

# Demographics of iwi in Te Tai Tokerau

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## 1 Executive Summary

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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'. It focuses on iwi and complements a prior Report which focused on Māori and non-Māori (Jackson 2019).
2. The Report examines patterns and trends in housing tenure, by broad age group, and by 'mover status' (i.e. whether migrated or not during the period between each census), between and within iwi living in each TA, for the period 2001-2013. In many cases, very low numbers in the various categories mean that it is not possible to simultaneously disaggregate all analyses by both age group and stayer/arrival status.
3. Data are analysed for five individual iwi and two collective iwi: Te Aupōuri, Ngāti Kahu, Ngāpuhi, Te Rarawa, Ngāti Whātua, 'Other Iwi within Te Tai Tokerau/Tamaki-maku-rau Region' (hereafter Other Local Iwi), and iwi from 'All Other Iwi Regions' (i.e., iwi regions outside of Te Tai Tokerau and Tamaki-maku-rau)—hereafter Maatawaka.
4. **Iwi data are based on 'total response', which means that people may report affiliation with more than one iwi. Where this occurs, they are counted in each iwi, and the resulting totals are thus greater than the actual number of people. In other cases, low numbers mean that many underlying data cells are suppressed by Statistics New Zealand, while their total is provided. These methodological issues affect many of the statistics used in this Report, which should be read as indicative (of patterns and trends by iwi) as opposed to definitive. Statistics for Te Aupōuri, Ngāti Kahu, and Te Rarawa people living in Kaipara District are particularly affected.**
5. This Report makes reference to some patterns and trends for Māori and non-Māori in Jackson (2019). For example, for both Māori and non-Māori, the highest levels of home ownership and lowest levels of non-ownership/renting were found to pertain

almost exclusively to those aged 65+ years. This Report seeks to ascertain the extent to which these patterns and trends hold true for each iwi living in a Te Tai Tokerau TA.

6. **Population trends:** The Report begins with an overview of trends in population size and growth. With just one exception (Maatawaka living in Far North District), all iwi populations living in Far North and Whangarei Districts increased in size between 2001 and 2013, while growth was also the case for all but Te Aupōuri and Te Rarawa people living in Kaipara District. Whangarei District iwi fared best overall in terms of population growth, followed by Far North District, while Kaipara District iwi generally saw the lowest growth.
7. **Stayers and Arrivals:** The total resident population of each TA is disaggregated into 'Stayers' and 'Arrivals', for each iwi. 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 TA are further disaggregated into Arrivals from other New Zealand TAs (Internal Arrivals), Arrivals from Overseas, and Arrivals by way of Birth (in the five years prior to each census).
  - o All iwi have much higher proportions of Stayers than Arrivals, at all three censuses. In 2013 the highest proportions (just over 70%) were for Te Aupōuri and Te Rarawa living in Far North District, followed closely by Ngāti Whātua living in Kaipara District, while the lowest proportions were for Maatawaka also living in Kaipara District (just on 60%). Despite differences by iwi, the range is narrow and commensurate with that for all Māori living in a Te Tai Tokerau TA in 2013 (70-74%) (Jackson 2019). With just a few exceptions, iwi Stayer proportions in 2013 were higher than in 2001.
  - o Internal Arrivals and Births generally accounted for much higher proportions of each iwi population at each census than Overseas Arrivals. With just a few exceptions, both Internal Arrivals and Births generally fell as a proportion of each census iwi population (2001-2013), while Overseas Arrivals increased in all but two cases.
8. **Differences in housing tenure** are somewhat more pronounced than differences by stayer/arrival status. With just a few exceptions, home ownership rates are generally highest and non-ownership/renting generally lowest for iwi living in Far North District, while the opposite is true for their counterparts in Whangarei District. Home ownership has also declined, and non-ownership/renting increased, for all Te Tai Tokerau TAs and most iwi, with the least decline generally for iwi living in Far North District and the greatest decline for their counterparts in Kaipara District—although there are several exceptions for individual iwi. Many iwi have availed themselves of living in a home owned by a Family Trust, with rates in Kaipara District tending to be highest, and partly—but not entirely—explaining some of the decline in ownership for Kaipara.
  - o In 2001, all iwi living in Far North District were more likely to live in an owned home than a non-owned home, while this was also the case for all but Te Aupōuri living in Kaipara District. In Whangarei District, only Te Rarawa, Other Local Iwi, and Maatawaka were more likely to do so. With just one exception, by 2013, non-ownership/renting levels were universally higher than ownership, for all iwi irrespective of TA. The exception was Other Local Iwi living in Far North District, for whom ownership levels were still marginally above non-ownership—and overall highest across all TAs. However, two other iwi also living in Far North District, Te Aupōuri and Te Rarawa, also stand out for their relatively equal levels of ownership and non-ownership/renting in 2013, by comparison with all other iwi.



- In 2013, for Ngāti Whätua living in Far North District, proportions living in a home owned by a Family Trust were the overall highest (12.4%) for any iwi or TA; however, compared with all iwi living in Far North District, the outcome was still the highest levels of non-ownership/renting (56.9%). Thus, living in a home owned by a Family Trust does not universally offset declining home ownership or increasing non-ownership/renting.

**9. Taking an average of home ownership ranks** across the 2001-2013 period shows the three most advantaged iwi have been Te Rarawa and Other Local Iwi living in Far North District, and Maatawaka living in Kaipara District; the three most disadvantaged have been Te Aupōuri, Ngāti Kahu and Ngāpuhi all living in Whangarei District—although these do not necessarily reflect their position in 2013.

- Average ranks for non-ownership/renting show the same three iwi living in the same three TAs to be most advantaged (having the lowest levels), and the same three iwi living in Whangarei District to be the most disadvantaged (having the highest levels).
- Taking the average rank for all three tenure categories across the period showed the overall most advantaged iwi to be Maatawaka, followed by Other Local Iwi, both living in Kaipara District, and all iwi with the exception of Ngāti Kahu living in Far North District. The five least advantaged, all living in Whangarei District, have been Ngāpuhi people, followed by Ngāti Kahu, Te Aupōuri, Other Local Iwi and Te Rarawa. All iwi living in Far North District appear in the upper half of the distribution, and all iwi living in Whangarei District appear in the lower half.

**10. Analysis of housing tenure by iwi and broad age group** showed that for all iwi, older age groups disproportionately have the highest levels of ownership and lowest levels of non-ownership, and vice-versa for younger parental age adults and children, reflecting the finding for all Māori (Jackson 2019). Of 115 iwi/age groups ranked for home ownership, the top (most advantaged) 27 positions were held by those aged 55-64 and 65+ years. All people aged 65+ years were accounted for by position 46, held by Ngāti Whätua living in Whangarei District (the lowest position for those aged 65+ years). All people aged 50-64 years were accounted for by position 49, held by Other Local Iwi living in Whangarei District.

- On the (home ownership) list of 115 iwi/age groups, those aged 40-54 years do not appear until position 28, held by Ngāti Kahu living in Far North District. For this age group, all but one iwi is accounted for by position 59, held by Ngāpuhi living in Whangarei District. The outlier for this age group is Te Rarawa living in Kaipara District, at position 81.
- Those aged 15-24 years begin to appear on the home ownership list from position 54, which in many cases indicates young adults living in the family/whanau home. The highest ranked (most advantaged) of these is Te Aupōuri living in Far North District, immediately followed by Te Rarawa also living in Far North District. Ngāti Whätua aged 15-24 years also living in Far North District hold position 58. Although other age groups also enter the picture from this point, the majority of 15-24 years olds living in Far North or Kaipara Districts occupy positions in the middle of the distribution. However, it must also be noted that Māori have their children at relatively young ages, and, in some cases, these may represent family homes.
- The first appearance on the home ownership list for those aged 25-39 years—the main parental age groups—does not occur until position 60, for Te Rarawa living in Kaipara District, followed immediately by Other Local Iwi also



living in Kaipara District, and then by the first appearance for children aged 0-14 years: Te Rarawa living in Far North District (position 62). With the sole exception noted earlier (Te Rarawa people aged 40-59 years living in Kaipara District, at position 81), the remaining 53 positions are shared between those aged 35-39, 15-24 and 0-14 years, many of whom will be parents and children. Notably, iwi/age groups living in Whangarei District account for 18 of the 22 lowest ranked positions—although it should also be noted that the highest ranked position is for Te Aupōuri aged 65+ years, also living in Whangarei District (albeit based on two observations only), followed by their Ngāti Kahu counterparts at position 4.

**11. Examining non-ownership/renting by age** the same way (this time for 114 iwi/age groups) shows that only people aged 65+ years and 55-64 years groups occupy the 25 most advantaged (lowest non-ownership/renting) positions. From position 26 they are followed by several 40-54 year iwi/age groups, but there is no appearance of any other age group until position 46, when Other Local Iwi aged 15-24 years living in Kaipara District appear. People aged 25-39 years do not appear until position 54, held by Other Local Iwi living in Kaipara District, while children aged 0-14 years do not appear until position 56, held by Te Rarawa living in Far North District.

- All people aged 55-64 years living in a non-owned/rented home are accounted for by position 47, held by Ngāti Kahu living in Whangarei District, and all people aged 65+ years are accounted for by position 49, held by Te Rarawa also living in Whangarei District—in each case again attesting to the relatively low non-ownership/renting levels for older people.
- With just two exceptions, the bottom (most disadvantaged) 56 positions are shared between young children (0-14 years), young adults (15-24 years), and those who will most likely include their parents (25-39 years). The two exceptions are Ngāti Kahu and Te Aupōuri people aged 40-54 years, both living in Kaipara District, for whom non-ownership levels are relatively high by comparison with their age counterparts in other iwi and other TAs (occupying positions 83 and 84 respectively). Again, Kaipara and Far North Districts disproportionately—but not exclusively—account for the majority of the lowest (most disadvantaged) non-ownership/renting positions, and Whangarei, for 20 of the 28 lowest.

**12. For Family Trusts by age**, ranked data for 95 iwi/age groups are examined. For those where two observations are available (2006 and 2013), the most advantaged positions are again dominated by the older age groups (55-64 and 65+ years). Children (0-14 years), young adults aged 15-24 years, and young parental ages (25-39 years) dominate the lower positions, and those aged 40-54 years are spread throughout the lower two-thirds of the distribution.

- One major difference distinguishes the rankings for proportions living in a home owned by a Family Trust from the ownership and non-ownership/renting data. Although iwi/age groups living in Far North and Kaipara Districts still dominate the higher ranks for Family Trusts, many are also held by iwi/age groups living in Whangarei District. Ten of the top 32 positions for proportions living in a home owned by a Family Trust pertain to Whangarei, and most pertain to those aged 55-64 and 65+ years. Thus, these levels to some extent offset the lower levels of ownership seen for residents of Whangarei.

**13. A collection of iwi profiles** expand on the tenure by age analysis but the findings are not detailed here.

**14. Finally, housing tenure was examined by Stayer and Arrival status.** At all three censuses and for all three TAs, Stayers have the highest home ownership levels and the lowest non-ownership/renting levels, followed by Overseas Arrivals. In most cases, children born in the five years prior to each census (Births) have the third-lowest ownership and third-highest non-ownership/renting levels, and Internal Arrivals, the overall highest/lowest. Proportions living in a home owned by a Family Trust are more diversely distributed, but in all but one case, the highest levels are shared between Stayers and Overseas Arrivals. This picture differs by iwi, but not markedly.

- In 2001, the highest ownership rates and lowest non-ownership/renting rates for Stayers pertained to Kaipara District, followed by Far North District, while in both 2006 and 2013 the highest/lowest rates pertained to Far North District followed by Kaipara District. Ownership rates for Whangarei District Stayers were the lowest at all three censuses, and non-ownership/renting rates, highest. In 2006 the highest proportions of Stayers living in a home owned by a Family Trust pertained to Far North District, and in 2013, to Kaipara District.
- For Overseas Arrivals, ownership rates in 2001 and 2013 are highest for Kaipara District followed by Far North District, while in 2006 they were highest for Far North District followed by Kaipara District. For both Internal Arrivals and Births, ownership rates at all three censuses are highest (among Arrivals) in Far North District and lowest in Whangarei District. For In sum, this reinforces the general picture, that ownership rates are lowest in Whangarei District.
- At all three census, non-ownership/renting rates for Internal Arrivals mirror this picture: rates are highest for Whangarei and lowest for Far North District. This is also the case for both Births and Overseas Arrivals in 2006, but in 2013, non-ownership/renting rates for both categories are highest for Whangarei District and lowest for Kaipara District.

**15. Home Ownership for children born in the five years prior to each census:** For children born in the five years prior to each census, the highest proportions living in an owned-home averaged across the period 2001-2013 are for Other Local Iwi living in both Kaipara and Far North District, followed by Te Aupōuri and Te Rarawa living in Far North District. The lowest ranks are for Te Aupōuri and Ngāpuhi children living in Whangarei District.

- In 2013, the highest proportions living in an owned home were for Ngāti Kahu and Te Rarawa children living in Whangarei District, followed by Te Aupōuri children living in Far North District. In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period. For Te Aupōuri and Ngāpuhi children living in Whangarei District, ranks were also higher in 2013 than 2001, indicating improvement, but only marginally.

**16. Home Ownership for Overseas Arrivals:** For Overseas Arrivals, the highest proportions living in an owned-home averaged across the period 2001-2013 are for Other Local Iwi living in Kaipara District, followed by Ngāti Whātua and Other Local Iwi living in Far North District. The lowest ranks are for Other Local Iwi and Ngāpuhi living in Whangarei District.

- In 2013, the highest proportions of Overseas Arrivals living in an owned home were for Maatawaka living in Kaipara District followed by Te Aupōuri and Other Local Iwi, both living in Far North District. In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period (although the rank for All Other Regions living in Kaipara District fell marginally between 2001 and 2006).

- In 2013, the lowest ownership ranks for Overseas Arrivals were for Te Rarawa and Other Local Iwi living in Whangarei District. For Other Local Iwi Overseas Arrivals, these ranks were marginally lower in 2013 than 2001, and for Te Rarawa, somewhat lower than in 2006, indicating a deteriorating situation. Ranks were also somewhat lower in 2013 than in 2001 for both Te Rarawa and Ngāpuhi Overseas Arrivals living in Far North District.

**17. Home Ownership for Internal Arrivals:** For Internal Arrivals, the highest proportions living in an owned-home averaged across the period 2001-2013 are for Other Local Iwi, Te Rarawa and Te Aupōuri, all living in Far North District. The lowest ranks are for four iwi all living in Whangarei District: Te Aupōuri, Ngāti Kahu, Ngāpuhi, and Te Rarawa.

- In 2013, the highest proportions of Internal Arrivals living in an owned home were for Other Local Iwi living in Kaipara and Far North Districts followed by Te Aupōuri also living in Far North District. In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period.
- In 2013, the lowest ownership ranks for Internal Arrivals were for Ngāti Kahu living in Whangarei District, followed by Ngāpuhi living in Whangarei District. For Ngāti Kahu, these ranks were similar in both 2001 and 2013, while for Ngāpuhi they were somewhat lower than in 2001, indicating a deteriorating situation. Ranks were also somewhat lower in 2013 than in 2001 for Ngāti Whātua Internal Arrivals living in Far North District.

**18. Non-Ownership/Renting for children born in the five years prior to each census:** For children born in the five years prior to each census, the lowest proportions living in a non-owned/rented home averaged across the period 2001-2013 are for Other Local Iwi living in Kaipara and Far North District, followed by Maatawaka living in Far North District. The highest proportions are for Te Aupōuri children living in Whangarei District and Ngāpuhi children living in Whangarei and Kaipara Districts.

- In 2013, the lowest proportions living in a non-owned/rented home were for Other Local Iwi children living in Kaipara District, Te Aupōuri living in Far North District, and Maatawaka living in Kaipara District. In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period. However, for Te Aupōuri children living in Whangarei District, and Ngāpuhi children living in Whangarei and Kaipara Districts, ranks in 2013 were lower than in 2001, indicating a deteriorating situation. In several other cases, ranks were also lower in 2013 than in 2001, especially for Ngāpuhi children living in Far North District. However, Te Aupōuri children living in Kaipara District experienced a notable improvement in position.

**19. Non-Ownership/Renting for Overseas Arrivals:** For Overseas Arrivals, the lowest proportions living in a non-owned/rented home averaged across the period 2001-2013 are for Other Local Iwi living in Far North District, and Maatawaka living in Kaipara District, followed by Te Aupōuri living in Far North District. The lowest average ranks/highest proportions are for five iwi all living in Whangarei District: Ngāti Kahu, Te Aupōuri, Ngāpuhi, Te Rarawa, and Other Local Iwi. However, it should be noted that three of these ranks were based on two observations only.

- In 2013, the lowest average proportions living in a non-owned/rented home were for Maatawaka living in Kaipara District, Te Aupōuri, and Other Local Iwi living in Far North District. For Te Aupōuri Overseas Arrivals, the rank in 2013 was substantially higher than in 2001, indicating a generally improved situation

across the period, while it remained similar for iwi from All Other Regions, and Other Local Iwi.

- At the lower end of the scale, for Ngāti Kahu Overseas Arrivals living in Whangarei District, ranks in 2006 and 2013 were similar, while they had deteriorated slightly for Te Aupōuri and Te Rarawa. For Ngāpuhi living in Whangarei District, ranks in 2001 and 2013 were similar, while for Other Local Iwi there was an improvement. One of the biggest deteriorations in rank between 2001 and 2013 was for Te Rarawa living in Far North District, while similar can be said for Ngāpuhi living in Kaipara District, and also Ngāti Whātua between 2006 and 2013.

**20. Non-Ownership/Renting for Internal Arrivals:** For Internal Arrivals, the lowest proportions/highest ranks living in a non-owned/rented home averaged across the period 2001-2013 are for Other Local Iwi living in Far North District, and Maatawaka living in Kaipara District, followed by Te Rarawa living in Far North District. The highest proportions/lowest ranks are for Te Aupōuri living in Kaipara District followed by six iwi all living in Whangarei District. This finding suggests that location plays a larger role than iwi in determining non-ownership/renting.

- In 2013, the lowest proportions of Internal Arrivals living in a non-owned/rented home were Other Local Iwi living in Far North District followed by Maatawaka living in Kaipara District, and Ngāpuhi living in Far North District. For Other Local Iwi and Ngāpuhi, the rank in 2013 was higher than in 2001, indicating a generally improved situation, while it remained similar for iwi from All Other Regions.
- At the lower end of the scale, for Te Aupōuri Internal Arrivals living in Kaipara District, ranks in 2001 and 2013 were identical, while they had deteriorated slightly for Te Aupōuri living in Whangarei District. For all other five iwi living in Whangarei District with low ranks, ranks in 2001 and 2013 remained similar or improved slightly.

**21. Living in Family Trusts for children born in the five years prior to each census:** For children born in the five years prior to each census, those of Other Local Iwi living in Far North District have the highest average ranks/proportions living in a home owned by a Family Trust. These are followed by Ngāti Whātua, and Maatawaka living in Kaipara District. These ranks are only slightly different in 2013, when the third highest proportion pertained to Ngāpuhi children living in Kaipara District, and for whom, ranked position improved over the period from 10<sup>th</sup> in 2006 to 3<sup>rd</sup> in 2013. However, small underlying numbers compromise this comparison.

- The lowest average ranks/lowest proportions living in a home owned by a Family Trust pertain to Maatawaka children living in Far North District, followed by Ngāpuhi living in Whangarei District. For Maatawaka children, rank in 2006 and 2013 is identical, while for Ngāpuhi children has been an improvement.
- By contrast, for Ngāpuhi children living in Kaipara District, ranked position between 2006 and 2013 has improved substantially, while for Other Local Iwi children living in Whangarei District, it has deteriorated substantially. Ngāpuhi and Ngāti Kahu children living in Far North District also experienced a substantial deterioration in their respective ranked positions between 2006 and 2013, while Ngāpuhi children living in Whangarei District experienced an improvement.

**22. Living in Family Trusts for Overseas Arrivals:** For Overseas Arrivals, there are Family Trust data in both 2006 and 2013 for only six iwi by TA.

- The highest average ranks (most advantaged) for Overseas Arrivals living in a home owned by a Family Trust are for Te Aupōuri living in Whangarei District, followed by Other Local Iwi, also living in Whangarei District. The lowest proportions/ranks are for Ngāpuhi Overseas Arrivals, living in Whangarei District, followed by iwi from All Other Regions, also living in Whangarei District. On this small table, Overseas Arrivals from Maatawaka, and Ngāpuhi, both living in Far North District, hold the middle ground.
- Ranks in both 2006 and 2013 for Overseas Arrivals are identical, and therefore also identical to average ranks for the 2006-2013 period. Proportions living in this tenure type increased between 2006 and 2013 for the two highest ranked iwi (Te Aupōuri, and Other Local Iwi, living in Whangarei District), but declined slightly or remained the same for the rest.

**23. Living in Family Trusts for Internal Arrivals:** For Internal Arrivals, there are Family Trust data in both 2006 and 2013 for only thirteen iwi by TA. The highest average ranks are for Other Local Iwi living in Far North District, followed by Maatawaka and Ngāpuhi, both living in Kaipara District. The lowest ranks are for Other Local Iwi living in Whangarei District, and Ngāti Kahu and Te Aupōuri both living in Far North District.

- In 2013, the highest proportions of Internal Arrivals living in a home owned by a Family Trust were for Ngāti Whātua living in Far North District, followed by Other Local Iwi also living in Far North District, and iwi from All Other Regions living in Kaipara District. The lowest proportions were for Other Local Iwi living in Whangarei District, preceded by Te Aupōuri and Ngāti Kahu living in Far North District.
- Only for Ngāti Whātua living in Far North District, Maatawaka living in Whangarei District, and Ngāti Kahu living in Far North District, did proportions living in this tenure type increase across the 2006-2013 period—although only for Ngāti Whātua living in Far North District was this also accompanied by a substantial upward shift in ranked position.

**24. 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 across all iwi living in Te Tai Tokerau: living in Far North District, being 55+ years of age, and being a Stayer. Among Overseas Arrivals, those to Kaipara District tended to fare slightly better than those to Far North District. By contrast, the lowest levels of home ownership/highest non-ownership/renting levels tend to be for Internal Arrivals to Whangarei. Children born in the five years prior to each census fare similarly, indicating that many are likely to be parented by Internal Arrivals.

**25.** The characteristics most associated with living in a home owned by a Family Trust are more varied, but being either a Stayer or an Overseas Arrival and living in Far North or Kaipara District was commonly noted. However, when examined by age, many of the highest Family Trust proportions pertain to people aged 55-64 and 65+ years living in Whangarei District. Thus, these levels to some extent offset the lower levels of ownership seen for residents of Whangarei. At the same time, proportions living in a home owned by a Family Trust did not ameliorate the high proportions for some iwi living in a non-owned/rented home, particularly for Ngāti Whātua living in Far North District.

**26.** Although a small number of iwi dominated the highest and lowest levels of each tenure, Maatawaka and Other Local Iwi both living in Kaipara District, and most iwi living in Far North District, were the most commonly mentioned among the more advantaged. Dominating the least advantaged were five iwi living in Whangarei District: Ngāpuhi, Ngāti Kahu, Te Aupōuri, Other Local Iwi and Te Rarawa. These



patterns suggest that the overriding element differentiating housing tenure in Te Tai Tokerau is location of residence rather than iwi.

