

Demographics of Māori in Te Tai Tokerau

REPORT COMMISSIONED BY TE PUNI KŌKIRI, THE MINISTRY FOR
SOCIAL DEVELOPMENT AND HOUSING NZ

FEBRUARY 2019

NATALIE JACKSON

Demographics of Māori in Te Tai Tokerau

Referencing information:

Jackson, N.O. (2019). *Demographics of Māori in Te Tai Tokerau*. A Report Commissioned by Te Puni Kōkiri, the Ministry for Social Development and Housing NZ, to inform a project on 'Māori housing need, stock, and regional population change in Te Tai Tokerau'. Natalie Jackson Demographics Ltd. Tairua, New Zealand.

Natalie Jackson Demographics Ltd¹
56 Gallagher Drive | Tairua 3508 | New Zealand
Email: demographics@nataliejackson.net | visit us at: www.nataliejackson.net

Disclaimer

While all reasonable care has been taken to ensure that information contained in this document is true and accurate at the time of publication/release, changed circumstances after publication may impact on the accuracy of that information

Attribution

This work is based on/includes customised Statistics New Zealand's data which are licensed by Statistics New Zealand for re-use under the Creative Commons Attribution 4.0 International licence.

¹ Dr Natalie Jackson is Director of Natalie Jackson Demographics Ltd., and a Research Associate of the National Institute of Demographic and Economic Analysis at the University of Waikato.

Table of Contents

1	Executive Summary	7
2	Introduction, Data Sources and Methodological Notes.....	12
2.1	Data sources and methodological notes.....	12
3	Movers and Stayers – Overview	15
3.1	Stayers.....	15
3.2	Arrivals (non-Stayers).....	16
4	Housing Tenure – Overview	20
4.1	Housing tenure, patterns and trends	20
4.2	Housing tenure and age structure	24
5	Housing Tenure by Mover Status	27
5.1	Housing Tenure for Stayers	27
5.2	Housing Tenure for Arrivals versus Stayers.....	30
6	Housing Tenure by Age	36
6.1	Housing tenure by mover status and age	36
7	Housing Tenure by Birth Cohort	46
8	Housing Tenure by Selected Characteristics	51
8.1	Home ownership.....	51
8.2	Non-ownership/renting.....	54
8.3	Family Trusts	57
8.4	Housing tenure for Arrivals.....	61
9	Summary and Conclusion	68
10	References.....	70
11	Appendix.....	71
	Appendix A: Housing tenure (%) by territorial authority area, 1986 and 2013.....	71
	Appendix B: Housing tenure (%) by territorial authority area, 1986 and 2013, ranked by highest levels of home ownership, non-ownership, and Family Trust in 2013.....	72
	Appendix C1: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2001 and five years prior, Māori.....	73
	Appendix C2: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2001 and five years prior, non-Māori.....	74
	Appendix C3: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2006 and five years prior, Māori.....	75
	Appendix C4: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2006 and five years prior, non-Māori.....	76

Appendix C5: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2013 and five years prior, Māori..... 77

Appendix C6: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2013 and five years prior, non-Māori..... 78

Appendix D1: Tenure Distribution (Number) by Age and TA of Residence in 2013, Māori 79

Appendix D2: Tenure Distribution (Number) by Age and TA of Residence in 2013, non-Māori..... 80

Appendix D3: Tenure Distribution (Number) by Age and TA of Residence in 2001, Māori 81

Appendix D4: Tenure Distribution (Number) by Age and TA of Residence in 2001, non-Māori..... 82

List of Tables

Table 4.1: Age standardised housing tenure rates for Māori and non-Māori, by territorial authority area in 2013, and comparison with 'all other' TAs.....	25
Table 5.1: Difference (%) in proportions in each housing tenure by mover status, territorial authority area and major ethnic group, 2001, 2006 and 2013, and comparison with 'all other' TAs	29
Table 6.1: Percentage change in home ownership/non-ownership by territorial authority area, major ethnic group and age, 2001-2013, and comparison with 'all other' TAs.....	44
Table 6.2: Percentage change in home ownership/non-ownership by territorial authority area, major ethnic group and age, 2001-2013, and comparison with 'all other' TAs.....	45
Table 8.1: Percentage living in an Owned home by selected characteristics, major ethnic group and territorial authority area, 2001, 2006 and 2013	54
Table 8.2: Percentage living in a Non-Owned/Rented home by selected characteristics, major ethnic group and territorial authority areas, 2001, 2006 and 2013.....	56
Table 8.3: Percentage living in a home owned by a Family Trust by selected characteristics, major ethnic group and territorial authority area, 2006 and 2013.....	60
Table 8.4: Percentage of Māori Arrivals living in an owned home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs.....	62
Table 8.5: Percentage of Māori Arrivals living in a non-owned/rented home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs.....	63
Table 8.6: Percentage of Māori Arrivals living in a home owned by a Family Trust, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs	64
Table 8.7: Percentage of non-Māori Arrivals living in an owned home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs.....	65
Table 8.8: Percentage of non-Māori Arrivals living in a non-owned/rented home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs	66
Table 8.9: Percentage of Māori Arrivals living in a home owned by a Family Trust, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs	67

List of Figures

Figure 3.1: Stayers* (%) in Te Tai Tokerau's territorial authority areas by major ethnic group in 2001, 2006, and 2013, and comparison with 'all other' territorial authority areas	16
---	----

Figure 3.2: Non-Stayers/Arrivals* (%) to Te Tai Tokerau's territorial authority areas by major ethnic group in 2001, 2006, and 2013, and comparison with 'all other' territorial authority areas 17

Figure 3.3: Non-Stayers/Arrivals* (%) to Te Tai Tokerau's Territorial Authority Areas by major ethnic group and prior location, 2001, 2006, 2013 19

Figure 4.1: Housing Tenure by territorial authority area and major ethnic group in 2001, 2006 and 2013 21

Figure 4.2: Summary changes (%) in home ownership and non-ownership/renting between territorial authority areas for each major ethnic group, 2001-2013, and comparison with 'all other' TAs 22

Figure 4.3: Difference (%) in home ownership and non-ownership/renting levels between Māori and non-Māori within each territorial authority area, 2001, 2006 and 2013, and comparison with 'all other' TAs 22

Figure 4.4: Index of Dissimilarity (%) in housing tenure for total residents (Māori and non-Māori) by territorial authority area, 2001, 2006 and 2013, and comparison with 'all other' TAs 23

Figure 4.5: Median age by territorial authority area in 2013 and major ethnic group, for the population aged 15+ years, and comparison with 'all other' TAs 24

Figure 4.6: Crude and age-standardised Index of Dissimilarity for total housing tenure by territorial authority area in 2013, total residents aged 15+ years, and comparison with 'all other' TAs 26

Figure 5.1: Housing Tenure (%) for Stayers by territorial authority area and major ethnic group, 2001, 2006 and 2013..... 28

Figure 5.2: Index of Dissimilarity (%) in Housing Tenure for Total Residents and Stayers, by territorial authority area, 2001, 2006 and 2013, and comparison with 'all other' TAs 30

Figure 5.3: Housing Tenure (%) by territorial authority area and major ethnic group in 2013 and location in 2008 (total residents 15+ years), Stayers and Arrivals 32

Figure 5.4: Housing Tenure (%) by territorial authority area and major ethnic group in 2006 and location in 2001 (total residents 15+ years), Stayers and Arrivals 33

Figure 5.5: Housing Tenure (%) by territorial authority area and major ethnic group in 2001 and location in 1996 (total residents 15+ years) 34

Figure 5.6: Home ownership (%) for Arrivals to each territorial area from another Te Tai Tokerau territorial authority area by major ethnic group 2001, 2006 2013. 35

Figure 6.1: Housing tenure (%) for Stayers*, by age, territorial authority area and major ethnic group, 2013, and comparison with 'all other' TAs 37

Figure 6.2: Housing tenure (%) for Arrivals*, by age, territorial authority area and major ethnic group, 2013, and comparison with 'all other' TAs 38

Figure 6.3: Housing tenure (%) Stayers*, by age, territorial authority area and major ethnic group, 2001 40

Figure 6.4: Housing tenure (%) Arrivals*, by age, territorial authority area and major ethnic group, 2001, and comparison with All Other TAs..... 41

Figure 7.1: Trends in home ownership for all residents by territorial authority area, major ethnic group, birth cohort and age, 2001-2013..... 47

Figure 7.2: Trends in non-ownership/renting for all residents by territorial authority area, major ethnic group, birth cohort and age, 2001-2013 48

Figure 7.3: Trends in homes owned by a family trust for all residents by territorial authority area, major ethnic group, birth cohort and age, 2001-2013 50

Figure 8.1: Percentage living in an Owned home by selected characteristics, major ethnic group and territorial authority areas, 2001, 2006 and 2013..... 53

Figure 8.2: Percentage living in a Non-Owned/Rented home by selected characteristics, major ethnic group and territorial authority area, 2001, 2006 and 2013 56

Figure 8.3: Percentage living in a home owned by a Family Trust, by selected characteristics, major ethnic group and territorial authority area, 2006 and 2013..... 60

1 Executive Summary

1. This Report was commissioned by Te Puni Kōkiri to assist in informing a project on 'Māori housing need, stock, and regional population change in Te Tai Tokerau'.
2. The Report examines patterns and trends in housing tenure, singly and in combination by mover status, employment status and age (for those aged 15 years and over), *between* the three TAs of Te Tai Tokerau (Māori compared with Māori, non-Māori compared with non-Māori), and *within* each TA (Māori compared with non-Māori), for the period 2001-2013.
3. The Report uses a non-Māori comparator for one important reason. Preliminary analysis showed that while home ownership for Te Tai Tokerau Māori has fallen considerably since 2001, the same trend has been experienced broadly across all TAs of New Zealand, for all populations irrespective of ethnic group. Similarly, preliminary analysis found relatively low levels of dissimilarity for Māori between each TA, across the spectrum of mover and employment statuses and age, but that these 'between TA' dissimilarity levels are much lower than dissimilarity between Māori and non-Māori within each TA; thus, it is critical to compare all patterns and trends by ethnic group.
4. There are also many important findings which appear to be of a highly positive nature until they are compared with non-Māori. For example, among Māori, the highest levels of home ownership pertain to those aged 65+ years who are not employed, which for the most part will mean Māori who are retired. Similarly, Māori aged 65+ years who are not employed have the lowest levels of non-ownership/renting by comparison with all other broad age groups and mover and employment statuses for Māori, even when residence in a Family Trust (2006 and 2013) is accounted for. These patterns are universal across TAs and time, and paint a strong picture of relative advantage in tenure for older Māori. However, when compared with non-Māori, for whom patterns and trends are similar, but levels of ownership are universally higher and of non-ownership lower, many gaps are shown to have increased; thus the Report has a 'between TA/within each ethnic group' and 'within TA/between each ethnic group' focus which prioritises the Māori experience, but uses non-Māori as an essential comparator.
5. The Report begins with an overview of 'mover status' which at the first level of analysis disaggregates the total resident population of each TA into 'Stayer' and 'Arrivals'. Stayers are those who were enumerated as living in the same TA at the beginning and end of each census period, via the question 'where did you live five years ago?' Arrivals to each Te Tai Tokerau TA are disaggregated into Arrivals from

each other Te Tai Tokerau TA, Auckland, All Other TAs combined, Elsewhere in New Zealand not further defined, and Overseas. Those whose origin five years ago is unknown, not stated or inadequately described are acknowledged in the overview but excluded from the main analysis.

6. The mover/stayer analysis shows that TAs in Te Tai Tokerau have had relatively 'stable' Māori populations over time, with between 70 and 80 per cent of Māori enumerated as living in a Te Tai Tokerau TA at both ends of each census 2001-2013. The Far North and Whangarei Districts have slightly higher proportions of Māori Stayers than the Kaipara District, while all three TAs have higher proportions than All Other TAs. In 2013, Māori Stayers ranged from 70 per cent in Kaipara District to 74 per cent in Whangarei District, only fractionally lower than non-Māori Stayers. Non-Māori Stayer levels are also somewhat higher than those for All Other TAs, adding to the picture of relatively high population stability for the region for both ethnic groups.
7. Reflecting its typically lower levels of Stayers, Kaipara District has tended to have the highest proportions of non-Stayers, mostly Arrivals, but the difference by either TA or ethnic group is low and has changed very little over time. In 2013, Māori non-Stayers accounted for 27 per cent of Far North District Māori, 30 per cent of Kaipara District Māori, and 26 per cent of Whangarei District Māori. These proportions are just slightly higher than those for non-Māori, but both are lower than those for Māori and non-Māori in All Other TAs—again indicating relative population stability.
8. Contrasting with the moderate disparity in overall migratory movements by either TA, major ethnic group, or census, differences in housing tenure are pronounced—although much lower between TAs than between ethnic groups. Home ownership has fallen steadily for both Māori and non-Māori across all three TAs, slightly more so for Māori than non-Māori in Far North and Kaipara Districts and slightly less so in Whangarei District. Concomitantly, non-ownership/renting has risen, somewhat more so for Māori than non-Māori in Far North District, by the same proportion for both ethnic groups in Kaipara District, and less so for Māori than non-Māori in Whangarei District. Both Māori and non-Māori have availed themselves of living in a home owned by a Family Trust, but Māori at a substantially lower level and lower rate of increase than non-Māori.
9. In 2013, Māori in Far North District were 5 per cent more likely to live in an owned home, or in a home owned by a Family Trust, than Māori in Kaipara District, and 17 per cent more likely than Māori in Whangarei District. Concomitantly, Māori in Far North District were 33 per cent less likely than non-Māori to live in an owned or Family Trust home, 34 per cent less likely in Kaipara District, and 43 per cent less likely in Whangarei.
10. However, significant differences in age structure affect this picture, the Māori population being structurally younger than non-Māori in all TAs—and this also differing within each TA. Typically, younger people/populations have had less time to achieve ownership than older people/populations, irrespective of other factors. When these age-structural differences are controlled for, ownership and family trust rates for Māori rise and those for non-Māori decline, and the above gaps decrease.
11. In terms of non-ownership/renting, Māori in Far North District in 2013 were 6 per cent less likely than Kaipara District Māori to be non-owners/renters, and 19 per cent less likely than Whangarei Māori. This meant that Far North District Māori in 2013 were almost twice as likely as non-Māori to be non-owners/renters, and somewhat more than twice as likely in Kaipara and Whangarei Districts. Again, the application of control for differences in age structure reduces each of the above gaps because non-ownership/renting rates for Māori decline and those for non-Māori increase.

12. In sum the analysis of gaps in overall housing tenure for total residents (i.e., not disaggregated by mover or employment status or age) are lowest for Far North District and highest for Whangarei District. The finding suggests that Far North District Māori have some tenure advantages over Māori in Kaipara District and more so over Māori in Whangarei District. At the same time, ethnic gaps for Far North District have increased since 2001, while they have remained more-or-less stable in Kaipara District, and fractionally reduced in Whangarei District.
13. Disaggregating tenure by Stayer and Arrival status shows that Stayers almost universally have higher proportions owning their homes or living in a home owned by a family trust, and smaller proportions not owning/renting, than non-Stayers/Arrivals, for both Māori and non-Māori. In terms of home ownership *per se*, staying is associated with a small relative improvement for Māori compared with non-Māori, and that margin has increased over time for the Far North and Kaipara Districts.
14. By contrast, for both Māori and non-Māori, home ownership levels are almost universally (by TA and census) lowest and non-ownership/renting levels highest, for Arrivals, irrespective of previous origin. However, for Māori, Arrivals from Overseas have relatively high levels of ownership and relatively low levels of non-ownership by comparison with all other Arrivals, while for non-Māori, Arrivals from Auckland have a similar experience. The picture is highly consistent by TA and census.
15. When tenure is examined for Stayers by 5 year age group there is a clear pattern for Māori, for all three TAs and at all three censuses, of higher levels of non-ownership at younger ages crossing over to higher levels of ownership around mid-life. This cross-over age has also increased since 2001, particularly for Kaipara District. By contrast the cross-over is barely apparent for non-Māori Stayers, who in 2013 still had higher levels owning than not owning/renting, at almost all ages.
16. For both Māori and non-Māori Stayers, living in a home owned by a Family Trust also tends to increase by age; however, for both ethnic groups and all three TAs there are noticeably lower levels living in either an owned home or a home owned by a Family Trust around 25-29 years than at 15-19 years, and in some cases at 20-24 years, indicating the presence of older teenagers and young adults living with parents.
17. These patterns differ substantially for Arrivals (all origins combined), although there is still evidence of younger people living in a parental home for both Māori and non-Māori in all three TAs. For Māori in 2013, almost all age groups live in a non-owned/rented home, with only a one older age group (60-64 years) in Far North District and one in Kaipara District (50-54 years) having higher levels of ownership than non-ownership. By contrast, for non-Māori Arrivals in 2013 there is the same clear cross-over age from higher levels of non-ownership to ownership around late middle age, evidenced for Māori Stayers—while this pattern was barely present in 2001.
18. When the data for age groups (total residents) is converted to tenure trajectories for birth cohorts (people born in the same year) there is clear evidence of each successively younger cohort experiencing lower levels of home ownership and higher levels of non-ownership/renting than its (older) predecessor when at the same age, for both Māori and non-Māori. The gaps between each cohort are generally greater for younger than older cohorts, and generally greater for Māori than non-Māori cohorts, with the lowest levels and smallest gaps for Māori cohorts in Whangarei District; that is, there is lower inter-cohort inequality for Māori living in Whangarei District than in Far North or Kaipara Districts, especially at younger ages.
19. Importantly, the picture for Whangarei District cohorts based on total residents differs from that when data are disaggregated by mover or employment status, indicating that mover and employment status play a role in generating inequality. However,

what can be interpreted from these cohort trends is that it would take a sizeable injection of home ownership to reverse the housing tenure trajectories of most younger cohorts, for both ethnic groups, and that these 'injections of home ownership' would need to be of somewhat greater magnitude for Māori than non-Māori to bring about greater equality. Despite lower inter-cohort inequality for Māori in Whangarei District, these injections of home ownership would need to be greatest for them.

- 20.** Tenure patterns (not by cohort) by mover status differ again by employment and non-employment and are best compared via multivariate analysis. At all three censuses and for all three TAs, the highest levels of home ownership for Māori are universally for 'not employed 65+ year olds', indicating the presence of relatively high levels of ownership in retirement. The same category has the lowest levels of non-ownership/renting, at all three censuses and for all TAs. With just one exception (for Kaipara District in 2006) 'not employed 65+ years' also has the highest levels of living in a home owned by a Family Trust. For Māori, 'employed Stayers' had the second-highest or second-lowest levels on each count, while being 'employed, aged 25+ years' generally had third-highest levels of home ownership and third-lowest levels of non-ownership.
- 21.** For non-Māori, the highest levels of home ownership at all three censuses are narrowly shared between 'not employed 65+ years' and 'employed Stayers', although by 2013 they were universally held by 'not employed 65+ years' in all three TAs. Similarly, these two categories shared the lowest levels of living in a non-owned/rented home at all three censuses and across all three TAs. For non-Māori, the highest levels of living in a home owned by a Family Trust also pertained to these two categories, but in 2013 were universally highest for 'employed Stayers'. For non-Māori, the third-highest levels of home ownership tended to occur for 'not-employed Stayers', and third-lowest levels of non-ownership were generally shared between 'not employed Stayers' and 'employed 25+ years'.
- 22.** Aside from these fairly narrow differences in highest/lowest categories, the only difference between Māori and non-Māori in terms of highest levels of home ownership or living in a home owned by a Family Trust, or lowest levels of non-ownership, was one of level, ownership and Family Trust rates for Māori being universally lower than for non-Māori, and non-ownership levels universally higher.
- 23.** Similarly, consistent for both Māori and non-Māori are that home ownership levels are universally lowest, and non-ownership levels universally highest, for Arrivals, irrespective of employment status, at all three censuses and for all TAs. The only difference between the two ethnic groups is that ownership levels are generally absolute lowest for Māori Arrivals who are not employed, while they are absolute lowest for non-Māori Arrivals who are employed. Non-ownership levels follow the opposite pattern, the overall highest levels occurring for Māori Arrivals who are not employed, and for non-Māori Arrivals who are employed.
- 24.** By TA, home ownership levels are universally highest for Māori across all mover status/employment status/age categories for Far North District, at all three censuses, with the second-highest rates almost universally for Kaipara District, followed by Whangarei District. Relatedly, the lowest non-ownership levels follow a similar pattern. Only Family Trust levels for Māori show more variance by TA; however, by 2013 the highest levels were almost exclusively held (across all categories) in Kaipara District.
- 25.** For non-Māori by TA, the highest levels of home ownership/living in a Family Trust and lowest levels of living in a non-owned/rented home were more diversely spread

across the TAs and differed at each census, although of note is that Family Trust levels were also highest or second-highest in Kaipara District, especially in 2013.

- 26.** A concluding focus on Arrivals by employment status, age, and previous location showed that 'not-employed 65+ year old' Arrivals to a Te Tai Tokerau TA fared better than most Arrivals aged 25+ and employed, or aged 25-64 years and not employed, in terms of highest levels of home ownership, lowest levels of non-ownership/renting, and highest levels of living in a home owned by a Family Trust. These patterns and trends were somewhat less consistent for Māori than non-Māori, but generally paint a picture of relative advantage for older than younger Arrivals.
- 27.** In sum, the analysis has shown that three characteristics are commonly associated with the highest levels of home ownership and lowest levels of non-ownership, for both Māori and non-Māori: being over 65 years of age and not employed (presumably retired), being a Stayer whether employed or not, and being employed aged 25+ years. By contrast, the lowest levels of home ownership/highest non-ownership or renting are for Arrivals, whether employed or not. These patterns have remained highly consistent over the period 2001-2013 and by TA. Living in a home owned by a Family Trust (between 2006 and 2013) shows somewhat greater variation, but in 2013 was highest for Māori who were 'not employed, 65+ years', and for non-Māori who were 'employed Stayers'.
- 28.** By TA, there is a general picture of Far North District having the lowest levels of tenure inequality both between and within ethnic groups across most mover/employment /age categories, at all three censuses, and Whangarei District having the highest levels. However, for Far North District, tenure inequality has increased slightly, while for Whangarei it has decreased slightly. Medium and relatively stable levels of tenure inequality in Kaipara District may be associated with slightly higher levels for Māori of living in a home owned by a Family Trust across the majority of mover/employment/age categories, than for Māori in Kaipara or Whangarei Districts.

2 Introduction, Data Sources and Methodological Notes

This Report was commissioned by Te Puni Kōkiri to inform a project on 'Māori housing need, stock, and regional population change in Te Tai Tokerau'.

The Report is in two parts. This Report (*Demographics of Maori in Te Tai Tokerau*) examines patterns and trends in housing tenure, singly and in combination by mover status, employment status and age (for those aged 15 years and over), between the three TAs of Te Tai Tokerau (Māori compared with Māori, non-Māori compared with non-Māori), and *within* each TA (Māori compared with non-Māori), for the period 2001-2013. An accompanying Report (*Demographics of Iwi in Te Tai Tokerau*) examines similar patterns and trends for Te Tai Tokerau iwi, but without the non-Māori comparator.

2.1 Data sources and methodological notes

All data used in this Report have been originally sourced from Statistics New Zealand. In order to link migratory movements with trends in housing tenure and employment status, data are drawn from the 'Census Night Population Collection' (it should be noted that these data exclude people temporarily away from home on census night).

1. The data are drawn from the 2001, 2006 and 2013 censuses, and focus on the three territorial authority areas (TAs) of the Te Tai Tokerau Region: Far North District, Kaipara District, and Whangarei District, based on 2013 boundaries.
2. Although the focus of this Report is housing tenure for Māori, the Report uses a **non-Māori comparator**. Preliminary analysis showed that while home ownership for Te Tai Tokerau Māori has fallen considerably since 2001, the same trend has been experienced broadly across all TAs of New Zealand, for all populations irrespective of ethnic group. Similarly, preliminary analysis found relatively low levels of dissimilarity for Māori between each TA, across the spectrum of mover and employment statuses and age, but that these 'between TA' dissimilarity levels are much lower than dissimilarity between Māori and non-Māori within each TA. Accordingly, the Report has two analytical foci: 'between TA/within each ethnic group' and 'within TA/between each ethnic group', both of which prioritise the Māori experience, but use non-Māori as an essential comparator.

3. **Data are based on 'total response', which means that people may report affiliation with both Māori and non-Māori. Where this occurs, they are counted in each population, and the resulting totals are typically greater than the actual number of people. In other cases, such as when data are disaggregated by one or other tenure, mover/stayer, age or employment category, low numbers mean that many data cells are suppressed (by Statistics New Zealand), while their total is provided. These methodological issues affect the statistics used in this Report, which should be read as indicative, as opposed to definitive. In order to generate meaningful percentages (that sum to 100%), the 'tenure-stated' totals used as denominators in much of this report have also been re-summed.**
4. **Migratory movements** are based on where people lived five years prior to each census, thus, 1996, 2001, and 2008, and reflect the census question 'where did you live 5 years ago?' Missing data for those who did not state where they lived five years prior to the census or whose previous address was inadequately described are included or excluded as specified in the relevant text. People who were enumerated as living in the same TA at each census and five years earlier are referred to as 'Stayers'. All others are 'Arrivals'.
5. **Housing tenure** is disaggregated into 'home ownership', 'non-ownership/renting' and living in a home owned by a Family Trust. Family Trust data are available for 2006 and 2013 only, as the category was only introduced at the 2006 census. The additional category makes time-series comparison of the two other categories—ownership and non-ownership, difficult, because an unknown proportion of those living in a home owned by a Family Trust in 2006 and 2013 will have previously been home owners or renters; the change of category having more to do with legal arrangements than material wellbeing. However, when the three categories are graphed it is easy to see that even when aggregated, ownership and Family Trusts together in 2013 are lower than home ownership per se was in 2001; thus, the related increase in non-ownership/renting is relatively robust.
6. **Employment status** is disaggregated by 'employment' and 'non-employment'. Employment thus includes both full- and part-time employment, while non-employment includes both people who are unemployed and people who are not in the labour force. Because these two categories differ substantially by age, for example, the majority of unemployed people are young, and the majority of people not in the labour force are older, the related analysis is disaggregated by broad age group.

7. **The Report begins** with a univariate approach, examining overall patterns and trends separately for movers (Arrivals) and Stayers, and for each housing tenure. It then introduces the concept of differences in age structure, which expose each ethnic group and each TA to different probabilities of home ownership, non-ownership, and living in a home owned by a Family Trust. This is because, *en masse*, younger people are less likely to own their home than older people, and therefore, populations that have a disproportion of young people (e.g., Māori) or older people (e.g., European/non-Māori) will have different proportions living in one or other tenure status, irrespective of other socio-economic factors. Accordingly, age is then incorporated into the analysis, which is variously bivariate and multivariate.
8. **Age standardisation** is applied to some of the analyses to show the effect of differences in age structure on one or other tenure status. Age standardisation is a demographic technique which controls for differences in age structure by applying the age structure of one population (P1) to the tenure rates (or any other rates) for another population (P2), and summing the results. The resulting statistic indicates what the rate for would be for P2 if it had the same age structure as P1, and allows a more robust comparison.
9. **In order to further summarise** the complexity of factors linked to housing tenure, the analysis utilises one summary statistic: the Index of Dissimilarity (ID), which indicates the proportion of one or other ethnic group or TA population that would need to change tenure for their tenure distributions to be the same. The index is essentially used as a measure of inequality. In the context of housing tenure, low values, for example, an ID of less than 10 (percentage points) suggests that tenure inequality is relatively low, while an ID of more than 20 is getting reasonably high. An ID of 20 would indicate that 20 per cent of the population needed to change tenure for the distributions to be the same.
10. **Districts:** For ease of reading, Far North District, Kaipara District and Whangarei District are at time referred to as simply Far North, Kaipara and Whangarei.

All raw data were sourced from Statistics New Zealand and subjected to analysis based on comparative statistics developed by the author. Any errors are thus mine. All data are drawn from the 'Census Night Population' collection for the 2001, 2006 and 2013 censuses and thus underlying numbers may differ slightly to those in other Reports based on 'Estimated Resident Population' numbers, to which adjustments have been made for births, deaths and migration occurring since each census date.

3 Movers and Stayers – Overview

3.1 Stayers

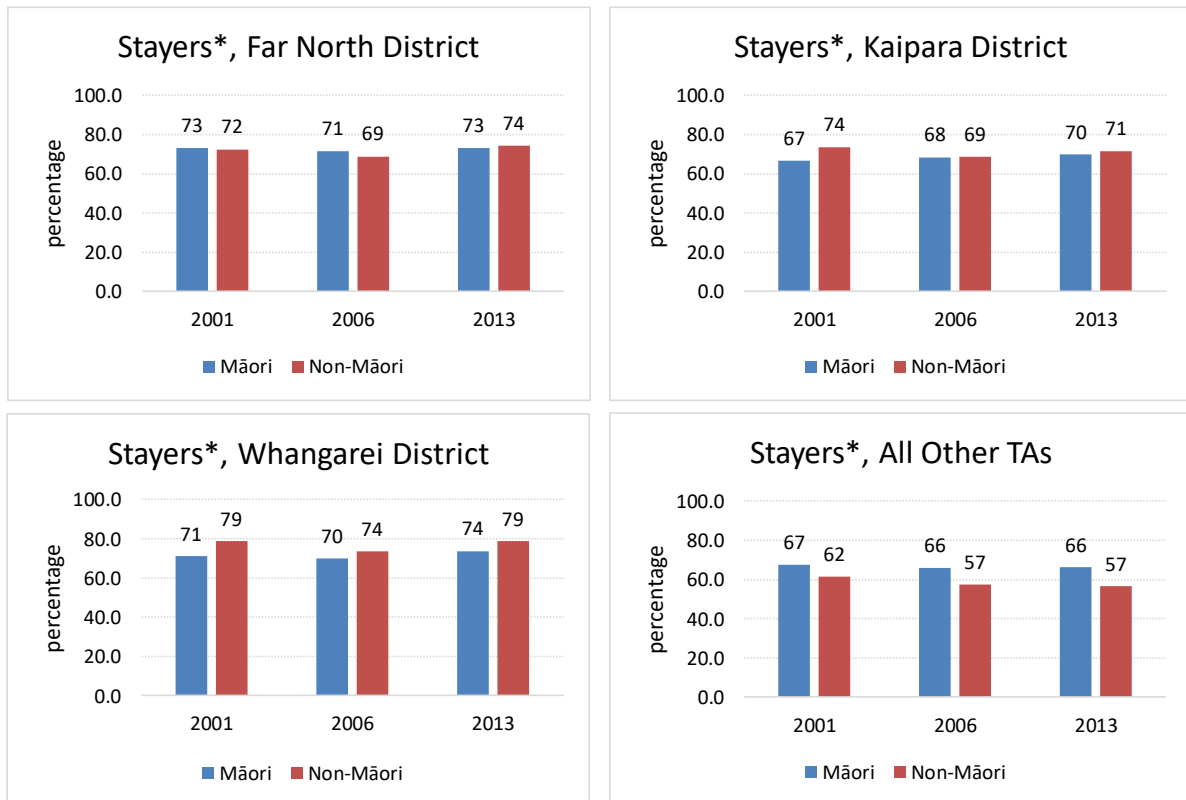
Figure 3.1 gives an overview of the proportions of each TA's population that can be considered 'Stayers'—meaning that they were enumerated as living in the specified TA at each individual census and 5 years prior (see Appendix C for all underlying data).

Five main observations can be made from Figure 3.1.

- In 2013, Far North District had the highest proportion of Māori Stayers (73%) followed by Whangarei District (73%) and Kaipara District (70%). These proportions were somewhat higher than for Māori All Other Stayers (66%).
- The situation differed only slightly to 2001 when Far North had the highest proportion of Māori Stayers (73%), followed by Whangarei District (71%) and Kaipara District (67%). All Other Stayers (67%).
- For the Far North District, there is notable similarity between Māori and non-Māori Stayer proportions, and this is increasingly true over time for Kaipara District.
- At the same time, Māori in Kaipara District, and more so Whangarei, have slightly lower proportions who are Stayers than non-Māori, at all three censuses.
- In contrast, Māori in 'All Other TAs' consistently have higher proportions than non-Māori.

The overall picture is that Te Tai Tokerau's population is generally more stable (as in having higher proportions of Stayers) than All Other TAs, although Te Tai Tokerau Māori are slightly less likely than their non-Māori counterparts to be Stayers, particularly in Whangarei. The Far North and Whangarei Districts have the highest proportions of Stayers among Māori.

