for their age group, their mortgage payments as a percentage of their take home pay would have increased from 20.6% in April 2018 to 30.3% in April 2020¹⁰ (refer Appendix Table 2).

Rents have followed the upward path of house prices. The mean rent in Hastings District increased by 40% from \$299 in January 2015 to \$418 in January 2020. Like house prices the increase has been more pronounced in the lower quartile, increasing by 48% from \$241 to \$356 over the same period¹¹.

A leading indicator of the impact of the housing shortage on lower income households is the number of applicants on the Ministry of Social Development's Social Housing Register for Hastings where there has been an unprecedented rise in applicants. In September 2015 there were 57 applicants on the register and as at 30 September 2020 this has climbed to 637 applicants.

Housing typology and applicant characteristics are quite defined with 479 (75%) of the applicants needing a one or two bedroom home; 328 (58%) are under 39 years of age and 384 (68%) of applicants are Māori¹².

The scale of the social housing problem in Hastings and the Hawke's Bay region as a whole is highlighted when the number of applicants on the social housing register is compared with other parts of the country. The combined total for Hastings and Napier as at 30 September 2020 is 1384 applicants. Across all of New Zealand only Auckland City, 7,823, and Christchurch, 1,423, have more applicants on their register. On a population basis Hastings has a much higher ratio of their population as applicants on the social housing register: Hastings .0093%; Auckland .0047%; and Christchurch .0037%¹³.

10 Interest.co.nz (2020) Home Affordability Report April 2020 internet <https://www.interest.co.nz/property/home-loan-affordability> accessed 21 October 2020

11 Appendix Figure 11

12 Ministry of Social Development (2020) Housing register internet <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html#DownloadthelatestnumbersfortheHousingRegister3> accessed 15 December 2020

13 Ministry of Social Development (2020) Housing register internet <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html#DownloadthelatestnumbersfortheHousingRegister3> accessed 15 December 2020

Demand



A key document informing the demand and supply factors for housing is the Heretaunga Plains Urban Development Strategy (HPUDS). Initially produced in 2010, HPUDS was updated in 2016/2017 and is scheduled for a further update in 2021/2022. HPUDS population and household growth projections are informed by Statistics New Zealand 2015 Sub-national Population Projections¹⁴.

Even though a medium/high projection scenario was applied to HPUDS from 2017, the projections have been significantly exceeded, mainly due to unexpectedly high positive net migration. This unforeseen population surge occurred faster than the Council and the development industry could respond to meet the consequential demand for new housing. Other factors compounding the situation have been: large annual increases in the quantum of RSE workers with their accommodations needs; accommodation converting to Airbnb's; and an increase in demand for public housing. A growing Hawke's Bay economy underpins the population growth.

Key stakeholders; the Council, developers and Kāinga Ora, have responded to the unprecedented demand for new housing. Over the 12 months to 30 November 2020, 406 new dwelling consents were issued, of this, 46 consents were issued to Kāinga Ora¹⁵.

HPUDS projections for the number of new households needed in Hastings to meet projected demand is shown in Table 1¹⁶.

As key stakeholders,
we have responded
to the unprecedented
demand for housing.





TABLE 1: FORECASTED ADDITIONAL HOUSEHOLDS REQUIRED IN HASTINGS DISTRICT

	PROJECTED NUMBER OF ADDITIONAL HOUSEHOLDS			
	2015-2025	2025-2035	2035-2045	2015-2045
Intensification	820-1190	660-970	445-795	1,925-2,955
Greenfields	1,335-1,500	700-800	335-460	2,370-2,760
Rural	460	200	80	740
TOTAL	2,615-3,150	1,560-1,970	860-1,335	5,035-6,455

Source: Heretaunga Plains Urban Development Strategy (2017)

Based on HPUDS projections and building consent data, half way through the 10-year period 2015 to 2025, 1,309 houses were granted building consents. This is at the low end of projected demand, leaving 1,306 to 1,844 houses to be consented by 2025 to achieve the HPUDS target¹⁷. However, Statistics NZ estimates of population growth, based on the 2018 Census, exceed HPUDS projections by 1,100 -1,300 households for the period to 2025, therefore actual demand is higher than the projections.

Taking into account a surplus of new dwelling construction relative to household growth over the preceding ten years (MBIE Urban Development Capacity Dashboard) of around 350 units and applying a nominal allowance of 20 house demolitions per annum results in an estimated requirement for construction of approximately 2,500 new dwellings to address the backlog in

14 Heretaunga Plains Urban Development Strategy (2017) internet <https://www.hpuds.co.nz/> accessed 21 October 2020

15 Hastings District Council building consents data

16 Heretaunga Plains Urban Development Strategy (2017) internet <https://www.hpuds.co.nz/> accessed 21 October 2020

17 Heretaunga Plains Urban Development Strategy (2017) internet <https://www.hpuds.co.nz/> accessed 21 October 2020

Hastings District by 2025. This equates to 500 new dwellings per annum which is 35% above the previous annual record number of new dwelling consents achieved in 2003 and 25% higher than the number of new dwelling building consents issued in the past 12 months.

The current socio-economic conditions make projections difficult. The main variable factor is net migration. Historically Hastings District experiences a small net negative migration each year mainly due to youth leaving the District for study, jobs and travel. The net migration pattern reversed in 2017 and since then Hastings has experienced positive net migration. Recent population estimates released by Statistics New Zealand in September 2020 now show that the population surge may actually have commenced in about 2015, two years sooner than initially reported. This influx has been due to: a growing economy attracting businesses and workers; less youth migration as the local economy outperformed other countries economic growth and jobs became available; higher domestic inward migration as retirees, particularly from Auckland, relocated; and higher inward migration from overseas.

There is a possibility that the aforementioned causes of the high population growth will continue for some time yet, thereby underpinning demand for housing. An added complexity is the current situation arising from Covid-19 and the socio-economic uncertainty this brings.

Early indicators show that the District's economy continues to perform strongly, underpinned by our large primary production base. Additionally the region is less dependent on overseas tourists than other regions with the majority of visitors being domestic; we also only have a low number of international students.

Potentially, inward migration could increase further as more people view the region as an attractive place to live, either in retirement or for raising a family. Changes to workplace and education practises could also support population growth with potential for increased remote working and learning.