- 27.** Additionally, however, TAs and iwi with the highest proportions of Stayers and/or 55+ year olds enjoy a home ownership advantage that has a macro-level analogue for both iwi and the TAs in which they live. Both iwi and TAs with higher proportions of Stayers and/or 55+ year olds have among the highest overall levels of home ownership and living in a home owned by a Family Trust, and the lowest levels of non-ownership/renting.
- In 2013, the highest proportions of Stayers generally—but not exclusively—pertain to iwi living in Far North and Kaipara Districts: Te Aupōuri and Te Rarawa living in Far North District, followed closely by Ngāti Whātua living in Kaipara District, while the lowest proportions were for Maatawaka living in Kaipara District. Stayer proportions for iwi living in Whangarei District in 2013 were spread across the distribution. Stayer proportions are thus indicative—but not determinate—of tenure patterns.
  - In 2013 the oldest average ages pertain to most iwi living in Far North and Kaipara Districts while the youngest are for most iwi living in Whangarei District. Average age is thus more indicative of tenure patterns.

## 2 Introduction, Data Sources and Methodological Notes

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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. The first Report (Jackson 2019) examined 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.

This Report examines similar patterns and trends for Te Tai Tokerau iwi, but excludes employment status. The exclusion was made to enable a focus on housing tenure by key life cycle age group: children born since the previous census (0-4 years), children in general (0-14 years), school leaver/higher education/ labour market entry age (15-24 years), early parental age (25-39 years), mature family stage (40-54 years), later working life stage (55-64 years), and 'retirement zone' (65+ years).

### 2.1 Data sources and methodological notes

All data used in this Report have been originally sourced from Statistics New Zealand and are drawn from the Census Night Population Collection (i.e. they 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. Data are analysed for five individual iwi and two collective iwi: Te Aupōuri, Ngāti Kahu, Ngāpuhi, Te Rarawa, Ngāti Whātua, 'Other Local Iwi within Te Tai Tokerau/Tamaki-maku-rau Region' (hereafter 'Other Local Iwi'), and iwi from 'All Other Iwi Regions' (i.e., iwi from other regions not affiliating with a Te Tai Tokerau/Tamaki-maku-rau Region' iwi, but living in Te Tai Tokerau)—hereafter 'Maatawaka'.



3. **Iwi data are based on 'total response', which means that people may report affiliation with more than one iwi. Where this occurs, they are counted in each iwi, and the resulting totals are thus greater than the actual number of people. In other cases, low numbers mean that many underlying data cells are suppressed by Statistics New Zealand, while their total is provided. These methodological issues affect many of the statistics used in this Report, which should be read as indicative (of patterns and trends by iwi) as opposed to definitive. Statistics for Te Aupōuri, Ngāti Kahu, and Te Rarawa people living in Kaipara District are particularly affected**
  
4. **Data Rounding and Supression:** In order to ensure privacy, confidentiality rules have been applied to all data cells by Statistics New Zealand. This involves randomly rounding numbers to base 3, and suppressing numbers entirely where they are too low. As a result, individual numbers used in this Report do not always sum to the totals, and values for the same data may vary in different tables. In addition, as noted above, the total response nature of iwi data means that individual (category) numbers generally sum to greater than the total number of people. To ensure that percentages sum to 100 and are therefore meaningful for comparative analysis, most totals in this Report have been re-summed.  
**Exceptions are made for Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District**, for whom numbers in each mover/stayer category are very low and many data cells are suppressed. For these iwi in Kaipara District only, percentages are based on (raw) Total Response numbers, because to do otherwise would generate very high percentage values for those cells which do contain data. In several cases the resulting statistics do not sum to 100 per cent and again should in all cases be understood as best approximations, rather than definitive. Footnotes to each table or graph are included where relevant to assist explanation and interpretation.
  
5. **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?' People who were enumerated as living in the same TA at each census and five years earlier are referred to as 'Stayers'. All others where prior location is known are 'Arrivals'. 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 in parts of the analysis as 'Previous location Unknown'.
  
6. **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 direct 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, 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 can be considered a robust indicator.

7. **Districts:** For ease of reading, Far North District, Kaipara District and Whangarei District are at times 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 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 Population Trends – Iwi Overview

### 3.1 Population trends

Table 3.1 provides an overview of total population trends for iwi living the three Te Tai Tokerau Territorial Authority Areas (TAs) between 2001 and 2006, 2006 and 2013, and overall (2001-2013) – see also Figure 3.1.

**Table 3.1: Percentage change in population numbers (Total Response) 2001-2006, 2006-2013 and 2001-2013 for Te Tai Tokerau iwi populations by territorial authority area (TA) of residence**

|  | Far North District |            |             | Kaipara District |            |             | Whangarei District |            |             |
|--|--------------------|------------|-------------|------------------|------------|-------------|--------------------|------------|-------------|
|  | 2001-2006          | 2006-2013  | 2001-2013   | 2001-2006        | 2006-2013  | 2001-2013   | 2001-2006          | 2006-2013  | 2001-2013   |
| Te Aupōuri                                 | 19.3               | -12.7      | 4.2         | 40.7             | -36.8      | -11.1       | 31.1               | -1.3       | 29.5        |
| Ngāti Kahu                                 | 14.7               | 7.9        | 23.8        | -7.7             | 8.3        | 0.0         | 42.6               | 1.7        | 45.1        |
| Ngāpuhi                                    | 11.5               | -0.3       | 11.2        | 19.5             | 9.8        | 31.2        | 24.5               | 4.3        | 29.9        |
| Te Rarawa                                  | 17.7               | 9.3        | 28.7        | -7.8             | 4.3        | -3.9        | 38.8               | 27.2       | 76.6        |
| Ngāti Whātua                               | 25.3               | 2.9        | 28.9        | 8.3              | -4.7       | 3.2         | 34.0               | -5.6       | 26.5        |
| Other Local Iwi                            | -6.4               | 15.2       | 7.9         | 2.9              | 10.7       | 14.0        | 7.5                | 13.4       | 21.9        |
| Maatawaka                                  | -1.8               | -7.8       | -9.5        | -1.2             | 8.2        | 6.9         | 10.3               | 7.2        | 18.2        |
| <b>Total Northland/Auckland Iwi Region</b> | <b>8.0</b>         | <b>2.0</b> | <b>10.1</b> | <b>12.5</b>      | <b>5.0</b> | <b>18.1</b> | <b>22.6</b>        | <b>5.3</b> | <b>29.2</b> |

\* Percentages based on Total Response numbers as provided by Statistics New Zealand

With just one exception (Maatawaka living in Far North District), all iwi populations living in Far North and Whangarei Districts grew in size between 2001 and 2013, while this was also the case for all but Te Aupōuri and Te Rarawa people living in Kaipara District (-11.1%, -3.9% respectively) – see also Figure 3.1 and Appendix A.

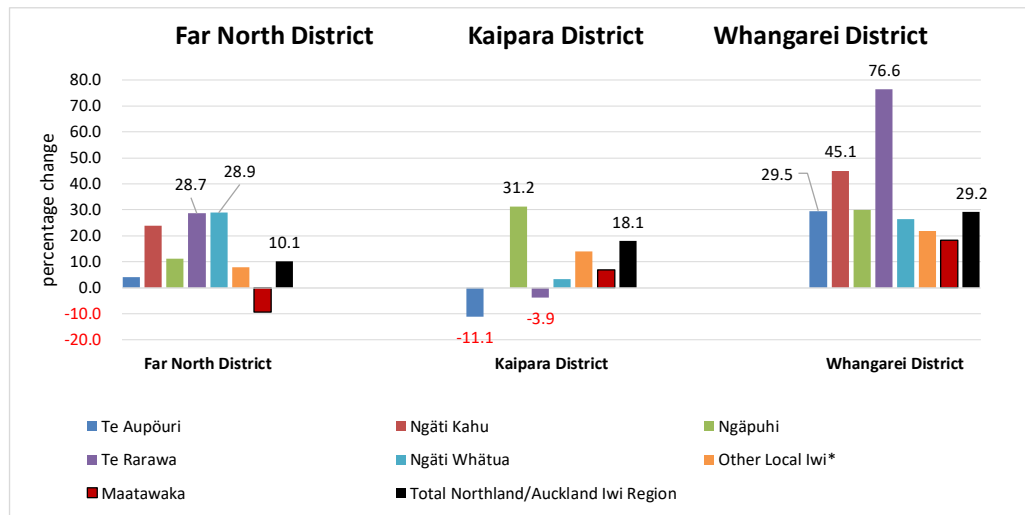
With just one exception, the greatest growth for each iwi pertained to Whangarei District, with the greatest overall growth occurring for Te Rarawa (76.6%). For the exception, Ngāti Whātua, growth was greatest in Far North District (28.9%). Ngāti Whātua living in Far North District also experienced the greatest growth of all iwi living in Far North, followed closely by Te Rarawa (28.7%) while Ngāpuhi living in Kaipara District (31.2%) experienced the greatest growth of all iwi living in Kaipara District.

Some iwi experienced decline between 2001 and 2006: Other Local Iwi and Maatawaka living in Far North District (-6.4%, -1.8%), and Ngāti Kahu, Te Rarawa and Maatawaka living in Kaipara District (-7.7%, -7.8%, -1.2%); of these, however, only Maatawaka living in Far North District and Te Rarawa living in Kaipara District experienced overall decline.

Others experienced decline between 2006 and 2013: Te Aupōuri, Ngāpuhi and Maatawaka living in Far North District (-12.7%, -0.3%, -7.8%), Te Aupōuri and Ngāti

Whätua living in Kaipara District (-36.8%, -4.7%), and Te Aupöuri and Ngäti Whätua living in Whangarei District (-1.3%, -5.6%). Of these, only Maatawaka living in Far North District and Te Aupöuri living in Kaipara District declined overall.

**Figure 3.1: Percentage change in population numbers (Total Response) 2001-2013 for Te Tai Tokerau iwi populations by territorial authority area (TA) of residence**



Percentage change based on Total Response numbers as provided by Statistics New Zealand.  
Notes: \*Other iwi within Northland/Auckland iwi Region

Thus, iwi living in Whangarei District have tended to fare best overall in terms of population growth (based on Total Response numbers), followed by those living in Far North District, while iwi living in Kaipara District generally saw the lowest growth. Of the three iwi experiencing decline between 2001 and 2013, loss was greatest for Te Aupöuri living in Kaipara District, followed by Maatawaka living in Far North, then Te Rarawa living in Kaipara.

**Box 1 Important Methodological Note:** The data in Table 3.1 and Figure 3.1 above are based on Total Response numbers as supplied by Statistics New Zealand and are the only data that should be used to assess population change. Most other analyses in this Report are based on re-summed totals which pertain the specific issue being examined, for example, numbers where previous location or housing tenure was stated.

## 3.2 Movers and Stayers

Figure 3.2 gives an overview of the proportions of each iwi population by territorial authority area (TA) of residence in 2001, 2006 and 2013 and their TA of origin five years prior to each census (see also Table 3.2).

'Stayers' are those who were enumerated as living in the specified TA at each individual census and 5 years prior. 'Arrivals' are divided into arrivals via internal migration, overseas migration, or birth. Many births will have been to parents of one or other stayer/arrival category, but they are defined as that themselves because they were born during the five year period prior to each census.

**Box 2: Important methodological note:** As explained in Section 2.1, the Total Response nature of the data used in this Report means that people who identify with more than one iwi are counted in each one. Data are also randomly rounded to base 3, and in other cases, data are suppressed due to very low numbers. In some cases these combined methods result in the total number of responses for a particular (mover/stayer, tenure or age) category being either slightly greater or slightly smaller than the total number of people.

In order to generate meaningful mover/stayer percentages, two calculation methods have been used.

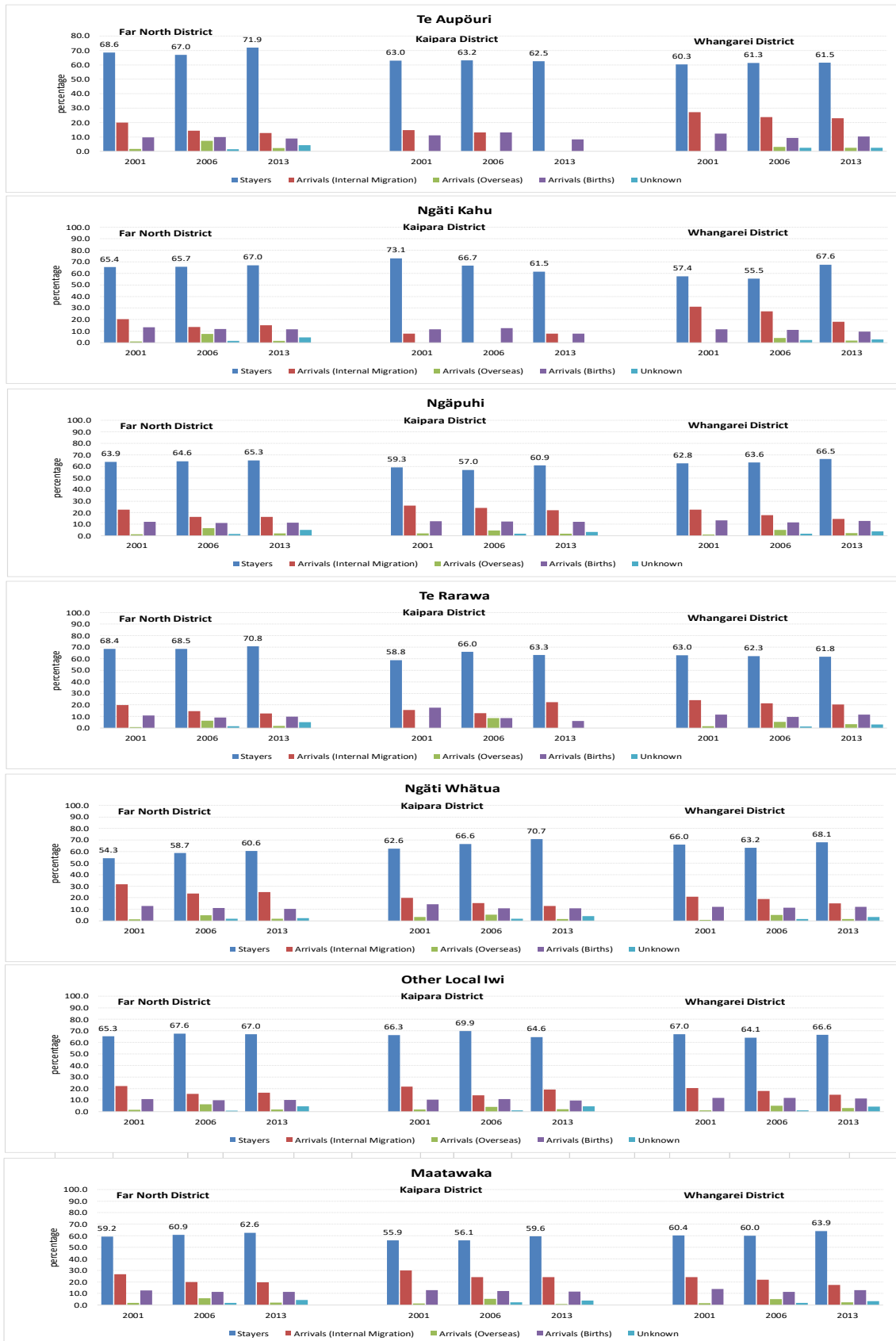
For Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, numbers in each mover/stayer category are very low and many data cells are suppressed. For these iwi in Kaipara District only, percentages are based on (raw) Total Response numbers, because to do otherwise would generate very high percentage values to those cells which do contain data. The resulting statistics do not sum to 100 per cent and should in all cases be understood as best approximations, rather than definitive.

For all other iwi/TAs, numbers are robust and the underlying data for the mover/stayer categories have been summed so that percentages sum to 100. For most iwi, the impact is minimal effect; the raw totals and summed totals are either identical or almost identical (see Table 3.2).

With the methodological caveat in Box 2 in mind, six main observations can be made from Figure 3.2; see below for additional detail (Tables 3.2 and 3.3).

- All iwi have much higher proportions of Stayers than Arrivals. This is commensurate with the national picture for both Māori and non-Māori (Jackson 2019).
- In general, Stayer and Arrival patterns and trends are broadly similar for all iwi irrespective of TA of residence. With just a few exceptions, iwi Stayer proportions in 2013 were higher than in 2001.
- The highest Stayer proportions tend to favour Far North District, although Ngāti Whātua living in Kaipara and Whangarei Districts were consistent exceptions (having the higher proportions).
- Internal Arrivals and Births generally accounted for much higher proportions of each iwi population at each census, than Overseas Arrivals.
- With just a few exceptions, both Internal Arrivals and Births generally fell as a proportion of each census iwi population (2001-2013), while Overseas Arrivals increased in all but two cases.
- With just a few exceptions, Overseas Arrivals play a somewhat larger role for iwi living in Far North District than for iwi living in Kaipara and Whangarei Districts.

Figure 3.2: Te Tai Tokerau iwi populations by territorial authority area (TA) of residence in 2001, 2006 and 2013, and percentage in each stayer/arrival status based on TA of origin five years prior to each census



These percentages are based on the sum of numbers in each mover/stayer category, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, for whom the (raw) Total Response base is used



**Table 3.2: Te Tai Tokerau iwi populations by territorial authority area (TA) of residence in 2001, 2006 and 2013, and percentage in each stayer/arrival status based on TA of origin five years prior to each census**

|                                   | Far North District |              |              | Kaipara District |              |              | Whangarei District |              |              |
|-----------------------------------|--------------------|--------------|--------------|------------------|--------------|--------------|--------------------|--------------|--------------|
|                                   | 2001               | 2006         | 2013         | 2001             | 2006         | 2013         | 2001               | 2006         | 2013         |
| <b>Te Aupōuri</b>                 |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 68.6               | 67.0         | 71.9         | 63.0             | 63.2         | 62.5         | 60.3               | 61.3         | 61.5         |
| Arrivals (Internal Migration)     | 20.0               | 14.3         | 12.7         | 14.8             | 13.2         | 0.0          | 27.3               | 23.8         | 23.1         |
| Arrivals (Overseas)               | 1.7                | 7.4          | 2.2          | 0.0              | 0.0          | 0.0          | 0.0                | 3.1          | 2.6          |
| Arrivals (Births)                 | 9.7                | 9.9          | 8.9          | 11.1             | 13.2         | 8.3          | 12.4               | 9.4          | 10.3         |
| Unknown                           | 0.0                | 1.4          | 4.2          | 0.0              | 0.0          | 0.0          | 0.0                | 2.5          | 2.6          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>88.9</b>      | <b>89.5</b>  | <b>70.8</b>  | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>1422</b>        | <b>1701</b>  | <b>1485</b>  | <b>72</b>        | <b>102</b>   | <b>51</b>    | <b>363</b>         | <b>480</b>   | <b>468</b>   |
| Total Response (N)                | 1431               | 1707         | 1491         | <b>81</b>        | <b>114</b>   | <b>72</b>    | 366                | 480          | 474          |
| <b>Ngāti Kahu</b>                 |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 65.4               | 65.7         | 67.0         | 73.1             | 66.7         | 61.5         | 57.4               | 55.5         | 67.6         |
| Arrivals (Internal Migration)     | 20.4               | 13.5         | 15.2         | 7.7              | 0.0          | 7.7          | 31.1               | 27.2         | 18.2         |
| Arrivals (Overseas)               | 0.9                | 7.5          | 1.6          | 0.0              | 0.0          | 0.0          | 0.0                | 4.0          | 1.7          |
| Arrivals (Births)                 | 13.3               | 11.7         | 11.6         | 11.5             | 12.5         | 7.7          | 11.5               | 11.0         | 9.7          |
| Unknown                           | 0.0                | 1.6          | 4.6          | 0.0              | 0.0          | 0.0          | 0.0                | 2.3          | 2.8          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>92.3</b>      | <b>79.2</b>  | <b>76.9</b>  | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>1629</b>        | <b>1869</b>  | <b>2016</b>  | <b>72</b>        | <b>57</b>    | <b>60</b>    | <b>366</b>         | <b>519</b>   | <b>528</b>   |
| Total Response (N)                | 1629               | 1869         | 2016         | <b>78</b>        | <b>72</b>    | <b>78</b>    | 366                | 522          | 531          |
| <b>Ngāpuhi</b>                    |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 63.9               | 64.6         | 65.3         | 59.3             | 57.0         | 60.9         | 62.8               | 63.6         | 66.5         |
| Arrivals (Internal Migration)     | 22.5               | 16.3         | 16.4         | 26.1             | 24.1         | 22.0         | 22.7               | 17.9         | 14.7         |
| Arrivals (Overseas)               | 1.4                | 6.6          | 2.1          | 2.0              | 4.6          | 1.7          | 1.1                | 5.1          | 2.4          |
| Arrivals (Births)                 | 12.2               | 10.9         | 11.2         | 12.6             | 12.4         | 12.2         | 13.4               | 11.7         | 12.8         |
| Unknown                           | 0.0                | 1.6          | 5.1          | 0.0              | 1.9          | 3.2          | 0.0                | 1.7          | 3.7          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>     | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>10566</b>       | <b>11781</b> | <b>11736</b> | <b>1356</b>      | <b>1620</b>  | <b>1773</b>  | <b>7929</b>        | <b>9873</b>  | <b>10308</b> |
| Total Response (N)                | 10566              | 11784        | 11745        | 1356             | 1620         | 1779         | 7932               | 9879         | 10302        |
| <b>Te Rarawa</b>                  |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 68.4               | 68.5         | 70.8         | 58.8             | 66.0         | 63.3         | 63.0               | 62.3         | 61.8         |
| Arrivals (Internal Migration)     | 19.9               | 14.6         | 12.7         | 15.7             | 12.8         | 22.4         | 24.0               | 21.5         | 20.3         |
| Arrivals (Overseas)               | 0.8                | 6.3          | 1.7          | 0.0              | 8.5          | 0.0          | 1.4                | 5.2          | 3.3          |
| Arrivals (Births)                 | 10.9               | 9.2          | 9.9          | 17.6             | 8.5          | 6.1          | 11.5               | 9.7          | 11.7         |
| Unknown                           | 0.0                | 1.4          | 4.9          | 0.0              | 0.0          | 0.0          | 0.0                | 1.4          | 3.0          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>92.2</b>      | <b>95.7</b>  | <b>91.8</b>  | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>2688</b>        | <b>3171</b>  | <b>3459</b>  | <b>141</b>       | <b>135</b>   | <b>135</b>   | <b>624</b>         | <b>867</b>   | <b>1107</b>  |
| Total Response (N)                | 2691               | 3168         | 3462         | <b>153</b>       | <b>141</b>   | <b>147</b>   | 627                | 870          | 1107         |
| <b>Ngāti Whātua</b>               |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 54.3               | 58.7         | 60.6         | 62.6             | 66.6         | 70.7         | 66.0               | 63.2         | 68.1         |
| Arrivals (Internal Migration)     | 31.7               | 23.6         | 24.9         | 19.8             | 15.4         | 12.8         | 21.0               | 18.8         | 15.1         |
| Arrivals (Overseas)               | 1.2                | 4.8          | 1.9          | 3.2              | 5.3          | 1.6          | 0.8                | 5.2          | 1.5          |
| Arrivals (Births)                 | 12.8               | 11.1         | 10.3         | 14.4             | 10.9         | 10.9         | 12.2               | 11.4         | 12.0         |
| Unknown                           | 0.0                | 1.9          | 2.3          | 0.0              | 1.8          | 4.0          | 0.0                | 1.4          | 3.3          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>     | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>492</b>         | <b>624</b>   | <b>639</b>   | <b>939</b>       | <b>1014</b>  | <b>963</b>   | <b>1086</b>        | <b>1452</b>  | <b>1374</b>  |
| Total Response (N)                | 498                | 624          | 642          | 939              | 1017         | 969          | 1086               | 1455         | 1374         |
| <b>Other Local Iwi</b>            |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 65.3               | 67.6         | 67.0         | 66.3             | 69.9         | 64.6         | 67.0               | 64.1         | 66.6         |
| Arrivals (Internal Migration)     | 22.1               | 15.3         | 16.4         | 21.7             | 14.2         | 19.2         | 20.3               | 17.8         | 14.7         |
| Arrivals (Overseas)               | 1.6                | 6.2          | 1.9          | 1.7              | 4.0          | 2.0          | 1.0                | 5.1          | 3.0          |
| Arrivals (Births)                 | 11.0               | 10.0         | 10.2         | 10.3             | 10.8         | 9.6          | 11.7               | 11.9         | 11.5         |
| Unknown                           | 0.0                | 0.9          | 4.6          | 0.0              | 1.1          | 4.5          | 0.0                | 1.2          | 4.2          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>     | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>2931</b>        | <b>2742</b>  | <b>3159</b>  | <b>525</b>       | <b>528</b>   | <b>594</b>   | <b>2145</b>        | <b>2313</b>  | <b>2616</b>  |
| Total Response (N)                | 2928               | 2742         | 3159         | 516              | 531          | 588          | 2148               | 2310         | 2619         |
| <b>Maatawaka</b>                  |                    |              |              |                  |              |              |                    |              |              |
| Stayers                           | 59.2               | 60.9         | 62.6         | 55.9             | 56.1         | 59.6         | 60.4               | 60.0         | 63.9         |
| Arrivals (Internal Migration)     | 26.6               | 19.9         | 19.7         | 29.9             | 24.0         | 24.2         | 24.2               | 21.8         | 17.5         |
| Arrivals (Overseas)               | 1.7                | 5.9          | 2.0          | 1.3              | 5.3          | 0.8          | 1.5                | 5.0          | 2.2          |
| Arrivals (Births)                 | 12.5               | 11.4         | 11.3         | 12.9             | 12.2         | 11.6         | 13.9               | 11.3         | 13.0         |
| Unknown                           | 0.0                | 1.8          | 4.4          | 0.0              | 2.3          | 3.7          | 0.0                | 1.9          | 3.4          |
| <b>Total</b>                      | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>     | <b>100.0</b> | <b>100.0</b> | <b>100.0</b>       | <b>100.0</b> | <b>100.0</b> |
| <b>Sum of N in each category*</b> | <b>8082</b>        | <b>7941</b>  | <b>7320</b>  | <b>1818</b>      | <b>1797</b>  | <b>1932</b>  | <b>7602</b>        | <b>8394</b>  | <b>8994</b>  |
| Total Response (N)                | 8088               | 7941         | 7320         | 1818             | 1797         | 1944         | 7608               | 8391         | 8991         |