Figure 3.1: Stayers* (%) in Te Tai Tokerau's territorial authority areas by major ethnic group in 2001, 2006, and 2013, and comparison with 'all other' territorial authority areas



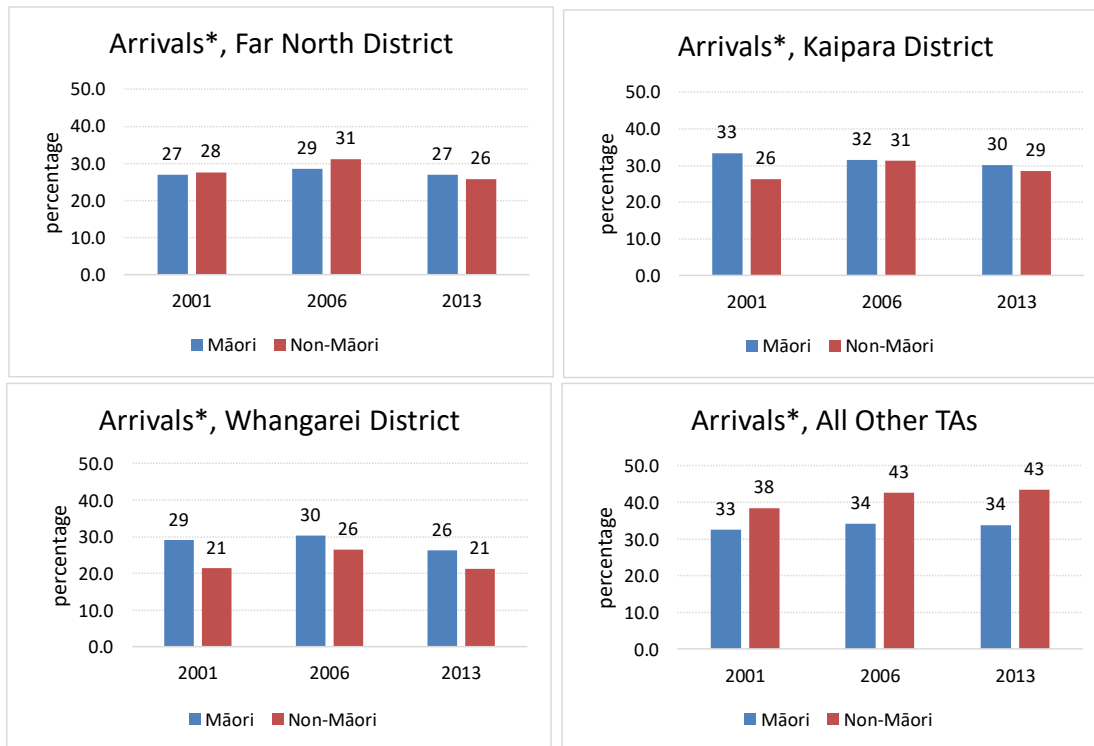
*Stayers refers to those who were resident at the beginning and end of each census period

3.2 Arrivals (non-Stayers)

The opposite situation is illustrated on Figure 3.2 (see Appendix C for underlying data). In order to account for the total population of each area, 'Arrivals' here include both Arrivals whose prior location is known, and those whose prior location was not stated or cannot be determined due to insufficient information. While some may in fact have been 'Stayers', their inclusion in this Section is important in the context of this study, as the missing information affects a greater proportion of Māori than non-Māori (Figure 3.3).

For now, the similarity in percentages of total Arrivals between Far North Māori and non-Māori, and increasingly for those of Kaipara District, is again demonstrated. For Whangarei District there is greater ethnic disparity in the proportions, although they are consistently higher for Māori (as for Kaipara District), while for All Other TAs, non-Māori Arrivals have consistently been higher than for Māori.

Figure 3.2: Non-Stayers/Arrivals* (%) to Te Tai Tokerau's territorial authority areas by major ethnic group in 2001, 2006, and 2013, and comparison with 'all other' territorial authority areas



**In order to account for the total population of each area, Arrivals include those whose previous location was not stated or unknown. Some of these may in fact be 'Stayers'*

The data in Figure 3.3 (below) are more complex because of the number of categories involved; however, six general observations can be made:

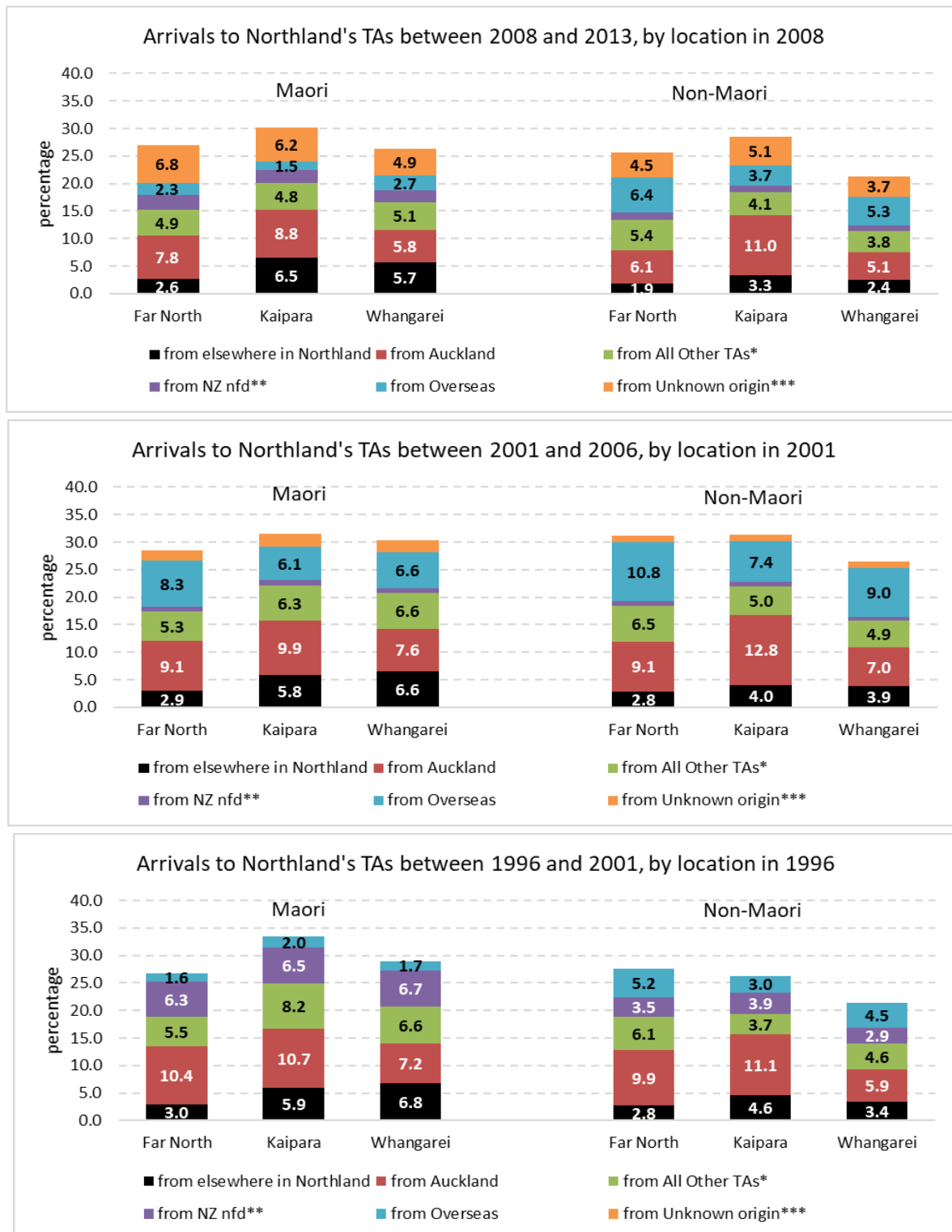
- Reflecting its typically lower levels of Stayers, Kaipara District has tended to have the highest proportions of Arrivals, but the disparity by either TA or ethnic group is low.
- With four exceptions, Arrivals from Auckland were the single-largest category for all three TAs at all three censuses (the exceptions being non-Māori in Far North and Whangarei Districts in 2006 and 2013, for whom Overseas Arrivals were larger).
- Arrivals from Overseas have consistently (by TA and census) accounted for somewhat smaller proportions of Māori than non-Māori.
- Arrivals from 'elsewhere in Te Tai Tokerau' have consistently (by TA and census) accounted for somewhat greater proportions of Māori than non-Māori.

- Arrivals from 'All Other TAs' have consistently (by census) played a slightly to somewhat larger role for Māori than non-Māori in Kaipara and Whangarei Districts.
- At the 2013 census, non-Stayers/Arrivals from unknown origin played a somewhat larger role for Māori than non-Māori, and this is consistent by TA.

In sum, with just four exceptions, all three of Te Tai Tokerau's TAs have gained the single-largest majority of their Arrivals from Auckland at each census, and this is similar for Māori and non-Māori. However, all three TAs have consistently received somewhat lower proportions of Overseas Arrivals who are Māori compared with non-Māori, while Māori have been consistently and somewhat more likely than non-Māori to move between the TAs of Te Tai Tokerau. Arrivals from All Other TAs also play a larger contributory role for Māori than non-Māori in Kaipara and Whangarei, while Te Tai Tokerau's Māori population in all three TAs is consistently (and increasingly) somewhat more likely than non-Māori to receive Arrivals whose prior origin is unknown.

Together these patterns and trends illustrate moderate, rather than significant, sub-regional diversity in terms of migratory movements.

Figure 3.3: Non-Stayers/Arrivals* (%) to Te Tai Tokerau's Territorial Authority Areas by major ethnic group and prior location, 2001, 2006, 2013



*All TAs other than those of Northland Region and Auckland

** Elsewhere in New Zealand (other than Northland or Auckland) but not further defined

***Whereabouts not stated or unidentifiable

4 Housing Tenure – Overview

4.1 Housing tenure, patterns and trends

In stark contrast to the moderate disparity in migratory movements by either major ethnic group or TA illustrated in Section 3, ethnic and TA differences in housing tenure are pronounced. However, by way of broader context, it should be noted that home ownership has declined, and non-ownership/renting increased, significantly, steadily and almost universally across every New Zealand territorial authority area since the mid-1980s (Jackson and Saville-Smith 2017, see also Appendix A; and Goodyear 2017 on trends for Māori and Pacific Peoples). In 2013, home ownership levels in Te Tai Tokerau TAs fell around the middle of the distribution for New Zealand's 67 TAs, non-ownership levels in the upper half, and Family Trust levels more broadly across the spectrum.

Te Tai Tokerau territorial authority areas: percentage in each housing tenure ranked highest to lowest in 2013 among all New Zealand territorial authority areas

	Far North District	Kaipara District	Whangarei District
Home Ownership	40/67	31/67	34/67
Non-ownership	20/67	38/67	29/67
Family Trust	52/67	20/67	32/67

Source: Appendix B

As Figures 4.1 and 4.2 illustrate, this concomitant decline and increase has been similar for both Māori and non-Māori in Te Tai Tokerau (although non-ownership has increased somewhat more for Far North Māori). Rather, it is the absolute difference in percentages owning/not owning, along with those for dwellings owned by a Family Trust (included since 2006), that accounts for most of the region's ethnic and TA disparity. For example, in 2013, the combined proportions either owning, or living in a home owned by a Family Trust, ranged from 52.1 per cent for Māori in Far North District compared with 75.5 per cent for non-Māori (a gap of 23.4 percentage points), to 43.2 per cent for Māori in Whangarei compared with 76.1 per cent for non-Māori (a gap of 32.8 percentage points). These combined proportions are indicated by the bracket shown next to the ownership and Family Trust data, on the right-hand side of each graph.

In 2013, this meant that Māori in Far North District were almost twice as likely as Far North non-Māori to be non-owners/renters, and Māori in Kaipara and Whangarei Districts somewhat more than twice as likely as their non-Māori counterparts. At the same time, as Figure 4.3 shows, gaps in the proportions both owning and not owning/renting have increased for the Far North District since 2001, while they have remained more-or-less stable in Kaipara District, and fractionally reduced in Whangarei District (see Appendix C for underlying data).

Figure 4.1: Housing Tenure by territorial authority area and major ethnic group in 2001, 2006 and 2013

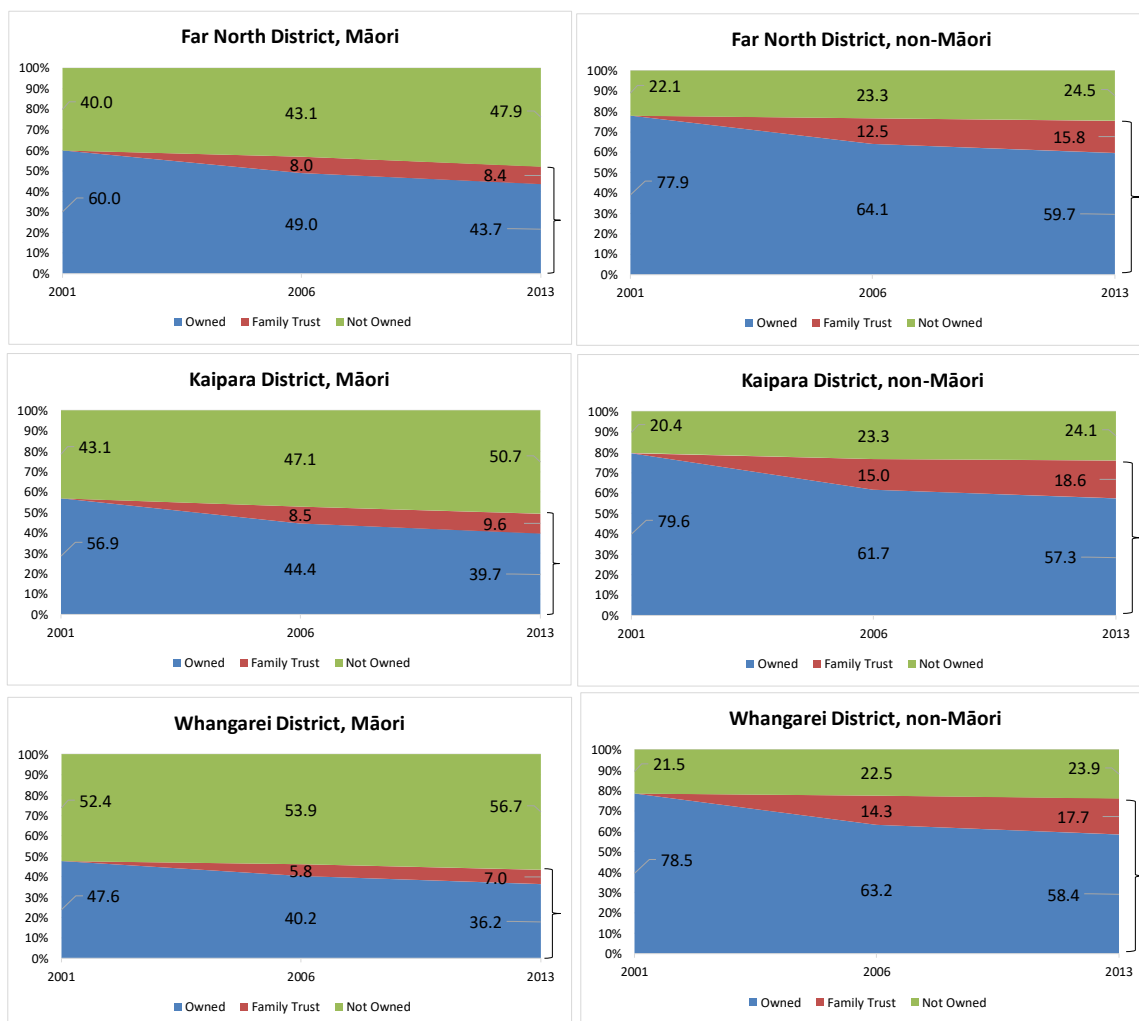


Figure 4.2: Summary changes (%) in home ownership and non-ownership/renting between territorial authority areas for each major ethnic group, 2001-2013, and comparison with 'all other' TAs

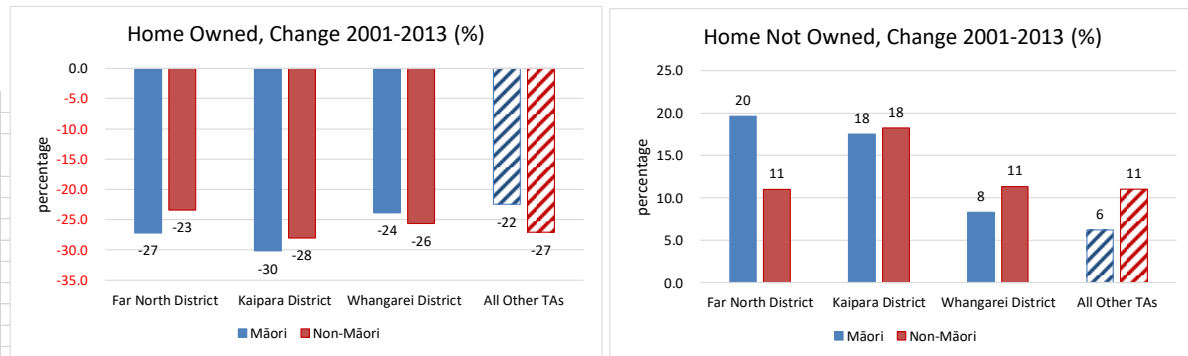


Figure 4.3: Difference (%) in home ownership and non-ownership/renting levels between Māori and non-Māori within each territorial authority area, 2001, 2006 and 2013, and comparison with 'all other' TAs

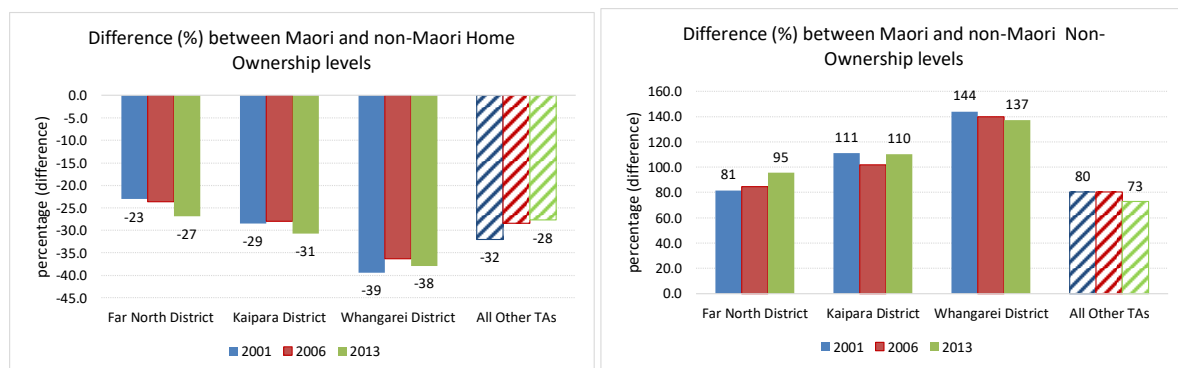
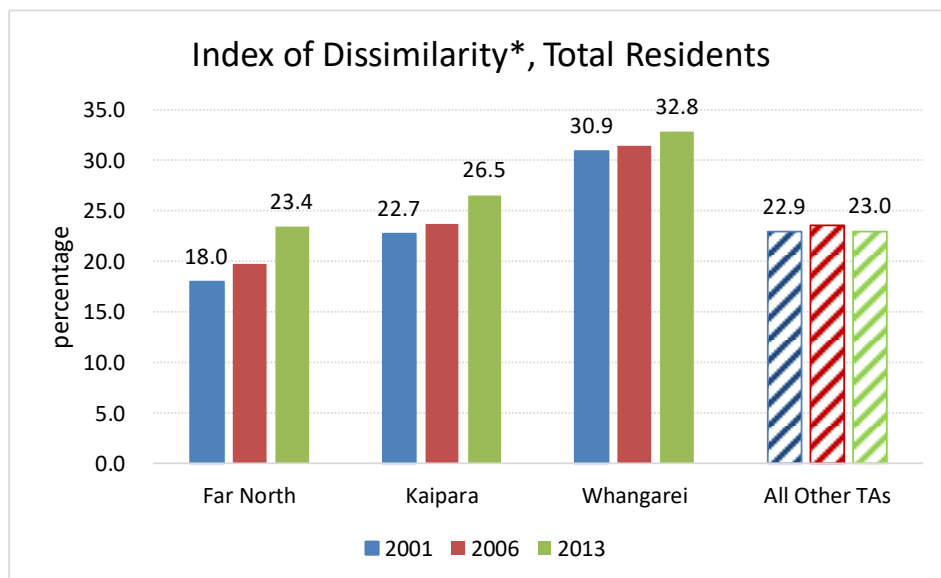


Figure 4.3 also shows that in 2013, ethnic gaps in both home ownership and non-ownership were smallest for Far North District and largest for Whangarei District. Only for Whangarei District are the ownership gaps noticeably greater than for All Other TAs, while non-ownership gaps are greater than All Other TAs, for all three Te Tai Tokerau TAs. At the same time there has been a minute reduction in both ownership and non-ownership gaps for Whangarei District, but an increase for Far North District. The gap for home ownership increased for Kaipara but reduced fractionally for non-ownership/renting. **In sum these patterns and trends mean that there is lower ethnic inequality in both home ownership and non-ownership in the Far North District than in Kaipara or Whangarei Districts, with Whangarei experiencing the greatest inequality. This inequality is generally greater than for All Other TAs, although least so for Far North District. Also, in general, Te Tai Tokerau TAs have not shown the same improvements in tenure inequality between Māori and non-Māori as their counterparts in All Other TAs.**

As noted, sitting in between the home ownership and non-ownership trends are those for people living in dwellings owned by a Family Trust. Both Māori and non-Māori have availed themselves of this category, but Māori at a substantially lower level and a lower rate of increase. In 2013, the lowest rate was for Whangarei Māori (7 per cent) and the highest for Kaipara non-Māori (18.6 per cent). Notably, however, Kaipara Māori also had the highest levels among Māori (9.6 per cent), while Whangarei non-Māori had the lowest levels among non-Māori, indicating perhaps a generally greater level of legal awareness of the Family Trust category among Kaipara Māori.

Applying a summary Index of Dissimilarity (ID) to all three tenure categories shows Whangarei District to be the most unequal (Figure 4.4). In 2013, one-third of people in Whangarei would have needed to change tenure for the two distributions to be equal). Kaipara District falls in the middle (ID = 27 per cent), while the Far North District is the least unequal (ID = 23 per cent). These relative positions are unchanged since 2001, but tenure inequality in them has increased, particularly since 2006. This increase contrasts with that for All Other TAs, where the ID in 2013 is similar to that for the Far North District but has barely changed.

Figure 4.4: Index of Dissimilarity (%) in housing tenure for total residents (Māori and non-Māori) by territorial authority area, 2001, 2006 and 2013, and comparison with 'all other' TAs

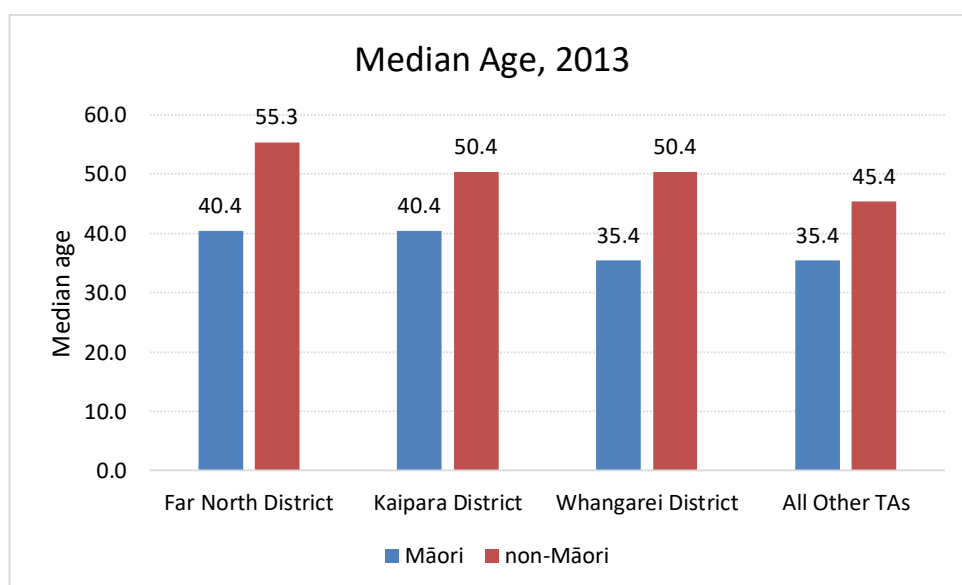


**The Index of Dissimilarity expresses the percentage that would need to change tenure for the two distributions (Māori and non-Māori) to be the same*

4.2 Housing tenure and age structure

Importantly, differences in age structure affect all foregoing and several following comparisons. The Māori age structure for all Te Tai Tokerau TAs is significantly younger than that of non-Māori (Figure 4.5)—as it is nationally. The median age (the age above and below which half the population falls) for Māori was 37 per cent lower than that for non-Māori in Far North District, 25 per cent lower in Kaipara District, and 42 per cent lower in Whangarei District. It also differs by TA. In 2013, Māori in Far North and Kaipara Districts had older median ages (both 40.4 years) than Māori in Whangarei and All Other Districts (both 35.4 years). These differences expose each population to somewhat different probabilities of owning or not owning a home or living in a home owned by a Family Trust, irrespective of all other factors, because younger people have had less time to become owners/family trust holders than older people. When these age structural differences are controlled for (via the technique of age standardisation), ownership and Family Trust rates typically rise for younger populations and reduce for older populations, while the opposite occurs for non-ownership/renting. Table 4.1 shows that this change occurs for all housing tenure categories and all three TAs for Māori and non-Māori in 2013.

Figure 4.5: Median age by territorial authority area in 2013 and major ethnic group, for the population aged 15+ years, and comparison with 'all other' TAs



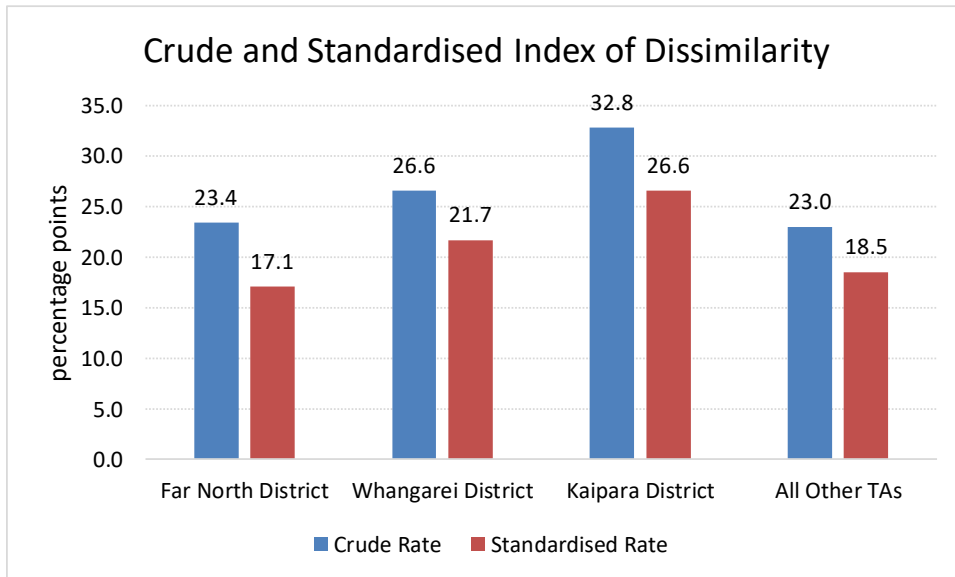
The median age is the age above and below which half the population falls

Table 4.1: Age standardised housing tenure rates for Māori and non-Māori, by territorial authority area in 2013, and comparison with 'all other' TAs

	Maori rates standardised to non-Maori age structure			non-Maori rates standardised to Maori age structure		
	Owned	Not Owned	Family Trust	Owned	Not Owned	Family Trust
Far North District						
Crude Rate	43.7	47.9	8.5	59.7	24.5	15.8
Standardised Rate	48.4	41.6	9.9	55.1	30.8	14.1
Difference (%)	10.9	-13.1	17.5	-7.8	25.8	-10.7
Kaipara District						
Crude Rate	39.7	50.6	9.7	57.3	24.1	18.7
Standardised Rate	44.2	45.2	10.6	53.9	28.9	17.2
Difference (%)	11.4	-10.7	9.4	-5.9	20.3	-7.9
Whangarei District						
Crude Rate	36.2	56.7	7.1	58.4	23.9	17.7
Standardised Rate	41.3	50.4	8.3	54.3	30.1	15.6
Difference (%)	14.0	-11.1	17.4	-6.9	26.1	-12.3
All Other TAs						
Crude Rate	37.7	54.6	7.7	52.1	31.6	16.2
Standardised Rate	40.7	50.9	8.5	49.1	36.1	14.8
Difference (%)	7.9	-6.8	9.8	-5.8	14.1	-8.7

Recalculating the Index of Dissimilarity using age-standardised rates (Figure 4.6) shows a considerable reduction in the ethnic gap for all three TAs. The gap drops by 27 per cent for Far North District, 18 per cent for Kaipara District and 19 per cent for both Whangarei District and All Other TAs. This situation is similar for all tenure, mover/stayer, and employment status categories examined in this Report. *Where categories are not directly compared by age, this issue should be kept in mind.* (NB. The calculation for Figure 4.6 is based on Māori crude rates minus non-Māori rates standardised to the Māori age structure. The result shows what the gap would be if the non-Māori population had the same age structure as the Māori population). However, as Goodyear (2017:14) notes, while this exercise reduces the gap, it by no means removes it, and indicates that the dominant causes of the disparity lie elsewhere (see Goodyear's paper for an excellent analysis of some of these reasons, also Flynn, Carne, & Soa-Lafoa'i, 2010).

Figure 4.6: Crude and age-standardised Index of Dissimilarity for total housing tenure by territorial authority area in 2013, total residents aged 15+ years, and comparison with 'all other' TAs



Notes: Crude Māori rates minus non-Māori rates standardised to Māori age structure

5 Housing Tenure by Mover Status

5.1 Housing Tenure for Stayers

Housing tenure for Te Tai Tokerau's Stayers (Figure 5.1) looks remarkably similar to that for all residents (see Appendix C for underlying data). This is unsurprising, given that the majority of each population are Stayers (in 2013 ranging from 67 to 79 per cent), and the majority of Stayers are home owners (in 2013, ranging from 77 to 81 per cent). However, Stayer-owners universally have higher proportions owning their homes, and smaller proportions not owning/renting, than all owners and non-owners.