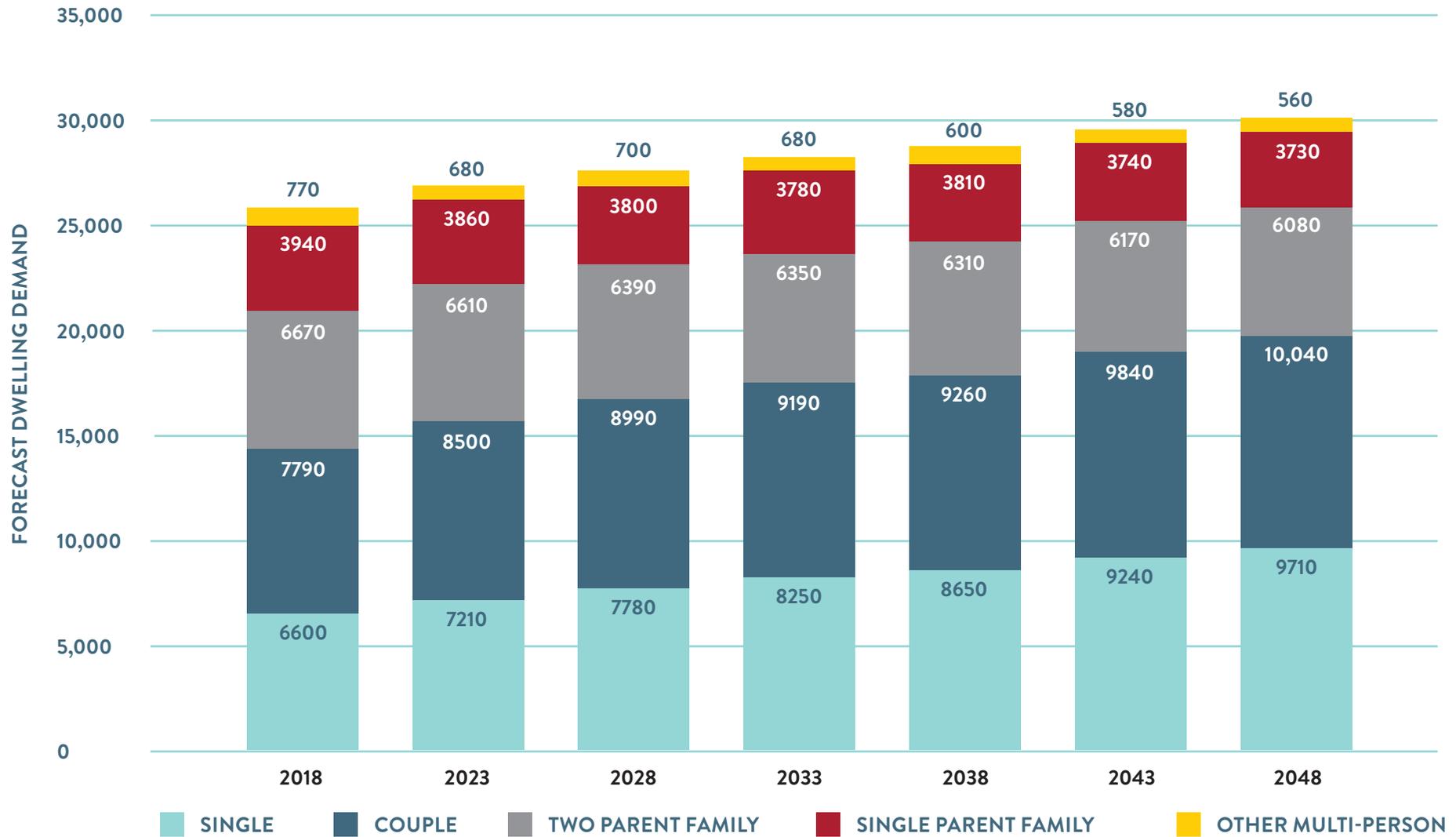
HPUDS currently uses a medium/high population projection and Figure 4 which shows projected household growth by family type is based on this. Given the recent population growth it is possible that these projections understate the situation overall.

Household growth by family type confirms that most growth arises from single and couple households mainly from within the existing population while migrant households will likely be larger.

Single households are projected to increase from 6,600 in 2018 to 9,710 in 2048 and couple households from 7,790 to 10,040. This has implications for the typologies of dwellings that will be needed. Conversely it is projected that there will be a decrease in two parent families and families of single parent with children from 6,670 to 6,080 and 3,940 to 3,730 respectively¹⁸.

18 Property Economics Ltd (2019) Hastings and Napier Commercially Feasible Residential Capacity Assessment June 2019

FIGURE 4: PROJECTED HOUSEHOLD GROWTH BY FAMILY TYPE



Source: Property Economics/Statistics New Zealand

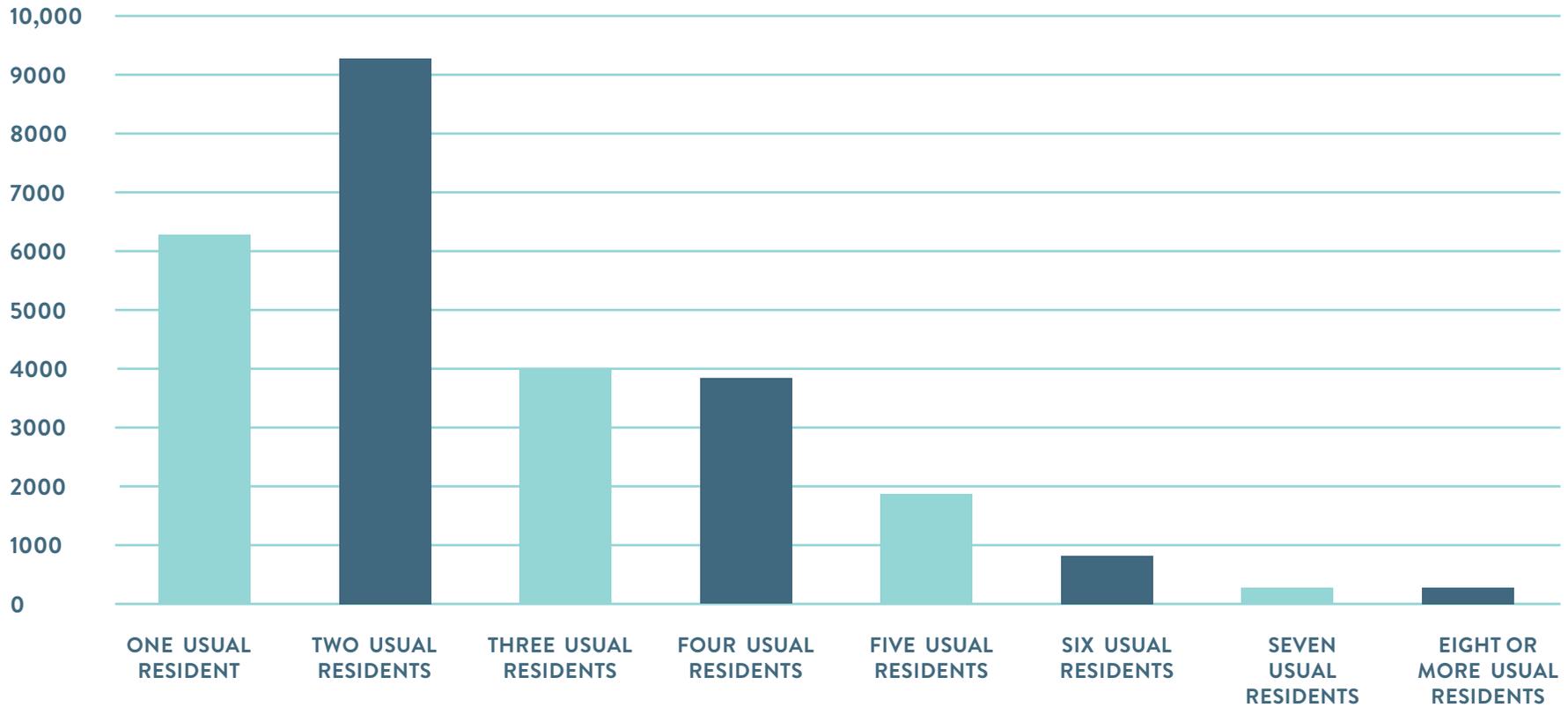
A feature of Hastings District housing is the typology relative to household composition. The predominant housing structure in Hastings District is a standalone dwelling. There are only a relatively small number of joined dwellings; reflecting the low number of townhouses, terraced houses and apartments¹⁹.

Dominating the typology by a substantial margin is three bedroom homes followed by homes with four bedrooms; one and two bedroom homes are the minority²⁰.

In comparison Figure 5 shows household size measured by the number of people living together.

This shows that the largest category is households of two people followed by households of one person. These two categories make up the majority of households by a large margin²¹.

FIGURE 5: HOUSEHOLD SIZE BY NUMBER OF PEOPLE





Notwithstanding the mismatch between housing typology and household composition it is anticipated that the typology of new dwellings to be constructed will follow current preferences of developers and will be predominately larger standalone dwellings on greenfields land rather than higher density constructions within the urban boundary.

A further complicating factor is the future locations of new greenfields land for development. As expansion on the Heretaunga Plains becomes more restrictive and less land becomes available an option for developers will be elevated land on the surrounding hills which will lean towards larger, more costly homes. Interventions may be required to influence a typology change, particularly the development of smaller affordable housing.