*These percentages are based on the sum of numbers in each mover/stayer category, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, for whom the (raw) Total Response base is used*

- **Stayers:** All iwi have much higher proportions of Stayers than Arrivals (Figure 3.2 and Table 3.2), at all three censuses. In 2013 the highest proportions were for Te Aupōuri and Te Rarawa living in Far North District (respectively 71.9% and 70.8%), followed closely by Ngāti Whātua living in Kaipara District (70.7%), while the lowest proportions were for Maatawaka (59.6%) living in Kaipara District.
  - For Te Aupōuri and Te Rarawa people, Stayer proportions were consistently highest for those living in Far North District, while this was also true for Ngāpuhi people with the sole exception of those living in Whangarei District in 2013.
  - With the following other exceptions, Far North District Stayers had the highest proportions of Stayers: Ngāti Kahu living in Kaipara District in 2001 and 2006 and Whangarei District in 2013, Ngāti Whātua living in Kaipara and Whangarei Districts at all three censuses, Other Local Iwi living in Kaipara and Whangarei and Whangarei Districts in 2001 and in Kaipara District in 2006, and Maatawaka living in Whangarei District in 2001 and 2013.
  - With five exceptions, Stayer proportions were higher in 2013 than 2001 (Table 3.3 below). The exceptions were Te Aupōuri and Ngāti Kahu living in Kaipara District (-0.7%, -15.8%), Te Rarawa living in Whangarei District (-1.9%), and 'Other Local Iwi' living in both Kaipara and Whangarei Districts (-2.5%, -0.5%).
  
- **Internal Arrivals:** With few exceptions, Internal Arrivals (from another New Zealand TA) were the second largest component of each census iwi population (Table 3.2).
  - In 2013, Internal Arrivals were highest in proportion for Ngāti Whātua living in Far North District (24.9%), followed by Maatawaka (24.2%), and lowest for Ngāti Kahu living in Kaipara District (7.7%) (there were no Internal Arrivals for Te Aupōuri living in Kaipara District in 2013).
  - With just one exception, Internal Arrivals fell as a proportion of each iwi census population, between 2001 and 2013 (Table 3.3 below). The exception was for Te Rarawa living in Kaipara District (+43.1%).
  
- **Overseas Arrivals** typically accounted for much smaller proportions of each census iwi population than Internal Arrivals (Table 3.2). In 2001 and 2006, the highest proportions were mostly shared between iwi living in Far North and

Kaipara Districts, while in 2013 the highest proportions generally favoured Whangarei District.

- In 2013, the highest proportions of Overseas Arrivals pertained to Te Rarawa and Other Local Iwi living in Whangarei District (3.3%, 3.0%), while the lowest was for Maatawaka (0.8%) (Table 3.2).
  - For all iwi living in Far North District, proportions of Overseas Arrivals increased between 2001 and 2013, while for those living in Whangarei District they increased for all but Te Aupōuri and Ngāti Kahu (Table 3.3). For iwi living in Kaipara District, proportions increased only for Other Local Iwi, while there were no Overseas Arrivals for Te Aupōuri and Ngāti Kahu and Te Rarawa, indicating that Overseas Arrivals play less of a role for iwi living in Kaipara District.
- **Births** (children born in the five years prior to each census) generally accounted for a smaller proportion of each iwi census population than Internal Arrivals, but a higher proportion than Overseas Arrivals (Table 3.2). With just one exception, children born five years prior to each census fell as a proportion of each census iwi population between 2001 and 2013 (Table 3.3 below). The exception was for Te Rarawa people living in Whangarei District.
    - In 2013, the highest proportions accounted for by Births were recorded for Maatawaka living in Whangarei District (13.0%) followed by Ngāpuhi living in Whangarei District (12.8%), while the lowest proportions were for Te Rarawa people living in Kaipara District (6.1%).
- **Previous Location Unknown:** Previous location unknown was not enumerated at the 2001 Census. In 2006, proportions ranged between zero and 2.5 per cent (for Te Aupōuri living in Whangarei District), while in 2013 proportions ranged from zero to 5.1 per cent (for Ngāpuhi living in Far North District).
    - In 2013 there were only two exceptions to the general picture that the highest 'Unknown' rates pertained to iwi living in Far North District. The exceptions were for Other Local Iwi living in Kaipara and Whangarei Districts. This finding suggests that more attention needs to be paid to census coverage for Far North District.

**Table 3.3: Percentage change in each stayer/arrival status 2001-2013 based on TA of origin five years prior to each census, for Te Tai Tokerau iwi populations by territorial authority area (TA) of current residence.**

|                               | Change (%) 2001-2013 |                  |                    |
|-------------------------------|----------------------|------------------|--------------------|
|                               | Far North District   | Kaipara District | Whangarei District |
| <b>Te Aupōuri</b>             |                      |                  |                    |
| Stayers                       | 4.9                  | -0.7             | 2.0                |
| Arrivals (Internal Migration) | -36.5                | -100.0           | -15.4              |
| Arrivals (Overseas)           | 31.7                 | ...              | ...                |
| Arrivals (Births)             | -8.4                 | -25.0            | -17.3              |
| Unknown*                      | ...                  | ...              | ...                |
| <b>Ngāti Kahu</b>             |                      |                  |                    |
| Stayers                       | 2.4                  | -15.8            | 17.8               |
| Arrivals (Internal Migration) | -25.7                | -0.0             | -41.6              |
| Arrivals (Overseas)           | 77.8                 | ...              | ...                |
| Arrivals (Births)             | -12.5                | -33.3            | -15.8              |
| Unknown*                      | ...                  | ...              | ...                |
| <b>Ngāpuhi</b>                |                      |                  |                    |
| Stayers                       | 2.1                  | 2.7              | 5.8                |
| Arrivals (Internal Migration) | -27.3                | -15.7            | -35.3              |
| Arrivals (Overseas)           | 48.8                 | -15.0            | 114.8              |
| Arrivals (Births)             | -7.9                 | -3.4             | -4.6               |
| Unknown*                      | ...                  | ...              | ...                |
| <b>Te Rarawa</b>              |                      |                  |                    |
| Stayers                       | 3.4                  | 7.6              | -1.9               |
| Arrivals (Internal Migration) | -36.3                | 43.1             | -15.4              |
| Arrivals (Overseas)           | 122.0                | ...              | 125.5              |
| Arrivals (Births)             | -9.6                 | -65.3            | 1.0                |
| Unknown*                      | ...                  | ...              | ...                |
| <b>Ngāti Whātua</b>           |                      |                  |                    |
| Stayers                       | 11.6                 | 12.9             | 3.2                |
| Arrivals (Internal Migration) | -21.5                | -35.5            | -28.2              |
| Arrivals (Overseas)           | 54.0                 | -51.2            | 84.4               |
| Arrivals (Births)             | -19.3                | -24.2            | -1.2               |
| Unknown*                      | ...                  | ...              | ...                |
| <b>Other Local Iwi</b>        |                      |                  |                    |
| Stayers                       | 2.5                  | -2.5             | -0.5               |
| Arrivals (Internal Migration) | -25.7                | -11.6            | -27.6              |
| Arrivals (Overseas)           | 16.0                 | 17.8             | 204.6              |
| Arrivals (Births)             | -7.2                 | -6.7             | -2.4               |
| Unknown*                      | ...                  | ...              | ...                |
| <b>Maatawaka</b>              |                      |                  |                    |
| Stayers                       | 5.8                  | 6.6              | 5.9                |
| Arrivals (Internal Migration) | -26.0                | -18.9            | -27.6              |
| Arrivals (Overseas)           | 20.0                 | -41.2            | 45.2               |
| Arrivals (Births)             | -9.8                 | -9.5             | -6.9               |
| Unknown*                      | ...                  | ...              | ...                |

\*'Unknown origin' was not recorded for 2001, thus percentage change 2001-2013 cannot be calculated  
Red cells and negative values indicate decline 2001-2013

## 4 Housing Tenure – Iwi Overview

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### 4.1 Housing tenure

This section outlines differences and trends in housing tenure for Te Tai Tokerau iwi (all ages combined). Tenure is divided into home ownership, non-ownership (typically renting), and living in a home owned by a Family Trust. Because the latter category was introduced only in 2006, ownership and non-ownership/renting rates in 2001 and 2006 are not directly comparable. However, even when ownership and living in a home owned by a Family Trust are aggregated, their sum is almost always lower than ownership levels in 2001; thus, such comparisons are made. **At the same time, in order to have one robust time-series statistic, non-ownership/renting can be interpreted as the primary indicator of overall tenure change.**

**Box 3: Important Methodological Note: In this section, only data for those who stated their housing tenure is used.**

**For Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, stated numbers in each tenure category are very low and many data cells are suppressed. For these iwi in Kaipara District only, percentages are based on (raw) Total Stated Response numbers, because to do otherwise would generate very high percentage values to those cells which do contain data. The resulting statistics do not sum to 100 per cent and should in all cases be understood as best approximations, rather than definitive.**

**For all other iwi/TAs, numbers are robust and the underlying data for the tenure categories have been summed so that percentages sum to 100. For most iwi, the impact is minimal effect; the raw stated totals and summed stated totals are either identical or almost identical.**

**As a result of these methodological issues, some numbers in this section will differ to those in the previous sections.**

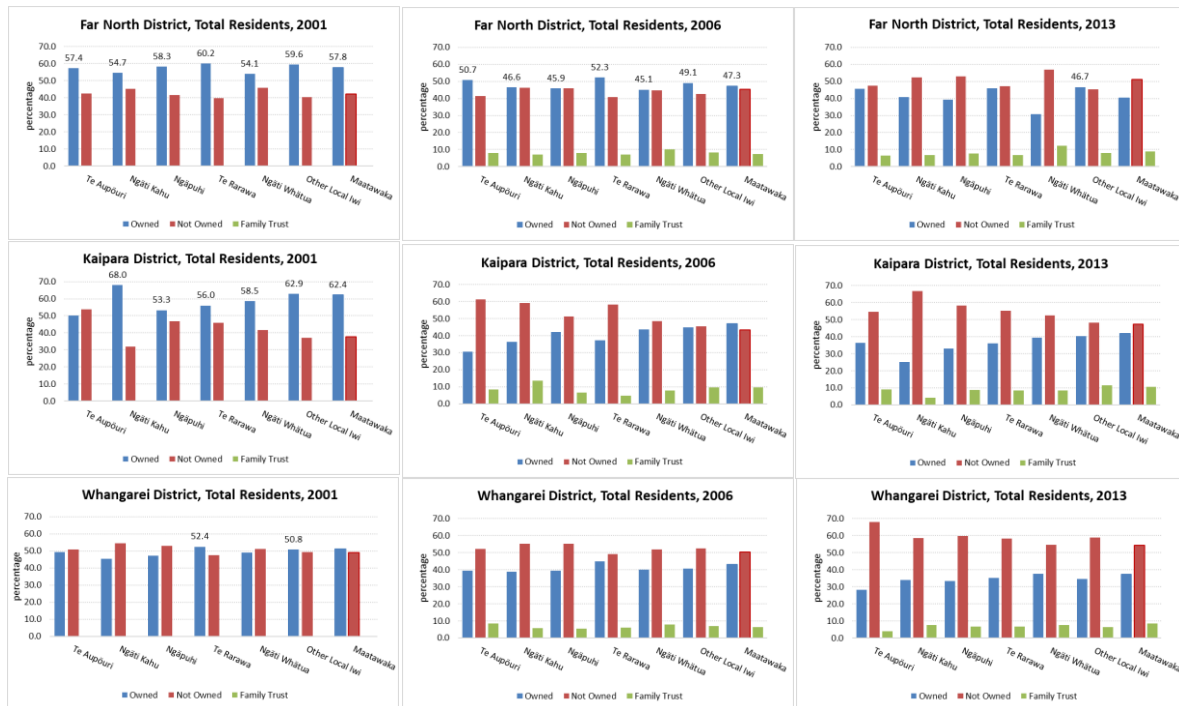
In contrast to the relatively modest disparity in migratory movements by either iwi or TA illustrated in Section 3, iwi and TA differences in housing tenure are more pronounced. As Figure 4.1 shows, since 2001, home ownership has declined, and non-ownership/renting increased, for all Te Tai Tokerau TAs and all iwi. 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). In 2013, overall 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. In all cases, ownership levels in Te Tai Tokerau were lower, and non-ownership levels higher, for Māori than non-Māori (Jackson 2019).

Figure 4.1 shows that, **in 2001**, all iwi living in Far North District were more likely to live in an owned home than a non-owned home, while this was also the case for all but Te Aupōuri living in Kaipara District. In Whangarei District, only Te Rarawa (52.4%), Other Local Iwi (50.8%), and Maatawaka (51%) were more likely to do so (see also Table 4.1), and then only marginally—although there was minimal gap between ownership and non-ownership/renting levels for all other iwi living in Whangarei.

In 2001, all iwi living in Far North District, and all but Te Aupōuri living in Kaipara District, were therefore somewhat more likely to live in an owned home than a non-owned home, than iwi living in Whangarei District.

The overall highest ownership levels (in 2001) were for Ngāti Kahu living in Kaipara District (68%), followed by Other Local Iwi also living in Kaipara District (62.9%), and lowest for Ngāti Kahu living in Whangarei District (45.5%).

Figure 4.1: Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence in 2001, 2006 and 2013, and percentage in each housing tenure



These percentages are based on the summed total of those who stated housing tenure, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, for whom raw stated totals are used

Table 4.1: Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence in 2001, 2006 and 2013, and percentage in each housing tenure

|                           | 2001  |           |              | 2006  |           |              | 2013  |           |              |  |
|---------------------------|-------|-----------|--------------|-------|-----------|--------------|-------|-----------|--------------|--|
|                           | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust |  |
| <b>Far North District</b> |       |           |              |       |           |              |       |           |              |  |
| Te Aupōuri                | 57.4  | 42.6      | ...          | 50.7  | 41.3      | 8.0          | 45.8  | 47.6      | 6.6          |  |
| Ngāti Kahu                | 54.7  | 45.3      | ...          | 46.6  | 46.3      | 7.1          | 40.7  | 52.4      | 6.9          |  |
| Ngāpuhi                   | 58.3  | 41.7      | ...          | 45.9  | 45.9      | 8.1          | 39.2  | 53.0      | 7.8          |  |
| Te Rarawa                 | 60.2  | 39.8      | ...          | 52.3  | 40.7      | 7.0          | 45.9  | 47.2      | 6.9          |  |
| Ngāti Whātua              | 54.1  | 45.9      | ...          | 45.1  | 44.6      | 10.3         | 30.7  | 56.9      | 12.4         |  |
| Other Local Iwi           | 59.6  | 40.4      | ...          | 49.1  | 42.5      | 8.4          | 46.7  | 45.3      | 8.0          |  |
| Maatawaka                 | 57.8  | 42.2      | ...          | 47.3  | 45.4      | 7.3          | 40.1  | 51.1      | 8.8          |  |
| <b>Kaipara District</b>   |       |           |              |       |           |              |       |           |              |  |
| Te Aupōuri                | 50.0  | 53.8      | ...          | 30.6  | 61.1      | 8.3          | 36.4  | 54.5      | 9.1          |  |
| Ngāti Kahu                | 68.0  | 32.0      | ...          | 36.4  | 59.1      | 13.6         | 25.0  | 66.7      | 4.2          |  |
| Ngāpuhi                   | 53.3  | 46.7      | ...          | 42.2  | 51.3      | 6.5          | 33.1  | 58.3      | 8.6          |  |
| Te Rarawa                 | 56.0  | 46.0      | ...          | 37.2  | 58.1      | 4.7          | 36.2  | 55.3      | 8.5          |  |
| Ngāti Whātua              | 58.5  | 41.5      | ...          | 43.8  | 48.4      | 7.8          | 39.3  | 52.4      | 8.3          |  |
| Other Local Iwi           | 62.9  | 37.1      | ...          | 44.8  | 45.4      | 9.8          | 40.4  | 48.2      | 11.4         |  |
| Maatawaka                 | 62.4  | 37.6      | ...          | 46.9  | 43.3      | 9.8          | 42.0  | 47.4      | 10.6         |  |
| <b>Whangarei District</b> |       |           |              |       |           |              |       |           |              |  |
| Te Aupōuri                | 49.2  | 50.8      | ...          | 39.4  | 52.3      | 8.4          | 28.2  | 67.9      | 3.8          |  |
| Ngāti Kahu                | 45.5  | 54.5      | ...          | 38.8  | 55.3      | 5.9          | 33.9  | 58.6      | 7.5          |  |
| Ngāpuhi                   | 47.1  | 52.9      | ...          | 39.4  | 55.1      | 5.5          | 33.3  | 59.9      | 6.8          |  |
| Te Rarawa                 | 52.4  | 47.6      | ...          | 44.9  | 49.1      | 6.0          | 35.1  | 58.1      | 6.7          |  |
| Ngāti Whātua              | 49.0  | 51.0      | ...          | 40.0  | 52.0      | 7.9          | 37.7  | 54.7      | 7.6          |  |
| Other Local Iwi           | 50.8  | 49.2      | ...          | 40.6  | 52.4      | 7.0          | 34.6  | 59.0      | 6.4          |  |
| Maatawaka                 | 51.0  | 49.0      | ...          | 43.1  | 50.5      | 6.4          | 37.2  | 54.2      | 8.6          |  |

These percentages are based on the summed total of those who stated housing tenure, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, for whom raw stated totals are used



**By 2006**, the margin for ownership as the dominant tenure enjoyed almost universally by iwi living in Far North and Kaipara Districts had fallen away, although all iwi in Far North District still had marginally higher or equal levels living in an owned home than a non-owned home, by comparison with Kaipara District. In Kaipara District, non-ownership/renting levels had risen above ownership for all but Maatawaka, and particularly so for Te Aupōuri, Ngāti Kahu, and Te Rarawa, while in Whangarei District, non-ownership/renting was universally higher than owning for all iwi, with the gap (between ownership/non-ownership) similar across all iwi but smallest for Maatawaka.

**The appearance of Family Trusts** as a tenure category in 2006 had some effect on these changing levels; however, proportions living in a home owned by a Family Trust were in all cases by far the lowest and did not vary greatly across iwi and TAs. In Far North District, levels ranged between 7.0 per cent (Te Rarawa) and 10.3 per cent Ngāti Whātua), and in Whangarei District, between 5.5 per cent for Ngāpuhi and 8.4 per cent for Te Aupōuri. Only in Kaipara District was there was a broader range of levels, from 4.7 per cent for Te Rarawa to 13.6 per cent for Ngāti Kahu. However, despite the high Family Trust levels for for Ngāti Kahu, non-ownership/renting was still second-highest (59.1%) both for those living in Kaipara District, and for all TAs.

With just one exception, **by 2013**, non-ownership/renting levels were universally higher than ownership, for all iwi irrespective of TA. The exception was Other Local Iwi living in Far North District, for whom ownership levels (46.7%) were still marginally above non-ownership (45.3%)—and overall highest across all TAs. However, two other iwi also living in Far North District, Te Aupōuri and Te Rarawa, also stand out for their relatively equal levels of ownership and non-ownership/renting in 2013, by comparison with all other iwi.