Moreover, for Māori Stayer-owners, the difference is greater than for non-Māori Stayer-owners, for all three censuses and all three TAs (Table 5.1), and for Far North and Kaipara it has increased over time. **This means that 'staying' is associated with a small relative improvement for Māori in terms of home ownership (and/or vice-versa), and in Far North and Kaipara that margin has increased over time.**

By contrast, Māori Stayers who are non-owners/renters see a smaller reduction in non-owning/renting than non-Māori Stayers, by comparison with all non-owners/renters (Table 5.1). Seemingly contradicting the latter finding, this means that **staying is associated with lower levels of non-ownership/renting for non-Māori than Māori.**

The answer to the contradiction would appear to lie in the substantially greater proportions of non-Māori Stayers who are living in a home owned by a Family Trust. In 2013, all three TAs had around double the proportion of non-Māori Stayers compared to Māori, living in a Family Trust home (2.5 times for Whangarei) (Table 5.1). In 2013, but not 2006, 'staying' was also associated with higher proportions living in a Family Trust than for all people living in a Family Trust. **Thus, we can infer that staying is universally associated with slightly higher rates of living in a home owned by a Family Trust, and/or vice versa. This is less so for Māori than non-Māori living in the Far North, but increasingly similar for both groups in Kaipara and Whangarei.**

Figure 5.1: Housing Tenure (%) for Stayers by territorial authority area and major ethnic group, 2001, 2006 and 2013

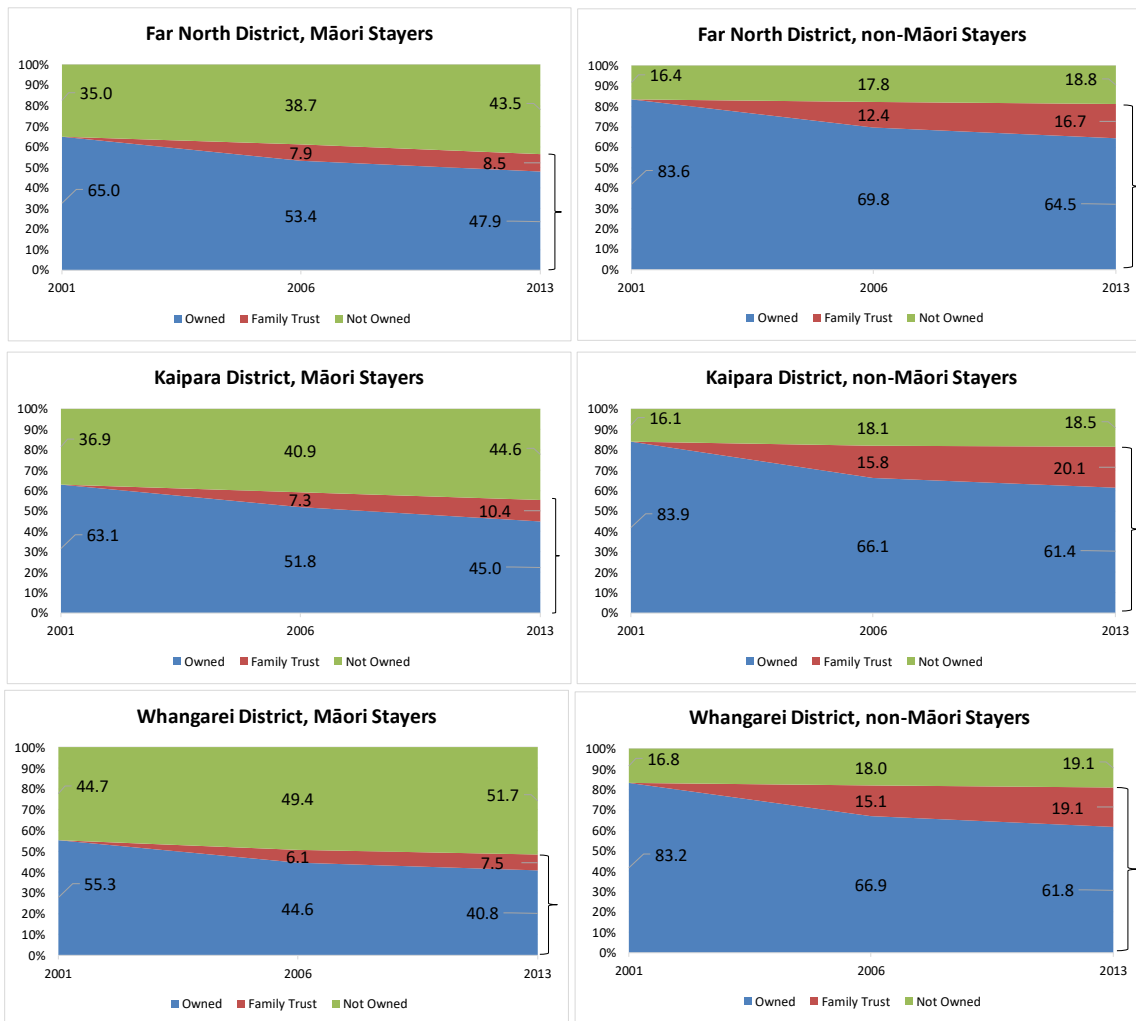
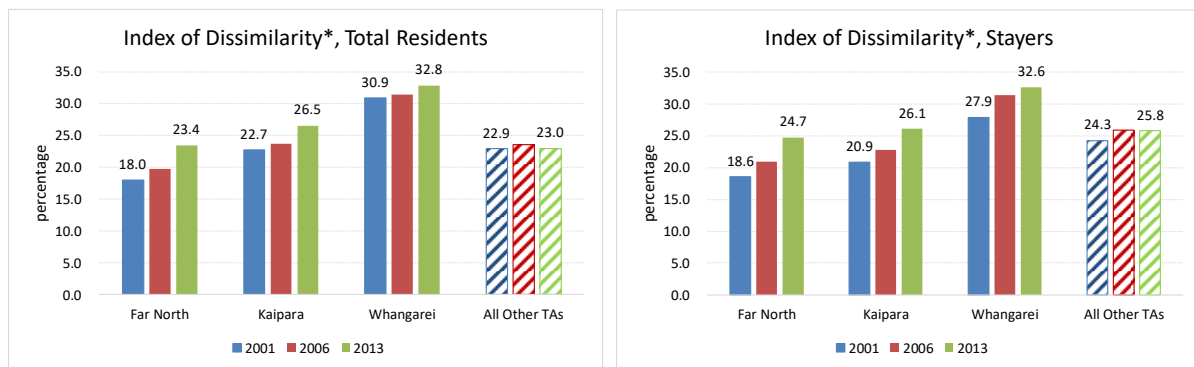


Table 5.1: Difference (%) in proportions in each housing tenure by mover status, territorial authority area and major ethnic group, 2001, 2006 and 2013, and comparison with 'all other' TAs

	Owner Stayers minus Total Owners		Non-Owner Stayers minus Total non- Owners		Family Trust Stayers minus Total Family Trusts	
	Māori	Non-Māori	Māori	Non-Māori	Māori	Non-Māori
Far North District						
2001	8.5	7.3	-12.7	-25.6	...	...
2006	9.0	8.9	-10.1	-23.8	-0.7	-1.3
2013	9.8	8.0	-9.1	-23.3	1.2	6.0
Kaipara District						
2001	10.8	5.4	-14.3	-21.2	...	...
2006	16.6	7.2	-13.1	-22.5	-14.2	5.5
2013	13.2	7.1	-11.9	-23.2	8.3	8.1
Whangarei District						
2001	16.2	6.0	-14.7	-21.9	...	...
2006	10.7	5.9	-8.4	-20.2	4.0	5.6
2013	12.6	5.9	-8.9	-20.2	6.8	7.9
All Other TAs						
2001	4.9	5.2	-4.6	-13.1	...	...
2006	4.5	6.7	-3.2	-13.8	-2.6	1.9
2013	5.1	7.6	-3.3	-14.5	-1.6	3.9

The complexity of these tenure by mover status relationships is more usefully illustrated by summarising again via the Index of Dissimilarity. Figure 5.2 presents the results for Stayers alongside those for Total Residents given above in Figure 4.4. The difference is minimal. In 2013, the index for Stayers is fractionally above that for Total Residents in Far North, and fractionally below it for Kaipara and Whangarei. **While being a Stayer is associated with a small improvement for Māori in terms of home ownership, inequality in housing tenure has thus increased in all three Te Tai Tokerau TAs irrespective of mover status. For Whangarei the inequality is somewhat greater than for All Other TAs, while it is fractionally greater for Kaipara and fractionally lower for Far North.**

Figure 5.2: Index of Dissimilarity (%) in Housing Tenure for Total Residents and Stayers, by territorial authority area, 2001, 2006 and 2013, and comparison with 'all other' TAs



*The Index of Dissimilarity expresses the percentage that would need to change tenure for the two distributions (Māori and non-Māori) to be the same

5.2 Housing Tenure for Arrivals versus Stayers

As outlined earlier, Arrivals to each TA are those who lived elsewhere five years prior to each census. Here they are divided into five categories: those who previously lived elsewhere in Te Tai Tokerau, those who lived in Auckland, those who lived in All Other TAs (i.e., excluding Te Tai Tokerau and Auckland), those who lived elsewhere in New Zealand but not further defined, and those who lived Overseas. Those for whom previous location was 'unknown' (either not stated or unidentifiable) are excluded from the tenure analysis.

Figure 5.3 shows housing tenure in 2013 by location in 2008, for each of the three Te Tai Tokerau TAs. **The first observation is that all Arrivals categories have lower levels of home ownership, and higher levels of non-ownership/renting, than Stayers, irrespective of ethnic group. Figures 5.4 and 5.5 show that is also true for the 2006 and 2001 censuses.**

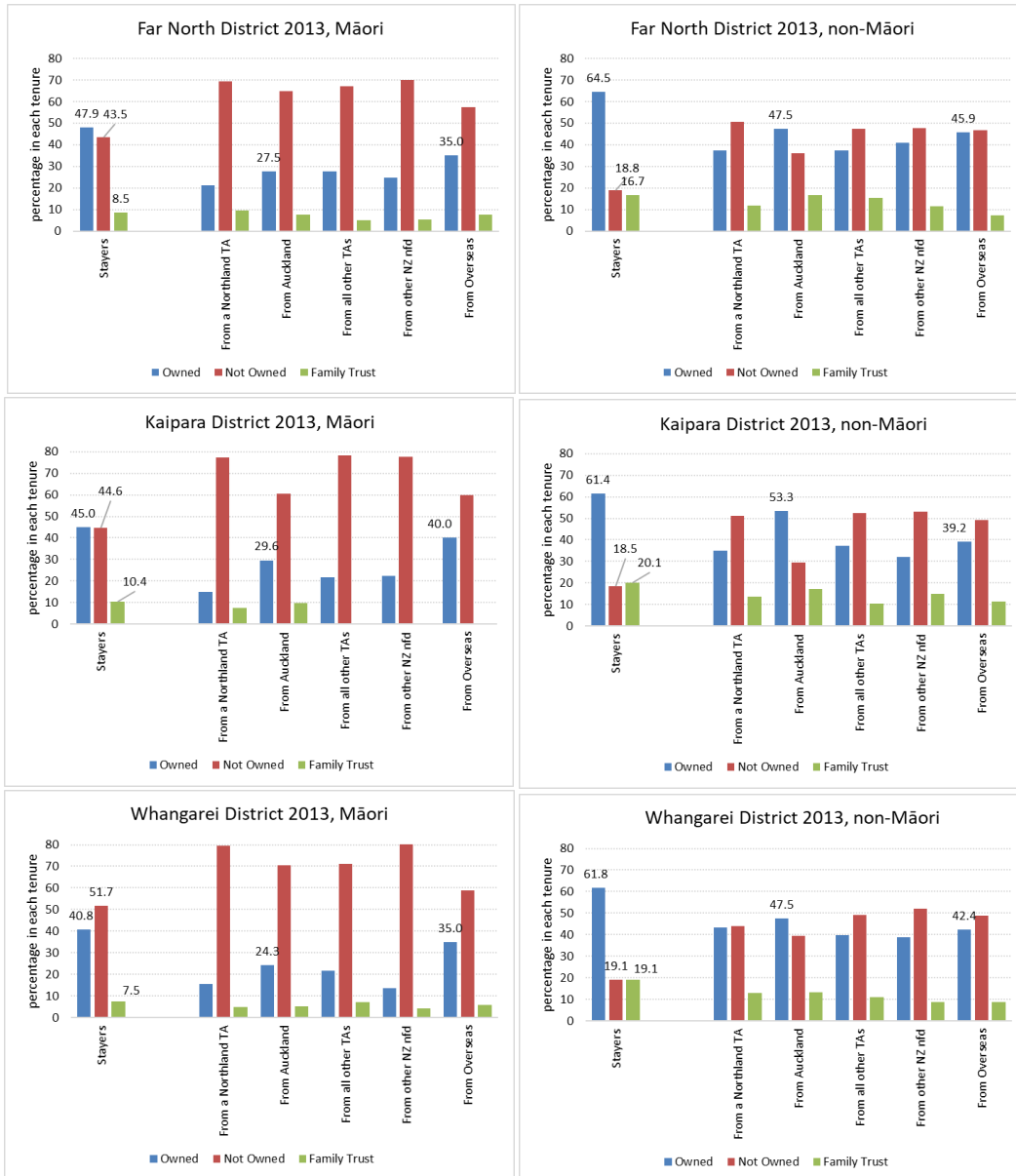
For Māori in 2013, the second highest category of home owners are those who were previously Overseas, followed by Arrivals from Auckland, while for non-Māori, the second highest category are those who previously lived in Auckland, followed by Overseas for Far North and Kaipara, and 'Another Te Tai Tokerau TA' for Whangarei.

Figures 5.4 and 5.5 show that this pattern again holds more-or-less true for all three censuses and both ethnic groups. The three minor exceptions all occur for 2006 (Figure 5.4): for Māori for the Kaipara District and non-Māori for the Far North and Whangarei Districts, where there is minor jostling in terms of the second-highest category.

There is thus a highly consistent pattern which indicates that Māori returning from Overseas gain an advantage over other Māori Arrivals in terms of home ownership. At the 2001 census (Figure 5.5), higher proportions of Overseas Arrivals to the Far North and Kaipara Districts lived in an owned home, as opposed to a not owned/rented home. By the 2006 census, that distinction occurred only for the Far North, and by 2013 it had disappeared for all three TAs. Although having arrived from Overseas still conferred a relative advantage in 2013, Māori Arrivals from all origins had substantially higher levels of non-ownership than ownership—with the caveat that Family Trusts probably account for some of the difference (although underlying numbers for Māori are very small and the statistics may not be robust). It is also important to recall (from Figure 3.3) that Māori returning from Overseas account for relatively small proportions of all Māori, at each Census.

By contrast, it is previous residence in Auckland that has delivered the main advantage to non-Māori Arrivals, although this too has reduced over the period. At the 2001 census, non-Māori Arrivals to all three Te Tai Tokerau TAs from all origins, not just those from Auckland, were substantially more likely to be home-owners than non-owners. Although ownership levels had dropped considerably by 2006, ownership still outranked non-ownership for most Arrivals categories. However, by the 2013 census, only Arrivals from Auckland were consistently more likely to be owners—again with the caveat that Family Trusts probably account for some of the reduction in ownership.

Figure 5.3: Housing Tenure (%) by territorial authority area and major ethnic group in 2013 and location in 2008 (total residents 15+ years), Stayers and Arrivals



The relative impact of these 'advantages' on overall ownership levels, however, differs somewhat by ethnic group and TA, because of the underlying proportions involved. As noted, Māori Arrivals from Overseas account for relatively small proportions of all Māori, while Non-Māori Arrivals from Auckland account for somewhat larger proportions of all non-Māori (refer Figure 3.3). Even when Arrivals from both Overseas and Auckland are aggregated, the proportion for Māori is still always smaller than for non-Māori. In 2013 the greatest difference was for Kaipara District, and the smallest, for Whangarei District.

Figure 5.4: Housing Tenure (%) by territorial authority area and major ethnic group in 2006 and location in 2001 (total residents 15+ years), Stayers and Arrivals

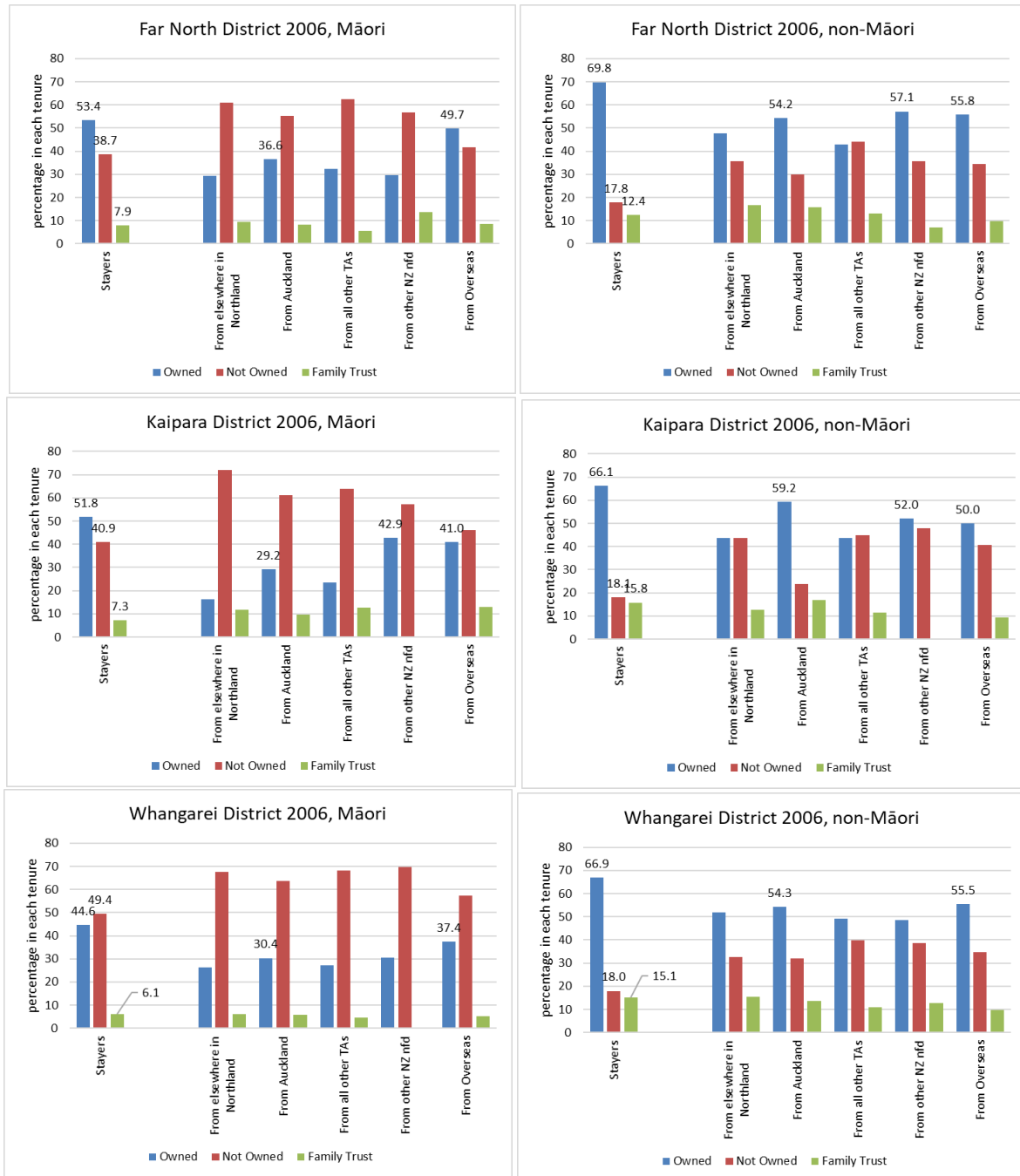
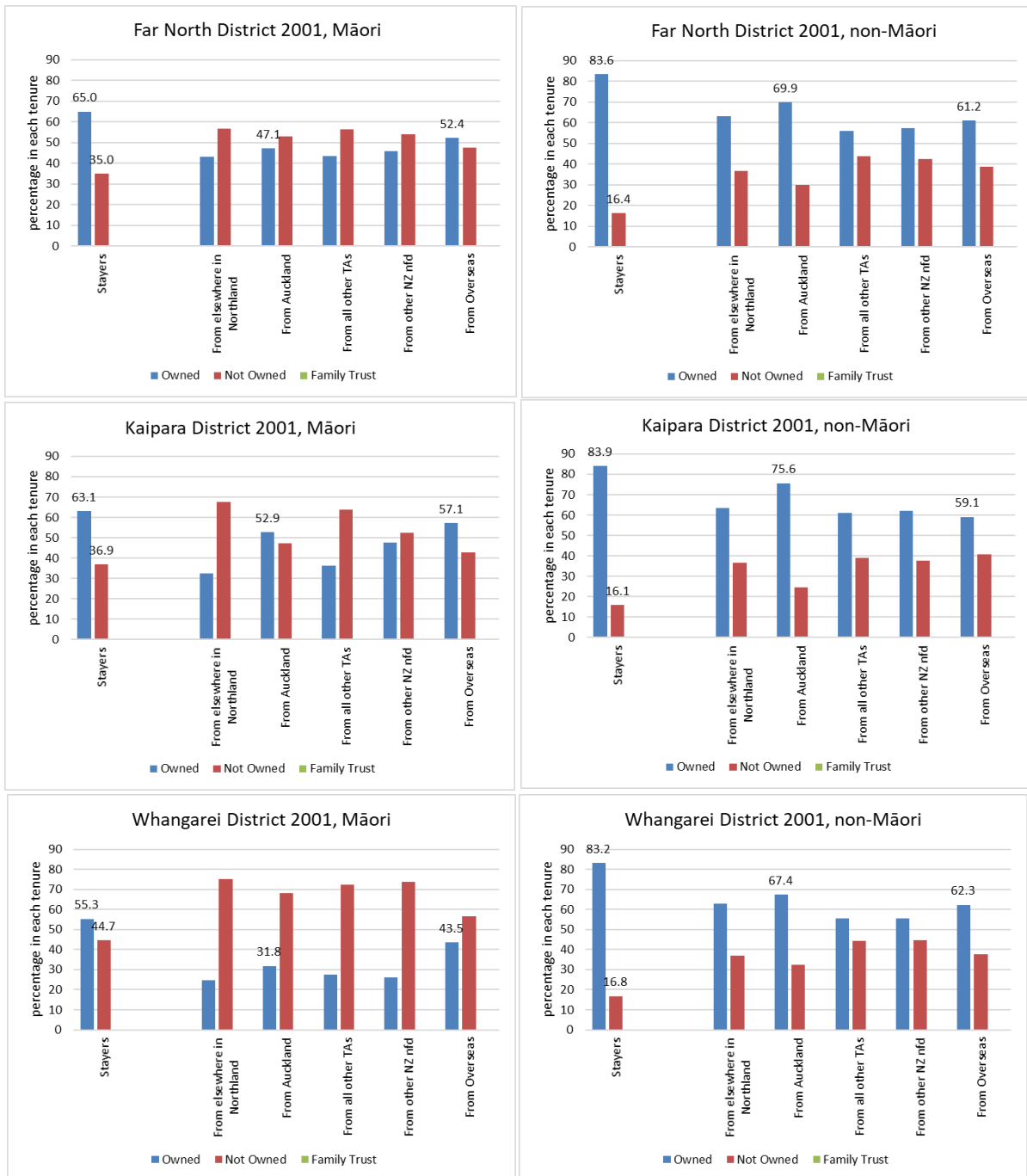


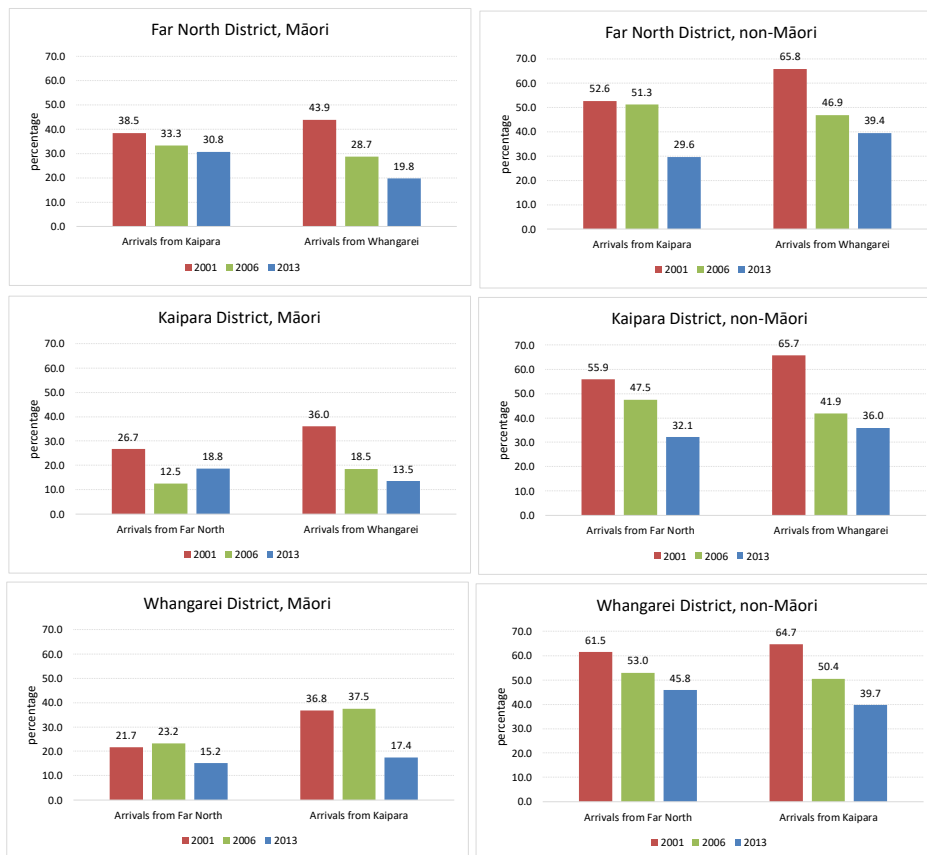
Figure 5.5: Housing Tenure (%) by territorial authority area and major ethnic group in 2001 and location in 1996 (total residents 15+ years)



One other important category of Arrivals for Māori is those from another Te Tai Tokerau TA. For Māori these proportions are always greater than for non-Māori, at all three census and for all three TAs (refer Figure 3.3). In 2013, for example, Māori Arrivals to Kaipara and Whangarei from another Te Tai Tokerau TA accounted for double the proportion of their non-Māori counterparts, and for 73 per cent more in Far North. However, with few exceptions, for Māori these Arrivals tend to have the lowest levels of home ownership of all Māori Arrivals.

Figure 5.6 compares the home ownership levels of Māori and non-Māori arrivals to each TA from another Te Tai Tokerau TA. The picture is rather mixed, although a few general trends are apparent. For example, Māori Arrivals to the Far North District from Kaipara and Whangarei had higher levels of home ownership than Māori Arrivals from Far North District to both Kaipara and Whangarei, at all three censuses. With just one exception, the opposite was true for non-Māori. This situation may in part account for the lower levels of tenure inequality in the Far North, noted earlier.

Figure 5.6: Home ownership (%) for Arrivals to each territorial area from another Te Tai Tokerau territorial authority area by major ethnic group 2001, 2006 2013.



6 Housing Tenure by Age

6.1 Housing tenure by mover status and age

This section begins with an overview of tenure patterns by age in 2013, followed by those in 2001 (see Appendix D for underlying data). Detailed analysis for 2006 is not included because it sits equally between patterns in 2013 and 2001.

For Māori Stayers living in a Te Tai Tokerau TA in 2013, non-ownership was the universally dominant form of tenure for all age groups up to 45-49 years, following which home ownership universally overtook non-ownership, while for non-Māori, home-ownership was entrenched by age 30-34 for all three TAs (Figure 6.1). Indeed, with just two exceptions, non-Māori of all ages were more likely to live in a home owned by the resident than in one that is not owned/rented, universally so in Kaipara.

With just one exception (Kaipara Māori Stayers aged 25-29 years), living in a home owned by a Family Trust is evidenced for all Stayers, irrespective of age, TA or ethnic group, but at lower levels for Māori than non-Māori. For both ethnic groups there is a general pattern of the highest levels of living in a home owned by a Family Trust occurring for the older to oldest ages; however, levels at 15-19 and 20-24 years tend to be higher than at, say 30-34 years, indicating the presence of young adults living with their mid-age parents. Nevertheless, for Māori Stayers aged 15-19 years, levels of living in either an owned home or a home owned by a Family Trust were substantially lower than for non-Māori.

For Māori the overall situation is very similar to that for Māori living in All Other TAs, while for non-Māori there appear to be advantages to living in a Te Tai Tokerau TA at 20-24 and 25-29 years, in terms of living in an owned-home, by comparison with All Other TAs.

The picture for Arrivals by age differs substantially to that for Stayers, with home ownership levels for Māori lower than non-ownership levels almost universally by age and TA, and for non-Māori, lower until around age 50 (Figure 6.2). All Māori Arrivals to Whangarei District are more likely to live in a non-owned home than an owned home, irrespective of age. For Māori the only exceptions are Arrivals to the Far North District at 60-64 years, and Arrivals to Kaipara District at 50-54 years, for whom home ownership levels are the higher form of tenure.

Interestingly, levels of living in a home owned by a Family Trust are similar for both Arrivals and Stayers, irrespective of age, TA or ethnic group. The previously noted pattern of higher levels at the youngest and oldest ages is again apparent, and again, there is only one exception: Māori Arrivals to Kaipara, but this time aged 20-24 years, for whom there are no recorded numbers living in a Family Trust home.

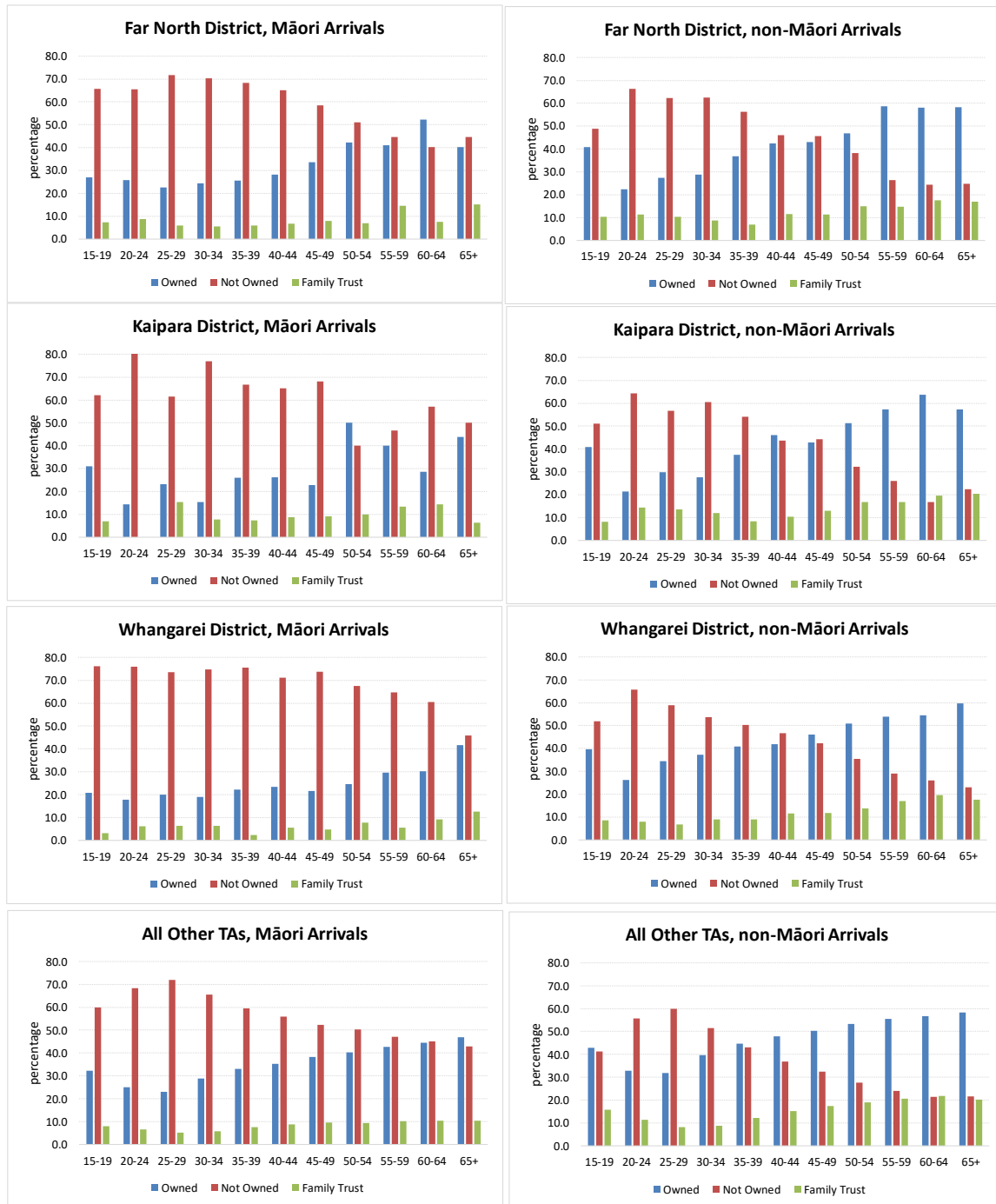
With the exception of Whangarei District for Māori Arrivals, the pattern for each Te Tai Tokerau TA by age ethnic group is again similar to that for All Other TAs.

Figure 6.1: Housing tenure (%) for Stayers*, by age, territorial authority area and major ethnic group, 2013, and comparison with 'all other' TAs



*Stayers are those whose territorial authority area in 2013 was the same as in 2008

Figure 6.2: Housing tenure (%) for Arrivals*, by age, territorial authority area and major ethnic group, 2013, and comparison with 'all other' TAs



*Arrivals include those whose address five years ago is unknown

With the general caveat that home ownership levels were generally higher, and non-ownership levels generally lower, for both Stayers and Arrivals in 2006 than 2013, the picture at the 2006 census looked very similar. Accordingly, we turn to the 2001 census for comparison (Figures 6.3 and 6.4).

In 2001, home ownership levels for Māori Stayers were higher than non-ownership at 15-19 years, for all TAs, substantially so for Far North and Kaipara, again indicating the presence of older teenagers living in the family home (Figure 6.3). For Far North District Māori Stayers, ownership levels were above non-ownership for all above 35-39 years, and substantially so above 40-44 years. For the Kaipara District, *only* Māori Stayers aged 20-24 years were more likely to live in a *non-owned* home, while ownership was substantially higher than non-ownership for all above 35-39 years. By contrast, for Whangarei Māori Stayers, non-ownership levels were substantially higher than ownership for those aged 20-39 years, similar at 40-44 years, after which ownership levels were higher than non-ownership.

