

External Research Report ER117 [2025]



# The demographics and drivers of intensification in Greater Christchurch – Stage two

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Project LR16976

Livingston and Associates Ltd, funded by the Building Research Levy







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## **RESEARCH REPORT**

**The demographics and drivers of intensification  
in Greater Christchurch: Stage Two - 2018 to 2023**

**Prepared for BRANZ  
Funded by: The Building Research Levy**

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**June 2025**

***Author – Ian Mitchell (Livingston and Associates Ltd)***



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## **Preface**

This research improves our understanding of the dynamics of housing intensification in Greater Christchurch including the geographical distribution of multi-unit dwellings and the differing demographic characteristics of households living in standalone and multi-unit dwellings. We adopted a housing systems based approach to build on our understanding of the opportunities and challenges associated with intensification in Greater Christchurch.

## **Acknowledgements**

Livingston and Associates would like to acknowledge BRANZ's support in funding this research project via the Building Research Levy along with contributions from the participants in our industry interviews and those involved in providing feedback on our research findings.



## 1. Executive summary

Multi-unit dwellings have been increasing in popularity in our main metropolitan centres over the last two decades. The Government’s National Policy Statement on Urban Development (May 2022)<sup>1</sup> encourages councils to enable denser housing in areas where people want to live by upzoning land to allow for greater height and density, particularly in areas of high demand and access. Not all communities and councils have embraced central Government’s desire for enabling greater density within their urban environments. For example, Christchurch City Council<sup>2</sup> rejected “the Government imposed housing intensification rules” and stated “Ōtautahi Christchurch needs a bespoke solution with a strong focus on working with our neighbouring councils on spatial planning for the Greater Christchurch region”.

This research informs the debate around the demand for more intense housing and provides a platform to improve our understanding of the interaction of population growth demographics and the likely implications on housing demand by location, typology and tenure within a housing market along with the factors constraining housing market outcomes. The research project is divided into two stages and this report presents the results of Stage Two of the project and should be read in conjunction with the Stage One report. Stage Two includes the following steps.

- Analysis of the demographic characteristics of intensification in Greater Christchurch<sup>3</sup> between 2018 and 2023 using census data;
- Updating the longitudinal statistical analysis of housing typology outcomes by including the 2023 census results;
- Analysis of policy implications of the research and changes to the housing system settings required to reduce the challenges in developing different dwelling typologies to allow the housing system to evolve and deliver outcomes which allow intensification whilst taking into account urban areas’ changing demographics.

### 1.1 Household demographic trends in Greater Christchurch 2018 to 2023

Demand for multi-unit dwellings has increased across Greater Christchurch over the last decade. Building consent data presented in the Stage One report demonstrated a significant increase in the number of multi-unit dwellings consented between 2018 and 2023, particularly in Christchurch City<sup>4</sup>.

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<sup>1</sup> <https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022>

<sup>2</sup> <https://www.odt.co.nz/star-news/star-opinion/lianne-dalziel-housing-intensification-one-size-does-not-fit-all>

<sup>3</sup> In the context of this report Greater Christchurch is defined as the combined Waimakariri District, Christchurch City, and Selwyn District Council areas.

<sup>4</sup> See Table 5.2 on page 34.





Table 1.1 presents the number of dwellings by typology and tenure in Greater Christchurch by local authority.

**Table 1.1: The number of dwellings by typology and tenure in 2023**

	Number of dwellings			As a proportion of dwellings in each TA		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>Waimakariri District</b>						
Owner occupied	18,100	1,320	19,420	78%	6%	83%
Renter	3,060	790	3,850	13%	3%	17%
Total	21,160	2,110	23,270	91%	9%	100%
Rate of owner occupation	86%	63%	83%			
<b>Christchurch City</b>						
Owner occupied	77,920	14,580	92,510	56%	11%	67%
Renter	25,390	20,850	46,240	18%	15%	33%
Total	103,310	35,430	138,750	74%	26%	100%
Rate of owner occupation	75%	41%	67%			
<b>Selwyn District</b>						
Owner occupied	19,920	660	20,580	79%	3%	82%
Renter	4,230	440	4,670	17%	2%	18%
Total	24,150	1,100	25,250	96%	4%	100%
Rate of owner occupation	82%	60%	82%			

Source: Based on customised census data sourced from Statistics New Zealand

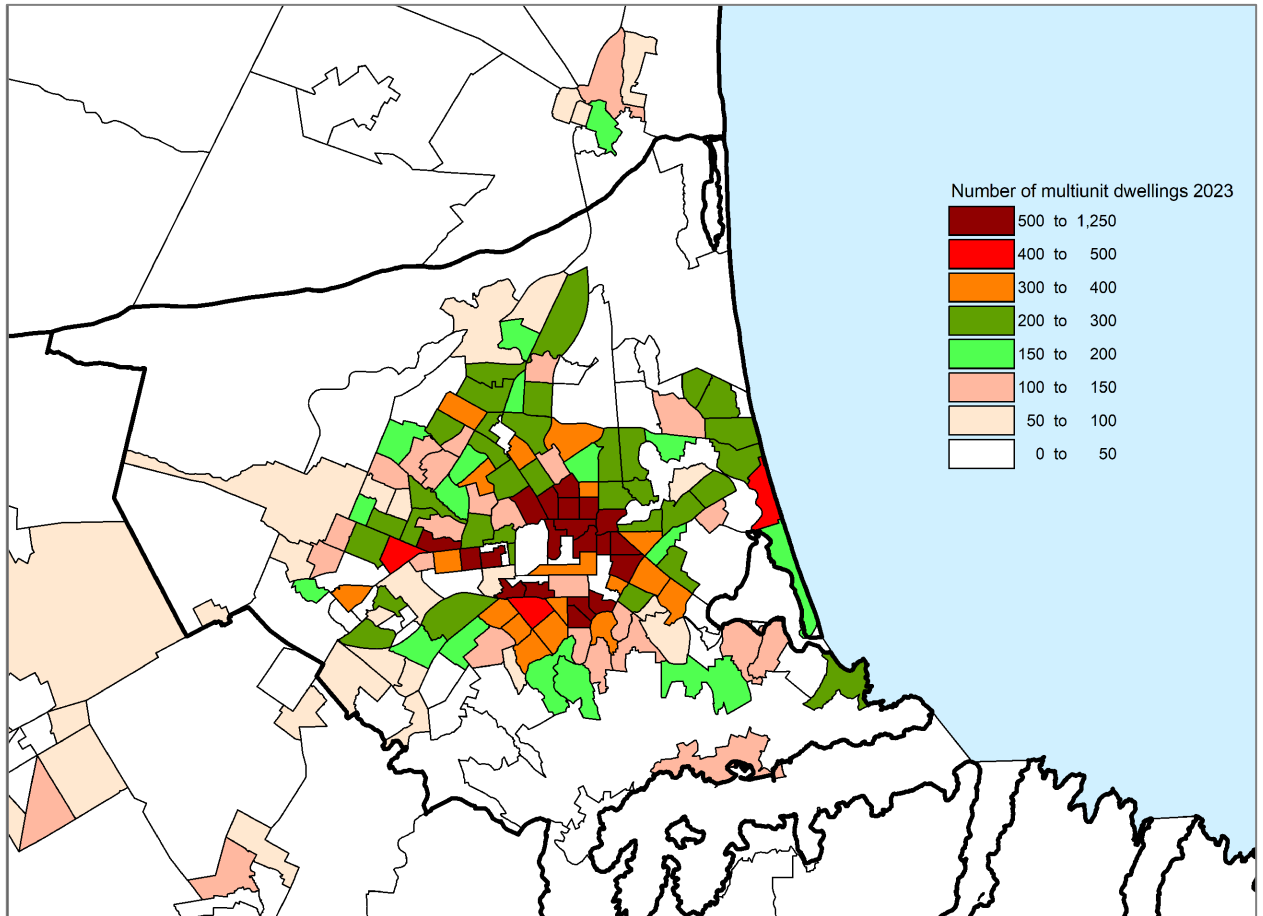
Key observations include:

- In 2023, 92% of households living in multi-unit dwellings were located in Christchurch City. This was the same proportion as reported in the 2018 census;
- Households living in multi-unit dwellings account for 9% of all households living in Waimakariri District (up from 7% in 2018, 26% in Christchurch City (up from 19% in 2018) and 4% in Selwyn District (unchanged from 2018);
- The rate of owner occupation was lower for households living in multi-unit dwellings compared with standalone dwellings in all three local authority areas. Christchurch City multi-unit households had the lowest rate of owner occupation at 41% in 2023 (up from 40% in 2018). The rate of owner occupation for households living in standalone dwellings was 75%; and
- The pattern of owner occupation in multi-unit and standalone dwellings was similar in Waimakariri and Selwyn Districts. The rate of owner occupation for households living in multi-unit dwellings was 63% in Waimakariri District (unchanged from 2018) compared to 86% households living in standalone dwellings (up from 82% in 2018) and 60% Selwyn District (up from 58% in 2018) compared to 82% for households living in standalone dwellings (up from 81% in 2018).



Figure 1.1 presents the number of households living in multi-unit dwellings by statistical area 2 (SA2) boundaries in 2023.

**Figure 1.1: The number of multi-unit dwellings in Greater Christchurch by SA2 in 2023**



Source: Statistics New Zealand

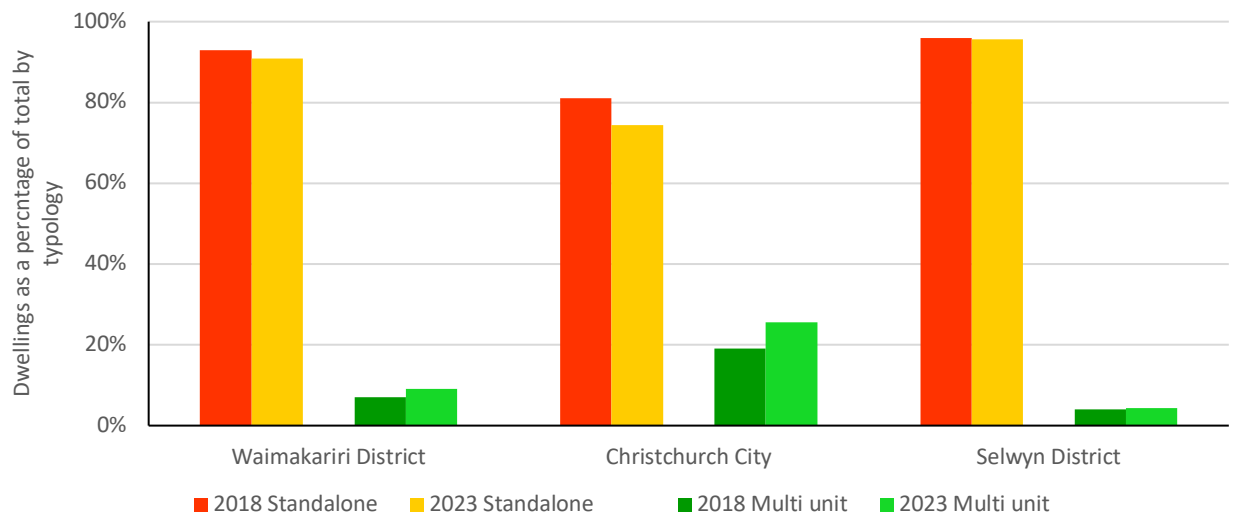
The majority of the growth in households living in multi-unit dwellings between 2018 and 2023 occurred in the inner city suburbs of Christchurch City.



### 1.1.1 Key demographic trends

Figure 1.2 presents the proportion of households living in different dwelling typologies in 2018 and 2023

**Figure 1.2: The proportion of households living in different dwellings typology by TLA in 2018 and 2023.**



The number of renter households living in multi-unit dwellings increased faster than owner occupiers. With the exception of Selwyn District, the number of renter households living in standalone dwellings fell between 2018 and 2023. Anecdotal evidence suggests the fall in the total number of households living in standalone dwellings reflects the ongoing impact of the 2010 and 2011 earthquake rebuild and the significant amount of new multi-unit infill housing.

Table 1.2 presents the number of households by dwelling typology, tenure and age of the household reference person living in Greater Christchurch in 2018 and 2023.





**Table 1.2: The number of households by dwelling typology, tenure and age of the household reference person living in Greater Christchurch in 2018 and 2023**

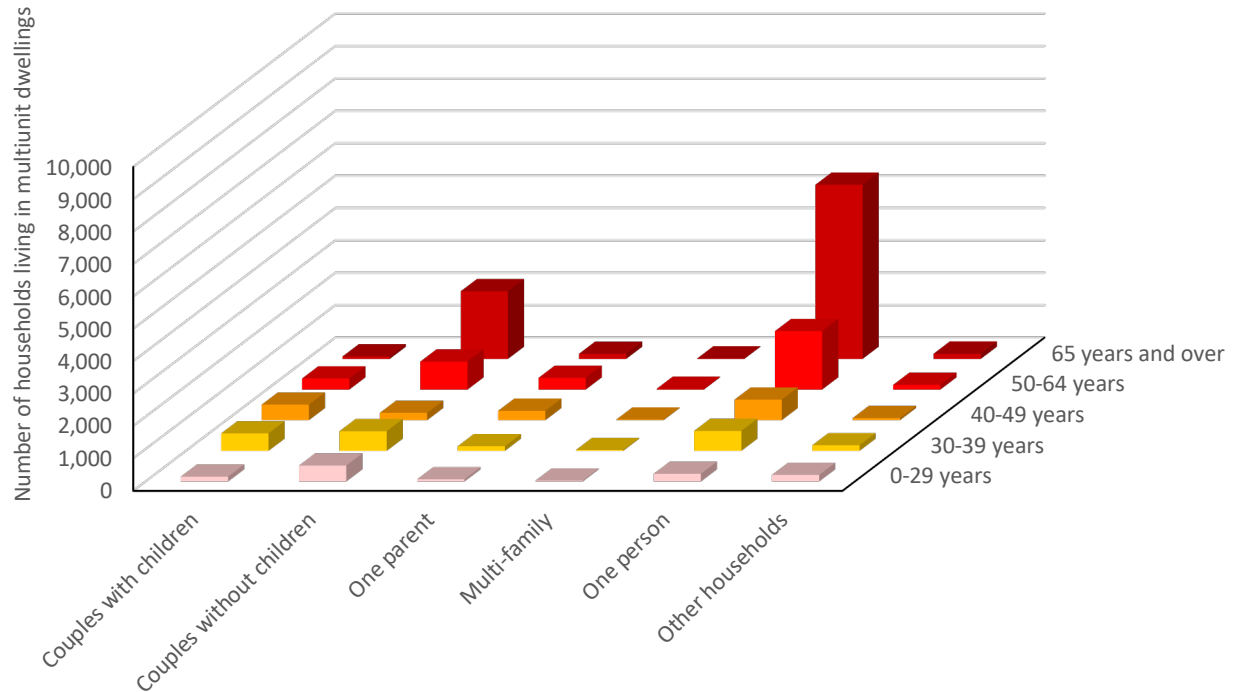
Age of households reference person	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
0 to 29 yrs	8,398	8%	852	7%	10,340	26%	3,676	23%	18,741	13%	4,525	17%
30 to 39 yrs	15,723	15%	1,273	11%	9,609	24%	3,067	20%	25,335	17%	4,343	16%
40 to 49 yrs	21,751	20%	1,440	13%	7,718	19%	2,404	15%	29,466	20%	3,841	14%
50 to 64 yrs	33,755	31%	2,896	25%	7,256	18%	3,266	21%	41,011	28%	6,162	23%
65 yrs & over	27,572	26%	4,979	44%	4,719	12%	3,239	21%	32,291	22%	8,218	30%
Total	107,199	100%	11,440	100%	39,642	100%	15,652	100%	146,844	100%	27,089	100%
<b>2023</b>												
0 to 29 yrs	8,130	7%	1,210	7%	8,270	25%	5,410	24%	16,400	11%	6,620	17%
30 to 39 yrs	18,810	16%	2,130	13%	8,410	26%	5,240	24%	27,220	18%	7,370	19%
40 to 49 yrs	21,060	18%	1,750	11%	6,400	20%	3,060	14%	27,460	18%	4,810	12%
50 to 64 yrs	35,370	31%	3,570	22%	6,190	19%	4,510	20%	41,560	28%	8,080	21%
65 yrs & over	32,580	28%	7,900	48%	3,400	10%	3,870	18%	35,980	24%	11,770	30%
Total	115,950	100%	16,560	100%	32,670	100%	22,090	100%	148,620	100%	38,650	100%
<b>2018 to 2023</b>												
0 to 29 yrs	-268	-1%	358	0%	-2,070	-1%	1,734	1%	-2,341	-2%	2,095	0%
30 to 39 yrs	3,087	2%	857	2%	-1,199	2%	2,173	4%	1,885	1%	3,027	3%
40 to 49 yrs	-691	-2%	310	-2%	-1,318	0%	656	-2%	-2,006	-2%	969	-2%
50 to 64 yrs	1,615	-1%	674	-4%	-1,066	1%	1,244	0%	549	0%	1,918	-2%
65 yrs & over	5,008	2%	2,921	4%	-1,319	-1%	631	-3%	3,689	2%	3,552	0%
Total	8,751	0%	5,120	0%	-6,972	0%	6,438	0%	1,776	0%	11,561	0%

Source: Statistics New Zealand

Figures 1.3 and 1.4 present the number of owner occupier and renter households living in multi-unit dwellings by age of the household reference person and household composition in Greater Christchurch respectively.

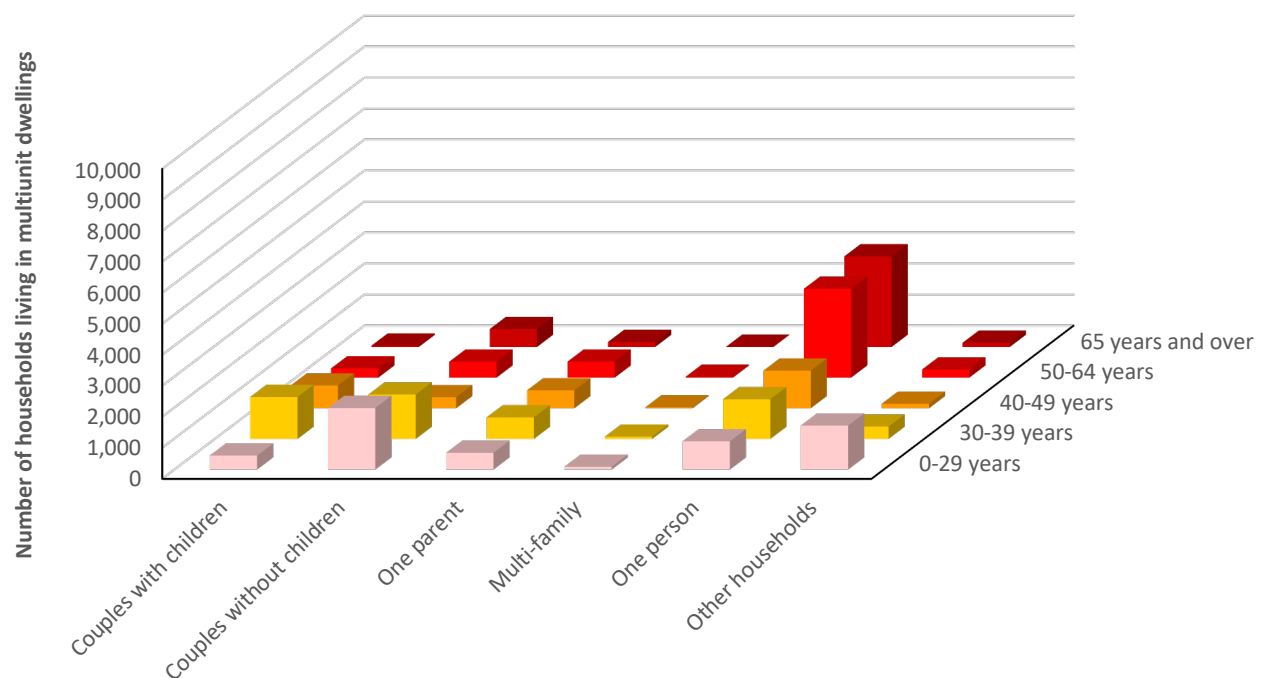


**Figure 1.3: The number of owner occupiers living in multi-unit dwellings by age and composition**



Source: Statistics New Zealand

**Figure 1.4: The number of renter households living in multi-unit dwellings by age and composition**



Source: Statistics New Zealand



Key trends between 2018 and 2023 include:

- Strong growth in the number of households living in multi-unit dwellings up 11,561 between 2018 and 2023 whilst households living in standalone dwellings increased by 1,776 dwellings;
- Both the number of owner occupier and renter households living in multi-unit dwellings experienced strong growth. At the same time, the number of owner occupiers living in standalone dwellings increased by 8,751 while the number of renters living in standalone dwellings fell by 6,972;
- Owner occupiers with reference people aged 65 years and over dominated the growth in the number of owner occupier households living in multi-unit dwellings. At the same time, the change in the age profile of renter households living in multi-unit dwellings was dominated by households with reference people aged less than 40 years of age.

Other demographic characteristics of households living in multi-unit dwellings includes an over representation of households with incomes below the lower quartile gross household income for Greater Christchurch and in addition a high proportion of households with incomes between the lower quartile and median household income.

### 1.1.2 Net worth and housing stress outcomes

Table 1.3 presents the median household net worth of Greater Christchurch's households by gross household income, dwelling typology and tenure in 2021.

**Table 1.3: Median household net worth by gross household income, dwelling typology and tenure in 2021**

	Standalone dwellings			Multi-unit dwellings		
	Owner occupiers with a mortgage	Owner occupiers without a mortgage	Not owned	Owner occupiers with a mortgage	Owner occupiers without a mortgage	Not owned
Less than \$50,000	\$443,000	\$585,000	\$15,000	S	\$382,000	\$12,000
\$50,000 to \$99,999	\$359,000	\$1,066,000	\$72,000	\$191,000	S	\$45,000
\$100,000 to \$149,999	\$312,000	\$756,000	\$66,000	\$303,000	S	\$58,000
\$150,000 and over	\$648,000	\$1,692,000	\$120,000	S	S	S
All households	\$408,000	\$849,000	\$66,000	\$263,000	\$488,000	\$45,000

Source: Statistics New Zealand - Household Economic Survey 2021

NB: "S" = suppressed due to small subsample size





Key net worth and housing stress trends include:

- Lower income households had lower net worth than those on higher incomes. In addition, lower income households living in standalone dwellings had higher net worth than those living in multi-unit dwellings;
- With the exception of households with reference people aged less than 35 years, not owned households living in multi-unit dwellings had lower net worth than those living in standalone dwellings. Data suppression due to small subsample sizes makes it difficult to draw any further conclusions; and
- Lower income renter households also have a higher proportion of households paying more than 30% and 50% of their household income in housing costs. For example, in 2023 there were 8,900 private renters and 7,500 owner occupier households living in Greater Christchurch paying at least 50% of their gross household income in housing costs in 2023. Note, gross household income includes all government transfers such as the Accommodation Supplement. The concentration of low income households in multi-unit dwellings combined with the high levels of housing stress may be a concern for policy makers.

## 1.2 Implications of the report in a housing market and policy context

The Stage One report applied a system level lens on market trends and purchaser preferences, identified the system level drivers and suggested housing policy levers which can assist local authorities to meet their planning objectives related to multi-unit dwellings. At this stage of the analysis we concluded there was a strong cultural preference for standalone dwellings and car ownership was noted as an important consideration for the acceptance of multi-unit dwellings. Recommendations to respond to these preferences are:

- Provide a clear plan and consistent messages about the community benefits and long term outcomes desired;
- Realistic timelines and funding plans to support increases in infrastructure and amenities need to be included to ensure negative impacts of intensification are avoided;
- Developing or identifying exemplar projects demonstrating thoughtful integration within the community and good design will provide clarity on the outcomes sought;
- Ensuring areas identified for intensification are serviced by robust public and alternative transportation options concurrent with new development is essential; and
- As a transitional measure, local authorities should consider how to provide nearby offsite car parking provision in central city areas.



Influences on the building and construction industry include local authority land planning, the regulatory system, and financial drivers. Recommendations for local authorities to respond to the system influences are to:

- Establish a clear planning framework and regulatory framework;
- Provide pre-application support at the design stage of larger projects to reduce the risk of delay upon formal submission;
- Ensure the phased development of social and cultural amenities to both encourage and support the intensification goals;
- Consider value capture mechanisms where these public investments increase the value of surrounding privately owned land;
- Consider consolidating parcels for priority sites and provide an inventory of publicly owned lands; and
- Provide incentives such as development contribution deferrals and remissions, priority processing for consents, and targeted rates rebates.

Finally, actions to ensure good outcomes for the households living in multi-unit dwellings and the surrounding neighbourhoods and communities were identified. These focussed on the needs of the dominant occupants which are typically older, lower income, single person households. Recommendations to meet their needs are:

- Provide incentives for one- and two-bedroom dwellings at an affordable price point;
- Provide incentives for homes meeting universal design criteria;
- Advocate for central government policies and funding supportive of lower income households; and
- Use of inclusionary housing to encourage affordable units close to amenities and support affordability.

So what, if anything, has changed with the addition analysis from 2018 to 2023?

- The growth in the number of households living in standalone dwellings occurred outside Christchurch City. The number of households living in standalone dwellings in Christchurch City fell by 4,990 households between 2018 and 2023 whilst the number living in Selwyn increased by 5,170 households;
- Growth in multi-unit dwellings has been a Christchurch City phenomenon, particularly in the inner city suburbs. The number of multi-unit dwellings in Christchurch City increased by 10,690 between 2018 and 2023 accounting for 96% of the total growth in households living in multi-unit dwellings in Greater Christchurch;
- The proportion of renters living in multi-unit dwellings increased from 28% in 2018 to 40% in 2023. Over the same time period the proportion of owner occupiers living in multi-unit dwellings increased from 10% in 2018 to 12% in 2023;
- The growth in owner occupiers living in multi-unit dwellings was dominated by older, smaller households (aged 65 years and older, one person and couple only households);
- The growth in renter households living in multi-unit dwellings was dominated by one person households (up 2,300 between 2018 and 2023), couples with children (up 1,130 between 2018 and 2023), and couples without children (up 1,340 between 2018 and 2023);
- Households living in multi-unit dwellings have lower household incomes and lower net worth than those living in standalone dwellings. For example, 45% of households living in multi-unit dwellings have incomes less than the lower quartile household income and a further 29% have incomes between the lower quartile and median;



- Low income households have a high proportion of households paying more than 30% and more than 50% of their gross household income in housing costs;
- Greater Christchurch households have very high proportion of households that own one car or more. The proportion of car owning households experienced a small decline between 2018 and 2023.

These trends suggest the combination of consumer preferences combined with market pressures and current policy settings is resulting in a concentration of low income renter households with limited net financial worth living in multi-unit dwellings in Christchurch's City's inner suburbs. At the same time, the growth in owner occupier households (typically with higher net financial wealth and incomes than renter households) between 2018 and 2023 opted to live in Selwyn District and to a lesser extent in Waimakariri District. Growth in owner occupier households living in multi-unit dwellings has been dominated by households aged 65 years and over on low incomes.

The trend of lower income households living in multi-unit dwellings is likely to reflect a number of factors including their relative affordability, their location relative to transport routes, amenities and employment along with where developers have perceived they can profitably develop units within the current regulatory and policy framework.





## 2. Introduction

The Government's National Policy Statement on Urban Development (May 2022)<sup>5</sup> encourages councils to enable denser housing in areas where people want to live by upzoning land to allow for greater height and density, particularly in areas of high demand and access. Not all communities and councils have embraced central Government's desire for enabling greater density within their urban environments. For example, Christchurch City Council<sup>6</sup> rejected "the Government imposed housing intensification rules" and stated "Ōtautahi Christchurch needs a bespoke solution with a strong focus on working with our neighbouring councils on spatial planning for the greater Christchurch region".

This research informs the debate around the demand for more intense housing and provides a platform to improve our understanding of the interaction of population growth demographics and the likely implications on housing demand by location, typology and tenure within a housing market along with the factors constraining housing market outcomes. The research project is divided into two stages and this report presents the results of Stage Two of the project and should be read in conjunction with the Stage One report. Stage Two includes the following steps.

- Analysis of the demographic characteristics of intensification in Greater Christchurch between 2018 and 2023 using census data;
- Updating the longitudinal statistical analysis of housing typology outcomes by including the 2023 census results; and
- Analysis of the policy implications of the research and changes to the housing system settings required to reduce the challenges in developing different dwelling typologies to allow the housing system to evolve and deliver outcomes which allow intensification whilst taking into account urban areas' changing demographics.

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<sup>5</sup> <https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022>

<sup>6</sup> <https://www.odt.co.nz/star-news/star-opinion/lianne-dalziel-housing-intensification-one-size-does-not-fit-all>



## 2.1 Project's geographical areas

This report and the Stage One report refer to a number of geographical areas. These include:

- Greater Christchurch (combination of Waimakariri District, Christchurch City and Selwyn District);
- Waimakariri District;
- Christchurch City;
- Selwyn District; and
- Greater Christchurch subareas.

.Appendix One in the Stage One report presents the statistical area units (level 2) included in each subarea).

Waimakariri District subareas include:

- Rangiora;
- Kaiapoi;
- Woodend/ Ravenswood/Pegasus;
- Oxford; and
- UDS Settlements and Rural.

Christchurch City subareas include:

- Banks Peninsula;
- Central;
- Inner-East;
- Inner-West;
- Lyttelton;
- Northeast;
- Northwest;
- Port Hills;
- Southeast; and
- Southwest.

Selwyn District subareas include:

- Rolleston;
- Lincoln;
- Prebbleton/West Melton;
- UDS – Rural;
- Darfield/Leston; and
- Rural.



### 3. Household demographics in Greater Christchurch by typology in 2023

#### 3.1 Introduction

The objective of this section is to provide context to the types of households living in multi-unit and standalone dwellings in Greater Christchurch and act as an introduction to the following sections which present analysis and commentary on Christchurch City, Waimakariri and Selwyn Districts along with analysis of key subarea outcomes. The analysis presented in this section, along with sections 4 to 6, are based on 2023 census results. This report provides an update the previous Stage One report and presents the trends between 2018 and 2023 based on customised data outputs from 2018 and 2023 census’.

#### 3.2 Overview

Demand for multi-unit dwellings has increased across Greater Christchurch over the last decade. Building consent data presented in the Stage One report demonstrated a significant increase in the number of multi-unit dwellings consented between 2018 and 2023, particularly in Christchurch City<sup>7</sup>. Table 3.1 presents the number of dwellings by typology and tenure in Greater Christchurch by local authority in 2023.

**Table 3.1: The number of dwellings by typology and tenure in 2023**

	Number of dwellings			As a proportion of dwellings in each TA		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>Waimakariri District</b>						
Owner occupied	18,100	1,320	19,420	78%	6%	83%
Renter	3,060	790	3,850	13%	3%	17%
Total	21,160	2,110	23,270	91%	9%	100%
Rate of owner occupation	86%	63%	83%			
<b>Christchurch City</b>						
Owner occupied	77,920	14,580	92,510	56%	11%	67%
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Total	103,310	35,430	138,750	74%	26%	100%
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<b>Selwyn District</b>						
Owner occupied	19,920	660	20,580	79%	3%	82%
Renter	4,230	440	4,670	17%	2%	18%
Total	24,150	1,100	25,250	96%	4%	100%
Rate of owner occupation	82%	60%	82%			

Source: Based on customised census data sourced from Statistics New Zealand

<sup>7</sup> See Table 5.2 on page 34.



Key observations include:

- In 2023, 92% of households living in multi-unit dwellings were located in Christchurch City. This was the same proportion as reported in the 2018 census;
- Households living in multi-unit dwellings account for 9% of all households living in Waimakariri District (up from 7% in 2018, 26% in Christchurch City (up from 19% in 2018) and 4% in Selwyn District (unchanged from 2018);
- The rate of owner occupation was lower for households living in multi-unit dwellings compared with standalone dwellings in all three local authority areas. Christchurch City multi-unit households had the lowest rate of owner occupation at 41% in 2023 (up from 40% in 2018). The rate of owner occupation for households living in standalone dwellings was 75%; and
- The pattern of owner occupation in multi-unit and standalone dwellings was similar in Waimakariri and Selwyn Districts. The rate of owner occupation for households living in multi-unit dwellings was 63% in Waimakariri District (unchanged from 2018) compared to 86% households living in standalone dwellings (up from 82% in 2018) and 60% Selwyn District (up from 58% in 2018) compared to 82% for households living in standalone dwellings (up from 81% in 2018).

Figure 3.1 presents the proportion of households living in different dwelling typologies in 2018 and 2023

**Figure 3.1: The proportion of households living in different dwellings typology by TLA in 2018 and 2023.**

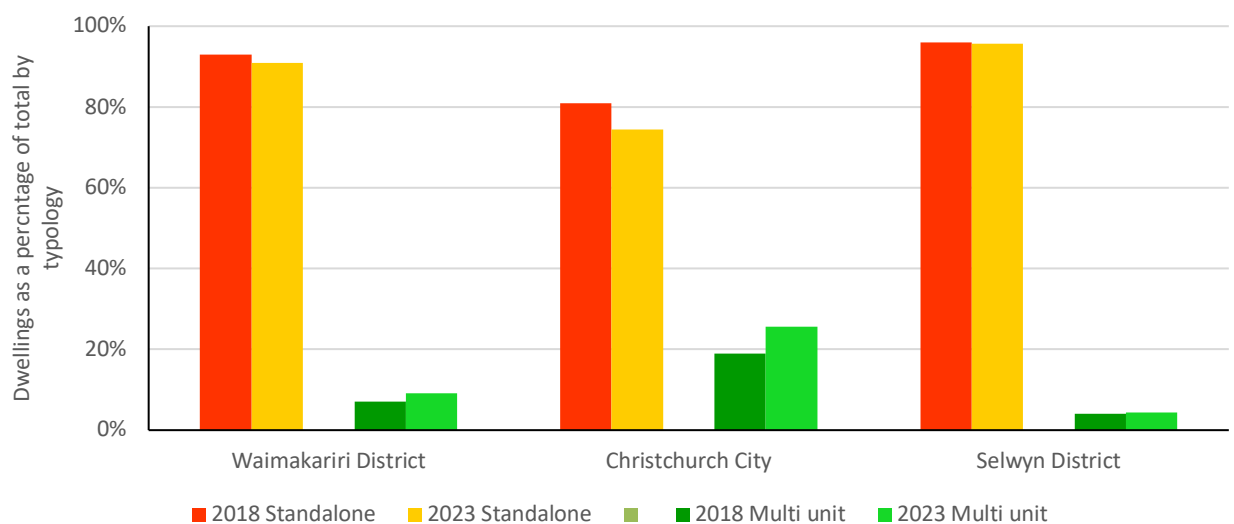




Table 3.2 presents the presents the change in the number and proportion of households living in different dwelling typologies in 2018 and 2023 in Greater Christchurch by TLA.

**Table 3.2: The change in the number and proportion of households by dwelling typology 2018 to 2023**

	Change in the number of households 2018 to 2023			Change in the proportion of households by typology 2018 to 2023		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>Waimakariri District</b>						
Owner occupied	2,020	360	2,380	2%	1%	2%
Renter	-390	220	-170	-3%	0%	-2%
Total	1,630	580	2,210	-2%	2%	-
<b>Christchurch City</b>						
Owner occupied	2,220	4,580	6,810	-1%	3%	3%
Renter	-7,210	6,110	-1,100	-7%	4%	-3%
Total	-4,990	10,690	5,710	-7%	7%	-
<b>Selwyn District</b>						
Owner occupied	4,520	180	4,700	1%	1%	2%
Renter	640	90	730	-1%	0%	-2%
Total	5,170	270	5,440	0%	0%	-

Source: Based on customised census data sourced from Statistics New Zealand

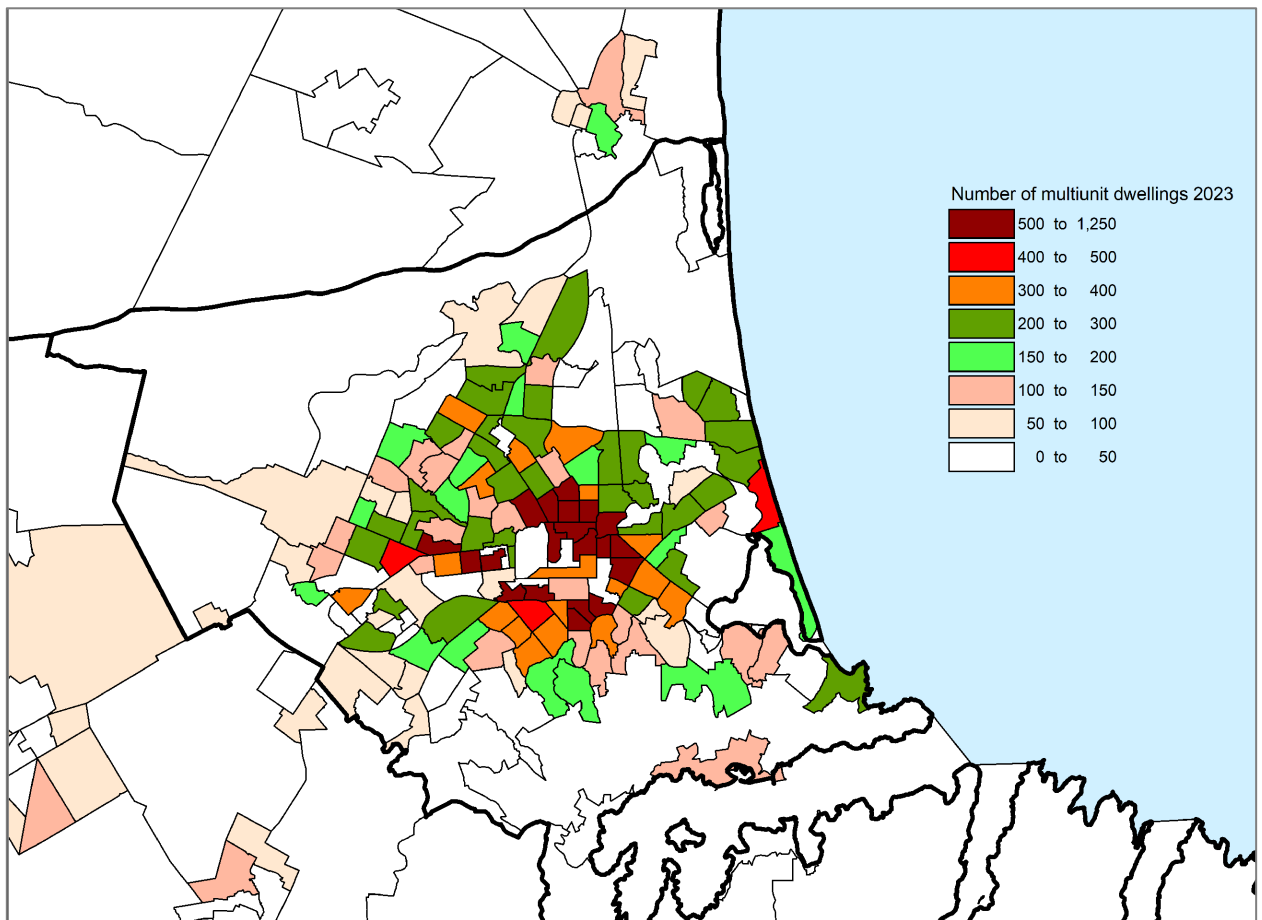
The majority of the growth in households living in multi-unit dwellings between 2018 and 2023 occurred in Christchurch City. The number of renter households living in multi-unit dwellings also increased faster than owner occupiers. With the exception of Selwyn District, the number of renter households living in standalone dwellings fell between 2018 and 2023. Anecdotal evidence suggests the fall in the total number of households living in standalone dwellings reflects the ongoing impact of the 2010 and 2011 earthquake rebuild and the significant amount of new multi-unit infill housing.