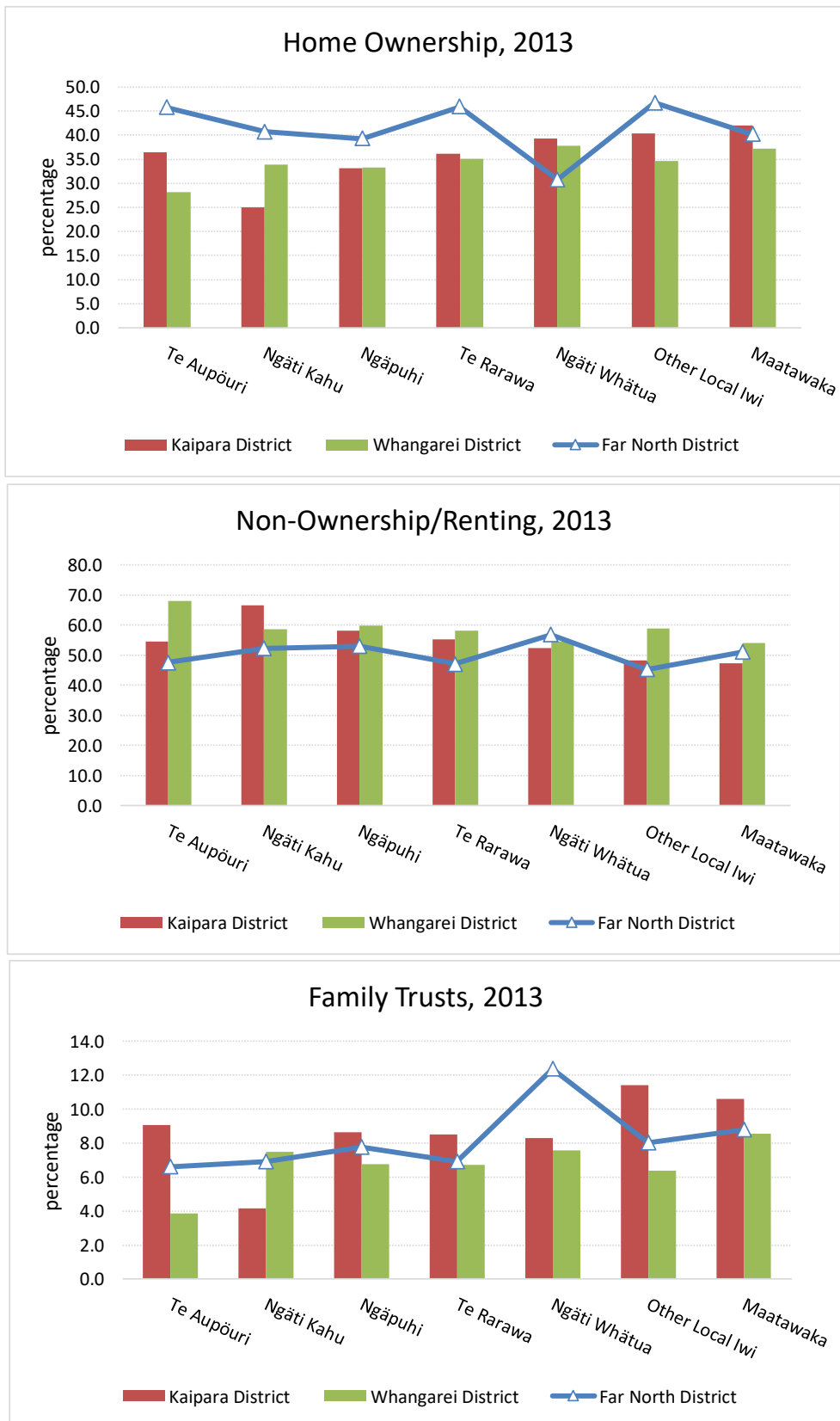
In 2013, the overall lowest home ownership levels were for Ngāti Kahu living in Kaipara District (25.0%), Te Aupōuri living in Whangarei District (28.2%), and Ngāti Whātua living in Far North District (30.7%). For Ngāti Kahu living in Kaipara District and Te Aupōuri living in Whangarei District these lowest ownership levels were also accompanied by the lowest levels of living in a home owned by a Family Trust (respectively, 4.2% and 3.8%), resulting in the highest overall levels of non-ownership/renting (respectively, 66.7% and 67.9%). By contrast, for Ngāti Whātua living in Far North District, proportions living in a home owned by a Family Trust were the overall highest (12.4%) for any iwi or TA; however, compared with all iwi living in Far North District, the outcome was still the highest levels of non-ownership/renting (56.9%). Thus, living in a home owned by a Family Trust does not universally offset non-ownership/renting.

**These patterns and trends for iwi reflect those for all Te Tai Tokerau Māori** (Jackson 2019), which showed that Māori living in Far North District have tenure advantages over Māori living in Kaipara District and more so again over Māori living in Whangarei District. With just two exceptions, this picture is shown on Figure 4.2, where data for iwi are summarised, for 2013. In 2013, only Ngāti Whätua living in either Kaipara or Whangarei Districts, and Maatawaka living in Kaipara District, had higher home ownership than any other iwi living in Far North District.

**Non-ownership/renting** by iwi more-or-less reflects the pattern for ownership—again attesting to the proposition that living in a home owed by a Family Trust plays a relatively small differentiating role for iwi living in a Te Tai Tokerau TA. With just three exceptions above, iwi living in Far North District have lower proportions living in a non-owned/rented home than their counterparts in both Kaipara and Whangarei Districts (Figure 4.2).

**Family Trusts:** Patterns for those living in a home owned by a Family Trust are more mixed, with the highest levels generally occurring for iwi living in Kaipara District, namely, Te Aupōuri, Ngāpuhi, Te Rarawa, Other Local Iwi and Maatawaka (Figure 4.2). Only Ngāti Whätua living in Far North District had higher levels than their counterparts in both Kaipara and Whangarei Districts, and only Ngāti Kahu living in Whangarei District had higher levels than their counterparts in both Far North and Kaipara Districts.

Figure 4.2: Home ownership, non-ownership/renting and living in a home owned by a Family Trust (%), by iwi and territorial authority area in 2013



Notes: Different scales on Y-axis

## 4.2 Housing tenure – summary and ranks

This Section summarises the data for housing tenure. Table 4.2 ranks iwi living in Te Tai Tokerau by their average rank in terms of home ownership across the three censuses 2001, 2006 and 2013. Average Rank is based on the sum of ranked positions for percentage home ownership in each census year, with highest percentage = 1, and lowest percentage = 21. The minimum average score/highest rank is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score/lowest rank is 21 and would reflect the consistently lowest percentage home ownership.

As indicated above, iwi living in Far North and Kaipara Districts appear disproportionately among the highest (most advantaged) rank values and iwi living in Whangarei District appear disproportionately, but not exclusively, among the lowest (most disadvantaged) rank values. The three most advantaged in terms of home ownership across the 2001-2013 period are Te Rarawa and Other Local Iwi living in Far North District, and Maatawaka living in Kaipara District; the three most disadvantaged are Te Aupōuri, Ngāti Kahu and Ngāpuhi all living in Whangarei District.

**Table 4.2: Highest to lowest average home ownership ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Home Ownership |      |      | Rank |      |      | AVERAGE RANK~ |
|--------------------|-----------------|---------------------------|------|------|------|------|------|---------------|
|                    |                 | 2001                      | 2006 | 2013 | 2001 | 2006 | 2013 |               |
| Far North District | Te Rarawa       | 60.2                      | 52.3 | 45.9 | 4    | 1    | 2    | 2             |
| Far North District | Other Local Iwi | 59.6                      | 49.1 | 46.7 | 5    | 3    | 1    | 3             |
| Kaipara District   | Maatawaka       | 62.4                      | 46.9 | 42.0 | 3    | 5    | 4    | 4             |
| Far North District | Te Aupōuri      | 57.4                      | 50.7 | 45.8 | 9    | 2    | 3    | 5             |
| Kaipara District   | Other Local Iwi | 62.9                      | 44.8 | 40.4 | 2    | 10   | 6    | 6             |
| Far North District | Maatawaka       | 57.8                      | 47.3 | 40.1 | 8    | 4    | 7    | 6             |
| Far North District | Ngāti Kahu      | 54.7                      | 46.6 | 40.7 | 11   | 6    | 5    | 7             |
| Far North District | Ngāpuhi         | 58.3                      | 45.9 | 39.2 | 7    | 7    | 9    | 8             |
| Kaipara District   | Ngāti Whātua    | 58.5                      | 43.8 | 39.3 | 6    | 11   | 8    | 8             |
| Whangarei District | Te Rarawa       | 52.4                      | 44.9 | 35.1 | 14   | 9    | 14   | 12            |
| Whangarei District | Maatawaka       | 51.0                      | 43.1 | 37.2 | 15   | 12   | 11   | 13            |
| Far North District | Ngāti Whātua    | 54.1                      | 45.1 | 30.7 | 12   | 8    | 19   | 13            |
| Kaipara District   | Te Rarawa       | 56.0                      | 37.2 | 36.2 | 10   | 19   | 13   | 14            |
| Kaipara District   | Ngāti Kahu      | 68.0                      | 36.4 | 25.0 | 1    | 20   | 21   | 14            |
| Kaipara District   | Ngāpuhi         | 53.3                      | 42.2 | 33.1 | 13   | 13   | 18   | 15            |
| Whangarei District | Ngāti Whātua    | 49.0                      | 40.0 | 37.7 | 19   | 15   | 10   | 15            |
| Whangarei District | Other Local Iwi | 50.8                      | 40.6 | 34.6 | 16   | 14   | 15   | 15            |
| Kaipara District   | Te Aupōuri      | 50.0                      | 30.6 | 36.4 | 17   | 21   | 12   | 17            |
| Whangarei District | Ngāpuhi         | 47.1                      | 39.4 | 33.3 | 20   | 16   | 17   | 18            |
| Whangarei District | Ngāti Kahu      | 45.5                      | 38.8 | 33.9 | 21   | 18   | 16   | 18            |
| Whangarei District | Te Aupōuri      | 49.2                      | 39.4 | 28.2 | 18   | 17   | 20   | 18            |

~Average Rank is based on the sum of ranked positions for percentage home ownership in each census year, with highest percentage = 1 and lowest percentage = 21. The minimum average score is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score is 21 and would reflect the consistently lowest percentage home ownership in each year.

Table 4.3 provides ranked data for non-ownership/renting. Here, average Rank is based on the sum of ranked positions for percentage non-ownership/renting in each census year, with lowest percentage = 1, and highest percentage = 21. The minimum average score/highest rank is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score/lowest rank is 21 and would reflect the consistently highest percentage non-ownership/renting in each year.

Reflecting their relative advantage in terms of home ownership, the same three iwi living in the same three TAs again hold the three highest (most advantaged) rank values for non-ownership/renting, in the same order, and the same three iwi living in Whangarei District hold the lowest (most disadvantaged) rank values, although not in the same order. In Table 4.3, Ngāti Kahu living in Whangarei District have the consistently highest levels of non-ownership, followed by Ngāpuhi, then Te Aupōuri—all living in Whangarei. It should be noted that this dominance of the lowest and highest non-ownership/renting levels is not predetermined by ownership levels, because the proportions living in a home owned by a Family Trust also play a role, as outlined below.

**Table 4.3: Lowest to highest average non-ownership/renting ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Non-Ownership/Renting |      |      | Rank |      |      | AVERAGE RANK~ |
|--------------------|-----------------|----------------------------------|------|------|------|------|------|---------------|
|                    |                 | 2001                             | 2006 | 2013 | 2001 | 2006 | 2013 |               |
| Far North District | Te Rarawa       | 39.8                             | 40.7 | 47.2 | 4    | 1    | 2    | 2             |
| Far North District | Other Local Iwi | 40.4                             | 42.5 | 45.3 | 5    | 3    | 1    | 3             |
| Kaipara District   | Maatawaka       | 37.6                             | 43.3 | 47.4 | 3    | 4    | 3    | 3             |
| Kaipara District   | Other Local Iwi | 37.1                             | 45.4 | 48.2 | 2    | 6    | 5    | 4             |
| Far North District | Te Aupōuri      | 42.6                             | 41.3 | 47.6 | 9    | 2    | 4    | 5             |
| Far North District | Maatawaka       | 42.2                             | 45.4 | 51.1 | 8    | 7    | 6    | 7             |
| Far North District | Ngāpuhi         | 41.7                             | 45.9 | 53.0 | 7    | 8    | 9    | 8             |
| Kaipara District   | Ngāti Whātua    | 41.5                             | 48.4 | 52.4 | 6    | 10   | 8    | 8             |
| Far North District | Ngāti Kahu      | 45.3                             | 46.3 | 52.4 | 10   | 9    | 7    | 9             |
| Far North District | Ngāti Whātua    | 45.9                             | 44.6 | 56.9 | 11   | 5    | 14   | 10            |
| Whangarei District | Maatawaka       | 49.0                             | 50.5 | 54.2 | 15   | 12   | 10   | 12            |
| Whangarei District | Te Rarawa       | 47.6                             | 49.1 | 58.1 | 14   | 11   | 15   | 13            |
| Kaipara District   | Ngāti Kahu      | 32.0                             | 59.1 | 66.7 | 1    | 20   | 20   | 14            |
| Kaipara District   | Ngāpuhi         | 46.7                             | 51.3 | 58.3 | 13   | 13   | 16   | 14            |
| Kaipara District   | Te Rarawa       | 46.0                             | 58.1 | 55.3 | 12   | 19   | 13   | 15            |
| Whangarei District | Ngāti Whātua    | 51.0                             | 52.0 | 54.7 | 18   | 14   | 12   | 15            |
| Whangarei District | Other Local Iwi | 49.2                             | 52.4 | 59.0 | 16   | 16   | 18   | 17            |
| Kaipara District   | Te Aupōuri      | 53.8                             | 61.1 | 54.5 | 20   | 21   | 11   | 17            |
| Whangarei District | Te Aupōuri      | 50.8                             | 52.3 | 67.9 | 17   | 15   | 21   | 18            |
| Whangarei District | Ngāpuhi         | 52.9                             | 55.1 | 59.9 | 19   | 17   | 19   | 18            |
| Whangarei District | Ngāti Kahu      | 54.5                             | 55.3 | 58.6 | 21   | 18   | 17   | 19            |

~Average Rank is based on the sum of ranked positions for percentage non-ownership/renting in each census year, with lowest percentage = 1 and highest percentage = 21. The minimum average score is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score is 21 and would reflect the consistently highest percentage non-ownership/renting in each year.

Table 4.4 provides ranked data for those living in a home owned by a Family Trust. Here, average Rank is based on the sum of ranked positions for percentage living in a home owned by a Family Trust in each census year, with highest percentage = 1 and lowest percentage = 21. The minimum average score/highest rank is 1 and would reflect the consistently highest percentage living in a home owned by a Family Trust in each census year. The maximum score/lowest rank is 21 and would reflect the consistently lowest percentage in this tenure type in each year.

Although iwi from Far North and Kaipara Districts again appear in the highest ranked (most advantaged) positions, and iwi from Whangarei District in the lowest/most disadvantaged ranks, there is some juxtaposition in terms of iwi occupying each place. Other Local Iwi and Maatawaka living in Kaipara District hold the second and third most advantaged positions, but this time they are preceded by Ngāti Whätua living in Far North District, for whom ownership and non-ownership/renting levels were respectively 12<sup>th</sup> and 10<sup>th</sup> position of the distribution. Iwi from Whangarei District occupy the four lowest ranks, with Ngäpuhi lowest followed by Te Rarawa, Other Local Iwi and Ngāti Kahu.

**Table 4.4: Highest to lowest average residence in a home owned by a Family Trust ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Family Trust |      | Rank |      | AVERAGE RANK~ |
|--------------------|-----------------|-------------------------|------|------|------|---------------|
|                    |                 | 2006                    | 2013 | 2006 | 2013 |               |
| Far North District | Ngāti Whātua    | 10.3                    | 12.4 | 2    | 1    | 2             |
| Kaipara District   | Other Local Iwi | 9.8                     | 11.4 | 3    | 2    | 3             |
| Kaipara District   | Maatawaka       | 9.8                     | 10.6 | 4    | 3    | 4             |
| Kaipara District   | Te Aupōuri      | 8.3                     | 9.1  | 7    | 4    | 6             |
| Far North District | Other Local Iwi | 8.4                     | 8.0  | 6    | 10   | 8             |
| Far North District | Maatawaka       | 7.3                     | 8.8  | 12   | 5    | 9             |
| Far North District | Ngāpuhi         | 8.1                     | 7.8  | 8    | 11   | 10            |
| Kaipara District   | Ngāti Whātua    | 7.8                     | 8.3  | 11   | 9    | 10            |
| Kaipara District   | Ngāti Kahu      | 13.6                    | 4.2  | 1    | 20   | 11            |
| Kaipara District   | Ngāpuhi         | 6.5                     | 8.6  | 16   | 6    | 11            |
| Whangarei District | Ngāti Whātua    | 7.9                     | 7.6  | 10   | 12   | 11            |
| Whangarei District | Maatawaka       | 6.4                     | 8.6  | 17   | 7    | 12            |
| Whangarei District | Te Aupōuri      | 8.4                     | 3.8  | 5    | 21   | 13            |
| Far North District | Te Aupōuri      | 8.0                     | 6.6  | 9    | 18   | 14            |
| Far North District | Ngāti Kahu      | 7.1                     | 6.9  | 13   | 14   | 14            |
| Kaipara District   | Te Rarawa       | 4.7                     | 8.5  | 21   | 8    | 15            |
| Far North District | Te Rarawa       | 7.0                     | 6.9  | 15   | 15   | 15            |
| Whangarei District | Ngāti Kahu      | 5.9                     | 7.5  | 19   | 13   | 16            |
| Whangarei District | Other Local Iwi | 7.0                     | 6.4  | 14   | 19   | 17            |
| Whangarei District | Te Rarawa       | 6.0                     | 6.7  | 18   | 17   | 18            |
| Whangarei District | Ngāpuhi         | 5.5                     | 6.8  | 20   | 16   | 18            |

~Average Rank is based on the sum of ranked positions for percentage living in a home owned by a Family Trust in each census year, with highest percentage = 1 and lowest percentage = 21. The minimum average score is 1 and would reflect the consistently highest percentage living in a home owned by a Family Trust in each census year. The maximum score is 21 and would reflect the consistently lowest percentage in this tenure type in each year.

Table 4.5 provides an overall summary of 'tenure advantage' based on the above averages. The Total Rank is based on the average of ranked positions for percentage home ownership, non-ownership/renting, and Family Trust. The minimum score/highest rank is 1 and would reflect the consistently highest percentage home ownership, lowest percentage non-ownership/renting, and highest percentage Family Trust across 2001, 2006 and 2013. The maximum score/lowest rank is 21 and would reflect the consistently lowest percentage home ownership, highest percentage non-ownership/renting and lowest percentage Family Trust.

Colour-coding by TA visually confirms the relatively advantageous position of iwi living in Kaipara and Far North Districts, by comparison with their counterparts living in Whangarei District. The most advantaged are Maatawaka and Other Local Iwi living in Kaipara District, followed by all but one other iwi living in Far North District (Ngāti Kahu), which still appears in the upper half of the distribution. The five least advantaged iwi, all living in Whangarei District, are Ngāpuhi, followed by Ngāti Kahu, Te Aupōuri, Other Local Iwi and Te Rarawa.



**Table 4.5: Highest to lowest tenure advantage ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

| TA of Residence    | Iwi             | Total Rank <sup>^</sup> |
|--------------------|-----------------|-------------------------|
| Kaipara District   | Maatawaka       | 3.6                     |
| Kaipara District   | Other Local Iwi | 4.3                     |
| Far North District | Other Local Iwi | 4.7                     |
| Far North District | Te Rarawa       | 6.6                     |
| Far North District | Maatawaka       | 7.3                     |
| Far North District | Te Aupōuri      | 7.7                     |
| Far North District | Ngāti Whātua    | 8.2                     |
| Far North District | Ngāpuhi         | 8.4                     |
| Kaipara District   | Ngāti Whātua    | 8.8                     |
| Far North District | Ngāti Kahu      | 9.8                     |
| Whangarei District | Maatawaka       | 12.3                    |
| Kaipara District   | Ngāti Kahu      | 12.7                    |
| Kaipara District   | Te Aupōuri      | 13.2                    |
| Kaipara District   | Ngāpuhi         | 13.2                    |
| Whangarei District | Ngāti Whātua    | 13.4                    |
| Kaipara District   | Te Rarawa       | 14.4                    |
| Whangarei District | Te Rarawa       | 14.4                    |
| Whangarei District | Other Local Iwi | 16.1                    |
| Whangarei District | Te Aupōuri      | 16.3                    |
| Whangarei District | Ngāti Kahu      | 17.7                    |
| Whangarei District | Ngāpuhi         | 18.0                    |

<sup>^</sup>Total Rank is based on the sum of ranked positions for percentage home ownership, non-ownership/renting, and Family Trust. The minimum score is 3 and would reflect the highest percentage home ownership, lowest percentage non-ownership/renting, and highest percentage Family Trust across 2001, 2006 and 2013. The maximum score is 21 and would reflect the lowest percentage home ownership, highest percentage non-ownership/renting and lowest percentage Family Trust.

## 5 Housing tenure by age

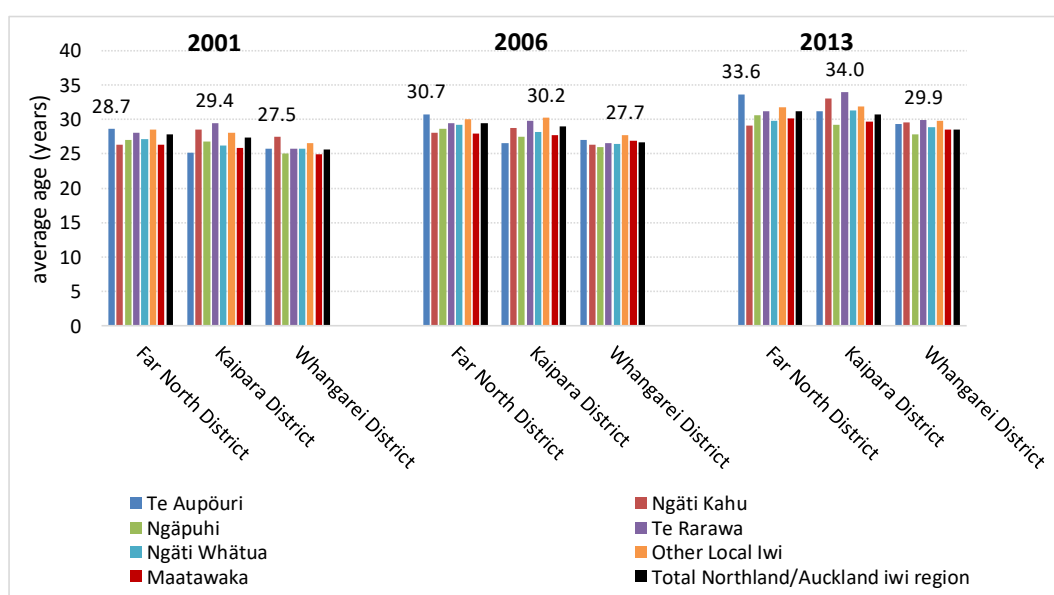
This section presents housing tenure by broad age group, first summarized for each age group/life-cycle stage in 2013, and then in terms of separate more detailed profiles for each iwi. However, the data by age are not disaggregated further (i.e. by stayer/arrivals status), as underlying population numbers for many age groups are absent, suppressed, or too low for robust comparison. These comments pertain primarily to Te Aupōuri, Ngāti Kahu, and Te Rarawa people living in Kaipara District, for whom tenure rates by age are (as in Section 4) based on (raw) total tenure-stated numbers, while the denominator for all other iwi/TAs is the re-summed total of those who stated tenure. Because of space constraints, data are also presented here in tabular form only.

## 5.1 Housing tenure and age structure

Before moving to the analysis of housing tenure by age group it is important to acknowledge that overall differences in age structure (proportions of each population at each age) have a small impact on the foregoing analysis—and will do so on the analysis of tenure by stayer/arrival status in Section 6. While the Māori age structure for all Te Tai Tokerau TAs is significantly younger than that of non-Māori (as it is nationally), it nevertheless differs by iwi within each TA (Figure 5.3 and Table 5.2), although only marginally by comparison with the Māori/non-Māori comparison (Jackson 2019).

In 2013 the youngest age structures pertain to iwi living in Whangarei District, while the oldest are for iwi living in Far North and Kaipara Districts (Figure 5.1 and Table 5.1). The overall oldest average age was for Te Rarawa living in Kaipara District (34 years) followed by Te Aupōuri living in Far North District (33.6 years), and the youngest was Ngāpuhi living in Whangarei District (27.8 years)—although it should be noted that underlying populations numbers by age are in several cases very small and compromise comparison. For example, the 2013 Census enumerated just 147 people of Te Rarawa descent living in Kaipara District, compared to 1,491 for Te Aupōuri living in Far North District, and 10,302 Ngāpuhi living in Whangarei District (Appendix A).