Other important local factors to consider when assessing demand for housing are: Māori housing, housing for senior citizens and Recognised Seasonal Employer (RSE) accommodation. Emergency and transitional housing is also a critical issue and actions to improve this are actively being implemented through the Hastings Place Based Short-Term Response. Actions in this strategy will add further momentum to the objective of whānau living in permanent, healthy and affordable homes²².

19 Appendix - Figure 14

20 Appendix - Figure 15

21 Statistics NZ (2020) Number of usual residents in a household internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?> accessed 10 December 2020

22 Ministry of Housing and Urban Development (2019) Hastings place based approach internet <https://www.hud.govt.nz/assets/News-and-Resources/News-Articles/68cf02ca21/Hastings-Powerpoint-pack-December-2019.pdf> accessed 21 October 2020



MĀORI HOUSING

The housing crisis in Hastings District will not be corrected unless the situation with Māori housing is improved. Iwi, Post Treaty Settlement Governance Groups, Te Puni Kokiri, Kāinga Ora, the Hawke's Bay District Health Board and local NGOs are all operating in the housing space to improve outcomes for Māori.

As previously discussed Māori are disproportionately over represented in the negative variables that affect home ownership. 50% of Māori over the age of 15 years do not own their own home and home affordability is a greater problem for Māori who have on average a 15% lower annual income than for the total Hastings District. The Māori population is structurally younger than the European population and therefore a larger proportion of potential first home buyers will be younger aged Māori where affordability is an issue.

Lower home ownership and being more dependent on rental accommodation can have an impact on wellbeing with negative outcomes in health, education and employment. In Hastings there are many rental homes in the private rental market in substandard conditions adding to poor health outcomes for tenants.

The impacts of substandard housing are most acutely felt by tamariki Māori as reflected in the following:

- Māori children are three times more likely to need to stay in hospital for bronchiolitis than NZ European/other children. Acute bronchiolitis is not easily treated by a visit to the doctor, but there is clear evidence it can be reduced with warm, dry, smoke free and uncrowded housing.
- Household crowding is also an important risk factor for a range of infectious diseases including pneumonia, bronchiolitis, gastroenteritis, rheumatic fever, tuberculosis and skin infections²³.

It is important to address substandard housing as the negative health and educational impacts resulting from this situation will go on to perpetuate poor outcomes for future generations.

Māori have identified an opportunity to introduce a social procurement model into housing construction contracts. The aim of this initiative is to utilise the construction industry as a pathway to training and employment, particularly for Māori youth. An Iwi led-initiative 'Kahungunu Properties K3' is an example of action taken²⁴.

²³ Hawke's Bay District Health Board (2018) Health equity report 2018 internet <http://www.ourhealthhb.nz/assets/Uploads/HBDHB-HealthInequities2018Webupdated.pdf> accessed 7 January 2021

²⁴ K3 Kahungunu Property (2020) A Maori housing movement internet <https://www.k3property.co.nz/> accessed 21 October 2020



SENIOR HOUSING

The ageing of the population will have significant implications for future housing development, particularly for the type of housing that is likely to be in demand and tenure of housing. Statistics New Zealand predicts that the ageing population will drive a trend towards smaller households with significant growth in the number of one-person households and 75% of that growth will be one-person households comprising people aged over 55 years²⁵.

As people enter retirement age some may want to sell their larger family home in order to down-size. Hastings is not well placed to support this possible change towards smaller households with the majority of the District's houses being three and four bedroom.

One means of providing for smaller housing will be through the development of retirement villages.

It is estimated that 40% of people aged over 75 years (most new retirement village occupants are 75+ years) are staying in retirement villages, rest home care or pensioner rental housing; the remaining 60% are staying in their own homes or private or state-owned general rental accommodation²⁶. If it is assumed that over the 30 years HPUDS planning period, the demand for retirement village accommodation increases in direct proportion to the growth in the local 75+ population then it is projected that there will be demand for 3,340 more new retirement units than exist as at 2016.

The potential growth in retirement village housing alone would represent approximately 31% of the demand for all new dwellings²⁷.

Newer retirement villages however are being built along a commercial model which steers these homes towards the upper end of the retirement housing market. This has socio-economic implications as a retirement village option may not be viable for non-home owners with limited equity. As previously discussed, Hastings has a population age structure that is older than for total

New Zealand therefore population ageing factors will affect Hastings before many other areas of New Zealand. The younger the age cohort the higher the non-home ownership rate. Therefore the matter of affordable home occupancy in older age will be an increasing problem over time. The only provider of scale of social rental accommodation for the elderly in Hastings District is the Council with its 220 pensioner flats. There are few other smaller home social rental affordable options available.

²⁵ Statistics NZ (April 2013) How will New Zealand's ageing population affect the property market? (p.9) 7 Ibid. p.8.



RECOGNISED SEASONAL EMPLOYER (RSE)

The Recognised Seasonal Employer (RSE) scheme came into effect in April 2007. The policy allows the horticulture and viticulture industries to recruit workers from overseas for seasonal work when there are not enough New Zealand workers. In 2007 the cap on the scheme was 5,000 workers across all of New Zealand, it has grown significantly to 14,400 for the 2020/2021 season. In Hawke's Bay alone, for the 2019/2020 season there were approximately 5,700 workers, the majority of whom are based in Hastings District²⁸. The horticulture industry in Hawke's Bay forecast that the number of RSE workers will need to double over the next few years to enable crops to be harvested.

The arrival of RSE workers impacts on the availability of rental accommodation for local residents, although the Ministry of Business, Innovation and Employment (MBIE) has introduced measures to reduce this impact. Each worker can stay in New Zealand for up to seven months over an 11-month period.

The accommodation needs are therefore significant and this is satisfied through a combination of private houses, RSE grower owned houses and purpose-built accommodation, and motels. Anecdotal evidence informs us that private home owners renting accommodation remove the homes permanently from the rental market even when not used by RSE workers. Central Government and Council are working with growers to support the development of more purpose-built accommodation for RSE workers.

A secondary impact of RSE workers using up motel accommodation has been the growth in AirB&Bs as an alternative accommodation for visitors, thereby further removing potential rental homes from the market.

26 Environmental Management Services (2016) Retirement sector housing demand forecasts 2016-2045 internet <https://www.hpuds.co.nz/assets/Document-Library/Reports/Stage-2-Reports/HPUDS-2016-Review-Stage-2-Report-Retirement-sector-housing-demand-forecasts-By-EMS-Ltd.pdf> accessed 6 January 2021

27 Environmental Management Services (2016) Retirement sector housing demand forecasts 2016-2045 internet <https://www.hpuds.co.nz/assets/Document-Library/Reports/Stage-2-Reports/HPUDS-2016-Review-Stage-2-Report-Retirement-sector-housing-demand-forecasts-By-EMS-Ltd.pdf> accessed 6 January 2021

28 New Zealand Immigration (2020) Recognised Seasonal Employer (RSE) scheme research internet <https://www.immigration.govt.nz/about-us/research-and-statistics/research-reports/recognised-seasonal-employer-rse-scheme> accessed 21 October 2020

Summary of what we know



MĀORI HOUSING

- There is inequity in home ownership between Māori and non-Māori with Māori having a lower level of home ownership.
- Papakāinga housing developments are progressing.
- Iwi and Post Treaty Governance Entities are actively supporting housing solutions, employment and training.
- The health and wellbeing impacts of substandard housing are most acutely felt by tamariki Māori.

SUPPLY

- For the past five years household growth has outpaced the supply from new developments.
- The housing shortage is across the full spectrum of typology, tenure and affordability.
- HPUDS has identified sufficient greenfields land for medium/high population growth but the current rate of growth means that this will be taken up quicker than planned.
- While history tells us that population growth may smooth out in the long term, the immediate future projection is for continued strong growth.
- Developer interest in housing intensification in urban areas and the CBD is low.
- Kāinga Ora have an active building programme in the District.
- Retirement villages will account for a sizeable share of new dwellings.