Households living in multi-unit dwellings are unevenly distributed across Greater Christchurch with the majority located within Christchurch City. Figure 3.2 presents the number of households living in multi-unit dwellings by statistical area 2 (SA2) boundaries in 2023.

**Figure 3.2: The number of multi-unit dwellings in Greater Christchurch by SA2 in 2023**



Source: Statistics New Zealand

The vast majority of Greater Christchurch's households living in multi-unit dwellings are located in the central and inner city areas of Christchurch City.

The demographic characteristics of households living in multi-unit and standalone dwellings in each TLA within Greater Christchurch are presented in Sections 4 to 6.



### 3.3 Household net worth and housing stress

In addition to the demographic data available from the census, household net worth<sup>8</sup> data from Statistics New Zealand's 2021 Household Economic Survey follows. Caution should be used when interpreting this data due to the sample sizes used in the survey and consequently the results should be treated as indicative.

Table 3.3 presents lower quartile, median, and upper quartile household net worth in Greater Christchurch by dwelling typology and tenure in 2021.

**Table 3.3: Lower quartile, median, and upper quartile household net worth by typology and tenure in 2021**

Households by typology and tenure	Lower Quartile	Median	Upper Quartile
<b>Standalone dwellings</b>			
Owner occupier with a mtge	\$212,000	\$408,000	\$694,000
Owner occupier without a mtge	\$551,000	\$849,000	\$1,545,000
Not owned	\$12,000	\$66,000	\$129,000
All households	\$157,000	\$443,000	\$839,000
<b>Multi-unit dwellings</b>			
Owner occupier with a mtge	\$126,000	\$263,000	\$354,000
Owner occupier without a mtge	\$333,000	\$488,000	\$1,363,000
Not owned	\$8,000	\$45,000	\$121,000
All households	\$18,000	\$113,000	\$333,000
<b>All dwelling typologies</b>			
Owner occupier with a mtge	\$198,000	\$383,000	\$671,000
Owner occupier without a mtge	\$540,000	\$792,000	\$1,486,000
Not owned	\$10,000	\$56,000	\$129,000
All households	\$114,000	\$375,000	\$748,000

Source: Statistics New Zealand - Household Economic Survey 2021

Greater Christchurch households living in multi-unit dwellings had lower net worth than those living in standalone dwellings. In addition, not owned households had significantly lower net worth when compared to owner occupiers with and without a mortgage.

<sup>8</sup> Household net worth is defined as total assets owned by the household less total liabilities.



Table 3.4 presents the median household net worth of Greater Christchurch's households by gross household income, dwelling typology and tenure in 2021.

**Table 3.4: Median household net worth by gross household income, dwelling typology and tenure in 2021**

	Standalone dwellings			Multi-unit dwellings		
	Owner occupiers with a mortgage	Owner occupiers without a mortgage	Not owned	Owner occupiers with a mortgage	Owner occupiers without a mortgage	Not owned
Less than \$50,000	\$443,000	\$585,000	\$15,000	S	\$382,000	\$12,000
\$50,000 to \$99,999	\$359,000	\$1,066,000	\$72,000	\$191,000	S	\$45,000
\$100,000 to \$149,999	\$312,000	\$756,000	\$66,000	\$303,000	S	\$58,000
\$150,000 and over	\$648,000	\$1,692,000	\$120,000	S	S	S
All households	\$408,000	\$849,000	\$66,000	\$263,000	\$488,000	\$45,000

Source: Statistics New Zealand - Household Economic Survey 2021

NB: "S" = suppressed due to small subsample size

Lower income households had lower net worth than those on higher incomes. In addition, lower income households living in standalone dwellings had higher net worth than those living in multi-unit dwellings.

Table 3.5 presents the median household net worth by age of the household reference person, dwelling typology and tenure of Greater Christchurch's households in 2021.

**Table 3.5: Median household net worth by age of the household reference person, dwelling typology and tenure in 2021.**

	Standalone dwellings			Multi-unit dwellings		
	Owner occupiers with a mortgage	Owner occupiers without a mortgage	Not owned	Owner occupiers with a mortgage	Owner occupiers without a mortgage	Not owned
Under 35 years	\$231,000	S	\$18,000	\$263,000	S	\$45,000
35 to 49 years	\$349,000	\$1,008,000	\$80,000	S	S	\$45,000
50-64 years	\$584,000	\$756,000	\$107,000	\$322,000	S	\$16,000
65 years and over	\$858,000	\$922,000	\$68,000	S	\$521,000	\$41,000
All households	\$408,000	\$849,000	\$66,000	\$263,000	\$488,000	\$45,000

Source: Statistics New Zealand - Household Economic Survey 2021

With the exception of households with reference people aged less than 35 years, not owned households living in multi-unit dwellings had lower net worth than those living in standalone dwellings. Data suppression due to small subsample sizes makes it difficult to draw any further conclusions.



Table 3.6 presents the number and proportion of households paying at least 30%, 40% and 50% of their gross household income in housing costs by household income and tenure in Greater Christchurch in 2023.

**Table 3.6: The number and proportion of households paying at least 30%, 40% and 50% of their gross household income in housing costs by household income and tenure in 2023**

	Number of households				Proportion of households		
	At least 30%	At least 40%	At least 50%	Total	At least 30%	At least 40%	At least 50%
<b>Owner occupiers with a mortgage</b>							
Less than \$80,300	10,900	8,000	5,000	16,400	66%	49%	30%
\$80,300 to less than \$100,400	2,700	600	S	8,100	33%	7%	S
\$100,400 to less than \$120,500	2,000		S	9,000	22%	S	S
\$120,500 and over	2,000	1,100	S	44,400	5%	2%	S
Total	17,700	10,300	5,900	77,900	23%	13%	8%
<b>Owner occupiers without a mtge</b>							
Less than \$80,300	3,700	1,500	1,300	37,300	10%	4%	3%
\$80,300 to less than \$100,400	S	S	S	5,200	S	S	S
\$100,400 to less than \$120,500	S	S	S	5,000	S	S	S
\$120,500 and over	S	S	S	\$1,500	S	S	S
Total	4,300	2,000	1,600	68,900	6%	3%	2%
<b>Private renters</b>							
Less than \$80,300	18,900	13,400	8,900	24,000	79%	56%	37%
\$80,300 to less than \$100,400	S	S	S	4,700	S	S	S
\$100,400 to less than \$120,500	S	S	S	4,700	S	S	S
\$120,500 and over	S	S	S	16,900	S	S	S
Total	20,100	13,700	8,900	50,200	40%	27%	18%

Source: Statistics New Zealand - Household economic survey 2023

NB: No dwelling typology split was available for this data set.

There were 8,900 private renters and 7,500 owner occupier households paying at least 50% of their gross household income in housing costs in 2023. Note, gross household income includes all government transfers such as the Accommodation Supplement. The vast majority of these households have income of less than \$80,300<sup>9</sup> per annum and as a consequence have limited residual income (after housing costs and taxes) to meet other living costs.

<sup>9</sup> Household income of \$80,300 equates to 80% of the median household income for Greater Christchurch in 2023.



### 3.4 Summary

Demand for multi-unit dwellings has increased across Greater Christchurch over the last decade. The majority of the growth in households living in multi-unit dwellings between 2018 and 2023 occurred in Christchurch City with the vast majority located in the central and inner city areas. The number of renter households living in multi-unit dwellings increased faster than owner occupiers. With the exception of Selwyn District, the number of renter households living in standalone dwellings fell between 2018 and 2023. Anecdotal evidence suggests the fall in the total number of households living in standalone dwellings reflects the ongoing impact of the 2010 and 2011 earthquake rebuild and the significant amount of new multi-unit infill housing.

Multi-unit households had poorer financial outcomes than those living in standalone dwellings. They had lower net worth than those living in standalone dwellings. In addition, not owned households had significantly lower net worth when compared to owner occupiers with and without a mortgage.

There were 8,900 private renters and 7,500 owner occupier households paying at least 50% of their gross household income in housing costs in 2023. Note, gross household income includes all government transfers such as the Accommodation Supplement. The vast majority of these households have incomes of less than \$80,300<sup>10</sup> per annum and as a consequence have limited residual income (after housing costs and taxes) to meet other living costs.

In summary, although multi-unit housing development has led to an intensification of Greater Christchurch's housing market it has also resulted in a concentration of low to moderate income renter households in central city areas with limited net financial worth.

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<sup>10</sup> Household income of \$80,300 equates to 80% of the median household income for Greater Christchurch in 2023.



## 4. Christchurch City - Household demographics by dwelling typology in 2018 and 2023

### 4.1 Introduction

The objective of this section of the report is to present our analysis of the demographic characteristics of households living in standalone and multi-unit dwellings in 2018 and 2023 in Christchurch City. These include:

- Age of the household reference person;
- Household composition;
- Household income;
- Migrants;
- Vehicle ownership; and
- Combination of demographic characteristics.

Table 4.1 presents the number of households by dwelling typology and tenure in Christchurch City in 2018 and 2023.

**Table 4.1: Christchurch City - The number of households by dwelling typology and tenure in 2018 and 2023**

	Number of households			As a proportion of households		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>2018</b>						
Owner occupied	75,700	10,000	85,700	57%	8%	64%
Renter	32,600	14,740	47,340	25%	11%	36%
Total	108,300	24,740	133,040	81%	19%	100%
Rate of owner occupation	70%	40%	64%			
<b>2023</b>						
Owner occupied	77,920	14,580	92,500	56%	11%	67%
Renter	25,390	20,850	46,240	18%	15%	33%
Total	103,310	35,430	138,740	74%	26%	100%
Rate of owner occupation	75%	41%	67%			
<b>Change 2018 to 2023</b>						
Owner occupied	+2,220	+4,580	+6,800	-1% pts	3% pts	3% pts
Renter	-7,210	+6,110	-1,100	-7% pts	4% pts	-3% pts
Total	-4,990 <sup>11</sup>	+10,690	+5,700	-7% pts	7% pts	0% pts
Rate of owner occupation	+5% pts	+1% pts	+3% pts			

Source: Based on customised census data sourced from Statistics New Zealand

<sup>11</sup> Anecdotal evidence suggests the fall in the number of standalone dwellings between 2018 and 2023 could reflect the ongoing impact of 2010/2011 earthquakes on the housing stock, A significant proportion of Christchurch City's development is from infill housing with standalone dwellings being demolished and multiunit dwellings being constructed in their place, and poor data quality around typology with census responders categorising their dwelling leading to some inconsistency in responses.



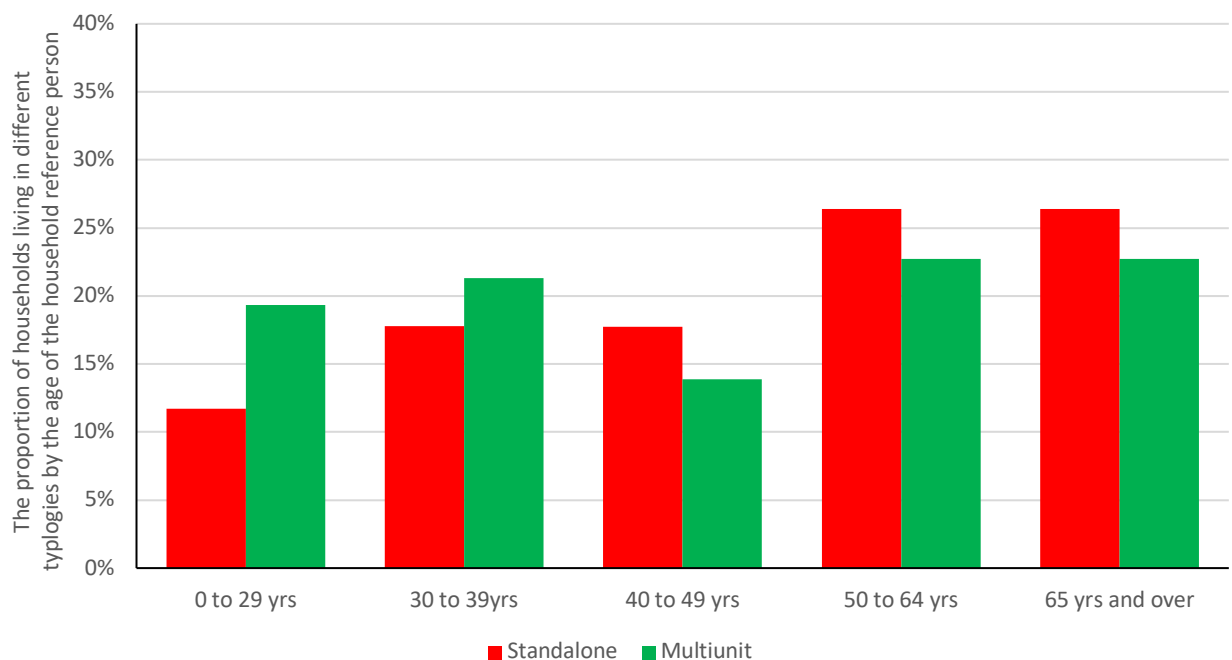


There were 35,430 households living in multi-unit dwellings in Christchurch City in 2023 (up from 24,740 in 2018) which accounted for 26% of the city's housing stock. The rate of owner occupation was 34 percentage points lower for households living in multi-unit dwellings than for those living in standalone dwellings (up from a 30 percentage point difference in 2018). The number of renter households living in standalone dwellings fell by 7,210 between 2018 and 2023 whilst those living in multi-unit dwellings increased by 6,110.

## 4.2 Age of the household reference person in 2018 and 2023

Overseas literature suggests as people age and their housing needs evolve, a high proportion of older households may choose to live in multi-unit dwellings. Figure 4.1 presents the proportion of households living in different housing typologies by the age of the household reference person in Christchurch City in 2023.

**Figure 4.1: The proportion of households living in different housing typologies by age of the household reference person in Christchurch City in 2023**



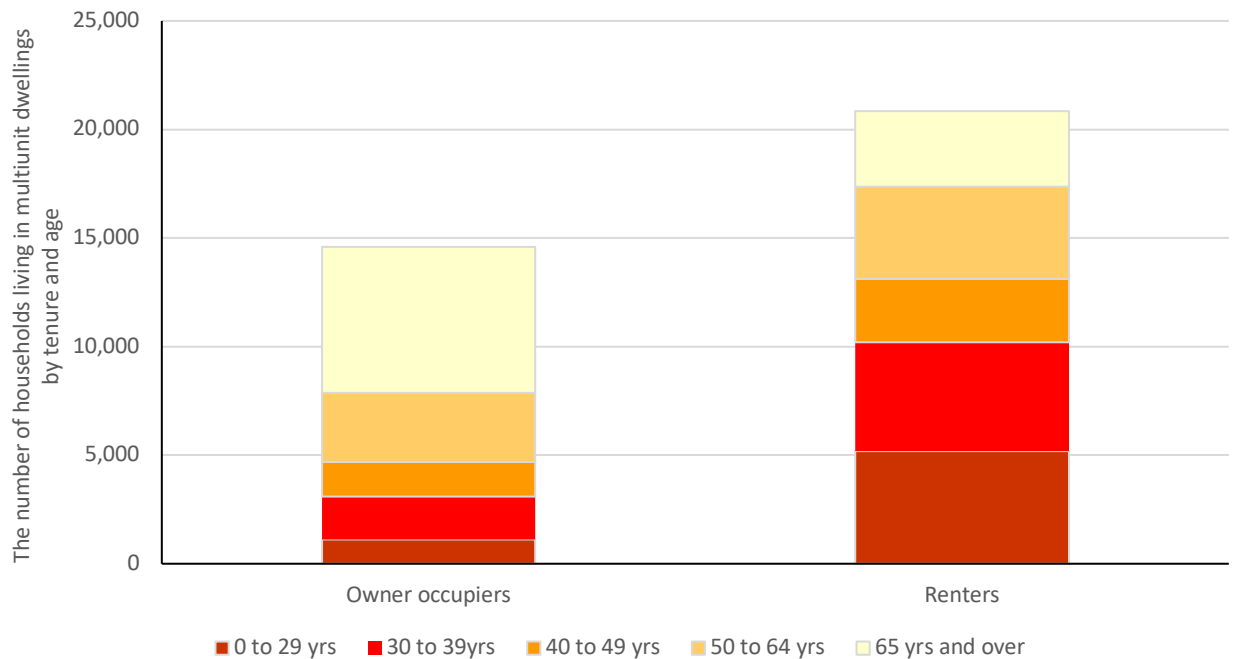
Source: Based on customised census data sourced from Statistics New Zealand

A larger proportion of households living in multi-unit dwellings have household reference people aged less than 40 years relative to households living in standalone dwellings.



Figure 4.2 presents the number of households living in multi-unit dwellings by tenure and age of the household reference person in Christchurch City in 2023.

**Figure 4.2: The number of households living in multi-unit dwellings by tenure and age of the household reference person living in Christchurch City in 2023**



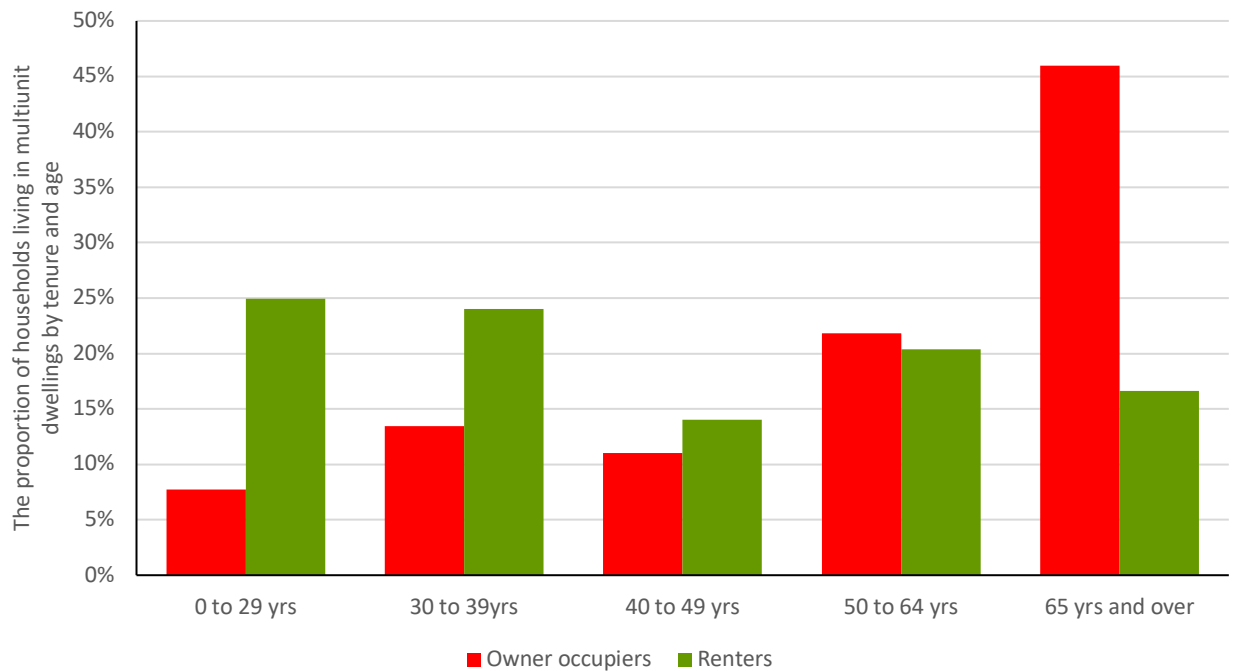
Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier multi-unit dwelling households are dominated by those aged 50 years and older. The age distribution of renter households living in multi-unit dwellings is more evenly spread.



Figure 4.3 presents the proportion of households living in multi-unit dwellings by tenure and age of the household reference person in Christchurch City in 2023.

**Figure 4.3: The proportion of households living in multi-unit dwellings by tenure and age of the household reference person living in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households aged 50 to 64 years accounted for 22% of all multi-unit owner occupiers and those with reference people aged 65 years and older a further 46%, a combined total of 68%. The comparable figures for renter households living in multi-unit dwellings are 20% for those with reference people aged 50 to 64 years and a further 17% for those with reference people aged 65 years and older for a combined total of 37%.



Table 4.2 presents the number of households by dwelling typology, tenure and age of the household reference person living in Christchurch City in 2018 and 2023.

**Table 4.2: The number of households by dwelling typology, tenure and age of the household reference person living in Christchurch City in 2018 and 2023**

Age of Household's reference person	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
0 to 29 yrs	6,220	8%	780	8%	8,750	27%	3,490	24%	14,970	14%	4,270	17%
30 to 39 yrs	11,160	15%	1,150	12%	7,890	24%	2,920	20%	19,050	18%	4,070	16%
40 to 49 yrs	14,620	19%	1,230	12%	6,290	19%	2,290	16%	20,910	19%	3,520	14%
50 to 64 yrs	23,600	31%	2,560	26%	5,960	18%	3,110	21%	29,560	27%	5,670	23%
65 yrs & over	20,120	27%	4,280	43%	3,720	11%	2,930	20%	23,840	22%	7,210	29%
Total	75,720	100%	10,000	100%	32,610	100%	14,740	100%	108,330	100%	24,740	100%
<b>2023</b>												
0 to 29 yrs	5,700	7%	1,130	8%	6,760	27%	5,200	25%	12,460	12%	6,330	18%
30 to 39 yrs	12,510	16%	1,960	13%	6,410	25%	5,010	24%	18,920	18%	6,970	20%
40 to 49 yrs	13,920	18%	1,610	11%	4,920	19%	2,930	14%	18,840	18%	4,540	13%
50 to 64 yrs	23,300	30%	3,190	22%	4,760	19%	4,240	20%	28,060	27%	7,430	21%
65 yrs & over	22,490	29%	6,700	46%	2,540	10%	3,470	17%	25,030	24%	10,170	29%
Total	77,920	100%	14,590	100%	25,390	100%	20,850	100%	103,310	100%	35,440	100%
<b>2018 to 2023</b>												
0 to 29 yrs	-520	-1% pts	350	0% pts	-1,990	0% pts	1,710	1% pts	-2,510	-2% pts	2,060	1% pts
30 to 39 yrs	1,350	1% pts	810	1% pts	-1,480	1% pts	2,090	4% pts	-130	0% pts	2,900	4% pts
40 to 49 yrs	-700	-1% pts	380	-1% pts	-1,370	0% pts	640	-2% pts	-2,070	-1% pts	1,020	-1% pts
50 to 64 yrs	-300	-1% pts	630	-4% pts	-1,200	1% pts	1,130	-1% pts	-1,500	0% pts	1,760	-2% pts
65 yrs & over	2,370	2% pts	2,420	3% pts	-1,180	-1% pts	540	-3% pts	1,190	2% pts	2,960	0% pts
Total	2,200	0% pts	4,590	0% pts	-7,220	0% pts	6,110	0% pts	-5,020	0% pts	10,700	0% pts

Source: Based on customised census data sourced from Statistics New Zealand

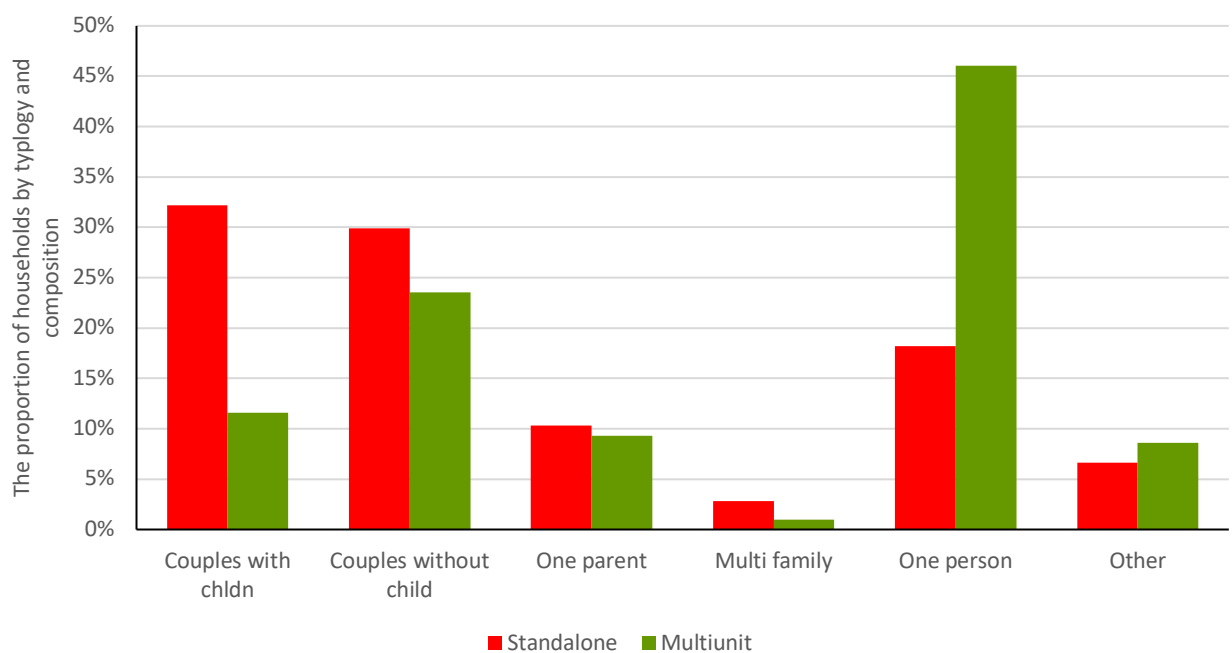
Between 2018 and 2023 the number of households living in multi-unit dwellings increased across all age groups. The strongest growth was in those with household reference people aged 65 years and older (up 2,960 households), 30 to 39 years (up 2,900 households) and those aged less than 30 years of age (up 2,060 households). Owner occupiers aged 65 years and older grew significantly (up 2,420 households) and renters aged 30 to 39 years (up 2,090 households) also experienced strong growth.



### 4.3 Household composition in 2023

Household composition characteristics of multi-unit households is different from their standalone counterparts. Figure 4.4 presents the proportion of households living in different housing typologies by household composition in Christchurch City in 2023.

**Figure 4.4: The proportion of households living in different housing typologies by household composition in Christchurch City in 2023**



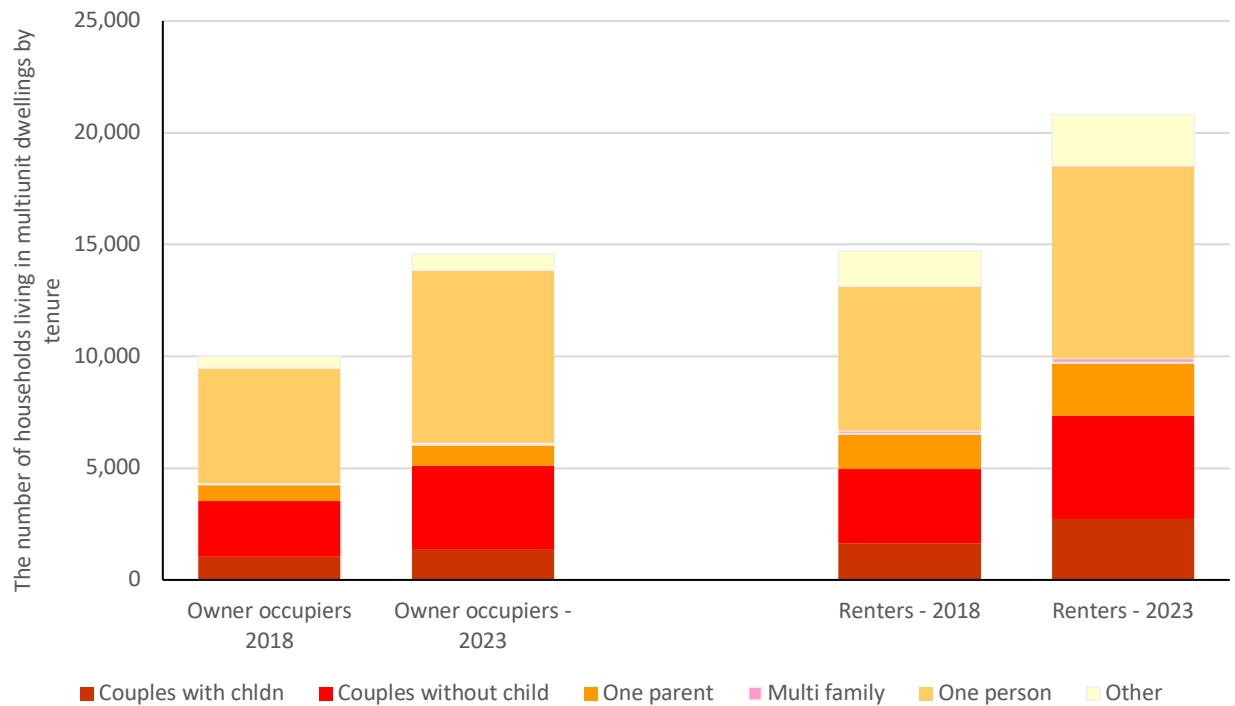
Source: Based on customised census data sourced from Statistics New Zealand

A significantly higher proportion of one person households lived in multi-unit dwellings in 2023 compared to households living in standalone dwellings. A significantly lower proportion of couples with children lived in multi-unit dwellings compared to households living in standalone dwellings.



Figure 4.5 presents the number of households living in multi-unit dwellings by tenure and household composition in Christchurch City in 2018 and 2023.

**Figure 4.5: The number of households living in multi-unit dwellings by tenure and household composition living in Christchurch City in 2018 and 2023**



Source: Based on customised census data sourced from Statistics New Zealand

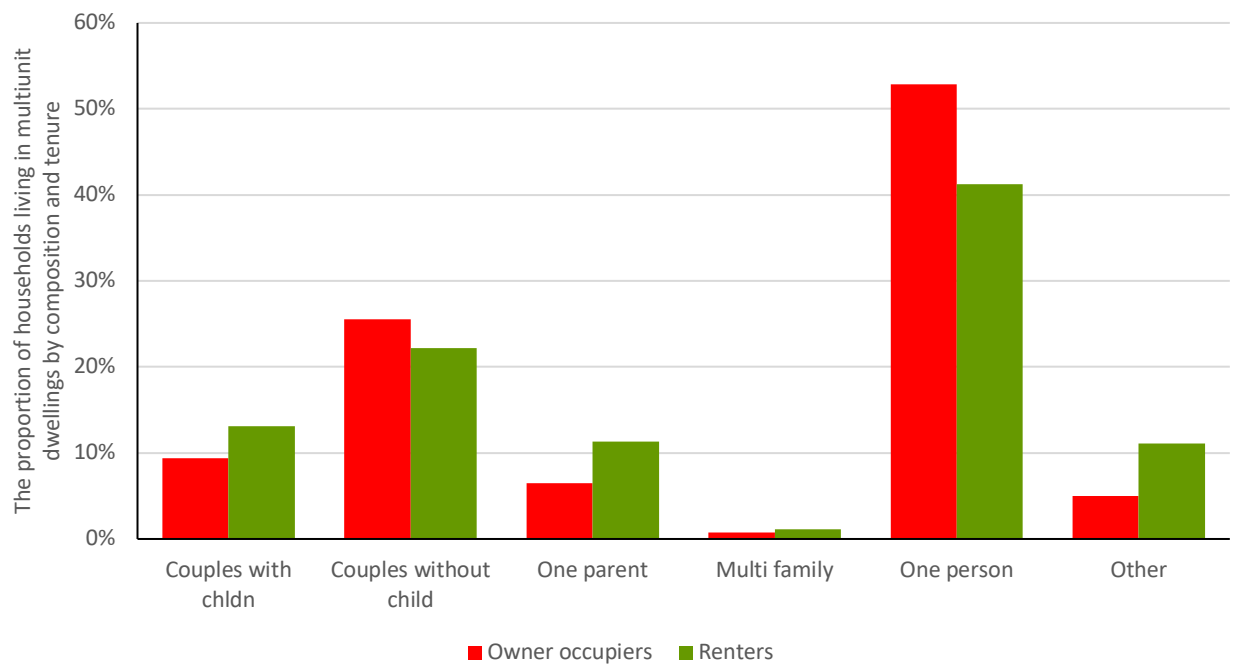
Both owner occupier and renter households living in multi-unit dwellings are dominated by one person compositions.





Figure 4.6 presents the proportion of households living in multi-unit dwellings by tenure and household composition living in Christchurch City in 2023.

**Figure 4.6: The proportion of households living in multi-unit dwellings by tenure and household composition living in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

One person households account for over 40% of all multi-unit occupiers for both renters and owner occupiers.



Table 4.3 presents the number of households by dwelling typology, tenure and household composition living in Christchurch City in 2018 and 2023.

**Table 4.3: The number of households by dwelling typology, tenure and household composition living in Christchurch City in 2018 and 2023**

Household composition	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Couples with children	25,700	34%	1,050	11%	8,420	26%	1,630	11%	34,120	32%	2,680	11%
Couples without child	24,410	32%	2,470	25%	6,560	20%	3,330	23%	30,970	29%	5,800	23%
One parent	5,780	8%	740	7%	5,710	18%	1,580	11%	11,490	11%	2,320	9%
Multi family	1,840	2%	80	1%	1,200	4%	140	1%	3,040	3%	220	1%
One person	15,230	20%	5,150	52%	6,400	20%	6,480	44%	21,630	20%	11,630	47%
Others	2,670	4%	500	5%	4,190	13%	1,550	11%	6,860	6%	2,050	8%
<b>Total</b>	<b>75,630</b>	<b>100%</b>	<b>9,990</b>	<b>100%</b>	<b>32,480</b>	<b>100%</b>	<b>14,710</b>	<b>100%</b>	<b>108,110</b>	<b>100%</b>	<b>24,700</b>	<b>100%</b>
<b>2023</b>												
Couples with children	26,380	34%	1,370	9%	6,820	27%	2,730	13%	33,200	32%	4,100	12%
Couples without child	26,080	33%	3,720	26%	4,810	19%	4,620	22%	30,890	30%	8,340	24%
One parent	5,670	7%	950	7%	4,990	20%	2,360	11%	10,660	10%	3,300	9%
Multi family	1,880	2%	110	1%	1,020	4%	230	1%	2,900	3%	340	1%
One person	15,070	19%	7,700	53%	3,710	15%	8,590	41%	18,780	18%	16,300	46%
Others	2,820	4%	730	5%	4,000	16%	2,320	11%	6,820	7%	3,050	9%
<b>Total</b>	<b>77,900</b>	<b>100%</b>	<b>14,580</b>	<b>100%</b>	<b>25,350</b>	<b>100%</b>	<b>20,850</b>	<b>100%</b>	<b>103,250</b>	<b>100%</b>	<b>35,430</b>	<b>100%</b>
<b>2018 to 2023</b>												
Couples with children	680	0% pt	320	-2% pt	-1,600	1% pt	1,100	2% pt	-920	0% pt	1,420	1% pt
Couples without child	1,670	1% pt	1,250	1% pt	-1,750	-1% pt	1,290	-1% pt	-80	1% pt	2,540	1% pt
One parent	-110	-1% pt	210	0% pt	-720	2% pt	780	0% pt	-830	-1% pt	980	0% pt
Multi family	40	0% pt	30	0% pt	-180	0% pt	90	0% pt	-140	0% pt	120	0% pt
One person	-160	-1% pt	2,550	1% pt	-2,690	-5% pt	2,110	-3% pt	-2,850	-2% pt	4,670	-1% pt
Others	150	0% pt	230	0% pt	-190	3% pt	770	0% pt	-40	1% pt	1,000	1% pt
<b>Total</b>	<b>2,270</b>	<b>0% pt</b>	<b>4,590</b>	<b>0% pt</b>	<b>-7,130</b>	<b>0% pt</b>	<b>6,140</b>	<b>0% pt</b>	<b>-4,860</b>	<b>0% pt</b>	<b>10,730</b>	<b>0% pt</b>

Source: Based on customised census data sourced from Statistics New Zealand

One person households living in multi-unit dwellings accounted for 44% of the total increase in households living in that typology between 2018 and 2023. Comparatively, the number of one person households living in standalone dwellings fell by 2,850 between 2018 and 2023. Owner occupier couples without children (up 1,250 households) and one person (up 2,550 households) dominated the growth in multi-unit owner occupier households. One person renters (up 2,110) couples with children renters (up 1,100 households) and couples without children renters (up 1,290 households) all increased between 2018 and 2023.



#### 4.4 Household income

Table 4.4 presents the number of households by dwelling typology, tenure and household income (by quartiles)<sup>12</sup> living in Christchurch City in 2018 and 2023.