**Figure 5.1: Average age (years) of each iwi population by territorial authority area (TA) in 2001, 2006 and 2013, compared with total average age for each TA**



Notes: For all iwi, average age is based on re-summed Total Response numbers

**Table 5.1: Average age (years) of each iwi population by territorial authority area (TA) in 2001, 2006 and 2013, compared with total average age for each TA**

|                                       | 2001               |                  |                    | 2006               |                  |                    | 2013               |                  |                    |
|---------------------------------------|--------------------|------------------|--------------------|--------------------|------------------|--------------------|--------------------|------------------|--------------------|
|                                       | Far North District | Kaipara District | Whangarei District | Far North District | Kaipara District | Whangarei District | Far North District | Kaipara District | Whangarei District |
| Te Aupōuri                            | 28.7               | 25.1             | 25.7               | 30.7               | 26.6             | 27.1               | 33.6               | 31.2             | 29.4               |
| Ngāti Kahu                            | 26.4               | 28.6             | 27.5               | 28.1               | 28.8             | 26.3               | 29.1               | 33.0             | 29.5               |
| Ngāpuhi                               | 27.1               | 26.8             | 25.1               | 28.6               | 27.5             | 26.0               | 30.6               | 29.2             | 27.8               |
| Te Rarawa                             | 28.1               | 29.4             | 25.8               | 29.5               | 29.8             | 26.6               | 31.1               | 34.0             | 29.9               |
| Ngāti Whātua                          | 27.1               | 26.2             | 25.7               | 29.3               | 28.2             | 26.5               | 29.8               | 31.3             | 28.8               |
| Other Local Iwi                       | 28.5               | 28.0             | 26.5               | 30.1               | 30.2             | 27.7               | 31.8               | 31.8             | 29.8               |
| Maatawaka                             | 26.3               | 25.9             | 24.9               | 27.9               | 27.7             | 27.0               | 30.1               | 29.6             | 28.5               |
| <b>Total Northland/Auckland iwi r</b> | <b>27.8</b>        | <b>27.4</b>      | <b>25.6</b>        | <b>29.4</b>        | <b>29.0</b>      | <b>26.6</b>        | <b>31.2</b>        | <b>30.7</b>      | <b>28.5</b>        |

*For all iwi, average age is based on resummed Total Response numbers*

These age structural 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 typically had less time to become owners than older people (although young people often live in a home owned by a Family Trust). 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.

As indicated above, missing and/or very low and rounded numbers for several iwi in several tenure categories and age groups mean that age-standardisation is not undertaken here. However, it should be kept in mind that underlying differences in age structure may account for some of the 'crude' differences in housing tenure, and these are not something that policy can resolve. For example, the relatively high home ownership and relatively low non-ownership/renting rates for Other Local Iwi, Te Rarawa, and Te Aupōuri living in Far North District in 2013 will undoubtedly reflect—at least in part—their relatively high average ages (31.8, 31.1 and 33.0 years respectively). In each case, underlying population numbers are relatively high (respectively, 3,159, 3,462, and 1,491) so the comparison can be considered robust. Unfortunately, population numbers are too low for some other ostensibly structurally older iwi, such as Ngāti Kahu (average age 33 years, N = 72) and Te Rarawa (average age 34 years, N=147) living in Kaipara District in 2013 to be sufficiently sure of either average age or tenure distributions by age.

## 5.2 Housing tenure by age group – summary and ranks

In this section, housing tenure by broad age group is summarised and ranked in three large tables: one each for ownership (Table 5.2), non-ownership/renting (Table 5.3) and Family Trusts (Table 5.4). The approach is the essentially same as that used in Section 4.2, and is undertaken to establish one key finding, whether or not home ownership levels are disproportionately highest and non-ownership/renting levels disproportionately lowest for those aged 65+ years, followed by those aged 55-64 years (as was found by Jackson 2019), for the majority of iwi and irrespective of TA of residence or census year.

Differing to the analysis in Section 4.2, no attempt is made here to generate an aggregate total rank for overall tenure by age, primarily because of the large numbers of missing data cells for the Family Trust category.

### 5.2.1 Home ownership

In Table 5.2, home ownership data are sorted by the averaged rank, highest to lowest, of the sum of ranked positions for percentage home ownership by age in each census year, for 115 iwi/age groups (ranks for each census year are also shown on the table). Eleven iwi/age groups were excluded from analysis because they had data for only one census year. The minimum average score/highest rank is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score/lowest rank is 115 (115 iwi/age groups for which there are sufficient data) and would reflect the consistently lowest percentage home ownership in each year.

Of the 115 iwi/age groups ranked, the top 27 positions are held by those aged 55-64 and 65+ years. Those aged 40-54 years do not begin to appear until position 28, held by Ngāti Kahu living in Far North District, with the next 25 positions shared between those aged 40-54, 50-64, 65+ years.

All people aged 65+ years are accounted for by position 46, which is held by Ngāti Whätua living in Whangarei District (the lowest rank for those aged 65+ years). All people aged 50-64 years are accounted for by position 49, which is held by Other Local Iwi living in Whangarei District. For those aged 40-54 years, all but one iwi/age group is accounted

for by position 59, held by Ngäpuhi living in Whangarei District. The outlier for this age group is Te Rarawa living in Kaipara District, at position 81.

From position 54 there begin to be a few appearances for those aged 15-24 years, which in many cases is likely to mean young adults living in the family/whanau home. Highest ranked of these (at position 54) is Te Aupöuri living in Far North District, immediately followed by Te Rarawa also living in Far North District. Ngäti Whätua aged 15-24 years also living in Far North District hold position 58. Although other age groups also enter the picture from this point, the majority of 15-24 years olds living in Far North or Kaipara Districts occupy positions in the middle of the distribution. However, it must also be noted that Māori have their children at relatively young ages, and, in some cases, these may represent family homes.

The first appearance for those aged 25-39 years—the main parental age groups—does not occur until position 60, for Te Rawara living in Kaipara District, followed immediately by Other Local Iwi also living in Kaipara District, and then by the first appearance for children aged 0-14 years: Te Rarawa living in Far North District (position 62). With the sole exception noted earlier (Te Rarawa people aged 40-59 years living in Kaipara District, at position 81), the remaining 53 positions are shared between those aged 35-39, 15-24 and 0-14 years, many of whom will be parents and children. Notably, iwi/age groups living in Whangarei District account for 18 of the 22 lowest ranked positions—although it should also be noted that the highest ranked position is for Te Aupöuri aged 65+ years, also living in Whangarei District (albeit based on two observations only), followed by their Ngäti Kahu counterparts at position 4.

**Table 5.2: Highest to lowest average home ownership ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence and broad age group in 2001, 2006 and 2013**

|                    |                 |       | Percentage Home Ownership |       |       | Ranks |      |      | AVERAGE | Position |
|--------------------|-----------------|-------|---------------------------|-------|-------|-------|------|------|---------|----------|
|                    |                 |       | 2001                      | 2006  | 2013  | 2001  | 2006 | 2013 | RANK~   |          |
| Whangarei District | Te Aupōuri      | 65+   | 100.0                     | 100.0 | ...   | 1     | 1    | 0    | 1       | 1        |
| Kaipara District   | Maatawaka       | 55-64 | 82.8                      | 66.7  | 67.3  | 8     | 8    | 2    | 6.0     | 2        |
| Far North District | Ngāti Whātua    | 55-64 | 100.0                     | 100.0 | 58.3  | 2     | 2    | 14   | 6.0     | 3        |
| Whangarei District | Ngāti Kahu      | 65+   | 100.0                     | 60.0  | 100.0 | 3     | 21   | 1    | 8.3     | 4        |
| Kaipara District   | Other Local Iwi | 65+   | 80.0                      | 66.7  | 63.6  | 10    | 9    | 6    | 8.3     | 5        |
| Far North District | Te Rarawa       | 65+   | 79.2                      | 66.7  | 64.2  | 11    | 10   | 5    | 8.7     | 6        |
| Far North District | Other Local Iwi | 65+   | 78.5                      | 66.7  | 63.6  | 14    | 12   | 7    | 11.0    | 7        |
| Far North District | Other Local Iwi | 55-64 | 78.3                      | 65.6  | 64.5  | 16    | 15   | 4    | 11.7    | 8        |
| Far North District | Maatawaka       | 65+   | 80.4                      | 63.4  | 62.1  | 9     | 17   | 9    | 11.7    | 9        |
| Whangarei District | Ngāti Whātua    | 55-64 | 78.6                      | 66.7  | 58.8  | 12    | 11   | 13   | 12.0    | 10       |
| Far North District | Te Rarawa       | 55-64 | 76.7                      | 67.2  | 61.7  | 20    | 7    | 10   | 12.3    | 11       |
| Whangarei District | Te Aupōuri      | 55-64 | 100.0                     | 100.0 | 50.0  | 4     | 3    | 37   | 14.7    | 12       |
| Whangarei District | Maatawaka       | 65+   | 78.4                      | 60.5  | 59.1  | 15    | 19   | 12   | 15.3    | 13       |
| Kaipara District   | Maatawaka       | 65+   | 75.0                      | 70.8  | 55.6  | 22    | 6    | 23   | 17.0    | 14       |
| Far North District | Ngāti Kahu      | 65+   | 72.0                      | 73.0  | 57.9  | 31    | 5    | 17   | 17.7    | 15       |
| Far North District | Te Aupōuri      | 55-64 | 83.3                      | 59.5  | 54.3  | 7     | 25   | 26   | 19.3    | 16       |
| Whangarei District | Other Local Iwi | 65+   | 73.1                      | 58.1  | 60.0  | 28    | 28   | 11   | 22.3    | 17       |
| Far North District | Ngāti Kahu      | 55-64 | 75.0                      | 58.3  | 57.8  | 23    | 26   | 18   | 22.3    | 18       |
| Far North District | Ngāpuhi         | 55-64 | 74.8                      | 60.7  | 55.5  | 26    | 18   | 25   | 23.0    | 19       |
| Far North District | Te Aupōuri      | 65+   | 73.1                      | 55.3  | 65.9  | 29    | 40   | 3    | 24.0    | 20       |
| Whangarei District | Te Rarawa       | 55-64 | 77.8                      | 63.6  | 50.0  | 18    | 16   | 38   | 24.0    | 21       |
| Far North District | Ngāpuhi         | 65+   | 78.1                      | 57.9  | 53.3  | 17    | 29   | 29   | 25.0    | 22       |
| Kaipara District   | Ngāpuhi         | 55-64 | 73.7                      | 66.7  | 52.3  | 27    | 14   | 34   | 25.0    | 23       |
| Kaipara District   | Ngāpuhi         | 65+   | 72.2                      | 60.0  | 55.6  | 30    | 22   | 24   | 25.3    | 24       |
| Far North District | Maatawaka       | 55-64 | 74.8                      | 56.4  | 58.0  | 25    | 36   | 16   | 25.7    | 25       |
| Whangarei District | Ngāti Kahu      | 55-64 | 100.0                     | 50.0  | 57.1  | 5     | 54   | 19   | 26.0    | 26       |
| Kaipara District   | Ngāti Whātua    | 65+   | 69.2                      | 60.0  | 56.5  | 35    | 23   | 22   | 26.7    | 27       |
| Far North District | Ngāti Kahu      | 40-54 | 68.1                      | 60.2  | 52.6  | 38    | 20   | 31   | 29.7    | 28       |
| Kaipara District   | Te Rarawa       | 55-64 | 75.0                      | 66.7  | 42.9  | 24    | 13   | 52   | 29.7    | 29       |
| Whangarei District | Te Rarawa       | 40-54 | 77.8                      | 58.1  | 44.8  | 19    | 27   | 47   | 31.0    | 30       |
| Kaipara District   | Ngāti Whātua    | 55-64 | 78.6                      | 47.1  | 57.1  | 13    | 62   | 20   | 31.7    | 31       |
| Kaipara District   | Te Rarawa       | 65+   | 60.0                      | 80.0  | ...   | 60    | 4    | 0    | 32.0    | 32       |
| Far North District | Other Local Iwi | 40-54 | 69.0                      | 56.7  | 54.3  | 36    | 34   | 27   | 32.3    | 33       |
| Whangarei District | Ngāpuhi         | 65+   | 71.1                      | 56.3  | 54.1  | 33    | 37   | 28   | 32.7    | 34       |
| Kaipara District   | Maatawaka       | 40-54 | 75.9                      | 54.9  | 50.0  | 21    | 41   | 39   | 33.7    | 35       |
| Far North District | Te Rarawa       | 40-54 | 65.6                      | 59.5  | 52.4  | 46    | 24   | 33   | 34.3    | 36       |
| Whangarei District | Maatawaka       | 55-64 | 68.0                      | 57.8  | 51.7  | 39    | 30   | 35   | 34.7    | 37       |
| Far North District | Te Aupōuri      | 40-54 | 68.7                      | 56.6  | 50.5  | 37    | 35   | 36   | 36.0    | 38       |
| Far North District | Maatawaka       | 40-54 | 71.8                      | 55.8  | 49.2  | 32    | 38   | 41   | 37.0    | 39       |
| Far North District | Ngāti Whātua    | 65+   | 100.0                     | 45.5  | 50.0  | 6     | 67   | 40   | 37.7    | 40       |
| Kaipara District   | Other Local Iwi | 40-54 | 65.2                      | 51.7  | 56.7  | 47    | 53   | 21   | 40.3    | 41       |
| Kaipara District   | Ngāti Whātua    | 40-54 | 65.0                      | 54.3  | 53.3  | 49    | 42   | 30   | 40.3    | 42       |
| Whangarei District | Ngāpuhi         | 55-64 | 65.2                      | 57.6  | 49.1  | 48    | 31   | 42   | 40.3    | 43       |
| Kaipara District   | Other Local Iwi | 55-64 | 62.5                      | 50.0  | 58.3  | 55    | 56   | 15   | 42.0    | 44       |
| Whangarei District | Te Rarawa       | 65+   | 50.0                      | 57.1  | 62.5  | 87    | 33   | 8    | 42.7    | 45       |
| Whangarei District | Ngāti Whātua    | 65+   | 63.6                      | 53.3  | 52.6  | 52    | 46   | 32   | 43.3    | 46       |
| Far North District | Ngāpuhi         | 40-54 | 66.3                      | 53.5  | 48.5  | 44    | 44   | 43   | 43.7    | 47       |
| Whangarei District | Maatawaka       | 40-54 | 65.0                      | 52.9  | 46.8  | 50    | 48   | 45   | 47.7    | 48       |
| Whangarei District | Other Local Iwi | 55-64 | 65.7                      | 50.0  | 48.3  | 45    | 55   | 44   | 48.0    | 49       |
| Kaipara District   | Ngāpuhi         | 40-54 | 67.6                      | 52.9  | 40.9  | 40    | 49   | 55   | 48.0    | 50       |
| Whangarei District | Ngāti Kahu      | 40-54 | 56.3                      | 57.1  | 44.1  | 67    | 32   | 49   | 49.3    | 51       |
| Whangarei District | Ngāti Whātua    | 40-54 | 63.5                      | 51.9  | 44.4  | 53    | 52   | 48   | 51.0    | 52       |
| Whangarei District | Te Aupōuri      | 40-54 | 64.7                      | 52.6  | 41.7  | 51    | 50   | 54   | 51.7    | 53       |
| Far North District | Te Aupōuri      | 15-24 | 55.3                      | 53.0  | 46.7  | 68    | 47   | 46   | 53.7    | 54       |
| Far North District | Te Rarawa       | 15-24 | 54.0                      | 53.5  | 43.4  | 73    | 43   | 50   | 55.3    | 55       |
| Whangarei District | Other Local Iwi | 40-54 | 60.2                      | 52.0  | 40.4  | 59    | 51   | 58   | 56.0    | 56       |
| Far North District | Ngāti Whātua    | 40-54 | 60.9                      | 46.4  | 43.3  | 56    | 64   | 51   | 57.0    | 57       |
| Far North District | Ngāti Whātua    | 15-24 | 66.7                      | 53.3  | 32.0  | 42    | 45   | 84   | 57.0    | 58       |
| Whangarei District | Ngāpuhi         | 40-54 | 58.4                      | 48.8  | 41.9  | 63    | 59   | 53   | 58.3    | 59       |
| Kaipara District   | Te Rarawa       | 25-39 | 66.7                      | ...   | 33.3  | 41    | 0    | 76   | 58.5    | 60       |
| Kaipara District   | Other Local Iwi | 25-39 | 70.0                      | 42.1  | 35.0  | 34    | 78   | 67   | 59.7    | 61       |
| Far North District | Te Rarawa       | 0-14  | 57.1                      | 49.4  | 39.7  | 66    | 57   | 60   | 61.0    | 62       |
| Kaipara District   | Other Local Iwi | 15-24 | 63.2                      | 55.6  | 28.6  | 54    | 39   | 99   | 64.0    | 63       |
| Far North District | Te Aupōuri      | 0-14  | 53.9                      | 49.4  | 35.9  | 74    | 58   | 64   | 65.3    | 64       |
| Kaipara District   | Maatawaka       | 25-39 | 58.0                      | 47.3  | 34.7  | 64    | 61   | 71   | 65.3    | 65       |
| Far North District | Other Local Iwi | 15-24 | 53.4                      | 45.6  | 40.3  | 77    | 66   | 59   | 67.3    | 66       |
| Far North District | Other Local Iwi | 25-39 | 54.2                      | 46.1  | 35.7  | 72    | 65   | 65   | 67.3    | 67       |
| Far North District | Other Local Iwi | 0-14  | 54.9                      | 43.6  | 40.7  | 70    | 76   | 57   | 67.7    | 68       |
| Kaipara District   | Maatawaka       | 0-14  | 60.4                      | 41.9  | 34.9  | 57    | 79   | 70   | 68.7    | 69       |
| Kaipara District   | Other Local Iwi | 0-14  | 60.3                      | 39.6  | 38.0  | 58    | 88   | 61   | 69.0    | 70       |
| Far North District | Ngāpuhi         | 15-24 | 53.6                      | 45.0  | 36.5  | 76    | 70   | 63   | 69.7    | 71       |
| Far North District | Ngāti Kahu      | 15-24 | 48.5                      | 48.5  | 35.2  | 92    | 60   | 66   | 72.7    | 72       |
| Kaipara District   | Maatawaka       | 15-24 | 51.2                      | 41.7  | 40.7  | 84    | 80   | 56   | 73.3    | 73       |
| Far North District | Te Rarawa       | 25-39 | 52.7                      | 43.7  | 34.9  | 80    | 74   | 68   | 74.0    | 74       |
| Far North District | Maatawaka       | 15-24 | 51.8                      | 45.4  | 34.6  | 82    | 68   | 72   | 74.0    | 75       |

**Table 5.2 (cont.)**

|                    |                 |       | Percentage Home Ownership |      |      | Ranks |      |      | AVERAGE RANK~ | Position |
|--------------------|-----------------|-------|---------------------------|------|------|-------|------|------|---------------|----------|
|                    |                 |       | 2001                      | 2006 | 2013 | 2001  | 2006 | 2013 |               |          |
| Whangarei District | Te Aupōuri      | 15-24 | 60.0                      | 30.0 | 37.5 | 61    | 110  | 62   | 77.7          | 76       |
| Kaipara District   | Ngāti Whātua    | 15-24 | 51.7                      | 42.9 | 34.1 | 83    | 77   | 73   | 77.7          | 77       |
| Far North District | Maatawaka       | 0-14  | 53.0                      | 43.9 | 32.4 | 79    | 73   | 82   | 78.0          | 78       |
| Far North District | Te Aupōuri      | 25-39 | 48.4                      | 45.3 | 34.0 | 93    | 69   | 74   | 78.7          | 79       |
| Kaipara District   | Ngāti Whātua    | 25-39 | 55.3                      | 41.0 | 31.6 | 69    | 82   | 85   | 78.7          | 80       |
| Kaipara District   | Te Rarawa       | 40-54 | 60.0                      | 44.4 | 27.3 | 62    | 72   | 102  | 78.7          | 81       |
| Kaipara District   | Ngāti Whātua    | 0-14  | 57.9                      | 41.1 | 29.8 | 65    | 81   | 96   | 80.7          | 82       |
| Far North District | Ngāpuhi         | 25-39 | 54.4                      | 40.5 | 30.6 | 71    | 84   | 93   | 82.7          | 83       |
| Far North District | Ngāpuhi         | 0-14  | 53.2                      | 40.3 | 31.4 | 78    | 85   | 87   | 83.3          | 84       |
| Far North District | Ngāti Kahu      | 0-14  | 49.8                      | 40.9 | 33.0 | 90    | 83   | 79   | 84.0          | 85       |
| Far North District | Maatawaka       | 25-39 | 51.0                      | 39.7 | 32.6 | 85    | 87   | 81   | 84.3          | 86       |
| Kaipara District   | Ngāti Kahu      | 0-14  | 66.7                      | 22.2 | 25.0 | 43    | 112  | 108  | 87.7          | 87       |
| Whangarei District | Te Rarawa       | 0-14  | 48.8                      | 43.7 | 28.7 | 91    | 75   | 98   | 88.0          | 88       |
| Far North District | Ngāti Kahu      | 25-39 | 50.0                      | 37.0 | 32.9 | 88    | 98   | 80   | 88.7          | 89       |
| Whangarei District | Maatawaka       | 15-24 | 46.8                      | 39.4 | 32.2 | 95    | 90   | 83   | 89.3          | 90       |
| Kaipara District   | Te Rarawa       | 0-14  | 52.4                      | 16.7 | 33.3 | 81    | 114  | 78   | 91.0          | 91       |
| Far North District | Ngāti Whātua    | 0-14  | 45.9                      | 46.8 | 21.3 | 100   | 63   | 113  | 92.0          | 92       |
| Kaipara District   | Ngāpuhi         | 15-24 | 50.8                      | 40.3 | 26.0 | 86    | 86   | 106  | 92.7          | 93       |
| Whangarei District | Maatawaka       | 25-39 | 46.6                      | 38.1 | 31.5 | 98    | 95   | 86   | 93.0          | 94       |
| Whangarei District | Te Rarawa       | 15-24 | 40.0                      | 44.7 | 29.8 | 113   | 71   | 95   | 93.0          | 95       |
| Whangarei District | Ngāti Whātua    | 0-14  | 44.5                      | 39.3 | 31.3 | 101   | 92   | 88   | 93.7          | 96       |
| Whangarei District | Maatawaka       | 0-14  | 46.3                      | 39.3 | 30.9 | 99    | 91   | 91   | 93.7          | 97       |
| Far North District | Ngāti Whātua    | 25-39 | 53.8                      | 37.0 | 23.5 | 75    | 97   | 111  | 94.3          | 98       |
| Whangarei District | Ngāti Whātua    | 25-39 | 42.6                      | 28.8 | 34.9 | 107   | 111  | 69   | 95.7          | 99       |
| Whangarei District | Ngāti Kahu      | 25-39 | 50.0                      | 33.3 | 30.8 | 89    | 106  | 92   | 95.7          | 100      |
| Whangarei District | Ngāti Kahu      | 0-14  | 44.1                      | 36.2 | 31.3 | 103   | 99   | 89   | 97.0          | 101      |
| Whangarei District | Other Local Iwi | 0-14  | 47.8                      | 38.6 | 27.1 | 94    | 94   | 103  | 97.0          | 102      |
| Kaipara District   | Ngāpuhi         | 0-14  | 46.8                      | 39.5 | 25.9 | 96    | 89   | 107  | 97.3          | 103      |
| Whangarei District | Other Local Iwi | 15-24 | 44.4                      | 35.8 | 31.1 | 102   | 101  | 90   | 97.7          | 104      |
| Whangarei District | Ngāti Whātua    | 15-24 | 38.2                      | 33.8 | 33.9 | 114   | 105  | 75   | 98.0          | 105      |
| Kaipara District   | Te Aupōuri      | 0-14  | 41.7                      | 22.2 | 33.3 | 109   | 113  | 77   | 99.7          | 106      |
| Whangarei District | Ngāpuhi         | 0-14  | 43.0                      | 36.0 | 27.8 | 105   | 100  | 101  | 102.0         | 107      |
| Whangarei District | Ngāpuhi         | 15-24 | 40.6                      | 35.8 | 29.8 | 112   | 102  | 94   | 102.7         | 108      |
| Whangarei District | Other Local Iwi | 25-39 | 43.6                      | 34.1 | 26.2 | 104   | 103  | 105  | 104.0         | 109      |
| Whangarei District | Te Aupōuri      | 25-39 | 46.7                      | 31.8 | 23.8 | 97    | 107  | 109  | 104.3         | 110      |
| Whangarei District | Ngāpuhi         | 25-39 | 42.8                      | 34.0 | 26.5 | 106   | 104  | 104  | 104.7         | 111      |
| Kaipara District   | Ngāpuhi         | 25-39 | 42.3                      | 38.0 | 23.7 | 108   | 96   | 110  | 104.7         | 112      |
| Whangarei District | Te Aupōuri      | 0-14  | 41.0                      | 38.8 | 21.4 | 110   | 93   | 112  | 105.0         | 113      |
| Whangarei District | Te Rarawa       | 25-39 | 41.0                      | 31.3 | 28.9 | 111   | 108  | 97   | 105.3         | 114      |
| Whangarei District | Ngāti Kahu      | 15-24 | 37.5                      | 31.3 | 28.0 | 115   | 109  | 100  | 108.0         | 115      |

~Average Rank is based on the sum of ranked positions for percentage home ownership by age in each census year, with highest percentage = 1 and lowest percentage = 115 (115 iwi/age groups are ranked). The minimum average score is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score is 115 and would reflect the consistently lowest percentage home ownership in each year.