DEMAND

- There is a mismatch between the higher demand for smaller one and two bedroom houses and the larger standalone houses predominately being built by developers.
- Retirement villages will only service a sector of the market with sufficient equity. Most people entering older age groups will need to look elsewhere for smaller housing.
- A lot of the demand for smaller homes will come from an ageing population looking to downsize their homes. There is also demand from younger single people, including those on lower incomes.
- The demand for emergency and transitional housing continues to rise.
- Those entering the 65 years and over age group have a lower level of home ownership and will be more reliant on the rental market.
- Hastings District will experience multiple demographic changes of population growth, structural ageing and ethnic mix which will contribute to different typology demand.

AFFORDABILITY

- Affordability is an increasing problem, both in the first home buyer and rental market, particularly for Māori households with their lower average income.
- Some affordable housing developments, mainly in Flaxmere, to meet the new first home buyer market are underway or at planning stage.
- There are only a small number of Community Housing Providers and a limited number of affordable social houses.
- RSE worker accommodation is having an impact on the affordable rental sector and this is likely to continue as RSE numbers increase each year.

Appendix



FIGURE 6²⁹: HASTINGS DISTRICT POPULATION PROJECTIONS TO 2043

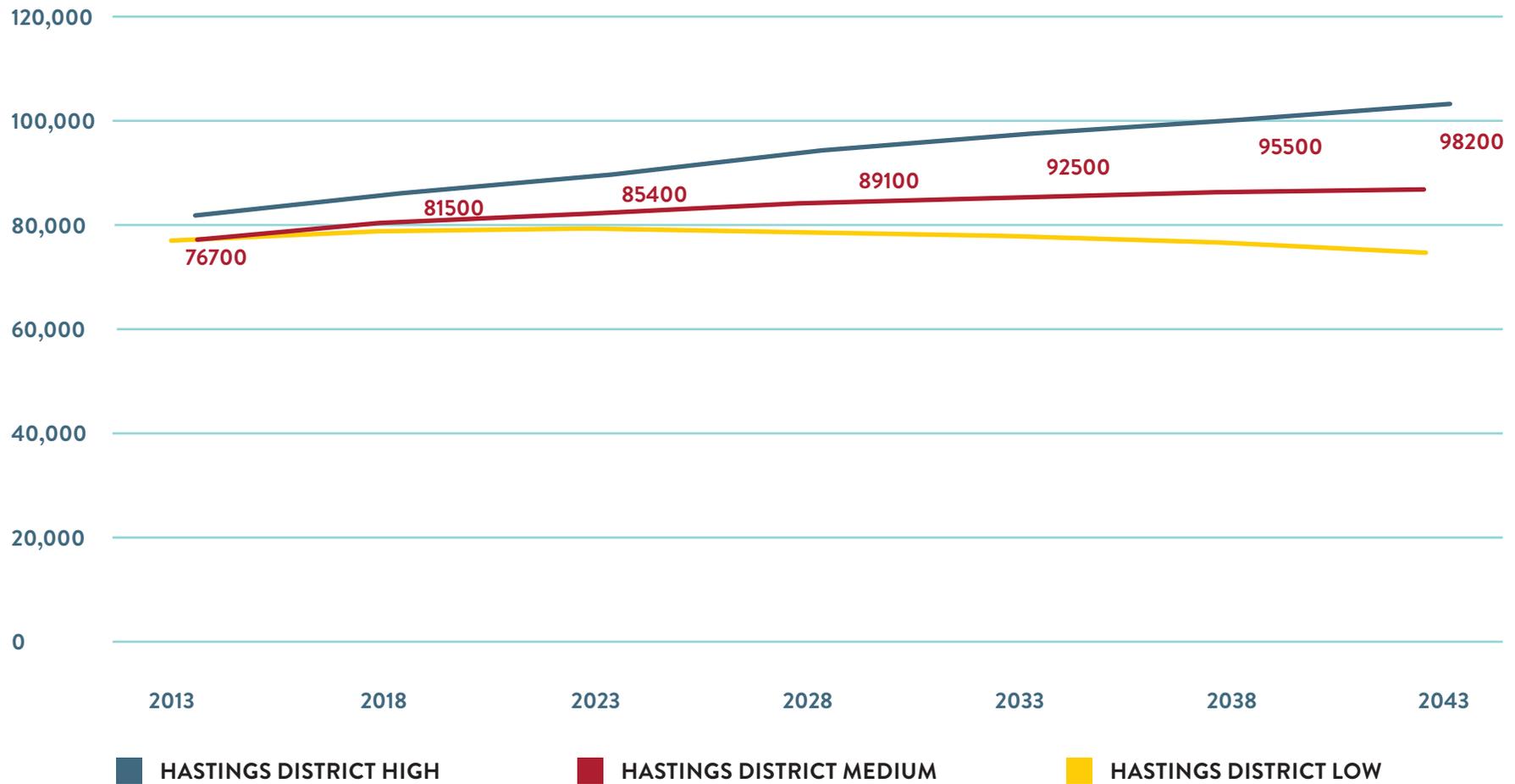
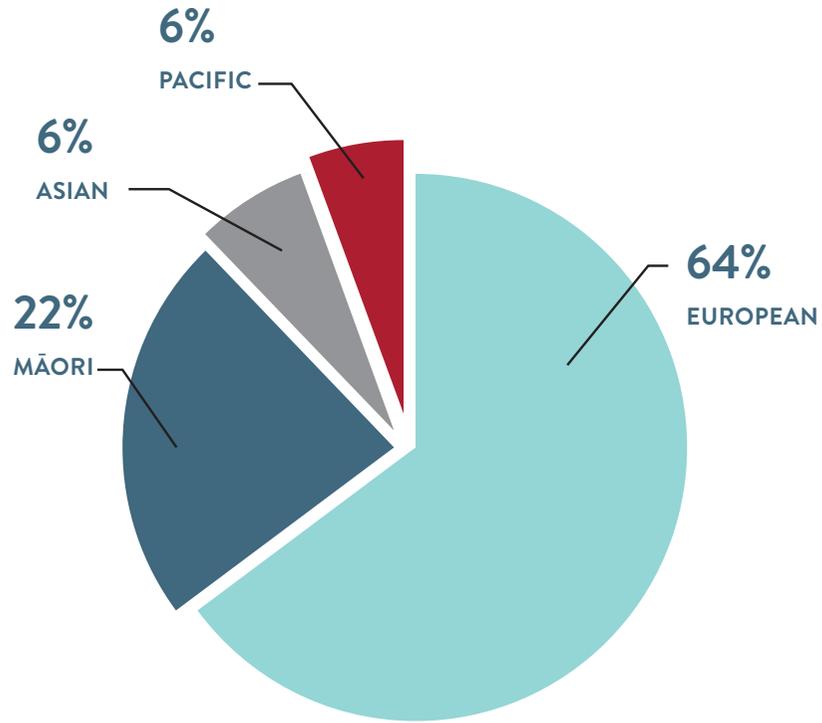
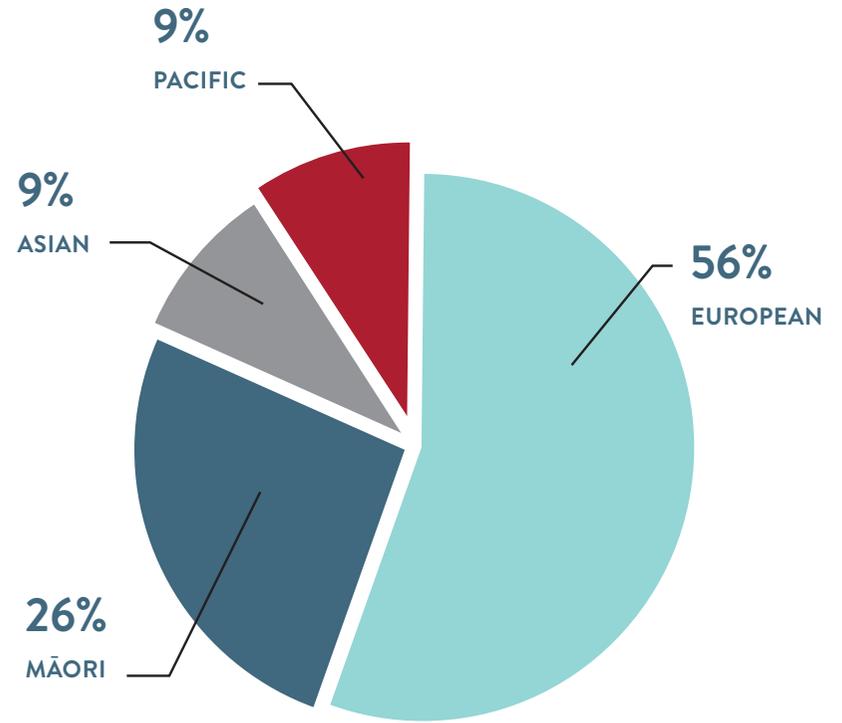