For Whangarei Māori Stayers, the picture in 2001 and 2013 thus remained similar—with the sole exception of at 15-19 years, where living in an owned-home in 2001 had given way to living in a non-owned home in 2013. For Far North and Kaipara District Māori Stayers, there has been an increase in the age at which home ownership levels become higher than non-ownership; for the Far North District, from 35-39 years in 2001 to 45-49 years in 2013, and for Kaipara District, from 25-29 years in 2001 to 45-49 years in 2013. Only for Whangarei District did this ‘pivotal’ age remain the same: 45-49 years.

For non-Māori Stayers, 2001 had seen universally higher levels of home ownership than non-ownership by age, for all age groups and for all three TAs. In 2013 this pattern differed only in terms of level, with the minor exception of those aged 25-29 years in the Far North District and 20-24 years in Whangarei District, for both of whom non-ownership was fractionally higher than ownership.

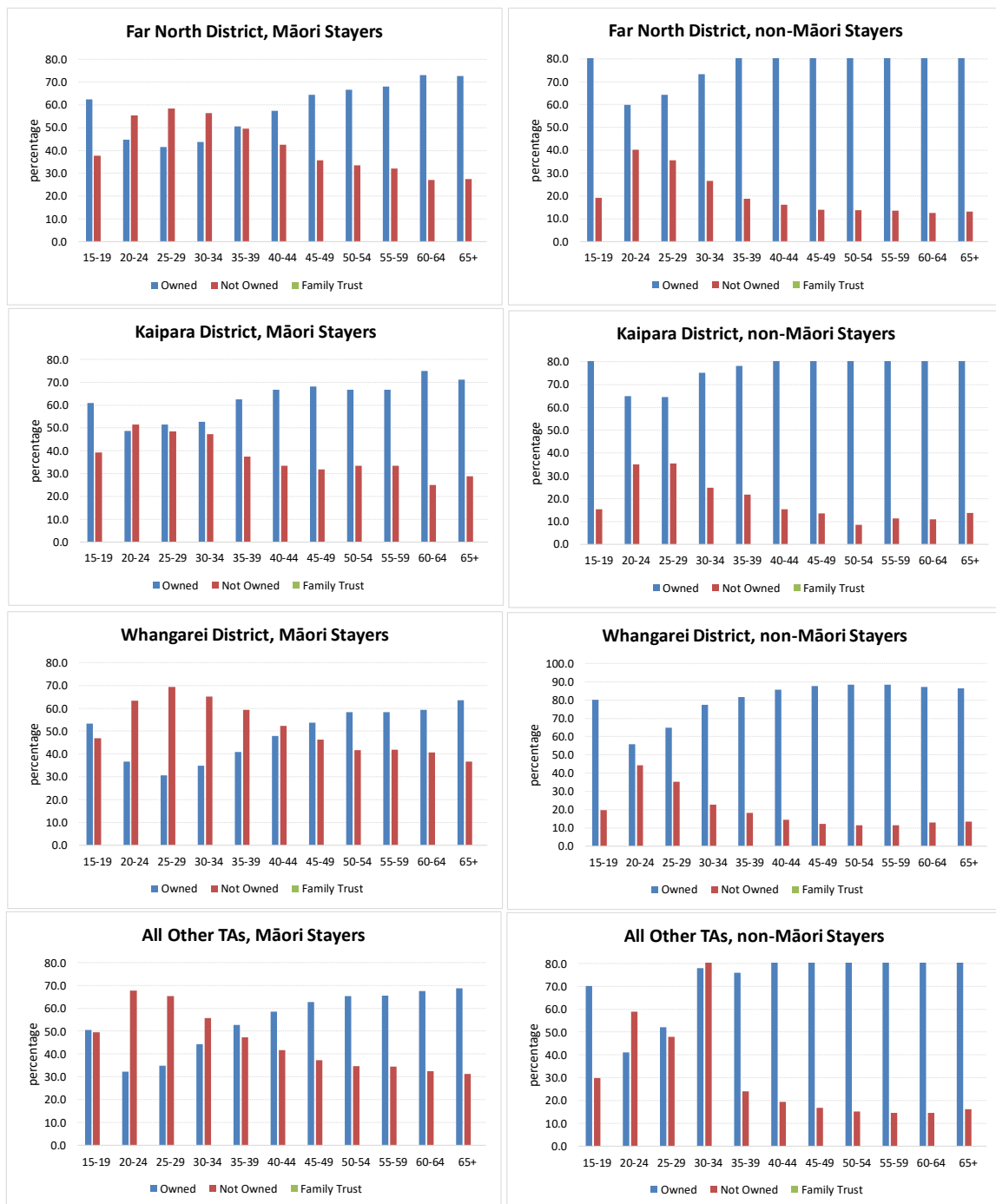
For Māori Arrivals in 2001 (Figure 6.4), the picture differed markedly to that in 2013. In 2001, non-ownership was higher than ownership for Māori Arrivals to the Far North District until age 40-44, while ownership was substantially higher from age 50-54. In 2013 ownership was higher than non-ownership only at 60-64 years.

For Māori Arrivals to the Kaipara District, non-ownership in 2001 was higher than ownership until age 40-44, followed by universally higher levels of ownership than non-ownership from age 50-54. In 2013, ownership was higher than non-ownership only at 50-54 years.

Only for Whangarei Māori Arrivals, both 2001 and 2013 saw non-ownership universally higher than ownership for all age groups.

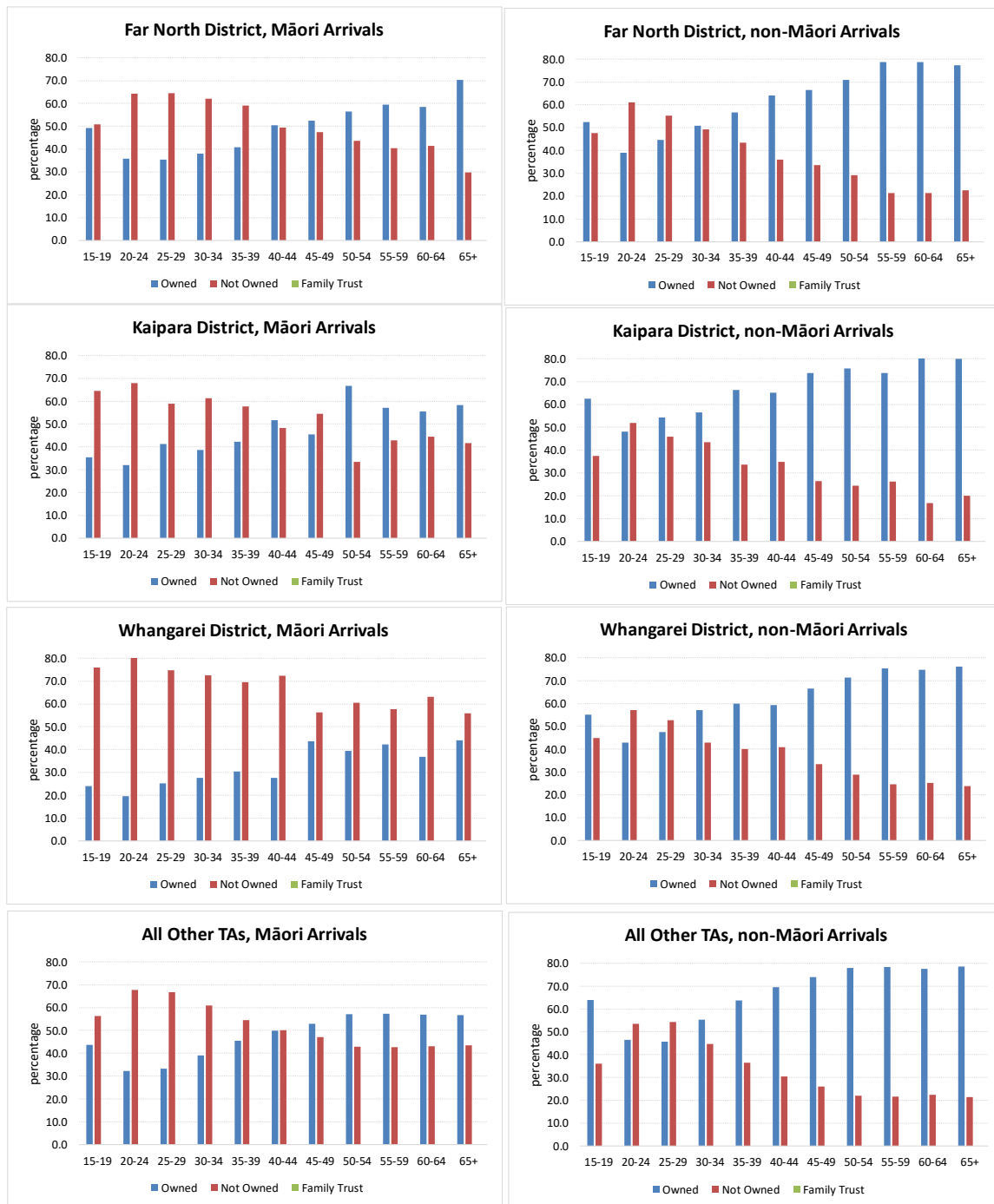
In 2001 (Figure 6.4), the picture for non-Māori Arrivals was also somewhat different to that for 2013 above. In 2001, Arrivals to the Far North and Whangarei Districts had somewhat higher levels of ownership than non-ownership for all but two age groups (20-24 and 25-29 years), and for all but one age group in Kaipara (20-24 years); moreover, this margin was substantial above age 35. In 2013 the margin occurred only for those aged 50-54 years and above in Far North and Kaipara, and 45-49 years and above in Whangarei.

Figure 6.3: Housing tenure (%) Stayers*, by age, territorial authority area and major ethnic group, 2001



*Stayers are those whose territorial authority area in 2013 was the same as in 2008

Figure 6.4: Housing tenure (%) Arrivals*, by age, territorial authority area and major ethnic group, 2001, and comparison with All Other TAs



*Arrivals include those whose address five years ago is unknown

While non-ownership tends to be higher at younger ages and ownership higher at older ages, and Māori have greater proportions at younger ages and non-Māori have greater proportions at older ages, these patterns and trends indicate that overall disparities in housing tenure are not only due to differences in age structure. **Direct comparison by age group shows that Māori have universally greater proportions not-owning than non-**

Māori, that this situation is consistent—albeit slightly differently—in each Te Tai Tokerau TA, and that gaps between ownership and non-ownership have grown over time both within and between each ethnic group, age group and TA.

To summarise trends by TA, Table 6.1 shows percentage change in the proportions living in an owned or not-owned/rented home between 2001 and 2013 (as a percentage of rates in 2001), for each TA, major ethnic group, and age group. Negative values (in red) show that proportions in 2013 were lower than in 2001, positive values (black) show that proportions in 2013 were higher.

The overwhelming observation is that ownership has fallen universally: there is not one positive value for home ownership on Table 6.1. Also striking is that the magnitude of the change is also remarkably similar for each TA and ethnic group, although highest for Māori Arrivals to Kaipara and Far North Districts, and lowest for Māori Arrivals to Whangarei District. That is, **Māori Arrivals to Kaipara and Far North Districts have generally experienced the greatest declines in home ownership, and Māori Arrivals to Whangarei District, the lowest declines—although this does not hold universally true by age. It must also be recalled that ownership levels in Whangarei District are low in absolute terms.**

Not universal, but still highly widespread, are the increases in values for non-ownership/renting. These increases are generally the highest for Far North and Kaipara Māori Stayers, and lowest for Māori Arrivals to the Far North. The most notable departure from the general picture is for Māori Stayers in Whangarei, for whom all age groups aged 35-39 years and above have lower proportions not-owning/renting in 2013 than in 2001. Whangarei also features as having lower proportions in 2013 than 2001 for one or more age groups in each other category (particularly Māori Arrivals, less so non-Māori Stayers and non-Māori Arrivals). There are only a few other departures from the norm of increased levels of non-ownership.

These trends are highly similar to those for All Other TAs, where ownership has declined universally for every age group irrespective of mover status or ethnic group, and non-ownership has increased for all but a few individual age groups.

To summarise differences in tenure by ethnic group, Table 6.2 shows percentage difference in the proportions of Māori and non-Māori of each age living in an owned or not-owned/rented home in 2013, by TA. The differences are definitive, with just two cells showing any variation to the overall picture: Arrivals to the Far North District aged 20-24 years, for whom living in an owned home is higher for Māori than non-Māori (+15.2%) and living in a non-owned home is lower for Māori (-1.2%). For each TA and for all other

age groups, ownership is lower for Māori than non-Māori, and non-ownership is higher. Moreover, the values in Table 6.2 are in many cases greater than those in Table 6.1, particularly for Arrivals, **presenting an overall picture that for many age groups, differences in tenure between ethnic groups in 2013 are greater than the changes over time (2001-2013) between TAs.**

Table 6.1: Percentage change in home ownership/non-ownership by territorial authority area, major ethnic group and age, 2001-2013, and comparison with 'all other' TAs

	Far North District		Kaipara District		Whangarei District		All Other TAs	
	Owned	Not Owned	Owned	Not Owned	Owned	Not Owned	Owned	Not Owned
Māori Stayers (% Change 2001-2013)								
15-19	-29.6	29.5	-33.9	21.5	-30.4	17.4	-24.4	9.9
20-24	-26.8	10.9	-35.9	12.3	-24.5	4.4	-21.7	2.9
25-29	-29.3	12.6	-44.5	47.3	-19.0	2.4	-26.6	7.6
30-34	-22.0	7.3	-38.3	23.1	-16.6	2.9	-27.2	12.5
35-39	-20.3	3.4	-36.7	42.6	-9.7	-4.3	-26.5	15.7
40-44	-20.1	8.3	-34.8	43.5	-11.0	-3.2	-28.0	19.6
45-49	-18.1	15.6	-22.4	23.2	-11.4	-2.3	-27.0	22.4
50-54	-15.7	4.4	-21.4	4.8	-12.7	-1.7	-25.6	20.9
55-59	-16.6	4.7	-23.5	16.3	-10.0	-6.5	-21.4	12.5
60-64	-20.2	13.9	-25.2	26.8	-11.6	-10.5	-22.0	12.8
65+	-19.7	2.0	-24.3	10.9	-17.4	-1.3	-23.9	13.7
Total	-26.4	24.7	-28.7	21.0	-26.3	16.0	-22.4	7.8
Māori Arrivals (% Change 2001-2013)								
15-19	-45.1	29.4	-12.5	-3.8	-13.2	0.1	-26.1	6.2
20-24	-27.7	2.0	-55.4	26.1	-9.2	-5.5	-22.3	0.8
25-29	-36.5	11.0	-44.0	4.6	-20.6	-1.6	-30.7	7.7
30-34	-35.9	13.2	-60.3	25.5	-31.2	3.1	-26.5	7.8
35-39	-37.2	15.6	-38.7	15.6	-26.9	8.5	-27.3	9.2
40-44	-44.3	31.5	-49.6	35.1	-15.6	-1.7	-29.3	11.7
45-49	-35.9	23.0	-50.0	25.0	-50.8	31.3	-27.7	11.0
50-54	-25.3	17.1	-25.0	20.0	-37.4	11.4	-29.4	17.4
55-59	-31.2	10.1	-30.0	8.9	-30.0	12.3	-25.5	10.3
60-64	-10.8	-2.8	-48.6	28.6	-17.7	-4.0	-21.8	4.7
65+	-42.9	50.4	-25.0	20.0	-5.6	-18.0	-17.2	-1.4
Total	-31.2	11.4	-37.3	14.1	-19.4	-0.5	-22.3	3.2
non-Māori Stayers (% Change 2001-2013)								
15-19	-26.0	25.8	-30.3	28.8	-27.3	17.2	-26.1	9.2
20-24	-22.9	5.9	-22.3	-6.6	-24.6	6.3	-22.7	0.4
25-29	-28.7	31.0	-20.1	5.7	-26.6	21.6	-27.3	13.6
30-34	-33.1	63.4	-19.1	22.4	-26.8	51.0	-38.5	-46.8
35-39	-29.8	68.1	-32.9	43.0	-29.0	49.1	-27.4	34.3
40-44	-25.9	62.3	-30.2	34.7	-28.3	37.5	-27.7	35.5
45-49	-25.0	38.5	-33.2	56.4	-28.9	47.6	-27.0	30.0
50-54	-21.7	19.9	-27.9	86.0	-27.0	35.0	-26.6	23.4
55-59	-23.1	5.3	-27.4	16.2	-24.2	8.0	-26.1	10.8
60-64	-21.2	-0.7	-25.5	22.6	-25.4	-17.5	-26.9	1.6
65+	-22.1	-1.7	-26.9	5.4	-24.8	-2.0	-25.4	-3.3
Total	-22.8	14.5	-26.9	15.8	-25.7	13.6	-25.5	9.2
non-Māori Arrivals (% Change 2001-2013)								
15-19	-21.9	2.6	-34.7	36.1	-28.2	15.7	-33.0	14.9
20-24	-42.4	8.7	-55.4	23.8	-38.9	15.1	-29.3	4.1
25-29	-38.6	12.4	-45.2	24.0	-27.6	12.0	-30.4	10.5
30-34	-43.4	27.2	-51.1	39.0	-34.7	25.1	-28.2	15.4
35-39	-35.0	29.6	-43.5	61.0	-31.9	25.3	-29.7	18.5
40-44	-33.8	28.2	-29.4	25.4	-29.5	14.7	-31.0	20.8
45-49	-35.2	35.8	-41.8	67.8	-30.8	26.2	-32.0	24.0
50-54	-33.9	31.0	-32.4	32.4	-28.6	23.5	-31.5	24.9
55-59	-25.4	24.2	-22.3	-0.7	-28.4	17.6	-29.2	10.4
60-64	-26.3	14.5	-23.5	0.9	-27.3	3.4	-26.9	-4.1
65+	-24.8	9.7	-28.4	12.3	-21.7	-3.9	-25.8	0.8
Total	-27.6	11.5	-30.3	15.9	-25.8	8.8	-28.4	9.2

Table 6.2: Percentage change in home ownership/non-ownership by territorial authority area, major ethnic group and age, 2001-2013, and comparison with 'all other' TAs

	Far North District		Kaipara District		Whangarei District		All Other TAs	
	Owned	Not Owned	Owned	Not Owned	Owned	Not Owned	Owned	Not Owned
Stayers (Māori minus non-Māori)								
15-19	-26.6	101.7	-31.8	139.3	-36.5	137.5	-26.5	67.0
20-24	-29.1	44.2	-38.4	76.8	-34.2	40.5	-20.4	17.8
25-29	-35.9	40.8	-44.6	90.5	-47.9	66.3	-32.6	29.0
30-34	-30.6	39.0	-46.4	91.3	-48.5	95.4	-32.8	45.9
35-39	-29.6	63.4	-24.7	71.4	-36.6	108.9	-29.6	69.0
40-44	-26.3	76.8	-26.3	130.3	-30.7	154.8	-27.7	88.3
45-49	-18.3	113.6	-8.3	85.7	-23.5	148.8	-24.7	109.6
50-54	-16.9	111.8	-20.7	122.5	-21.1	163.7	-21.8	123.5
55-59	-14.9	136.1	-20.7	193.0	-21.8	213.5	-18.5	141.1
60-64	-15.4	147.0	-15.4	135.2	-19.3	242.4	-15.4	145.4
65+	-13.9	116.9	-14.6	121.4	-19.4	173.1	-16.4	127.3
Total	-25.7	131.7	-27.0	141.6	-34.0	171.5	-29.4	95.4
Arrivals (Māori minus non-Māori)								
15-19	-34.0	34.4	-24.0	21.7	-47.6	46.9	-24.9	44.9
20-24	15.2	-1.2	-33.3	33.3	-32.0	15.5	-23.9	22.7
25-29	-17.9	15.2	-22.4	8.4	-41.8	24.9	-27.8	20.0
30-34	-15.5	12.3	-44.3	27.1	-49.1	39.1	-27.6	27.2
35-39	-30.3	21.6	-30.9	23.1	-45.6	50.5	-26.1	38.0
40-44	-33.6	41.2	-43.3	49.3	-44.1	52.1	-26.4	52.0
45-49	-21.8	28.2	-47.0	54.4	-53.2	74.7	-23.8	61.3
50-54	-10.1	33.7	-2.3	24.4	-51.5	90.4	-24.6	83.0
55-59	-30.3	68.5	-30.2	79.2	-45.0	123.3	-23.0	96.5
60-64	-10.0	65.5	-55.2	239.8	-44.3	132.7	-21.7	111.1
65+	-31.0	80.0	-23.6	122.5	-30.1	100.3	-19.7	98.6
Total	-30.5	45.8	-41.2	68.9	-49.0	68.9	-27.7	54.3

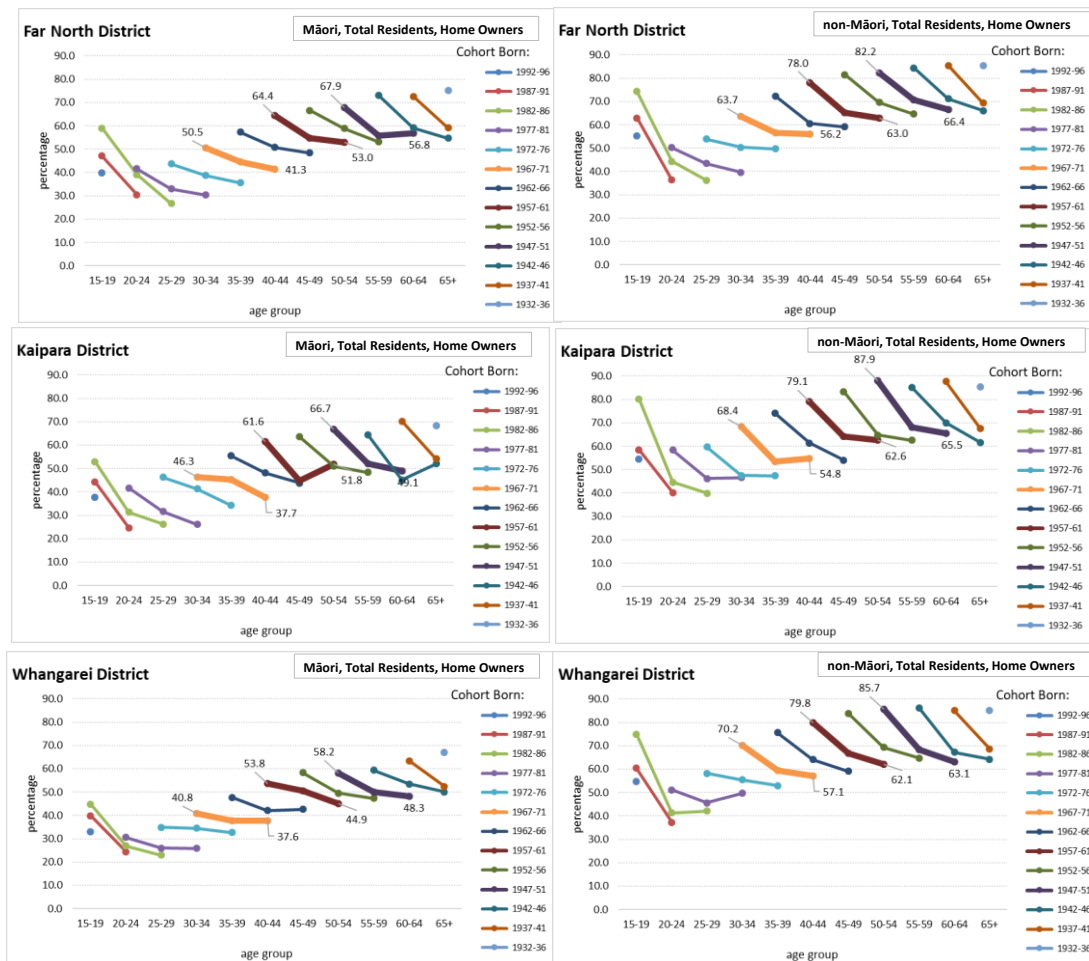
7 Housing Tenure by Birth Cohort

The trends by age (along with the data for 2006) are now converted to trends for birth cohorts, although here the analysis is more appropriately for total residents as opposed to Stayers and Arrivals, since it is impossible to link mover status to age groups over time. Cohort data are created by linking the percentage in each housing tenure at each successive age; they are not panel data in that they trace the exact same individuals over time, however they provide a unique opportunity to view the experience of each cohort *vis-à-vis* its younger and older counterparts when at the same age. They also provide an opportunity to link any major shifts in behaviour over time, in this case, in terms of housing tenure, with potential historical factors, such as policy changes. To assist readership, in Figure 7.1, three cohorts are highlighted with thicker trend lines: those born 1967-71 (orange), 1957-61 (red), and 1947-51 (purple). These cohorts approximate the beginning, middle and end of the period known as the Baby Boom.

Reflecting the foregoing analysis, Figure 7.1 shows that all cohorts, both Māori and non-Māori, have experienced decline in home ownership as they have aged. The majority of the decline, for the majority of cohorts, occurred between 2001 and 2006, which is represented by the first portion of the trend line for each cohort. Thereafter, the decline eased, and for one single cohort (Māori, born 1957-61 and living in Kaipara District) was offset by a small increase. Steady declines for the two youngest cohorts (born 1982-1986 and since) for each TA and ethnic group should be understood in the context of life-stage trends for young adults moving away from home. For each TA, they also fall by a smaller margin for Māori than non-Māori, but this is partly because of the initially higher levels of non-Māori home ownership—however they do not fall to the same low levels as for any Māori cohort when at the same age.

Overall, with just two exceptions, there is a clear picture of each successively younger cohort having lower levels of home ownership than its immediately older counterpart when at the same age (indicated by the magnitude of the vertical difference between each cohort, when passing each age group). The exceptions are the Māori cohort born 1957-61 and living in Kaipara District in 2013, noted above, and the Māori cohort born 1947-51 and also living in Kaipara District in 2013.

Figure 7.1: Trends in home ownership for all residents by territorial authority area, major ethnic group, birth cohort and age, 2001-2013



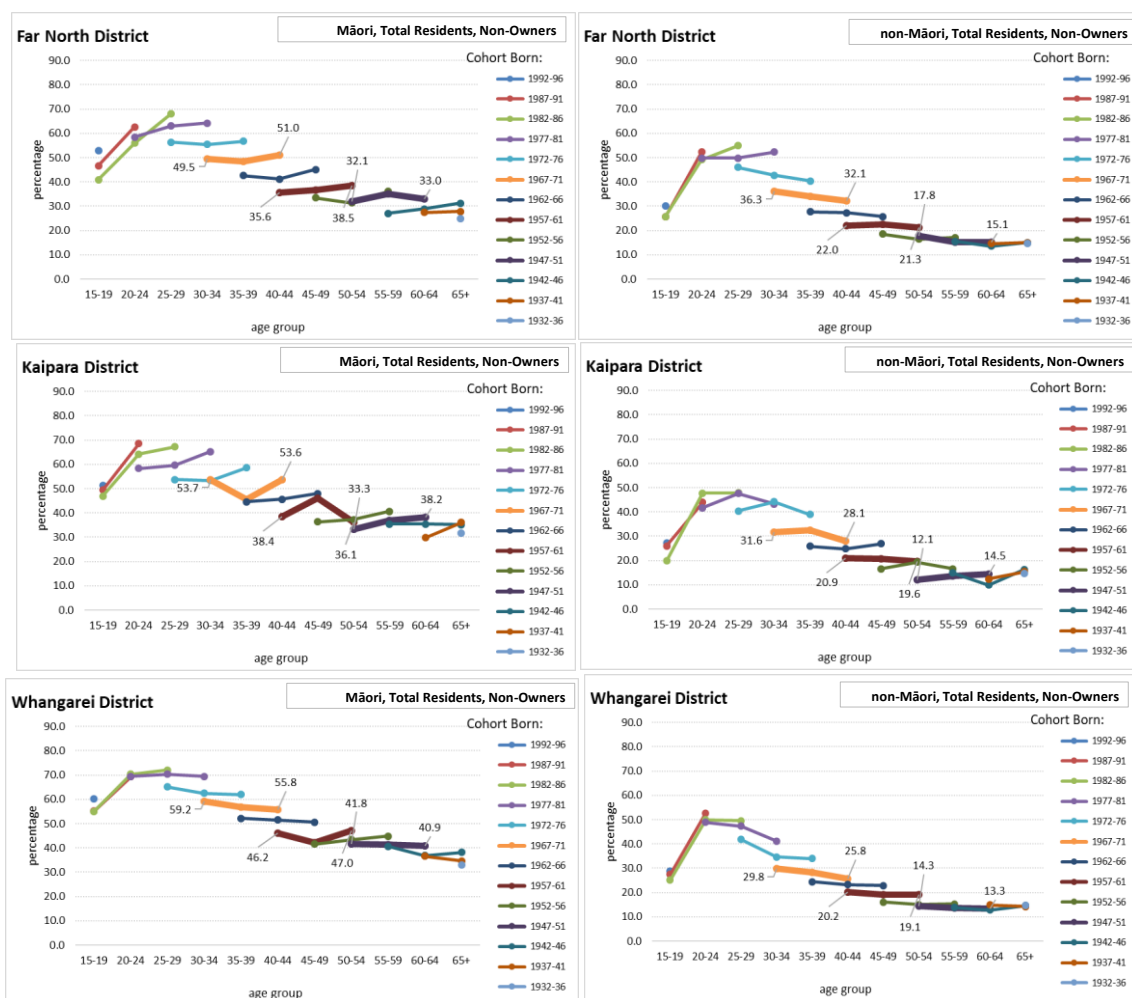
For Māori these 'inter-cohort' differences are least marked for cohorts living in Whangarei district, indicating that their experience is closer to each other than for their counterparts in Far North and Kaipara Districts, while for non-Māori cohorts there is very little difference by TA.

At the same time, both **the downward trajectory and the magnitude of vertical gap between most cohorts when passing through the same age as their (older) predecessors suggest that home ownership rates have peaked for most cohorts, Māori and non-Māori alike. Cohorts born 1967-71, for example, have substantially lower levels of home ownership at age 40-44 than cohorts born ten years earlier (1957-61), while cohorts born 1957-61 have much lower levels at age 50-54 than cohorts born ten years earlier again (1947-51). Although this disparity is least marked for Māori cohorts living in Whangarei District, indicating greater equality between them, it differs little by ethnic group or TA.**

Cohort trends in non-ownership/renting (Figure 7.2) appear to tell a somewhat different story. For Māori in the Far North and Kaipara Districts, non-ownership/renting has generally increased as each cohort has aged, sometimes after first declining. By contrast, there has been decline in this tenure for several Māori cohorts living in Whangarei District, for example, those born between 1962-66 and 1977-81. At the same time, the vertical gaps between each successively younger cohort when at the same age as its (older) predecessor are in almost all cases significant: each younger cohort has much higher levels of non-ownership when passing the age of its predecessor, and these gaps are generally greater for Māori than non-Māori.

Decline in this tenure as cohorts have aged is also evident for several non-Māori cohorts in all three TAs, while there has been minimal change for the oldest non-Māori cohorts.