## 5.2.2 Non-ownership/renting

In Table 5.3, non-ownership/renting data are sorted by average rank, highest to lowest, based on the sum of ranked positions for percentage home ownership by age in each census year, for 114 iwi/age groups. Twelve iwi/age groups were excluded from analysis because they had data for only one census year. The minimum average score/highest rank is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score/lowest rank is 114 and would reflect the consistently highest percentage non-ownership/renting in each year.

Reflecting the high ownership levels for those aged 55-64 and 65+ years in Table 5.2 above, the lowest non-ownership/renting levels pertain to these same age groups—although these levels are not a given because of the role of Family Trusts, covered further below. Only people of these age groups occupy the first 25 positions on Table 5.2. They are immediately followed (from position 26) by several 40-54 year iwi/age groups,



but there is no appearance of any other age group until position 46, when Other Local Iwi aged 15-24 years living in Kaipara District appear. People aged 25-39 years do not appear until position 54, held by Other Local Iwi living in Kaipara District, while children aged 0-14 years do not appear until position 56, held by Te Rarawa living in Far North District.

All people aged 55-64 years living in a non-owned/rented home are accounted for by position 47, held by Ngāti Kahu living in Whangarei District, and all people aged 65+ years are accounted for by position 49, held by Te Rarawa also living in Whangarei District—in each case again attesting to the relatively low non-ownership/renting levels for older people.

With just two exceptions, the bottom 56 positions are shared between young children (0-14 years), young adults (15-24 years), and those who are most likely their parents (25-39 years). The two exceptions are Ngāti Kahu and Te Aupōuri people aged 40-54 years, both living in Kaipara District, for whom non-ownership levels are relatively high and thus ranks are low (positions 83 and 84 respectively) by comparison with their age counterparts in other iwi and other TAs.

Again, Kaipara and Far North Districts disproportionately—but not exclusively—account for the majority of the highest ranked/lowest non-ownership/renting positions, and Whangarei, for 20 of the 28 lowest ranks.

**Table 5.3: Lowest to highest average non-ownership/renting ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence and broad age group in 2001, 2006 and 2013**

|                    |                 |       | Percentage Non-Ownership/Renting |      |      | Ranks |      |      | AVERAGE | Position |
|--------------------|-----------------|-------|----------------------------------|------|------|-------|------|------|---------|----------|
|                    |                 |       | 2001                             | 2006 | 2013 | 2001  | 2006 | 2013 | RANK~   |          |
| Kaipara District   | Maatawaka       | 55-64 | 17.2                             | 22.2 | 19.2 | 2     | 4    | 1    | 2.3     | 1        |
| Far North District | Te Rarawa       | 65+   | 20.8                             | 24.6 | 24.7 | 5     | 7    | 3    | 5.0     | 2        |
| Far North District | Maatawaka       | 65+   | 19.6                             | 24.4 | 26.1 | 3     | 5    | 7    | 5.0     | 3        |
| Far North District | Other Local Iwi | 65+   | 21.5                             | 21.7 | 26.0 | 8     | 3    | 6    | 5.7     | 4        |
| Kaipara District   | Maatawaka       | 65+   | 25.0                             | 20.8 | 25.0 | 17    | 2    | 4    | 7.7     | 5        |
| Whangarei District | Maatawaka       | 65+   | 21.6                             | 26.3 | 28.1 | 9     | 12   | 10   | 10.3    | 6        |
| Far North District | Te Rarawa       | 55-64 | 23.3                             | 24.6 | 29.0 | 14    | 6    | 11   | 10.3    | 7        |
| Far North District | Ngāti Kahu      | 65+   | 28.0                             | 16.2 | 26.3 | 24    | 1    | 8    | 11.0    | 8        |
| Far North District | Other Local Iwi | 55-64 | 21.7                             | 26.2 | 30.1 | 10    | 11   | 13   | 11.3    | 9        |
| Far North District | Ngāpuhi         | 65+   | 21.9                             | 25.8 | 30.7 | 11    | 9    | 15   | 11.7    | 10       |
| Whangarei District | Other Local Iwi | 65+   | 26.9                             | 25.8 | 28.0 | 22    | 8    | 9    | 13.0    | 11       |
| Far North District | Te Aupōuri      | 65+   | 26.9                             | 31.6 | 22.0 | 21    | 18   | 2    | 13.7    | 12       |
| Whangarei District | Ngāti Whātua    | 55-64 | 21.4                             | 33.3 | 32.4 | 7     | 21   | 19   | 15.7    | 13       |
| Far North District | Te Aupōuri      | 55-64 | 16.7                             | 32.4 | 37.0 | 1     | 19   | 27   | 15.7    | 14       |
| Far North District | Ngāti Kahu      | 55-64 | 25.0                             | 30.6 | 31.1 | 16    | 16   | 16   | 16.0    | 15       |
| Kaipara District   | Other Local Iwi | 65+   | 20.0                             | 33.3 | 36.4 | 4     | 20   | 25   | 16.3    | 16       |
| Kaipara District   | Ngāti Whātua    | 55-64 | 21.4                             | 35.3 | 32.1 | 6     | 27   | 18   | 17.0    | 17       |
| Far North District | Maatawaka       | 55-64 | 25.2                             | 31.5 | 31.7 | 18    | 17   | 17   | 17.3    | 18       |
| Far North District | Ngāpuhi         | 55-64 | 25.2                             | 29.0 | 34.2 | 19    | 13   | 20   | 17.3    | 19       |
| Kaipara District   | Ngāpuhi         | 55-64 | 26.3                             | 25.9 | 36.4 | 20    | 10   | 24   | 18.0    | 20       |
| Kaipara District   | Ngāti Whātua    | 65+   | 30.8                             | 30.0 | 30.4 | 28    | 15   | 14   | 19.0    | 21       |
| Whangarei District | Maatawaka       | 55-64 | 32.0                             | 29.9 | 34.5 | 32    | 14   | 21   | 22.3    | 22       |
| Whangarei District | Te Rarawa       | 55-64 | 22.2                             | 36.4 | 35.7 | 13    | 32   | 22   | 22.3    | 23       |
| Kaipara District   | Ngāpuhi         | 65+   | 27.8                             | 40.0 | 25.9 | 23    | 40   | 5    | 22.7    | 24       |
| Whangarei District | Ngāpuhi         | 65+   | 28.9                             | 33.6 | 35.9 | 26    | 23   | 23   | 24.0    | 25       |
| Kaipara District   | Maatawaka       | 40-54 | 24.1                             | 35.3 | 40.0 | 15    | 28   | 31   | 24.7    | 26       |
| Kaipara District   | Other Local Iwi | 40-54 | 34.8                             | 37.9 | 30.0 | 39    | 37   | 12   | 29.3    | 27       |
| Far North District | Maatawaka       | 40-54 | 28.2                             | 35.3 | 41.6 | 25    | 29   | 34   | 29.3    | 28       |
| Whangarei District | Ngāti Whātua    | 65+   | 36.4                             | 33.3 | 36.8 | 44    | 22   | 26   | 30.7    | 29       |
| Far North District | Ngāti Kahu      | 40-54 | 31.9                             | 34.4 | 42.1 | 31    | 25   | 36   | 30.7    | 30       |
| Far North District | Other Local Iwi | 40-54 | 31.0                             | 36.6 | 39.0 | 29    | 34   | 30   | 31.0    | 31       |
| Far North District | Te Rarawa       | 40-54 | 34.4                             | 33.7 | 41.3 | 38    | 24   | 33   | 31.7    | 32       |
| Whangarei District | Te Rarawa       | 40-54 | 22.2                             | 37.2 | 50.0 | 12    | 36   | 47   | 31.7    | 33       |
| Whangarei District | Ngāpuhi         | 55-64 | 34.8                             | 35.1 | 40.9 | 40    | 26   | 32   | 32.7    | 34       |
| Far North District | Te Aupōuri      | 40-54 | 31.3                             | 35.8 | 44.7 | 30    | 30   | 40   | 33.3    | 35       |
| Far North District | Ngāpuhi         | 40-54 | 33.7                             | 36.3 | 44.2 | 36    | 31   | 39   | 35.3    | 36       |
| Kaipara District   | Ngāti Whātua    | 40-54 | 35.0                             | 39.1 | 37.8 | 41    | 38   | 29   | 36.0    | 37       |
| Whangarei District | Other Local Iwi | 55-64 | 34.3                             | 36.8 | 43.3 | 37    | 35   | 38   | 36.7    | 38       |
| Far North District | Ngāti Whātua    | 65+   | ...                              | 36.4 | 50.0 | 0     | 33   | 46   | 39.5    | 39       |
| Whangarei District | Maatawaka       | 40-54 | 35.0                             | 39.7 | 44.7 | 42    | 39   | 41   | 40.7    | 40       |
| Kaipara District   | Ngāpuhi         | 40-54 | 32.4                             | 42.5 | 50.0 | 33    | 44   | 48   | 41.7    | 41       |
| Whangarei District | Ngāti Whātua    | 40-54 | 36.5                             | 42.0 | 47.2 | 45    | 42   | 45   | 44.0    | 42       |
| Far North District | Ngāti Whātua    | 40-54 | 39.1                             | 42.9 | 46.7 | 48    | 45   | 43   | 45.3    | 43       |
| Kaipara District   | Other Local Iwi | 55-64 | 37.5                             | 50.0 | 41.7 | 47    | 65   | 35   | 49.0    | 44       |
| Whangarei District | Ngāti Kahu      | 40-54 | 43.8                             | 42.9 | 47.1 | 57    | 46   | 44   | 49.0    | 45       |
| Kaipara District   | Other Local Iwi | 15-24 | 36.8                             | 44.4 | 52.4 | 46    | 51   | 56   | 51.0    | 46       |
| Whangarei District | Ngāti Kahu      | 55-64 | ...                              | 50.0 | 42.9 | 0     | 66   | 37   | 51.5    | 47       |
| Whangarei District | Ngāpuhi         | 40-54 | 41.6                             | 44.0 | 51.1 | 53    | 49   | 54   | 52.0    | 48       |
| Whangarei District | Te Rarawa       | 65+   | 50.0                             | 42.9 | 37.5 | 82    | 47   | 28   | 52.3    | 49       |
| Far North District | Te Aupōuri      | 15-24 | 44.7                             | 42.4 | 53.3 | 58    | 43   | 58   | 53.0    | 50       |
| Whangarei District | Other Local Iwi | 40-54 | 39.8                             | 43.3 | 54.5 | 51    | 48   | 60   | 53.0    | 51       |
| Far North District | Te Rarawa       | 15-24 | 46.0                             | 41.7 | 53.3 | 63    | 41   | 57   | 53.7    | 52       |
| Far North District | Ngāti Whātua    | 15-24 | 33.3                             | 46.7 | 60.0 | 35    | 55   | 72   | 54.0    | 53       |
| Kaipara District   | Other Local Iwi | 25-39 | 30.0                             | 57.9 | 50.0 | 27    | 91   | 49   | 55.7    | 54       |
| Whangarei District | Te Aupōuri      | 40-54 | 35.3                             | 47.4 | 58.3 | 43    | 56   | 69   | 56.0    | 55       |
| Far North District | Te Rarawa       | 0-14  | 42.9                             | 45.5 | 54.7 | 56    | 54   | 61   | 57.0    | 56       |
| Kaipara District   | Te Rarawa       | 40-54 | 50.0                             | 44.4 | 45.5 | 81    | 52   | 42   | 58.3    | 57       |
| Kaipara District   | Maatawaka       | 0-14  | 39.6                             | 49.3 | 56.9 | 49    | 62   | 66   | 59.0    | 58       |
| Far North District | Other Local Iwi | 0-14  | 45.1                             | 50.2 | 52.2 | 60    | 68   | 55   | 61.0    | 59       |
| Kaipara District   | Other Local Iwi | 0-14  | 39.7                             | 52.8 | 54.0 | 50    | 75   | 59   | 61.3    | 60       |
| Far North District | Te Aupōuri      | 0-14  | 46.1                             | 44.8 | 57.9 | 64    | 53   | 68   | 61.7    | 61       |
| Far North District | Other Local Iwi | 15-24 | 46.6                             | 48.5 | 54.8 | 67    | 59   | 62   | 62.7    | 62       |
| Far North District | Ngāpuhi         | 15-24 | 46.4                             | 48.7 | 56.8 | 66    | 60   | 64   | 63.3    | 63       |
| Far North District | Other Local Iwi | 25-39 | 45.8                             | 47.5 | 58.7 | 62    | 57   | 71   | 63.3    | 64       |
| Kaipara District   | Maatawaka       | 25-39 | 42.0                             | 49.5 | 61.1 | 54    | 63   | 78   | 65.0    | 65       |
| Far North District | Maatawaka       | 15-24 | 48.2                             | 48.8 | 57.5 | 72    | 61   | 67   | 66.7    | 66       |
| Kaipara District   | Ngāti Whātua    | 25-39 | 44.7                             | 51.3 | 60.5 | 59    | 72   | 76   | 69.0    | 67       |
| Kaipara District   | Maatawaka       | 15-24 | 48.8                             | 55.6 | 50.6 | 74    | 84   | 53   | 70.3    | 68       |
| Kaipara District   | Ngāti Whātua    | 15-24 | 48.3                             | 52.4 | 56.8 | 73    | 74   | 65   | 70.7    | 69       |
| Far North District | Maatawaka       | 0-14  | 47.0                             | 50.5 | 60.4 | 69    | 69   | 75   | 71.0    | 70       |
| Far North District | Ngāti Kahu      | 15-24 | 51.5                             | 44.1 | 61.4 | 85    | 50   | 79   | 71.3    | 71       |
| Far North District | Te Rarawa       | 25-39 | 47.3                             | 50.9 | 61.0 | 70    | 70   | 77   | 72.3    | 72       |
| Whangarei District | Te Aupōuri      | 15-24 | 40.0                             | 55.0 | 62.5 | 52    | 80   | 86   | 72.7    | 73       |
| Kaipara District   | Ngāti Whātua    | 0-14  | 42.1                             | 54.5 | 62.8 | 55    | 79   | 87   | 73.7    | 74       |
| Far North District | Ngāpuhi         | 25-39 | 45.6                             | 53.1 | 63.5 | 61    | 76   | 91   | 76.0    | 75       |

Table 5.3 (cont.)

|                    |                 |       | Percentage Non-Ownership/Renting |      |       | Ranks |      |      | AVERAGE RANK~ | Position |
|--------------------|-----------------|-------|----------------------------------|------|-------|-------|------|------|---------------|----------|
|                    |                 |       | 2001                             | 2006 | 2013  | 2001  | 2006 | 2013 |               |          |
| Far North District | Te Aupōuri      | 25-39 | 51.6                             | 51.2 | 60.4  | 86    | 71   | 74   | 77.0          | 76       |
| Far North District | Ngāti Whātua    | 25-39 | 46.2                             | 51.9 | 64.7  | 65    | 73   | 93   | 77.0          | 77       |
| Far North District | Ngāpuhi         | 0-14  | 46.8                             | 53.4 | 62.9  | 68    | 77   | 88   | 77.7          | 78       |
| Kaipara District   | Te Aupōuri      | 0-14  | 50.0                             | 66.7 | 50.0  | 77    | 107  | 50   | 78.0          | 79       |
| Far North District | Maatawaka       | 25-39 | 49.0                             | 55.4 | 62.3  | 75    | 83   | 85   | 81.0          | 80       |
| Far North District | Ngāti Kahu      | 0-14  | 50.2                             | 54.3 | 62.2  | 83    | 78   | 84   | 81.7          | 81       |
| Kaipara District   | Te Rarawa       | 15-24 | ...                              | 71.4 | 50.0  | 0     | 113  | 51   | 82.0          | 82       |
| Kaipara District   | Ngāti Kahu      | 40-54 | ...                              | 50.0 | 66.7  | 0     | 67   | 98   | 82.5          | 83       |
| Kaipara District   | Te Aupōuri      | 40-54 | ...                              | 80.0 | 50.0  | 0     | 114  | 52   | 83.0          | 84       |
| Kaipara District   | Ngāti Kahu      | 0-14  | 33.3                             | 66.7 | 75.0  | 34    | 105  | 111  | 83.3          | 85       |
| Whangarei District | Te Rarawa       | 0-14  | 51.3                             | 49.5 | 67.6  | 84    | 64   | 103  | 83.7          | 86       |
| Far North District | Ngāti Whātua    | 0-14  | 54.1                             | 48.4 | 67.2  | 93    | 58   | 102  | 84.3          | 87       |
| Whangarei District | Maatawaka       | 15-24 | 53.2                             | 56.4 | 61.5  | 88    | 87   | 80   | 85.0          | 88       |
| Whangarei District | Maatawaka       | 0-14  | 53.7                             | 56.1 | 61.8  | 92    | 85   | 82   | 86.3          | 89       |
| Far North District | Ngāti Kahu      | 25-39 | 50.0                             | 58.0 | 64.6  | 79    | 92   | 92   | 87.7          | 90       |
| Whangarei District | Ngāti Whātua    | 0-14  | 55.5                             | 55.2 | 63.3  | 94    | 81   | 89   | 88.0          | 91       |
| Whangarei District | Ngāti Whātua    | 15-24 | 61.8                             | 61.0 | 56.5  | 106   | 99   | 63   | 89.3          | 92       |
| Whangarei District | Te Rarawa       | 15-24 | 60.0                             | 55.3 | 61.7  | 105   | 82   | 81   | 89.3          | 93       |
| Kaipara District   | Ngāpuhi         | 15-24 | 49.2                             | 59.7 | 66.2  | 76    | 96   | 96   | 89.3          | 94       |
| Whangarei District | Ngāti Kahu      | 0-14  | 55.9                             | 63.8 | 58.3  | 96    | 103  | 70   | 89.7          | 95       |
| Whangarei District | Maatawaka       | 25-39 | 53.4                             | 57.5 | 63.3  | 91    | 90   | 90   | 90.3          | 96       |
| Whangarei District | Other Local Iwi | 0-14  | 52.2                             | 56.2 | 67.1  | 87    | 86   | 101  | 91.3          | 97       |
| Kaipara District   | Ngāti Kahu      | 15-24 | ...                              | 66.7 | 60.0  | 0     | 110  | 73   | 91.5          | 98       |
| Kaipara District   | Te Rarawa       | 0-14  | 47.6                             | 66.7 | 66.7  | 71    | 106  | 100  | 92.3          | 99       |
| Whangarei District | Other Local Iwi | 15-24 | 55.6                             | 58.5 | 64.8  | 95    | 93   | 94   | 94.0          | 100      |
| Kaipara District   | Ngāpuhi         | 0-14  | 53.2                             | 57.4 | 69.0  | 89    | 89   | 104  | 94.0          | 101      |
| Whangarei District | Ngāti Whātua    | 25-39 | 57.4                             | 65.8 | 61.9  | 100   | 104  | 83   | 95.7          | 102      |
| Whangarei District | Ngāpuhi         | 0-14  | 57.0                             | 59.7 | 66.4  | 98    | 95   | 97   | 96.7          | 103      |
| Whangarei District | Ngāti Kahu      | 25-39 | 50.0                             | 66.7 | 69.2  | 80    | 108  | 105  | 97.7          | 104      |
| Kaipara District   | Te Rarawa       | 25-39 | ...                              | 60.0 | 66.7  | 0     | 97   | 99   | 98.0          | 105      |
| Whangarei District | Ngāpuhi         | 15-24 | 59.4                             | 60.5 | 65.0  | 104   | 98   | 95   | 99.0          | 106      |
| Kaipara District   | Te Aupōuri      | 25-39 | 50.0                             | 66.7 | 100.0 | 78    | 109  | 114  | 100.3         | 107      |
| Kaipara District   | Ngāpuhi         | 25-39 | 57.7                             | 59.5 | 71.1  | 101   | 94   | 108  | 101.0         | 108      |
| Whangarei District | Te Aupōuri      | 0-14  | 59.0                             | 57.1 | 78.6  | 102   | 88   | 113  | 101.0         | 109      |
| Whangarei District | Ngāpuhi         | 25-39 | 57.2                             | 62.8 | 69.4  | 99    | 101  | 106  | 102.0         | 110      |
| Whangarei District | Other Local Iwi | 25-39 | 56.4                             | 63.5 | 70.6  | 97    | 102  | 107  | 102.0         | 111      |
| Whangarei District | Te Rarawa       | 25-39 | 59.0                             | 62.5 | 71.1  | 103   | 100  | 109  | 104.0         | 112      |
| Whangarei District | Te Aupōuri      | 25-39 | 53.3                             | 68.2 | 76.2  | 90    | 111  | 112  | 104.3         | 113      |
| Whangarei District | Ngāti Kahu      | 15-24 | 62.5                             | 68.8 | 72.0  | 107   | 112  | 110  | 109.7         | 114      |

~Average Rank is based on the sum of ranked positions for percentage non-ownership/renting by age in each census year, with highest percentage = 1 and lowest percentage = 114 (114 iwi/age groups are ranked). The minimum average score is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score is 114 and would reflect the consistently highest percentage non-ownership/renting in each year.