FIGURE 7 AND 8³⁰:

PERCENTAGE ETHNIC POPULATION 2018



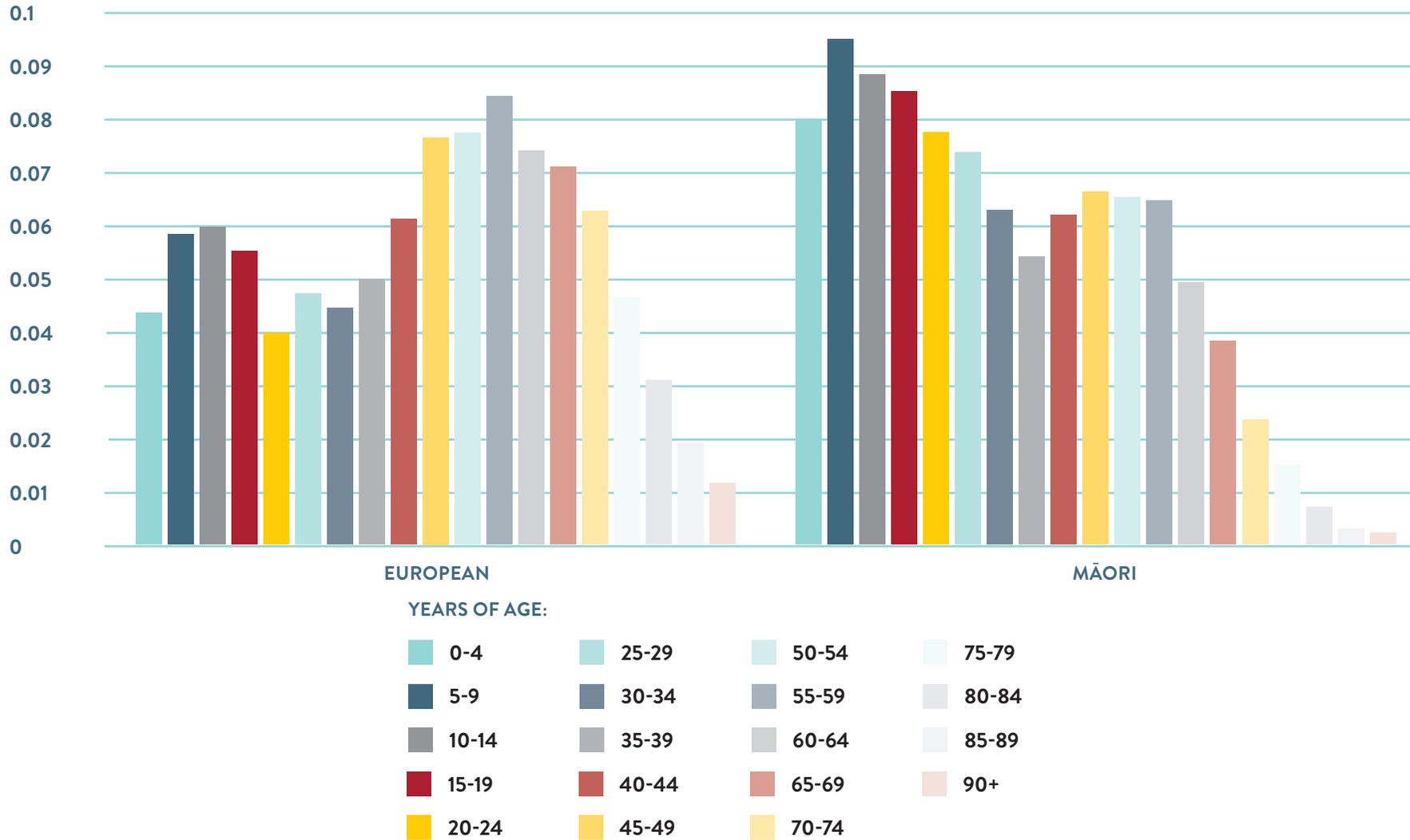
PERCENTAGE ETHNIC POPULATION 2038



29 Statistics NZ (2020) NZ Stats Population Projections internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx> accessed 10 December 2021

30 Statistics NZ (2020) NZ Stats Population Projections internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx> accessed 21 October 2020