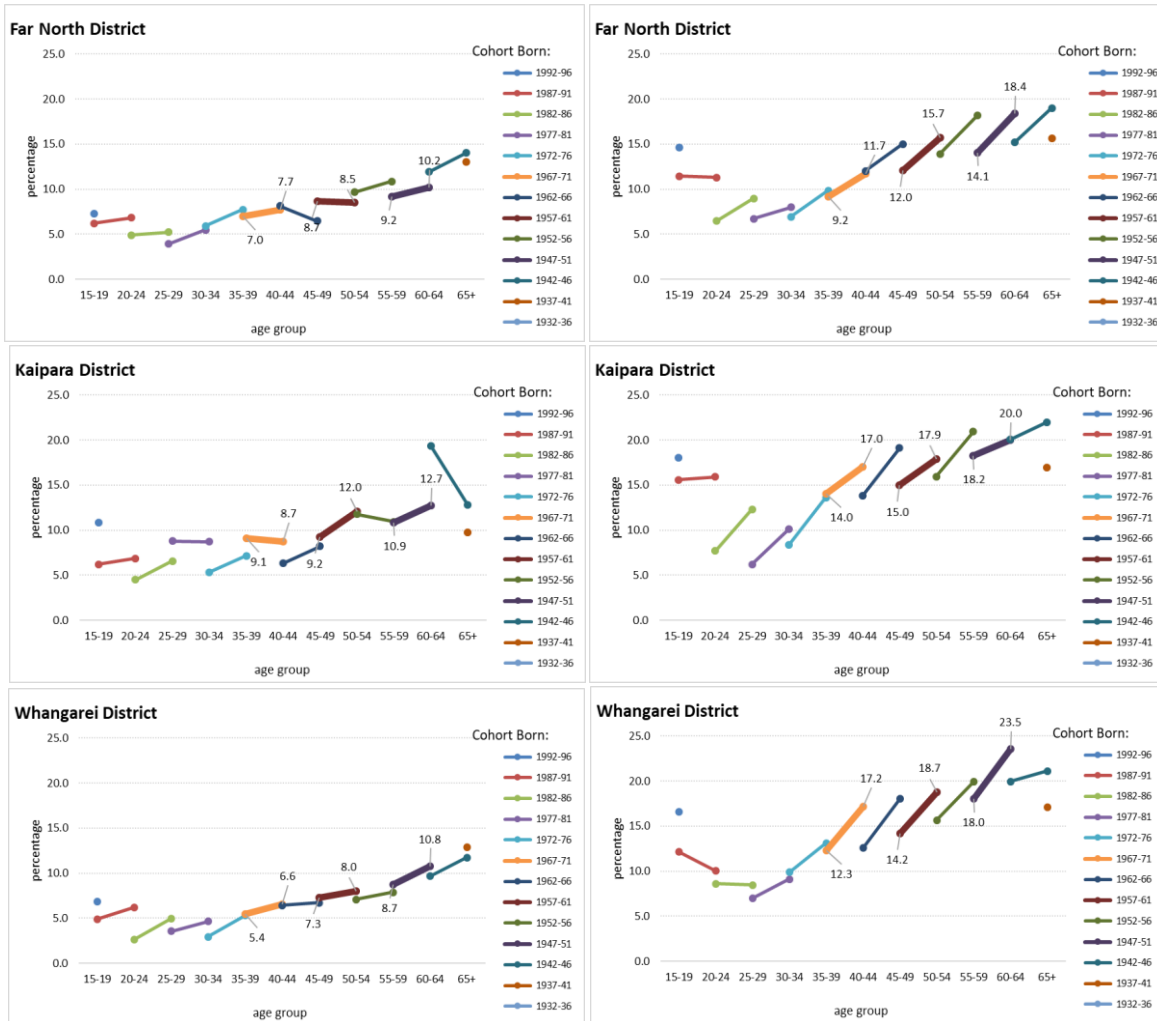
Figure 7.2: Trends in non-ownership/renting for all residents by territorial authority area, major ethnic group, birth cohort and age, 2001-2013



Given that home ownership levels have declined universally, and non-ownership levels have almost universally increased, the picture presented by the cohort trends in non-ownership for some (mainly older) at first seems contradictory. There are two explanations for the contradiction. First, for many, non-ownership is (still) a temporary status. As people move out of non-ownership into home ownership, non-ownership levels correspondingly fall, and there is some evidence of this in Figure 7.2—with the general exception of Far North and Kaipara Māori. Second, however, ownership levels have also fallen for virtually all cohorts. Bridging the gap, it would appear, is in the uptake of homes owned by a Family Trust. As Figure 7.3 shows, proportions living in a home owned by a Family Trust are in almost all cases higher for non-Māori than Māori cohorts, and highest for non-Māori cohorts in Whangarei and lowest for Māori cohorts in Whangarei. Levels have also generally increased more for non-Māori in Whangarei than non-Māori elsewhere. At the same time there is more similarity in Family Trust trends by ethnic group for Kaipara District, and more again for Far North District. In sum, cohort trends in living in a home owned by a Family Trust differ by ethnic group to the greatest degree in Whangarei District, and least in Far North District.

Overall, what can be interpreted for these cohort trends is that it would take a sizeable injection of home ownership to reverse the overall tenure trajectories of most cohorts, particularly at younger ages, and these ‘injections of home ownership’ would need to be of somewhat greater magnitude for Māori than non-Māori. Despite greater equality between Māori cohorts in Whangarei District, this injection would need to be greatest for them.

Figure 7.3: Trends in homes owned by a family trust for all residents by territorial authority area, major ethnic group, birth cohort and age, 2001-2013



8 Housing Tenure by Selected Characteristics

In this section, housing tenure is examined by mover status, for people who were either employed or not-employed at the past three censuses, and, where relevant, broad age group. Employment here refers to both full- and part-time employment (combined), while not employed includes both unemployed and not in the labour force. Because tenure, employment and mover status are all heavily affected by age and life cycle stage, the analysis is disaggregated by a selection of 'functional' age groups, as outlined below.

Employment: Because a large proportion of people begin partnering and/or having children in their mid-twenties, and home ownership levels have historically begun to rise from that age, the analysis of tenure by employment is based on two broad age groups: those aged 15-24 and 25+ years. This distinction is particularly important for Māori who tend to have their children at somewhat younger ages than the European population (which accounts for a disproportion of non-Māori).

Non-Employment: Similarly, because non-employment (whether unemployment or not in the labour force) is strongly age-based, the analysis of tenure by non-employment is disaggregated into three broad age groups: 15-24, 25-64 and 65+ years.

The section begins with an overview of ownership and non-ownership by a range of selected characteristics. Figure 8.1 gives data for home ownership, and Figure 8.2 for non-ownership (see also Tables 8.1 and 8.2, where highlights are bolded). Further below there is a similar analysis of Arrivals by previous origin. The analysis is separated like this because in many cases, Arrival numbers from one or other origin are very small and can give a misleading impression. Family Trusts are then examined.

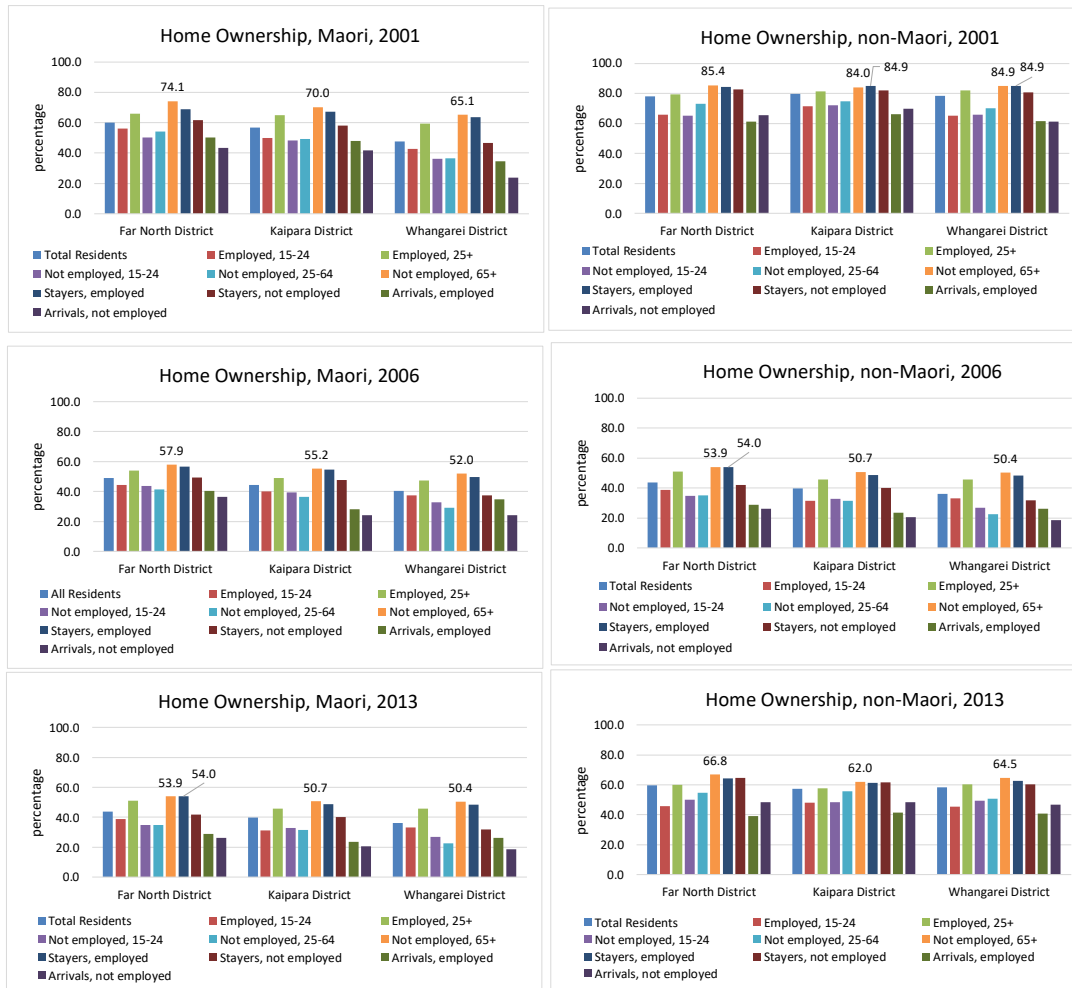
8.1 Home ownership

The main observations from Figure 8.1 and Table 8.1 are:

- **By TA: For Māori**, home ownership is universally highest for the Far North District, for all categories and all census years.

- **Highest levels:** With the single exception of Far North District in 2013, the highest levels of home ownership for Māori are for those 'not employed, aged 65+ years' – this indicates high levels of ownership in retirement.
 - For the exception, Far North District in 2013, the single highest levels of home ownership were for employed Stayers (54%).
 - In all other cases, employed Stayers had the second-highest home ownership levels for Māori.
- **Lowest levels:** For Māori, the lowest levels of home ownership are for Arrivals, for all TAs in all census years, irrespective of employment status, with not-employed Arrivals consistently the lowest, and absolute lowest for Whangarei in 2013 (18.5%).
- **Comparison with All Other TAs:** With the general exception of some categories for Māori living in Whangarei Districts, home ownership levels are higher than those for Māori in All Other TAs, indicating relative advantage for Māori living in a Te Tai Tokerau TA, especially Far North and Kaipara Districts.

Figure 8.1: Percentage living in an Owned home by selected characteristics, major ethnic group and territorial authority areas, 2001, 2006 and 2013



- By TA: For non-Māori**, the highest levels of home ownership across all categories (columns) occurred predominantly for the Kaipara District in 2001, the Far North District in 2006, and more evenly between Far North and Kaipara in 2013. A single exception was for Whangarei at all three censuses, where employed 25+ year olds had the highest levels of all employed 25+ year olds. The spread is thus somewhat more diverse than for Māori.
- Highest levels:** With just two exceptions, the highest levels of home ownership for non-Māori are for those 'not employed, aged 65+ years' – indicating relatively high levels in retirement (higher than, but a similar pattern to, Māori).
 - The exceptions are for employed Stayers in Kaipara District in 2001 and Far North District in 2006, who had the highest levels.

- In 2013 the absolute highest levels are for 'not employed 65+ years' in the Far North District (66.8%).
- **Lowest levels:** For non-Māori, the lowest levels of home ownership are for Arrivals, in all census years and all TAs, irrespective of employment status, and overall lowest for employed Arrivals.
 - In 2013 the absolute lowest home ownership levels are for employed Arrivals to Far North District (39.3%).
- **Comparison with All Other TAs:** With just one exception, home ownership levels are higher for non-Māori living in all Te Tai Tokerau TAs than for those in All Other TAs, indicating relative advantage to non-Māori living in a Te Tai Tokerau TA. The exception was for employed Arrivals to all three TAs in 2001.

Table 8.1: Percentage living in an Owned home by selected characteristics, major ethnic group and territorial authority area, 2001, 2006 and 2013

Home Ownership, Maori												
	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Total Residents	60.0	56.9	47.6	48.6	49.0	44.4	40.2	40.9	43.7	39.7	36.2	37.7
Employed, 15-24	56.1	50.0	42.8	43.8	44.4	40.0	37.5	36.7	38.8	31.3	33.2	33.6
Employed, 25+	66.0	64.9	59.2	56.9	53.8	48.9	47.3	47.4	50.9	45.7	45.8	45.1
Not employed, 15-24	50.3	48.3	36.2	38.3	43.8	39.2	32.9	32.6	34.9	32.7	27.0	29.4
Not employed, 25-64	54.1	49.2	36.6	38.5	41.5	36.5	29.1	29.8	35.0	31.6	22.6	26.1
Not employed, 65+	74.1	70.0	65.1	64.8	57.9	55.2	52.0	53.7	53.9	50.7	50.4	49.2
Stayers, employed	68.8	67.2	63.6	55.9	56.7	54.7	49.5	46.5	54.0	48.7	48.3	44.3
Stayers, not employed	61.6	58.2	46.8	44.2	49.4	47.7	37.4	35.9	41.9	40.2	31.9	32.6
Arrivals, employed	50.2	48.0	34.6	50.2	40.4	28.3	34.8	20.4	28.8	23.7	26.1	16.7
Arrivals, not employed	43.5	41.8	23.8	34.4	36.4	24.4	24.1	13.3	26.1	20.4	18.5	10.6

Home Ownership, non-Maori												
	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Total Residents	77.9	79.6	78.5	71.5	64.1	61.7	63.2	57.1	59.7	57.3	58.4	52.1
Employed, 15-24	65.8	71.5	65.3	56.8	54.3	52.6	51.8	45.0	45.8	48.0	45.5	39.5
Employed, 25+	79.3	81.5	82.0	76.0	64.5	62.0	64.9	60.4	60.1	57.7	60.2	55.0
Not employed, 15-24	65.0	72.0	65.9	54.9	59.5	56.0	54.3	43.3	50.0	48.5	49.4	40.3
Not employed, 25-64	73.1	74.8	70.1	62.3	62.0	60.8	58.0	50.0	54.8	55.7	50.8	44.5
Not employed, 65+	85.4	84.0	84.9	81.8	69.5	67.8	69.0	65.7	66.8	62.0	64.5	61.4
Stayers, employed	84.2	84.9	84.9	76.3	70.1	65.4	67.3	61.6	64.4	61.3	62.6	56.8
Stayers, not employed	82.6	81.9	80.6	73.3	69.3	67.5	66.2	59.4	64.7	61.5	60.4	54.7
Arrivals, employed	61.2	66.2	61.5	68.1	49.3	50.2	52.3	34.6	39.3	41.5	40.9	28.9
Arrivals, not employed	65.4	69.8	61.3	61.3	56.5	55.7	54.6	32.4	48.3	48.4	46.9	28.0

8.2 Non-ownership/renting

Percentages **not owning/renting** are given in Figure 8.2 and Table 8.2.

- **By TA: For Māori, non-ownership** is universally lowest for the Far North District, for all categories and all census years.

- **Absolute lowest levels:** For Māori, the lowest levels of non-ownership/renting are universally those 'not employed, aged 65+ years', for all three TAs and all census years.
 - In 2013, the single lowest levels of non-ownership are for 'not employed aged 65+ years' in Far North District (33.3%)
 - In all other cases, employed Stayers have the second-lowest non-ownership levels.
- **Absolute highest levels:** For Māori, the overall highest levels of non-ownership/renting are universally for employed Arrivals, for all three TAs and all census years, with the highest for Whangarei District in 2013 (78.1%).
- **Comparison with All Other TAs:** With the general exception of several categories for Whangarei at each census, non-ownership levels are lower than those for Māori in All Other TAs, again indicating relative advantage for Māori living in a Te Tai Tokerau TA, especially Far North and Kaipara.

Figure 8.2: Percentage living in a Non-Owned/Rented home by selected characteristics, major ethnic group and territorial authority area, 2001, 2006 and 2013

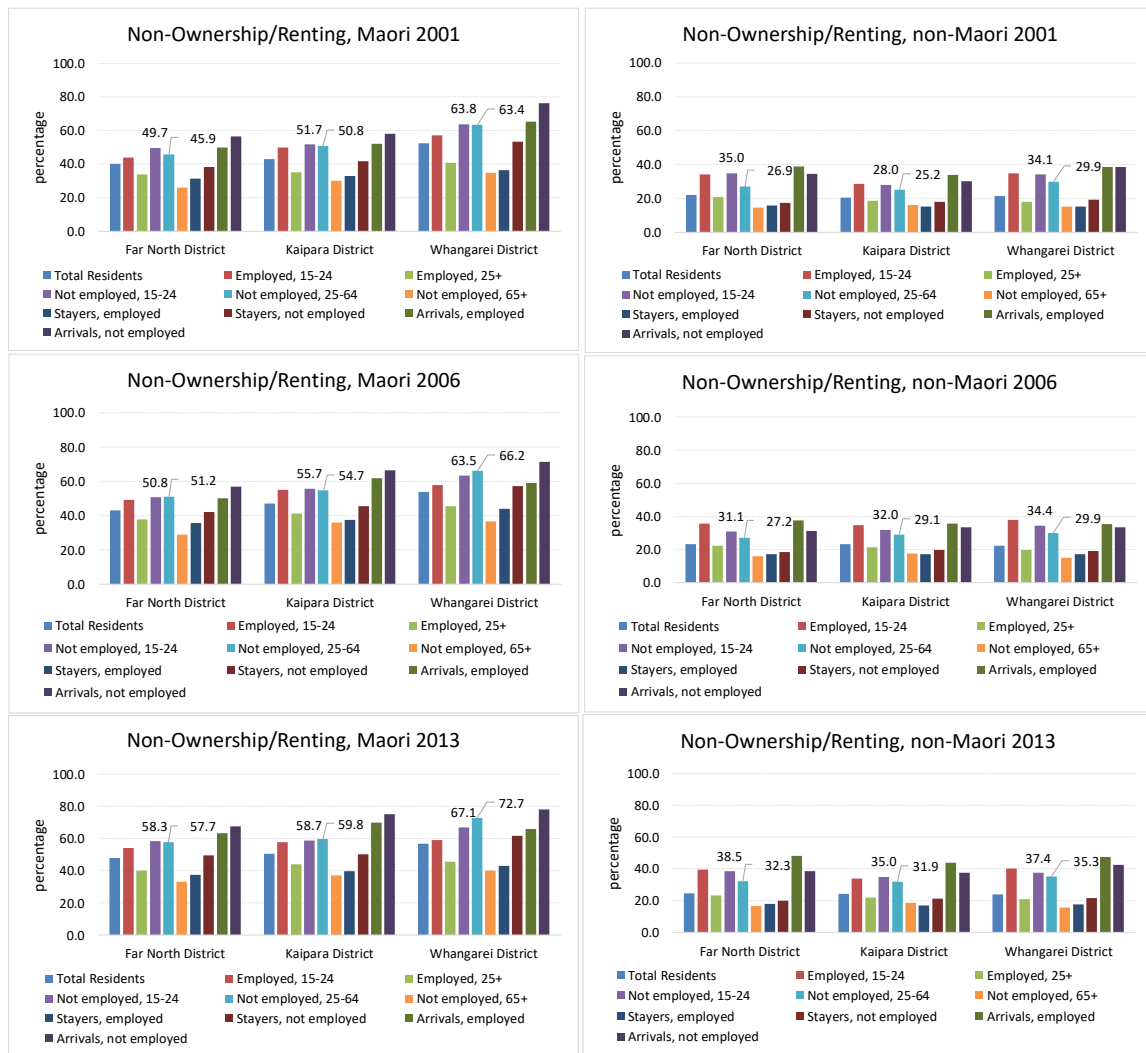


Table 8.2: Percentage living in a Non-Owned/Rented home by selected characteristics, major ethnic group and territorial authority areas, 2001, 2006 and 2013

	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Total Residents	40.0	43.1	52.4	51.4	43.1	47.1	53.9	52.9	47.9	50.7	56.7	54.6
Employed, 15-24	43.9	50.0	57.2	56.2	49.2	55.3	57.9	57.6	54.1	57.8	59.1	58.7
Employed, 25+	34.0	35.1	40.8	43.1	37.9	41.4	45.7	45.6	40.2	44.0	45.7	45.8
Not employed, 15-24	49.7	51.7	63.8	61.7	50.8	55.7	63.5	62.8	58.3	58.7	67.1	64.8
Not employed, 25-64	45.9	50.8	63.4	61.5	51.2	54.7	66.2	65.3	57.7	59.8	72.7	68.9
Not employed, 65+	25.9	30.0	34.9	35.2	29.0	36.2	36.7	36.7	33.3	37.3	40.2	40.0
Stayers, employed	31.2	32.8	36.4	44.1	35.8	37.5	44.0	47.1	37.5	39.9	43.2	47.1
Stayers, not employed	38.4	41.8	53.2	55.8	42.3	45.7	57.2	58.6	49.5	50.2	61.8	61.2
Arrivals, employed	49.8	52.0	65.4	49.8	50.3	61.9	59.0	69.7	63.5	69.9	66.1	70.3
Arrivals, not employed	56.5	58.2	76.2	65.6	56.9	66.7	71.6	79.5	67.7	75.3	78.1	81.6

Non-Ownership/Renting, non-Māori

	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Total Residents	22.1	20.4	21.5	28.5	23.3	23.3	22.5	29.3	24.5	24.1	23.9	31.6
Employed, 15-24	34.2	28.5	34.7	43.2	35.7	34.6	37.9	44.1	39.6	34.0	40.1	47.6
Employed, 25+	20.7	18.5	18.0	24.0	22.5	21.3	19.9	25.2	23.2	21.9	21.1	27.8
Not employed, 15-24	35.0	28.0	34.1	45.1	31.1	32.0	34.4	45.6	38.5	35.0	37.4	46.9
Not employed, 25-64	26.9	25.2	29.9	37.7	27.2	29.1	29.9	38.6	32.3	31.9	35.3	43.2
Not employed, 65+	14.6	16.0	15.1	18.2	16.1	17.7	15.0	18.5	16.5	18.5	15.7	18.9
Stayers, employed	15.8	15.1	15.1	23.7	17.3	17.3	17.3	24.5	18.0	16.9	17.5	26.1
Stayers, not employed	17.4	18.1	19.4	26.7	18.5	19.7	19.1	27.0	19.9	21.1	21.5	28.8
Arrivals, employed	38.8	33.8	38.5	31.9	37.7	35.9	35.4	43.7	48.2	43.7	47.5	45.9
Arrivals, not employed	34.6	30.2	38.7	38.7	31.2	33.6	33.6	47.8	38.6	37.6	42.6	49.5

- **By TA: For non-Māori, the lowest non-ownership/renting** levels by TA are somewhat more diverse than for Māori, with Kaipara District featuring most strongly in 2001, Far North and Whangarei in 2006, and Kaipara and Whangarei in 2013.
- **Absolute lowest levels:** For non-Māori, the lowest levels of non-ownership/renting by category are universally shared between 'not employed, aged 65+ years' and 'employed Stayers', for all three TAs and all census years.
 - In 2013, the single lowest levels of non-ownership are for 'not employed aged 65+ years' in Whangarei District (15.7%)
- **Absolute highest levels:** For non-Māori, with just two exceptions, the overall highest levels of non-ownership/renting are for employed Arrivals, for all three TAs and all census years, with the highest for Far North District in 2013 (48.2%).
 - The exceptions are for Whangarei District in 2001, when not employed Arrivals had the highest levels, and Whangarei District in 2006, when employed 25-24 year olds had the highest levels.
- **Comparison with All Other TAs:** With just two exceptions, non-ownership levels are lower than those for non-Māori in All Other TAs for all categories and at all censuses, again indicating relative advantage for non-Māori living in a Te Tai Tokerau TA. The only exceptions are employed Arrivals to both Far North and Whangarei Districts in 2013, for whom non-ownership levels are slightly higher than for All Other TAs.

8.3 Family Trusts

Patterns and trends for proportions living in a home owned by a Family Trust are somewhat less consistent than those for ownership and non-ownership, by TA, census,

and major ethnic group (Figure 8.3 and Table 8.3). However, two general observations are that levels are universally lower for Māori than non-Māori (at both censuses, for all TAs and all categories), and that while levels rose overall between 2006 and 2013 (see data for Total Residents), for both ethnic groups and all TAs, they did not do so consistently by category. Proportions fell for:

- Kaipara Māori, not employed aged 15-64 years
- Far North and Whangarei Māori, not employed 65+ years
- Kaipara and Far North Māori, employed Arrivals
- Māori not employed Arrivals to all three TAs

- Non-Māori employed Arrivals to Far North and Whangarei
- Non-Māori not employed Arrivals to Whangarei

Family Trusts, Māori: Reflecting the overall high levels of home ownership for not employed 65+ year old Māori shown above, proportions of Māori living in a home owned by a Family Trust are also relatively high for the same category. In 2013, levels were highest for Māori not employed 65+ year olds in all three TAs, despite having fallen slightly for Far North and Whangarei, while having increased for Kaipara. In 2013, the second-highest levels differed—although only narrowly from several other categories: employed 25+ year old Arrivals in Far North District (8.9%) and employed Stayers in Kaipara and Whangarei Districts (11.4% and 8.6% respectively).

In 2013, Māori living in both Far North and Whangarei Districts had lower levels of living in a home owned by a Family Trust than Māori living in All Other TAs, across several categories, while this was universally the case for Arrivals irrespective of TA or employment status. By contrast, Kaipara District Māori had higher levels living in a Family Trust home in all other (non-Arrival) categories, than Māori living in All Other TAs.

Family Trusts, non-Māori: For non-Māori living in a home owned by a Family Trust, the not employed 65+ year old category had the highest levels in 2006 in both Far North and Whangarei Districts, and third-highest in Kaipara District. In 2013 these levels had all increased, but for Far North and Whangarei had fallen to second-highest (second equal for Far North) while they remained third-highest for Kaipara District. For Non-Māori in 2013, the highest levels living in a Family Trust home for all TAs were for employed Stayers, although only narrowly above 'not employed 65+ year olds' in Whangarei.

With few exceptions, levels of living in a home owned by a Family Trust for non-Māori in Far North District are lower than for non-Māori living in All Other TAs, and universally lower (across all three TAs) for both categories of Arrivals (see Table 8.3). For all other categories, non-Māori in Whangarei District have higher levels than All Other TAs, while for Kaipara, levels are higher for all but one other category (not employed, 65+ years).

Summary, housing tenure by selected characteristics: In general, the patterns and trends for Family Trust homes add to the overall picture of relative advantage in both home ownership and non-ownership/renting, for not employed 65+ year olds and employed Stayers, for both Māori and non-Māori, by comparison with other categories. In 2013, the most advantaged in terms of overall housing tenure would appear to be those living in Far North and Kaipara, and least advantaged, those in Whangarei, although this differs slightly by tenure.

With few exceptions, Māori have the lowest home ownership and Family Trust levels, and highest non-ownership/renting levels, across all three TAs and at all three censuses. By mover status category, patterns and trends for Māori are somewhat more consistent than those for non-Māori. Not employed Māori aged 65+ years have the universally highest levels of home ownership and universally lowest levels of non-ownership/renting, of all categories for Māori, across all three TAs and at all three censuses. For non-Māori, not employed 65+ year olds and employed Stayers share the advantage compared with all other categories for non-Māori. By contrast, Arrivals, whether employed or not employed, tend to share the lowest levels of home ownership and highest levels of non-ownership/renting, across all three TAs and at all three censuses. There are very few exceptions to this general picture.

Figure 8.3: Percentage living in a home owned by a Family Trust, by selected characteristics, major ethnic group and territorial authority area, 2006 and 2013

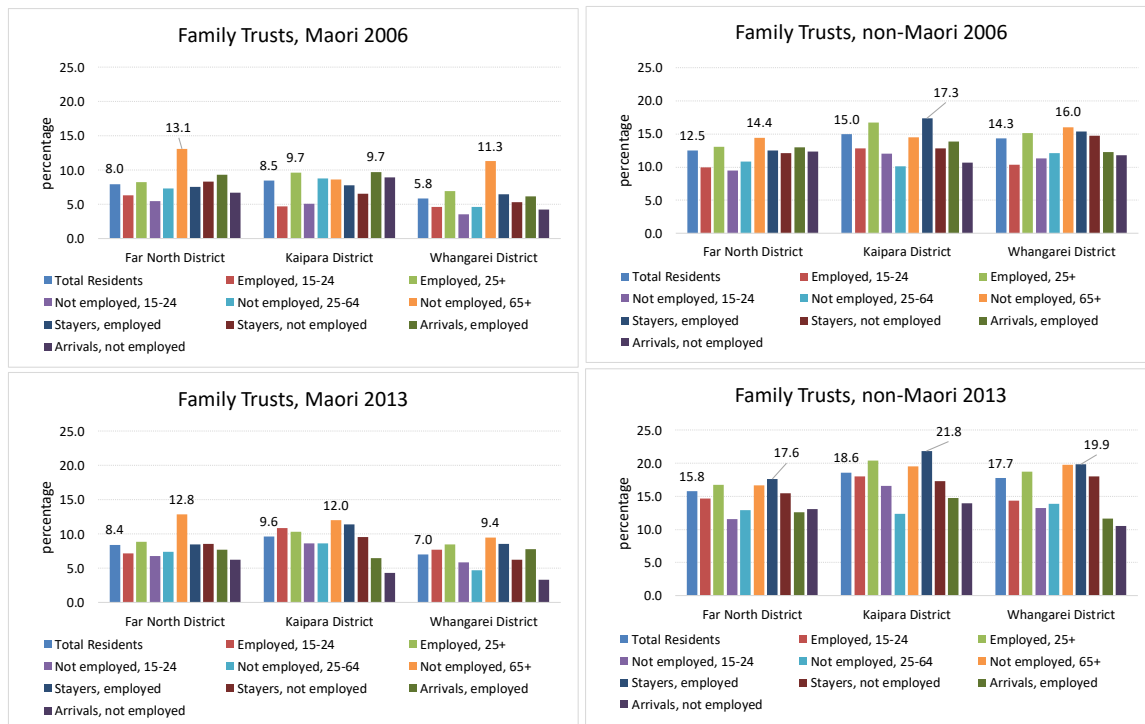


Table 8.3: Percentage living in a home owned by a Family Trust by selected characteristics, major ethnic group and territorial authority area, 2006 and 2013

Family Trust, Maori	2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Total Residents	8.0	8.5	5.8	6.2	8.4	9.6	7.0	7.7
Employed, 15-24	6.3	4.7	4.6	5.7	7.2	10.8	7.7	7.7
Employed, 25+	8.3	9.7	7.0	7.0	8.9	10.3	8.5	9.2
Not employed, 15-24	5.5	5.1	3.6	4.7	6.8	8.7	5.9	5.8
Not employed, 25-64	7.3	8.8	4.6	4.9	7.4	8.6	4.7	5.0
Not employed, 65+	13.1	8.6	11.3	9.6	12.8	12.0	9.4	10.8
Stayers, employed	7.5	7.8	6.5	6.4	8.5	11.4	8.6	8.6
Stayers, not employed	8.4	6.5	5.3	5.5	8.6	9.6	6.3	6.2
Arrivals, employed	9.3	9.7	6.2	9.9	7.7	6.5	7.8	13.0
Arrivals, not employed	6.7	9.0	4.3	7.2	6.2	4.3	3.3	7.9

Family Trust, non-Maori								
	2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Total Residents	12.5	15.0	14.3	13.6	15.8	18.6	17.7	16.2
Employed, 15-24	10.0	12.8	10.3	10.8	14.6	18.0	14.4	12.9
Employed, 25+	13.0	16.7	15.2	14.3	16.7	20.4	18.8	17.2
Not employed, 15-24	9.5	12.0	11.3	11.1	11.5	16.6	13.2	12.8
Not employed, 25-64	10.8	10.2	12.1	11.4	12.9	12.4	13.9	12.4
Not employed, 65+	14.4	14.5	16.0	15.8	16.7	19.5	19.8	19.7
Stayers, employed	12.5	17.3	15.4	13.9	17.6	21.8	19.9	17.1
Stayers, not employed	12.1	12.8	14.8	13.7	15.4	17.3	18.0	16.5
Arrivals, employed	13.0	13.9	12.3	21.8	12.6	14.7	11.6	25.3
Arrivals, not employed	12.3	10.7	11.8	19.8	13.1	13.9	10.5	22.5

8.4 Housing tenure for Arrivals

The following tables provide an overview of housing tenure by employment status and age for Arrivals to each TA, by previous location. The data provide additional detail to that in the analysis in Section 5.2, which dealt with housing tenure for Arrivals by previous location, but not employment status or broad age group. The data are not graphed because there are no data several categories. Relatedly, it should be noted that the various patterns and trends cannot be considered definitive, but rather are included here primarily for archival purposes. However, to assist readership, the highest levels of home ownership and living in a home owned by a Family Trust, and the lowest levels of living in a non-owned/rented home, from each location, are highlighted on each table.

Data are presented first for Māori Arrivals: home ownership (Table 8.4), non-ownership/renting (Table 8.5) and living in a home owned by a Family Trust (Table 8.6).