**Table 4.4: The number of households by dwelling typology, tenure and household income (by quartiles), living in Christchurch City in 2018 and 2023**

Household Income	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Less than LQ	14,390	20%	3,980	41%	9,680	31%	6,520	46%	24,070	23%	10,500	44%
LQ to median	25,540	35%	3,700	38%	12,720	41%	5,300	37%	38,260	37%	9,000	37%
Median to UQ	17,160	24%	1,340	14%	5,490	18%	1,770	12%	22,650	22%	3,110	13%
Over UQ	15,660	22%	730	7%	3,180	10%	720	5%	18,840	18%	1,450	6%
Total	72,740	100%	9,740	100%	31,060	100%	14,320	100%	103,800	100%	24,060	100%
<b>2023</b>												
Less than LQ	16,250	21%	6,288	43%	7,090	28%	9,170	44%	23,340	23%	15,458	44%
LQ to median	18,080	23%	4,158	29%	7,770	31%	6,270	30%	25,850	25%	10,428	29%
Median to UQ	18,430	24%	2,349	16%	5,750	23%	3,490	17%	24,180	23%	5,839	16%
Over UQ	25,160	32%	1,791	12%	4,770	19%	1,920	9%	29,930	29%	3,711	10%
Total	77,920	100%	14,586	100%	25,380	100%	20,850	100%	103,300	100%	35,436	100%
<b>2018 to 2023</b>												
Less than LQ	1,860	1%	2,308	2%	-2,590	-3%	2,650	-2%	-730	0%	4,958	0%
LQ to median	-7,460	-12%	458	-9%	-4,950	-10%	970	-7%	-12,410	-12%	1,428	-8%
Median to UQ	1,270	0%	1,009	2%	260	5%	1,720	5%	1,530	1%	2,729	3%
Over UQ	9,500	10%	1,061	5%	1,590	9%	1,200	4%	11,090	11%	2,261	4%
Total	5,180	0%	4,846	0%	-5,680	0%	6,530	0%	-500	0%	11,376	0%

Source: Based on customised census data sourced from Statistics New Zealand

Overall the number of lower income households living in multi-unit dwellings increased between 2018 and 2023 by 4,958 for those earning less than the lower quartile and by 1,428 for those earning the lower quartile to less than the median household income. In 2023, households earning less than the median household income accounted for 73% of all households living in multi-unit dwellings (compared to 48% in standalone). This compares to 74% of all renter households earning less than the median household income and 72% of all owner occupiers living in multi-unit dwellings.

<sup>12</sup> Household income bands are as follows: less than the lower quartile is less than \$38,000; Lower quartile to the median is \$38,000 to \$81,000; Median to upper quartile is \$81,000 to \$120,000; and over the upper quartile is over \$120,000.



## 4.5 Internal and external migration in Christchurch City

Table 4.5 presents the number of households by dwelling typology, tenure and place of residence five years ago now living in Christchurch City (2023 compared to 2018) as well as the comparative figures from the 2018 census (residence in 2018 compared to 2013).

**Table 4.5: The number of households by dwelling typology, tenure and place of residence five years ago now living in Christchurch City**

Place of residence 5 years ago	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Same address	42,700	56%	4,760	48%	6,800	21%	3,290	22%	49,490	46%	8,050	33%
Different address	20,420	27%	3,250	32%	11,680	36%	5,320	36%	32,100	30%	8,570	35%
<i>Total Chch residents</i>	<i>63,120</i>	<i>83%</i>	<i>8,010</i>	<i>80%</i>	<i>18,480</i>	<i>57%</i>	<i>8,610</i>	<i>58%</i>	<i>81,590</i>	<i>75%</i>	<i>16,620</i>	<i>67%</i>
Did not live in Chch	12,600	17%	2,010	20%	14,140	43%	6,140	42%	26,710	25%	8,140	33%
Total	75,720	100%	10,020	100%	32,620	100%	14,750	100%	108,300	100%	24,760	100%
<b>2023</b>												
Same address	50,240	64%	7,050	48%	7,060	28%	5,470	26%	57,300	55%	12,520	35%
Different address	19,010	24%	5,100	35%	11,080	44%	8,920	43%	30,090	29%	14,020	40%
<i>Total Chch residents</i>	<i>69,250</i>	<i>89%</i>	<i>12,150</i>	<i>83%</i>	<i>18,140</i>	<i>71%</i>	<i>14,390</i>	<i>69%</i>	<i>87,390</i>	<i>85%</i>	<i>26,540</i>	<i>75%</i>
Did not live in Chch	8,670	11%	2,430	17%	7,250	29%	6,460	31%	15,920	15%	8,890	25%
Total	77,920	100%	14,580	100%	25,390	100%	20,850	100%	103,310	100%	35,430	100%
<b>2018 to 2023</b>												
Same address	7,540	8% pts	2,290	0% pts	260	7% pts	2,180	4% pts	7,810	9% pts	4,470	2% pts
Different address	-1,410	-3% pts	1,850	3% pts	-600	8% pts	3,600	7% pts	-2,010	-1% pts	5,450	5% pts
<i>Total Chch residents</i>	<i>6,130</i>	<i>6% pts</i>	<i>4,140</i>	<i>3% pts</i>	<i>-340</i>	<i>14% pts</i>	<i>5,780</i>	<i>11% pts</i>	<i>5,800</i>	<i>10% pts</i>	<i>9,920</i>	<i>8% pts</i>
Did not live in Chch	-3,930	-6% pts	420	-3% pts	-6,890	-14% pts	320	-11% pts	-10,790	-10% pts	750	-8% pts
Total	2,200	0% pts	4,560	0% pts	-7,230	0% pts	6,100	0% pts	-4,990	0% pts	10,670	0% pts

Source: Based on customised census data sourced from Statistics New Zealand

In 2023, households living in multi-unit dwellings are more likely to have shifted in the last five years than those living in standalone dwellings with only 35% of Christchurch City's multi-unit residents living in the same address compared to 55% of households living in standalone dwellings. In 2023, 75% of households living in multi-unit dwellings also lived in Christchurch City in 2018 compared to 85% of households living in standalone dwellings. Only 28% of renter households living in standalone dwellings lived in the same address 5 years ago (compared to 64% of owner occupiers) and 26% of renter households living in multi-unit dwellings lived at the same address 5 years ago (compared to 48% of owner occupiers).

Table 4.6a presents the number and proportion of households living in Christchurch City by dwelling typology, tenure and their address 5 years ago for census 2018 compared to 2013 and Table 4.6b for census 2023 compared to 2018.



June 2025

**Table 4.6a: The number and proportion of households in Christchurch City by dwelling typology, tenure and their address 5 years ago (2018 compared to 2013)**

	Owner occupiers						Renters						All tenures					
	Standalone		Multi-unit		Total		Standalone		Multi-unit		Total		Standalone		Multi-unit		Total	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018 compared to 2013</b>																		
<b>Christchurch residents</b>																		
Same address 5 years ago	42,700	56%	4,760	48%	47,450	55%	6,800	21%	3,290	22%	10,090	21%	49,490	46%	8,050	33%	57,540	43%
Different address 5 years ago	20,420	27%	3,250	32%	23,660	28%	11,680	36%	5,320	36%	17,000	36%	32,100	30%	8,570	35%	40,660	31%
<b>Total Christchurch residents</b>	<b>63,120</b>	<b>83%</b>	<b>8,010</b>	<b>80%</b>	<b>71,110</b>	<b>83%</b>	<b>18,480</b>	<b>57%</b>	<b>8,610</b>	<b>58%</b>	<b>27,090</b>	<b>57%</b>	<b>81,590</b>	<b>75%</b>	<b>16,620</b>	<b>67%</b>	<b>98,200</b>	<b>74%</b>
<b>Residents address 5 years ago</b>																		
Selwyn	670	1%	140	1%	810	1%	440	1%	180	1%	620	1%	1,110	1%	320	1%	1,430	1%
Waimakariri	540	1%	140	1%	680	1%	450	1%	230	2%	670	1%	990	1%	360	1%	1,350	1%
Rest of Canterbury	360	0%	80	1%	450	1%	560	2%	260	2%	810	2%	920	1%	340	1%	1,260	1%
Rest of South Island	970	1%	180	2%	1,140	1%	1,260	4%	600	4%	1,860	4%	2,220	2%	780	3%	3,000	2%
Auckland	670	1%	110	1%	780	1%	740	2%	340	2%	1,080	2%	1,400	1%	450	2%	1,860	1%
Wellington	410	1%	70	1%	470	1%	410	1%	200	1%	610	1%	810	1%	270	1%	1,090	1%
Rest of North Island	470	1%	70	1%	540	1%	830	3%	350	2%	1,180	2%	1,300	1%	430	2%	1,730	1%
Overseas	1,590	2%	210	2%	1,800	2%	4,200	13%	1,670	11%	5,870	12%	5,790	5%	1,880	8%	7,670	6%
Other	6,920	9%	1,010	10%	7,920	9%	5,250	16%	2,310	16%	7,550	16%	12,170	11%	3,310	13%	15,480	12%
<b>Sub total</b>	<b>12,600</b>	<b>17%</b>	<b>2,010</b>	<b>20%</b>	<b>14,590</b>	<b>17%</b>	<b>14,140</b>	<b>43%</b>	<b>6,140</b>	<b>42%</b>	<b>20,250</b>	<b>43%</b>	<b>26,710</b>	<b>25%</b>	<b>8,140</b>	<b>33%</b>	<b>34,870</b>	<b>26%</b>
<b>Total</b>	<b>75,720</b>	<b>100%</b>	<b>10,020</b>	<b>100%</b>	<b>85,700</b>	<b>100%</b>	<b>32,620</b>	<b>100%</b>	<b>14,750</b>	<b>100%</b>	<b>47,340</b>	<b>100%</b>	<b>108,300</b>	<b>100%</b>	<b>24,760</b>	<b>100%</b>	<b>133,070</b>	<b>100%</b>



June 2025

**Table 4.6b: The number and proportion of households in Christchurch City by dwelling typology, tenure and their address 5 years ago (2018 compared to 2023)**

	Owner occupiers						Renters						All tenures					
	Standalone		Multi-unit		Total		Standalone		Multi-unit		Total		Standalone		Multi-unit		Total	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018 to 2023</b>																		
<b>Christchurch residents</b>																		
Same address 5 years ago	50,240	65%	7,050	48%	57,290	62%	7,060	28%	5,470	26%	12,530	27%	57,300	56%	12,520	35%	69,820	50%
Different address 5 years ago	19,010	24%	5,100	35%	24,110	26%	11,080	44%	8,920	43%	20,000	43%	30,090	29%	14,020	40%	44,110	32%
<b>Total Christchurch residents</b>	<b>69,250</b>	<b>89%</b>	<b>12,150</b>	<b>83%</b>	<b>81,400</b>	<b>88%</b>	<b>18,140</b>	<b>72%</b>	<b>14,390</b>	<b>69%</b>	<b>32,530</b>	<b>71%</b>	<b>87,390</b>	<b>85%</b>	<b>26,540</b>	<b>75%</b>	<b>113,930</b>	<b>82%</b>
<b>Residents address 5 years ago</b>																		
Selwyn	948	1%	285	2%	1,233	1%	549	2%	423	2%	972	2%	1,497	1%	708	2%	2,205	2%
Waimakariri	633	1%	213	1%	846	1%	495	2%	384	2%	879	2%	1,128	1%	597	2%	1,725	1%
Rest of Canterbury	525	1%	222	2%	747	1%	582	2%	465	2%	1,047	2%	1,107	1%	687	2%	1,794	1%
Rest of South Island	1,278	2%	423	3%	1,701	2%	1,227	5%	1,203	6%	2,430	5%	2,505	2%	1,626	5%	4,131	3%
Auckland	1,377	2%	273	2%	1,650	2%	1,020	4%	933	4%	1,953	4%	2,397	2%	1,206	3%	3,603	3%
Wellington	726	1%	192	1%	918	1%	555	2%	492	2%	1,047	2%	1,281	1%	684	2%	1,965	1%
Rest of North Island	633	1%	246	2%	879	1%	711	3%	798	4%	1,509	3%	1,344	1%	1,044	3%	2,388	2%
Overseas	2,016	3%	447	3%	2,463	3%	1,503	6%	1,410	7%	2,913	6%	3,519	3%	1,857	5%	5,376	4%
Other	387	0%	132	1%	519	1%	360	1%	354	2%	714	2%	747	1%	486	1%	1,233	1%
<b>Sub total</b>	<b>8,523</b>	<b>11%</b>	<b>2,433</b>	<b>17%</b>	<b>10,956</b>	<b>12%</b>	<b>7,002</b>	<b>28%</b>	<b>6,462</b>	<b>31%</b>	<b>13,464</b>	<b>29%</b>	<b>15,525</b>	<b>15%</b>	<b>8,895</b>	<b>25%</b>	<b>24,420</b>	<b>18%</b>
<b>Total</b>	<b>77,773</b>	<b>100%</b>	<b>14,583</b>	<b>100%</b>	<b>92,356</b>	<b>100%</b>	<b>25,142</b>	<b>100%</b>	<b>20,852</b>	<b>100%</b>	<b>45,994</b>	<b>100%</b>	<b>102,915</b>	<b>100%</b>	<b>35,435</b>	<b>100%</b>	<b>138,350</b>	<b>100%</b>



Table 4.7 presents the demographic profile of Christchurch City households living in multi-unit dwellings by tenure and whether they still live at the same address as 5 years ago, (2023 compared to 2018).

**Table 4.7: Demographic profile of Christchurch City households living in multi-unit dwellings by tenure and address 5 years ago (2023 compared to 2018)**

	0 to 29 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs +		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total
<b>Households living in same dwelling as 5 years ago</b>												
<b>Owner occupiers</b>												
Couples with children	50	1%	150	2%	200	3%	160	2%	50	1%	610	9%
Couples without children	20	0%	110	2%	110	2%	410	6%	860	12%	1,510	22%
One parent	20	0%	40	1%	110	2%	180	3%	100	1%	450	6%
Multi-family	0	0%	0	0%	10	0%	20	0%	10	0%	40	1%
One person	20	0%	140	2%	300	4%	970	14%	2,770	40%	4,200	60%
Other households	10	0%	40	1%	30	0%	70	1%	110	2%	260	4%
Total	30	0%	470	7%	760	11%	1,810	26%	3,880	56%	6,950	100%
<b>Not owned</b>												
Couples with children	40	1%	190	3%	170	3%	90	2%	20	0%	510	9%
Couples without children	60	1%	130	2%	100	2%	170	3%	250	5%	710	13%
One parent	70	1%	130	2%	140	3%	190	3%	90	2%	620	11%
Multi-family	10	0%	0	0%	10	0%	10	0%	0	0%	30	1%
One person	50	1%	220	4%	350	6%	1,160	21%	1,520	28%	3,300	60%
Other households	40	1%	50	1%	50	1%	90	2%	70	1%	300	5%
Total	270	5%	720	13%	820	15%	1,710	31%	1,950	36%	5,470	100%
<b>Households that shifted in last 5 years</b>												
<b>Owner occupiers</b>												
Couples with children	90	1%	320	4%	220	3%	130	2%	20	0%	780	10%
Couples without children	440	6%	470	6%	110	1%	340	4%	850	11%	2,210	29%
One parent	40	1%	100	1%	160	2%	150	2%	50	1%	500	7%
Multi-family	30	0%	20	0%	10	0%	10	0%	10	0%	80	1%
One person	200	3%	440	6%	320	4%	690	9%	1,860	25%	3,510	46%
Other households	200	3%	140	2%	40	1%	60	1%	40	1%	480	6%
Total	1,000	13%	1,490	20%	860	11%	1,380	18%	2,830	37%	7,560	100%
<b>Not owned</b>												
Couples with children	380	2%	1,090	7%	540	4%	190	1%	20	0%	2,220	14%
Couples without children	1,870	12%	1,260	8%	240	2%	290	2%	250	2%	3,910	25%
One parent	440	3%	530	3%	400	3%	300	2%	70	0%	1,740	11%
Multi-family	80	1%	70	0%	20	0%	20	0%	10	0%	200	1%
One person	820	5%	1,010	7%	810	5%	1,560	10%	1,110	7%	5,310	35%
Other households	1,340	9%	340	2%	90	1%	170	1%	60	0%	2,000	13%
Total	4,930	32%	4,300	28%	2,100	14%	2,530	16%	1,520	10%	15,380	100%

Source: Based on customised census data sourced from Statistics New Zealand





For owner occupiers, households with reference people aged 65 years and older had the highest number of shifting households and predominately these were couples without children and one person compositions. For renters, households living in multi-unit dwellings that shifted in the last 5 years were dominated by those with reference people aged less than 30 years and 30 to 39 years. Dominant household configurations include one person and couples without children. These trends were similar to those experienced between 2013 and 2018.

## 4.6 Vehicle ownership

Table 4.8 presents the proportion of households by dwelling typology, tenure and level of car ownership in Christchurch City in 2018 and 2023.

**Table 4.8: The proportion of households by dwelling typology, tenure and level of car ownership in Christchurch City in 2018 and 2023**

	Owner occupiers			Renters			All Households		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>2018</b>									
None	3%	10%	4%	10%	21%	14%	5%	17%	7%
One	29%	56%	32%	37%	50%	41%	31%	52%	35%
Two or more	68%	33%	64%	53%	29%	45%	64%	31%	58%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>2023</b>									
None	3%	11%	4%	7%	21%	13%	4%	17%	7%
One	28%	59%	33%	35%	49%	41%	30%	53%	36%
Two or more	69%	31%	63%	58%	30%	45%	66%	30%	57%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>2018 to 2023</b>									
None	0% pts	1% pts	0% pts	-3% pts	0% pts	-1% pts	-1% pts	0% pts	0% pts
One	-1% pts	3% pts	1% pts	-2% pts	-1% pts	0% pts	-1% pts	1% pts	1% pts
Two or more	1% pts	-2% pts	-1% pts	5% pts	1% pts	0% pts	2% pts	-1% pts	-1% pts
Total	0% pts	0% pts	0% pts	0% pts	0% pts	0% pts	0% pts	0% pts	0% pts

Source: Based on customised census data sourced from Statistics New Zealand

A higher proportion of households living in multi-unit dwellings do not own cars. However, even for renter households living in multi-unit dwellings (which have the lowest rate of car ownership), 79% of households own one or more cars.



Table 4.9 presents the number of households by dwelling typology, tenure and level of car ownership in Christchurch City in 2023.

**Table 4.9: The number of households by dwelling typology, tenure and level of car ownership in Christchurch City in 2023**

Tenure and number of cars owned by the household	Standalone dwellings						Multi-unit dwellings					
	Two or less bdrms		Three or more bdrms		Total stated		Two or less bdrms		Three or more bdrms		Total stated	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>Owner occupier</b>												
None	690	7%	1,250	2%	1,940	3%	1,370	13%	160	4%	1,530	11%
One	4,960	53%	17,070	25%	22,030	28%	6,590	65%	1,900	44%	8,490	59%
Two or more	3,730	40%	49,630	73%	53,360	69%	2,190	22%	2,230	52%	4,420	31%
Total stated	9,380	100%	67,950	100%	77,330	100%	10,150	100%	4,290	100%	14,440	100%
<b>Renters</b>												
None	750	14%	1,070	5%	1,820	7%	4,010	24%	280	7%	4,290	21%
One	2,690	50%	5,950	31%	8,640	35%	8,660	52%	1,410	36%	10,070	49%
Two or more	1,990	37%	12,460	64%	14,450	58%	3,900	24%	2,260	57%	6,160	30%
Total stated	5,430	100%	19,480	100%	24,910	100%	16,570	100%	3,950	100%	20,520	100%

Source: Based on customised census data sourced from Statistics New Zealand

The rate of car ownership is higher in households living in standalone than multi-unit dwellings. Households living in dwellings with fewer bedrooms have lower rates of car ownership. Renter households also have lower rates of car ownership.



Table 4.10 presents the proportion of households by dwelling typology, tenure, household income (by quartiles) and level of car ownership in Christchurch City in 2023.

**Table 4.10: The proportion of households by dwelling typology, tenure, household income (by quartiles) and level of car ownership in Christchurch City in 2023**

Household income and car ownership	Owner occupiers		Renters	
	Standalone	Multi-unit	Standalone	Multi-unit
<b>Less than the lower quartile</b>				
no car	9%	20%	17%	39%
one or more cars	91%	80%	83%	61%
<b>LQ to median</b>				
no car	2%	5%	5%	9%
one or more cars	98%	95%	95%	91%
<b>Median to UQ</b>				
no car	1%	3%	2%	5%
one or more cars	99%	97%	98%	95%
<b>Over the upper quartile</b>				
no car	0%	0%	2%	4%
one or more cars	100%	100%	98%	96%

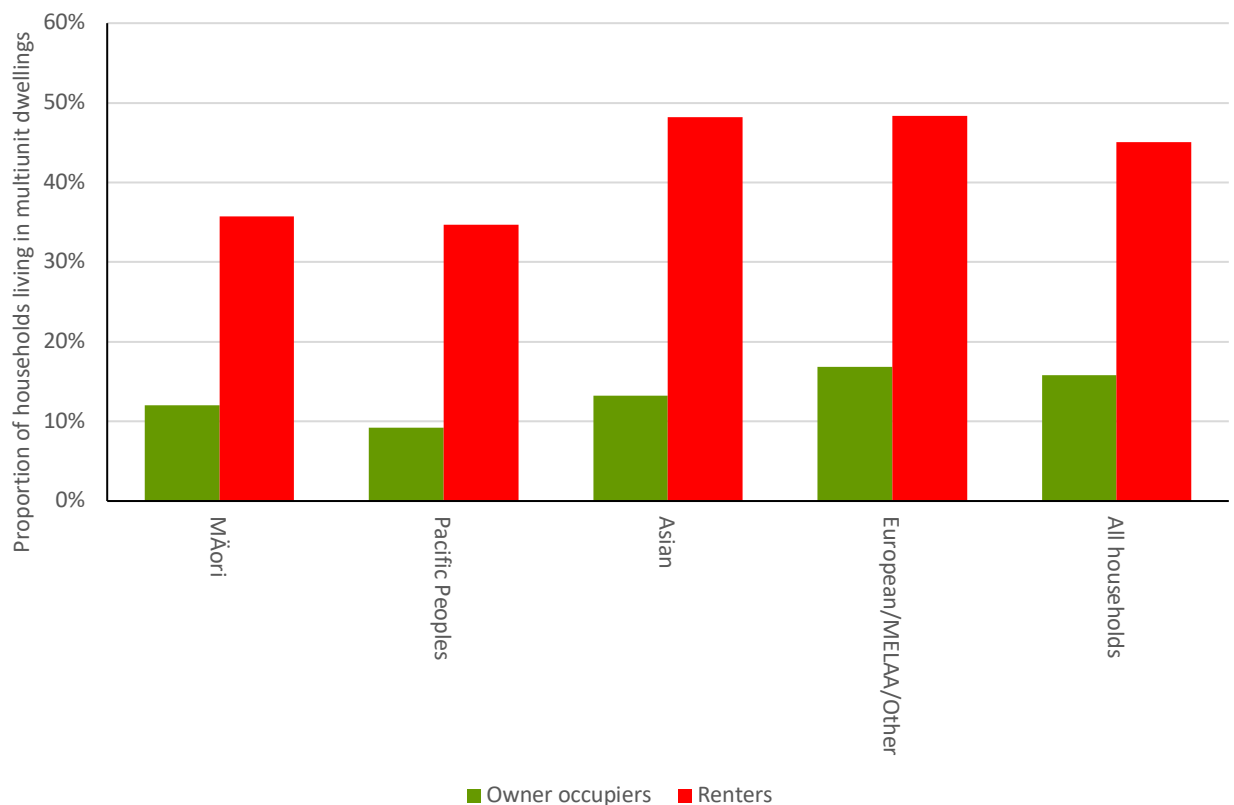
Households with lower incomes also have lower rates of car ownership. However, even for the group with the lowest rate of car ownership, low income renter households living in multi-unit dwellings, 61% own at least one car.



## 4.7 Household ethnicity

Figure 4.7 presents the proportion of households living in multi-unit dwellings by tenure and household ethnicity in Christchurch City in 2023.

**Figure 4.7: The proportion of households living in multi-unit dwellings by tenure and household ethnicity in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

European New Zealanders and Asian households had the highest proportion of households living in multi-unit dwellings for both owner occupiers and renters. Renter households had a higher proportion of households living in multi-unit dwellings across all ethnicities.

Table 4.11 presents the number and proportion of households by ethnicity, typology, household income and tenure in Christchurch City in 2018 and 2023.



**Table 4.11: The number and proportion of households by ethnicity, typology, household income and tenure in Christchurch City in 2018 and 2023**

	Māori			Pasifika			Asian			NZ European and other			Total		
	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %
<b>2018</b>															
<b>Owner occupiers</b>															
Q1 Less than \$38,000	654	129	16%	141	12	8%	1,518	171	10%	12,075	3,672	23%	14,388	3,978	22%
Q2 \$38,000 to \$81,000	2,268	261	10%	378	42	10%	3,126	381	11%	19,767	3,018	13%	25,536	3,699	13%
Q3 \$81,000 to \$120,000	1,848	144	7%	342	18	5%	1,806	168	9%	13,164	1,014	7%	17,160	1,338	7%
Q4 More than \$120,000	1,752	81	4%	288	15	5%	1,359	69	5%	12,261	567	4%	15,657	729	4%
Total	7,023	651	8%	1,284	93	7%	8,550	858	9%	58,845	8,397	12%	75,702	10,002	12%
<b>Not owned</b>															
Q1 Less than \$38,000	1,968	966	33%	366	150	29%	1,311	477	27%	6,030	4,929	45%	9,675	6,519	40%
Q2 \$38,000 to \$81,000	2,592	750	22%	642	183	22%	2,505	1,035	29%	6,981	3,339	32%	12,717	5,304	29%
Q3 \$81,000 to \$12,0000	1,101	237	18%	309	66	18%	1,077	408	27%	3,003	1,059	26%	5,490	1,773	24%
Q4 More than \$120,000	561	93	14%	144	24	14%	774	150	16%	1,698	459	21%	3,180	723	19%
Total	6,645	2,151	24%	1,581	447	22%	6,093	2,205	27%	18,279	9,939	35%	32,598	14,742	31%
<b>2023</b>															
<b>Owner occupiers</b>															
Q1 Less than \$47,200	873	249	22%	150	27	15%	1,608	306	16%	13,617	5,706	30%	16,248	6,288	28%
Q2 \$47,200 to \$95,000	1,680	333	17%	300	54	15%	2,592	519	17%	13,503	3,252	19%	18,078	4,158	19%
Q3 \$95,000 to \$150,900	2,256	276	11%	402	36	8%	2,940	468	14%	12,831	1,569	11%	18,429	2,349	11%
Q4 More than \$150,900	3,141	228	7%	561	27	5%	3,276	297	8%	18,186	1,236	6%	25,164	1,791	7%
Total	7,950	1,083	12%	1,416	144	9%	10,416	1,590	13%	58,140	11,763	17%	77,922	14,583	16%
<b>Not owned</b>															
Q1 Less than \$47,200	1,764	1,623	48%	297	279	48%	1,029	936	48%	3,996	6,333	61%	7,086	9,174	56%
Q2 \$47,200 to \$95,000	2,031	1,017	33%	372	228	38%	1,362	1,608	54%	4,008	3,417	46%	7,770	6,270	45%
Q3 \$95,000 to \$150,900	1,326	519	28%	360	129	26%	1,278	1,293	50%	2,790	1,545	36%	5,751	3,486	38%
Q4 More than \$150,900	1,026	258	20%	303	72	19%	1,206	696	37%	2,238	888	28%	4,773	1,917	29%
Total	6,147	3,417	36%	1,332	708	35%	4,875	4,533	48%	13,032	12,189	48%	25,389	20,847	45%

Source: Based on customised census data sourced from Statistics New Zealand



Although European New Zealanders and other ethnicities had the highest proportion of households living in multi-unit dwellings, a number of patterns emerged and these include:

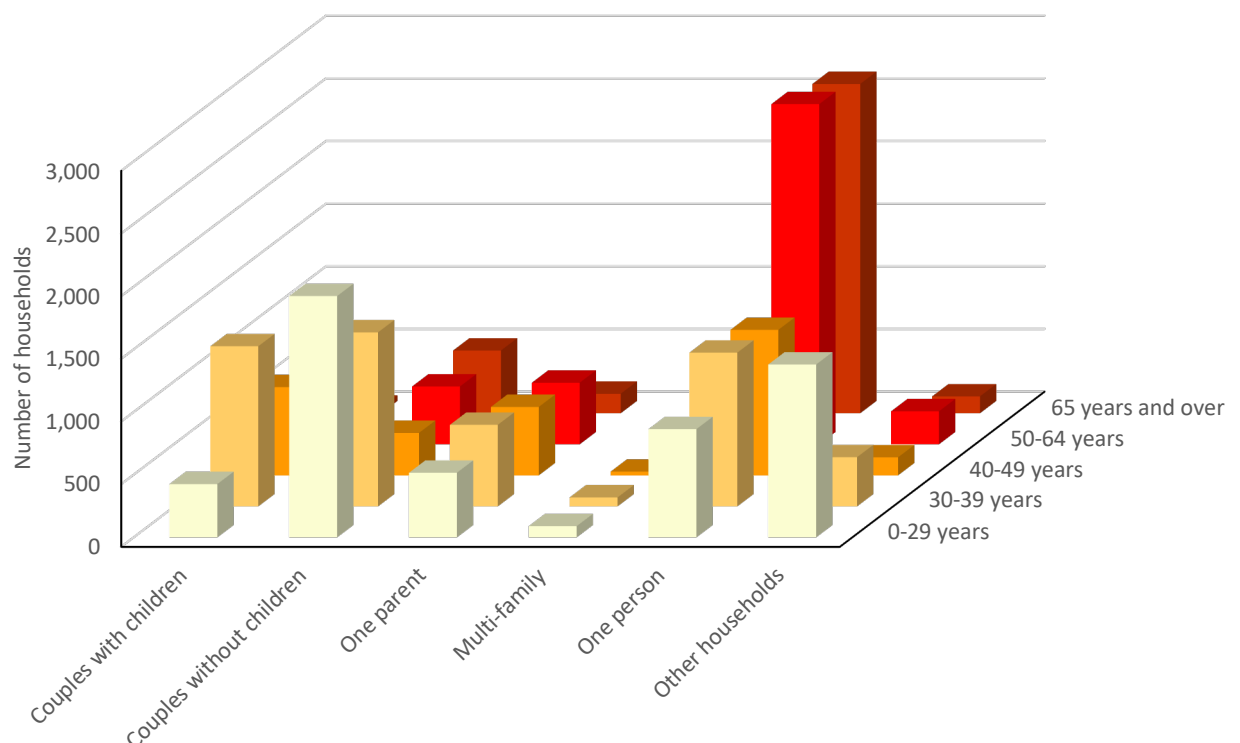
- A smaller proportion of owner occupiers lived in multi-unit dwellings than renter households; and
- A higher proportion of lower income households lived in multi-unit dwellings than higher income households across all ethnicities.

These trends may reflect the suitability of the multi-unit dwellings to different household ethnicities.

#### 4.8 The combined demographic characteristics of multi-unit households

The objective of this subsection is to provide a profile of households living in multi-unit dwellings by a cross tabulation of demographic characteristics. Figure 4.8 presents the number of multi-unit renter households by age of the household reference person and household composition living in Christchurch City in 2023.

**Figure 4.8: The number of multi-unit renter households by age of the household reference person and household composition living in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Multi-unit renter households have a significant number of one person households aged 50 years and over.



Table 4.12 presents the number of multi-unit renter households by age of the household reference person and household composition in Christchurch City in 2018 and 2023.

**Table 4.12: The number of multi-unit renter households by age of the household reference person and household composition in 2018 and 2023**

	Less than 30 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs and over		Total	
	No	% of total	No	% of total	No	% of total	No	% of total	No	% of total	No	% of total
<b>2018</b>												
Couples with Children	345	2%	690	5%	396	3%	168	1%	27	0%	1,632	11%
Couples w/out Children	1,374	9%	765	5%	255	2%	417	3%	522	4%	3,330	23%
One parent	363	2%	378	3%	579	4%	315	2%	84	1%	1,584	11%
Multi family	54	0%	36	0%	21	0%	21	0%	6	0%	138	1%
One person	510	3%	798	5%	1,029	7%	1,983	13%	2,163	15%	6,483	44%
Other	840	6%	252	2%	126	1%	198	1%	126	1%	1,545	11%
Total	3,492	24%	2,922	20%	2,286	16%	3,108	21%	2,931	20%	14,742	100%
<b>2023</b>												
Couples with Children	426	2%	1,278	6%	705	3%	276	1%	45	0%	2,730	13%
Couples w/out Children	1,926	9%	1,389	7%	339	2%	462	2%	501	2%	4,617	22%
One parent	516	2%	651	3%	546	3%	492	2%	156	1%	2,361	11%
Multi family	90	0%	72	0%	30	0%	30	0%	9	0%	231	1%
One person	864	4%	1,227	6%	1,161	6%	2,715	13%	2,628	13%	8,595	41%
Other	1,380	7%	393	2%	144	1%	264	1%	135	1%	2,316	11%
Total	5,202	25%	5,010	24%	2,925	14%	4,239	20%	3,474	17%	20,850	100%

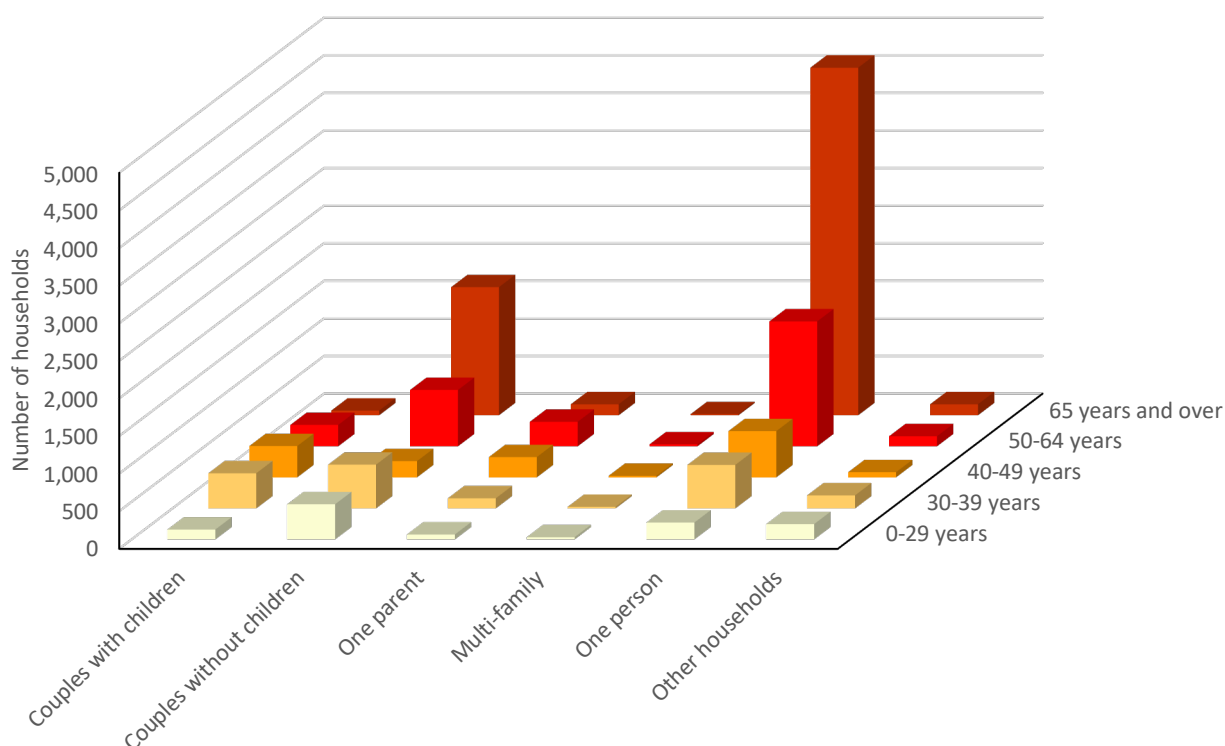
Source: Based on customised census data sourced from Statistics New Zealand

Multi-unit renter households have high numbers of households with one person composition aged 50 to 64 years with 2,715 households (up from 1,983 households in 2018) and over 65 years of aged, 2,628 households (up from 2,163 households in 2018) as well as younger (aged less than 30 years) couples without children, 1,926 households (up from 1,374 households in 2018).



Figure 4.9 presents the number of multi-unit owner occupier households by age of the household reference person and household composition living in Christchurch City in 2023.

**Figure 4.9: The number of multi-unit owner occupier households by age of the household reference person and household composition living in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households living in multi-unit dwellings are dominated by older one person and older couples without children households.