### 5.2.3 Family Trusts

This section repeats the ranked analysis by age for those living in a home owned by a Family Trust. The analysis is less robust than the foregoing because of large proportions not living in this tenure type, and there being data for a maximum of two observations only (2006 and 2013). As a result, data for only 95 iwi/age groups are analysed. Where only one observation is available, that value is included in the ranking. All 31 iwi/age groups for which there were no observations at all are excluded.

In Table 5.4, average Rank is based on the sum of ranked positions for percentage home ownership by age in 2006 and 2013, with highest percentage = 1 and lowest percentage = 95 (95 iwi/age groups are ranked). The minimum average score is 1 and would reflect the consistently highest percentage living in a home owned by a Family Trust in each year. The maximum score is 95 and would reflect the consistently lowest percentage Family Trust in each year.

Although older age groups (65+ and 55-64 years) dominate Table 5.4, there are several appearances of younger age groups among the highest ranks. Other local Iwi aged 15-24 years living in Kaipara District are placed at position 2, Te Aupōuri aged 15-24 years living in Whangarei District at position 5, and Other Local Iwi aged 25-39 years living in Kaipara District at position 6. However, in each case these values are based on just one observation, and care is needed in their interpretation.

More robustly, based on the maximum two observations, Ngāpuhi people aged 65+ years living in Far North District hold position 4, Other Local Iwi aged 65+ years living in Whangarei District hold position 8, and Maatawaka aged 55-64 years also living in Whangarei District hold position 9, followed by their 65+ year old counterparts. Those aged 65+ years hold nine of the 14 highest ranked positions based on two observations, and are all accounted for by position 26, held by Ngāpuhi people living in Whangarei District, while all but one iwi/age group aged 55-64 years are accounted for by position 37, held by Ngāti Whātua living in Whangarei District. The outlier is Other Local Iwi living in Far North District, at position 52.

In sum, if ranks based on only one observation are taken out of focus, the older age groups dominate the highest proportions living in home owned by a Family Trust, as they did home ownership. Children (0-14 years), young adults aged 15-24 years, and young parental ages (25-39 years) dominate the lower ranks, and those aged 40-54 years are spread throughout the lower two-thirds of the distribution.

One major difference, however, is that although iwi/age groups living in Far North and Kaipara Districts still dominate the higher ranks for Family Trusts, many are also held by iwi/age groups living in Whangarei District. Ten of the top 32 positions for proportions living in a home owned by a Family Trust pertain to Whangarei, and most pertain to those aged 55-64 and 65+ years. Thus, these levels will to some extent offset the lower levels of ownership seen for residents of Whangarei.

**Table 5.4: Lowest to highest proportions living in a home owned by a Family Trust ranked for Te Tai Tokerau iwi populations (total residents) by territorial authority area (TA) of residence and broad age group in 2001, 2006 and 2013**

|                    |                 |       | Percentage Family Trust |      | Ranks |      | AVERAGE | Position |
|--------------------|-----------------|-------|-------------------------|------|-------|------|---------|----------|
|                    |                 |       | 2006                    | 2013 | 2006  | 2013 | RANK~   |          |
| Far North District | Ngāti Whātua    | 65+   | 18.2                    | ...  | 1     | 0    | 1.0     | 1        |
| Kaipara District   | Other Local Iwi | 15-24 | ...                     | 19.0 | 0     | 1    | 1.0     | 2        |
| Kaipara District   | Ngāpuhi         | 65+   | ...                     | 18.5 | 0     | 2    | 2.0     | 3        |
| Far North District | Ngāpuhi         | 65+   | 16.3                    | 16.0 | 3     | 3    | 3.0     | 4        |
| Whangarei District | Te Aupōuri      | 15-24 | 15.0                    | ...  | 5     | 0    | 5.0     | 5        |
| Kaipara District   | Other Local Iwi | 25-39 | ...                     | 15.0 | 0     | 5    | 5.0     | 6        |
| Whangarei District | Te Rarawa       | 55-64 | ...                     | 14.3 | 0     | 6    | 6.0     | 7        |
| Whangarei District | Other Local Iwi | 65+   | 16.1                    | 12.0 | 4     | 12   | 8.0     | 8        |
| Whangarei District | Maatawaka       | 55-64 | 12.3                    | 13.8 | 10    | 7    | 8.5     | 9        |
| Whangarei District | Maatawaka       | 65+   | 13.2                    | 12.9 | 9     | 10   | 9.5     | 10       |
| Far North District | Te Aupōuri      | 65+   | 13.2                    | 12.2 | 8     | 11   | 9.5     | 11       |
| Far North District | Ngāti Kahu      | 65+   | 10.8                    | 15.8 | 16    | 4    | 10.0    | 12       |
| Kaipara District   | Ngāti Whātua    | 55-64 | 17.6                    | 10.7 | 2     | 19   | 10.5    | 13       |
| Far North District | Maatawaka       | 65+   | 12.2                    | 11.8 | 11    | 13   | 12.0    | 14       |
| Kaipara District   | Other Local Iwi | 40-54 | 10.3                    | 13.3 | 18    | 8    | 13.0    | 15       |
| Whangarei District | Ngāti Whātua    | 65+   | 13.3                    | 10.5 | 6     | 20   | 13.0    | 16       |
| Far North District | Ngāti Whātua    | 25-39 | 11.1                    | 11.8 | 14    | 14   | 14.0    | 17       |
| Kaipara District   | Ngāti Whātua    | 65+   | 10.0                    | 13.0 | 22    | 9    | 15.5    | 18       |
| Far North District | Ngāti Kahu      | 55-64 | 11.1                    | 11.1 | 15    | 17   | 16.0    | 19       |
| Far North District | Other Local Iwi | 65+   | 11.7                    | 10.4 | 13    | 22   | 17.5    | 20       |
| Far North District | Maatawaka       | 55-64 | 12.1                    | 10.3 | 12    | 24   | 18.0    | 21       |
| Whangarei District | Ngāti Kahu      | 0-14  | ...                     | 10.4 | 0     | 21   | 21.0    | 22       |
| Far North District | Ngāpuhi         | 55-64 | 10.3                    | 10.3 | 19    | 23   | 21.0    | 23       |
| Far North District | Ngāti Whātua    | 40-54 | 10.7                    | 10.0 | 17    | 25   | 21.0    | 24       |
| Far North District | Te Rarawa       | 65+   | 8.7                     | 11.1 | 26    | 18   | 22.0    | 25       |
| Whangarei District | Ngāpuhi         | 65+   | 10.2                    | 9.9  | 20    | 27   | 23.5    | 26       |
| Whangarei District | Other Local Iwi | 55-64 | 13.2                    | 8.3  | 7     | 41   | 24.0    | 27       |
| Kaipara District   | Maatawaka       | 40-54 | 9.8                     | 10.0 | 23    | 26   | 24.5    | 28       |
| Kaipara District   | Ngāpuhi         | 55-64 | 7.4                     | 11.4 | 34    | 16   | 25.0    | 29       |
| Far North District | Maatawaka       | 40-54 | 8.9                     | 9.2  | 24    | 31   | 27.5    | 30       |
| Far North District | Te Rarawa       | 55-64 | 8.2                     | 9.3  | 27    | 30   | 28.5    | 31       |
| Whangarei District | Ngāpuhi         | 55-64 | 7.3                     | 9.9  | 37    | 28   | 32.5    | 32       |
| Kaipara District   | Te Aupōuri      | 40-54 | 7.5                     | ...  | 33    | 0    | 33.0    | 33       |
| Far North District | Te Aupōuri      | 55-64 | 8.1                     | 8.7  | 29    | 37   | 33.0    | 34       |
| Kaipara District   | Maatawaka       | 0-14  | 8.8                     | 8.3  | 25    | 43   | 34.0    | 35       |
| Whangarei District | Ngāti Kahu      | 40-54 | ...                     | 8.8  | 0     | 35   | 35.0    | 36       |
| Whangarei District | Ngāti Whātua    | 55-64 | ...                     | 8.8  | 0     | 36   | 36.0    | 37       |
| Far North District | Ngāpuhi         | 40-54 | 10.1                    | 7.3  | 21    | 51   | 36.0    | 38       |
| Whangarei District | Maatawaka       | 40-54 | 7.4                     | 8.4  | 35    | 40   | 37.5    | 39       |
| Kaipara District   | Ngāti Whātua    | 40-54 | 6.5                     | 8.9  | 42    | 34   | 38.0    | 40       |
| Kaipara District   | Maatawaka       | 15-24 | ...                     | 8.6  | 0     | 38   | 38.0    | 41       |
| Kaipara District   | Other Local Iwi | 0-14  | 7.5                     | 8.0  | 31    | 45   | 38.0    | 42       |
| Kaipara District   | Ngāti Whātua    | 25-39 | 7.7                     | 7.9  | 30    | 47   | 38.5    | 43       |
| Whangarei District | Te Rarawa       | 15-24 | ...                     | 8.5  | 0     | 39   | 39.0    | 44       |
| Far North District | Ngāti Whātua    | 0-14  | 4.8                     | 11.5 | 64    | 15   | 39.5    | 45       |
| Far North District | Ngāti Whātua    | 15-24 | ...                     | 8.0  | 0     | 44   | 44.0    | 46       |
| Whangarei District | Ngāti Whātua    | 15-24 | 5.2                     | 9.7  | 60    | 29   | 44.5    | 47       |
| Whangarei District | Ngāti Whātua    | 40-54 | 6.2                     | 8.3  | 49    | 42   | 45.5    | 48       |
| Whangarei District | Ngāpuhi         | 40-54 | 7.2                     | 7.0  | 38    | 54   | 46.0    | 49       |
| Whangarei District | Te Rarawa       | 25-39 | 6.3                     | ...  | 47    | 0    | 47.0    | 50       |
| Kaipara District   | Ngāpuhi         | 15-24 | ...                     | 7.8  | 0     | 48   | 48.0    | 51       |
| Far North District | Other Local Iwi | 55-64 | 8.2                     | 5.4  | 28    | 68   | 48.0    | 52       |
| Kaipara District   | Ngāti Whātua    | 15-24 | 4.8                     | 9.1  | 65    | 32   | 48.5    | 53       |
| Far North District | Maatawaka       | 15-24 | 5.8                     | 7.9  | 51    | 46   | 48.5    | 54       |
| Far North District | Other Local Iwi | 40-54 | 6.7                     | 6.7  | 41    | 56   | 48.5    | 55       |
| Far North District | Te Rarawa       | 40-54 | 6.8                     | 6.3  | 39    | 58   | 48.5    | 56       |
| Far North District | Other Local Iwi | 0-14  | 6.3                     | 7.1  | 46    | 53   | 49.5    | 57       |
| Far North District | Ngāpuhi         | 15-24 | 6.3                     | 6.8  | 45    | 55   | 50.0    | 58       |
| Kaipara District   | Ngāpuhi         | 40-54 | 4.6                     | 9.1  | 71    | 33   | 52.0    | 59       |
| Far North District | Ngāpuhi         | 25-39 | 6.4                     | 5.9  | 44    | 60   | 52.0    | 60       |
| Far North District | Maatawaka       | 0-14  | 5.6                     | 7.2  | 54    | 52   | 53.0    | 61       |
| Far North District | Other Local Iwi | 25-39 | 6.4                     | 5.6  | 43    | 66   | 54.5    | 62       |
| Far North District | Te Aupōuri      | 40-54 | 7.5                     | 4.9  | 32    | 77   | 54.5    | 63       |
| Far North District | Te Aupōuri      | 0-14  | 5.8                     | 6.2  | 52    | 59   | 55.5    | 64       |
| Far North District | Ngāpuhi         | 0-14  | 6.2                     | 5.7  | 48    | 63   | 55.5    | 65       |
| Whangarei District | Maatawaka       | 0-14  | 4.6                     | 7.3  | 70    | 50   | 60.0    | 66       |
| Whangarei District | Other Local Iwi | 0-14  | 5.2                     | 5.7  | 59    | 62   | 60.5    | 67       |
| Far North District | Ngāti Kahu      | 15-24 | 7.4                     | 3.4  | 36    | 85   | 60.5    | 68       |
| Kaipara District   | Ngāti Whātua    | 0-14  | 4.5                     | 7.4  | 73    | 49   | 61.0    | 69       |
| Whangarei District | Ngāti Whātua    | 0-14  | 5.5                     | 5.4  | 55    | 67   | 61.0    | 70       |
| Whangarei District | Te Rarawa       | 0-14  | 6.8                     | 3.7  | 40    | 84   | 62.0    | 71       |
| Far North District | Te Rarawa       | 0-14  | 5.1                     | 5.6  | 61    | 65   | 63.0    | 72       |
| Far North District | Ngāti Kahu      | 40-54 | 5.4                     | 5.3  | 58    | 69   | 63.5    | 73       |
| Far North District | Other Local Iwi | 15-24 | 5.8                     | 4.8  | 50    | 78   | 64.0    | 74       |
| Whangarei District | Maatawaka       | 15-24 | 4.2                     | 6.3  | 76    | 57   | 66.5    | 75       |
| Whangarei District | Other Local Iwi | 15-24 | 5.7                     | 4.1  | 53    | 82   | 67.5    | 76       |
| Whangarei District | Ngāpuhi         | 0-14  | 4.3                     | 5.8  | 75    | 61   | 68.0    | 77       |
| Far North District | Maatawaka       | 25-39 | 4.9                     | 5.1  | 63    | 75   | 69.0    | 78       |
| Far North District | Te Rarawa       | 25-39 | 5.4                     | 4.1  | 57    | 81   | 69.0    | 79       |
| Whangarei District | Te Rarawa       | 40-54 | 4.7                     | 5.2  | 69    | 73   | 71.0    | 80       |
| Whangarei District | Other Local Iwi | 40-54 | 4.7                     | 5.1  | 68    | 74   | 71.0    | 81       |
| Far North District | Te Aupōuri      | 25-39 | 3.5                     | 5.7  | 79    | 64   | 71.5    | 82       |
| Whangarei District | Ngāti Whātua    | 25-39 | 5.5                     | 3.2  | 56    | 87   | 71.5    | 83       |
| Far North District | Te Aupōuri      | 15-24 | 4.5                     | ...  | 72    | 0    | 72.0    | 84       |
| Far North District | Ngāti Kahu      | 0-14  | 4.7                     | ...  | 66    | 79   | 72.5    | 85       |
| Whangarei District | Maatawaka       | 25-39 | 4.4                     | 5.2  | 74    | 72   | 73.0    | 86       |
| Whangarei District | Ngāpuhi         | 15-24 | 3.7                     | 5.2  | 78    | 71   | 74.5    | 87       |
| Far North District | Ngāti Kahu      | 25-39 | 4.9                     | 2.4  | 62    | 89   | 75.5    | 88       |
| Kaipara District   | Ngāpuhi         | 25-39 | 2.5                     | 5.3  | 82    | 70   | 76.0    | 89       |
| Far North District | Te Rarawa       | 15-24 | 4.7                     | 3.3  | 67    | 86   | 76.5    | 90       |
| Whangarei District | Te Aupōuri      | 0-14  | 4.1                     | ...  | 77    | 0    | 77.0    | 91       |
| Kaipara District   | Ngāpuhi         | 0-14  | 3.2                     | 5.1  | 81    | 76   | 78.5    | 92       |
| Kaipara District   | Maatawaka       | 25-39 | ...                     | 4.2  | 0     | 80   | 80.0    | 93       |
| Whangarei District | Ngāpuhi         | 25-39 | 3.2                     | 4.1  | 80    | 83   | 81.5    | 94       |
| Whangarei District | Other Local Iwi | 25-39 | 2.4                     | 3.2  | 83    | 88   | 85.5    | 95       |

~Average Rank is based on the sum of ranked positions for percentage home ownership by age in 2006 and 2013, with highest percentage = 1 and lowest percentage = 95 (95 iwi/age groups are ranked). The minimum average score is 1 and would reflect the consistently highest percentage living in a home owned by a Family Trust in each year. The maximum score is 95 and would reflect the consistently lowest percentage Family Trust in each year.

## 5.3 Housing tenure by age – iwi profiles

In this Section, greater detail on tenure by age is presented, separately for each iwi. See Appendix B for underlying numbers.

### 5.3.1 Te Aupöuri

Table 5.5 shows that the patterns and trends illustrated for total residents above occur similarly by broad age group. Although **home ownership** has similarly fallen for most age groups, Te Aupöuri people living in Far North District have increasingly experienced higher levels of ownership than their counterparts in Kaipara District (where data are available) and Whangarei District, in most age groups.

- The picture for 2001 is somewhat mixed, with the highest ownership levels for each age group experienced by different TAs. In 2006, all Te Aupöuri people less than 55 years of age and living in Far North District had the highest levels, while in 2013, the highest levels were universally for those living in Far North District, irrespective of age.
- Notably, older age groups generally have higher ownership rates than younger age groups, with the overall highest levels in 2013 for those aged 65+ years and living in Far North District (65.9%). Although this was a decline over the level for this age group in 2001 (73.1%), it had risen since 2006 (55.3%).
- Living in an owned home also increased between 2006 and 2013 for 0-14 year olds living in Kaipara District, and 15-24 year olds living in Whangarei District.
- In 2013, the lowest ownership levels for those living in both Far North District and Whangarei District were for 0-14 and 25-39 year olds, indicating the common experience of younger parents and children.

**Non-ownership/renting:** Reflecting their high levels of ownership shown above, all Te Aupöuri people living in Far North District in 2013 had lower levels of non-ownership/renting than their Whangarei District counterparts, irrespective of age. With only one exception (for 15-24 year olds in 2001), the picture was similar in both 2001 and 2006. The picture is more mixed for those living in Kaipara District, but for 2013 the

indication is that rates for those aged 0-14 and 15-24 years were lowest overall, while they were highest at 25-39 years and fell in the middle for 40-54 year olds.

- Non-ownership/renting levels fell between 2001 and 2013 only for those aged 65+ years and living in Far North District.

**Table 5.5: Te Aupōuri - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Te Aupōuri                   | 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* |
| <b>Ownership</b>             |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | 53.9               | 41.7              | 41.0               | 48.0           | 49.4               | 22.2              | 38.8               | 41.4           | 35.9               | 33.3              | 21.4               | 31.3           |
| 15-24                        | 55.3               | ...               | 60.0               | 44.7           | 53.0               | ...               | 30.0               | 38.7           | 46.7               | ...               | 37.5               | 34.4           |
| 25-39                        | 48.4               | 33.3              | 46.7               | 43.5           | 45.3               | ...               | 31.8               | 37.1           | 34.0               | ...               | 23.8               | 30.7           |
| 40-54                        | 68.7               | ...               | 64.7               | 58.7           | 56.6               | ...               | 52.6               | 49.5           | 50.5               | ...               | 41.7               | 42.3           |
| 55-64                        | 83.3               | 100.0             | 100.0              | 65.8           | 59.5               | ...               | 100.0              | 56.8           | 54.3               | ...               | 50.0               | 51.0           |
| 65+                          | 73.1               | ...               | 100.0              | 61.8           | 55.3               | 75.0              | 100.0              | 50.8           | 65.9               | ...               | ...                | 56.4           |
| <b>Total</b>                 | <b>57.3</b>        | <b>48.1</b>       | <b>49.6</b>        | <b>49.0</b>    | <b>50.9</b>        | <b>28.9</b>       | <b>40.4</b>        | <b>42.7</b>    | <b>46.1</b>        | <b>33.3</b>       | <b>25.8</b>        | <b>36.5</b>    |
| <b>Number*</b>               | <b>777</b>         | <b>39</b>         | <b>177</b>         | <b>2625</b>    | <b>831</b>         | <b>33</b>         | <b>177</b>         | <b>2712</b>    | <b>660</b>         | <b>24</b>         | <b>117</b>         | <b>2214</b>    |
| <b>Non-Ownership/Renting</b> |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | 46.1               | 50.0              | 59.0               | 52.0           | 44.8               | 66.7              | 57.1               | 52.9           | 57.9               | 50.0              | 78.6               | 61.4           |
| 15-24                        | 44.7               | ...               | 40.0               | 55.3           | 42.4               | ...               | 55.0               | 55.6           | 53.3               | 50.0              | 62.5               | 59.9           |
| 25-39                        | 51.6               | 50.0              | 53.3               | 56.5           | 51.2               | 66.7              | 68.2               | 57.9           | 60.4               | 100.0             | 76.2               | 64.8           |
| 40-54                        | 31.3               | ...               | 35.3               | 41.3           | 35.8               | 80.0              | 47.4               | 43.2           | 44.7               | 50.0              | 58.3               | 49.9           |
| 55-64                        | 16.7               | ...               | ...                | 34.2           | 32.4               | ...               | ...                | 32.4           | 37.0               | ...               | 50.0               | 38.9           |
| 65+                          | 26.9               | ...               | ...                | 38.2           | 31.6               | ...               | ...                | 33.9           | 22.0               | ...               | 100.0              | 33.0           |
| <b>Total</b>                 | <b>42.7</b>        | <b>51.9</b>       | <b>50.4</b>        | <b>51.0</b>    | <b>41.5</b>        | <b>57.9</b>       | <b>53.4</b>        | <b>50.8</b>    | <b>47.8</b>        | <b>50.0</b>       | <b>70.9</b>        | <b>56.2</b>    |
| <b>Number*</b>               | <b>579</b>         | <b>42</b>         | <b>180</b>         | <b>2727</b>    | <b>678</b>         | <b>66</b>         | <b>234</b>         | <b>3225</b>    | <b>684</b>         | <b>36</b>         | <b>321</b>         | <b>3411</b>    |
| <b>Family Trusts</b>         |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | ...                | ...               | ...                | ...            | 5.8                | ...               | 4.1                | 5.7            | 6.2                | ...               | ...                | 7.3            |
| 15-24                        | ...                | ...               | ...                | ...            | 4.5                | ...               | 15.0               | 5.7            | ...                | ...               | ...                | 5.7            |
| 25-39                        | ...                | ...               | ...                | ...            | 3.5                | ...               | ...                | 4.9            | 5.7                | ...               | ...                | 4.5            |
| 40-54                        | ...                | ...               | ...                | ...            | 7.5                | 7.5               | ...                | 7.4            | 4.9                | ...               | ...                | 7.9            |
| 55-64                        | ...                | ...               | ...                | ...            | 8.1                | ...               | ...                | 10.8           | 8.7                | ...               | ...                | 10.1           |
| 65+                          | ...                | ...               | ...                | ...            | 13.2               | ...               | ...                | 15.3           | 12.2               | ...               | ...                | 10.6           |
| <b>Total</b>                 | ...                | ...               | ...                | ...            | <b>7.5</b>         | <b>7.9</b>        | <b>6.2</b>         | <b>6.5</b>     | <b>6.1</b>         | <b>8.3</b>        | <b>3.3</b>         | <b>7.4</b>     |
| <b>Number*</b>               | ...                | ...               | ...                | ...            | <b>123</b>         | <b>9</b>          | <b>27</b>          | <b>414</b>     | <b>87</b>          | <b>6</b>          | <b>15</b>          | <b>447</b>     |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used.  
 \*For Kaipara District only, percentages are based on (raw) Total Response stated numbers. All others are based on summed Total Stated Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

**Family Trusts:** Missing data (i.e. relatively few Te Aupōuri people living in Kaipara and Whangarei Districts live in a home owned by a Family Trust) makes comparison between TAs difficult. However, Table 5.5 shows that the majority of those living in this tenure type lived in Far North District, with small proportions in every age group in 2006, and missing only one age group in 2013. Notably the highest levels at both censuses (2006 and 2013) pertain to those aged 65+ years, followed by those aged 55-64 years.

