

HOUSING

Why is this important?

Shelter from the elements is a fundamental human need. Community wellbeing is enhanced if residents have access to affordable, safe and uncrowded dwellings.

Housing indicators

- Home ownership.
- Overcrowding.
- Government housing provision.

How are we doing?



Over the past decade home ownership has been falling at both the national and local level. In 2006 64.5% (13,917) of Rotorua District households owned their own home compared to 66.9% for the whole of New Zealand.

Census results show that overcrowding has fallen at both the national and local level. As at 2006, 522 dwellings in the Rotorua District were classified as 'high occupancy' households.

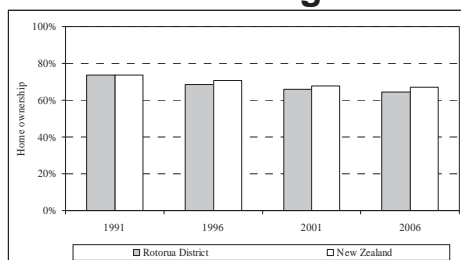
Housing New Zealand Corporation (HNZC) currently owns 683 houses in the Rotorua area. HNZC housing stock has stayed at around this same level since 1999 following a period of significant sales of Government-owned housing throughout New Zealand.

Home Ownership

Why is this important?

Home ownership is an indicator of the overall standard of living as well as community stability and cohesion. Research has shown that a high level of home ownership is reflected in better managed schools, and lower crime rates.

How are we doing?



Percentage of dwellings owned by usual occupants (with or without a mortgage), Rotorua District and New Zealand, 1991-2006

Source: Statistics New Zealand/ Census

Over the past decade home ownership has been falling at both the national and local level. However, ownership in the Rotorua District remains slightly below the national average. In 2006, 64.5% (13,917) of Rotorua District households owned their own home compared to 66.9% for the whole of New Zealand.⁴ The 1991 figures were 73.6% (14,799) for Rotorua and 73.8% for New Zealand overall.

There is considerable variation in home ownership rates in the district, ranging from more than 80% in suburbs with a high average income, to less than 40% in less well-off suburbs.

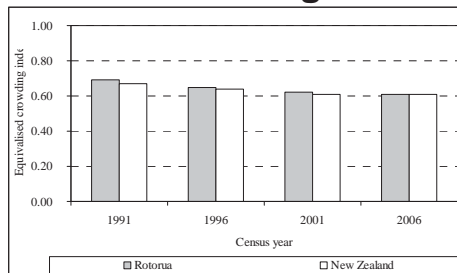
⁴ 2006 data includes information on dwelling held in a family trust by usual occupants. This data was first collected in 2006.

Overcrowding

Why is this important?

Overcrowding is often associated with an inability to pay housing costs. There is evidence that occupants of overcrowded houses have a greater likelihood of catching infectious diseases, and experiencing concerns with their mental health. Research has also indicated a link between overcrowding and poor educational attainment.

How are we doing?



Equivalised Crowding Index, Rotorua District and New Zealand, 1991-2006

Source: Statistics New Zealand/Census

The most commonly reported measure of crowding in New Zealand is the Equivalised Crowding Index (ECI). This is based on census results and is calculated as the number of occupants relative to the number of bedrooms. The ECI formula is adjusted to “adult equivalents”, with married and de facto couples counted as a single adult and children under 10 years counted as half an adult.

The latest ECI results show that crowding has fallen over the past decade at both the national and local level. As at 2006, the Rotorua ECI was 0.61, the same as for New Zealand as a whole.

An alternative measure of overcrowding is to define “high occupancy” as:

- Any one-bedroom dwelling with three or more occupants; and
- Any two-bedroom dwelling with five or more occupants; and
- Any three-bedroom dwelling with seven or more occupants; and
- Any other dwelling with eight or more occupants.

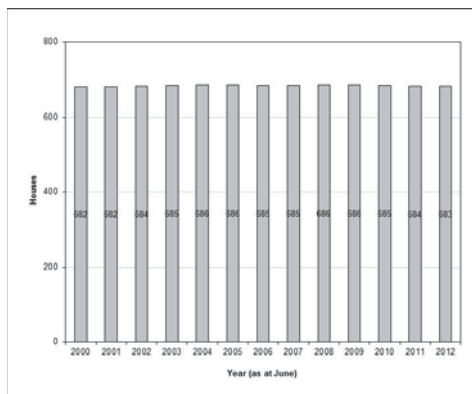
Based on this measure, 2.4% (522) of dwellings in the Rotorua District were high occupancy in 2006 compared to 1% for New Zealand as a whole. The areas with the highest proportion of high occupancy dwellings were Fordlands (7.3%) and Tikitere (5.3%).

Government Housing Provision

Why is this important?

In recognition of the public benefits of low-cost housing the government provides subsidised housing to qualifying residents. The main focus of Housing New Zealand Corporation (HNZC) is to provide sustainable housing solutions for those in greatest need.

How are we doing?



Stock of HNZC houses in the Rotorua District, 2000-2012

Source: Housing New Zealand Corporation

The stock of houses provided by HNZC in Rotorua fell to a low of 682 in 2000, compared to 858 in 1995. Additional houses have been purchased by HNZC over the last few years, for a net result of 686 as at June 2005. The stock of houses fell to 685 in 2006 due to a house fire. The stock of houses was at 683 as at June 2012, partly as a result of the sale of a house, after rising to 686 in 2008. In addition to standard houses, HNZC provides 3 relocatable houses and 6 leased houses.⁵ HNZC has also recently undertaken improvement to its housing stock and living conditions, including insulation retrofits, refurbishments and upgrades, landscaping work and a Community Renewal programme in Fordlands.

Additional social housing is provided by Rotorua District Council for older people on fixed incomes. The council owns and manages units for eligible older persons, throughout Rotorua city and Ngongotaha.

During 2005/06, in partnership with HNZC, Council undertook an upgrade of some of the oldest current housing stock at the Rawhiti Complex in Miller Street. A total of 24 bedsit-type units (built in 1955) were demolished and replaced with 30 units, each with a separate bedroom and contemporary design, layout and materials. This redevelopment took the total stock of council accommodation for older persons up to 152 units (132 single units and 20 double units).

⁵ Relocatable houses within RDC area are not a new product, rather a historic one. Relocatables were provided approximately 2 decades ago, and numbers have been slowly reducing as they have become surplus to requirements. HNZC's Home Lease Program product is a relatively newly introduced acquisition initiative for RDC area. The first leased acquisition within RDC area commenced during June 2006. The nett loss of standard houses during 2006/07 financial year was replaced by leased property.