Table 4.13 presents the number of multi-unit owner occupier households living in Christchurch City in 2018 and 2023

**Table 4.13: The number of multi-unit owner occupier households living in Christchurch City in 2018 and 2023**

	Less than 30 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs and over		Total	
	No	% of total	No	% of total	No	% of total	No	% of total	No	% of total	No	% of total
<b>2018</b>												
Couples with Children	126	1%	324	3%	306	3%	234	2%	63	1%	1,050	11%
Couples w/out Children	285	3%	309	3%	183	2%	636	6%	1053	11%	2,469	25%
One parent	72	1%	102	1%	264	3%	255	3%	99	1%	741	7%
Multi family	21	0%	21	0%	9	0%	15	0%	12	0%	78	1%
One person	147	1%	312	3%	468	5%	1,302	13%	2,925	29%	5,151	52%
Other	129	1%	84	1%	51	1%	111	1%	123	1%	501	5%
Total	783	8%	1,146	11%	1,230	12%	2,556	26%	4,284	43%	10,002	100%
<b>2023</b>												
Couples with Children	132	1%	468	3%	417	3%	285	2%	63	0%	1,365	9%
Couples w/out Children	468	3%	582	4%	216	1%	750	5%	1,704	12%	3,720	26%
One parent	66	0%	135	1%	270	2%	327	2%	147	1%	945	6%
Multi family	30	0%	21	0%	21	0%	27	0%	15	0%	114	1%
One person	225	2%	579	4%	615	4%	1,662	11%	4,623	32%	7,704	53%
Other	204	1%	174	1%	69	0%	135	1%	147	1%	729	5%
Total	1,125	8%	1,959	13%	1,608	11%	3,186	22%	6,699	46%	14,577	100%

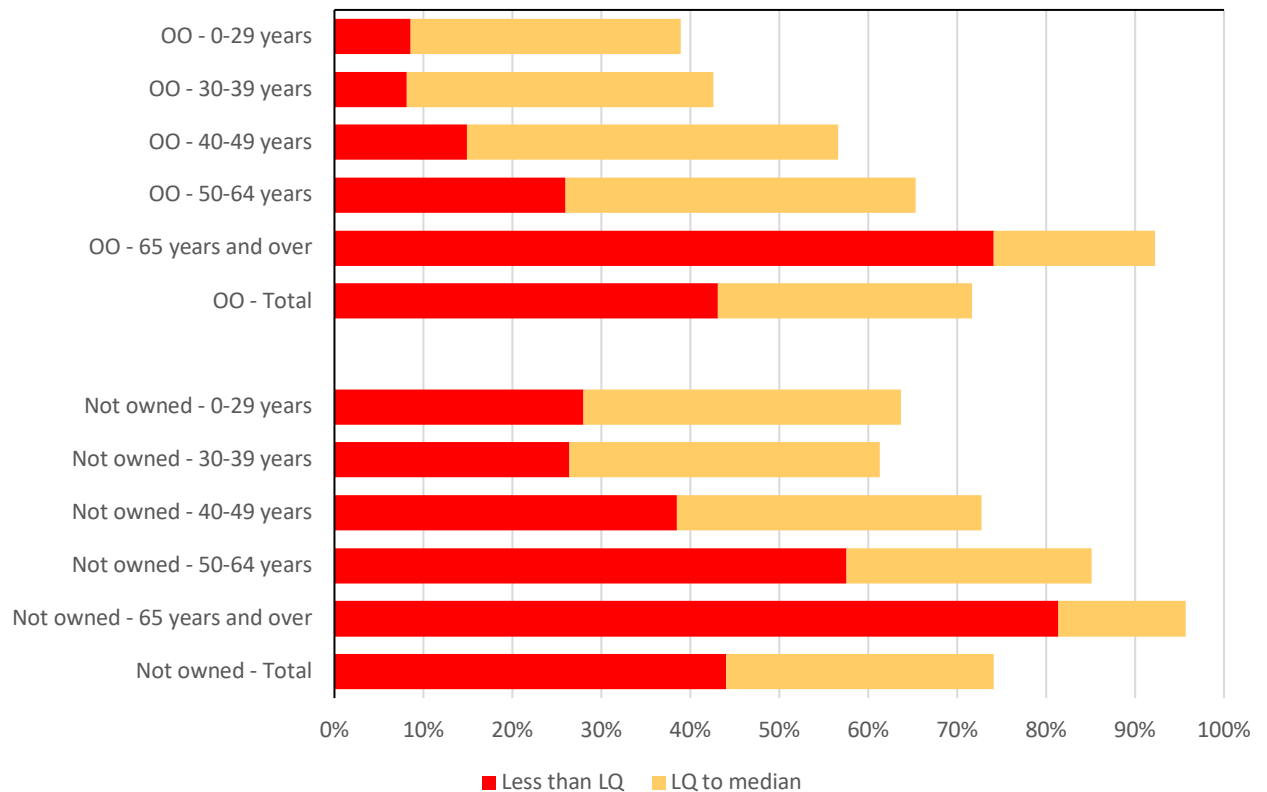
Source: Based on customised census data sourced from Statistics New Zealand

Multi-unit owner occupier households have high numbers of households with one person composition aged 50 to 64 years (1,662 households up from 1,302 households in 2018) and over 65 years of age (4,623 households up from 2,925 households in 2018).



Figure 4.10 presents the proportion of multi-unit households by tenure and age of the household reference person with household incomes less than the median household income living in Christchurch City in 2023.

**Figure 4.10: The proportion of multi-unit households by tenure and age of the household reference person with household incomes less than the median household income living in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

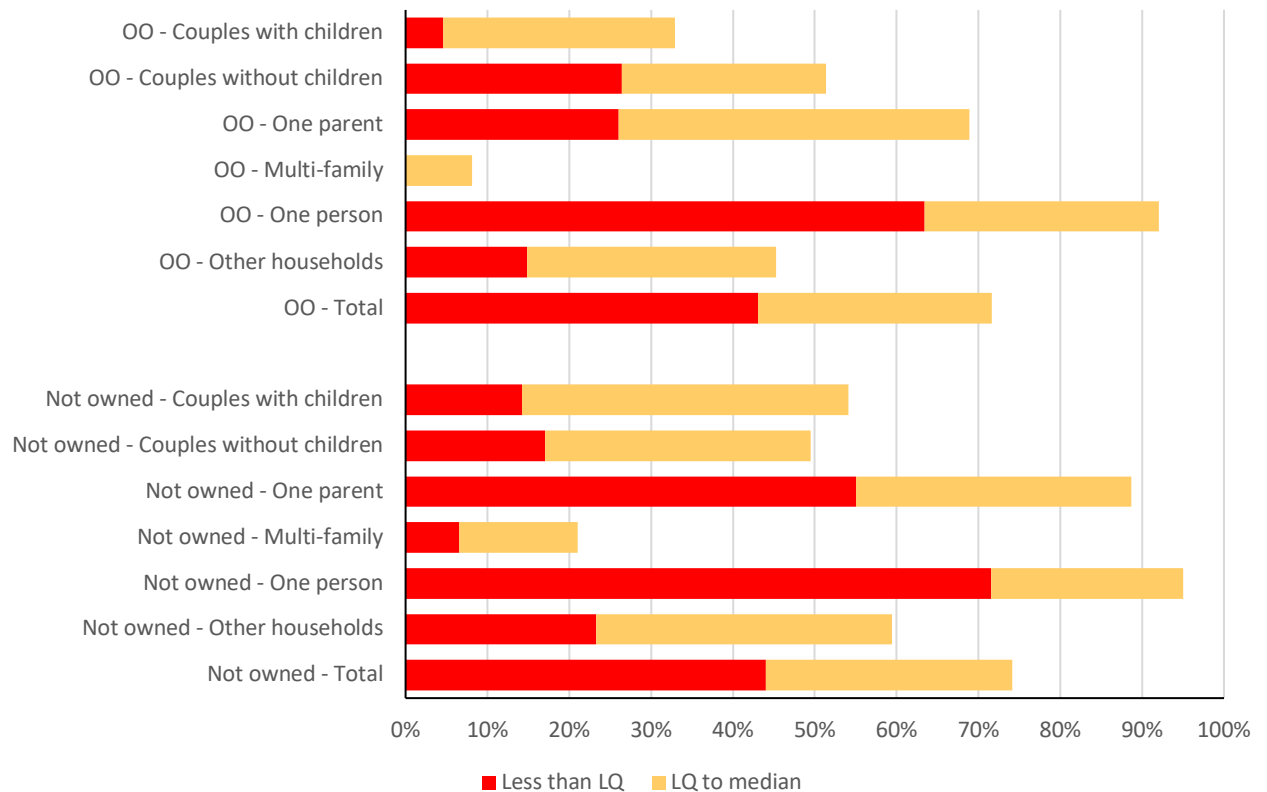
NB: OO refers to owner occupied households

A higher proportion of renter and owner occupier households living in multi-unit dwellings have household incomes of less than the median for Christchurch City. The proportion is highest for households with reference people aged 65 years and older.



Figure 4.11 presents the proportion of multi-unit households by tenure and household composition with household incomes less than the median household income living in Christchurch City in 2023.

**Figure 4.11: The proportion of multi-unit households by tenure and household composition with household incomes less than the median household income living in Christchurch City in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

NB: OO refers to owner occupied households

One person and one parent households have the highest proportion of households with household income of less than the median for both owner occupier and renter households living in multi-unit dwellings.



Table 4.14 presents the number and proportion of owner occupier households by household income living in multi-unit dwellings in Christchurch City in 2023.

**Table 4.14: The number and proportion of owner occupier households by household income living in multi-unit dwellings in Christchurch City in 2023**

	Less than 30 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs and over		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total
<b>Q1 Less than \$47,200</b>												
Couples with children	6	0%	18	0%	18	0%	12	0%	0	0%	63	0%
Couples without children	0	0%	18	0%	9	0%	75	1%	882	6%	984	7%
One parent	12	0%	39	0%	72	0%	72	0%	51	0%	246	2%
Multi-family	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
One person	57	0%	75	1%	141	1%	639	4%	3,972	27%	4,884	33%
Other households	18	0%	6	0%	0	0%	24	0%	54	0%	108	1%
Total	96	1%	159	1%	240	2%	828	6%	4,965	34%	6,288	43%
<b>Q2 \$47,200 to \$95,000</b>												
Couples with children	45	0%	132	1%	120	1%	54	0%	33	0%	387	3%
Couples without children	78	1%	75	1%	54	0%	210	1%	516	4%	930	6%
One parent	24	0%	66	0%	126	1%	126	1%	66	0%	405	3%
Multi-family	0	0%	0	0%	0	0%	0	0%	0	0%	9	0%
One person	141	1%	366	3%	351	2%	810	6%	534	4%	2,205	15%
Other households	57	0%	30	0%	15	0%	54	0%	63	0%	222	2%
Total	342	2%	675	5%	672	5%	1,254	9%	1,215	8%	4,158	29%



**Table 4.14: The number and proportion of owner occupier households by household income living in multi-unit dwellings in Christchurch City in 2023 continued**

	Less than 30 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs and over		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	
<b>Q3 \$95,000 to \$150,900</b>												
Couples with children	51	0%	195	1%	150	1%	78	1%	12	0%	489	3%
Couples without children	204	1%	219	2%	75	1%	237	2%	198	1%	930	6%
One parent	24	0%	24	0%	54	0%	93	1%	21	0%	213	1%
Multi-family	9	0%	6	0%	9	0%	0	0%	0	0%	27	0%
One person	27	0%	108	1%	93	1%	156	1%	69	0%	450	3%
Other households	78	1%	75	1%	24	0%	39	0%	24	0%	237	2%
Total	390	3%	624	4%	405	3%	609	4%	324	2%	2,349	16%
<b>Q4 More than \$150,900</b>												
Couples with children	27	0%	123	1%	129	1%	141	1%	15	0%	432	3%
Couples without children	186	1%	270	2%	78	1%	231	2%	111	1%	873	6%
One parent	9	0%	9	0%	21	0%	36	0%	9	0%	81	1%
Multi-family	21	0%	12	0%	9	0%	18	0%	9	0%	72	0%
One person	0	0%	27	0%	30	0%	54	0%	51	0%	165	1%
Other households	54	0%	63	0%	24	0%	18	0%	0	0%	162	1%
Total	300	2%	501	3%	294	2%	495	3%	198	1%	1,791	12%
<b>Total</b>												
Couples with children	132	1%	468	3%	417	3%	285	2%	63	0%	1,368	9%
Couples without children	468	3%	582	4%	216	1%	750	5%	1,704	12%	3,723	26%
One parent	66	0%	135	1%	270	2%	327	2%	147	1%	945	6%
Multi-family	30	0%	21	0%	21	0%	27	0%	15	0%	111	1%
One person	225	2%	579	4%	615	4%	1,662	11%	4,623	32%	7,704	53%
Other households	204	1%	174	1%	69	0%	135	1%	147	1%	729	5%
Total	1,125	8%	1,959	13%	1,611	11%	3,186	22%	6,702	46%	14,583	100%

Source: Based on customised census data sourced from Statistics New Zealand



One person owner occupier households with reference people aged 65 years and over have a high proportion of households with incomes less than the lower household quartile. A total of 86% of one person households aged 65 years and older (3,972 households divided by 4,623 households) earn less than the lower quartile and a further 12% (534 of 4,623 total households) between the lower quartile and the median household income.



Table 4.15 presents the number proportion of not owned households by household income living in multi-unit dwellings in Christchurch City in 2023.

**Table 4.15: The number and proportion of not owned households by household income living in multi-unit dwellings in Christchurch City in 2023**

	Less than 30 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs and over		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total
<b>Q1 Less than \$47,200</b>												
Couples with children	87	0%	156	1%	93	0%	48	0%	6	0%	387	2%
Couples without children	216	1%	105	1%	51	0%	123	1%	288	1%	786	4%
One parent	324	2%	417	2%	288	1%	204	1%	66	0%	1,296	6%
Multi-family	0	0%	0	0%	0	0%	0	0%	0	0%	15	0%
One person	522	3%	582	3%	672	3%	1,974	9%	2,400	12%	6,147	29%
Other households	306	1%	60	0%	30	0%	87	0%	60	0%	540	3%
Total	1,455	7%	1,323	6%	1,128	5%	2,442	12%	2,823	14%	9,174	44%
<b>Q2 \$47,200 to \$95,000</b>												
Couples with children	198	1%	516	2%	261	1%	90	0%	24	0%	1,089	5%
Couples without children	699	3%	393	2%	105	1%	153	1%	150	1%	1,500	7%
One parent	135	1%	189	1%	198	1%	201	1%	72	0%	792	4%
Multi-family	9	0%	9	0%	6	0%	6	0%	0	0%	33	0%
One person	309	1%	513	2%	384	2%	612	3%	195	1%	2,016	10%
Other households	507	2%	129	1%	48	0%	105	1%	51	0%	837	4%
Total	1,854	9%	1,746	8%	1,002	5%	1,170	6%	495	2%	6,270	30%



**Table 4.15: The number and proportion of not own households by household income living in multi-unit dwellings in Christchurch City in 2023 continued**

	Less than 30 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs and over		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total
<b>Q3 \$95,000 to \$150,900</b>												
Couples with children	99	0%	438	2%	255	1%	78	0%	9	0%	879	4%
Couples without children	699	3%	516	2%	108	1%	126	1%	45	0%	1,494	7%
One parent	36	0%	33	0%	45	0%	60	0%	15	0%	189	1%
Multi-family	24	0%	15	0%	9	0%	0	0%	0	0%	54	0%
One person	27	0%	99	0%	72	0%	96	0%	21	0%	315	2%
Other households	333	2%	114	1%	42	0%	54	0%	15	0%	555	3%
Total	1,215	6%	1,212	6%	528	3%	423	2%	105	1%	3,486	17%
<b>Q4 More than \$150,900</b>												
Couples with children	42	0%	171	1%	99	0%	60	0%	0	0%	375	2%
Couples without children	312	1%	375	2%	75	0%	57	0%	18	0%	837	4%
One parent	18	0%	12	0%	18	0%	24	0%	0	0%	75	0%
Multi-family	57	0%	42	0%	15	0%	15	0%	0	0%	132	1%
One person	6	0%	30	0%	39	0%	30	0%	9	0%	114	1%
Other households	237	1%	93	0%	24	0%	21	0%	9	0%	381	2%
Total	672	3%	723	3%	267	1%	207	1%	48	0%	1,917	9%
<b>Total</b>												
Couples with children	426	2%	1,278	6%	705	3%	276	1%	45	0%	2,727	13%
Couples without children	1,926	9%	1,389	7%	339	2%	462	2%	501	2%	4,617	22%
One parent	516	2%	651	3%	546	3%	492	2%	156	1%	2,355	11%
Multi-family	90	0%	72	0%	30	0%	30	0%	9	0%	228	1%
One person	864	4%	1,227	6%	1,161	6%	2,715	13%	2,628	13%	8,592	41%
Other households	1,380	7%	393	2%	144	1%	264	1%	135	1%	2,316	11%
Total	5,196	25%	5,007	24%	2,928	14%	4,242	20%	3,468	17%	20,847	100%

Source: Based on customised census data sourced from Statistics New Zealand





One person not owned households with reference people aged 65 years and over have a high proportion of households with incomes less than the lower quartile household income. A total of 91% of one person not owned households (2,400 of 2,628 total households) earn less than the lower quartile and a further 8% (195 of 2,628 total households) between the lower quartile and the median household income.

## 4.9 Christchurch City Summary

In summary, Christchurch City households living in multi-unit dwellings have a number of characteristics which vary from the overall population. These include:

- Households living in multi-unit dwellings are dominated by renters. The rate of owner occupation is 41% compared to 75% for households living in standalone dwellings;
- A larger proportion of households living in multi-unit dwellings have household reference people aged between 0 and 29 years, and over 65 years relative to households living in standalone dwellings. Owner occupier multi-unit dwelling households are dominated by those aged 50 years and older. The age distribution of renter households living in multi-unit dwellings was more evenly spread;
- Multi-unit renter households have high numbers of households with one person composition aged 50 to 64 years (2,715 households up from 1,983 households in 2018) and over 65 years of age (2,628 households up from 2,163 households in 2018) as well as younger (aged less than 30 years) couples without children (1,926 households up from 1,374 households in 2018);
- Multi-unit owner occupier households have high numbers of households with one person composition aged 50 to 64 years (1,662 households up from 1,302 households in 2018) and over 65 years of age (4,623 households up from 2,925 households in 2018) as well as couples without children households age 65 years and older (1,704 households up from 1,053 households in 2018);
- Multi-unit households are dominated by those with household incomes of less than the lower quartile (44% of all multi-unit households) and between the lower quartile and median (29% of all multi-unit households). A similar pattern exists for both renters and owner occupiers with 44% (down from 46% in 2018) of renter multi-unit dwellers earning less than the lower quartile and 43% (up from 41% in 2018) of owner occupiers;
- Households living in multi-unit dwellings are more likely to have shifted in the last 5 years than those living in standalone dwellings. Only 35% of households living in multi-unit dwellings lived at the same address as 5 years ago compared to 55% of households living in standalone dwellings. This may reflect the uplift in multi-unit development activity in the five years prior to 2023. Renter households are significantly less likely to still be living in the same dwelling for both standalone and multi-unit dwellings than owner occupiers. For example, 64% of owner occupiers living in standalone dwellings lived at the same address as 5 years ago. This compares to 28% of renters living in standalone dwelling and 48% of multi-unit owner occupiers living at the same address as 5 years ago compared to 26% of renters living in multi-unit dwellings; and
- A higher proportion of households living in multi-unit dwellings do not own cars. However, even for renter households living in multi-unit dwellings (which have the lowest rate of car ownership), 79% of households own one or more cars.



## 5. Selwyn District - Household demographics by dwelling typology in 2018 and 2023

### 5.1 Introduction

The objective of this section is to present our analysis of the demographic characteristics of households living in standalone and multi-unit dwellings in 2018 and 2023 in Selwyn District. In 2018, approximately 830 households lived in multi-unit dwellings representing 4% of the district's population. This was lower than the 19% of households living in multi-unit dwellings in Christchurch City and 7% in Waimakariri District. The analysis of the demographic characteristics of these households includes:

- Age of the household reference person;
- Household composition;
- Household income;
- Ethnicity;
- Migrants;
- Vehicle ownership; and
- Combination of demographic characteristics.

Table 5.1 presents the number of households by dwelling typology and tenure in Selwyn District in 2018 and 2023.

**Table 5.1: The number of households by dwelling typology and tenure in Selwyn District in 2018 and 2023**

	Number of households			As a proportion of dwellings		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>2018</b>						
Owner occupied	15,400	480	15,880	78%	2%	80%
Renter	3,590	350	3,940	18%	2%	20%
Total	18,980	830	19,810	96%	4%	100%
Rate of owner occupation	81%	58%	80%			
<b>2023</b>						
Owner occupied	19,920	660	20,580	79%	3%	82%
Renter	4,230	440	4,670	17%	2%	18%
Total	24,150	1,100	25,250	96%	4%	100%
Rate of owner occupation	82%	60%	82%			
<b>Change 2018 to 2023</b>						
Owner occupied	4,520	180	4,700	1%	1%	2%
Renter	640	90	730	-1%	0%	-2%
Total	5,170	270	5,440	0%	0%	0%
Rate of owner occupation	1% pts	2% pts	2% pts			

Source: Based on customised census data sourced from Statistics New Zealand



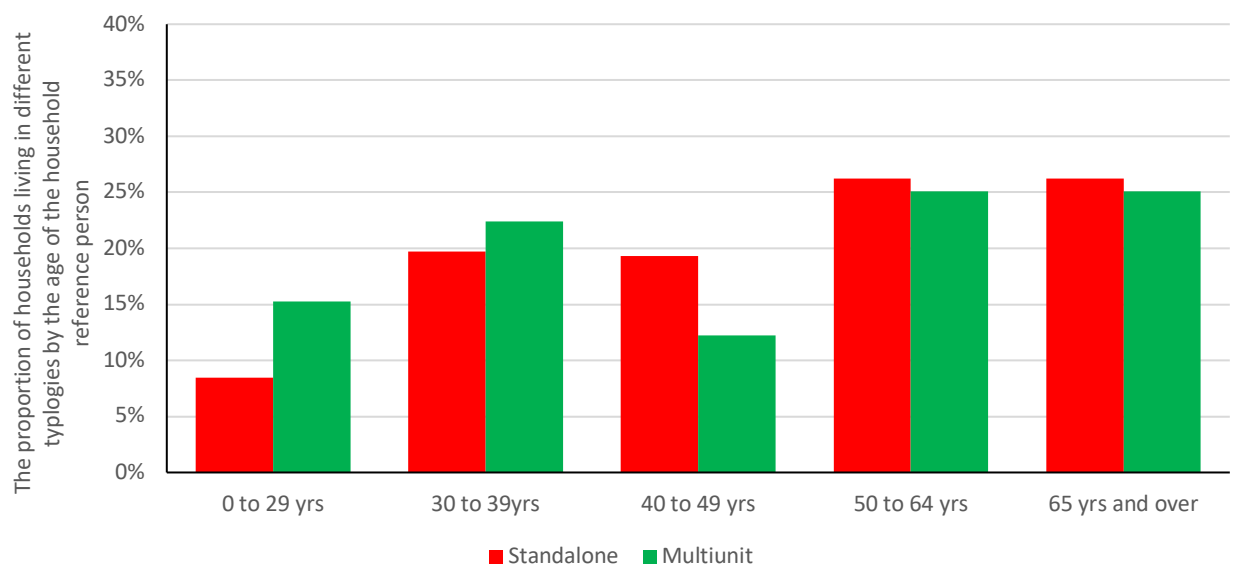
There were 1,100 households living in multi-unit dwellings in Selwyn District in 2023 (up from 830 households in 2018) which accounted for 4% of the area's housing stock. The rate of owner occupation was 22 percentage points lower for households living in multi-unit dwellings than for those living in standalone dwellings.

Please note the relatively small number of Selwyn District's households living in multi-unit dwellings limits the level of analysis that can be undertaken. Consequently, the following analysis provides an indicative breakdown of the characteristics of households living in multi-unit dwellings.

## 5.2 Age of the household reference person

Overseas literature suggests as people age and their housing needs evolve, a high proportion of older households may choose to live in multi-unit dwellings. Figure 5.1 presents the proportion of households living in different housing typologies by the age of the household reference person in 2023.

**Figure 5.1: The proportion of households living in different housing typologies by age of the household reference person in Selwyn District in 2023**



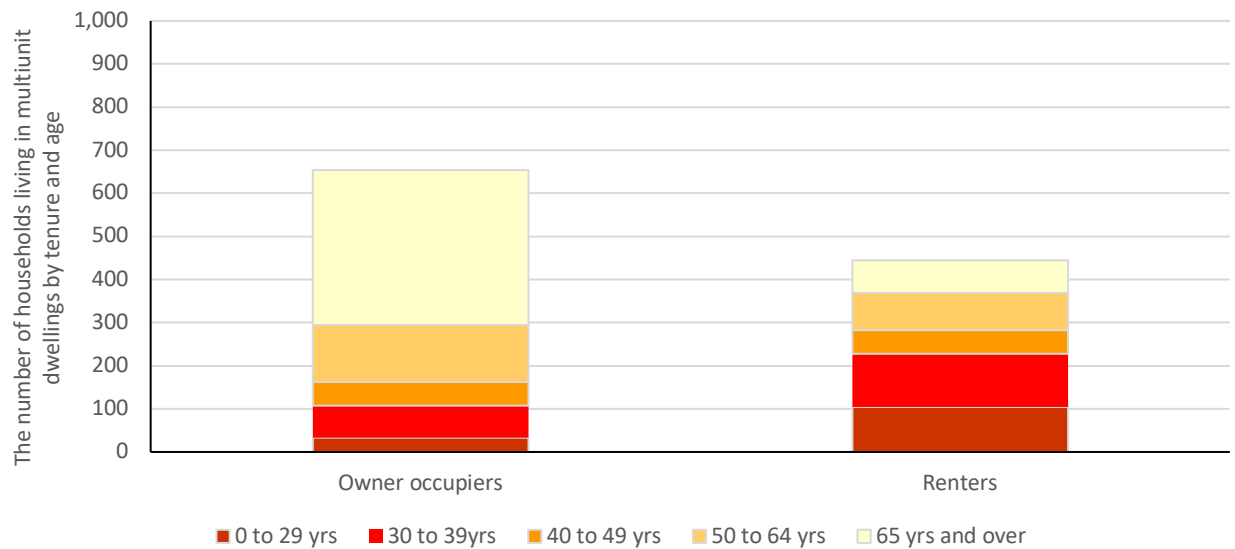
Source: Based on customised census data sourced from Statistics New Zealand

A larger proportion of households living in multi-unit dwellings have household reference people aged between 0 and 29 years, and between 30 and 39 years of age relative to households living in standalone dwellings. This is similar to Christchurch City's multi-unit occupiers.



Figure 5.2 presents the number of households living in multi-unit dwellings by tenure and age of the household reference person in 2023.

**Figure 5.2: The number of households living in multi-unit dwellings by tenure and age of the household reference person living in Selwyn District in 2023**



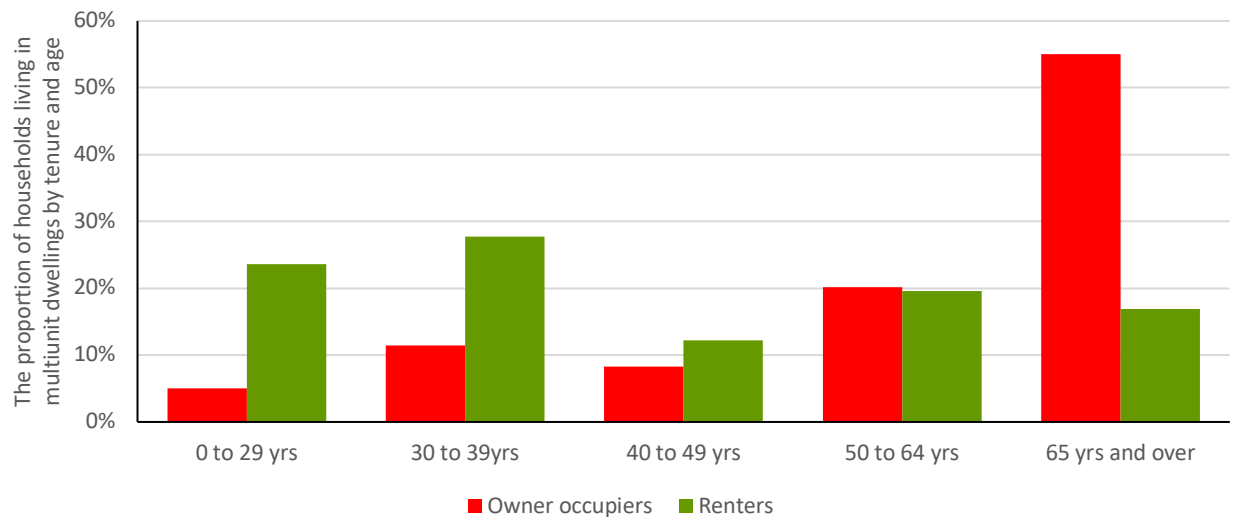
Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households living in multi-unit dwelling are dominated by those with reference people aged 50 years and older. The age distribution of renter households living in multi-unit dwellings is more evenly spread with a higher number with reference people aged between 0 and 29 years.



Figure 5.3 presents the proportion of households living in multi-unit dwellings by tenure and age of the household reference person living in Selwyn District in 2023.

**Figure 5.3: The proportion of households living in multi-unit dwellings by tenure and age of the household reference person living in Selwyn District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households with reference people aged 65 years and older accounted for 55% of all owner occupiers living in multi-unit dwellings. The age distribution of renter households was more evenly spread with slightly more households with reference people aged less than 40 years of age.



Table 5.2 presents the number of households by dwelling typology, tenure and age of the household reference person living in Selwyn District in 2018 and 2023.

**Table 5.2: The number of households by dwelling typology, tenure and age of the household reference person living in Selwyn District in 2018 and 2023**

Age of households reference person	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
0 to 29 yrs	1,140	7%	33	7%	882	25%	114	33%	2,025	11%	144	17%
30 to 39 yrs	2,631	17%	57	12%	945	26%	78	23%	3,579	19%	138	17%
40 to 49 yrs	3,801	25%	84	17%	750	21%	51	15%	4,548	24%	135	16%
50 to 64 yrs	4,848	31%	159	33%	618	17%	54	16%	5,466	29%	213	26%
65 yrs & over	2,976	19%	150	31%	390	11%	48	14%	3,366	18%	198	24%
Total	15,396	100%	483	100%	3,585	100%	345	100%	18,984	100%	828	100%
<b>2023</b>												
0 to 29 yrs	1,320	7%	30	5%	920	22%	110	24%	2,240	9%	140	13%
30 to 39 yrs	3,890	20%	80	12%	1,310	31%	120	27%	5,200	22%	200	18%
40 to 49 yrs	4,210	21%	50	8%	890	21%	50	11%	5,100	21%	100	9%
50 to 64 yrs	6,170	31%	130	20%	750	18%	90	20%	6,920	29%	220	20%
65 yrs & over	4,340	22%	360	55%	360	9%	80	18%	4,700	19%	440	40%
Total	19,930	100%	650	100%	4,230	100%	450	100%	24,160	100%	1,100	100%
<b>Chge 18 to 23</b>												
0 to 29 yrs	180	0%	-3	-2%	38	-3%	-4	-9%	215	-2%	-4	-4%
30 to 39 yrs	1,259	3%	23	0%	365	5%	42	4%	1,621	3%	62	1%
40 to 49 yrs	409	-4%	-34	-9%	140	0%	-1	-4%	552	-3%	-35	-7%
50 to 64 yrs	1,322	0%	-29	-13%	132	1%	36	4%	1,454	0%	7	-6%
65 yrs & over	1,364	3%	210	24%	-30	-2%	32	4%	1,334	1%	242	16%
Total	4,534	0%	167	0%	645	0%	105	0%	5,176	0%	272	0%

Source: Based on customised census data sourced from Statistics New Zealand

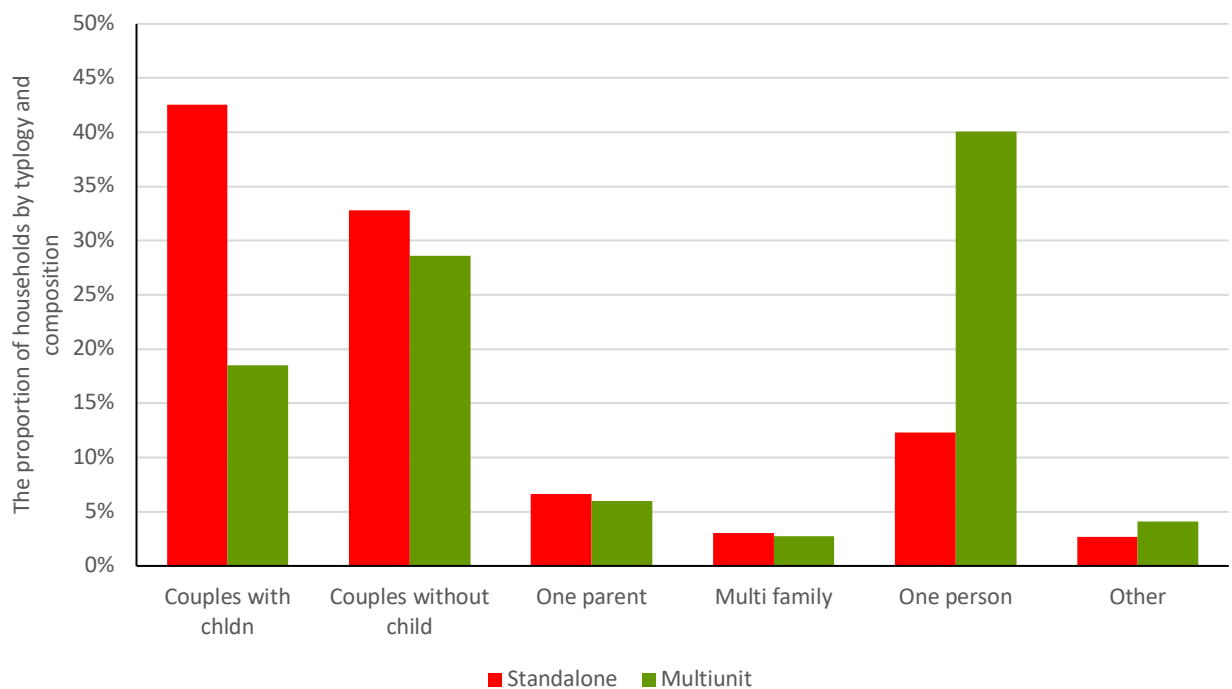
Between 2018 and 2023 the number of owner occupiers with reference people aged 65 years and older living in multi-unit dwellings increased by 210 households, or 77% of the total growth of multi-unit living households in Selwyn District. Growth in standalone owner occupiers between 2018 and 2023 was dominated by those aged between 30 to 39 years (up 1,259 households), 50 to 64 years (up 1,322 households), and aged 65 years and older (up 1,364 households). Growth in the number of renters living in standalone dwellings was dominated by those with reference people aged 30 to 39 years of age (up 365 households or 57% of the total growth in renters living in standalone dwellings)



### 5.3 Household composition

Household composition characteristics of multi-unit households is different from their standalone counterparts. Figure 5.4 presents the proportion of households living in different housing typologies by household composition in Selwyn District in 2023.

**Figure 5.4: The proportion of households living in different housing typologies by household composition in Selwyn District in 2023**



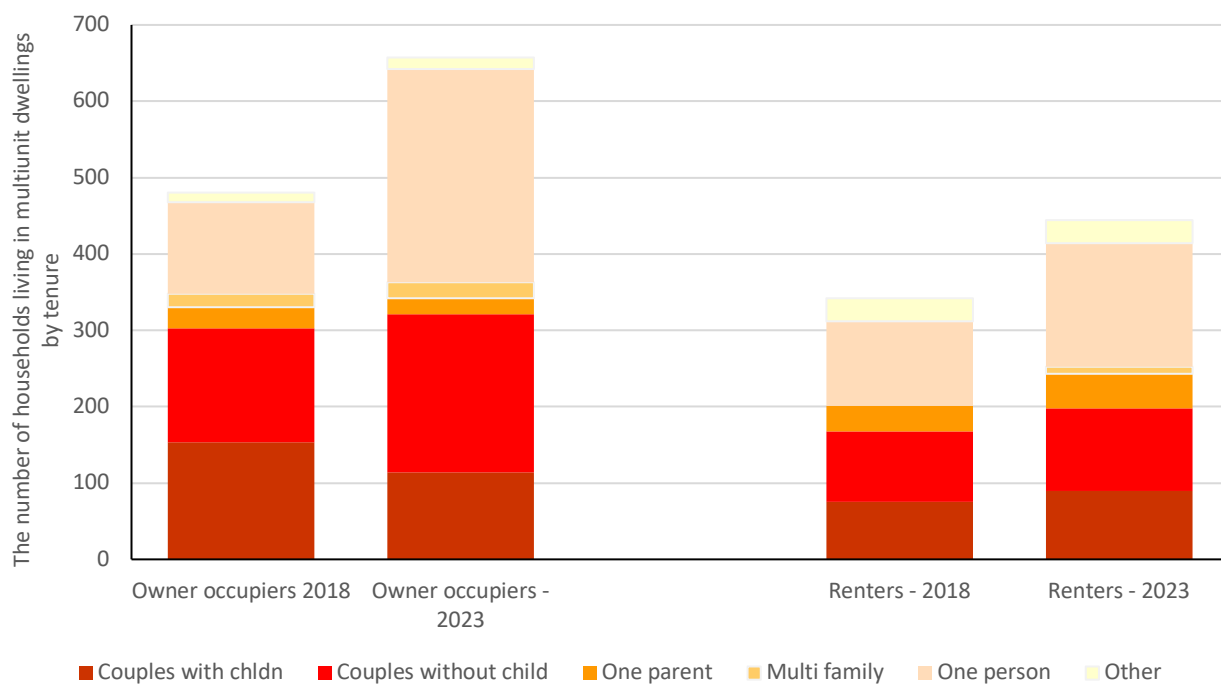
Source: Based on customised census data sourced from Statistics New Zealand

A significantly higher proportion of one person households lived in multi-unit dwellings in 2023 compared to households in standalone dwellings. Couples with children had a higher proportion in standalone dwellings.



Figure 5.5 presents the number of households living in multi-unit dwellings by tenure and household composition living in Selwyn District in 2018 and 2023.