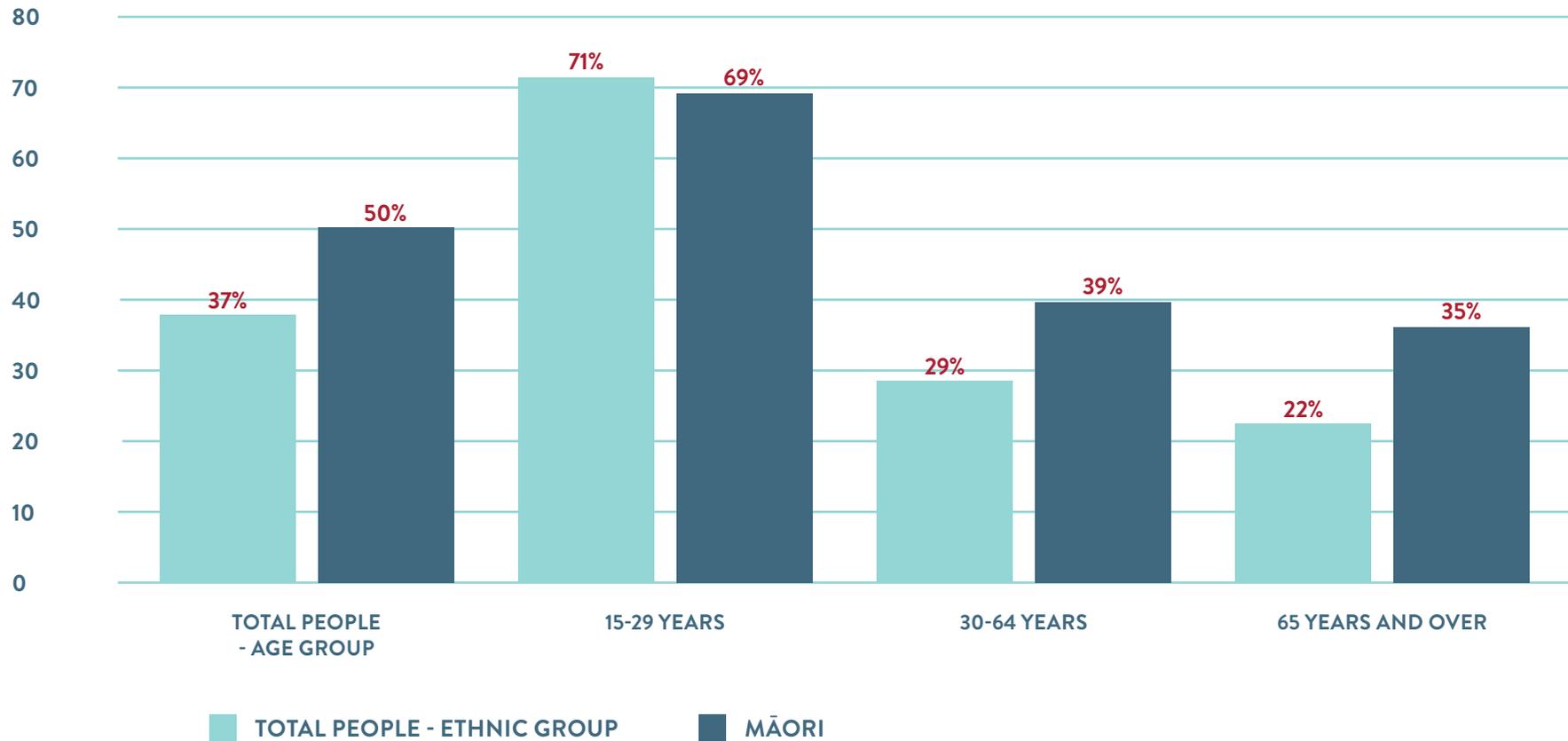
FIGURE 9: HASTINGS DISTRICT AGE DISTRIBUTION BY PERCENTAGE 2018³¹



Source: Interest.co.nz

31 Statistics NZ (2020) internet NZ Stats Age and Sex By Ethnic Group <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?> Accessed 10 December 2020

FIGURE 10: HASTINGS DISTRICT PEOPLE 15 YEARS AND OVER WHO DO NOT OWN THEIR OWN HOUSE OR HOLD IN A FAMILY TRUST ³³



Source: Statistics New Zealand 2018 Census

³³ Statistics NZ (2018) Census 2018 Households internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx> accessed 21 October 2020

TABLE 2: HOME AFFORDABILITY

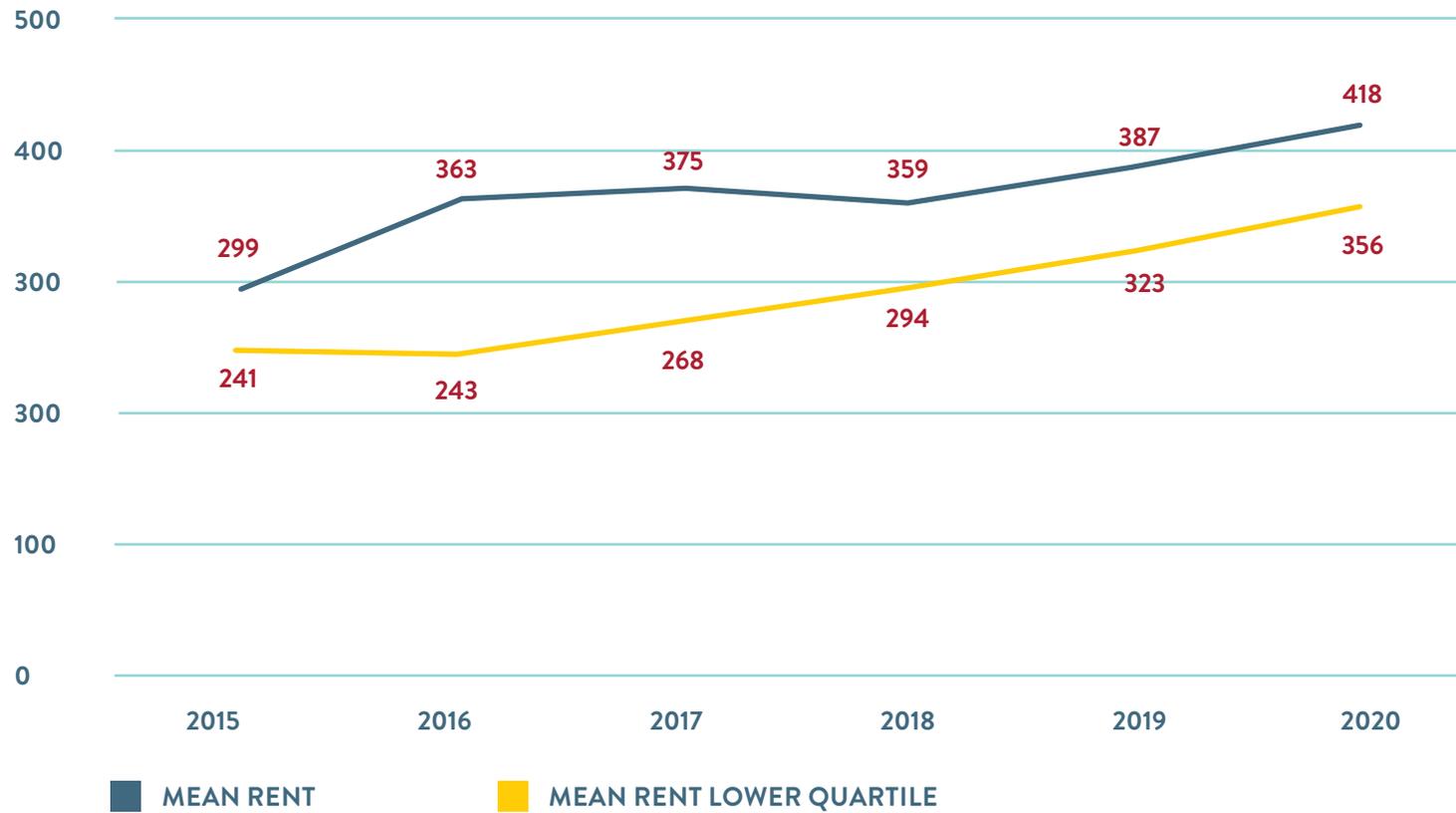
HOME LOAN AFFORDABILITY WITH A 10% DEPOSIT AT THE LOWER QUARTILE SELLING PRICE, SEPTEMBER 2020						
	Amount needed for a 10% deposit	Years to save a 10% deposit	Amount of mortgage required with a 10% deposit	Weekly mortgage repayment \$	Medium weekly after tax pay for couples age 24-29	Affordability : mortgage payments as a % of income
HASTINGS	45,000	2.7	405,000	430.70	1,611.11	26.7%
NEW ZEALAND	50,000	2.8	450,000	478.56	1709.68	28.0%

HOME LOAN AFFORDABILITY WITH A 20% DEPOSIT AT THE LOWER QUARTILE SELLING PRICE, SEPTEMBER 2020						
	Amount needed for a 20% deposit	Years to save a 20% deposit	Amount of mortgage required with a 20% deposit	Weekly mortgage repayment \$	Medium weekly after tax pay for couples age 24-29	Affordability : mortgage payments as a % of income
HASTINGS	90,000	5.3	360,000	337.43	1,611.11	20.9%
NEW ZEALAND	100,000	5.5	400,000	374.92	1,709.68	21.9%

Source: Interest.co.nz³²

32 <https://www.interest.co.nz/property/107652/house-prices-bottom-market-have-been-largely-flat-auckland-several-months-have-kept>