A key observation from Table 8.4 is that the highest levels of home ownership for Māori Arrivals are quite diversely spread across the various origin, employment and age categories, in complete contrast to the very high level of consistency for total 'not employed Māori aged 65+ years', shown above on Figure 8.1 and Table 8.1. That is, not employed Māori Arrivals aged 65+ years do show as having the highest levels of home ownership for several categories, for example, Arrivals from both Auckland, and 'elsewhere in New Zealand, not further defined', to Far North and Whangarei Districts in 2013, but not consistently so. Patterns and trends also differ somewhat to those for Māori Arrivals to All Other TAs.

There are too few data cells for Māori Arrivals from another Te Tai Tokerau TA to make any clear comparisons with Māori Arrivals from all other origins.

Table 8.4: Percentage of Māori Arrivals living in an owned home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs

	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Arrivals from Far North												
Employed, 25+			24.4	26.0			25.5	20.6			4.7	18.8
Not employed, 25-64		100.0	67.0	50.4			55.5	50.1			51.9	33.0
Not employed, 65+				16.1			14.7	18.3				8.2
Arrivals from Kaipara												
Employed, 25+			33.3	8.0			45.5	18.5				
Not employed, 25-64								15.4				
Not employed, 65+												
Arrivals from Whangarei												
Employed, 25+	47.1			25.2	22.2			25.5	8.3			18.6
Not employed, 25-64	25.9			10.1	33.3			9.1				4.5
Not employed, 65+	100.0			50.0				37.5				27.3
Arrivals from All Other TAs												
Employed, 25+	49.3	12.5	30.4		37.6		32.0		30.1		22.2	
Not employed, 25-64	40.0		8.2		19.6				28.6		7.7	
Not employed, 65+	63.6		100.0		50.0				27.3		55.6	
Arrivals from Auckland												
Employed, 25+	54.5	80.0	45.5	57.3	42.4	20.0	39.4	45.6	36.6	37.5	31.3	42.2
Not employed, 25-64	43.8	29.4	23.3	35.6	37.3		10.5	26.5	24.6		14.7	22.0
Not employed, 65+	56.5	100.0	37.5	59.9	42.1		50.0	51.6	44.4		33.3	47.1
Arrivals from Elsewhere in NZ, nfd												
Employed, 25+	54.8	77.8	35.3	34.8	42.4	20.0	39.4	45.6	36.6	37.5	31.3	42.2
Not employed, 25-64	34.8	40.0	18.5	21.7	37.3		10.5	26.5	24.6		14.7	22.0
Not employed, 65+	81.3		50.0	42.0	42.1		50.0	51.6	44.4		33.3	47.1
Arrivals from Overseas												
Employed, 25+	38.9		55.6	47.4	57.2	100.0	49.4	44.4	19.4		42.5	39.5
Not employed, 25-64	64.3			39.6	43.0		25.0	30.9	42.3		21.1	31.9
Not employed, 65+				40.7	51.4		62.5	47.8	28.6		60.0	43.4

Note: highest percentages to each TA are highlighted

Similar comments apply to non-ownership/renting (Table 8.5), where the lowest levels for Māori Arrivals are again diversely spread by origin, employment status and age, and tend to differ somewhat from those for Māori Arrivals to All Other TAs; although on Table 8.5 there is more evidence of relatively low levels among those 'not employed aged 65+ years', especially for Arrivals from an origin other than another Te Tai Tokerau TA. However, the large number of empty cells for Arrivals from another Te Tai Tokerau TA make that comparison less robust.

Table 8.5: Percentage of Māori Arrivals living in a non-owned/rented home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs

	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER	Far North District	Kaipara District	Whangarei District	All OTHER	Far North District	Kaipara District	Whangarei District	All OTHER
Arrivals from Far North												
Employed, 25+		...	75.6	74.0		...	70.6	77.8		...	95.3	81.3
Not employed, 25-64		...	33.0	49.6		100.0	31.1	39.7		100.0	48.1	57.1
Not employed, 65+		100.0	100.0	83.9		...	85.3	81.7		...	100.0	91.8
Arrivals from Kaipara												
Employed, 25+	...		66.7	92.0	...		54.5	81.5	...		100.0	100.0
Not employed, 25-64	...		100.0	100.0	...		100.0	84.6	...		100.0	100.0
Not employed, 65+	...		...	...	...		...	...	...		...	...
Arrivals from Whangarei												
Employed, 25+	52.9	...		74.8	72.2	100.0		73.2	91.7	100.0		80.0
Not employed, 25-64	74.1	...		89.9	66.7	...		90.9	100.0	100.0		95.5
Not employed, 65+	...	...		50.0	100.0	100.0		62.5	100.0	...		54.5
Arrivals from All Other TAs												
Employed, 25+	50.7	87.5	69.6		60.0	100.0	64.9		69.9	100.0	77.8	
Not employed, 25-64	60.0	100.0	91.8		80.4	100.0	100.0		71.4	100.0	92.3	
Not employed, 65+	36.4	...	...		50.0	100.0	50.0		72.7	...	44.4	
Arrivals from Auckland												
Employed, 25+	45.5	20.0	54.5	42.7	54.0	80.0	58.7	46.3	61.6	62.5	65.7	47.2
Not employed, 25-64	56.2	70.6	76.7	64.4	61.0	100.0	89.5	68.6	75.4	100.0	85.3	73.0
Not employed, 65+	43.5	...	62.5	40.1	42.1	...	50.0	39.9	55.6	...	50.0	43.1
Arrivals from Elsewhere in NZ, nfd												
Employed, 25+	45.2	22.2	64.7	65.2	54.0	80.0	58.7	46.3	61.6	62.5	65.7	47.2
Not employed, 25-64	65.2	60.0	81.5	78.3	61.0	100.0	89.5	68.6	75.4	100.0	85.3	73.0
Not employed, 65+	18.8	...	50.0	58.0	42.1	...	50.0	39.9	55.6	...	50.0	43.1
Arrivals from Overseas												
Employed, 25+	61.1	...	44.4	52.6	38.4	...	50.6	48.2	80.6	...	57.5	52.7
Not employed, 25-64	35.7	...	...	60.4	57.0	...	75.0	63.6	57.7	...	78.9	60.6
Not employed, 65+	...	...	...	59.3	31.4	...	37.5	42.6	71.4	...	40.0	50.0

Note: lowest percentages to each TA are highlighted

The data for Māori Arrivals living in a home owned by a Family Trust (Table 8.6) are even more sparse, with the majority of data cells 'unpopulated'. However, where data are available it can be acknowledged that the highest levels of living in this tenure do disproportionately pertain to Māori Arrivals who are 'not employed aged 65+ years'. In 2006 this was the case for Arrivals to Far North District from Auckland, 'elsewhere in New Zealand not further defined', and Overseas, while in 2013 it was the case for Arrivals to Whangarei District from Auckland and 'elsewhere in New Zealand not further defined'. Notably it is not the case for any Arrivals from one Te Tai Tokerau TA to another.

As noted above, these patterns and trends cannot be considered definitive and are included here primarily for archival purposes.

Table 8.6: Percentage of Māori Arrivals living in a home owned by a Family Trust, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs

	2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Arrivals from Far North								
Employed, 25+	...	...	3.9	1.6	...	...	...	...
Not employed, 25-64	...	...	13.4	10.2	...	...	...	10.0
Not employed, 65+	...	...	...	...	...	...	...	...
Arrivals from Kaipara								
Employed, 25+	...	...	...	...	...	...	...	...
Not employed, 25-64	...	...	...	...	...	...	...	...
Not employed, 65+	...	...	...	...	...	...	...	...
Arrivals from Whangarei								
Employed, 25+	5.6	...	...	1.3	...	...	...	1.4
Not employed, 25-64	...	...	...	...	...	...	...	...
Not employed, 65+	...	...	...	...	...	...	...	18.2
Arrivals from All Other TAs								
Employed, 25+	2.4	...	3.1	...	...	...	...	...
Not employed, 25-64	...	...	...	...	...	...	...	...
Not employed, 65+	...	...	...	...	...	...	...	...
Arrivals from Auckland								
Employed, 25+	3.6	...	1.9	8.1	1.8	...	3.0	10.6
Not employed, 25-64	1.7	...	...	4.9	...	...	...	5.0
Not employed, 65+	15.8	...	...	8.5	...	16.7	...	9.8
Arrivals from Elsewhere in NZ, nfd								
Employed, 25+	3.6	...	1.9	8.1	1.8	...	3.0	10.6
Not employed, 25-64	1.7	...	...	4.9	...	...	...	5.0
Not employed, 65+	15.8	...	...	8.5	...	16.7	...	9.8
Arrivals from Overseas								
Employed, 25+	4.3	...	...	7.5	...	...	...	7.7
Not employed, 25-64	...	...	...	5.5	...	...	...	7.5
Not employed, 65+	17.1	...	...	9.6	...	...	...	6.6

Note: highest percentages to each TA are highlighted

Data for non-Māori are presented in Tables 8.7 (home ownership), Table 8.8 (non-ownership/renting, and Table 8.9 (Family Trusts). Contrastingly strongly with the data for Māori Arrivals (Table 8.4 above), the highest levels of home ownership for non-Māori Arrivals are disproportionately held by 'not employed aged 65+ years'. This is consistently the case for non-Māori Arrivals from Far North District (to Kaipara and Whangarei Districts), and for Arrivals from Overseas to all three TAs, in all census years. It is also typically the case for Arrivals from Whangarei District to Kaipara District, and with just a few exceptions, for Arrivals from All Other TAs, Arrivals from Auckland, and Arrivals from 'elsewhere in New Zealand not further defined'. Home ownership for non-Māori Arrivals

to Te Tai Tokerau thus appears closely related to retirement movements. Notably the pattern also accords strongly with that for non-Māori Arrivals to All Other TAs.

Table 8.7: Percentage of non-Māori Arrivals living in an owned home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs

	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Arrivals from Far North												
Employed, 25+		100.0	67.0	50.4		...	55.5	50.1		...	51.9	33.0
Not employed, 25-64		...	52.4	46.5		100.0	60.9	45.6		...	32.0	27.8
Not employed, 65+		100.0	79.5	70.0		100.0	61.9	64.0		100.0	67.4	57.4
Arrivals from Kaipara												
Employed, 25+	50.0		75.6	53.1	...		56.3	47.2	...		43.4	33.3
Not employed, 25-64	100.0		80.0	44.3	...		85.7	44.8	...		52.2	47.1
Not employed, 65+	40.0		71.4	72.5	100.0		72.0	62.5	...		70.6	52.8
Arrivals from Whangarei												
Employed, 25+	69.3	66.7		53.0	49.4	41.2		43.2	44.9	12.5		34.8
Not employed, 25-64	80.0	73.3		46.3	100.0	0.0		40.9	...	...		28.5
Not employed, 65+	75.0	100.0		69.2	50.0	70.0		59.2	41.2	100.0		55.1
Arrivals from All Other TAs												
Employed, 25+	54.4	62.7	57.9		43.2	50.0	51.8		33.0	41.9	38.5	
Not employed, 25-64	60.5	80.0	48.7		51.7	45.8	51.0		46.7	35.7	41.6	
Not employed, 65+	73.8	66.7	68.2		51.2	57.1	58.8		51.9	42.9	58.8	
Arrivals from Auckland												
Employed, 25+	70.6	76.5	68.5	76.7	51.6	61.1	53.2	59.2	44.3	54.0	45.8	53.3
Not employed, 25-64	67.4	75.0	64.6	63.8	58.7	65.9	54.6	49.0	50.0	56.7	45.8	43.1
Not employed, 65+	84.1	83.3	81.5	81.4	68.1	68.8	70.2	65.2	62.5	53.8	66.0	59.6
Arrivals from Elsewhere in NZ, nfd												
Employed, 25+	64.9	70.2	60.7	53.5	51.6	61.1	53.2	59.2	44.3	54.0	45.8	53.3
Not employed, 25-64	52.5	65.0	41.6	36.0	58.7	65.9	54.6	49.0	50.0	56.7	45.8	43.1
Not employed, 65+	68.4	69.2	74.4	63.7	68.1	68.8	70.2	65.2	62.5	53.8	66.0	59.6
Arrivals from Overseas												
Employed, 25+	60.3	59.6	64.4	49.6	55.2	51.1	57.2	46.8	42.9	37.7	41.4	34.0
Not employed, 25-64	67.0	71.4	61.2	42.5	59.6	53.6	53.1	39.9	54.2	52.0	44.6	35.3
Not employed, 65+	73.1	100.0	66.7	55.0	67.1	63.0	66.1	56.9	65.5	61.5	60.4	56.8

Note: highest percentages to each TA are highlighted

The highest levels of home ownership being disproportionately for non-Māori Arrivals who are not employed aged 65+ years (Figure 8.7 above) is mirrored in the lowest levels of non-ownership/renting for this same category, from most origins, in Figure 8.8 below. There are only a few exceptions to the rule, mostly pertaining to 2001. They are Arrivals from Kaipara District to the Far North and Whangarei Districts (2001), Arrivals from Whangarei District to Kaipara District in both 2001 and 2013, and Arrivals from both All Other TAs and 'elsewhere in New Zealand not further defined' to Kaipara District (2001). Again, the picture that emerges is both very low and increasingly consistent (over time) non-ownership/renting levels for non-Māori Arrivals who are not employed, aged 65+ years, who, for the most part, will be retirees. This picture also accords strongly with that for older non-Māori Arrivals to All Other TAs.

By contrast, the highest non-ownership/renting levels tend to be shared between the 'employed 25+ years and 'not employed 25-64 years' populations. For example, not

employed Arrivals aged 25-64 years from Far North District to Whangarei District have the highest non-ownership/renting levels of all Arrivals from Far North District, at all three censuses. Similarly, Arrivals from Overseas employed and aged 25+ years consistently (at all censuses) have the highest non-ownership/renting levels among all Overseas Arrivals. However, both trends accord with those for their counterparts to All Other TAs, indicating that this situation is not specific to Te Tai Tokerau.

Table 8.8: Percentage of non-Māori Arrivals living in a non-owned/rented home, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs

	2001				2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Arrivals from Far North												
Employed, 25+		...	33.0	49.6		...	31.1	39.7		100.0	48.1	57.1
Not employed, 25-64		...	47.6	53.5		...	34.8	45.0		...	60.0	68.5
Not employed, 65+		...	20.5	30.0		...	20.6	19.9		...	20.9	28.7
Arrivals from Kaipara												
Employed, 25+	50.0		24.4	46.9	50.0		24.0	42.2	...		39.6	58.8
Not employed, 25-64	...		20.0	55.7	...		14.3	50.0	...		39.1	43.5
Not employed, 65+	60.0		28.6	27.5	...		12.0	21.4	...		17.6	30.6
Arrivals from Whangarei												
Employed, 25+	30.7	33.3		47.0	40.2	47.1		44.7	51.0	87.5		55.4
Not employed, 25-64	20.0	26.7		53.7	...	100.0		49.4	...	100.0		64.0
Not employed, 65+	25.0	...		30.8	35.7	30.0		20.4	41.2	...		25.2
Arrivals from All Other TAs												
Employed, 25+	45.6	37.3	42.1		45.1	43.4	36.4		52.3	58.1	51.3	
Not employed, 25-64	39.5	20.0	51.3		43.7	54.2	47.1		44.6	64.3	56.2	
Not employed, 65+	26.2	33.3	31.8		27.9	42.9	26.5		29.6	42.9	29.4	
Arrivals from Auckland												
Employed, 25+	29.4	23.5	31.5	23.3	31.6	21.8	32.2	24.3	39.9	28.0	40.3	27.7
Not employed, 25-64	32.6	25.0	35.4	36.2	26.5	21.6	33.3	38.1	36.4	35.1	41.0	43.3
Not employed, 65+	15.9	16.7	18.5	18.6	16.7	12.5	17.6	19.7	20.0	24.4	21.7	21.6
Arrivals from Elsewhere in NZ, nfd												
Employed, 25+	35.1	29.8	39.3	46.5	31.6	21.8	32.2	24.3	39.9	28.0	40.3	27.7
Not employed, 25-64	47.5	35.0	58.4	64.0	26.5	21.6	33.3	38.1	36.4	35.1	41.0	43.3
Not employed, 65+	31.6	30.8	25.6	36.3	16.7	12.5	17.6	19.7	20.0	24.4	21.7	21.6
Arrivals from Overseas												
Employed, 25+	39.7	40.4	35.6	50.4	35.3	43.9	33.1	44.4	53.2	62.3	49.4	58.4
Not employed, 25-64	33.0	28.6	38.8	57.5	35.4	46.4	39.7	51.3	45.8	48.0	49.3	56.2
Not employed, 65+	26.9	...	33.3	45.0	20.0	25.9	21.7	30.4	25.5	15.4	32.1	33.6

Note: lowest percentages to each TA are highlighted

Table 8.9 gives data for non-Māori Arrivals who live in a home owned by a Family Trust. As for home ownership, the highest levels are disproportionately—but not exclusively—held by Arrivals who are 'not employed aged 65+ years'. Where data are available this is consistently the case (both 2006 and 2013) for Arrivals from Far North District to Whangarei District, from Whangarei District to Far North District, and from All Other TAs to all three Te Tai Tokerau TAs. The pattern is less consistent, but still strongly in evidence, for Arrivals from Auckland and 'elsewhere in New Zealand not further defined'. There is only one exception to the rule for non-Māori Arrivals from Overseas, this being for Arrivals to Kaipara District in 2013.

Interestingly, in several cases, these somewhat consistent patterns and trends differ from those for older non-Māori Arrivals to All Other TAs, again painting a picture of relatively advantaged housing tenure for older Arrivals to Te Tai Tokerau.

Table 8.9: Percentage of Māori Arrivals living in a home owned by a Family Trust, by selected characteristics and territorial authority area, 2001, 2006 and 2013, and comparison with All Other TAs

	2006				2013			
	Far North District	Kaipara District	Whangarei District	All OTHER TAs	Far North District	Kaipara District	Whangarei District	All OTHER TAs
Arrivals from Far North								
Employed, 25+		...	13.4	10.2		...	0.0	10.0
Not employed, 25-64		...	4.3	9.4		...	8.0	3.7
Not employed, 65+		...	17.5	16.2		...	11.6	13.8
Arrivals from Kaipara								
Employed, 25+	50.0		19.8	10.6	...		17.0	7.9
Not employed, 25-64	...		...	5.2	...		8.7	9.4
Not employed, 65+	...		16.0	16.1	...		11.8	16.7
Arrivals from Whangarei								
Employed, 25+	10.3	11.8		12.1	4.1	...		9.8
Not employed, 25-64	...	...		9.7	...	...		7.6
Not employed, 65+	14.3	...		20.4	17.6	...		19.7
Arrivals from All Other TAs								
Employed, 25+	10.6	7.0	10.5		11.7	6.6	11.8	
Not employed, 25-64	4.6	...	1.9		8.7	...	2.2	
Not employed, 65+	20.9	...	14.7		18.5	14.3	11.8	
Arrivals from Auckland								
Employed, 25+	16.8	17.1	14.6	16.5	15.8	18.0	14.0	19.0
Not employed, 25-64	14.8	12.5	12.0	12.9	13.6	8.2	13.2	13.6
Not employed, 65+	15.3	18.8	12.2	15.1	17.5	21.8	12.3	18.8
Arrivals from Elsewhere in NZ, nfd								
Employed, 25+	16.8	17.1	14.6	16.5	15.8	18.0	14.0	19.0
Not employed, 25-64	14.8	12.5	12.0	12.9	13.6	8.2	13.2	13.6
Not employed, 65+	15.3	18.8	12.2	15.1	17.5	21.8	12.3	18.8
Arrivals from Overseas								
Employed, 25+	9.5	5.0	9.7	8.8	3.9	...	9.2	7.6
Not employed, 25-64	5.0	...	7.2	8.8	...	...	6.1	8.5
Not employed, 65+	12.9	11.1	12.2	12.7	9.1	23.1	7.5	9.7

Note: highest percentages to each TA are highlighted

9 Summary and Conclusion

This Report has examined patterns and trends in housing tenure (owned, not-owned/rented, and owned by a Family Trust), singly and in combination by mover status (Stayers and Arrivals), employment status (employed, not employed) and age (for those aged 15 years and over), for the three TAs of Te Tai Tokerau (Far North District, Kaipara District, and Whangarei District), for the period 2001-2013. The analysis has focused on patterns and trends *between* the three TAs (Māori compared with Māori, non-Māori compared with non-Māori), and *within* each TA (Māori compared with non-Māori).

The analysis is summarised in the Executive summary and thus key points are not repeated here, except to reiterate the overall context, that home ownership levels have fallen steadily and universally across all New Zealand TAs for both Māori and non-Māori over the past several decades, and non-ownership/renting levels have risen (Appendix A). Since 2006, living in a Home owned by a Family Trust has accounted for some of the decline in home ownership; however, even when home ownership and Family Trust levels are aggregated, they sum to less than home ownership *per se* in 1986 (Jackson and Saville-Smith 2017).

Similar patterns and trends in Te Tai Tokerau for both Māori and non-Māori are thus well in keeping with national trends (see Appendix B, where data for all TAs are ranked by level in 2013), although home ownership and Family Trust levels for Māori are universally lower than for non-Māori, and non-ownership/renting universally higher, across all census years examined here (2001-2013), and for all three TAs.

Overall, the analysis has shown that three characteristics are commonly associated with the highest levels of home ownership and lowest levels of non-ownership in Te Tai Tokerau, for both Māori and non-Māori: being over 65 years of age and not employed (presumably retired), being a Stayer whether employed or not, and being employed aged 25+ years. By contrast, the lowest levels of home ownership/highest non-ownership or renting are for Arrivals, whether employed or not. These patterns have remained highly consistent over the period 2001-2013 and by TA. Living in a home owned by a Family Trust (between 2006 and 2013 only) shows somewhat greater variation, but in 2013 was highest for Māori who were 'not employed, 65+ years', and for non-Māori who were 'employed Stayers'.

By TA, there is a general picture of Far North District having the lowest levels of tenure inequality both between and within ethnic groups across most mover/employment/age categories, at all three censuses, and Whangarei District having the highest levels. However, for Far North District, tenure inequality has increased slightly, while for Whangarei District it has decreased slightly. Medium and relatively stable levels of tenure inequality in Kaipara District may be associated with slightly higher levels for Māori of living in a home owned by a Family Trust across the majority of mover/employment/ age categories, than for Māori in Kaipara or Whangarei Districts.

A cohort analysis applied to housing tenure data for total residents, separately for Māori and non-Māori but not disaggregated for mover or employment status, showed clear evidence of each successively younger cohort experiencing lower levels of home ownership and higher levels of non-ownership/renting than its (older) predecessor when at the same age, for both Māori and non-Māori. The gaps between each cohort are generally greater for younger than older cohorts, and generally greater for Māori than non-Māori cohorts, with the lowest levels and smallest gaps for Māori cohorts in Whangarei District; that is, there is lower inter-cohort inequality for Māori living in Whangarei District than in Far North District and Kaipara District.

Importantly, the picture for Whangarei District cohorts based on total residents differs from that when data are disaggregated by mover or employment status, indicating that mover and employment status play a role in generating inequality. However, what can be interpreted from the cohort trends is that it would take a sizeable injection of home ownership to reverse the housing tenure trajectories of most younger cohorts, for both ethnic groups, and that these 'injections of home ownership' would need to be of somewhat greater magnitude for Māori than non-Māori to bring about greater equality. Despite lower inter-cohort inequality for Māori in Whangarei District, these injections of home ownership would need to be greatest for them.

10 References

Flynn, M, S Carne and M Soa-Lafoa'i (2010) *Māori Housing Trends 2010*. Wellington, New Zealand: Housing New Zealand Corporation

Goodyear, R. (2017) A Place to Call Home? Declining Home-Ownership Rates for Māori and Pacific Peoples in New Zealand, *New Zealand Population Review* 43: 3-34.

Jackson, NO and K Saville-Smith (2017) New Zealand's Renting Revolution, Address to 'Life when renting' Mid-term Summit, Tauranga, May 30.

11 Appendix

Appendix A: Housing tenure (%) by territorial authority area, 1986 and 2013

	Owned 1986	Owned 2013	Change 1986-2013 (%)		Not owned 1986	Not owned 2013	Change 1986-2013 (%)		Family Trusts 2006	Family Trust 2013	Change 2006-13 (%)
Ashburton District	80.4	50.0	(37.8)	Ashburton District	15.2	35.4	133.1	Ashburton District	12.9	14.6	12.9
Auckland	75.2	45.1	(40.0)	Auckland	23.4	39.5	68.7	Auckland	13.3	15.3	15.4
Buller District	76.3	61.0	(20.1)	Buller District	19.8	31.4	58.3	Buller District	6.7	7.7	14.0
Carterton District	80.7	62.9	(22.1)	Carterton District	13.5	26.0	91.7	Carterton District	9.0	11.1	23.9
Central Hawke's Bay District	66.2	49.6	(25.1)	Central Hawke's Bay District	22.8	30.8	34.9	Central Hawke's Bay District	17.0	19.5	14.8
Central Otago District	65.9	48.5	(26.4)	Central Otago District	28.7	28.0	(2.4)	Central Otago District	19.3	23.5	21.8
Chatham Islands District	59.8	45.3	(24.2)	Chatham Islands District	29.5	44.8	51.9	Chatham Islands District	10.7	9.9	-7.2
Christchurch City	79.3	51.2	(35.5)	Christchurch City	19.8	35.9	81.0	Christchurch City	10.3	13.0	26.0
Clutha District	77.7	52.5	(32.4)	Clutha District	17.3	29.8	73.0	Clutha District	15.1	17.7	16.9
Dunedin City	77.6	51.7	(33.4)	Dunedin City	21.2	33.2	56.3	Dunedin City	12.5	15.1	20.4
Far North District	71.7	50.0	(30.3)	Far North District	20.6	38.2	85.4	Far North District	10.0	11.8	17.5
Gisborne District	67.8	46.3	(31.7)	Gisborne District	24.3	43.3	78.1	Gisborne District	8.9	10.4	17.1
Gore District	82.5	54.3	(34.2)	Gore District	14.9	27.1	81.5	Gore District	14.8	18.6	26.3
Grey District	79.5	63.1	(20.6)	Grey District	18.0	28.3	56.9	Grey District	7.0	8.5	22.5
Hamilton City	73.9	44.3	(40.1)	Hamilton City	25.4	44.3	74.8	Hamilton City	9.5	11.4	19.7
Hastings District	75.2	47.7	(36.6)	Hastings District	21.4	35.6	66.1	Hastings District	13.9	16.7	20.4
Hauraki District	72.1	53.7	(25.5)	Hauraki District	20.1	36.8	83.4	Hauraki District	7.3	9.4	28.5
Horowhenua District	79.4	55.2	(30.5)	Horowhenua District	17.7	32.8	85.0	Horowhenua District	9.7	12.0	24.4
Hurunui District	68.5	54.9	(19.9)	Hurunui District	22.9	31.6	38.2	Hurunui District	10.7	13.5	26.0
Invercargill City	83.1	57.7	(30.5)	Invercargill City	16.2	29.3	81.1	Invercargill City	10.2	13.0	27.8
Kaikoura District	70.6	53.2	(24.6)	Kaikoura District	24.0	34.4	43.4	Kaikoura District	9.0	12.4	37.8
Kaipara District	71.3	51.4	(27.9)	Kaipara District	20.3	32.9	62.2	Kaipara District	13.2	15.6	18.5
Kapiti Coast District	86.6	58.4	(32.5)	Kapiti Coast District	11.4	26.2	129.1	Kapiti Coast District	12.6	15.4	22.1
Kawerau District	71.1	53.9	(24.2)	Kawerau District	27.8	40.7	46.3	Kawerau District	4.2	5.4	28.2
Lower Hutt City	75.7	52.6	(30.5)	Lower Hutt City	23.6	33.7	43.2	Lower Hutt City	12.0	13.7	13.4
Mackenzie District	65.4	49.4	(24.5)	Mackenzie District	27.8	34.3	23.4	Mackenzie District	13.2	16.2	23.3
Manawatu District	76.2	56.2	(26.2)	Manawatu District	18.6	28.4	52.5	Manawatu District	13.3	15.4	15.7
Marlborough District	78.3	55.0	(29.7)	Marlborough District	19.2	29.7	54.9	Marlborough District	11.4	15.3	34.0
Masterton District	76.1	55.3	(27.3)	Masterton District	20.2	33.5	66.1	Masterton District	10.0	11.2	11.8
Matamata-Piako District	69.1	48.6	(29.7)	Matamata-Piako District	18.2	37.7	107.1	Matamata-Piako District	12.2	13.7	12.7
Napier City	77.6	50.6	(34.8)	Napier City	21.6	35.2	62.8	Napier City	11.3	14.2	25.2
Nelson City	81.5	54.0	(33.7)	Nelson City	17.6	32.4	84.6	Nelson City	11.1	13.6	21.8
New Plymouth District	76.9	53.9	(30.0)	New Plymouth District	20.3	30.8	52.1	New Plymouth District	12.8	15.3	19.3
Opotiki District	68.1	44.1	(35.3)	Opotiki District	21.5	44.5	107.1	Opotiki District	9.5	11.5	20.7
Otorohanga District	64.9	40.1	(38.2)	Otorohanga District	21.6	40.9	89.8	Otorohanga District	15.6	18.9	21.4
Palmerston North City	71.5	49.6	(30.6)	Palmerston North City	27.7	38.5	38.9	Palmerston North City	10.4	11.9	15.1
Porirua City	63.3	49.7	(21.6)	Porirua City	36.0	38.8	7.6	Porirua City	10.1	11.6	14.7
Queenstown-Lakes District	64.0	34.4	(46.3)	Queenstown-Lakes District	30.5	41.0	34.6	Queenstown-Lakes District	22.8	24.6	8.0
Rangitikei District	65.3	50.5	(22.6)	Rangitikei District	27.3	35.7	31.0	Rangitikei District	11.9	13.8	16.1
Rotorua District	74.3	49.2	(33.8)	Rotorua District	22.4	39.9	77.7	Rotorua District	9.5	10.9	15.4
Ruapehu District	53.4	41.4	(22.5)	Ruapehu District	40.3	45.9	14.0	Ruapehu District	10.7	12.7	18.7
Selwyn District	73.5	62.6	(14.9)	Selwyn District	21.1	20.7	(2.0)	Selwyn District	12.1	16.7	38.4
South Taranaki District	71.3	46.0	(35.4)	South Taranaki District	17.3	39.0	124.6	South Taranaki District	13.1	15.0	15.1
South Waikato District	67.8	50.7	(25.2)	South Waikato District	27.6	41.5	50.5	South Waikato District	6.4	7.8	22.9
South Wairarapa District	78.3	56.1	(28.3)	South Wairarapa District	14.5	28.7	98.0	South Wairarapa District	12.7	15.1	18.7
Southland District	78.6	46.3	(41.1)	Southland District	15.5	33.0	113.5	Southland District	18.0	20.7	14.6
Stratford District	75.8	48.8	(35.6)	Stratford District	16.6	31.6	90.1	Stratford District	19.1	19.6	2.6
Taranua District	72.4	51.5	(28.8)	Taranua District	20.0	34.0	70.1	Taranua District	13.6	14.5	6.5
Tasman District	79.2	59.3	(25.0)	Tasman District	16.7	24.8	48.4	Tasman District	12.8	15.9	24.4
Taupo District	66.4	43.2	(35.0)	Taupo District	29.0	40.5	39.4	Taupo District	14.1	16.3	15.7
Tauranga District	80.5	44.9	(44.3)	Tauranga District	18.2	36.7	101.8	Tauranga District	15.7	18.5	17.9
Thames-Coromandel District	77.2	50.7	(34.4)	Thames-Coromandel District	19.1	32.7	71.4	Thames-Coromandel District	13.4	16.7	24.2
Timaru District	81.4	60.4	(25.9)	Timaru District	16.7	26.4	57.6	Timaru District	11.1	13.3	19.2
Upper Hutt City	81.7	60.2	(26.3)	Upper Hutt City	17.4	27.5	58.3	Upper Hutt City	9.9	12.3	23.6
Waikato District	66.2	50.7	(23.4)	Waikato District	25.3	32.7	29.2	Waikato District	12.8	16.6	29.5
Waimakariri District	85.7	66.8	(22.0)	Waimakariri District	11.8	18.9	60.0	Waimakariri District	10.3	14.3	38.3
Waimate District	81.0	56.1	(30.8)	Waimate District	14.0	30.8	118.9	Waimate District	11.3	13.2	16.6
Waipa District	76.1	51.2	(32.7)	Waipa District	17.2	30.8	78.9	Waipa District	15.8	18.0	13.9
Waioata District	62.5	48.1	(23.0)	Waioata District	26.5	44.7	68.8	Waioata District	7.0	7.2	2.4
Waitaki District	81.2	56.7	(30.1)	Waitaki District	16.3	28.1	72.9	Waitaki District	13.6	15.1	11.3
Waitomo District	66.8	37.7	(43.6)	Waitomo District	25.2	45.1	79.1	Waitomo District	15.7	17.2	9.1
Wanganui District	76.5	51.9	(32.2)	Wanganui District	21.2	34.3	62.0	Wanganui District	11.3	13.8	22.2
Wellington City	71.4	46.8	(34.5)	Wellington City	27.4	39.7	45.0	Wellington City	11.7	13.5	16.0
Western Bay Of Plenty Distrii	75.8	46.0	(39.4)	Western Bay Of Plenty Distri	16.1	30.8	90.8	Western Bay Of Plenty District	20.6	23.3	12.8
Westland District	73.4	57.6	(21.5)	Westland District	21.7	32.5	49.6	Westland District	7.2	9.8	37.1
Whakatane District	68.8	48.0	(30.2)	Whakatane District	24.7	39.0	58.4	Whakatane District	11.1	12.9	16.3
Whangarei District	73.7	50.7	(31.2)	Whangarei District	22.5	34.8	54.7	Whangarei District	11.8	14.4	22.6
Total New Zealand	75.2	49.0	(34.8)	Total New Zealand	22.0	36.3	64.9	Total New Zealand	12.3	14.6	18.9