**Figure 5.5: The number of households living in multi-unit dwellings by tenure and by household composition living in Selwyn District in 2018 and 2023**



Source: Based on customised census data sourced from Statistics New Zealand

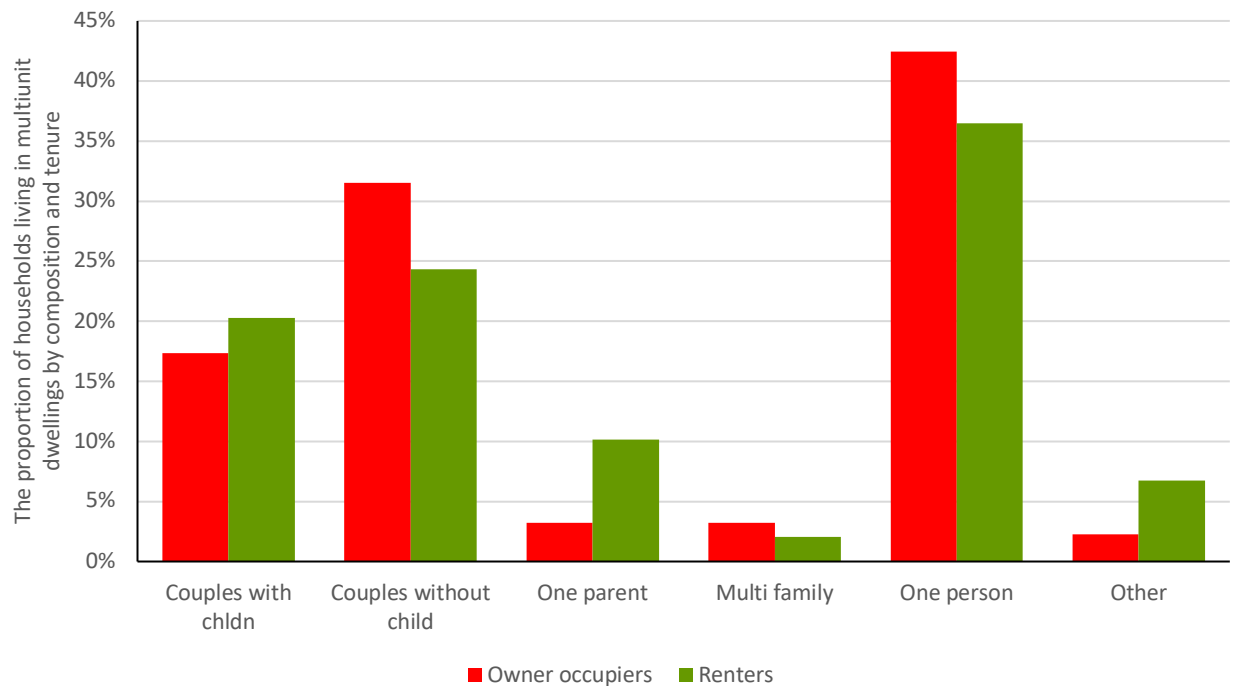
Renter households living in multi-unit dwellings are dominated by one person compositions. Owner occupier households living in multi-unit dwellings have significant numbers of couples with children, couples without children and one person households.





Figure 5.6 presents the proportion of households living in multi-unit dwellings by tenure and household composition living in Selwyn District in 2023.

**Figure 5.6: The proportion of households living in multi-unit dwellings by tenure and household composition living in Selwyn District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Renter households living in multi-unit dwellings, relative to owner occupiers, have a higher proportion of one parent households. Owner occupier households living in multi-unit dwellings have a higher proportion of couples without children and one person households relative to renter households.



Table 5.3 presents the number of households by dwelling typology, tenure and household composition living in Selwyn District in 2018 and 2023.

**Table 5.3: The number of households by dwelling typology, tenure and household composition living in Selwyn District in 2018 and 2023**

Household composition	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Couples with children	6,777	44%	153	32%	1,341	38%	75	22%	8,115	43%	228	28%
Couples w/out children	5,460	35%	150	31%	867	24%	93	27%	6,330	33%	237	29%
One parent	777	5%	27	6%	441	12%	33	10%	1,218	6%	60	7%
Multi family	408	3%	18	4%	69	2%	0	0%	477	3%	21	3%
One person	1,704	11%	120	25%	627	18%	111	32%	2,328	12%	231	28%
Others	261	2%	12	3%	231	6%	30	9%	495	3%	45	5%
Total	15,387	100%	480	100%	3,576	100%	342	100%	18,963	100%	822	100%
<b>2023</b>												
Couples with children	8,630	43%	110	17%	1,640	39%	90	20%	10,270	43%	200	18%
Couples w/out children	7,030	35%	210	32%	900	21%	110	24%	7,930	33%	320	29%
One parent	1,010	5%	20	3%	590	14%	50	11%	1,600	7%	70	6%
Multi family	600	3%	20	3%	140	3%	10	2%	740	3%	30	3%
One person	2,300	12%	280	42%	670	16%	160	36%	2,970	12%	440	40%
Others	350	2%	20	3%	300	7%	30	7%	650	3%	50	5%
Total	19,920	100%	660	100%	4,240	100%	450	100%	24,160	100%	1,110	100%
<b>Change 2018 to 2023</b>												
Couples with children	1,853	-1%	-43	-15%	299	1%	15	-2%	2,155	0%	-28	-10%
Couples w/out children	1,570	0%	60	1%	33	-3%	17	-3%	1,600	0%	83	0%
One parent	233	0%	-7	-3%	149	2%	17	1%	382	1%	10	-1%
Multi family	192	0%	2	-1%	71	1%	10	2%	263	0%	9	0%
One person	596	1%	160	17%	43	-2%	49	4%	642	0%	209	12%
Others	89	0%	8	0%	69	1%	0	-2%	155	0%	5	0%
Total	4,533	0%	180	0%	664	0%	108	0%	5,197	0%	288	0%

Source: Based on customised census data sourced from Statistics New Zealand

A significantly higher proportion of one person households live in multi-unit dwellings for both owner occupiers (12% of households in standalone compared to 42% in multi-unit dwellings) and renter households (16% of households in standalone compared to 36% in multi-unit dwellings).



## 5.4 Household income

Table 5.4 presents the number of households by dwelling typology, tenure and household income (by quartiles)<sup>13</sup> living in Selwyn District in 2018 and 2023.

**Table 5.4: The number of households by dwelling typology, tenure and household income (by quartiles), living in Selwyn District in 2018 and 2023**

Household Income	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Less than LQ	1,785	12%	120	26%	654	19%	87	26%	2,439	13%	207	26%
LQ to median	4,614	31%	144	32%	1,533	45%	168	51%	6,147	34%	312	40%
Median to UQ	4,350	29%	96	21%	795	23%	60	18%	5,145	28%	156	20%
Over UQ	4,029	27%	93	21%	444	13%	15	5%	4,473	25%	108	14%
Total	14,781	100%	453	100%	3,426	100%	330	100%	18,207	100%	783	100%
<b>2023</b>												
Less than LQ	2,760	14%	315	48%	750	18%	160	36%	3,510	15%	475	43%
LQ to median	3,940	20%	126	19%	1,310	31%	140	31%	5,250	22%	266	24%
Median to UQ	5,350	27%	117	18%	1,160	27%	90	20%	6,510	27%	207	19%
Over UQ	7,880	40%	102	15%	1,020	24%	60	13%	8,900	37%	162	15%
Total	19,930	100%	660	100%	4,240	100%	450	100%	24,170	100%	1,110	100%
<b>Chge 18 to 23</b>												
Less than LQ	975	2%	195	22%	96	-1%	73	10%	1,071	2%	268	17%
LQ to median	-674	-11%	-18	-13%	-223	-14%	-28	-20%	-897	-12%	-46	-16%
Median to UQ	1,000	-2%	21	-3%	365	4%	30	2%	1,365	-1%	51	-1%
Over UQ	3,851	13%	9	-6%	576	11%	45	8%	4,427	12%	54	1%
Total	5,149	0%	207	0%	814	0%	120	0%	5,963	0%	327	0%

Source: Based on customised census data sourced from Statistics New Zealand

Multi-unit households are dominated by those with household income of less than the median (67% of all households that lived in multi-unit dwellings). A similar pattern exists for both renters and owner occupiers with 67% of renter multi-unit dwellers earning less than the median and 67% of owner occupiers.

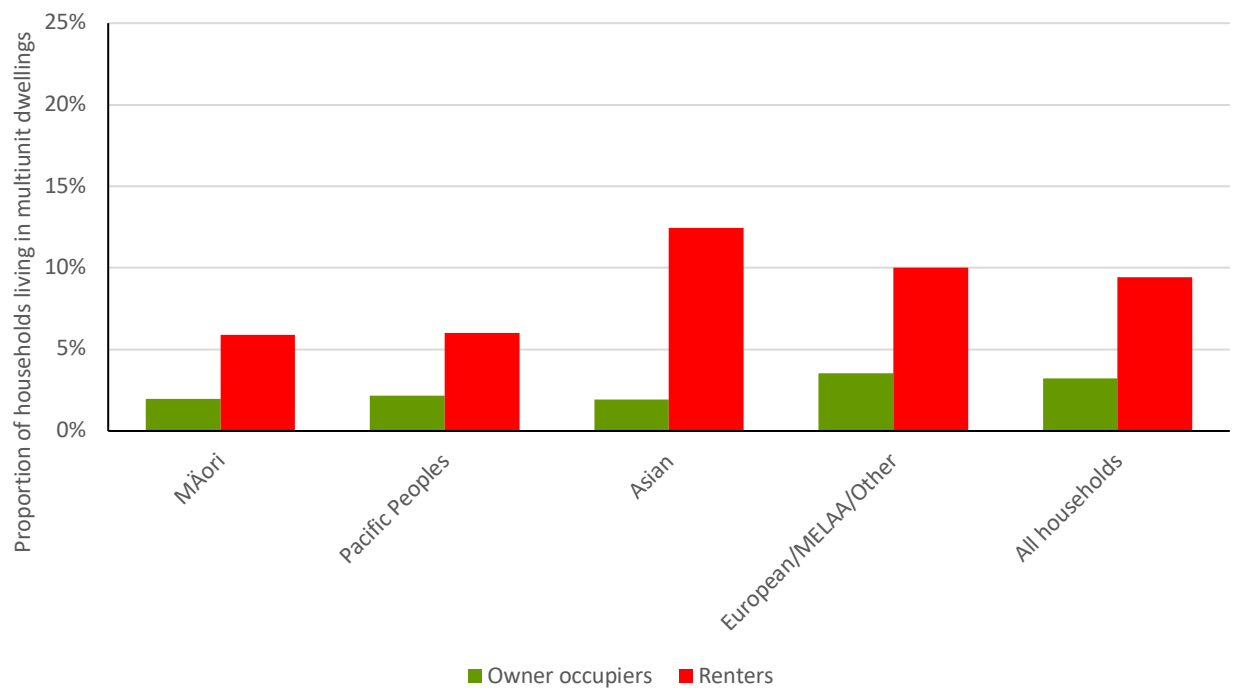
<sup>13</sup> Household income bands are as follows: less than the lower quartile is less than \$38,000; Lower quartile to the median is 38,000 to \$81,000; Median to upper quartile is \$81,000 to \$120,000; and over the upper quartile is over \$120,000.



## 5.5 Household ethnicity

Figure 5.7 presents the proportion of Selwyn District's households living in multi-unit dwellings by tenure and household ethnicity in 2023.

**Figure 5.7: The proportion of households living in multi-unit dwellings by tenure and household ethnicity in Selwyn District in 2023.**



Source: Based on customised census data sourced from Statistics New Zealand

Asian and European New Zealanders households and other had the highest proportion of households living in multi-unit dwellings for both owner occupiers and renters. Renter households had a higher proportion of households living in multi-unit dwellings across all ethnicities.

Table 5.5 presents the number and proportion of households by ethnicity, typology, household income and tenure in Selwyn District in 2018 and 2023.



June 2025

**Table 5.5: The number and proportion of households by ethnicity, typology, household income and tenure in Selwyn District in 2018 and 2023**

	Māori			Pasifika			Asian			NZ European and other			Total		
	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %
<b>2018</b>															
<b>Owner occupiers</b>															
Q1 Less than \$3,8000	87	C	0%	9	C	0%	84	C	0%	1,605	114	7%	1,785	120	6%
Q2 \$38000 to \$81,000	333	9	3%	33	C	0%	288	9	3%	3,963	126	3%	4,614	144	3%
Q3 \$81000 to \$120,000	480	9	2%	48	C	0%	249	C	0%	3,573	81	2%	4,350	96	2%
Q4 More than \$120,000	450	12	3%	45	C	0%	156	C	0%	3,381	75	2%	4,029	93	2%
Total	1440	39	3%	156	C	0%	858	21	2%	12,942	414	3%	15,396	477	3%
<b>Not owned</b>															
Q1 Less than \$38,000	81	C	0%	6	C	0%	60	9	13%	507	72	12%	654	87	12%
Q2 \$38000 to \$81,000	261	24	8%	24	C	0%	186	36	16%	1,065	102	9%	1,533	168	10%
Q3 \$81000 to \$120,000	141	6	4%	27	C	0%	69	12	15%	561	42	7%	795	60	7%
Q4 More than \$120,000	87	0	0%	12	C	0%	30	0	0%	315	6	2%	444	15	3%
Total	609	45	7%	78	6	7%	375	63	14%	2,526	234	8%	3,588	348	9%
<b>2023</b>															
<b>Owner occupiers</b>															
Q1 Less than \$38,000	132	6	4%	12	C	C	168	C	0	2,448	300	11%	2,763	315	10%
Q2 \$38000 to \$81,000	303	6	2%	48	C	C	381	9	2%	3,210	105	3%	3,936	126	3%
Q3 \$81000 to \$120,000	633	9	1%	72	C	C	705	15	2%	3,936	87	2%	5,349	117	2%
Q4 More than \$120,000	1,038	15	1%	138	C	C	726	9	1%	5,973	78	1%	7,875	102	1%
Total	2,103	42	2%	273	6	2%	1,980	39	2%	15,567	573	4%	19,920	660	3%
<b>Not owned</b>															
Q1 Less than \$38,000	132	12	8%	21	C	C	69	18	21%	522	126	19%	747	156	17%
Q2 \$38000 to \$81,000	237	15	6%	39	C	C	174	27	13%	852	90	10%	1,305	141	10%
Q3 \$81000 to \$120,000	204	12	6%	33	C	C	165	21	11%	756	51	6%	1,161	87	7%
Q4 More than \$120,000	192	6	3%	45	C	C	138	12	8%	645	42	6%	1,020	60	6%
Total	768	48	6%	141	9	6%	549	78	12%	2,778	309	10%	4,233	441	9%

Source: Based on customised census data sourced from Statistics New Zealand



Low numbers of households living in multi-unit dwellings make the results of this analysis indicative. However the following trends include:

- A smaller proportion of owner occupiers lived in multi-unit dwellings than renter households; and
- A higher proportion of lower income households lived in multi-unit dwellings than higher income households across all ethnicities.

These trends may reflect the suitability of multi-unit dwellings for different household ethnicities.

## 5.6 Internal and external migration in Selwyn District

Table 5.6 presents the number of households by dwelling typology, tenure and place of residence five years ago now living in Selwyn District in 2018 and 2023.

**Table 5.6: The number of households by dwelling typology, tenure and place of residence five years ago now living in Selwyn District in 2018 and 2023**

Place of residence 5 years ago	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Same address	6,687	43%	231	48%	597	17%	48	14%	7,284	38%	279	34%
Different address	2,535	16%	81	17%	723	20%	81	23%	3,258	17%	162	20%
Total Selwyn residents	9,222	60%	312	65%	1,323	37%	129	37%	10,542	56%	441	54%
Did not live in Selwyn	6,174	40%	165	35%	2,265	63%	219	63%	8,442	44%	381	46%
Total	15,396	100%	477	100%	3,588	100%	348	100%	18,984	100%	822	100%
<b>2023</b>												
Same address	10,250	51%	250	37%	770	18%	90	20%	11,020	46%	340	31%
Different address	3,280	16%	160	24%	1,100	26%	130	30%	4,380	18%	290	26%
Total Selwyn residents	13,530	68%	410	61%	1,880	44%	220	50%	15,410	64%	630	57%
Did not live in Selwyn	6,390	32%	260	39%	2,360	56%	220	50%	8,750	36%	480	43%
Total	19,920	100%	670	100%	4,240	100%	440	100%	24,160	100%	1,110	100%
<b>Change 2018 to 2023</b>												
Same address	3,563	8%	19	-11%	173	1%	42	6%	3,736	8%	61	-3%
Different address	745	0%	79	7%	377	6%	49	7%	1,122	1%	128	6%
Total Selwyn residents	4,308	8%	98	-4%	557	7%	91	13%	4,868	8%	189	3%
Did not live in Selwyn	216	-8%	95	4%	95	-7%	1	-13%	308	-8%	99	-3%
Total	4,524	0%	193	0%	652	0%	92	0%	5,176	0%	288	0%

Source: Based on customised census data sourced from Statistics New Zealand



Households living in multi-unit dwellings and living at the same address five years ago were 15 percentage points lower than standalone dwellings (31% of households compared 46% of standalone households). The proportion of renter households living at the same address was also lower than owner occupiers for both standalone and multi-unit dwellings. Renter households were also more likely to have lived outside Selwyn District 5 years ago compared to owner occupiers. Half (50%) of renter households living in multi-unit dwellings lived in Selwyn 5 years ago and only 44% of renters living in standalone dwellings also lived in Selwyn District 5 years ago.

Table 5.7 presents the number and proportion of households living in Selwyn District by dwelling typology, tenure and their address 5 years ago (2023 compared to 2018).



**Table 5.7: The number and proportion of households by dwelling typology, tenure and their address 5 years ago (2023 compared to 2018)**

Household Income	Owner occupiers						Renters						All tenures					
	Standalone		Multi-unit		Total		Standalone		Multi-unit		Total		Standalone		Multi-unit		Total	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>Selwyn residents</b>																		
Same address 5 years ago	10,250	51%	250	38%	10,500	51%	770	18%	90	20%	860	18%	11,020	45%	340	31%	11,360	45%
Different address 5 years ago	3,280	16%	160	25%	3,440	17%	1,100	26%	130	29%	1,230	26%	4,380	18%	290	26%	4,670	18%
Total Selwyn residents	13,527	68%	410	63%	13,937	68%	1,880	44%	220	49%	2,100	44%	15,407	64%	630	57%	16,037	63%
<b>Residents address 5 years ago</b>																		
Christchurch City	3417	17%	144	22%	3,561	17%	837	19%	78	17%	915	19%	4,254	18%	222	20%	4,476	18%
Waimakariri	135	1%	9	1%	144	1%	84	2%	12	3%	96	2%	219	1%	21	2%	240	1%
Rest of Canterbury	306	2%	15	2%	321	2%	240	6%	18	4%	258	5%	546	2%	33	3%	579	2%
Rest of South Island	582	3%	21	3%	603	3%	228	5%	42	9%	270	6%	810	3%	63	6%	873	3%
Auckland	702	4%	12	2%	714	3%	270	6%	15	3%	285	6%	972	4%	27	2%	999	4%
Wellington	285	1%	6	1%	291	1%	84	2%	9	2%	93	2%	369	2%	15	1%	384	2%
Rest of North Island	453	2%	21	3%	474	2%	276	6%	15	3%	291	6%	729	3%	36	3%	765	3%
Overseas	420	2%	12	2%	432	2%	315	7%	24	5%	339	7%	735	3%	36	3%	771	3%
Other	93	0%	0	0%	93	0%	87	2%	15	3%	102	2%	180	1%	15	1%	195	1%
Sub total	6393	32%	240	37%	6,633	32%	2,421	56%	228	51%	2,649	56%	8,814	36%	468	43%	9,282	37%
Total	19,920	100%	650	100%	20,570	100%	4,301	100%	448	100%	4,749	100%	24,221	100%	1,098	100%	25,319	100%

Source: Based on customised census data sourced from Statistics New Zealand





Table 5.8 presents the demographic profile of Selwyn District households living in multi-unit dwellings by tenure and whether they still live at the same address as 5 years ago (2023 compared to 2018).

**Table 5.8: Demographic profile of Selwyn District households living in multi-unit dwellings by tenure and address 5 years ago (2023 compared to 2018)**

	0 to 29 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs +		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total
<b>Households living in same dwelling as 5 years ago</b>												
<b>Owner occupiers</b>												
Couples with children	C	0%	10	5%	20	10%	20	10%	C	0%	50	25%
Couples without children	C	0%	C	0%	C	0%	30	15%	40	20%	70	35%
One parent	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
Multi-family	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
One person	C	0%	C	0%	C	0%	20	10%	70	35%	90	45%
Other households	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
Total	0	0%	10	5%	20	10%	C	30%	110	55%	200	100%
<b>Not owned</b>												
Couples with children	C	0%	10	17%	C	0%	C	0%	C	0%	10	17%
Couples without children	C	0%	C	0%	C	0%	10	17%	C	0%	10	17%
One parent	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
Multi-family	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
One person	C	0%	10	17%	C	0%	10	17%	20	33%	40	67%
Other households	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
Total	0	0%	20	33%	0	0%	20	33%	20	33%	60	100%
<b>Households that shifted in last 5 years</b>												
<b>Owner occupiers</b>												
Couples with children	10	2%	30	7%	10	2%	10	2%	10	2%	70	16%
Couples without children	10	2%	10	2%	C	0%	20	5%	100	23%	140	32%
One parent	C	0%	C	0%	10	2%	10	2%	C	0%	20	5%
Multi-family	C	0%	10	2%	C	0%	C	0%	C	0%	10	2%
One person	C	0%	20	5%	C	0%	30	7%	140	32%	190	43%
Other households	C	0%	C	0%	C	0%	C	0%	10	2%	10	2%
Total	20	5%	70	16%	20	5%	70	16%	260	59%	440	100%
<b>Not owned</b>												
Couples with children	10	3%	40	10%	20	5%	20	5%	C	0%	90	23%
Couples without children	30	8%	30	8%	10	3%	10	3%	20	5%	100	26%
One parent	10	3%	20	5%	10	3%	10	3%	C	0%	50	13%
Multi-family	C	0%	C	0%	C	0%	C	0%	C	0%	C	0%
One person	20	5%	20	5%	20	5%	30	8%	30	8%	120	31%
Other households	30	8%	C	0%	C	0%	C	0%	C	0%	30	8%
Total	100	26%	110	28%	60	15%	70	18%	50	13%	390	100%

Source: Based on customised census data sourced from Statistics New Zealand



The low number of Selwyn District's households living in multi-unit dwellings limit the extent of this analysis. Owner occupier households living multi-unit dwellings which have shifted in the last five years are more likely to have reference people aged 65 years and older. Renter households living in multi-unit dwellings that have shifted in the last five years are more likely have reference people aged less than 39 years.

## 5.7 Vehicle ownership

Table 5.9 presents the proportion of households by dwelling typology, tenure and level of car ownership in Selwyn District in 2018 and 2023.

**Table 5.9: The proportion of households by dwelling typology, tenure and level of car ownership in Selwyn District in 2018 and 2023**

	Owner occupiers		Renters	
	Standalone	Multi-unit	Standalone	Multi-unit
<b>2018</b>				
None	1%	2%	2%	6%
One	15%	30%	33%	53%
Two or more	84%	67%	65%	41%
Total	100%	100%	100%	100%
<b>2023</b>				
None	1%	6%	2%	8%
One	17%	49%	32%	50%
Two or more	83%	45%	66%	42%
Total	100%	100%	100%	100%

Source: Based on customised census data sourced from Statistics New Zealand

A slightly higher proportion of households living in multi-unit dwellings do not own cars. However, even for renter households living in multi-unit dwellings (which have the lowest rate of car ownership), 92% of households own one or more cars.



Table 5.10 presents the proportion of households by dwelling typology, tenure, household income (by quartiles) and level of car ownership in Selwyn District in 2018 and 2023.

**Table 5.10: The proportion of households by dwelling typology, tenure, household income (by quartiles) and level of car ownership in Selwyn District in 2018 and 2023**

Household income and car ownership	Owner occupiers		Renters	
	Standalone	Multi-unit	Standalone	Multi-unit
<b>2018</b>				
<b>Less than the lower quartile</b>				
no car	4%	8%	7%	11%
one or more cars	96%	92%	93%	89%
<b>LQ to median</b>				
no car	1%	0%	1%	0%
one or more cars	99%	100%	99%	100%
<b>Median to UQ</b>				
no car	0%	0%	1%	0%
one or more cars	100%	100%	99%	100%
<b>Over the upper quartile</b>				
no car	0%	0%	0%	0%
one or more cars	100%	100%	100%	100%
<b>2023</b>				
<b>Less than the lower quartile</b>				
no car	3%	11%	8%	15%
one or more cars	97%	89%	92%	85%
<b>LQ to median</b>				
no car	1%	C	2%	4%
one or more cars	99%	100%	98%	96%
<b>Median to UQ</b>				
no car	0%	C	1%	C
one or more cars	100%	100%	99%	100%
<b>Over the upper quartile</b>				
no car	1%	5%	2%	7%
one or more cars	99%	95%	98%	93%

Source: Based on customised census data sourced from Statistics New Zealand

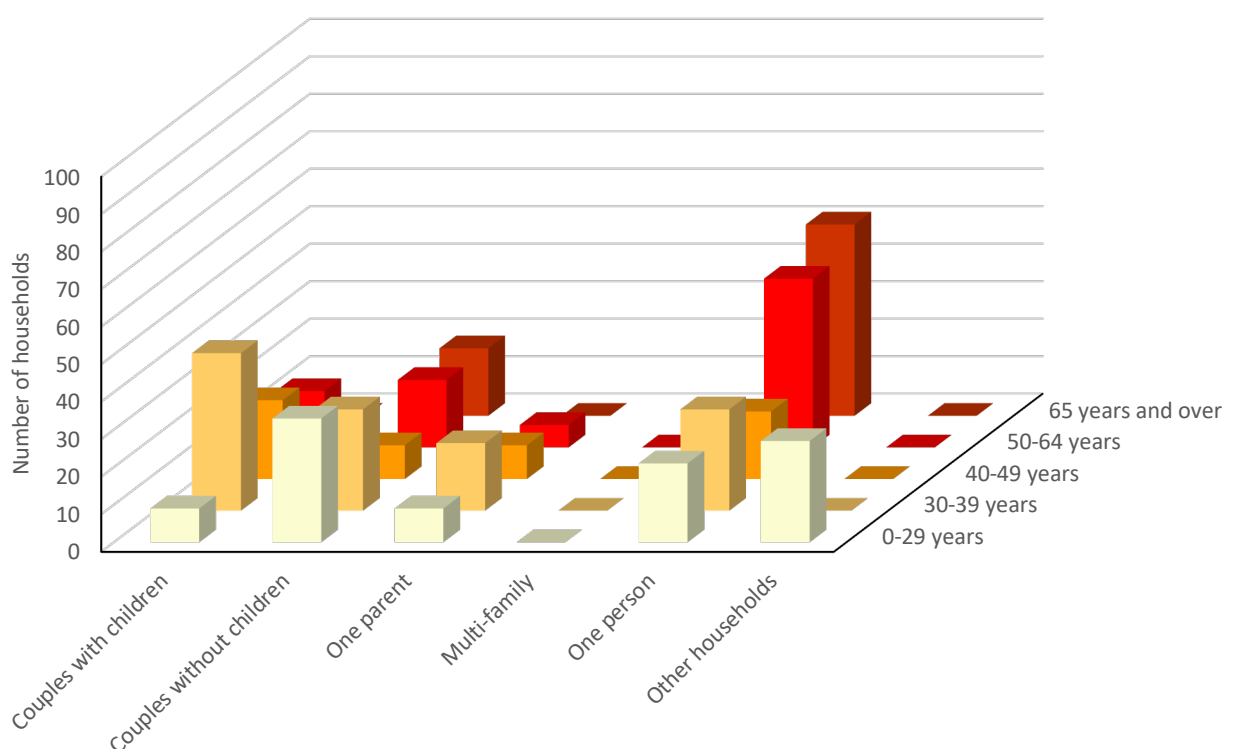
Households with lower incomes also have lower rates of car ownership. However, even for the group with the lowest rate of car ownership (low income renter households living in multi-unit dwellings), 85% own at least one car.



## 5.8 The combined demographic characteristics of multi-unit households

The objective of this subsection is to provide a profile of households living in multi-unit dwellings by a cross tabulation of demographic characteristics. Figure 5.8 presents the number of multi-unit renter households by age of the household reference person and household composition living in Selwyn District in 2023.

**Figure 5.8: The number of multi-unit renter households by age of the household reference person and household composition living in Selwyn District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Multi-unit renter households have a significant number of one person households with reference people aged 50 years and over. There were also relatively high numbers of couples without children under 40 years of age and couples with children aged 30 to 39 years.



Table 5.11 presents the number of multi-unit renter households by age of the household reference person and household composition in Selwyn District in 2023.

**Table 5.11: The number of multi-unit renter households by age of the household reference person and household composition in Selwyn District in 2023**

	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs and over	Total
Couples with Children	9	42	21	15	0	87
Couples without Children	33	27	9	18	18	105
One parent	9	18	9	6	0	42
Multi family	0	0	0	0	0	0
one person	21	27	18	45	51	162
Other	27	0	0	0	0	27
Total	99	114	57	84	69	423
<b>As a % of total</b>						
Couples with Children	2%	10%	5%	4%	0%	21%
Couples without Children	8%	6%	2%	4%	4%	25%
One parent	2%	4%	2%	1%	0%	10%
Multi family	0%	0%	0%	0%	0%	0%
one person	5%	6%	4%	11%	12%	38%
Other	6%	0%	0%	0%	0%	6%
Total	23%	27%	13%	20%	16%	100%

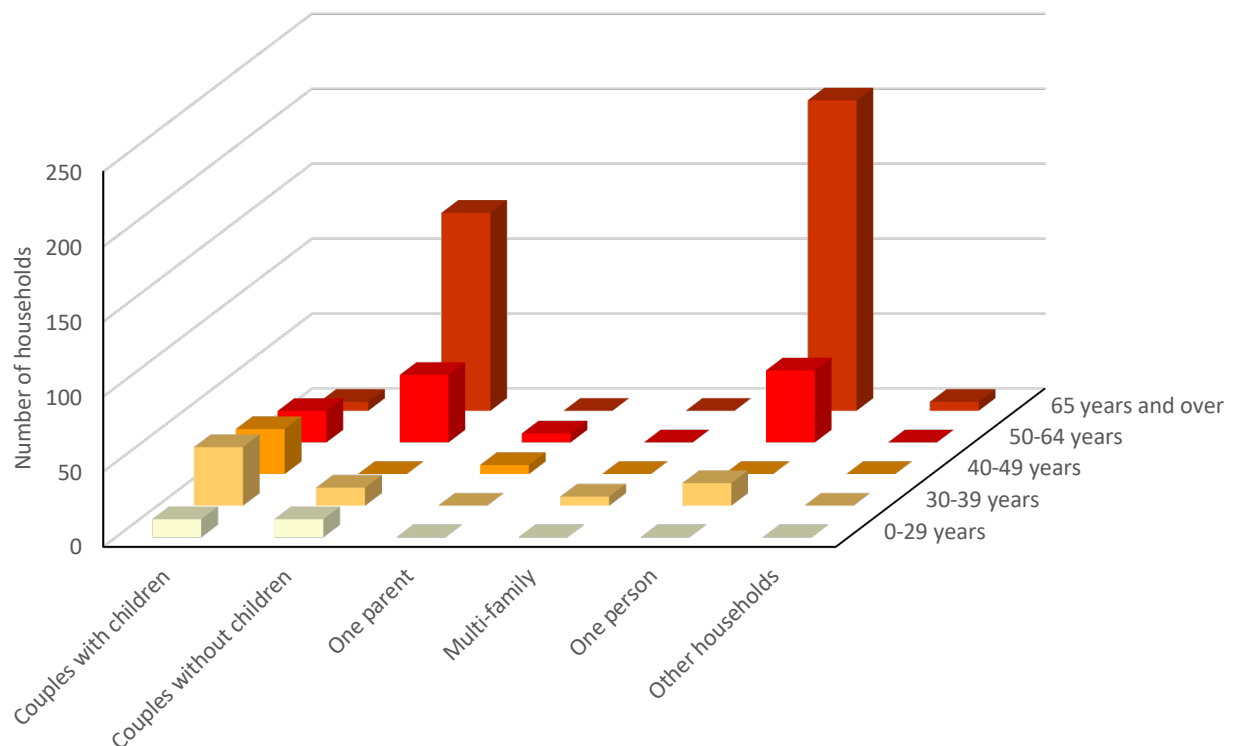
Source: Based on customised census data sourced from Statistics New Zealand

Multi-unit renter households have high numbers of households with reference people aged less than 40 years across a number of different types of household composition. As the age of the household reference person increases typically there are lower numbers of households except for one person households with reference people aged 65 years and over.



Figure 5.9 presents the number of multi-unit owner occupier households by age of the household reference person and household composition living in Selwyn District in 2023.

**Figure 5.9: The number of multi-unit owner occupier households by age of the household reference person and household composition living in Selwyn District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households living in multi-unit dwellings are dominated by older one person and older couples without children households.



Table 5.12 presents the number of multi-unit owner occupier households living in Selwyn District in 2023.

**Table 5.12: The number of multi-unit owner occupier households living in Selwyn District in 2023**

	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs and over	Total
Couples with Children	12	39	30	21	6	108
Couples without Children	12	12	0	45	132	201
One parent	0	0	6	6	0	12
Multi family	0	6	0	0	0	6
one person	0	15	0	48	207	270
Other	0	0	0	0	6	6
Total	24	72	36	120	351	603
<b>As a % of total</b>						
Couples with Children	2%	6%	5%	3%	1%	18%
Couples without Children	2%	2%	0%	7%	22%	33%
One parent	0%	0%	1%	1%	0%	2%
Multi family	0%	1%	0%	0%	0%	1%
one person	0%	2%	0%	8%	34%	45%
Other	0%	0%	0%	0%	1%	1%
Total	4%	12%	6%	20%	58%	100%

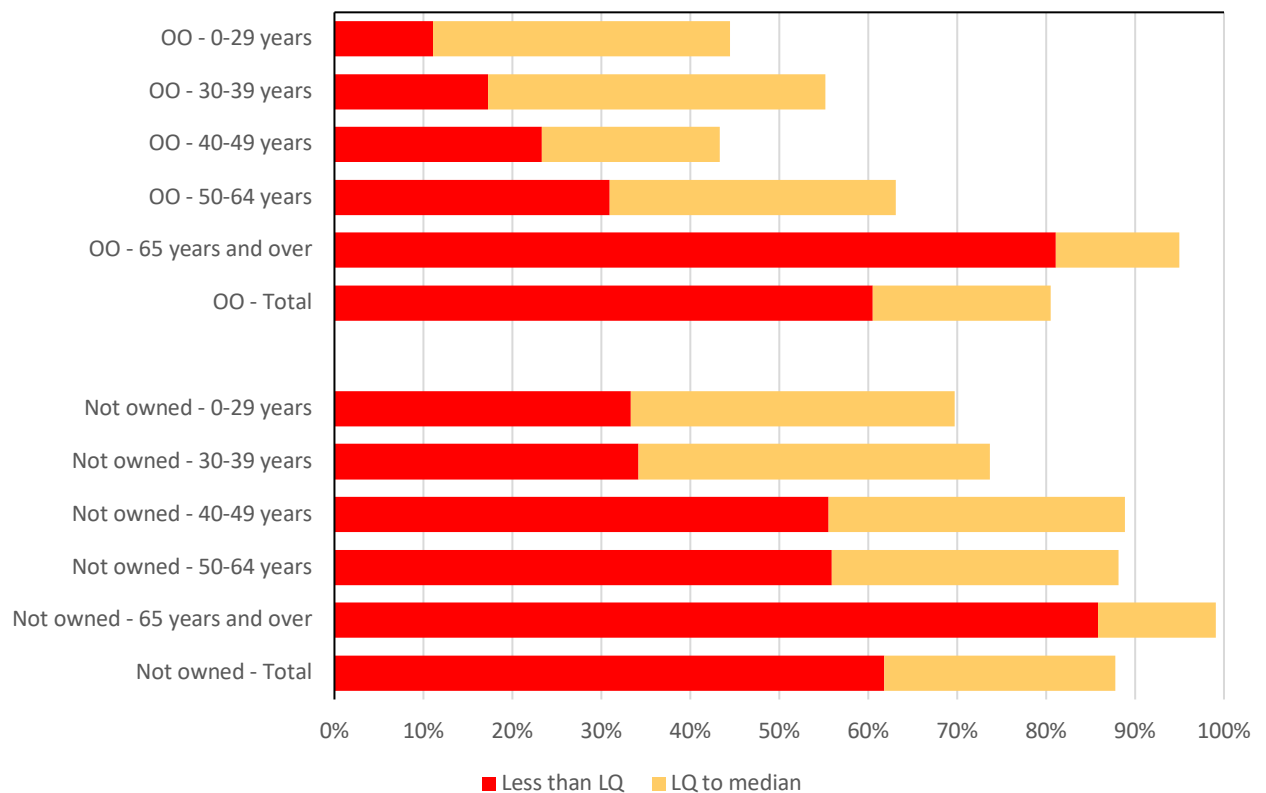
Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households living in multi-unit dwellings have high numbers of households with one person composition aged 50 to 64 years and over 65 years of age, as well as couples without children households aged 65 years and older.



Figure 5.10 presents the proportion of households living in multi-unit dwellings by tenure and age of the household reference person with household incomes less than the median household income living in Selwyn District in 2023.