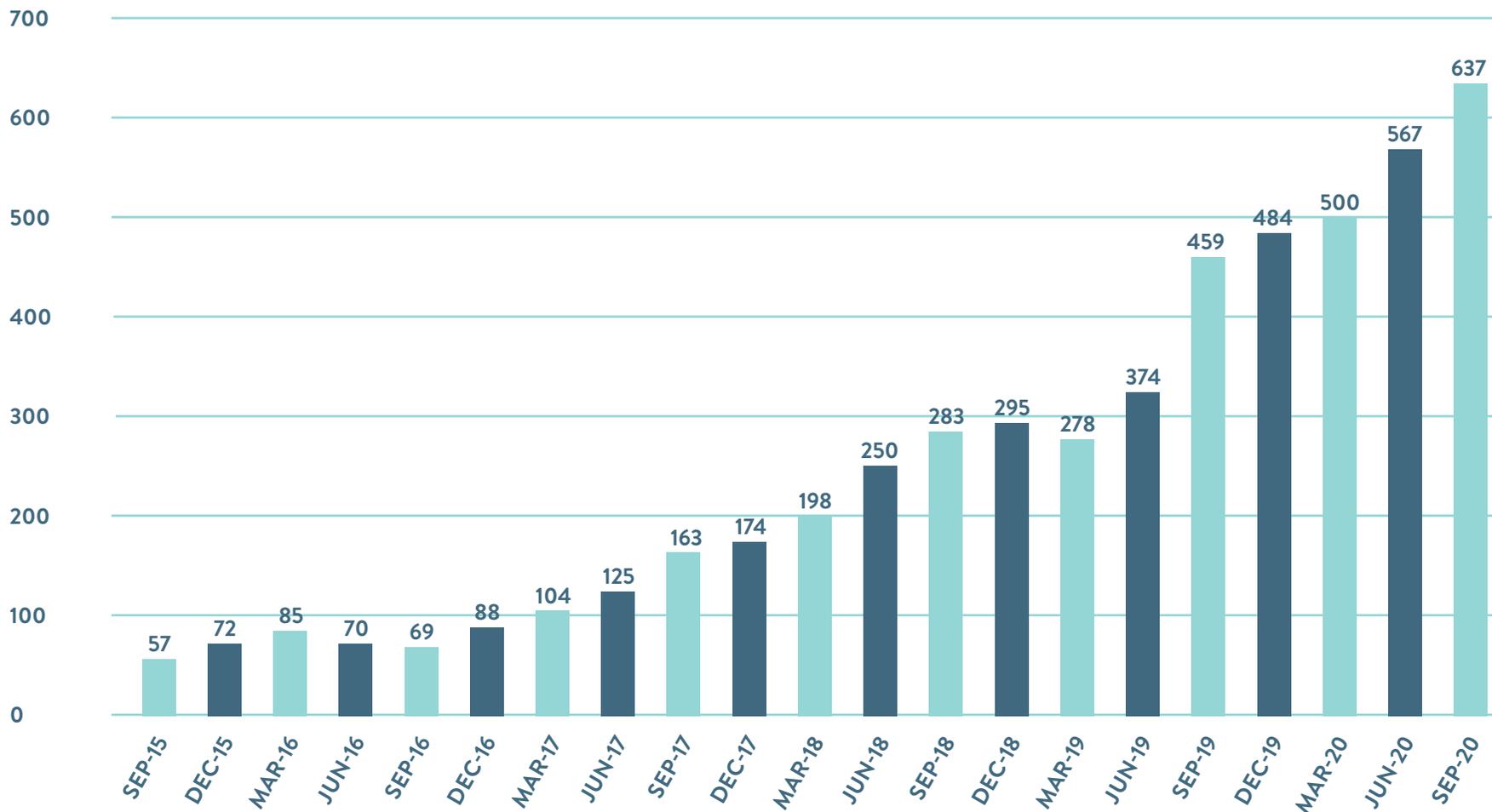
FIGURE 11: MEAN RENT 2015 TO 2020³⁴



Source: Interest.co.nz

34 Ministry Business Innovation and Employment (2020) internet <https://www.mbie.govt.nz/building-and-energy/tenancy-and-housing/rental-bond-data/> accessed 21 October 2020

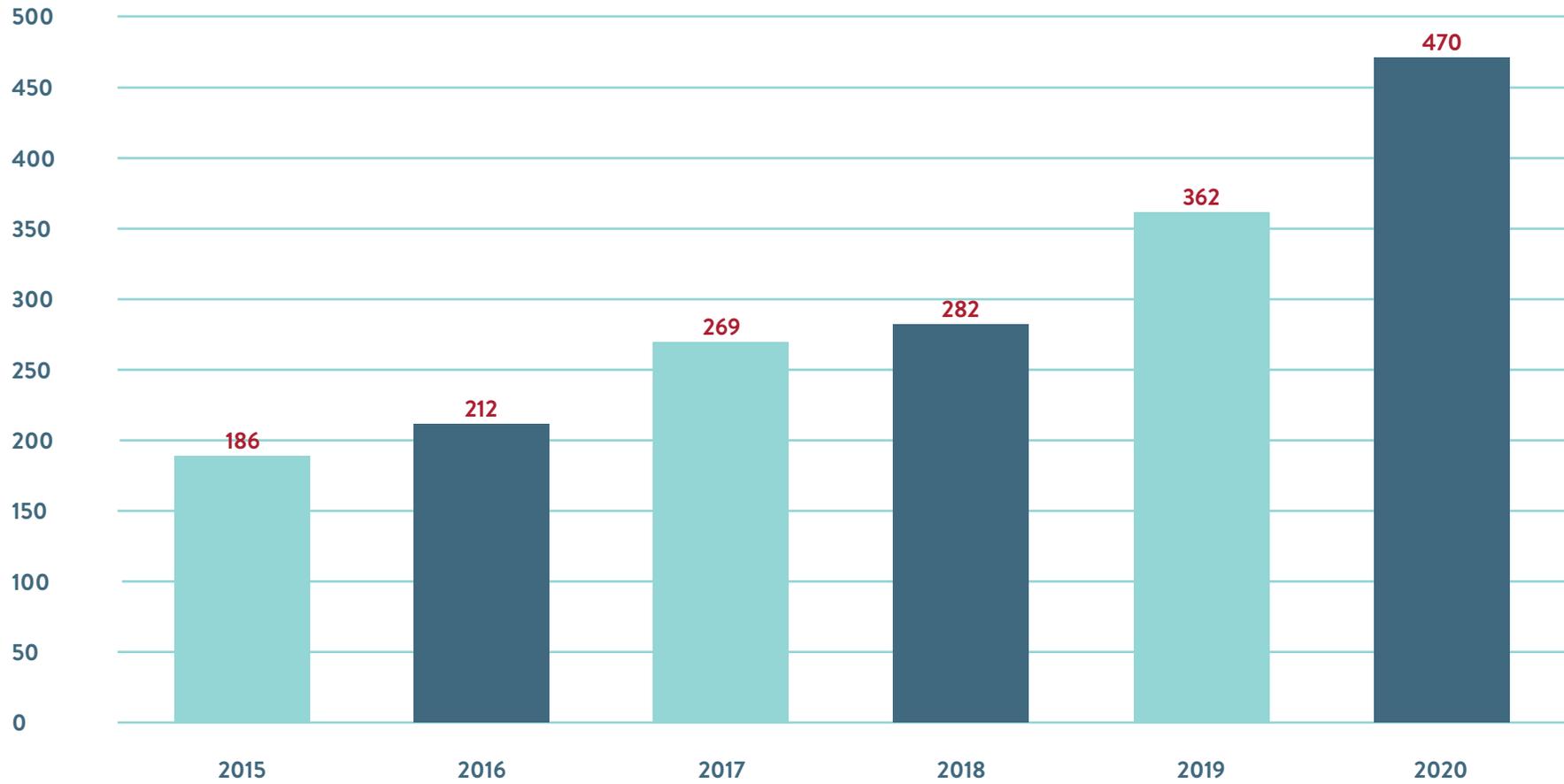
FIGURE 12: SOCIAL HOUSING APPLICANTS 2015 TO 2020³⁵