Source: Author/Statistics New Zealand

Source: Author/Statistics New Zealand

Source: Author/Statistics New Zealand

Appendix B: Housing tenure (%) by territorial authority area, 1986 and 2013, ranked by highest levels of home ownership, non-ownership, and Family Trust in 2013

	Owned	Owned	Change	Rank		Not	Not	Change	Rank		Family	Family	Change	Rank
	1986	2013	1986-2013 (%)	in 2013		owned 1986	owned 2013	1986-2013 (%)	in 2013		Trusts 2006	Trust 2013	2006-13 (%)	in 2013
Waimakariri District	85.7	66.8	(22.0)	1	Ruapehu District	40.3	45.9	14.0	1	Queenstown-Lakes District	22.8	24.6	8.0	1
Grey District	79.5	63.1	(20.6)	2	Waitomo District	25.2	45.1	79.1	2	Central Otago District	19.3	23.5	21.8	2
Carterton District	80.7	62.9	(22.1)	3	Chatham Islands District	29.5	44.8	51.9	3	Western Bay Of Plenty District	20.6	23.3	12.8	3
Selwyn District	73.5	62.6	(14.9)	4	Wairoa District	26.5	44.7	68.8	4	Southland District	18.0	20.7	14.6	4
Buller District	76.3	61.0	(20.1)	5	Opotiki District	21.5	44.5	107.1	5	Stratford District	19.1	19.6	2.6	5
Timaru District	81.4	60.4	(25.9)	6	Hamilton City	25.4	44.3	74.8	6	Central Hawke's Bay District	17.0	19.5	14.8	6
Upper Hutt City	81.7	60.2	(26.3)	7	Gisborne District	24.3	43.3	78.1	7	Otorohanga District	15.6	18.9	21.4	7
Tasman District	79.2	59.3	(25.0)	8	South Waikato District	27.6	41.5	50.5	8	Gore District	14.8	18.6	26.3	8
Kapiti Coast District	86.6	58.4	(32.5)	9	Queenstown-Lakes District	30.5	41.0	34.6	9	Tauranga District	15.7	18.5	17.9	9
Invercargill City	83.1	57.7	(30.5)	10	Otorohanga District	21.6	40.9	89.8	10	Waipa District	15.8	18.0	13.0	10
Westland District	73.4	57.6	(21.5)	11	Kawerau District	27.8	40.7	46.3	11	Clutha District	15.1	17.7	16.9	11
Waitaki District	81.2	56.7	(30.1)	12	Taupo District	29.0	40.5	39.4	12	Waitomo District	15.7	17.2	9.1	12
Manawatu District	76.2	56.2	(26.2)	13	Rotorua District	22.4	39.9	77.7	13	Selwyn District	12.1	16.7	38.4	13
South Wairarapa District	78.3	56.1	(28.3)	14	Wellington City	27.4	39.7	45.0	14	Hastings District	13.9	16.7	20.4	14
Waimate District	81.0	56.1	(30.8)	15	Auckland	23.4	39.5	68.8	15	Thames-Coromandel District	13.4	16.7	24.2	15
Masterton District	76.1	55.3	(27.3)	16	Whakatane District	24.7	39.0	58.4	16	Waikato District	12.8	16.6	29.5	16
Horowhenua District	79.4	55.2	(30.5)	17	South Taranaki District	17.3	39.0	124.6	17	Taupo District	14.1	16.3	15.7	17
Marlborough District	78.3	55.0	(29.7)	18	Porirua City	36.0	38.8	7.6	18	Mackenzie District	13.2	16.2	23.3	18
Hurunui District	68.5	54.9	(19.9)	19	Palmerston North City	27.7	38.5	38.9	19	Tasman District	12.8	15.9	24.4	19
Gore District	82.5	54.3	(34.2)	20	Far North District	20.6	38.2	85.4	20	Kaipara District	13.2	15.6	18.5	20
Nelson City	81.5	54.0	(33.7)	21	Matamata-Piako District	18.2	37.7	107.1	21	Kapiti Coast District	12.6	15.4	22.1	21
New Plymouth District	76.9	53.9	(30.0)	22	Hauraki District	20.1	36.8	83.4	22	Manawatu District	13.3	15.4	15.7	22
Kawerau District	71.1	53.9	(24.2)	23	Tauranga District	18.2	36.7	101.8	23	Auckland	13.3	15.3	15.4	23
Hauraki District	72.1	53.7	(25.5)	24	Christchurch City	19.8	35.9	81.0	24	Marlborough District	11.4	15.3	34.0	24
Kaikoura District	70.6	53.2	(24.6)	25	Rangitikei District	27.3	35.7	31.0	25	New Plymouth District	12.8	15.3	19.3	25
Lower Hutt City	75.7	52.6	(30.5)	26	Hastings District	21.4	35.6	66.1	26	Waitaki District	13.6	15.1	11.3	26
Clutha District	77.7	52.5	(32.4)	27	Ashburton District	15.2	35.4	133.1	27	South Wairarapa District	12.7	15.1	18.7	27
Wanganui District	76.5	51.9	(32.2)	28	Napier City	21.6	35.2	62.8	28	Dunedin City	12.5	15.1	20.4	28
Dunedin City	77.6	51.7	(33.4)	29	Whangarei District	22.5	34.8	54.7	29	South Taranaki District	13.1	15.0	15.1	29
Tararua District	72.4	51.5	(28.8)	30	Kaikoura District	24.0	34.4	43.4	30	Ashburton District	12.9	14.6	12.9	30
Kaipara District	71.3	51.4	(27.9)	31	Wanganui District	21.2	34.3	62.0	31	Tararua District	13.6	14.5	6.5	31
Waipa District	76.1	51.2	(32.7)	32	Mackenzie District	27.8	34.3	23.4	32	Whangarei District	11.8	14.4	22.6	32
Christchurch City	79.3	51.2	(35.5)	33	Tararua District	20.0	34.0	70.1	33	Waimakariri District	10.3	14.3	38.3	33
Whangarei District	73.7	50.7	(31.2)	34	Lower Hutt City	23.6	33.7	43.2	34	Napier City	11.3	14.2	25.2	34
South Waikato District	67.8	50.7	(25.2)	35	Masterton District	20.2	33.5	66.1	35	Wanganui District	11.3	13.8	22.2	35
Waikato District	66.2	50.7	(23.4)	36	Dunedin City	21.2	33.2	56.3	36	Rangitikei District	11.9	13.8	16.1	36
Thames-Coromandel District	77.2	50.7	(34.4)	37	Southland District	15.5	33.0	113.5	37	Matamata-Piako District	12.2	13.7	12.7	37
Napier City	77.6	50.6	(34.8)	38	Kaipara District	20.3	32.9	62.2	38	Lower Hutt City	12.0	13.7	13.4	38
Rangitikei District	65.3	50.5	(22.6)	39	Horowhenua District	17.7	32.8	85.0	39	Nelson City	11.1	13.6	21.8	39
Far North District	71.7	50.0	(30.3)	40	Waikato District	25.3	32.7	29.2	40	Wellington City	11.7	13.5	16.0	40
Ashburton District	80.4	50.0	(37.8)	41	Thames-Coromandel District	19.1	32.7	71.4	41	Hurunui District	10.7	13.5	26.0	41
Porirua City	63.3	49.7	(21.6)	42	Westland District	21.7	32.5	49.6	42	Timaru District	11.1	13.3	19.2	42
Central Hawke's Bay District	66.2	49.6	(25.1)	43	Nelson City	17.6	32.4	84.6	43	Waimate District	11.3	13.2	16.6	43
Palmerston North City	71.5	49.6	(30.6)	44	Hurunui District	22.9	31.6	38.2	44	Invercargill City	10.2	13.0	27.8	44
Mackenzie District	65.4	49.4	(24.5)	45	Stratford District	16.6	31.6	90.1	45	Christchurch City	10.3	13.0	26.0	45
Rotorua District	74.3	49.2	(33.8)	46	Buller District	19.8	31.4	58.3	46	Whakatane District	11.1	12.9	16.3	46
Stratford District	75.8	48.8	(35.6)	47	New Plymouth District	20.3	30.8	52.1	47	Ruapehu District	10.7	12.7	18.7	47
Matamata-Piako District	69.1	48.6	(29.7)	48	Waipa District	17.2	30.8	78.9	48	Kaikoura District	9.0	12.4	37.8	48
Central Otago District	65.9	48.5	(26.4)	49	Central Hawke's Bay District	22.8	30.8	34.9	49	Upper Hutt City	9.9	12.3	23.6	49
Wairoa District	62.5	48.1	(23.0)	50	Western Bay Of Plenty District	16.1	30.8	90.8	50	Horowhenua District	9.7	12.0	24.4	50
Whakatane District	68.8	48.0	(30.2)	51	Waikato District	14.0	30.8	118.9	51	Palmerston North City	10.4	11.9	15.1	51
Hastings District	75.2	47.7	(36.6)	52	Clutha District	17.3	29.8	73.0	52	Far North District	10.0	11.8	17.5	52
Wellington City	71.4	46.8	(34.5)	53	Marlborough District	19.2	29.7	54.9	53	Porirua City	10.1	11.6	14.7	53
Gisborne District	67.8	46.3	(31.7)	54	Invercargill City	16.2	29.3	81.1	54	Opotiki District	9.5	11.5	20.7	54
Southland District	78.6	46.3	(41.1)	55	South Wairarapa District	14.5	28.7	98.0	55	Hamilton City	9.5	11.4	19.7	55
South Taranaki District	71.3	46.0	(35.4)	56	Manawatu District	18.6	28.4	52.5	56	Masterton District	10.0	11.2	11.8	56
Western Bay Of Plenty District	75.8	46.0	(39.4)	57	Grey District	18.0	28.3	56.9	57	Carterton District	9.0	11.1	23.9	57
Chatham Islands District	59.8	45.3	(24.2)	58	Waitaki District	16.3	28.1	72.9	58	Rotorua District	9.5	10.9	15.4	58
Auckland	75.2	45.1	(40.0)	59	Central Otago District	28.7	28.0	(2.4)	59	Gisborne District	8.9	10.4	17.1	59
Tauranga District	80.5	44.9	(44.3)	60	Upper Hutt City	17.4	27.5	58.3	60	Chatham Islands District	10.7	9.9	-7.2	60
Hamilton City	73.9	44.3	(40.1)	61	Gore District	14.9	27.1	81.5	61	Westland District	7.2	9.8	37.1	61
Opotiki District	68.1	44.1	(35.3)	62	Timaru District	16.7	26.4	57.6	62	Hauraki District	7.3	9.4	28.5	62
Taupo District	66.4	43.2	(35.0)	63	Kapiti Coast District	11.4	26.2	129.1	63	Grey District	7.0	8.5	22.5	63
Ruapehu District	53.4	41.4	(22.5)	64	Carterton District	13.5	26.0	91.7	64	South Waikato District	6.4	7.8	22.9	64
Otorohanga District	64.9	40.1	(38.2)	65	Tasman District	16.7	24.8	48.4	65	Buller District	6.7	7.7	14.0	65
Waitomo District	66.8	37.7	(43.6)	66	Selwyn District	21.1	20.7	(2.0)	66	Wairoa District	7.0	7.2	2.4	66
Queenstown-Lakes District	64.0	34.4	(46.3)	67	Waimakariri District	11.8	18.9	60.0	67	Kawerau District	4.2	5.4	28.2	67
Total New Zealand	75.2	49.0	(34.8)		Total New Zealand	22.0	36.3	64.9		Total New Zealand	12.3	14.6	18.9	

Source: Author/Statistics New Zealand

Source: Author/Statistics New Zealand

Source: Author/Statistics New Zealand

Appendix C1: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2001 and five years prior, Māori

Māori

Far North District (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Far North District	5604	3012	8616	9093	73.1
Kaipara District	15	24	39	39	0.3
Whangarei District	141	180	321	333	2.7
Auckland	585	657	1242	1299	10.4
All other TA's	285	369	654	681	5.5
Areas not further defined	324	381	705	783	6.3
Not Stated	0	0	0	0	0.0
No Fixed Abode	0	0	0	9	0.1
Response Unidentifiable	0	0	0	0	0.0
Overseas	99	90	189	201	1.6
Total New Zealand	7065	4716	11781	12441	100.0
Stayers*	5604	3012	8616	9093	73.1
Total Arrivals	1449	1701	3150	3345	26.9
Arrivals from other Northland TAs	156	204	360	372	3.0

Tenure Distribution (%)

Far North District (2001)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed) (%)
Far North District	65.0	35.0	100.0
Kaipara District	38.5	61.5	100.0
Whangarei District	43.9	56.1	100.0
Auckland	47.1	52.9	100.0
All other TA's	43.6	56.4	100.0
Areas not further defined	46.0	54.0	100.0
Not Stated	...	...	...
No Fixed Abode	...	...	...
Response Unidentifiable	...	...	...
Overseas	52.4	47.6	100.0
Total New Zealand	60.0	40.0	100.0
Stayers*	65.0	35.0	100.0
Total Arrivals	46.0	54.0	100.0
Arrivals from other Northland TAs	43.3	56.7	100.0

*Stayers = Far North District

Kaipara District (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Far North District	12	33	45	45	2.2
Kaipara District	855	501	1356	1380	66.6
Whangarei District	27	48	75	78	3.8
Auckland	111	99	210	222	10.7
All other TA's	60	105	165	171	8.2
Areas not further defined	60	66	126	135	6.5
Not Stated	0	0	0	0	0.0
No Fixed Abode	0	0	0	0	0.0
Response Unidentifiable	0	0	0	0	0.0
Overseas	24	18	42	42	2.0
Total New Zealand	1152	873	2025	2073	100.0
Stayers*	855	501	1356	1380	66.6
Total Arrivals	294	369	663	693	33.4
Arrivals from other Northland TAs	39	81	120	123	5.9

Kaipara District (2001)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed) (%)
Far North District	26.7	73.3	100.0
Kaipara District	63.1	36.9	100.0
Whangarei District	36.0	64.0	100.0
Auckland	52.9	47.1	100.0
All other TA's	36.4	63.6	100.0
Areas not further defined	47.6	52.4	100.0
Not Stated	...	...	...
No Fixed Abode	...	...	...
Response Unidentifiable	...	...	...
Overseas	57.1	42.9	100.0
Total New Zealand	56.9	43.1	100.0
Stayers*	63.1	36.9	100.0
Total Arrivals	44.3	55.7	100.0
Arrivals from other Northland TAs	32.5	67.5	100.0

*Stayers = Kaipara District

Whangarei District (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Far North District	99	357	456	468	5.5
Kaipara District	42	72	114	114	1.3
Whangarei District	3255	2628	5883	6054	70.9
Auckland	192	411	603	618	7.2
All other TA's	153	402	555	561	6.6
Areas not further defined	141	396	537	570	6.7
Not Stated	0	0	0	0	0.0
No Fixed Abode	0	6	6	9	0.1
Response Unidentifiable	0	0	0	0	0.0
Overseas	60	78	138	141	1.7
Total New Zealand	3951	4347	8298	8535	100.0
Stayers*	3255	2628	5883	6054	70.9
Total Arrivals	687	1722	2409	2481	29.1
Arrivals from other Northland TAs	141	429	570	582	6.8

Whangarei District (2001)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed) (%)
Far North District	21.7	78.3	100.0
Kaipara District	36.8	63.2	100.0
Whangarei District	55.3	44.7	100.0
Auckland	31.8	68.2	100.0
All other TA's	27.6	72.4	100.0
Areas not further defined	26.3	73.7	100.0
Not Stated	...	...	...
No Fixed Abode	0.0	100.0	100.0
Response Unidentifiable	...	...	...
Overseas	43.5	56.5	100.0
Total New Zealand	47.6	52.4	100.0
Stayers*	55.3	44.7	100.0
Total Arrivals	28.5	71.5	100.0
Arrivals from other Northland TAs	24.7	75.3	100.0

*Stayers = Whangarei District

All Other TAs (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Far North District	453	1698	2151	2208	0.8
Kaipara District	60	294	354	366	0.1
Whangarei District	312	1137	1449	1479	0.5
Auckland	30837	32262	63099	64752	23.4
All other TA's	92769	89145	181914	186570	67.4
Areas not further defined	4248	10824	15072	15954	5.8
Not Stated	0	0	0	0	0.0
No Fixed Abode	60	147	207	219	0.1
Response Unidentifiable	0	0	0	0	0.0
Overseas	2193	2916	5109	5247	1.9
Total New Zealand	130935	138420	269355	276792	100.0
Stayers*	92769	89145	181914	186570	67.4
Total Arrivals	38163	49278	87441	90225	32.6
Arrivals from other Northland TAs	31662	35391	67053	68805	24.9

All Other TAs (2001)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed) (%)
Far North District	21.1	78.9	100.0
Kaipara District	16.9	83.1	100.0
Whangarei District	21.5	78.5	100.0
Auckland	48.9	51.1	100.0
All other TA's	51.0	49.0	100.0
Areas not further defined	28.2	71.8	100.0
Not Stated	...	...	...
No Fixed Abode	29.0	71.0	100.0
Response Unidentifiable	...	...	...
Overseas	42.9	57.1	100.0
Total New Zealand	48.6	51.4	100.0
Stayers*	51.0	49.0	100.0
Total Arrivals	43.6	56.4	100.0
Arrivals from other Northland TAs	47.2	52.8	100.0

*Stayers = All Other TAs

Appendix C2: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2001 and five years prior, non-Māori

non-Māori

Far North District (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Far North District	11922	2340	14262	14619	72.4
Kaipara District	60	54	114	114	0.6
Whangarei District	300	156	456	459	2.3
Auckland	1359	585	1944	2001	9.9
All other TA's	669	522	1191	1233	6.1
Areas not further defined	381	282	663	708	3.5
Not Stated	0	0	0	0	0.0
No Fixed Abode	6	0	6	12	0.1
Response Unidentifiable	0	0	0	0	0.0
Overseas	624	396	1020	1056	5.2
Total New Zealand	15321	4338	19659	20199	100.0
Stayers*	11922	2340	14262	14619	72.4
Total Arrivals	3399	1995	5394	5583	27.6
Arrivals from other Northland TAs	360	210	570	573	2.8

Tenure Distribution (%)

Far North District (2001)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed)
Far North District	83.6	16.4	100.0
Kaipara District	52.6	47.4	100.0
Whangarei District	65.8	34.2	100.0
Auckland	69.9	30.1	100.0
All other TA's	56.2	43.8	100.0
Areas not further defined	57.5	42.5	100.0
Not Stated	...	...	...
No Fixed Abode	...	...	...
Response Unidentifiable	...	...	...
Overseas	61.2	38.8	100.0
Total New Zealand	77.9	22.1	100.0
Stayers*	83.6	16.4	100.0
Total Arrivals	63.0	37.0	100.0
Arrivals from other Northland TAs	63.2	36.8	100.0

*Stayers = Far North District

Kaipara District (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Kaipara District	5718	1095	6813	6927	73.6
Whangarei District	207	108	315	324	3.4
Auckland	771	249	1020	1044	11.1
All other TA's	207	132	339	348	3.7
Areas not further defined	222	135	357	369	3.9
Not Stated	0	0	0	0	0.0
No Fixed Abode	0	0	0	0	0.0
Response Unidentifiable	0	0	0	0	0.0
Overseas	165	114	279	282	3.0
Total New Zealand	7350	1884	9234	9411	100.0
Stayers*	5718	1095	6813	6927	73.6
Total Arrivals	1629	783	2412	2475	26.3
Arrivals from other Northland TAs	264	153	417	432	4.6

Tenure Distribution (%)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed)
Kaipara District	55.9	44.1	100.0
Whangarei District	64.7	35.3	100.0
Auckland	65.7	34.3	100.0
All other TA's	75.6	24.4	100.0
Areas not further defined	61.1	38.9	100.0
Not Stated	62.2	37.8	100.0
No Fixed Abode	...	...	...
Response Unidentifiable	...	...	...
Overseas	59.1	40.9	100.0
Total New Zealand	79.6	20.4	100.0
Stayers*	83.9	16.1	100.0
Total Arrivals	67.5	32.5	100.0
Arrivals from other Northland TAs	63.3	36.7	100.0

*Stayers = Kaipara District

Whangarei District (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
Whangarei District	23187	4674	27861	28452	78.6
Auckland	1416	684	2100	2139	5.9
All other TA's	921	735	1656	1677	4.6
Areas not further defined	567	456	1023	1050	2.9
Not Stated	0	0	0	0	0.0
No Fixed Abode	9	12	21	21	0.1
Response Unidentifiable	0	0	0	0	0.0
Overseas	1008	609	1617	1641	4.5
Total New Zealand	27867	7620	35487	36201	100.0
Stayers*	23187	4674	27861	28452	78.6
Total Arrivals	4683	2946	7629	7752	21.4
Arrivals from other Northland TAs	762	450	1212	1224	3.4

Tenure Distribution (%)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed)
Whangarei District	83.2	16.8	100.0
Auckland	67.4	32.6	100.0
All other TA's	55.6	44.4	100.0
Areas not further defined	55.4	44.6	100.0
Not Stated	...	...	...
No Fixed Abode	42.9	57.1	100.0
Response Unidentifiable	...	...	...
Overseas	62.3	37.7	100.0
Total New Zealand	78.5	21.5	100.0
Stayers*	83.2	16.8	100.0
Total Arrivals	61.4	38.6	100.0
Arrivals from other Northland TAs	62.9	37.1	100.0

*Stayers = Whangarei District

All Other TAs (2001)

Location 5 years ago	Tenure in 2001			Total	Stayer/Mover Distribution (%)
	Owned	Not Owned	Tenure Stated (Summed)		
All Other TAs	1001646	329436	1331082	1354125	61.6
Auckland	428289	156018	584307	596511	27.1
All other TA's	27822	31515	59337	61968	2.8
Areas not further defined	0	0	0	0	0.0
Not Stated	330	552	882	918	0.0
No Fixed Abode	0	0	0	0	0.0
Response Unidentifiable	80982	92280	173262	177297	8.1
Overseas	1542654	614442	2157096	2199156	100.0
Stayers*	1001646	329436	1331082	1354125	61.6
Total Arrivals	541005	285006	826011	845028	38.4
Arrivals from other Northland TAs	431871	160659	592530	604845	27.5

Tenure Distribution (%)

Location 5 years ago	Tenure in 2001		
	Owned (%)	Not Owned (%)	Tenure Stated (Summed)
All Other TAs	75.3	24.7	100.0
Auckland	43.5	56.5	100.0
All other TA's	45.4	54.6	100.0
Areas not further defined	43.0	57.0	100.0
Not Stated	73.3	26.7	100.0
No Fixed Abode	75.3	24.7	100.0
Response Unidentifiable	46.9	53.1	100.0
Overseas	...	...	...
Total New Zealand	37.4	62.6	100.0
Stayers*	75.3	24.7	100.0
Total Arrivals	46.7	53.3	100.0
Arrivals from other Northland TAs	71.5	28.5	100.0

*Stayers = All Other TAs

Appendix C3: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2006 and five years prior, Māori

Māori

Far North District (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	4797	3483	711	8991	9453	71.5
Kaipara District	18	36	0	54	60	0.5
Whangarei District	93	195	36	324	330	2.5
Auckland	417	630	93	1140	1209	9.1
All other TA's	216	417	36	669	699	5.3
Areas not further defined	33	63	15	111	123	0.9
No Fixed Abode	0	0	0	0	0	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	69	153	12	234	258	2.0
Overseas	486	408	84	978	1095	8.3
Total New Zealand	6126	5388	996	12510	13221	100.0
Stayers*	4797	3483	711	8991	9453	71.5
Total Arrivals	1332	1902	276	3510	3774	28.5
Arrivals from other Northland TAs	111	231	36	378	390	2.9

Tenure Distribution (%)

Far North District (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	53.4	38.7	7.9	100.0
Kaipara District	33.3	66.7	0.0	100.0
Whangarei District	28.7	60.2	11.1	100.0
Auckland	36.6	55.3	8.2	100.0
All other TA's	32.3	62.3	5.4	100.0
Areas not further defined	29.7	56.8	13.5	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	29.5	65.4	5.1	100.0
Overseas	49.7	41.7	8.6	100.0
Total New Zealand	49.0	43.1	8.0	100.0
Stayers*	53.4	38.7	7.9	100.0
Total Arrivals	37.9	54.2	7.9	100.0
Arrivals from other Northland TAs	29.4	61.1	9.5	100.0

*Stayers = Far North District

Kaipara District (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	6	33	9	48	48	2.1
Kaipara District	768	606	108	1482	1554	68.4
Whangarei District	15	60	6	81	84	3.7
Auckland	63	132	21	216	225	9.9
All other TA's	33	90	18	141	144	6.3
Areas not further defined	9	12	0	21	24	1.1
No Fixed Abode	0	0	0	0	0	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	15	30	6	51	54	2.4
Overseas	48	54	15	117	138	6.1
Total New Zealand	957	1014	183	2154	2271	100.0
Stayers*	768	606	108	1482	1554	68.4
Total Arrivals	189	411	75	675	717	31.6
Arrivals from other Northland TAs	21	93	15	129	132	5.8

Kaipara District (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	12.5	68.8	18.8	100.0
Kaipara District	51.8	40.9	7.3	100.0
Whangarei District	18.5	74.1	7.4	100.0
Auckland	29.2	61.1	9.7	100.0
All other TA's	23.4	63.8	12.8	100.0
Areas not further defined	42.9	57.1	0.0	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	29.4	58.8	11.8	100.0
Overseas	41.0	46.2	12.8	100.0
Total New Zealand	44.4	47.1	8.5	100.0
Stayers*	51.8	40.9	7.3	100.0
Total Arrivals	28.0	60.9	11.1	100.0
Arrivals from other Northland TAs	16.3	72.1	11.6	100.0

*Stayers = Kaipara District

Whangarei District (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	117	357	30	504	525	5.1
Kaipara District	54	81	9	144	153	1.5
Whangarei District	3081	3414	420	6915	7182	69.7
Auckland	234	492	45	771	786	7.6
All other TA's	177	441	30	648	678	6.6
Areas not further defined	21	48	0	69	78	0.8
No Fixed Abode	0	0	0	0	3	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	57	138	6	201	219	2.1
Overseas	231	354	33	618	678	6.6
Total New Zealand	3969	5319	576	9864	10302	100.0
Stayers*	3081	3414	420	6915	7182	69.7
Total Arrivals	891	1911	153	2955	3120	30.3
Arrivals from other Northland TAs	171	438	39	648	678	6.6

Whangarei District (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	23.2	70.8	6.0	100.0
Kaipara District	37.5	56.3	6.3	100.0
Whangarei District	44.6	49.4	6.1	100.0
Auckland	30.4	63.8	5.8	100.0
All other TA's	27.3	68.1	4.6	100.0
Areas not further defined	30.4	69.6	0.0	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	28.4	68.7	3.0	100.0
Overseas	37.4	57.3	5.3	100.0
Total New Zealand	40.2	53.9	5.8	100.0
Stayers*	44.6	49.4	6.1	100.0
Total Arrivals	30.2	64.7	5.2	100.0
Arrivals from other Northland TAs	26.4	67.6	6.0	100.0

*Stayers = Whangarei District

All Other TAs (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	351	1530	57	1938	2040	0.7
Kaipara District	90	237	24	351	366	0.1
Whangarei District	258	1023	48	1329	1383	0.4
Auckland	27591	37851	4905	70347	73242	23.5
All other TA's	83847	100533	11946	196326	205008	65.8
Areas not further defined	486	1362	84	1932	2037	0.7
No Fixed Abode	9	27	0	36	42	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	1161	3975	201	5337	5766	1.9
Overseas	7629	10554	1278	19461	21579	6.9
Total New Zealand	121419	157089	18549	297057	311457	100.0
Stayers*	83847	100533	11946	196326	205008	65.8
Total Arrivals	37575	56559	6597	100731	106455	34.2
Arrivals from other Northland TAs	28290	40641	5034	73965	77031	24.7

All Other TAs (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	18.1	78.9	2.9	100.0
Kaipara District	25.6	67.5	6.8	100.0
Whangarei District	19.4	77.0	3.6	100.0
Auckland	39.2	53.8	7.0	100.0
All other TA's	42.7	51.2	6.1	100.0
Areas not further defined	25.2	70.5	4.3	100.0
Not Stated	25.0	75.0	0.0	100.0
No Fixed Abode	...	...	...	...
Response Unidentifiable	21.8	74.5	3.8	100.0
Overseas	39.2	54.2	6.6	100.0
Total New Zealand	40.9	52.9	6.2	100.0
Stayers*	42.7	51.2	6.1	100.0
Total Arrivals	37.3	56.1	6.5	100.0
Arrivals from other Northland TAs	38.2	54.9	6.8	100.0

*Stayers = All Other TAs

Appendix C4: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2006 and five years prior, non-Māori

non-Māori

Far North District (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	10227	2604	1815	14646	15051	68.9
Kaipara District	60	33	24	117	123	0.6
Whangarei District	225	180	75	480	492	2.3
Auckland	1056	585	306	1947	1992	9.1
All other TA's	591	606	180	1377	1416	6.5
Areas not further defined	96	60	12	168	174	0.8
No Fixed Abode	0	0	0	0	6	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	99	108	30	237	255	1.2
Overseas	1254	774	219	2247	2352	10.8
Total New Zealand	13611	4953	2664	21228	21858	100.0
Stayers*	10227	2604	1815	14646	15051	68.9
Total Arrivals	3381	2346	846	6573	6810	31.2
Arrivals from other Northland TAs	285	213	99	597	615	2.8

Tenure Distribution (%)

Far North District (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	69.8	17.8	12.4	100.0
Kaipara District	51.3	28.2	20.5	100.0
Whangarei District	46.9	37.5	15.6	100.0
Auckland	54.2	30.0	15.7	100.0
All other TA's	42.9	44.0	13.1	100.0
Areas not further defined	57.1	35.7	7.1	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	41.8	45.6	12.7	100.0
Overseas	55.8	34.4	9.7	100.0
Total New Zealand	64.1	23.3	12.5	100.0
Stayers*	69.8	17.8	12.4	100.0
Total Arrivals	51.4	35.7	12.9	100.0
Arrivals from other Northland TAs	47.7	35.7	16.6	100.0

*Stayers = Far North District

Kaipara District (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	57	48	15	120	123	1.2
Kaipara District	4464	1221	1065	6750	6897	68.7
Whangarei District	117	126	36	279	282	2.8
Auckland	750	303	213	1266	1284	12.8
All other TA's	219	225	57	501	507	5.0
Areas not further defined	39	36	0	75	84	0.8
No Fixed Abode	0	0	0	0	0	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	60	42	12	114	117	1.2
Overseas	357	291	66	714	747	7.4
Total New Zealand	6066	2295	1470	9831	10041	100.0
4464	1221	1065	6750	6897	68.7	
Total Arrivals	1599	1071	399	3069	3144	31.3
Arrivals from other Northland TAs	174	174	51	399	405	4.0

Kaipara District (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	47.5	40.0	12.5	100.0
Kaipara District	66.1	18.1	15.8	100.0
Whangarei District	41.9	45.2	12.9	100.0
Auckland	59.2	23.9	16.8	100.0
All other TA's	43.7	44.9	11.4	100.0
Areas not further defined	52.0	48.0	0.0	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	52.6	36.8	10.5	100.0
Overseas	50.0	40.8	9.2	100.0
Total New Zealand	61.7	23.3	15.0	100.0
66.1	18.1	15.8	100.0	
Total Arrivals	52.1	34.9	13.0	100.0
Arrivals from other Northland TAs	43.6	43.6	12.8	100.0