**Figure 5.10: The proportion of households living in multi-unit dwellings by tenure and age of the household reference person with household incomes less than the median household income living in Selwyn District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

NB: OO refers to owner occupiers

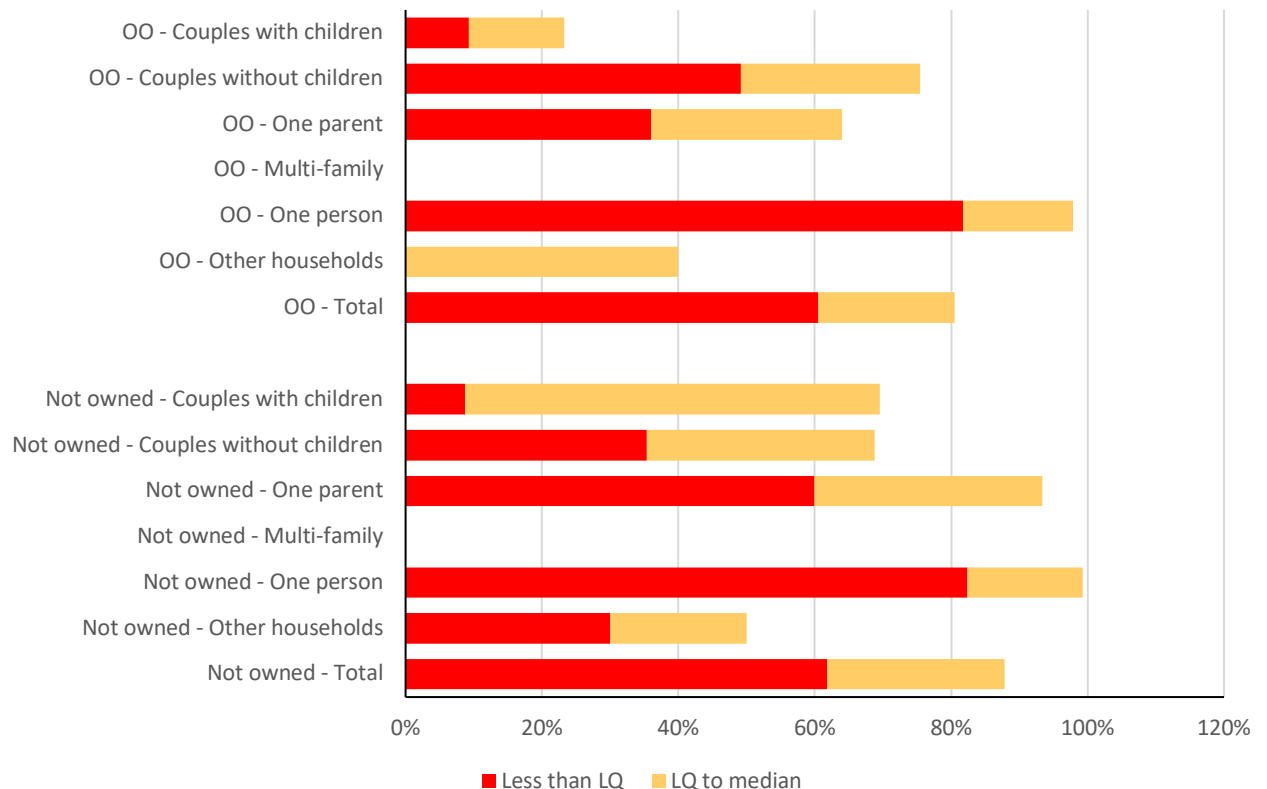
A higher proportion of renter households living in multi-unit dwellings have household incomes of less than the median. The proportion is highest for households with reference people aged 65 years and older. Overall, more than 60% of both owner occupier and renter households living in multi-unit dwellings have household incomes of less than the lower quartile and over 80% less than the median. This is higher than in Christchurch City.





Figure 5.11 presents the proportion of households living in multi-unit dwellings by tenure and household composition with household incomes less than the median household income living in Selwyn District in 2023.

**Figure 5.11: The proportion of households living in multi-unit dwellings by tenure and household composition with household incomes less than the median household income living in Selwyn District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

NB: OO refers to owner occupiers

Both renter and owner occupier one person households have very high proportions of households with incomes less than the median household income.



## 5.9 Selwyn District Summary

In summary, in 2023, 1,100 households living in Selwyn District lived in multi-unit dwellings (up from 830 households in 2018) and their key demographic characteristics include:

- The rate of owner occupation was lower in households living in multi-unit dwellings (60%) compared to those living in standalone dwellings (82%);
- A larger proportion of households living in multi-unit dwellings had household reference people aged between 0 and 29 years, and 30 to 39 years relative to households living in standalone dwellings. Owner occupier households living in multi-unit dwellings were dominated by those aged 65 years and older. The age distribution of renter households living in multi-unit dwellings was focused on younger households (aged less than 40 years);
- Renter households living in multi-unit dwellings had high numbers of households with one person and couples without children compositions spread across the age spectrum;
- Owner occupier households living in multi-unit dwellings had high numbers of couples without children and one person households aged 65 years and over and couples with children aged between 30 and 49 years;
- Households living in multi-unit dwellings are dominated by those with household Income less than the median. Older owner occupiers in particular had a high proportion of households with incomes less than the median. Renter households have a similar pattern with 77% of households having incomes less than the median income; and
- A higher proportion of households living in multi-unit dwellings did not own cars. However, even for renter households living in multi-unit dwellings (which have the lowest rate of car ownership), 92% of households own one or more cars.



## 6. Waimakariri District - Household demographics by dwelling typology in 2018 and 2023

### 6.1 Introduction

The objective of this section is to present our analysis of the demographic characteristics of households living in standalone and multi-unit dwellings in 2018 and 2023 in Waimakariri District. A total of 1,530 households living in Waimakariri District lived in multi-unit dwellings in 2018. Households living in multi-unit dwellings had a lower rate of owner occupation (63%) when compared to those living in standalone dwellings (82%). The analysis includes the following demographic characteristics.

- Age of the household reference person;
- Household composition;
- Household income;
- Household ethnicity;
- Migrants;
- Vehicle ownership; and
- Combination of demographic characteristics.

Table 6.1 presents the number of households by dwelling typology and tenure in Waimakariri District in 2018 and 2023.

**Table 6.1: The number of households by dwelling typology and tenure in Waimakariri District in 2018 & 2023**

	Number of households			As a proportion of dwellings		
	Standalone	Multi-unit	Total	Standalone	Multi-unit	Total
<b>2018</b>						
Owner occupier	16,080	960	17,040	76%	5%	81%
Renter	3,450	570	4,020	16%	3%	19%
Total	19,530	1,530	21,060	93%	7%	100%
Rate of owner occupation	82%	63%	81%			
<b>2023</b>						
Owner occupier	18,100	1,320	19,420	78%	6%	83%
Renter	3,060	790	3,850	13%	3%	17%
Total	21,160	2,110	23,270	91%	9%	100%
Rate of owner occupation	86%	63%	83%			
<b>2018 to 2023</b>						
Owner occupier	2,020	360	2,380	2% pts	1% pts	2% pts
Renter	-390	220	-170	-3% pts	0% pts	-2% pts
Total	1,630	580	2,210	-2% pts	2% pts	0% pts
Rate of owner occupation	4% pts	0% pts	2% pts			

Source: Based on customised census data sourced from Statistics New Zealand



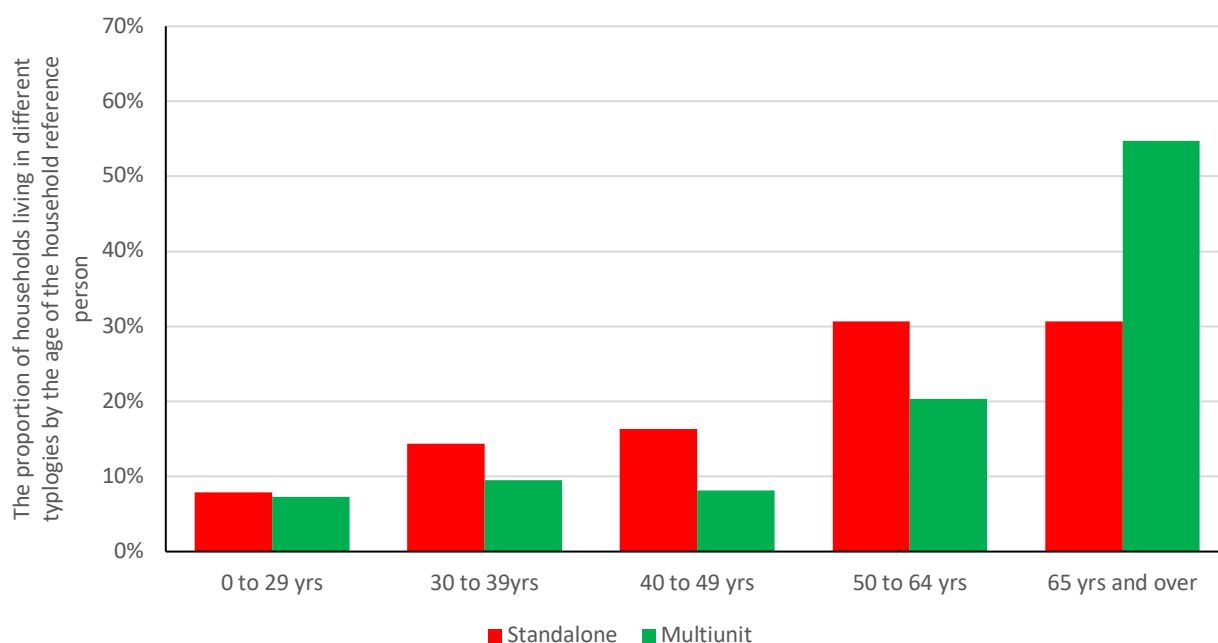
In 2023, 2,110 households in Waimakariri District lived in multi-unit dwellings, up from 1,530 in 2018. The rate of owner occupation was 23 percentage points lower for households living in multi-unit dwellings than for those living in standalone dwellings.

Please note the relatively small number of Waimakariri District's households living in multi-unit dwellings limits the level of analysis that can be undertaken. Consequently, the following analysis provides an indicative breakdown of the characteristics of households living in multi-unit dwellings.

## 6.2 Age of the household reference person

Overseas literature suggests as people age and their housing needs evolve, a high proportion of older households may choose to live in multi-unit dwellings. Figure 6.1 presents the proportion of households living in different housing typologies by the age of the household reference person in Waimakariri District in 2023.

**Figure 6.1: The proportion of households living in different housing typologies by age of the household reference person in Waimakariri District in 2023**



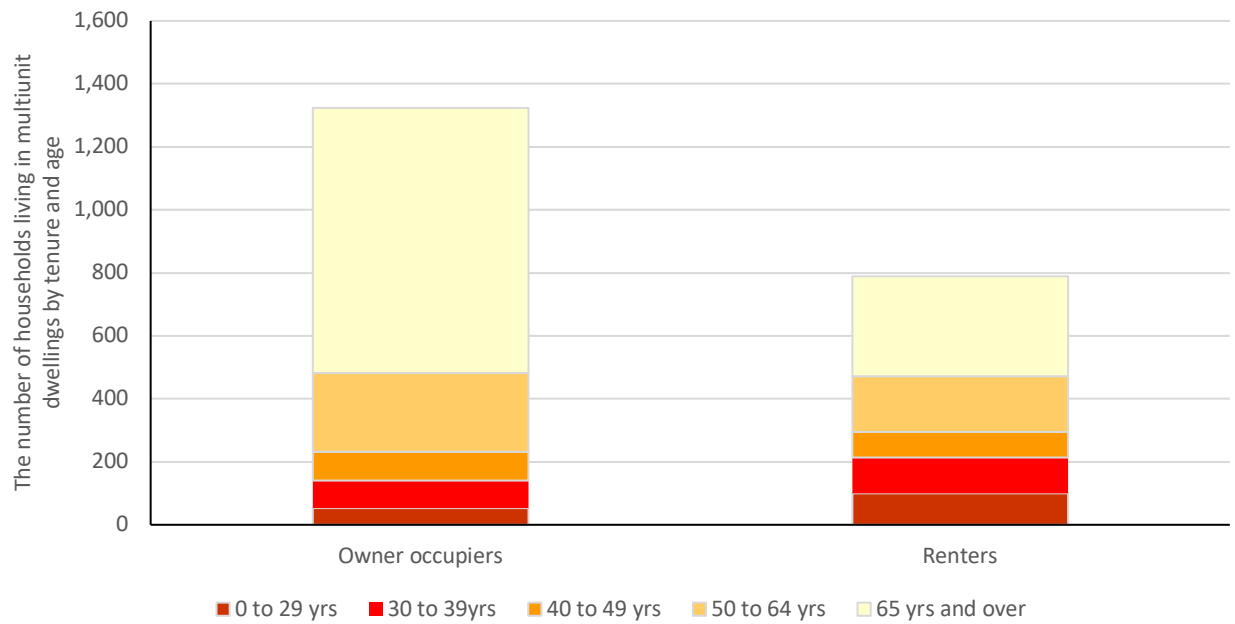
Source: Based on customised census data sourced from Statistics New Zealand

A larger proportion of households living in multi-unit dwellings have household reference people aged over 65 years relative to households living in standalone dwellings.



Figure 6.2 presents the number of households living in multi-unit dwellings by tenure and age of the household reference person living in Waimakariri District in 2023.

**Figure 6.2: The number of households living in multi-unit dwellings by tenure and age of the household reference person living in Waimakariri District in 2023**



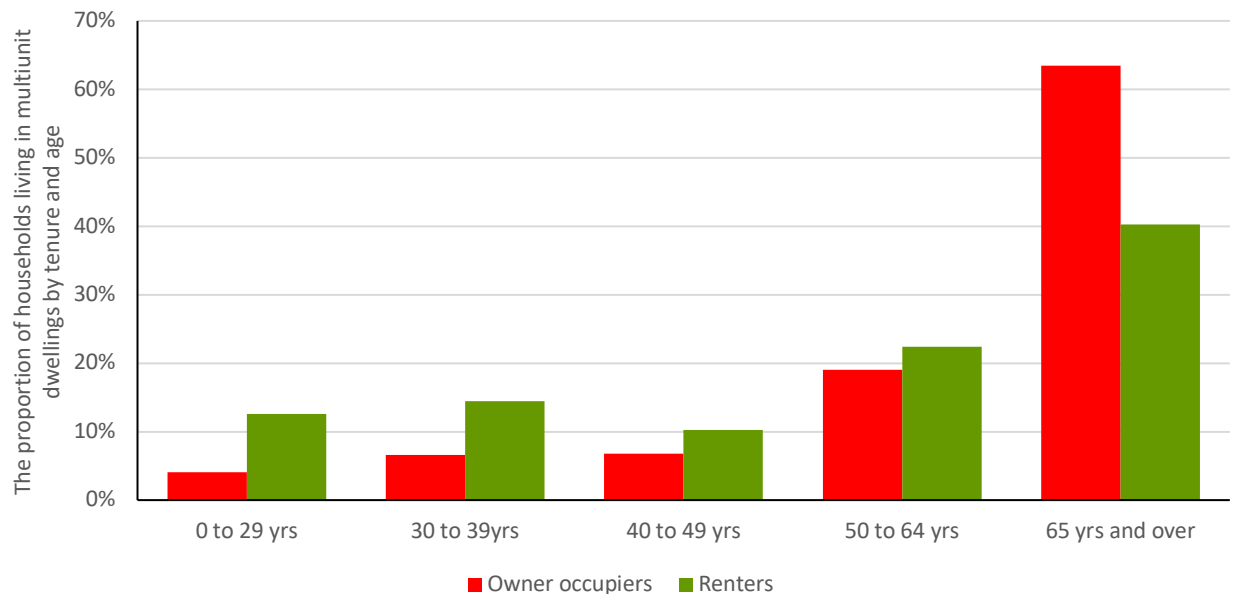
Source: Based on customised census data sourced from Statistics New Zealand

Both owner occupier and renter households living in multi-unit dwellings are dominated by those aged 65 years and older.



Figure 6.3 presents the proportion of households living in multi-unit dwellings by tenure and age of the household reference person living in Waimakariri District in 2023.

**Figure 6.3: The proportion of households living in multi-unit dwellings by tenure and age of the household reference person living in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households aged 50 to 64 years accounted for 19% of all multi-unit owner occupiers and those with reference people aged 65 years and older a further 63% giving a combined total of 81%. The comparable figures for renter households living in multi-unit dwellings are 22% for those with reference people aged 50 to 64 years and a further 40% for those with reference people aged 65 years and older for a combined total of 62%. Households living in multi-unit dwellings in Waimakariri have an older age profile than both Selwyn and Christchurch City.



Table 6.2 presents the number of households by dwelling typology, tenure and age of the household reference person living in Waimakariri District in 2018 and 2023.

**Table 6.2: The number of households by dwelling typology, tenure and age of the household reference person living in Waimakariri District in 2018 and 2023**

Age of households reference person	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
0 to 29 yrs	1,038	6%	39	4%	708	21%	72	13%	1,746	9%	111	7%
30 to 39 yrs	1,932	12%	66	7%	774	22%	69	12%	2,706	14%	135	9%
40 to 49 yrs	3,330	21%	126	13%	678	20%	63	11%	4,008	21%	186	12%
50 to 64 yrs	5,307	33%	177	18%	678	20%	102	18%	5,985	31%	279	18%
65 yrs & over	4,476	28%	549	57%	609	18%	261	46%	5,085	26%	810	53%
Total	16,083	100%	957	100%	3,447	100%	567	100%	19,530	100%	1,521	100%
<b>2023</b>												
0 to 29 yrs	1,110	6%	50	4%	590	19%	100	13%	1,700	8%	150	7%
30 to 39 yrs	2,410	13%	90	7%	690	23%	110	14%	3,100	15%	200	9%
40 to 49 yrs	2,930	16%	90	7%	590	19%	80	10%	3,520	17%	170	8%
50 to 64 yrs	5,900	33%	250	19%	680	22%	180	23%	6,580	31%	430	20%
65 yrs & over	5,750	32%	840	64%	500	16%	320	41%	6,250	30%	1,160	55%
Total	18,100	100%	1,320	100%	3,050	100%	790	100%	21,150	100%	2,110	100%
<b>2018 to 2023</b>												
0 to 29 yrs	72	0%	11	0%	-118	-2%	28	0%	-46	-1%	39	0%
30 to 39 yrs	478	1%	24	0%	-84	1%	41	2%	394	1%	65	0%
40 to 49 yrs	-400	-5%	-36	-6%	-88	-1%	17	-1%	-488	-4%	-16	-4%
50 to 64 yrs	593	0%	73	1%	2	2%	78	5%	595	0%	151	2%
65 yrs & over	1,274	4%	291	7%	-109	-2%	59	-5%	1,165	4%	350	2%
Total	2,017	0%	363	0%	-397	0%	223	0%	1,620	0%	589	0%

Source: Based on customised census data sourced from Statistics New Zealand

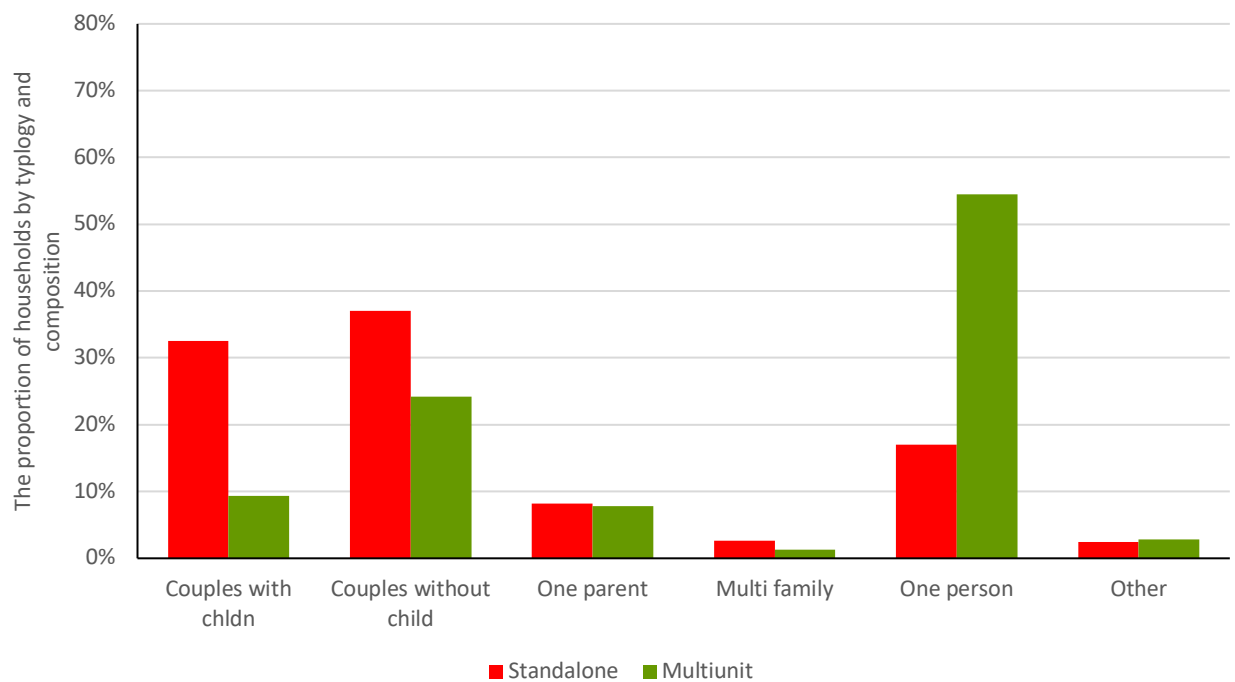
Between 2018 and 2023 growth in the number of owner occupier households living in standalone dwellings was dominated by those with reference people aged 50 years and over. Growth in the number of owner occupiers living in multi-unit dwellings followed the same pattern. The number of renter households living in standalone dwellings declined between 2018 and 2023 whilst those living in multi-unit unit dwellings increased with growth spread across the different age cohorts.



### 6.3 Household composition

The household composition characteristics of multi-unit households is different from their standalone counterparts. Figure 6.4 presents the proportion of households living in different housing typologies by household composition in Waimakariri District in 2023.

**Figure 6.4: The proportion of households living in different housing typologies by household composition in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

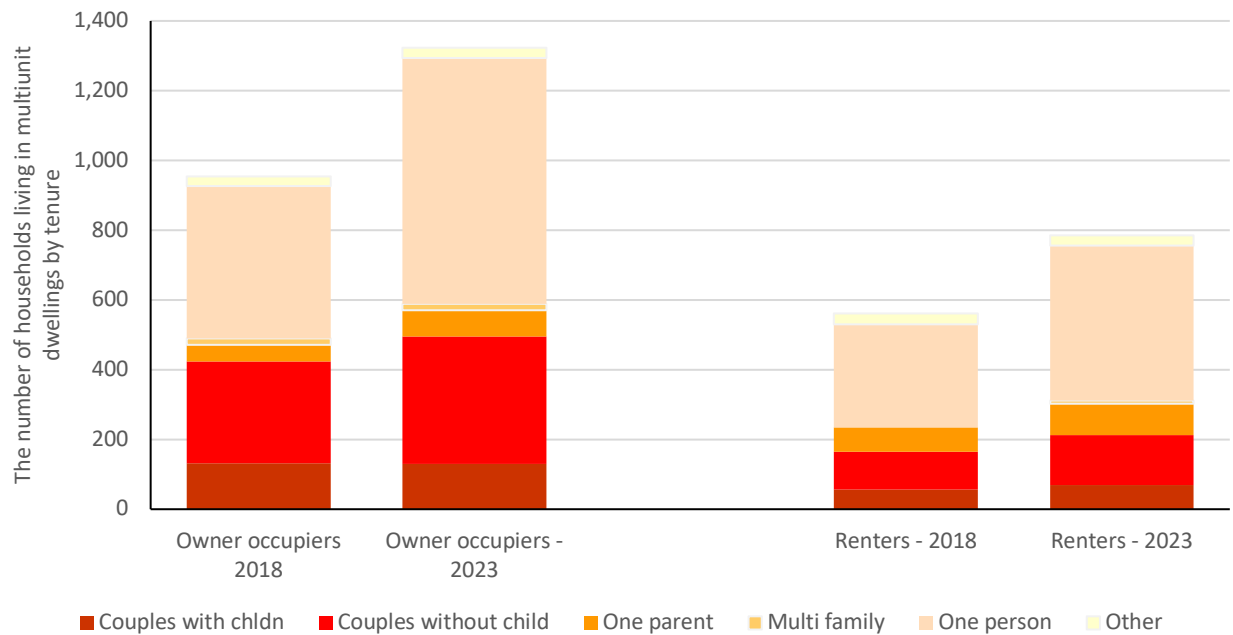
A significantly higher proportion of one person households lived in multi-unit dwellings in 2023 compared to households living in standalone dwellings.





Figure 6.5 presents the number of households living in multi-unit dwellings by tenure and household composition living in Waimakariri District in 2018 and 2023.

**Figure 6.5: The number of households living in multi-unit dwellings by tenure and household composition living in Waimakariri District in 2018 and 2023**



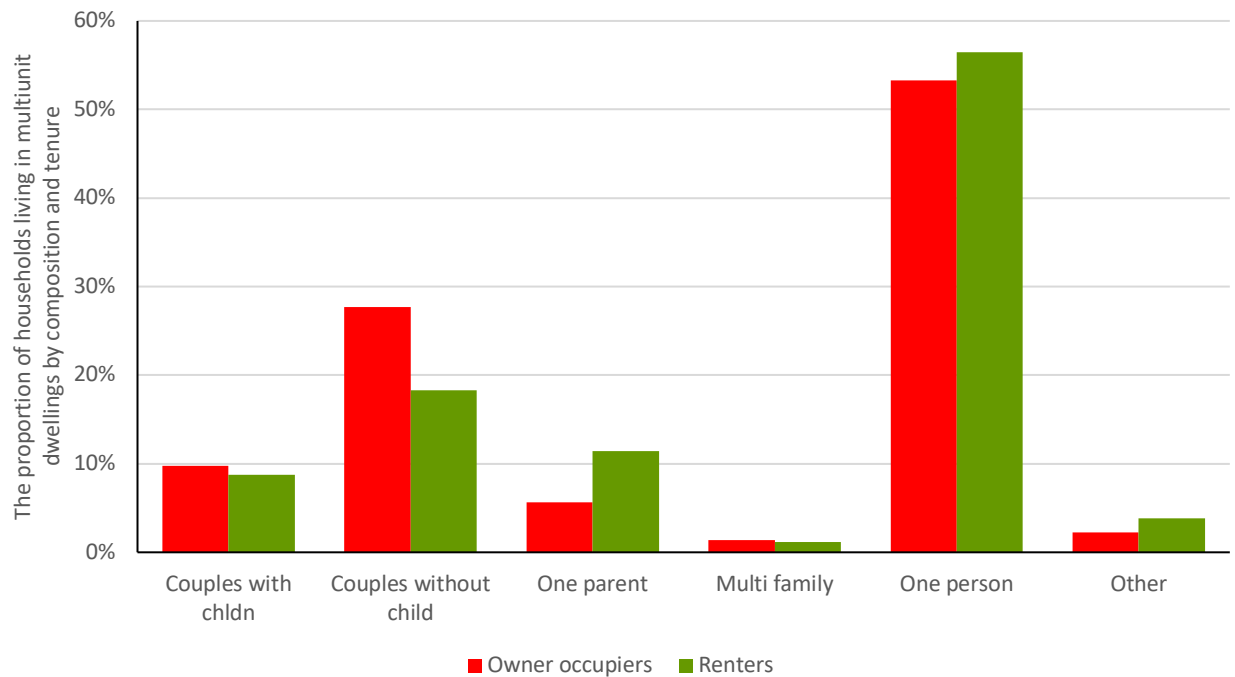
Source: Based on customised census data sourced from Statistics New Zealand

Renter and owner occupier households living in multi-unit dwellings are dominated by one person households. Owner occupier households living in multi-unit dwellings also have a significant number of couples without children households.



Figure 6.6 presents the proportion of households living in multi-unit dwellings by tenure and household composition living in Waimakariri District in 2023.

**Figure 6.6: The proportion of households living in multi-unit dwellings by tenure and household composition living in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Renter households living in multi-unit dwellings, relative to owner occupiers, have higher a proportion of one person and one parent households. Owner occupier households living in multi-unit dwellings have a higher proportion of couples with and without children relative to renter households.



Table 6.3 presents the number of households by dwelling typology, tenure and household composition living in Waimakariri District in 2018 and 2023.

**Table 6.3: The number of households by dwelling typology, tenure and household composition living in Waimakariri District in 2018 and 2023**

Household composition	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Couples with children	5,613	35%	132	14%	1,062	31%	57	10%	6,675	34%	192	13%
Couples w/out children	6,246	39%	291	31%	762	22%	108	19%	7,005	36%	399	26%
One parent	990	6%	48	5%	633	18%	69	12%	1,626	8%	117	8%
Multi family	405	3%	18	2%	72	2%	0	0%	477	2%	24	2%
One person	2,526	16%	438	46%	750	22%	297	53%	3,282	17%	735	48%
Others	291	2%	27	3%	159	5%	30	5%	450	2%	57	4%
Total	16,071	100%	954	100%	3,438	100%	561	100%	19,515	100%	1,524	100%
<b>2023</b>												
Couples with children	6,010	33%	130	10%	880	29%	70	9%	6,890	33%	200	9%
Couples w/out children	7,190	40%	370	28%	650	21%	140	18%	7,840	37%	510	24%
One parent	1,050	6%	80	6%	690	23%	90	12%	1,740	8%	170	8%
Multi family	500	3%	20	1%	70	2%	10	1%	570	3%	30	1%
One person	2,990	17%	710	53%	620	20%	440	56%	3,600	17%	1,150	54%
Others	360	2%	30	2%	150	5%	30	4%	510	2%	60	3%
Total	18,100	100%	1,340	100%	3,060	100%	780	100%	21,150	100%	2,120	100%
<b>2018 to 2023</b>												
Couples with children	397	-2%	-2	-4%	-182	-2%	13	-1%	215	-1%	8	-4%
Couples w/out children	944	1%	79	-3%	-112	-1%	32	-1%	835	1%	111	-2%
One parent	60	0%	32	1%	57	5%	21	0%	114	0%	53	0%
Multi family	95	0%	2	-1%	-2	0%	10	1%	93	1%	6	-1%
One person	464	1%	272	7%	-130	-2%	143	3%	318	0%	415	6%
Others	69	0%	3	-1%	-9	0%	0	-1%	60	0%	3	-1%
Total	2,029	0%	386	0%	-378	0%	219	0%	1,635	0%	596	0%

Source: Based on customised census data sourced from Statistics New Zealand

Between 2018 and 2023, growth in the number of households living multi-unit dwellings was dominated by one person households (an increase of 415 households out of a total increase of households living in multi-unit dwellings of 596)



## 6.4 Household income

Table 6.4 presents the number of households by dwelling typology, tenure and household income (by quartiles)<sup>14</sup> living in Waimakariri District in 2018 and 2023.

**Table 6.4: The number of households by dwelling typology, tenure and household income (by quartiles), living in Waimakariri District in 2018 and 2023**

Household Income	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Less than LQ	3,042	19%	483	50%	1,080	31%	336	59%	4,119	21%	813	53%
LQ to median	5,763	36%	288	30%	1,458	42%	183	32%	7,221	37%	471	31%
Median to UQ	3,876	24%	90	9%	552	16%	30	5%	4,428	23%	120	8%
Over UQ	2,787	17%	78	8%	225	7%	12	2%	3,015	15%	90	6%
Total	16,080	100%	957	100%	3,450	100%	570	100%	19,530	100%	1,527	100%
<b>2023</b>												
Less than LQ	4,280	24%	801	61%	950	31%	490	62%	5,230	25%	1,291	61%
LQ to median	4,330	24%	264	20%	1,010	33%	200	25%	5,340	25%	464	22%
Median to UQ	4,500	25%	147	11%	660	22%	70	9%	5,160	24%	217	10%
Over UQ	4,990	28%	111	8%	440	14%	30	4%	5,430	26%	141	7%
Total	18,100	100%	1,323	100%	3,060	100%	790	100%	21,160	100%	2,113	100%
<b>2018 to 2023</b>												
Less than LQ	1,238	5%	318	11%	-130	0%	154	3%	1,111	4%	478	8%
LQ to median	-1,433	-12%	-24	-10%	-448	-9%	17	-7%	-1,881	-12%	-7	-9%
Median to UQ	624	1%	57	2%	108	6%	40	4%	732	1%	97	2%
Over UQ	2,203	11%	33	0%	215	7%	18	2%	2,415	11%	51	1%
Total	2,020	0%	366	0%	-390	0%	220	0%	1,630	0%	586	0%

Source: Based on customised census data sourced from Statistics New Zealand

Between 2018 and 2023 growth in the number of households living in standalone dwellings was dominated by those earning less than the lower quartile household income and more than the upper quartile household income. Growth in the number of households living in multi-unit dwellings was dominated by those with incomes less than the lower quartile income.

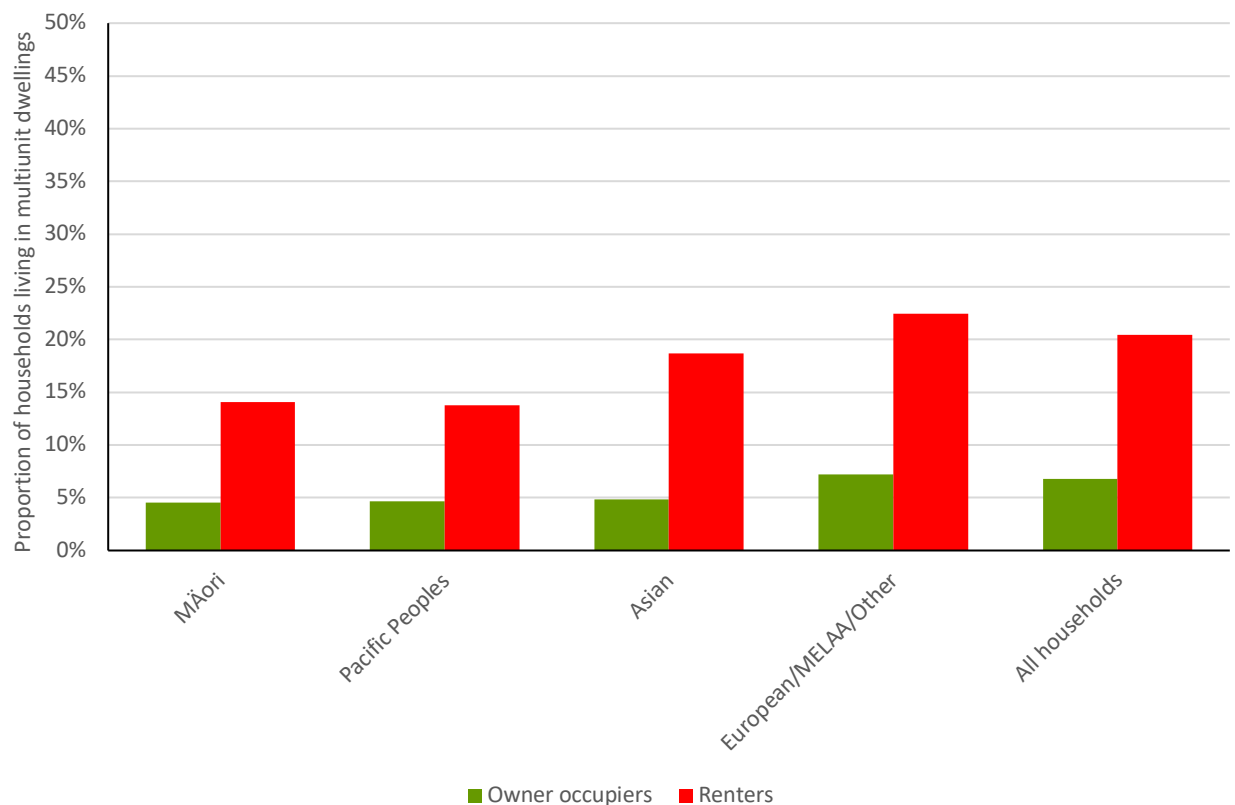
<sup>14</sup> Household income bands are as follows: less than the lower quartile is less than \$38,000; Lower quartile to the median is 38,000 to \$81,000; Median to upper quartile is \$81,000 to \$120,000; and over the upper quartile is over \$120,000.



## 6.5 Household ethnicity

Figure 6.7 presents the proportion of Waimakariri District's households living in multi-unit dwellings by tenure and household ethnicity in 2023.

**Figure 6.7: The proportion of Waimakariri District's households living in multi-unit dwellings by tenure and household ethnicity in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Asian and European New Zealanders had the highest proportion of households living in multi-unit dwellings for both owner occupiers and renters. Renter households had a higher proportion of households living in multi-unit dwellings across all ethnicities.

Table 6.5 presents the number and proportion of households by ethnicity, typology, household income and tenure in 2023 in Waimakariri District.



**Table 6.5: The number and proportion of households by ethnicity, typology, household income and tenure in 2023 in Waimakariri District**

	Māori			Pasifika			Asian			NZ European and other			Total		
	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %	Standalone	Multi-unit	Multi-unit as a %
<b>2023</b>															
<b>Owner occupiers</b>															
Q1 Less than \$38,000	246	30	11%	15	C	C	90	12	0	3,927	756	16%	4,278	801	16%
Q2 \$38,000 to \$81,000	408	18	4%	42	C	C	168	9	5%	3,705	237	6%	4,326	264	6%
Q3 \$81,000 to \$120,000	612	24	4%	54	C	C	216	9	4%	3,624	111	3%	4,503	147	3%
Q4 More than \$120,000	675	18	3%	75	C	C	174	C	C	4,065	90	2%	4,989	111	2%
Total	1,947	93	5%	183	9	5%	645	33	5%	15,318	1,191	7%	18,096	1,323	7%
<b>Not owned</b>															
Q1 Less than \$38,000	192	57	23%	18	6	C	30	C	C	711	414	37%	951	486	34%
Q2 \$38,000 to \$81,000	228	27	11%	21	C	C	75	21	22%	684	150	18%	1,008	204	17%
Q3 \$81,000 to \$120,000	126	12	9%	21	C	C	48	6	11%	462	48	9%	657	66	9%
Q4 More than \$120,000	93	6	6%	15	C	C	30	6	17%	303	15	5%	441	30	6%
Total	642	105	14%	75	12	14%	183	42	19%	2,163	627	22%	3,060	786	20%

Source: Based on customised census data sourced from Statistics New Zealand



Low numbers of households living in multi-unit dwellings make the results of this analysis indicative. However the following trends include:

- A smaller proportion of owner occupiers lived in multi-unit dwellings than renter households; and
- A higher proportion of lower income households lived in multi-unit dwellings than higher income households across all ethnicities.

These trends may reflect the suitability of the multi-unit dwellings for different household ethnicities.

## 6.6 Internal and external migration – Waimakariri District

Table 6.6 presents the number of households by dwelling typology, tenure and place of residence five years ago now living in Waimakariri District (2018 compared to 2013 and 2023 compared to 2018).