Source: Ministry of Social Development

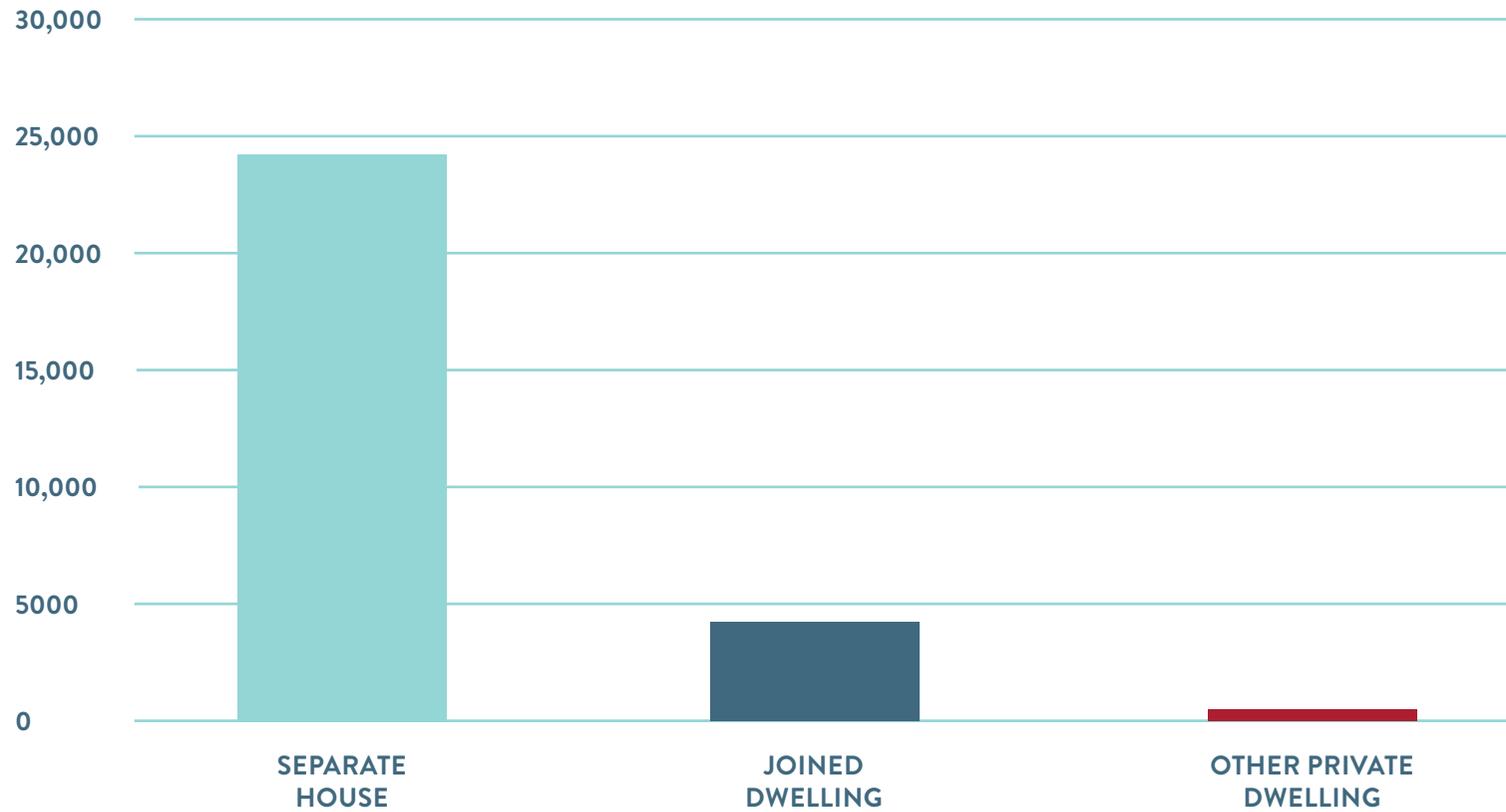
³⁵ Ministry of Social Development (2020) Housing register internet <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html#DownloadthelatestnumbersfortheHousingRegister3> accessed 15 December 2020

FIGURE 13: BUILDING CONSENTS ANNUAL JUNE 2015 TO JUNE 2020



Source: Statistics New Zealand

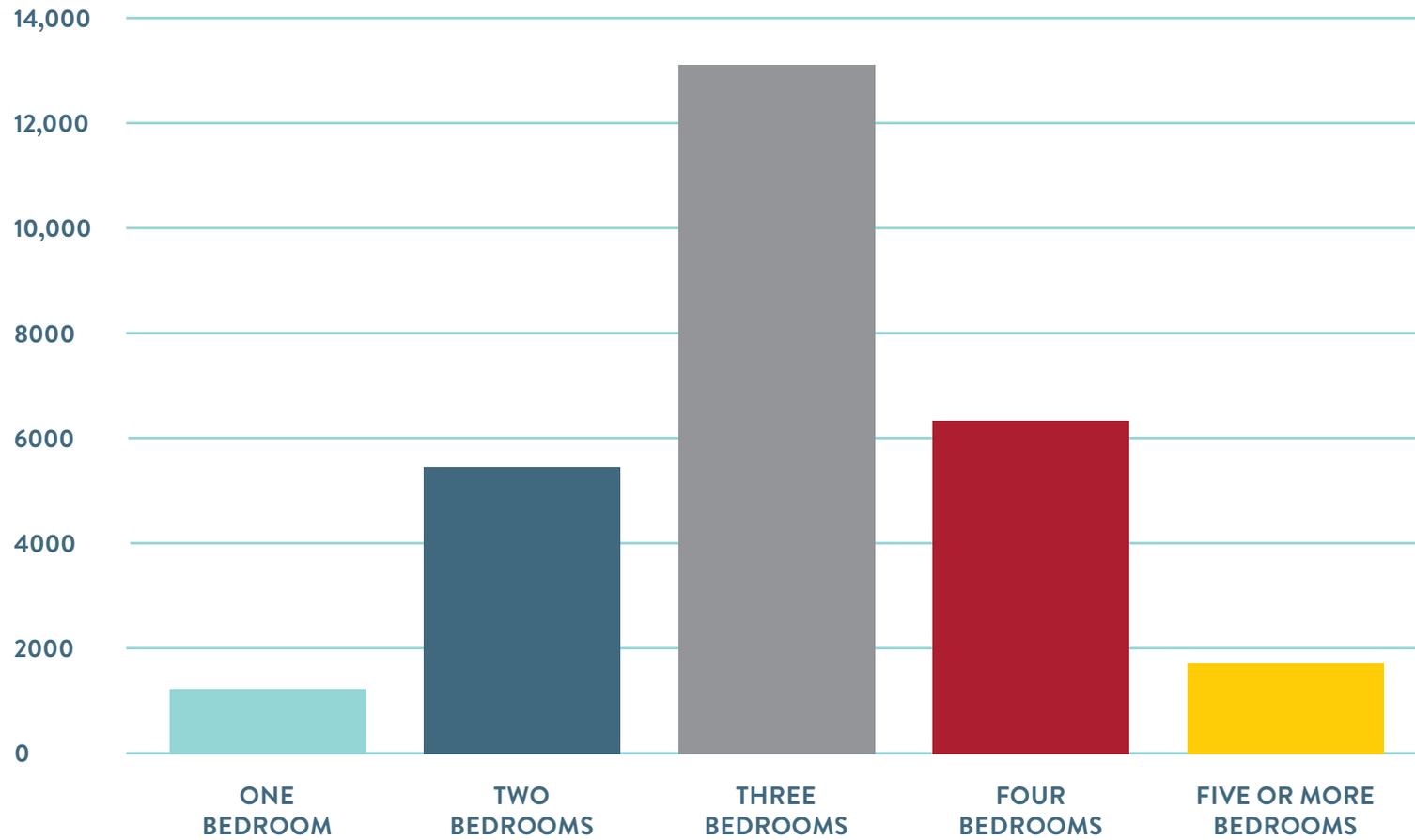
FIGURE 14: NUMBER OF OCCUPIED PRIVATE DWELLINGS³⁶



Source: Statistics New Zealand 2018 Census

36 Statistics NZ (2020) Number of Bedrooms By occupied Dwelling Type internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?> Accessed 10 December 2020

FIGURE 15: DWELLINGS BY NUMBER OF BEDROOMS³⁷



Source: Statistics New Zealand 2018 Census

³⁷ Statistics NZ (2020) Number of bedrooms by occupied dwelling type internet <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?> accessed 10 December 2020