*Stayers = Kaipara District

Whangarei District (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	450	288	111	849	861	2.1
Kaipara District	339	210	123	672	687	1.7
Whangarei District	19287	5175	4365	28827	29499	73.6
Auckland	1488	879	372	2739	2796	7.0
All other TA's	951	774	213	1938	1983	4.9
Areas not further defined	102	81	27	210	222	0.6
No Fixed Abode	0	0	0	0	3	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	165	192	54	411	426	1.1
Overseas	1935	1209	342	3486	3618	9.0
Total New Zealand	24720	8808	5613	39141	40098	100.0
19287	5175	4365	28827	29499	73.6	
Total Arrivals	5430	3633	1242	10305	10596	26.4
Arrivals from other Northland TAs	789	498	234	1521	1548	3.9

Whangarei District (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	53.0	33.9	13.1	100.0
Kaipara District	50.4	31.3	18.3	100.0
Whangarei District	66.9	18.0	15.1	100.0
Auckland	54.3	32.1	13.6	100.0
All other TA's	49.1	39.9	11.0	100.0
Areas not further defined	48.6	38.6	12.9	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	40.1	46.7	13.1	100.0
Overseas	55.5	34.7	9.8	100.0
Total New Zealand	63.2	22.5	14.3	100.0
66.9	18.0	15.1	100.0	
Total Arrivals	52.7	35.3	12.1	100.0
Arrivals from other Northland TAs	51.9	32.7	15.4	100.0

*Stayers = Whangarei District

All Other TAs (2006)

Location 5 years ago	Tenure in 2006				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	1224	1377	300	2901	2973	0.1
Kaipara District	537	603	147	1287	1311	0.1
Whangarei District	1524	2142	477	4143	4239	0.2
Auckland	368469	181584	100182	650235	670044	27.6
All other TA's	826968	343359	187791	1358118	1393545	57.4
Areas not further defined	4263	4923	1245	10431	10839	0.4
No Fixed Abode	105	108	18	231	246	0.0
Not Stated	0	0	0	0	0	0.0
Response Unidentifiable	8436	12462	1998	22896	24204	1.0
Overseas	132273	144132	27402	303807	318636	13.1
Total New Zealand	1343796	690696	319557	2354049	2426034	100.0
826968	343359	187791	1358118	1393545	57.4	
Total Arrivals	516831	347331	131769	995931	1032492	42.6
Arrivals from other Northland TAs	371754	185706	101106	658566	678567	28.0

All Other TAs (2006)

Location 5 years ago	Tenure in 2006			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	42.2	47.5	10.3	100.0
Kaipara District	41.7	46.9	11.4	100.0
Whangarei District	36.8	51.7	11.5	100.0
Auckland	56.7	27.9	15.4	100.0
All other TA's	60.9	25.3	13.8	100.0
Areas not further defined	40.9	47.2	11.9	100.0
Not Stated	45.5	46.8	7.8	100.0
No Fixed Abode	...	...	...	...
Response Unidentifiable	36.8	54.4	8.7	100.0
Overseas	43.5	47.4	9.0	100.0
Total New Zealand	57.1	29.3	13.6	100.0
60.9	25.3	13.8	100.0	
Total Arrivals	51.9	34.9	13.2	100.0
Arrivals from other Northland TAs	56.4	28.2	15.4	100.0

*Stayers = All Other TAs

Appendix C5: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2013 and five years prior, Māori

Māori

Far North District (2013)

Location 5 years ago	Tenure in 2013				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	4677	4248	834	9759	10236	73.1
Kaipara District	12	27	0	39	51	0.4
Whangarei District	60	210	33	303	318	2.3
Auckland	288	678	81	1047	1095	7.8
All other TA's	177	429	33	639	681	4.9
Not further defined areas	84	237	18	339	357	2.5
No Fixed Abode	0	0	0	0	3	0.0
Not Stated	375	336	96	807	912	6.5
Response Unidentifiable	9	21	0	30	36	0.3
Overseas	108	177	24	309	321	2.3
Total New Zealand	5799	6363	1122	13284	14010	100.0
Stayers*	4677	4248	834	9759	10236	77.4
Total Arrivals	1113	2115	285	3513	3774	28.5
Arrivals from other Northland TAs	72	237	33	342	369	2.8

Tenure Distribution (%)

Far North District (2013)

Location 5 years ago	Tenure in 2013			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	47.9	43.5	8.5	100.0
Kaipara District	30.8	69.2	0.0	100.0
Whangarei District	19.8	69.3	10.9	100.0
Auckland	27.5	64.8	7.7	100.0
All other TA's	27.7	67.1	5.2	100.0
Areas not further defined	24.8	69.9	5.3	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	30.0	70.0	0.0	100.0
Overseas	35.0	57.3	7.8	100.0
Total New Zealand	43.7	47.9	8.4	100.0
Stayers*	47.9	43.5	8.5	100.0
Total Arrivals	31.7	60.2	8.1	100.0
Arrivals from other Northland TAs	21.1	69.3	9.6	100.0

*Stayers = Far North District

Kaipara District (2013)

Location 5 years ago	Tenure in 2013				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	9	39	0	48	51	2.0
Kaipara District	777	771	180	1728	1794	69.8
Whangarei District	15	84	12	111	117	4.6
Auckland	63	129	21	213	225	8.8
All other TA's	24	87	0	111	123	4.8
Not further defined areas	12	42	0	54	63	2.5
No Fixed Abode	0	0	0	0	0	0.0
Not Stated	63	66	9	138	147	5.7
Response Unidentifiable	0	9	0	9	12	0.5
Overseas	12	18	0	30	39	1.5
Total New Zealand	978	1248	237	2463	2571	100.0
Stayers*	777	771	180	1728	1794	79.0
Total Arrivals	198	474	42	714	777	34.2
Arrivals from other Northland TAs	24	123	12	159	168	7.4

Kaipara District (2013)

Location 5 years ago	Tenure in 2013			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	18.8	81.3	0.0	100.0
Kaipara District	45.0	44.6	10.4	100.0
Whangarei District	13.5	75.7	10.8	100.0
Auckland	29.6	60.6	9.8	100.0
All other TA's	21.6	78.4	0.0	100.0
Areas not further defined	22.2	77.8	0.0	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	0.0	100.0	0.0	100.0
Overseas	40.0	60.0	0.0	100.0
Total New Zealand	39.7	50.7	9.6	100.0
Stayers*	45.0	44.6	10.4	100.0
Total Arrivals	27.7	66.4	5.9	100.0
Arrivals from other Northland TAs	15.1	77.4	7.5	100.0

*Stayers = Kaipara District

Whangarei District (2013)

Location 5 years ago	Tenure in 2013				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	75	408	12	495	510	4.4
Kaipara District	24	96	18	138	144	1.3
Whangarei District	3339	4230	615	8184	8469	73.7
Auckland	156	453	33	642	672	5.8
All other TA's	120	393	39	552	588	5.1
Not further defined areas	30	180	9	219	234	2.0
No Fixed Abode	0	0	0	0	0	0.0
Not Stated	141	300	30	471	525	4.6
Response Unidentifiable	12	33	0	45	42	0.4
Overseas	105	177	18	300	309	2.7
Total New Zealand	4002	6267	777	11046	11490	100.0
Stayers*	3339	4230	615	8184	8469	82.2
Total Arrivals	663	2040	159	2862	3024	29.4
Arrivals from other Northland TAs	99	504	30	633	654	6.3

Whangarei District (2013)

Location 5 years ago	Tenure in 2013			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	15.2	82.4	2.4	100.0
Kaipara District	17.4	69.6	13.0	100.0
Whangarei District	40.8	51.7	7.5	100.0
Auckland	24.3	70.6	5.1	100.0
All other TA's	21.7	71.2	7.1	100.0
Areas not further defined	13.7	82.2	4.1	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	26.7	73.3	0.0	100.0
Overseas	35.0	59.0	6.0	100.0
Total New Zealand	36.2	56.7	7.0	100.0
Stayers*	40.8	51.7	7.5	100.0
Total Arrivals	23.2	71.3	5.6	100.0
Arrivals from other Northland TAs	15.6	79.6	4.7	100.0

*Stayers = Whangarei District

All Other TAs (2013)

Location 5 years ago	Tenure in 2013				Stayer/Mover	
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)	Total	Distribution
Far North District	252	1236	51	1539	1599	0.5
Kaipara District	45	243	15	303	309	0.1
Whangarei District	201	1101	60	1362	1407	0.4
Auckland	27222	43854	6765	77841	80445	23.4
All other TA's	87231	116391	16752	220374	227733	66.2
Not further defined areas	1191	4614	258	6063	6399	1.9
No Fixed Abode	18	72	9	99	111	0.0
Not Stated	5790	8307	1092	15189	16617	4.8
Response Unidentifiable	261	777	57	1095	1179	0.3
Overseas	2883	4716	591	8190	8403	2.4
Total New Zealand	125097	181308	25650	332055	344202	100.0
Stayers*	87231	116391	16752	220374	227733	73.1
Total Arrivals	37863	64920	8898	111681	116469	37.4
Arrivals from other Northland TAs	27720	46434	6891	81045	83760	26.9

All Other TAs (2013)

Location 5 years ago	Tenure in 2013			
	Owned	Not Owned	Family Trust	Tenure Stated (Summed)
Far North District	16.4	80.3	3.3	100.0
Kaipara District	14.9	80.2	5.0	100.0
Whangarei District	40.8	51.7	7.5	100.0
Auckland	35.0	56.3	8.7	100.0
All other TA's	39.6	52.8	7.6	100.0
Areas not further defined	19.6	76.1	4.3	100.0
Not Stated	18.2	72.7	9.1	100.0
No Fixed Abode	...	...	...	...
Response Unidentifiable	23.8	71.0	5.2	100.0
Overseas	35.2	57.6	7.2	100.0
Total New Zealand	37.7	54.6	7.7	100.0
Stayers*	39.6	52.8	7.6	100.0
Total Arrivals	33.9	58.1	8.0	100.0
Arrivals from other Northland TAs	34.2	57.3	8.5	100.0

*Stayers = All Other TAs

Appendix C6: Mover/Stayer and Tenure Distribution (Number and %) by TA of residence in 2013 and five years prior, non-Māori

non-Māori

Far North District (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)	Stayer/Mover	
	Owned	Not Owned	Family Trust		Total	Distribution
Far North District	10407	3033	2703	16143	16557	74.5
Kaipara District	24	48	9	81	81	0.4
Whangarei District	129	159	39	327	333	1.5
Auckland	618	468	216	1302	1350	6.0
All other TA's	441	558	180	1179	1212	5.4
Not further defined areas	126	147	36	309	321	1.4
No Fixed Abode	15	9	0	24	27	0.1
Not Stated	516	231	135	882	957	4.1
Response Unidentifiable	21	15	0	36	39	0.2
Overseas	630	642	102	1374	1416	6.3
Total New Zealand	12933	5307	3420	21660	22290	100.0
Stayers*	10407	3033	2703	16143	16557	74.5
Total Arrivals	2520	2277	717	5514	5736	25.5
Arrivals from other Northland TAs	153	207	48	408	414	1.9

Tenure Distribution (%)

Far North District (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)
	Owned	Not Owned	Family Trust	
Far North District	64.5	18.8	16.7	100.0
Kaipara District	29.6	59.3	11.1	100.0
Whangarei District	39.4	48.6	11.9	100.0
Auckland	47.5	35.9	16.6	100.0
All other TA's	37.4	47.3	15.3	100.0
Areas not further defined	40.8	47.6	11.7	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	58.3	41.7	0.0	100.0
Overseas	45.9	46.7	7.4	100.0
Total New Zealand	59.7	24.5	15.8	100.0
Stayers*	64.5	18.8	16.7	100.0
Total Arrivals	45.7	41.3	13.0	100.0
Arrivals from other Northland TAs	37.5	50.7	11.8	100.0

*Stayers = Far North District

Kaipara District (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)	Stayer/Mover	
	Owned	Not Owned	Family Trust		Total	Distribution
Far North District	27	48	9	84	87	0.8
Kaipara District	4698	1419	1539	7656	7809	71.7
Whangarei District	96	132	39	267	270	2.5
Auckland	633	351	204	1188	1203	11.1
All other TA's	162	228	45	435	444	4.1
Not further defined areas	45	75	21	141	144	1.3
No Fixed Abode	6	0	0	6	9	0.1
Not Stated	294	126	90	510	543	4.8
Response Unidentifiable	6	0	0	6	15	0.1
Overseas	153	192	45	390	402	3.7
Total New Zealand	6120	2577	1986	10683	10923	100.0
Stayers*	4698	1419	1539	7656	7809	71.7
Total Arrivals	1422	1152	453	3027	3117	28.3
Arrivals from other Northland TAs	123	180	48	351	357	3.3

Kaipara District (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)
	Owned	Not Owned	Family Trust	
Far North District	32.1	57.1	10.7	100.0
Kaipara District	61.4	18.5	20.1	100.0
Whangarei District	36.0	49.4	14.6	100.0
Auckland	53.3	29.5	17.2	100.0
All other TA's	37.2	52.4	10.3	100.0
Areas not further defined	31.9	53.2	14.9	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	100.0	0.0	0.0	100.0
Overseas	39.2	49.2	11.5	100.0
Total New Zealand	57.3	24.1	18.6	100.0
Stayers*	61.4	18.5	20.1	100.0
Total Arrivals	47.0	38.1	15.0	100.0
Arrivals from other Northland TAs	35.0	51.3	13.7	100.0

*Stayers = Kaipara District

Whangarei District (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)	Stayer/Mover	
	Owned	Not Owned	Family Trust		Total	Distribution
Far North District	264	258	54	576	591	1.4
Kaipara District	162	174	72	408	417	1.0
Whangarei District	19701	6081	6102	31884	32484	78.8
Auckland	981	813	273	2067	2106	5.1
All other TA's	606	744	168	1518	1551	3.8
Not further defined areas	159	213	36	408	429	1.0
No Fixed Abode	0	0	0	0	9	0.0
Not Stated	804	339	273	1416	1491	3.5
Response Unidentifiable	33	15	6	54	51	0.1
Overseas	900	1035	189	2124	2175	5.2
Total New Zealand	23619	9675	7176	40470	41301	100.0
Stayers*	19701	6081	6102	31884	32484	78.8
Total Arrivals	3909	3591	1071	8571	8820	21.2
Arrivals from other Northland TAs	426	432	126	984	1008	2.4

Whangarei District (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)
	Owned	Not Owned	Family Trust	
Far North District	45.8	44.8	9.4	100.0
Kaipara District	39.7	42.6	17.6	100.0
Whangarei District	61.8	19.1	19.1	100.0
Auckland	47.5	39.3	13.2	100.0
All other TA's	39.9	49.0	11.1	100.0
Areas not further defined	39.0	52.2	8.8	100.0
Not Stated	...	...	...	...
No Fixed Abode	...	...	...	...
Response Unidentifiable	61.1	27.8	11.1	100.0
Overseas	42.4	48.7	8.9	100.0
Total New Zealand	58.4	23.9	17.7	100.0
Stayers*	61.8	19.1	19.1	100.0
Total Arrivals	45.6	41.9	12.5	100.0
Arrivals from other Northland TAs	43.3	43.9	12.8	100.0

*Stayers = Whangarei District

All Other TAs (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)	Stayer/Mover	
	Owned	Not Owned	Family Trust		Total	Distribution
Far North District	720	1503	213	2436	2490	0.1
Kaipara District	351	708	129	1188	1206	0.0
Whangarei District	1131	2319	381	3831	3903	0.2
Auckland	381606	236475	132450	750531	769128	29.9
All other TA's	801582	386205	241131	1428918	1457004	56.8
Not further defined areas	8412	15252	2484	26148	27312	1.0
No Fixed Abode	186	228	54	468	507	0.0
Not Stated	43323	26025	13881	83229	88956	3.3
Response Unidentifiable	1854	2463	630	4947	5277	0.2
Overseas	71241	123711	17061	212013	218592	8.4
Total New Zealand	1310409	794892	408411	2513712	2574384	100.0
Stayers*	801582	386205	241131	1428918	1457004	56.8
Total Arrivals	508824	408684	167283	1084791	1117371	43.2
Arrivals from other Northland TAs	383808	241005	133173	757986	776727	30.2

All Other TAs (2013)

Location 5 years ago	Tenure in 2013			Tenure Stated (Summed)
	Owned	Not Owned	Family Trust	
Far North District	29.6	61.7	8.7	100.0
Kaipara District	29.5	59.6	10.9	100.0
Whangarei District	29.5	60.5	9.9	100.0
Auckland	50.8	31.5	17.6	100.0
All other TA's	56.1	27.0	16.9	100.0
Areas not further defined	32.2	58.3	9.5	100.0
Not Stated	39.7	48.7	11.5	100.0
No Fixed Abode	...	...	...	...
Response Unidentifiable	37.5	49.8	12.7	100.0
Overseas	33.6	58.4	8.0	100.0
Total New Zealand	52.1	31.6	16.2	100.0
Stayers*	56.1	27.0	16.9	100.0
Total Arrivals	46.9	37.7	15.4	100.0
Arrivals from other Northland TAs	50.6	31.8	17.6	100.0

*Stayers = All Other TAs

Appendix D1: Tenure Distribution (Number) by Age and TA of Residence in 2013, Māori

Age	Far North District				Kaipara District				Whangarei District				All Other TAs			
	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total
Stayers																
15-19	558	621	93	1272	99	117	30	246	441	654	96	1191	12483	17853	2418	32754
20-24	246	462	45	753	42	78	15	135	228	546	51	825	6819	18771	1365	26955
25-29	165	369	27	561	30	75	0	105	162	465	27	654	5139	14157	864	20160
30-34	186	330	30	546	42	75	12	129	180	414	24	618	6117	11877	972	18966
35-39	297	378	63	738	51	69	9	129	255	393	45	693	7749	10896	1311	19956
40-44	411	414	72	897	60	66	12	138	333	396	54	783	8967	10593	1755	21315
45-49	549	429	63	1041	81	60	12	153	396	375	60	831	8922	8913	1671	19506
50-54	603	375	96	1074	99	66	24	189	396	318	63	777	8985	7725	1749	18459
55-59	486	288	84	858	75	57	15	147	294	219	48	561	7269	5475	1368	14112
60-64	381	201	72	654	69	39	15	123	225	156	48	429	5682	3933	1155	10770
65+	801	384	189	1374	126	75	33	234	423	291	93	807	9105	6198	2118	17421
Total	4683	4251	834	9768	774	777	177	1728	3333	4227	609	8169	87237	116391	16746	220374
'Arrivals' (includes people whose origin five years ago is unknown, not stated or inadequately described)																
15-19	111	270	30	411	27	54	6	87	81	297	12	390	5121	9519	1251	15891
20-24	90	228	30	348	12	72	0	84	69	294	24	387	3408	9315	900	13623
25-29	81	258	21	360	18	48	12	78	75	276	24	375	2565	8028	561	11154
30-34	81	234	18	333	12	60	6	78	54	213	18	285	3051	6957	600	10608
35-39	90	240	21	351	21	54	6	81	60	204	6	270	3552	6378	801	10731
40-44	87	201	21	309	18	45	6	69	63	192	15	270	3876	6150	960	10986
45-49	102	177	24	303	15	45	6	66	42	144	9	195	3783	5157	939	9879
50-54	129	156	21	306	30	24	6	60	57	156	18	231	3642	4557	846	9045
55-59	102	111	36	249	18	21	6	45	48	105	9	162	2880	3171	690	6741
60-64	105	81	15	201	12	24	6	42	30	60	9	99	2298	2334	537	5169
65+	135	150	51	336	21	24	3	48	90	99	27	216	3675	3354	813	7842
Total	1113	2106	288	3507	204	471	63	738	669	2040	171	2880	37851	64920	8898	111669
Total Residents																
15-19	669	891	123	1683	126	171	36	333	522	951	108	1581	17604	27372	3669	48645
20-24	336	690	75	1101	54	150	15	219	297	840	75	1212	10227	28086	2265	40578
25-29	246	627	48	921	48	123	12	183	237	741	51	1029	7704	22185	1425	31314
30-34	267	564	48	879	54	135	18	207	234	627	42	903	9168	18834	1572	29574
35-39	387	618	84	1089	72	123	15	210	315	597	51	963	11301	17274	2112	30687
40-44	498	615	93	1206	78	111	18	207	396	588	69	1053	12843	16743	2715	32301
45-49	651	606	87	1344	96	105	18	219	438	519	69	1026	12705	14070	2610	29385
50-54	732	531	117	1380	129	90	30	249	453	474	81	1008	12627	12282	2595	27504
55-59	588	399	120	1107	93	78	21	192	342	324	57	723	10149	8646	2058	20853
60-64	486	282	87	855	81	63	21	165	255	216	57	528	7980	6267	1692	15939
65+	936	534	240	1710	147	99	36	282	513	390	120	1023	12780	9552	2931	25263
Total	5796	6357	1122	13275	978	1248	240	2466	4002	6267	780	11049	125088	181311	25644	332043

Appendix D2: Tenure Distribution (Number) by Age and TA of Residence in 2013, non-Māori

Age	Far North District				Kaipara District				Whangarei District				All Other TAs			
	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total
Stayers																
15-19	504	204	135	843	276	93	99	468	1188	471	378	2037	53517	33684	16017	103218
20-24	195	180	48	423	153	99	51	303	543	609	141	1293	32580	60564	9321	102465
25-29	168	171	27	366	99	72	21	192	591	531	120	1242	32361	46557	6615	85533
30-34	237	210	36	483	186	93	27	306	777	471	126	1374	42111	37647	7965	87723
35-39	432	237	87	756	222	132	69	423	1116	522	285	1923	57627	33753	13089	104469
40-44	714	300	135	1149	324	114	111	549	1698	549	519	2766	75003	34014	19893	128910
45-49	933	279	234	1446	402	147	147	696	1866	543	585	2994	81072	29091	23256	133419
50-54	1131	276	267	1674	543	129	150	822	2061	495	633	3189	87120	26205	26628	139953
55-59	1194	255	345	1794	525	108	183	816	2148	399	657	3204	78867	20085	25842	124794
60-64	1362	246	369	1977	531	108	162	801	1983	324	744	3051	71541	17070	26115	114726
65+	3546	675	1017	5238	1437	330	513	2280	5736	1164	1917	8817	189783	47538	66390	303711
Total	10416	3033	2700	16149	4698	1425	1533	7656	19707	6078	6105	31890	801582	386208	241131	1428921
'Arrivals' (includes people whose origin five years ago is unknown, not stated or inadequately described)																
15-19	108	129	27	264	60	75	12	147	195	255	42	492	37857	36492	13905	88254
20-24	66	195	33	294	36	108	24	168	147	369	45	561	31575	53565	10965	96105
25-29	111	252	42	405	66	126	30	222	306	525	60	891	31911	60105	8235	100251
30-34	120	261	36	417	63	138	27	228	285	411	69	765	41223	53487	9060	103770
35-39	159	243	30	432	81	117	18	216	327	402	72	801	43776	42108	11913	97797
40-44	210	228	57	495	120	114	27	261	327	366	90	783	50298	38661	15990	104949
45-49	204	216	54	474	99	102	30	231	330	303	84	717	49722	32019	17193	98934
50-54	225	183	72	480	129	81	42	252	357	249	96	702	48717	25116	17406	91239
55-59	333	150	84	567	165	75	48	288	351	189	111	651	43068	18591	15990	77649
60-64	336	141	102	579	216	57	66	339	351	168	126	645	38718	14592	14901	68211
65+	648	276	189	1113	390	153	138	681	930	357	273	1560	91956	33951	31725	157632
Total	2520	2274	726	5520	1425	1146	462	3033	3906	3594	1068	8568	508821	408687	167283	1084791
Total Residents																
15-19	612	333	162	1107	336	168	111	615	1383	726	420	2529	91374	70176	29922	191472
20-24	261	375	81	717	189	207	75	471	690	978	186	1854	64155	114129	20286	198570
25-29	279	423	69	771	165	198	51	414	897	1056	180	2133	64272	106662	14850	185784
30-34	357	471	72	900	249	231	54	534	1062	882	195	2139	83334	91134	17025	191493
35-39	591	480	117	1188	303	249	87	639	1443	924	357	2724	101403	75861	25002	202266
40-44	924	528	192	1644	444	228	138	810	2025	915	609	3549	125301	72675	35883	233859
45-49	1137	495	288	1920	501	249	177	927	2196	846	669	3711	130794	61110	40449	232353
50-54	1356	459	339	2154	672	210	192	1074	2418	744	729	3891	135837	51321	44034	231192
55-59	1527	405	429	2361	690	183	231	1104	2499	588	768	3855	121935	38676	41832	202443
60-64	1698	387	471	2556	747	165	228	1140	2334	492	870	3696	110259	31662	41016	182937
65+	4194	951	1206	6351	1827	483	651	2961	6666	1521	2190	10377	281739	81489	98115	461343
Total	12936	5307	3426	21669	6123	2571	1995	10689	23613	9672	7173	40458	1310403	794895	408414	2513712

Appendix D3: Tenure Distribution (Number) by Age and TA of Residence in 2001, Māori

Age	Far North District				Kaipara District				Whangarei District				All Other TAs			
	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total
Stayers																
15-19	729	441	...	1170	126	81	...	207	471	414	...	885	13944	13710	...	27654
20-24	276	342	...	618	51	54	...	105	213	369	...	582	7305	15300	...	22605
25-29	321	333	...	654	51	48	...	99	231	321	...	552	7281	13671	...	20952
30-34	468	351	...	819	57	51	...	108	294	321	...	615	9042	11358	...	20400
35-39	654	363	...	1017	90	54	...	144	390	315	...	705	11070	9897	...	20967
40-44	663	306	...	969	114	57	...	171	405	237	...	642	10983	7812	...	18795
45-49	537	219	...	756	90	42	...	132	324	195	...	519	9114	5427	...	14541
50-54	429	171	...	600	66	33	...	99	258	153	...	411	7407	3921	...	11328
55-59	396	123	...	519	48	24	...	72	186	105	...	291	5229	2754	...	7983
60-64	429	138	...	567	63	21	...	84	177	78	...	255	4479	2145	...	6624
65+	711	222	...	933	96	39	...	135	315	120	...	435	6918	3150	...	10068
Total	5613	3009	...	8622	852	504	...	1356	3264	2628	...	5892	92772	89145	...	181917
'Arrivals' (includes people whose origin five years ago is unknown, not stated or inadequately described)																
15-19	192	198	...	390	33	60	...	93	84	267	...	351	5238	6777	...	12015
20-24	117	210	...	327	24	51	...	75	63	258	...	321	3732	7860	...	11592
25-29	153	279	...	432	42	60	...	102	99	294	...	393	4083	8220	...	12303
30-34	165	270	...	435	36	57	...	93	90	237	...	327	4755	7395	...	12150
35-39	174	252	...	426	33	45	...	78	93	213	...	306	4893	5847	...	10740
40-44	144	141	...	285	45	42	...	87	63	165	...	228	4251	4272	...	8523
45-49	126	114	...	240	15	18	...	33	63	81	...	144	3333	2961	...	6294
50-54	105	81	...	186	24	12	...	36	39	60	...	99	2700	2031	...	4731
55-59	75	51	...	126	12	9	...	21	33	45	...	78	1872	1392	...	3264
60-64	72	51	...	123	15	12	...	27	21	36	...	57	1464	1110	...	2574
65+	135	57	...	192	21	15	...	36	45	57	...	102	1845	1413	...	3258
Total	1458	1704	...	3162	300	381	...	681	693	1713	...	2406	38166	49278	...	87444
Total Residents																
15-19	921	639	...	1560	159	141	...	300	555	681	...	1236	19182	20487	...	39669
20-24	393	552	...	945	75	105	...	180	276	627	...	903	11037	23160	...	34197
25-29	474	612	...	1086	93	108	...	201	330	615	...	945	11364	21891	...	33255
30-34	633	621	...	1254	93	108	...	201	384	558	...	942	13797	18753	...	32550
35-39	828	615	...	1443	123	99	...	222	483	528	...	1011	15963	15744	...	31707
40-44	807	447	...	1254	159	99	...	258	468	402	...	870	15234	12084	...	27318
45-49	663	333	...	996	105	60	...	165	387	276	...	663	12447	8388	...	20835
50-54	534	252	...	786	90	45	...	135	297	213	...	510	10107	5952	...	16059
55-59	471	174	...	645	60	33	...	93	219	150	...	369	7101	4146	...	11247
60-64	501	189	...	690	78	33	...	111	198	114	...	312	5943	3255	...	9198
65+	846	279	...	1125	117	54	...	171	360	177	...	537	8763	4563	...	13326
Total	7071	4713	...	11784	1152	885	...	2037	3957	4341	...	8298	130938	138423	...	269361

Appendix D4: Tenure Distribution (Number) by Age and TA of Residence in 2001, non-Māori

Age	Far North District				Kaipara District				Whangarei District				All Other TAs			
	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total	Owned	Not Owned	Family Trust	Total
Stayers																
15-19	693	165	...	858	411	75	...	486	1635	402	...	2037	73467	31302	...	104769
20-24	210	141	...	351	156	84	...	240	615	489	...	1104	38712	55386	...	94098
25-29	276	153	...	429	180	99	...	279	852	462	...	1314	49290	45360	...	94650
30-34	546	198	...	744	336	111	...	447	1440	423	...	1863	74571	35904	...	110475
35-39	903	207	...	1110	462	129	...	591	1968	438	...	2406	98880	31320	...	130200
40-44	1221	234	...	1455	576	105	...	681	2418	408	...	2826	109296	26427	...	135723
45-49	1335	216	...	1551	615	96	...	711	2442	342	...	2784	104397	21042	...	125439
50-54	1374	219	...	1593	651	60	...	711	2493	324	...	2817	103005	18432	...	121437
55-59	1230	192	...	1422	537	69	...	606	2025	264	...	2289	80907	13752	...	94659
60-64	1110	159	...	1269	510	63	...	573	1806	267	...	2073	68853	11814	...	80667
65+	3024	456	...	3480	1281	204	...	1485	5490	855	...	6345	200265	38697	...	238962
Total	11922	2340	...	14262	5715	1095	...	6810	23184	4674	...	27858	1001643	329436	...	1331079
'Arrivals' (includes people whose origin five years ago is unknown, not stated or inadequately described)																
15-19	132	120	...	252	75	45	...	120	303	246	...	549	47229	26538	...	73767
20-24	117	183	...	300	75	81	...	156	261	348	...	609	32553	37524	...	70077
25-29	213	264	...	477	135	114	...	249	384	426	...	810	36900	43767	...	80667
30-34	282	273	...	555	144	111	...	255	570	429	...	999	53103	42876	...	95979
35-39	360	276	...	636	207	105	...	312	570	381	...	951	60471	34530	...	95001
40-44	396	222	...	618	174	93	...	267	471	324	...	795	58539	25698	...	84237
45-49	315	159	...	474	168	60	...	228	405	204	...	609	52740	18630	...	71370
50-54	402	165	...	567	159	51	...	210	387	156	...	543	50940	14403	...	65343
55-59	399	108	...	507	135	48	...	183	357	117	...	474	38403	10632	...	49035
60-64	300	81	...	381	150	30	...	180	303	102	...	405	30882	8871	...	39753
65+	483	141	...	624	216	54	...	270	681	213	...	894	79248	21540	...	100788
Total	3399	1992	...	5391	1638	792	...	2430	4692	2946	...	7638	541008	285009	...	826017
Total Residents																
15-19	825	285	...	1110	486	120	...	606	1938	648	...	2586	120696	57840	...	178536
20-24	327	324	...	651	231	165	...	396	876	837	...	1713	71265	92910	...	164175
25-29	489	417	...	906	315	213	...	528	1236	888	...	2124	86190	89127	...	175317
30-34	828	471	...	1299	480	222	...	702	2010	852	...	2862	127674	78780	...	206454
35-39	1263	483	...	1746	669	234	...	903	2538	819	...	3357	159351	65850	...	225201
40-44	1617	456	...	2073	750	198	...	948	2889	732	...	3621	167835	52125	...	219960
45-49	1650	375	...	2025	783	156	...	939	2847	546	...	3393	157137	39672	...	196809
50-54	1776	384	...	2160	810	111	...	921	2880	480	...	3360	153945	32835	...	186780
55-59	1629	300	...	1929	672	117	...	789	2382	381	...	2763	119310	24384	...	143694
60-64	1410	240	...	1650	660	93	...	753	2109	369	...	2478	99735	20685	...	120420
65+	3507	597	...	4104	1497	258	...	1755	6171	1068	...	7239	279513	60237	...	339750
Total	15321	4332	...	19653	7353	1887	...	9240	27876	7620	...	35496	1542651	614445	...	2157096