**Table 6.6: The number of households by dwelling typology, tenure and place of residence five years ago now living in Waimakariri District (2018 compared to 2013 and 2023 compared to 2018)**

Place of residence 5 years ago	Owner occupiers				Renters				All tenures			
	Standalone		Multi-unit		Standalone		Multi-unit		Standalone		Multi-unit	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
Same address	8,202	51%	414	43%	753	22%	138	24%	8,955	46%	552	36%
Different address	2,952	18%	258	27%	933	27%	186	33%	3,885	20%	444	29%
Total Waimakariri residents	11,154	69%	672	70%	1,686	49%	324	57%	12,840	66%	996	65%
Did not live in Waimakariri	4,926	31%	285	30%	1,764	51%	246	43%	6,690	34%	531	35%
Total	16,080	100%	957	100%	3,450	100%	570	100%	19,530	100%	1,527	100%
<b>2023</b>												
Same address	10,950	61%	650	49%	860	28%	240	30%	11,810	56%	890	42%
Different address	2,860	16%	350	26%	1,020	33%	270	34%	3,880	18%	620	29%
Total Waimakariri residents	13,810	76%	1,000	75%	1,880	61%	510	65%	15,690	74%	1,510	71%
Did not live in Waimakariri	4,280	24%	330	25%	1,180	39%	280	35%	5,460	26%	610	29%
Total	18,090	100%	1,330	100%	3,060	100%	790	100%	21,150	100%	2,120	100%
<b>2018 to 2023</b>												
Same address	2,748	10%	236	6%	107	6%	102	6%	2,855	10%	338	6%
Different address	-92	-2%	92	-1%	87	6%	84	1%	-5	-2%	176	0%
Total Waimakariri residents	2,656	7%	328	5%	194	12%	186	8%	2,850	8%	514	6%
Did not live in Waimakariri	-646	-7%	45	-5%	-584	-12%	34	-8%	-1,230	-8%	79	-6%
Total	2,010	0%	373	0%	-390	0%	220	0%	1,620	0%	593	0%

Source: Based on customised census data sourced from Statistics New Zealand



In 2023, households living in multi-unit dwellings and living at the same address five years ago were 14 percentage points lower than standalone dwellings (42% of households compared to 56% of standalone households). The proportion of renter households living at the same address 5 years ago was lower than owner occupiers. For example, 28% of renters living in standalone dwellings lived at the same address 5 years ago compared to 61% of owner occupiers. Households living in multi-unit dwellings followed a similar trend with 49% of owner occupiers living at the same address compared to 30% of renters.

When compared to 2018, a higher proportion of Waimakariri households lived in the district 5 years ago (2023 address compared to 2018 relative to 2018 address compared to 2013). For example, in 2023 74% of households living in standalone dwellings lived within the district compared to 66% in 2018. The comparable number for households living in multi-unit dwellings was 71% in 2023 compared to 65% in 2018. The increase in resident stability could reflect changes post 2010/2011 earthquakes.

Table 6.7 presents the number and proportion of households living in Waimakariri District by dwelling typology, tenure and their address 5 years ago (2023 compared to 2018).





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**Table 6.7: The number and proportion of households living in Waimakariri District by dwelling typology, tenure and their address 5 years ago (2023 compared to 2018)**

Household Income	Owner occupiers						Renters						All tenures					
	Standalone		Multi-unit		Total		Standalone		Multi-unit		Total		Standalone		Multi-unit		Total	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>Waimakariri residents</b>																		
Same address 5 years ago	10,950	61%	650	49%	11,600	60%	860	28%	240	31%	1,100	28%	11,810	56%	890	42%	12,700	55%
Different address 5 years ago	2,860	16%	350	26%	3,210	17%	1,020	33%	270	35%	1,290	33%	3,880	18%	620	29%	4,500	19%
<i>Total Waimakariri residents</i>	13,810	76%	1,000	76%	14,810	76%	1,880	61%	510	65%	2,390	62%	15,690	74%	1,510	72%	17,200	74%
<b>Residents address 5 years ago</b>																		
Christchurch City	1,872	10%	114	9%	1,986	10%	462	15%	102	13%	564	15%	2,334	11%	216	10%	2,550	11%
Selwyn District	192	1%	18	1%	210	1%	66	2%	12	2%	78	2%	258	1%	30	1%	288	1%
Rest of Canterbury	303	2%	48	4%	351	2%	120	4%	27	3%	147	4%	423	2%	75	4%	498	2%
Rest of South Island	510	3%	57	4%	567	3%	144	5%	33	4%	177	5%	654	3%	90	4%	744	3%
Auckland	381	2%	15	1%	396	2%	90	3%	15	2%	105	3%	471	2%	30	1%	501	2%
Wellington	195	1%	12	1%	207	1%	33	1%	12	2%	45	1%	228	1%	24	1%	252	1%
Rest of North Island	381	2%	30	2%	411	2%	126	4%	27	3%	153	4%	507	2%	57	3%	564	2%
Overseas	354	2%	15	1%	369	2%	132	4%	27	3%	159	4%	486	2%	42	2%	528	2%
Other	90	0%	15	1%	105	1%	27	1%	15	2%	42	1%	117	1%	30	1%	147	1%
Sub total	4,278	24%	324	24%	4,602	24%	1,200	39%	270	35%	1,470	38%	5,478	26%	594	28%	6,072	26%
Total	18,088	100%	1,324	100%	19,412	100%	3,080	100%	780	100%	3,860	100%	21,168	100%	2,104	100%	23,272	100%

Source: Based on customised census data sourced from Statistics New Zealand



The majority of households that shifted into Waimakariri District between 2018 and 2023 lived in standalone dwellings in 2023 (5,478 households out of a total of 6,072). In addition, the majority were owner occupiers in 2023. Just over 40% of the inward domestic migration into Waimakariri was from households that were previously resident in Christchurch City. A further 25% were households that previously lived in the South Island.

Table 6.8 presents the demographic profile of Waimakariri District households living in multi-unit dwellings by tenure and whether they still live at the same address as 5 years ago (2023 compared to 2018).

**Table 6.8: Demographic profile of Waimakariri District households living in multi-unit dwellings by tenure and address 5 years ago (2023 compared to 2018)**

	0 to 29 yrs		30 to 39 yrs		40 to 49 yrs		50 to 64 yrs		65 yrs +		Total	
	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total	hhlds	% of total
<b>Households living in same dwelling as 5 years ago</b>												
<b>Owner occupiers</b>												
Couples with children	C	0%	20	3%	20	3%	20	3%	C	0%	60	10%
Couples without children	C	0%	C	0%	10	2%	40	6%	130	21%	180	29%
One parent	C	0%	C	0%	10	2%	10	2%	10	2%	30	5%
Multi-family	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
One person	C	0%	10	2%	10	2%	50	8%	280	45%	350	56%
Other households	C	0%	C	0%	C	0%	10	2%	C	0%	10	2%
Total	0	0%	30	3%	50	8%	130	21%	420	68%	620	100%
<b>Not owned</b>												
Couples with children	C	0%	10	4%	C	0%	C	0%	C	0%	10	4%
Couples without children	C	0%	C	0%	C	0%	10	4%	20	9%	30	13%
One parent	C	0%	10	4%	10	4%	10	4%	C	0%	30	13%
Multi-family	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
One person	C	0%	10	4%	10	4%	30	13%	110	48%	160	70%
Other households	C	0%	C	0%	C	0%	C	0%	C	0%	0	0%
Total	0	0%	30	13%	20	9%	50	22%	130	57%	230	100%
<b>Households that shifted in last 5 years</b>												
<b>Owner occupiers</b>												
Couples with children	10	1%	20	3%	20	3%	20	3%	10	1%	80	11%
Couples without children	20	3%	20	3%	10	1%	40	5%	130	18%	220	30%
One parent	10	1%	10	1%	10	1%	20	3%	0	0%	50	7%
Multi-family	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
One person	20	3%	20	3%	10	1%	50	7%	270	36%	370	50%
Other households	0	0%	0	0%	0	0%	10	1%	10	1%	20	3%
Total	60	8%	70	9%	50	7%	140	19%	420	57%	740	100%
<b>Not owned</b>												
Couples with children	20	3%	20	3%	10	2%	10	2%	0	0%	60	10%
Couples without children	30	5%	20	3%	10	2%	30	5%	40	7%	130	22%
One parent	20	3%	20	3%	20	3%	10	2%	10	2%	80	14%
Multi-family	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
One person	30	5%	20	3%	30	5%	80	14%	140	24%	300	51%
Other households	10	2%	10	2%	0	0%	0	0%	0	0%	20	3%
Total	110	19%	90	15%	70	12%	130	22%	190	32%	590	100%

Source: Based on customised census data sourced from Statistics New Zealand



The low number of Waimakariri households living in multi-unit dwellings limit the extent of this analysis. Owner occupier households living multi-unit dwellings which have shifted in the last five years are more likely to be couples without children and one person households with reference people aged 65 years and older. Renter households living in multi-unit dwellings that have shifted in the last five years are more likely to be one person and couples without children households with reference people aged 65 years and older.

## 6.7 Vehicle ownership

Table 6.9 presents the proportion of households by dwelling typology, tenure and level of car ownership in Waimakariri District in 2018 and 2023.

**Table 6.9: The proportion of households by dwelling typology, tenure and level of car ownership in Waimakariri District in 2018 and 2023**

	Owner occupiers		Renters	
	Standalone	Multi-unit	Standalone	Multi-unit
<b>2018</b>				
None	1%	9%	5%	17%
One	21%	53%	39%	59%
Two or more	77%	38%	56%	24%
Total	100%	100%	100%	100%
<b>2023</b>				
None	1%	12%	4%	18%
One	22%	57%	38%	57%
Two or more	77%	31%	59%	25%
Total	100%	100%	100%	100%
<b>2018 to 23</b>				
None	0% pts	3% pts	-1% pts	1% pts
One	1% pts	4% pts	-1% pts	-2% pts
Two or more	0% pts	-7% pts	3% pts	1% pts
Total	0% pts	0% pts	0% pts	0% pts

Source: Based on customised census data sourced from Statistics New Zealand

A slightly higher proportion of households living in multi-unit dwellings do not own cars. However, even for renter households living in multi-unit dwellings (which have the lowest rate of car ownership in 2023), 82% of households own one or more cars.



Table 6.10 presents the number of households by dwelling typology, tenure and level of car ownership in Waimakariri District in 2018 and 2023.

**Table 6.10: The number of households by dwelling typology, tenure and level of car ownership in Waimakariri District in 2018 and 2023**

Tenure and number of cars owned by the household	Standalone dwellings						Multi-unit dwellings					
	Two or less bdrms		Three or more bdrms		Total stated		Two or less bdrms		Three or more bdrms		Total stated	
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total
<b>2018</b>												
<b>Owner occupier</b>												
None	70	0%	150	1%	220	1%	80	9%	0	0%	80	9%
One	680	4%	2,650	17%	3,330	21%	410	44%	80	9%	500	53%
Two or more	760	5%	11,410	73%	12,170	77%	120	13%	240	26%	360	38%
Total stated	1,510	10%	14,210	90%	15,720	100%	610	65%	330	35%	940	100%
<b>Renters</b>												
None	80	2%	90	3%	170	5%	90	17%	0	0%	90	17%
One	440	13%	820	25%	1,260	39%	280	52%	50	9%	320	59%
Two or more	260	8%	1,580	48%	1,830	56%	60	11%	70	13%	130	24%
Total stated	770	24%	2,480	76%	3,260	100%	430	80%	110	20%	540	100%
<b>2023</b>												
<b>Owner occupier</b>												
None	70	4%	150	1%	220	1%	160	17%	10	3%	170	13%
One	770	45%	3,180	20%	3,950	22%	630	66%	110	31%	740	56%
Two or more	860	51%	12,890	79%	13,750	77%	170	18%	240	67%	410	31%
Total stated	1,700	100%	16,220	100%	17,920	100%	960	100%	360	100%	1,320	100%
<b>Renters</b>												
None	50	8%	50	2%	100	3%	130	20%	10	8%	140	18%
One	330	53%	810	34%	1,140	38%	390	60%	50	38%	440	56%
Two or more	240	39%	1,520	64%	1,760	59%	130	20%	70	54%	200	26%
Total stated	620	100%	2,380	100%	3,000	100%	650	100%	130	100%	780	100%

Source: Based on customised census data sourced from Statistics New Zealand

The rate of car ownership is higher in households living in standalone dwellings. Households living in dwellings with fewer bedrooms have lower rates of car ownership. Renter households also have lower rates of car ownership.



Table 6.11 presents the proportion of households by dwelling typology, tenure, household income (by quartiles) and level of car ownership in Waimakariri District in 2018 and 2023.

**Table 6.11: The proportion of households by dwelling typology, tenure, household income (by quartiles) and level of car ownership in Waimakariri District in 2018 and 2023**

Household income and car ownership	Owner occupiers		Renters	
	Standalone	Multi-unit	Standalone	Multi-unit
<b>2018</b>				
<b>Less than the lower quartile</b>				
no car	5%	16%	12%	25%
one or more cars	95%	84%	88%	75%
<b>LQ to median</b>				
no car	1%	2%	2%	7%
one or more cars	99%	98%	98%	93%
<b>Median to UQ</b>				
no car	0%	0%	1%	0%
one or more cars	100%	100%	99%	100%
<b>Over the upper quartile</b>				
no car	0%	0%	0%	0%
one or more cars	100%	100%	100%	100%
<b>2023</b>				
<b>Less than the lower quartile</b>				
no car	4%	19%	8%	25%
one or more cars	96%	81%	92%	75%
<b>LQ to median</b>				
no car	1%	5%	2%	6%
one or more cars	99%	95%	98%	94%
<b>Median to UQ</b>				
no car	0%	0%	1%	0%
one or more cars	100%	100%	99%	100%
<b>Over the upper quartile</b>				
no car	1%	12%	4%	17%
one or more cars	99%	88%	96%	83%

Source: Based on customised census data sourced from Statistics New Zealand

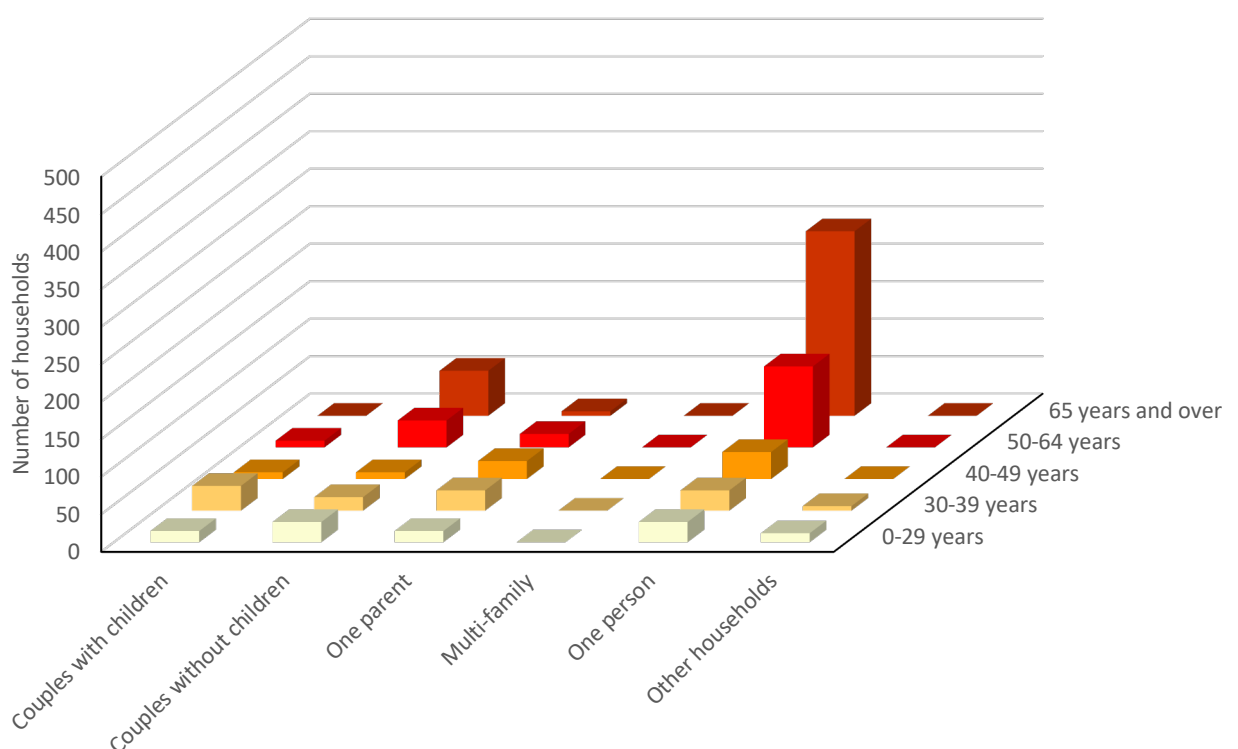
Households with lower incomes also have lower rates of car ownership. However, even for the group with the lowest rate of car ownership (low income renter households living in multi-unit dwellings), 75% own at least one car.



## 6.8 The combined demographic characteristics of multi-unit households

The objective of this subsection is to provide a profile of households living in multi-unit dwellings by a cross tabulation of demographic characteristics. Figure 6.8 presents the number of multi-unit renter households by age of the household reference person and household composition living in Waimakariri District in 2023.

**Figure 6.8: The number of multi-unit renter households by age of the household reference person and household composition living in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Renter households living in multi-unit dwellings had a significant number of one person households with reference people aged 65 years and over. There are also high number of couples without children households with reference people aged 65 years and older.



Table 6.12 presents the number renter households living in multi-unit dwellings by age of the household reference person and household composition in Waimakariri District in 2023.

**Table 6.12: The number of multi-unit renter households by age of the household reference person and household composition in Waimakariri District in 2023**

	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs and over	Total
Couples with Children	15	33	9	9	0	66
Couples without Children	27	18	9	36	60	150
One parent	15	27	24	18	6	90
Multi family	0	0	0	0	0	0
one person	27	27	36	108	246	444
Other	12	6	0	0	0	18
Total	96	111	78	171	312	768
<b>As a % of total</b>						
Couples with Children	2%	4%	1%	1%	0%	9%
Couples without Children	4%	2%	1%	5%	8%	20%
One parent	2%	4%	3%	2%	1%	12%
Multi family	0%	0%	0%	0%	0%	0%
one person	4%	4%	5%	14%	32%	58%
Other	2%	1%	0%	0%	0%	2%
Total	13%	14%	10%	22%	41%	100%

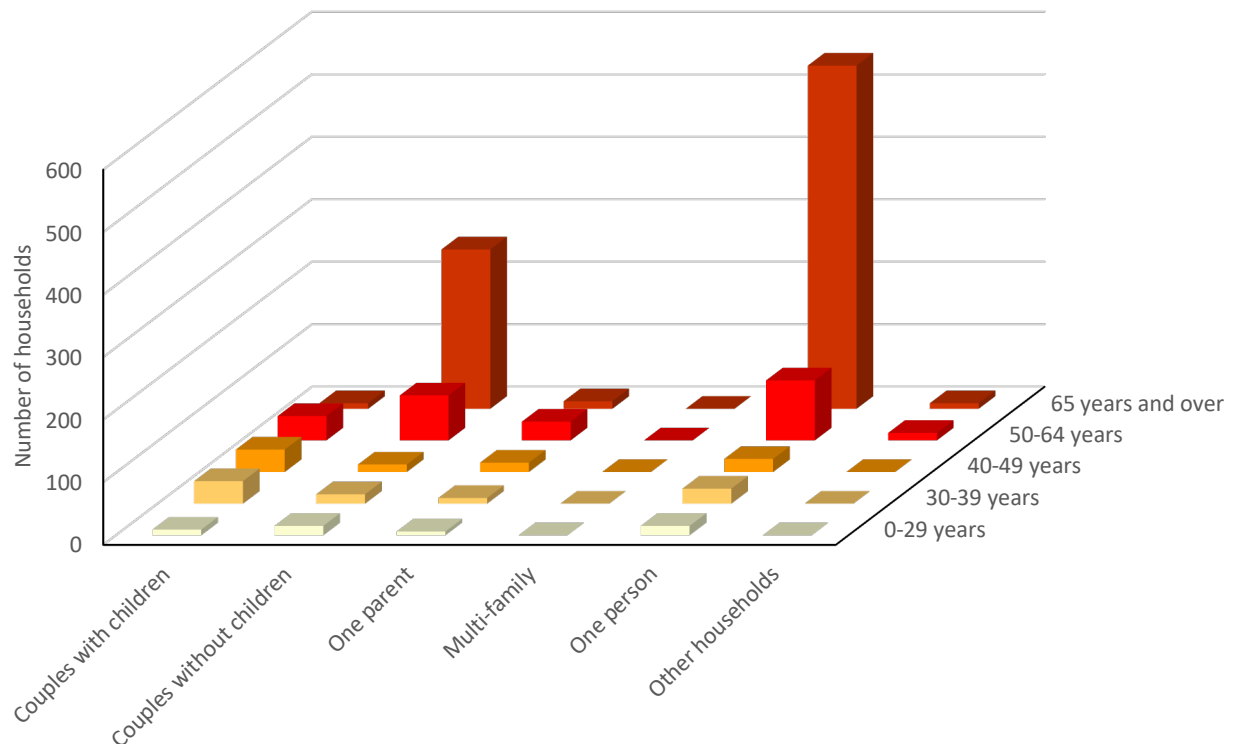
Source: Based on customised census data sourced from Statistics New Zealand

Renter households living in multi-unit dwellings had high numbers of households with reference people aged 65 years and older across a number of different types of household composition.



Figure 6.9 presents the number of owner occupier households living in multi-unit dwellings by age of the household reference person and household composition living in Waimakariri District in 2023.

**Figure 6.9: The number of owner occupier households living in multi-unit dwellings by age of the household reference person and household composition living in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households living in multi-unit dwellings were dominated by older one person and older couples without children households.





Table 6.13 presents the number of owner occupier households living in multi-unit dwellings in Waimakariri District in 2023.

**Table 6.13: The number of owner occupier households living in multi-unit dwellings in Waimakariri District in 2023**

	Less than 30 yrs	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs and over	Total
Couples with children	9	36	36	39	9	129
Couples without children	15	15	12	72	255	369
One parent	6	9	15	30	12	72
Multi family	0	0	0	0	0	0
one person	15	24	21	96	549	705
Other	0	0	0	12	9	21
Total	45	84	84	249	834	1,296
<b>As a % of total</b>						
Couples with children	1%	3%	3%	3%	1%	10%
Couples without children	1%	1%	1%	6%	20%	28%
One parent	0%	1%	1%	2%	1%	6%
Multi family	0%	0%	0%	0%	0%	0%
one person	1%	2%	2%	7%	42%	54%
Other	0%	0%	0%	1%	1%	2%
Total	3%	6%	6%	19%	64%	100%

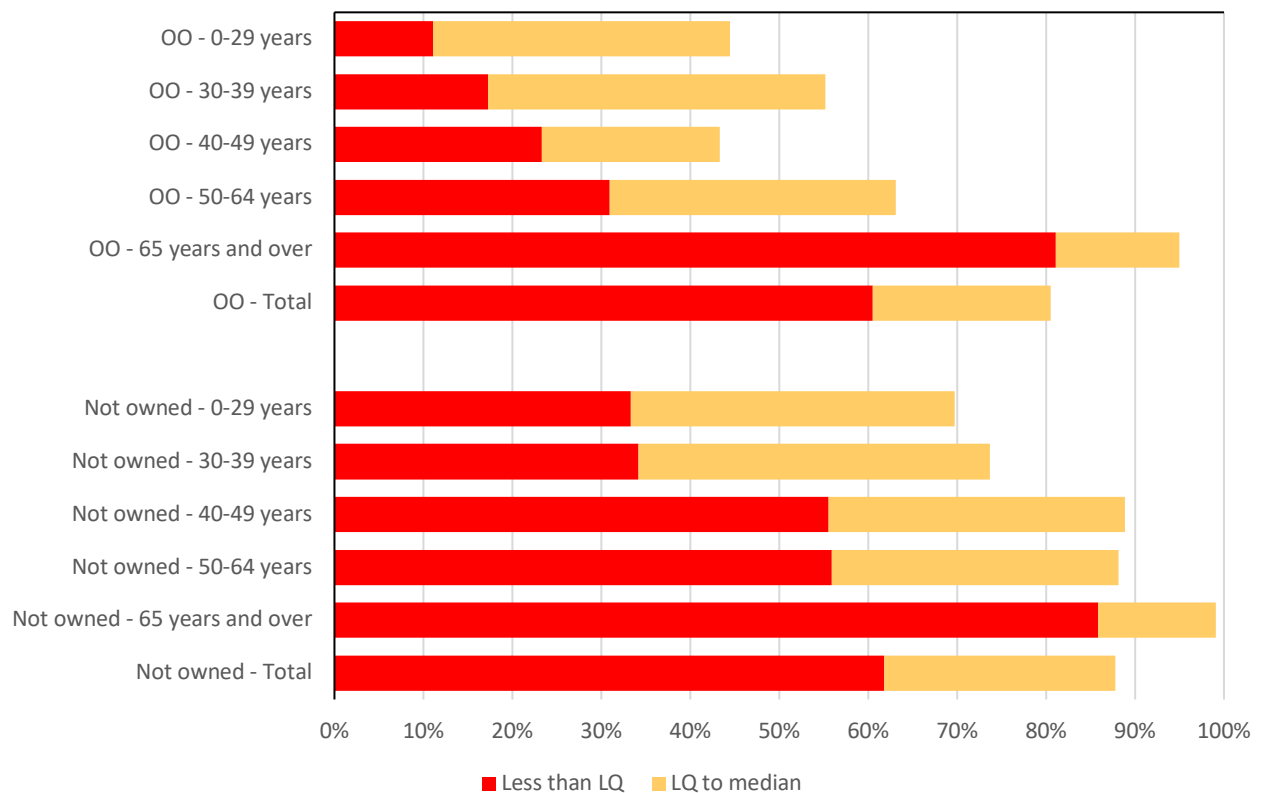
Source: Based on customised census data sourced from Statistics New Zealand

Owner occupier households living in multi-unit dwellings had high numbers of households with one person composition aged 50 to 64 years and over 65 years of age, as well as couples without children households aged 65 years and older.



Figure 6.10 presents the proportion of households living in multi-unit dwellings by tenure and age of the household reference person with household incomes less than the median household income living in Waimakariri District in 2023.

**Figure 6.10: The proportion of households living in multi-unit dwellings by tenure and age of the household reference person with household incomes less than the median household income living in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

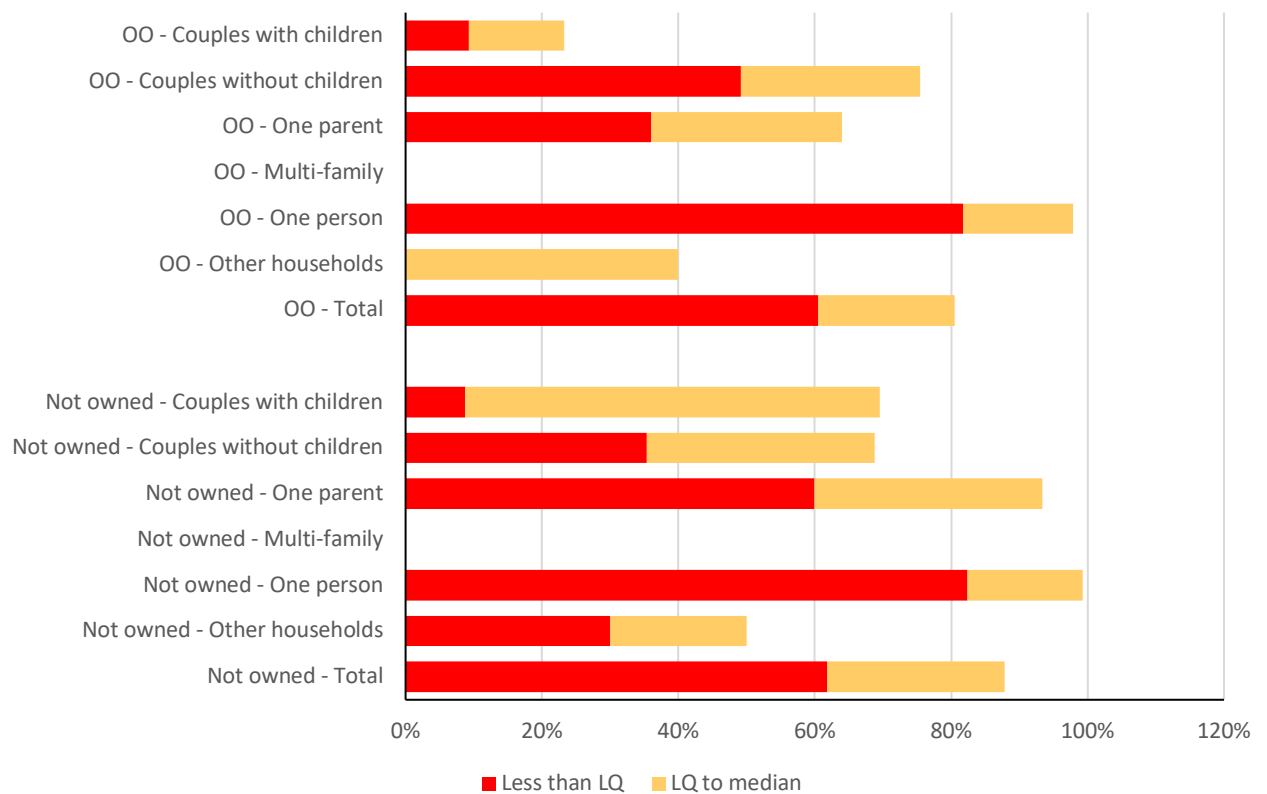
NB: OO refers to owner occupiers

A higher proportion of renter households living in multi-unit dwellings have household incomes of less than the median. The proportion is highest for households with reference people aged 65 years and older. Similar to Selwyn District, more than 60% of both owner occupier and renter households living in multi-unit dwellings have household incomes of less than the lower quartile and over 80% less than the median. Both districts are higher than Christchurch City.



Figure 6.11 presents the proportion of households living in multi-unit dwellings by tenure and household composition with household incomes less than the median household income living in Waimakariri District in 2023.

**Figure 6.11: The proportion of households living in multi-unit dwellings by tenure and household composition with household incomes less than the median household income living in Waimakariri District in 2023**



Source: Based on customised census data sourced from Statistics New Zealand

NB: OO refers to owner occupiers

Both renter and owner occupier one person households have a very high proportion of households with incomes less than the median household income.



## 6.9 Waimakariri District Summary

In summary, Waimakariri District households living in multi-unit dwellings have a number of characteristics which vary from the overall population. These include:

- The number of households living in multi-unit dwellings increased from 1,530 in 2018 to 2,110 in 2023, an increase of 38%. Over the same timeframe the number of households living in standalone dwellings increased by 8%;
- The rate of owner occupation for households living in multi-unit dwellings was 23 percentage points lower in 2023 than those living in standalone dwellings (63% compared to 86%);
- A larger proportion of households living in multi-unit dwellings had household reference people aged over 65 years (55% of all households) relative to households living in standalone dwellings (31% of all households). Both owner occupier and renter multi-unit dwelling households were dominated by those aged 50 years and older;
- Multi-unit renter households had high numbers of households with one person composition aged over 65 years (246 households or 32% of the total), one person households aged 50 to 64 years (108 households or 14% of the total), and couples without children aged over 65 years of age (60 households or 9% of the total);
- Multi-unit owner occupier households had high numbers of households with one person composition aged over 65 years (549 households or 42% of the total) and couples without children aged over 65 years (255 households or 20% of the total);
- Multi-unit households were dominated by those with household income of less than the lower quartile (61% of all multi-unit households) and between the lower quartile and median (22% of all multi-unit households). A similar pattern exists for both renters and owner occupiers with 62% of renter multi-unit households earning less than the lower quartile and 61% of owner occupiers; and
- A higher proportion of households living in multi-unit dwellings did not own cars. However, even for renter households living in multi-unit dwellings (which have the lowest rate of car ownership), 82% of households own one or more cars.



## 7. Greater Christchurch subareas - Household demographics by dwelling typology in 2018 and 2023

### 7.1 Introduction

The objective of this section is to present our analysis of the demographic characteristics of households living in standalone and multi-unit dwellings in 2018 and 2023 across Greater Christchurch by subarea<sup>15</sup>. These include:

- Distribution of dwellings by typology and subarea;
- Age of the household reference person;
- Household composition;
- Household income;
- Migrants;
- Vehicle ownership; and
- Combination of demographic characteristics.

### 7.2 Distribution of dwellings by typology and subarea

Multi-unit dwelling developments have been concentrated in Christchurch City. In total, 92% of all Greater Christchurch's multi-unit dwellings were in Christchurch City in 2023, up from 91% in 2018 (compared to 74% of all dwellings). Multi-unit dwellings total 26% of Christchurch City's housing stock in 2023. In comparison, multi-unit dwellings accounted for 9% of Waimakariri's housing stock and 4% of Selwyn's housing stock. In all three local authority areas, the majority of the multi-unit dwellings are predominately located in the inner city suburbs (in Christchurch City) and the main urban areas in Waimakariri and Selwyn Districts.

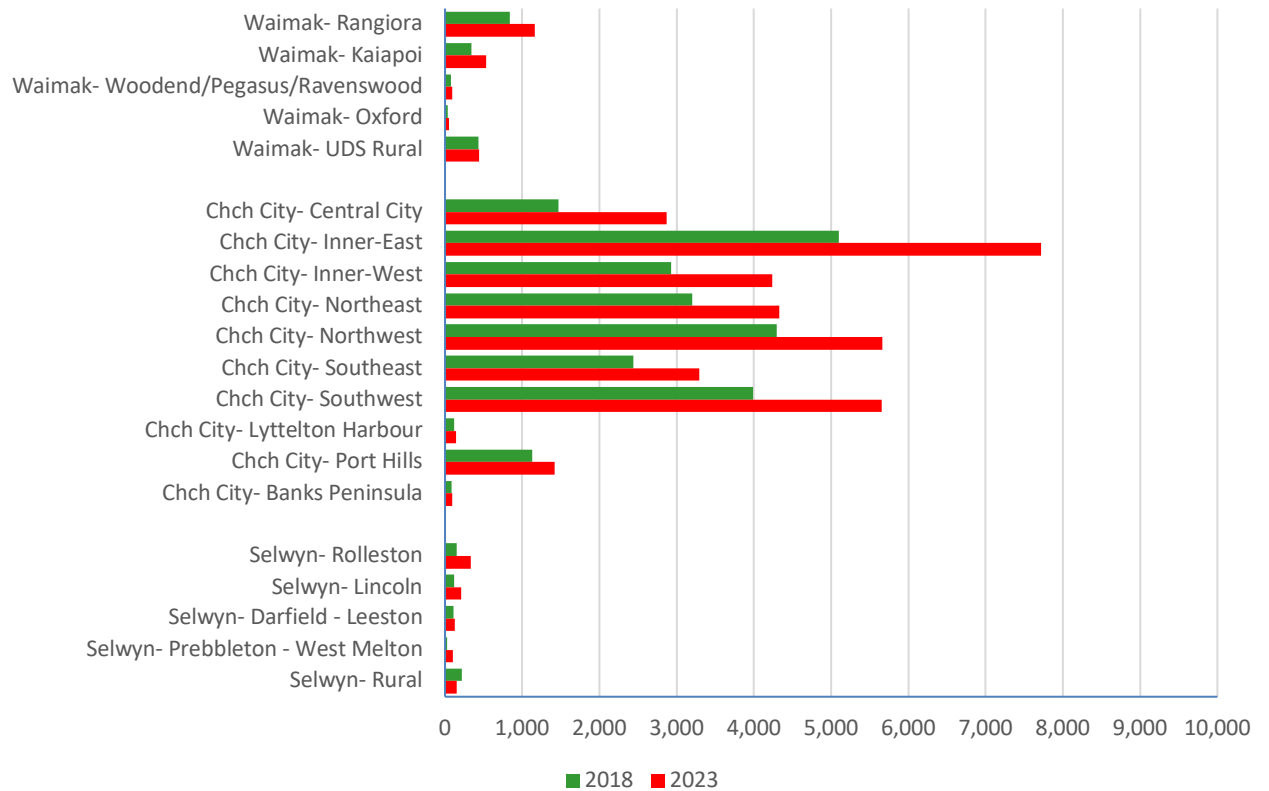
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<sup>15</sup> Subarea definitions are included in appendix xx.



Figure 7.1 presents the number of households living in multi-unit dwellings by subarea in 2018 and 2023.

**Figure 7.1: The number of households living in multi-unit dwellings by subarea in 2018 and 2023**



Source: Based on customised census data sourced from Statistics New Zealand

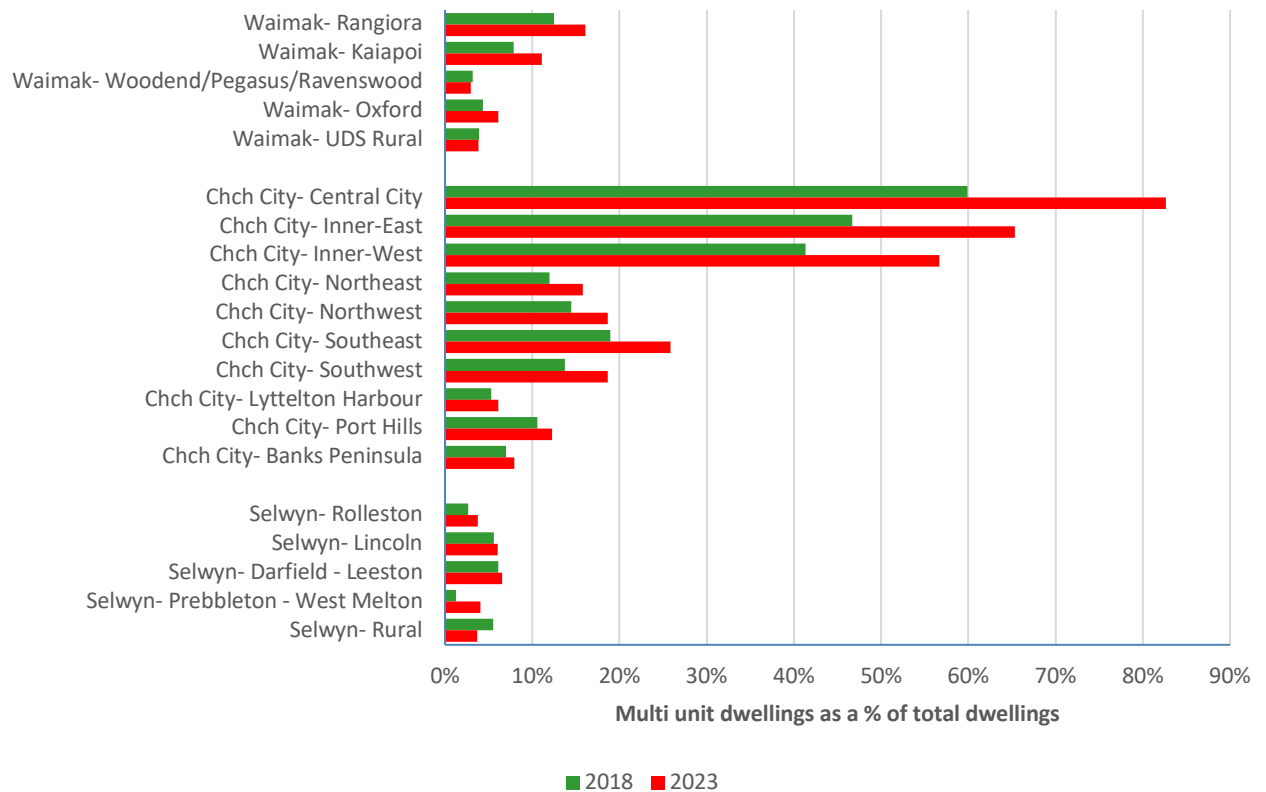
Note: Care needs to be taken when analysing the results by subarea due to the low number of households living in multi-unit dwellings in some subareas in 2018.

Christchurch City households living in multi-unit dwellings totalled 7,713 in 2023 in the city's Inner-East subarea (up from 5,100 in 2018) along with a further 5,664 households in the Northwest subarea (up from 4,293 in 2018) and 5,655 households in the Southwest subarea (up from 3,990 in 2018). Outside Christchurch City, Rangiora subarea, in Waimakariri District, had a significant number of households living multi-unit dwellings. A proportion of these are within retirement villages.



Figure 7.2 presents households living in multi-unit dwellings as a proportion of total dwellings in 2018 and 2023 by subarea.

**Figure 7.2: Households living in multi-unit dwellings as a proportion of total dwellings in 2018 and 2023 by subarea**



Source: Based on customised census data sourced from Statistics New Zealand

Note: Care needs to be taken when analysing the results by subarea due to the low number of households living in multi-unit dwellings in some subareas in 2018.

Christchurch City's Central City subarea has the highest proportion of households living in multi-unit dwellings (83%). The Inner-East and Inner-West subareas also have more than 65% of their households living in multi-unit dwellings. Outside Christchurch City, Rangiora subarea, in Waimakariri District, had a significant proportion of households (16%) living in multi-unit dwellings. A number of these are within retirement villages.

Table 7.1 presents the number and proportion of households by typology and subarea across Greater Christchurch in 2023.



June 2025

**Table 7.1: The number and proportion of households by typology and subarea across Greater Christchurch in 2023**

	Standalone						Multi-unit						Total
	2 bdms		3 bdrms+		Total		2 bdms		3 bdrms+		Total		
	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	Holds	% of total	
Waimakariri District													
Rangiora	654	9%	5,415	75%	6,069	84%	1,014	14%	150	2%	1,164	16%	7,233
Kaiapoi	510	11%	3,768	78%	4,278	89%	396	8%	138	3%	534	11%	4,812
Woodend/Pegasus/Ravenswood	252	8%	2,814	89%	3,066	97%	51	2%	42	1%	93	3%	3,159
Oxford	135	16%	648	78%	783	94%	42	5%	9	1%	51	6%	834
UDS Rural & settlements	1,182	10%	9,900	86%	11,082	96%	216	2%	225	2%	441	4%	11,523
Christchurch City													
Central City	279	8%	324	9%	603	17%	2,334	67%	537	15%	2,871	83%	3,474
Inner-East	1,221	10%	2,877	24%	4,098	35%	6,270	53%	1,443	12%	7,713	65%	11,811
Inner-West	669	9%	2,568	34%	3,237	43%	3,051	41%	1,188	16%	4,239	57%	7,476
Northeast	3,237	12%	19,818	72%	23,055	84%	3,258	12%	1,071	4%	4,329	16%	27,384
Northwest	2,634	9%	22,077	73%	24,711	81%	4,107	14%	1,557	5%	5,664	19%	30,375
Southeast	1,947	15%	7,506	59%	9,453	74%	2,613	20%	681	5%	3,294	26%	12,747
Southwest	3,165	10%	21,528	71%	24,693	81%	4,305	14%	1,350	4%	5,655	19%	30,348
Lyttelton Harbour	570	24%	1,638	70%	2,208	94%	108	5%	36	2%	144	6%	2,352
Port Hills	1,089	9%	9,039	78%	10,128	88%	987	9%	429	4%	1,416	12%	11,544
Banks Peninsula	216	18%	900	74%	1,116	92%	57	5%	39	3%	96	8%	1,212
Selwyn District													
Rolleston	276	3%	8,226	93%	8,502	96%	186	2%	147	2%	333	4%	8,835
Lincoln	126	4%	3,156	90%	3,282	94%	159	5%	51	1%	210	6%	3,492
Darfield - Leston	177	9%	1,662	84%	1,839	93%	102	5%	27	1%	129	7%	1,968
Prebbleton - West Melton	57	2%	2,433	94%	2,490	96%	72	3%	33	1%	105	4%	2,595
Rural	630	16%	3,282	81%	3,912	96%	75	2%	75	2%	150	4%	4,062

Source: Based on customised census data sourced from Statistics New Zealand





### 7.3 Age of the household reference person

Overseas literature suggests as people age and their housing needs evolve, a high proportion of older households may choose to live in multi-unit dwellings. Table 7.2 presents the proportion of households living in different dwelling typologies by age of the household reference person and subarea across Greater Christchurch in 2023.

**Table 7.2: The proportion of households living in different dwellings typologies by age of the household reference person and subarea across Greater Christchurch in 2023**

	Households living in standalone dwellings					Households living in multi-unit dwellings				
	0-29 yrs	30-39 yrs	40-49 yrs	50-64 yrs	65 yrs +	0-29 yrs	30-39 yrs	40-49 yrs	50-64 yrs	65 yrs +
<b>Waimakariri District</b>										
Rangiora	8%	13%	16%	27%	35%	4%	8%	6%	15%	66%
Kaiapoi	10%	16%	15%	29%	30%	10%	8%	7%	23%	52%
Woodend/Pegasus/Ravenswood	10%	20%	17%	28%	25%	16%	16%	19%	28%	19%
Oxford	7%	11%	13%	29%	40%	0%	0%	0%	17%	56%
UDS Rural & settlements	6%	13%	19%	37%	25%	13%	16%	14%	34%	24%
UDS Rural Settlements										
<b>Christchurch City</b>	27%	19%	13%	23%	17%	32%	27%	13%	16%	12%
Central City	19%	24%	17%	23%	16%	23%	25%	14%	21%	18%
Inner-East	17%	15%	15%	28%	25%	22%	23%	15%	20%	19%
Inner-West	11%	19%	19%	28%	23%	11%	15%	12%	24%	38%
Northeast	13%	16%	18%	27%	27%	13%	14%	10%	20%	43%
Northwest	11%	20%	19%	28%	23%	15%	18%	13%	24%	31%
Southeast	14%	23%	19%	23%	21%	15%	18%	13%	21%	34%
Southwest	5%	11%	18%	36%	30%	9%	19%	15%	28%	30%
Lyttelton Harbour	6%	13%	19%	33%	29%	10%	14%	15%	23%	38%
Port Hills	5%	8%	13%	36%	39%	13%	13%	10%	23%	45%
Banks Peninsula										
<b>Selwyn District</b>	12%	30%	24%	23%	11%	11%	20%	13%	19%	37%
Rolleston	9%	22%	21%	27%	21%	16%	19%	7%	16%	41%
Lincoln	9%	18%	17%	28%	28%	7%	19%	0%	14%	53%
Darfield - Leston	4%	15%	24%	35%	22%	0%	6%	0%	6%	83%
Prebbleton - West Melton	9%	18%	18%	31%	24%	24%	20%	12%	25%	16%
Rural	8%	13%	16%	27%	35%	4%	8%	6%	15%	66%

Source: Based on customised census data sourced from Statistics New Zealand

Waimakariri District's urban areas (Rangiora, Kaiapoi and Oxford subareas) have a high proportion of households living in multi-unit dwellings with reference people aged 65 years and over relative to standalone dwellings. The age distribution pattern in Christchurch City differs. The Central City, Inner-East and Inner-West subareas have a younger age profile. Outside the inner city (Central, Inner-East and Inner-West subareas) households living in multi-unit dwellings have a higher proportion of households with reference people aged 65 years and over.



## 7.4 Household composition

Household composition characteristics of multi-unit households is different from their standalone counterparts. Table 7.3 presents the proportion of households living in different dwelling typologies by household composition and subarea across Greater Christchurch in 2023.

**Table 7.3: The proportion of households living in different dwelling typologies by household composition and subarea across Greater Christchurch in 2018 and 2023**

	Households living in standalone dwellings						Households living in multi-unit dwellings					
	Couples with children	Couples without children	One parent	Multi-family	One person	Other	Couples with children	Couples without children	One parent	Multi-family	One person	Other
<b>Waimakariri District</b>												
Rangiora	30%	36%	10%	2%	20%	3%	5%	23%	7%	0%	62%	3%
Kaipoi	30%	35%	11%	2%	20%	3%	6%	26%	10%	1%	53%	3%
Woodend/Pega/Rav	35%	39%	8%	2%	14%	2%	28%	25%	13%	0%	28%	0%
Oxford	23%	40%	10%	2%	24%	2%	0%	11%	0%	0%	67%	0%
UDS Rural & settlements	38%	38%	5%	4%	13%	2%	27%	27%	5%	5%	32%	4%
<b>Christchurch City</b>												
Central City	15%	37%	8%	1%	22%	16%	8%	35%	6%	1%	40%	11%
Inner-East	23%	26%	12%	2%	24%	13%	12%	23%	8%	1%	45%	10%
Inner-West	29%	32%	8%	2%	18%	11%	15%	26%	10%	1%	36%	12%
Northeast	33%	28%	12%	3%	19%	5%	10%	18%	13%	1%	53%	5%
Northwest	34%	30%	10%	3%	17%	7%	12%	23%	8%	1%	48%	8%
Southeast	28%	26%	14%	2%	23%	6%	9%	21%	11%	1%	51%	7%
Southwest	33%	28%	10%	4%	17%	8%	12%	22%	10%	1%	47%	8%
Lyttelton Harbour	26%	39%	7%	1%	24%	4%	11%	21%	9%	0%	53%	9%
Port Hills	36%	38%	6%	2%	15%	3%	12%	27%	9%	1%	48%	4%
Banks Peninsula	22%	44%	5%	2%	24%	4%	10%	26%	6%	0%	55%	0%
<b>Selwyn District</b>												
Rolleston	49%	27%	8%	4%	9%	3%	22%	29%	7%	3%	37%	3%
Lincoln	44%	32%	7%	2%	10%	4%	14%	21%	7%	0%	47%	9%
Darfield - Leston	34%	37%	8%	2%	17%	1%	12%	23%	7%	0%	56%	0%
Prebbleton - West Melt.	46%	37%	4%	2%	8%	1%	6%	46%	0%	0%	40%	0%
Rural	33%	36%	5%	2%	20%	3%	25%	29%	0%	0%	33%	6%

Source: Based on customised census data sourced from Statistics New Zealand

Households living in multi-unit dwellings in all three local authority areas' subareas had much higher proportions of one person households. This is consistent with the multi-unit dwellings having higher proportion of households with reference people aged 65 years and older. The exception being the rural areas in Selwyn and Waimakariri Districts.



## 7.5 Household income

Table 7.4 presents the proportion of households living different dwellings typologies by household income and subarea across Greater Christchurch in 2023.

**Table 7.4: The proportion of households living in different dwelling typologies by household income and subarea across Greater Christchurch in 2023**

	Households living in standalone dwellings				Households living in multi-unit dwellings			
	Les than LQ	LQ to Median	Median to UQ	Over UQ	Les than LQ	LQ to Median	Median to UQ	Over UQ
<b>Waimakariri District</b>								
Rangiora	29%	27%	24%	20%	71%	20%	6%	2%
Kaipoi	28%	26%	26%	20%	58%	25%	11%	6%
Woodend/Pegasus/Ravenswood	21%	23%	29%	27%	34%	22%	19%	22%
Oxford	38%	26%	22%	14%	72%	17%	0%	0%
UDS Rural & Settlements	18%	23%	23%	37%	29%	23%	23%	25%
<b>Christchurch City</b>								
Central City	19%	26%	22%	32%	25%	32%	23%	19%
Inner-East	25%	28%	25%	22%	40%	32%	17%	11%
Inner-West	19%	24%	19%	38%	34%	31%	20%	15%
Northeast	24%	25%	25%	26%	56%	27%	12%	5%
Northwest	22%	24%	22%	31%	49%	27%	15%	9%
Southeast	27%	29%	24%	19%	51%	29%	14%	6%
Southwest	22%	25%	25%	28%	48%	27%	16%	9%
Lyttelton Harbour	25%	25%	21%	28%	43%	30%	19%	11%
Port Hills	16%	19%	20%	44%	39%	30%	17%	15%
Banks Peninsula	31%	27%	22%	19%	58%	26%	10%	10%
<b>Selwyn District</b>								
Rolleston	11%	20%	31%	37%	39%	25%	22%	14%
Lincoln	14%	19%	25%	41%	50%	27%	13%	9%
Darfield - Leston	21%	26%	27%	26%	56%	21%	12%	12%
Prebbleton - West Melton	12%	15%	22%	51%	66%	20%	9%	6%
Rural	21%	29%	26%	24%	29%	29%	24%	18%

Source: Based on customised census data sourced from Statistics New Zealand

Households living in multi-unit dwellings have a larger proportion of households earning less than the median household income when compared to those living in standalone dwellings across the majority of subareas. This trend is stronger in the urban subareas.



## 7.6 Vehicle ownership

Table 7.5 presents the proportion of households by dwelling typology and level of car ownership by subarea across Greater Christchurch in 2023.

**Table 7.5: The proportion of households by dwelling typology and level of car ownership by subarea across Greater Christchurch in 2023**

	Households living in standalone dwellings			Households living in multi-unit dwellings		
	No cars	One car	Two or more cars	No cars	One car	Two or more cars
<b>Waimakariri District</b>						
Rangiora	2%	31%	66%	18%	63%	18%
Kaiapoi	3%	28%	69%	13%	56%	28%
Woodend/Pegasus/Ravenswood	1%	24%	74%	0%	31%	59%
Oxford	2%	32%	65%	22%	61%	17%
UDS Rural & Settlements	1%	14%	83%	3%	33%	63%
<b>Christchurch City</b>						
Central City	8%	41%	49%	15%	57%	27%
Inner-East	6%	40%	53%	18%	51%	30%
Inner-West	5%	31%	63%	14%	50%	36%
Northeast	4%	29%	66%	20%	54%	24%
Northwest	3%	28%	68%	15%	54%	30%
Southeast	5%	36%	57%	18%	52%	28%
Southwest	4%	29%	66%	17%	52%	29%
Lyttelton Harbour	2%	32%	65%	9%	53%	34%
Port Hills	1%	24%	74%	8%	53%	38%
Banks Peninsula	1%	29%	69%	13%	52%	35%
<b>Selwyn District</b>						
Rolleston	1%	20%	78%	5%	51%	43%
Lincoln	1%	22%	76%	11%	54%	33%
Darfield - Leston	1%	24%	74%	12%	58%	28%
Prebbleton - West Melton	0%	14%	85%	0%	60%	34%
Rural	1%	22%	76%	6%	37%	53%

Source: Based on customised census data sourced from Statistics New Zealand

The rate of car ownership is typically higher for households living in standalone dwellings across the majority of subareas than those living in multi-unit dwellings. Note the low number of households living in multi-unit dwellings in some subareas may be impacting on the results and care needs to be taken in interpreting the data. However, even in Oxford where 22% (eight households out of 36) of households living in multi-unit dwellings do not own a car, effectively three out of four households own at least one vehicle.



## 7.7 Subarea summary

In summary, households living in multi-unit dwellings in Greater Christchurch's different subareas have a number of characteristics which vary from the overall population. There is an uneven distribution of multi-unit dwellings across the different subareas in Greater Christchurch. The urban centre tends to have a higher proportion and higher number of households living in multi-unit dwellings whilst the fringe or rural areas tend to have fewer. The highest number and concentration of multi-unit dwellings is in Christchurch City's subareas.

Although the numbers and proportion of households living in multi-unit dwellings differ across Greater Christchurch's subareas, typically the trends listed below are consistent. These include:

- Households living in multi-unit dwellings in all three local authority areas' subareas had much higher proportions of households with reference people aged 65 years and older;
- Households living in multi-unit dwellings in all three local authority areas' subareas had much higher proportions of one person households. This is consistent with the multi-unit dwellings having higher proportions of households with reference people aged 65 years and older;
- Households living in multi-unit dwellings have a larger proportion of households earning less than the median household income when compared to those living in standalone dwellings across the majority of subareas. This trend is stronger in the urban subareas. The Central City subarea in Christchurch City is an exception; and
- Across all subareas, a higher proportion of households living in multi-unit dwellings, when compared to those living in standalone dwellings, do not own cars.



## 8. Longitudinal trends in intensification 1996 to 2023

### 8.1 Introduction

Multi-unit dwellings have been increasing in popularity in our main metropolitan centres over the last two decades. They provide an affordable alternative to the traditional standalone dwelling whilst enabling redevelopment to higher densities within existing urban areas. The objective of this section of the report is to present results of the analysis of changes in the level of households living in multi-unit dwellings considering the trends in a number of variables including:

- Household age (age of reference person in five year age groups 20 years of age in five year steps to 85 years and over;
- Household type (couples, couples with children, one parent with children, one person households);
- Household income (by census quartiles);
- Tenure (owner occupier or renter household); and
- Census (1996, 2001, 2006, 2013, 2018 and 2023).

### 8.2 Methodical overview

This analysis uses a logistic regression approach to estimate the probability if a household lives in a multi-unit dwelling while controlling for a number of demographic characteristics of households. The rate of multi-unit occupation is the probability of multi-unit occupation ( $p$ ) expressed as a function of the variables being described. Typically, the probability of multi-unit occupation is estimated as a function of age, household type, tenure, and household income conditional upon the local housing market and the temporal context, that is:

$$(1) \quad p = f(\text{age, household, tenure, income} \mid \text{location, census date})$$

For reasons that are detailed in the statistical literature  $p$  is transformed into the log of the odds ratio ( $or$ ), which gives the linear logit model:

$$(2) \quad L = \text{logit} = \log(or) = \log(p/1-p) = \alpha + \beta X$$

The log of the odds ratio runs from minus to plus infinity as  $p$  increases from 0 to 1. Thus, while the probabilities are bounded, the logits are unbounded. Thus it follows that:

$$(3) \quad p = e^{\alpha + \beta X} / 1 + e^{\alpha + \beta X}$$

The predicted probabilities for the weighted least squares regression can be found by substituting for  $\alpha$  and  $\beta$ .



The data used was coded are a series of dummy variables. These are summarised in Table 8.1.

**Table 8.1: Data variables**

Code	Variable
<b>Census Results</b>	
Census1996	Census 1996
Census2001	Census 2001
Census2006	Census 2006
Census2013	Census 2013
Census2018	Census 2018
Census2023	Census 2023
<b>Age of the reference person</b>	
Agemid	Midpoint of the age range (for example age range 20 to less than 25 = 22.5 yrs)
Agemidsquare	The midpoint of the age range squared
<b>Household Income</b>	
Q1	Household income less than 25 <sup>th</sup> percentile
Q2	Household income between 25 <sup>th</sup> and 50 <sup>th</sup> percentile
Q3	Household income between 50 <sup>th</sup> and 75 <sup>th</sup> percentile
Q4	Household income over 75 <sup>th</sup> percentile
<b>Household Composition</b>	
CWO	Couples without children
CWith	Couples with children
OneParent	One parent with children
Multi	Multi family household
OnePerson	One person
Other	Other configurations
<b>Dwelling Tenure</b>	
Owner	Owner occupier household
Renter	Renter household



### 8.3 Greater Christchurch analysis

Census data from the 1996 to 2023 censuses for the Greater Christchurch metropolitan area was coded and analysed using logit regression across a number of household variables to estimate the probability of multi-unit occupation. The analysis included the following combination of variables:

- Age of the reference person and census;
- Age of the reference person, tenure, and census;
- Age of the reference person, census, tenure, and household income; and
- Age of the reference person, census, tenure, household income and household composition.

Table 8.2 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Greater Christchurch for the 1996 to 2023 census by age of the reference person.

**Table 8.2: Logit regression results – Greater Christchurch by census and age of the reference person**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.165	0.001	-148.858	0.000	-0.167	-0.163
	agemidsquare	0.002	0.000	+154..598	0.000	0.002	0.002
	Census2001	0.000	0.008	0.000	1.000	-0.016	0.016
	Census2006	0.000	0.010	0.000	1.000	-0.019	0.019
	Census2013	-0.123	0.009	-12.938	0.000	-0.141	-0.104
	Census2018	-0.385	0.010	-40.350	0.000	-0.403	-0.366
	Census2023	-0.084	0.009	-9.383	0.000	-0.101	-0.066
	Intercept	1.983	0.030	80.747	0.000	1.959	2.008
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>		<b>dfa</b>	<b>Sig.</b>	
LOGIT	Pearson Goodness-of-Fit Test		202324		916	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreased as the age of the reference person increases; and
- Fell with each successive census up until 2023 when the coefficient, although still negative increased.





Table 8.3 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Greater Christchurch for the 1996 to 2023 censuses by age of the reference person and tenure.

**Table 8.3: Logit regression results – Greater Christchurch by census, age of the reference person and tenure**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.103	0.001	-86.994	0.000	-0.105	-0.101
	agemidsquare	0.001	0.000	109.274	0.000	0.001	0.001
	Census2001	0.000	0.009	0.000	1.000	-0.017	0.017
	Census2006	0.000	0.010	0.000	1.000	-0.020	0.020
	Census2013	-0.312	0.010	-30.993	0.000	-0.332	-0.292
	Census2018	-0.576	0.010	-57.031	0.000	-0.596	-0.556
	Census2023	-0.193	0.009	-20.440	0.000	-0.212	-0.175
	Renter	1.804	0.006	308.545	0.000	1.793	1.815
	Intercept	-0.463	0.027	-17.181	0.000	-0.490	-0.436
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>		<b>dfa</b>	<b>Sig.</b>	
LOGIT	Pearson Goodness-of-Fit Test		91609.758		915	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased; and
- Is higher for renters relative to owner occupiers.



Table 8.4 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Greater Christchurch for the 1996 to 2023 census by age of the reference person, and household income (by quartiles).

**Table 8.4: Logit regression results – Greater Christchurch by census, age of the reference person, and household income**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.085	0.001	-67.118	0.000	-0.088	-0.083
	agemidsquare	0.001	0.000	59.911	0.000	0.001	0.001
	Census2001	-0.168	0.011	-15.759	0.000	-0.188	-0.147
	Census2006	-0.210	0.010	-20.451	0.000	-0.230	-0.189
	Census2013	-0.144	0.010	-13.818	0.000	-0.164	-0.1223
	Census2018	-0.344	0.009	-38.313	0.000	-0.361	-0.326
	Census2023	-0.017	0.010	-1.828	0.000	-0.036	0.001
	Q1	1.743	0.009	185.336	0.000	1.725	1.762
	Q2	1.043	0.009	111.732	0.000	1.025	1.061
	Q3	0.458	0.011	43.072	0.000	0.437	0.479
	Intercept	-0.210	0.029	-7.127	0.000	-0.240	-0.181
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>		<b>dfa</b>	<b>Sig.</b>	
LOGIT	Pearson Goodness-of-Fit Test		70393.017		605	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased; and
- Is lower as the level of household income increases.



Table 8.5 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Greater Christchurch for the 1996 to 2023 census by age of the reference person, tenure and household income (by quartiles).

**Table 8.5: Logit regression results – Greater Christchurch by census, age of the reference person, tenure and household income**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.064	0.001	-48.796	0.000	-0.067	-0.062
	agemidsquare	0.001	0.000	55.141	0.000	0.001	0.001
	Census2001	-0.243	0.011	-21.897	0.000	-0.264	-0.221
	Census2006	-0.273	0.011	-25.505	0.000	-0.293	-0.252
	Census2013	-0.296	0.011	-27.335	0.000	-0.317	-0.275
	Census2018	-0.523	0.009	-55.667	0.000	-0.541	-0.504
	Census2023	-0.134	0.010	-13.503	0.000	-0.153	-0.114
	Renter	1.425	0.006	232.495	0.000	1.413	1.437
	Q1	1.312	0.010	133.198	0.000	1.293	1.332
	Q2	0.805	0.010	82.829	0.000	0.786	0.824
	Q3	0.382	0.011	34.662	0.000	0.360	0.403
	Intercept	-1.407	0.031	-45.752	0.000	-1.438	-1.377
Chi-Square Tests							
			Chi-Square		dfa	Sig.	
LOGIT	Pearson Goodness-of-Fit Test		10563.847		604	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased;
- Is higher for renters relative to owner occupiers; and
- Is lower as the level of household income increases.



Table 8.6 presents the results of the logit regression analysis estimating the probability of owner occupation for Greater Christchurch for the 1996 to 2023 census by age of the reference person, household composition and tenure.

**Table 8.6: Logit regression results – Greater Christchurch by census, age of the reference person, household composition, and tenure**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.057	0.001	-44.535	0.000	-0.060	-0.055
	agemidsquare	0.001	0.000	48.224	0.000	0.001	0.001
	Census2001	0.000	0.009	0.030	0.976	-0.018	0.018
	Census2006	0.000	0.011	0.022	0.983	-0.021	0.021
	Census2013	-0.270	0.010	-25.806	0.000	-0.290	-0.249
	Census2018	-0.552	0.010	-52.707	0.000	-0.572	-0.531
	Census2023	-0.120	0.010	-12.210	0.000	-0.139	-0.101
	Renter	1.587	0.006	256.831	0.000	1.575	1.599
	Coupleswithout	1.006	0.009	109.91	0.000	0.987	1.024
	Oneparent	0.847	0.011	76.286	0.000	0.825	0.869
	Multifamily	-0.001	0.027	-0.036	0.971	-0.054	0.052
	One person	2.179	0.009	232.401	0.000	2.160	2.197
	Other	1.047	0.012	84.287	0.000	1.022	1.071
	Intercept	-1.915	0.031	-62.327	0.000	-1.946	-1.884
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>	<b>dfa</b>	<b>Sig.</b>		
LOGIT	Pearson Goodness-of-Fit Test		13922.943	910	0.000		

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased;
- Is higher for renter households relative to owner occupiers; and
- Is highest for one person households relative to other household compositions.



## 8.4 Christchurch City analysis

Table 8.7 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Christchurch City for the 1996 to 2023 census by age of the reference person.

**Table 8.7: Logit regression results – Christchurch City census and age of the reference person**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.160	0.001	-133.872	0.000	-0.163	-0.158
	agemidsquare	0.002	0.000	138.113	0.000	0.002	0.002
	Census2001	0.000	0.009	0.000	1.000	-0.017	0.017
	Census2006	0.000	0.010	0.000	1.000	-0.019	0.019
	Census2013	-0.052	0.009	-5.277	0.000	-0.072	-0.033
	Census2018	-0.319	0.010	-31.877	0.000	-0.339	-0.299
	Census2023	0.082	0.009	8.775	0.000	-0.064	-0.101
	Intercept	2.031	0.026	77.344	0.000	2.005	2.057
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>		<b>dfa</b>	<b>Sig.</b>	
LOGIT	Pearson Goodness-of-Fit Test		1744114.152		916	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreased as the age of the reference person increases; and
- Fell with each successive census up until 2023 when the coefficient increased.



Table 8.8 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Christchurch City for the 1996 to 2023 censuses by age of the reference person and tenure.

**Table 8.8: Logit regression results – Christchurch City by census, age of the reference person and tenure**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.102	0.001	-79.673	0.000	-0.104	-0.099
	agemidsquare	0.001	0.000	99.246	0.000	0.001	0.001
	Census2001	0.000	0.009	0.000	1.000	-0.018	0.018
	Census2006	0.000	0.011	0.000	1.000	-0.021	0.021
	Census2013	-0.262	0.011	-24.807	0.000	-0.282	-0.241
	Census2018	-0.548	0.011	-51.471	0.000	-0.569	-0.527
	Census2023	-0.055	0.010	-5.499	0.000	-0.075	-0.035
	Renter	1.747	0.006	288.244	0.000	1.775	1.799
	Intercept	-0.346	0.029	12.018	0.000	-0.375	-0.317
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>		<b>dfa</b>	<b>Sig.</b>	
LOGIT	Pearson Goodness-of-Fit Test		80900.460		915	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased; and
- Is higher for renters relative to owner occupiers.



Table 8.9 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Christchurch City for the 1996 to 2023 census by age of the reference person, and household income (by quartiles).

**Table 8.9: Logit regression results – Christchurch City by census, age of the reference person, and household income**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.083	0.001	-57.966	0.000	-0.086	-0.080
	agemidsquare	0.001	0.000	50.268	0.000	0.001	0.001
	Census2001	-0.186	0.011	-16.718	0.000	-0.208	-0.164
	Census2006	-0.196	0.011	-18.304	0.000	-0.217	-0.175
	Census2013	-0.080	0.011	-7.341	0.000	-0.102	-0.059
	Census2018	-0.389	0.011	-36.357	0.000	-0.410	-0.368
	Census2023	0.099	0.010	9.858	0.000	0.079	0.119
	Q1	1.751	0.010	166.604	0.000	1.731	1.772
	Q2	1.077	0.010	103.162	0.000	1.057	1.098
	Q3	0.507	0.012	42.558	0.000	0.484	0.530
	Intercept	-0.121	0.033	-3.666	0.000	-0.154	-0.088
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>		<b>dfa</b>	<b>Sig.</b>	
LOGIT	Pearson Goodness-of-Fit Test		54134.654		517	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient increased; and
- Is lower as the level of household income increases.



Table 8.10 presents the results of the logit regression analysis estimating the probability of multi-unit occupation for Christchurch City for the 1996 to 2023 census by age of the reference person, tenure and household income (by quartiles).

**Table 8.10: Logit regression results – Christchurch City by census, age of the reference person, tenure and household income**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.060	0.001	-40.377	0.000	-0.063	-0.057
	agemidsquare	0.001	0.000	45.969	0.000	0.001	0.001
	Census2001	-0.265	0.012	-22.923	0.000	-0.288	-0.242
	Census2006	-0.263	0.011	-23.559	0.000	-0.285	-0.241
	Census2013	-0.243	0.011	-21.313	0.000	-0.265	-0.220
	Census2018	-0.574	0.011	-51.428	0.000	-0.596	-0.553
	Census2023	-0.040	0.010	-3.831	0.000	-0.061	-0.020
	Renter	1.424	0.007	203.397	0.000	1.410	1.428
	Q1	1.296	0.011	117.970	0.000	1.264	1.307
	Q2	0.810	0.011	75.203	0.000	0.786	0.831
	Q3	0.397	0.012	32.480	0.000	0.373	0.421
	Intercept	-1.347	0.034	-39.165	0.000	-1.382	-1.313
Chi-Square Tests							
			Chi-Square		dfa	Sig.	
LOGIT	Pearson Goodness-of-Fit Test		8440.071		516	0.000	

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased;
- Is higher for renters relative to owner occupiers; and
- Is lower as the level of household income increases.





Table 8.11 presents the results of the logit regression analysis estimating the probability of owner occupation for Christchurch City for the 1996 to 2018 census by age of the reference person, household composition and tenure.

**Table 8.11: Logit regression results – Christchurch City by census, age of the reference person, household composition, and tenure**

Parameter		Estimate	Std. Error	Z	Sig.	95% Confidence Interval	
						Lower Bound	Upper Bound
LOGIT <sup>a</sup>	agemid	-0.051	0.001	-36.635	0.000	-0.054	-0.049
	agemidsquare	0.001	0.000	39.413	0.000	0.001	0.001
	Census2001	0.001	0.010	0.053	0.958	-0.018	0.019
	Census2006	0.000	0.011	-0.045	0.964	-0.022	0.021
	Census2013	-0.217	0.011	-19.784	0.000	-0.238	-0.195
	Census2018	-0.531	0.011	-48.158	0.000	-0.553	-0.510
	Census2023	-0.014	0.010	-1.381	0.167	-0.035	0.006
	Renter	1.590	0.007	242.491	0.000	1.577	1.603
	Coupleswithout	1.015	0.010	102.085	0.000	0.996	1.035
	Oneparent	0.765	0.012	66.071	0.000	0.742	0.787
	Multifamily	-0.272	0.030	-9.109	0.000	-0.330	-0.213
	One person	2.146	0.010	216.607	0.000	2.127	2.165
	Other	0.932	0.013	72.195	0.000	0.906	0.957
	Intercept	-1.862	0.033	-56.133	-56.133	-1.895	-1.829
<b>Chi-Square Tests</b>							
			<b>Chi-Square</b>	<b>dfa</b>	<b>Sig.</b>		
LOGIT	Pearson Goodness-of-Fit Test		12966.611	910	0.000		

The results of the analysis were statistically significant. These results suggest the probability of multi-unit occupation:

- Decreases as the age of the reference person increases;
- Fell with each successive census up until 2023 when the coefficient, although still negative increased;
- Is higher for renter households relative to owner occupiers; and
- Is highest for one person households relative to other household compositions.



## 8.5 Discussion

The results of the statistical analysis suggest the probability of a household living in a multi-unit dwelling in Greater Christchurch has:

- Declined over the last two decades;
- Lower income households are more likely to live in a multi-unit dwelling relative to households with higher incomes;
- One person households have a higher probability of living in a multi-unit dwelling than other compositions; and
- Renter households are more likely to live in multi-unit dwellings than owner occupiers.



## 9. Implications for the housing system and in a housing policy context

The Stage One report applied a system level lens on market trends and purchaser preferences, identified the system level drivers and suggested housing policy levers which can assist local authorities to meet their planning objectives related to multi-unit dwellings. At this stage of the analysis we concluded there was a strong cultural preference for standalone dwellings and car ownership was noted as an important consideration for the acceptance of multi-unit dwellings. Recommendations to respond to these preferences are:

- Provide a clear plan and consistent messages about the community benefits and long term outcomes desired;
- Realistic timelines and funding plans to support increases in infrastructure and amenities need to be included to ensure negative impacts of intensification are avoided;
- Developing or identifying exemplar projects demonstrating thoughtful integration within the community and good design will provide clarity on the outcomes sought;
- Ensuring areas identified for intensification are serviced by robust public and alternative transportation options concurrent with new development is essential; and
- As a transitional measure, local authorities should consider how to provide nearby offsite car parking provision in central city areas.

Influences on the building and construction industry include local authority land planning, the regulatory system, and financial drivers. Recommendations for local authorities to respond to the system influences are to:

- Establish a clear planning framework and regulatory framework;
- Provide pre-application support at the design stage of larger projects to reduce the risk of delay upon formal submission;
- Ensure the phased development of social and cultural amenities to both encourage and support the intensification goals;
- Consider value capture mechanisms where these public investments increase the value of surrounding privately owned land;
- Consider consolidating parcels for priority sites and provide an inventory of publicly owned lands; and
- Provide incentives such as development contribution deferrals and remissions, priority processing for consents, and targeted rates rebates.

Finally, actions to ensure good outcomes for the households living in multi-unit dwellings and the surrounding neighbourhoods and communities were identified. These focussed on the needs of the dominant occupants which are typically older, lower income, single person households. Recommendations to meet their needs are:

- Provide incentives for one- and two-bedroom dwellings at an affordable price point;
- Provide incentives for homes meeting universal design criteria;
- Advocate for central government policies and funding supportive of lower income households; and
- Use inclusionary housing to encourage affordable units close to amenities and support affordability.



So what, if anything, has changed with the additional analysis from 2018 to 2023?

- The growth in the number of households living in standalone dwellings occurred outside Christchurch City. The number of households living in standalone dwellings in Christchurch City fell by 4,990 households between 2018 and 2023 whilst the number living in Selwyn increased by 5,170 households;
- Growth in multi-unit dwellings has been a Christchurch City phenomenon particularly, in the inner city suburbs. The number of multi-unit dwellings in Christchurch City increased by 10,690 between 2018 and 2023 accounting for 96% of the total growth in households living in multi-unit dwellings in Greater Christchurch;
- The proportion of renters living in multi-unit dwellings increased from 28% in 2018 to 40% in 2023. Over the same time period the proportion of owner occupiers living in multi-unit dwellings increased from 10% in 2018 to 12% in 2023;
- The growth in owner occupiers living in multi-unit dwellings was dominated by older smaller households (aged 65 years and older one person and couple only households);
- The growth in renter households living in multi-unit dwellings was dominated by one person households (up 2,300 between 2018 and 2023), couples with children (up 1,130 between 2018 and 2023), and couples without children (up 1,340 between 2018 and 2023);
- Households living in multi-unit dwellings have lower household incomes and lower net worth than those living in standalone dwellings. For example, 45% of households living in multi-unit dwellings have incomes less than the lower quartile household income and a further 29% have incomes between the lower quartile and median;
- Low income households have a high proportion of households paying more than 30% and more than 50% of their gross household income in housing costs;
- Greater Christchurch households have very high proportion of households that own one car or more. The proportion of car owning households experienced a small decline between 2018 and 2023.

These trends suggest the combination of consumer preferences combined with market pressures and current policy settings is resulting in a concentration of low income renter households with limited net financial worth living in multi-unit dwellings in Christchurch's City's inner suburbs. At the same time, the growth in owner occupier households (typically with higher net financial wealth and incomes than renter households) between 2018 and 2023 opted to live in Selwyn District and to a lesser extent in Waimakariri District. Growth in owner occupier households living in multi-unit dwellings has been dominated by households aged 65 years and over on low incomes.

The trend of lower income households living in multi-unit dwellings is likely to reflect a number of factors including their relative affordability, their location relative to transport routes amenities and employment along with where developers have perceived they can profitably develop units within the current regulatory and policy framework.