- The general lack of Family Trust data by age for Te Aupōuri people living in Kaipara District indicates that their high total proportions (7.9% in 2006 and 8.3% in 2013) should be interpreted with caution.



### 5.3.2 Ngāti Kahu

As was the case for Te Aupōuri people, Ngāti Kahu living in Far North District experience relatively high levels of home ownership and relatively low levels of non-ownership/renting, irrespective of age, and this picture has largely consolidated since 2001 (Table 5.6). (NB. in all cases, underlying numbers for Kaipara District are very low and care should be taken in interpreting the statistics).

- In 2001, the highest **home ownership** levels for each age group were shared between TAs.
- In 2006, the highest ownership levels were universally for those living in Far North District, irrespective of age, while in 2013 this was the case for all but one age group (65+ years), for whom the highest levels were in Whangarei District (although N=15).
- In general, older age groups had somewhat higher ownership levels than younger age groups at each census, with the overall highest levels in 2013 pertaining to 65+ year olds living in both Far North and Whangarei Districts, followed by those aged 55-64 years.
- Between 2001 and 2013, ownership fell for all but those aged 65+ years living in Whangarei District; however, between 2006 and 2013 there was also an increase for those aged 55-64 years living in Whangarei District.

**Table 5.6: Ngāti Kahu - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Ngāti Kahu                   | 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* |
| <b>Ownership</b>             |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | 49.8               | 66.7              | 44.1               | 43.9           | 40.9               | 22.2              | 36.2               | 36.3           | 33.0               | 25.0              | 31.3               | 28.9           |
| 15-24                        | 48.5               | ...               | 37.5               | 40.2           | 48.5               | ...               | 31.3               | 35.5           | 35.2               | ...               | 28.0               | 29.3           |
| 25-39                        | 50.0               | 66.7              | 50.0               | 44.0           | 37.0               | ...               | 33.3               | 31.4           | 32.9               | ...               | 30.8               | 27.7           |
| 40-54                        | 68.1               | 60.0              | 56.3               | 57.1           | 60.2               | ...               | 57.1               | 48.4           | 52.6               | ...               | 44.1               | 39.9           |
| 55-64                        | 75.0               | ...               | 100.0              | 67.7           | 58.3               | ...               | 50.0               | 49.4           | 57.8               | ...               | 57.1               | 46.0           |
| 65+                          | 72.0               | ...               | 100.0              | 62.2           | 73.0               | ...               | 60.0               | 51.9           | 57.9               | ...               | 100.0              | 53.2           |
| <b>Total</b>                 | <b>54.5</b>        | <b>65.4</b>       | <b>46.2</b>        | <b>46.8</b>    | <b>46.7</b>        | <b>33.3</b>       | <b>38.0</b>        | <b>38.2</b>    | <b>41.1</b>        | <b>23.1</b>       | <b>33.9</b>        | <b>32.9</b>    |
| <b>Number*</b>               | <b>840</b>         | <b>51</b>         | <b>162</b>         | <b>2031</b>    | <b>813</b>         | <b>24</b>         | <b>186</b>         | <b>1971</b>    | <b>795</b>         | <b>18</b>         | <b>168</b>         | <b>1761</b>    |
| <b>Non-Ownership/Renting</b> |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | 50.2               | 33.3              | 55.9               | 56.1           | 54.3               | 66.7              | 63.8               | 57.6           | 62.2               | 75.0              | 58.3               | 64.9           |
| 15-24                        | 51.5               | ...               | 62.5               | 59.8           | 44.1               | 66.7              | 68.8               | 60.5           | 61.4               | 60.0              | 72.0               | 65.4           |
| 25-39                        | 50.0               | ...               | 50.0               | 56.0           | 58.0               | ...               | 66.7               | 62.5           | 64.6               | 60.0              | 69.2               | 65.7           |
| 40-54                        | 31.9               | ...               | 43.8               | 42.9           | 34.4               | 50.0              | 42.9               | 45.1           | 42.1               | 66.7              | 47.1               | 53.7           |
| 55-64                        | 25.0               | ...               | ...                | 32.3           | 30.6               | ...               | 50.0               | 41.6           | 31.1               | ...               | 42.9               | 43.7           |
| 65+                          | 28.0               | ...               | ...                | 37.8           | 16.2               | ...               | 40.0               | 38.5           | 26.3               | ...               | ...                | 35.5           |
| <b>Total</b>                 | <b>45.5</b>        | <b>30.8</b>       | <b>53.8</b>        | <b>53.2</b>    | <b>46.6</b>        | <b>54.2</b>       | <b>57.1</b>        | <b>55.1</b>    | <b>52.5</b>        | <b>61.5</b>       | <b>59.4</b>        | <b>60.1</b>    |
| <b>Number*</b>               | <b>702</b>         | <b>24</b>         | <b>189</b>         | <b>2310</b>    | <b>810</b>         | <b>39</b>         | <b>279</b>         | <b>2844</b>    | <b>1014</b>        | <b>48</b>         | <b>294</b>         | <b>3216</b>    |
| <b>Family Trusts</b>         |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | ...                | ...               | ...                | ...            | 4.7                | ...               | ...                | 6.0            | 4.7                | ...               | 10.4               | 6.2            |
| 15-24                        | ...                | ...               | ...                | ...            | 7.4                | ...               | ...                | 4.0            | 3.4                | ...               | ...                | 5.3            |
| 25-39                        | ...                | ...               | ...                | ...            | 4.9                | ...               | ...                | 6.1            | 2.4                | ...               | ...                | 6.7            |
| 40-54                        | ...                | ...               | ...                | ...            | 5.4                | ...               | ...                | 6.5            | 5.3                | ...               | 8.8                | 6.4            |
| 55-64                        | ...                | ...               | ...                | ...            | 11.1               | ...               | ...                | 9.0            | 11.1               | ...               | ...                | 10.3           |
| 65+                          | ...                | ...               | ...                | ...            | 10.8               | ...               | ...                | 9.6            | 15.8               | ...               | ...                | 11.3           |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>        | <b>...</b>         | <b>...</b>     | <b>6.7</b>         | <b>12.5</b>       | <b>4.9</b>         | <b>6.7</b>     | <b>6.4</b>         | <b>3.8</b>        | <b>6.7</b>         | <b>7.0</b>     |
| <b>Number*</b>               | <b>...</b>         | <b>...</b>        | <b>...</b>         | <b>...</b>     | <b>117</b>         | <b>9</b>          | <b>24</b>          | <b>345</b>     | <b>123</b>         | <b>3</b>          | <b>33</b>          | <b>375</b>     |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used. \*For Kaipara District only, percentages are based on (raw) Total Response stated numbers. All others are based on summed Total Stated Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

**Non-ownership/renting:** Reflecting their relatively levels of high home ownership, non-ownership/renting levels for Ngāti Kahu living in Far North District are generally the lowest, at each census, for most age groups. Exceptions are those aged 0-14 years in 2001 and 2013, and those aged 15-24 and 25-39 years in 2013, for whom the lowest levels were for those living in Kaipara District.

- Between 2001 and 2013, non-ownership/renting levels by age increased almost universally, with only those aged 65+ years living in Far North District experiencing a small decline.
- Between 2006 and 2013, decline in non-ownership/renting also occurred for those aged 0-14 and 55-64 years living in Whangarei District, and for those aged 15-24 years living in Kaipara District. However, there was an increase for those aged 65+ years living in Far North District, offsetting the overall decline experienced across the 2001-2013 period.

**Family Trusts:** Relatively few Ngāti Kahu people live in a home owned by a Family Trust (in 2013, N=159). As Table 5.6 indicates, the vast majority live in Far North District, where living in this tenure type is experienced across all age groups. Although total proportions

for those living in Kaipara District in 2006 and Whangarei District in 2013 appear highest, they pertain to very low numbers.

- In both 2006 and 2013, the highest proportions living in a home owned by a family Trust were those aged 55-64 and 65+ years and living in Far North District.

### 5.3.3 Ngāpuhi

As occurred for iwi in the two previous analyses, Ngāpuhi people living in Far North District have the highest levels of home ownership by age, with only a few exceptions across all three censuses. The (very narrow) exceptions all pertain to Kaipara District and are for those aged 40-54 years in 2001, 55-64 and 65+ years in 2006, and 65+ years in 2013 (Table 5.7).

- Between 2001 and 2013, home ownership rates fell universally for all Ngāpuhi people in all age groups in all three TAs. Rates also fell for all age groups between 2006 and 2013, by contrast with minor increases in ownership for one or two age groups for Te Aupōuri and Ngāti Kahu people.
- All older age groups (55+ years) have higher rates of home ownership than younger age groups, with the overall highest rates in 2013 (as noted above) for those aged 65+ years and living in Kaipara District.
- In 2013 the lowest home ownership levels in each TA pertained to those aged 25-39 years, followed by those aged 0-14 years, indicating common tenure of younger parents and children. The lowest rates overall at these ages were for those living in Kaipara District (23.7%).

**Table 5.7: Ngāpuhi - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Ngāpuhi                      | 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* |
| <b>Ownership</b>             |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 53.2               | 46.8             | 43.0               | 42.4           | 40.3               | 39.5             | 36.0               | 34.3           | 31.4               | 25.9             | 27.8               | 29.9           |
| 15-24                        | 53.6               | 50.8             | 40.6               | 40.1           | 45.0               | 40.3             | 35.8               | 33.0           | 36.5               | 26.0             | 29.8               | 29.5           |
| 25-39                        | 54.4               | 42.3             | 42.8               | 42.1           | 40.5               | 38.0             | 34.0               | 34.0           | 30.6               | 23.7             | 26.5               | 29.6           |
| 40-54                        | 66.3               | 67.6             | 58.4               | 58.4           | 53.5               | 52.9             | 48.8               | 47.1           | 48.5               | 40.9             | 41.9               | 41.0           |
| 55-64                        | 74.8               | 73.7             | 65.2               | 63.8           | 60.7               | 66.7             | 57.6               | 54.1           | 55.5               | 52.3             | 49.1               | 47.6           |
| 65+                          | 78.1               | 72.2             | 71.1               | 65.3           | 57.9               | 60.0             | 56.3               | 54.2           | 53.3               | 55.6             | 54.1               | 51.4           |
| <b>Total</b>                 | <b>58.4</b>        | <b>53.5</b>      | <b>47.1</b>        | <b>45.3</b>    | <b>45.9</b>        | <b>42.4</b>      | <b>39.4</b>        | <b>37.3</b>    | <b>39.2</b>        | <b>33.1</b>      | <b>33.4</b>        | <b>33.5</b>    |
| <b>Number</b>                | <b>5880</b>        | <b>711</b>       | <b>3651</b>        | <b>33690</b>   | <b>5133</b>        | <b>666</b>       | <b>3771</b>        | <b>33000</b>   | <b>4407</b>        | <b>558</b>       | <b>3327</b>        | <b>31227</b>   |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 46.8               | 53.2             | 57.0               | 57.6           | 53.4               | 57.4             | 59.7               | 60.6           | 62.9               | 69.0             | 66.4               | 63.4           |
| 15-24                        | 46.4               | 49.2             | 59.4               | 59.9           | 48.7               | 59.7             | 60.5               | 61.8           | 56.8               | 66.2             | 65.0               | 64.2           |
| 25-39                        | 45.6               | 57.7             | 57.2               | 57.9           | 53.1               | 59.5             | 62.8               | 61.2           | 63.5               | 71.1             | 69.4               | 64.6           |
| 40-54                        | 33.7               | 32.4             | 41.6               | 41.6           | 36.3               | 42.5             | 44.0               | 45.3           | 44.2               | 50.0             | 51.1               | 49.8           |
| 55-64                        | 25.2               | 26.3             | 34.8               | 36.2           | 29.0               | 25.9             | 35.1               | 35.8           | 34.2               | 36.4             | 40.9               | 41.4           |
| 65+                          | 21.9               | 27.8             | 28.9               | 34.7           | 25.8               | 40.0             | 33.6               | 35.7           | 30.7               | 25.9             | 35.9               | 36.5           |
| <b>Total</b>                 | <b>41.6</b>        | <b>46.5</b>      | <b>52.9</b>        | <b>54.7</b>    | <b>45.9</b>        | <b>51.9</b>      | <b>55.1</b>        | <b>56.9</b>    | <b>53.0</b>        | <b>58.7</b>      | <b>60.0</b>        | <b>59.1</b>    |
| <b>Number</b>                | <b>4197</b>        | <b>618</b>       | <b>4098</b>        | <b>40638</b>   | <b>5172</b>        | <b>816</b>       | <b>5277</b>        | <b>50418</b>   | <b>5964</b>        | <b>990</b>       | <b>5982</b>        | <b>55179</b>   |
| <b>Family Trusts</b>         |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | ...                | ...              | ...                | ...            | 6.2                | 3.2              | 4.3                | 5.1            | 5.7                | 5.1              | 5.8                | 6.7            |
| 15-24                        | ...                | ...              | ...                | ...            | 6.3                | ...              | 3.7                | 5.1            | 6.8                | 7.8              | 5.2                | 6.3            |
| 25-39                        | ...                | ...              | ...                | ...            | 6.4                | 2.5              | 3.2                | 4.9            | 5.9                | 5.3              | 4.1                | 5.8            |
| 40-54                        | ...                | ...              | ...                | ...            | 10.1               | 4.6              | 7.2                | 7.6            | 7.3                | 9.1              | 7.0                | 9.2            |
| 55-64                        | ...                | ...              | ...                | ...            | 10.3               | 7.4              | 7.3                | 10.1           | 10.3               | 11.4             | 9.9                | 11.0           |
| 65+                          | ...                | ...              | ...                | ...            | 16.3               | ...              | 10.2               | 10.1           | 16.0               | 18.5             | 9.9                | 12.1           |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>     | <b>8.1</b>         | <b>5.7</b>       | <b>5.5</b>         | <b>5.8</b>     | <b>7.8</b>         | <b>8.2</b>       | <b>6.7</b>         | <b>7.4</b>     |
| <b>Number</b>                | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>     | <b>915</b>         | <b>90</b>        | <b>525</b>         | <b>5163</b>    | <b>876</b>         | <b>138</b>       | <b>666</b>         | <b>6885</b>    |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used. Percentages in this table are based on summed Total Stated. Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

**Non-ownership/renting:** As with the foregoing analyses, non-ownership/renting levels for Ngāpuhi people approximately mirror ownership levels, with Kaipara and Whangarei Districts invariably sharing the highest rates. In 2001 and 2006 the highest rates were almost exclusively for Whangarei District, with just two exceptions, both pertaining to Kaipara District: 25-39 year olds in 2001, and 65+ year olds in 2006. In 2013, the highest rates for those aged less than 40 years pertained to Kaipara District, and for all Ngāpuhi people aged over 40 years, to Whangarei District.

- Between both 2001 and 2013, and 2006 and 2013, non-ownership/renting rates increased for all Ngāpuhi people with just one exception: those aged 65+ years and living in Kaipara District, for whom rates fell slightly.
- In 2013 the highest non-ownership/renting rates were for Ngāpuhi people aged less than 40 years and living in Kaipara District, while the lowest pertained to those aged 65+ years also living in Kaipara District.

**Family Trusts:** Numbers living in a home owned by a Family Trust are greater for Ngāpuhi people than their Te Aupōuri and Ngāti Kahu counterparts, providing more robust comparison (but by no means the highest rates overall – see Section 4.2). In 2006, the highest Family Trust rates for Ngāpuhi people all pertained to those living in Far North

District, irrespective of age, while in 2013, the highest rates pertained almost exclusively to those living in Kaipara District, with just two exceptions: 0-14 year olds living in Whangarei District, and 25-39 year olds living in Far North District, for whom levels were higher.

- As for their Te Aupōuri and Ngāti Kahu counterparts, proportions of Ngāpuhi people living in a home owned by a Family Trust were highest for older age groups and lowest for younger age groups, irrespective of TA or census year.
- In 2006, rates for those living in Far North District were above 10 per cent for those aged 40-54 and 55-64 years, and over 16 per cent for those aged 65+ years. In 2013 these rates had dropped slightly and were surpassed by those for the same age groups living in Kaipara District.
- In 2013 the overall highest Family Trust rates for Ngāpuhi people were for those living in Kaipara District aged 65+ years (18.5%).

#### 5.3.4 Te Rarawa

In both 2006 and 2013, the highest levels of home ownership for Te Rarawa people by age favoured those living in Far North District, with just one exception in each case (being for Kaipara District), while in 2001 had extended to Whangarei District for two age groups—those aged 40-54 and 55-64 years (Table 5.8).

- In 2013, Te Rarawa people of all but one age group (40-54 years) living in Whangarei District had the lowest home ownership rates. The exception was for their counterparts who lived in Kaipara District.
- As with the previous analyses, the highest home ownership rates for Te Rarawa people pertain to the older age groups (55+ years). In 2013 the overall highest rate of home ownership was for those living in Far North District (64.2%), followed by those aged 55-64 years (61.7%).
- Between 2001 and 2013, home ownership fell for all but those aged 65+ years living in Whangarei District.

**Non-ownership/renting:** Non-ownership/renting rates approximately mirror ownership rates, with the lowest levels occurring primarily for those in Far North and Kaipara Districts, and the highest for those in Whangarei District. However, there are a few exceptions (NB.

in all cases, underlying numbers for Kaipara District are very low and care should be taken in interpreting the statistics):

- In 2001, the exceptions pertained to those aged 40-54 and 55-64 years, for whom non-ownership/renting rates were lowest for those living in Whangarei District, and those aged 65+ years also living in Whangarei District, for whom ownership rates (50%) were second-lowest.
- In 2006, rates were highest for those aged less than 54 years living in Kaipara District, meaning that in 2006 Whangarei District had the highest rates for the two oldest age groups only (55-64 and 65+ years).
- In 2013, non-ownership/renting rates were universally highest for those living in Whangarei District, irrespective of age.
- Between 2001 and 2013, non-ownership/renting rates fell for those aged 40-54 years living in Kaipara District and those aged 65+ years and living in Whangarei. Between 2006 and 2013 this decline also pertained to those aged 55-64 years and living in Whangarei.

**Family Trusts:** Numbers and proportions of Te Rarawa people living in a home owned by a Family Trust are relatively low, and the highest and lowest levels by age are shared fairly equally between those living in Far North and Whangarei Districts. In both 2006 and 2013 numbers living in Kaipara District were too low to be disaggregated by age. For 2013 this is an important finding, as overall levels for 2013 indicate that the highest proportions (8.2%) were living in Kaipara District.

- In both 2006 and 2013 the highest levels of living in a home owned by a Family Trust pertain to the older age groups (55-64 and 65+ years), and for Far North District these proportions increased between 2006 and 2013.

**Table 5.8: Te Rarawa - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Te Rarawa                    | 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* |
| <b>Ownership</b>             |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | 57.1               | 52.4              | 48.8               | 47.9           | 49.4               | 16.7              | 43.7               | 41.0           | 39.7               | 33.3              | 28.7               | 34.9           |
| 15-24                        | 54.0               | ...               | 40.0               | 46.4           | 53.5               | ...               | 44.7               | 38.0           | 43.4               | 50.0              | 29.8               | 35.6           |
| 25-39                        | 52.7               | 66.7              | 41.0               | 44.9           | 43.7               | ...               | 31.3               | 37.9           | 34.9               | 33.3              | 28.9               | 29.6           |
| 40-54                        | 65.6               | 60.0              | 77.8               | 58.3           | 59.5               | 44.4              | 58.1               | 49.1           | 52.4               | 27.3              | 44.8               | 43.7           |
| 55-64                        | 76.7               | 75.0              | 77.8               | 63.1           | 67.2               | 66.7              | 63.6               | 56.3           | 61.7               | 42.9              | 50.0               | 46.9           |
| 65+                          | 79.2               | 60.0              | 50.0               | 65.6           | 66.7               | 80.0              | 57.1               | 56.9           | 64.2               | ...               | 62.5               | 55.7           |
| <b>Total</b>                 | <b>60.2</b>        | <b>54.9</b>       | <b>51.0</b>        | <b>49.9</b>    | <b>52.2</b>        | <b>34.0</b>       | <b>44.6</b>        | <b>42.5</b>    | <b>46.1</b>        | <b>34.7</b>       | <b>35.9</b>        | <b>37.6</b>    |
| <b>Number*</b>               | <b>1536</b>        | <b>84</b>         | <b>309</b>         | <b>3552</b>    | <b>1590</b>        | <b>48</b>         | <b>372</b>         | <b>4077</b>    | <b>1536</b>        | <b>51</b>         | <b>375</b>         | <b>4074</b>    |
| <b>Non-Ownership/Renting</b> |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | 42.9               | 47.6              | 51.3               | 52.1           | 45.5               | 66.7              | 49.5               | 53.1           | 54.7               | 66.7              | 67.6               | 58.8           |
| 15-24                        | 46.0               | ...               | 60.0               | 53.6           | 41.7               | 71.4              | 55.3               | 55.9           | 53.3               | 50.0              | 61.7               | 57.1           |
| 25-39                        | 47.3               | ...               | 59.0               | 55.1           | 50.9               | 60.0              | 62.5               | 56.8           | 61.0               | 66.7              | 71.1               | 64.2           |
| 40-54                        | 34.4               | 50.0              | 22.2               | 41.7           | 33.7               | 44.4              | 37.2               | 43.8           | 41.3               | 45.5              | 50.0               | 47.7           |
| 55-64                        | 23.3               | ...               | 22.2               | 36.9           | 24.6               | ...               | 36.4               | 34.7           | 29.0               | ...               | 35.7               | 42.8           |
| 65+                          | 20.8               | 60.0              | 50.0               | 34.4           | 24.6               | ...               | 42.9               | 29.4           | 24.7               | ...               | 37.5               | 30.5           |
| <b>Total</b>                 | <b>39.8</b>        | <b>45.1</b>       | <b>49.0</b>        | <b>50.1</b>    | <b>40.9</b>        | <b>53.2</b>       | <b>50.0</b>        | <b>50.7</b>    | <b>47.1</b>        | <b>53.1</b>       | <b>59.2</b>        | <b>54.6</b>    |
| <b>Number*</b>               | <b>1014</b>        | <b>69</b>         | <b>297</b>         | <b>3564</b>    | <b>1245</b>        | <b>75</b>         | <b>417</b>         | <b>4863</b>    | <b>1569</b>        | <b>78</b>         | <b>618</b>         | <b>5907</b>    |
| <b>Family Trusts</b>         |                    |                   |                    |                |                    |                   |                    |                |                    |                   |                    |                |
| 0-14                         | ...                | ...               | ...                | ...            | 5.1                | ...               | 6.8                | 5.9            | 5.6                | ...               | 3.7                | 6.3            |
| 15-24                        | ...                | ...               | ...                | ...            | 4.7                | ...               | ...                | 6.0            | 3.3                | ...               | 8.5                | 7.3            |
| 25-39                        | ...                | ...               | ...                | ...            | 5.4                | ...               | 6.3                | 5.3            | 4.1                | ...               | ...                | 6.2            |
| 40-54                        | ...                | ...               | ...                | ...            | 6.8                | ...               | 4.7                | 7.1            | 6.3                | ...               | 5.2                | 8.6            |
| 55-64                        | ...                | ...               | ...                | ...            | 8.2                | ...               | ...                | 9.1            | 9.3                | ...               | 14.3               | 10.3           |
| 65+                          | ...                | ...               | ...                | ...            | 8.7                | ...               | ...                | 13.7           | 11.1               | ...               | ...                | 13.8           |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>        | <b>...</b>         | <b>...</b>     | <b>6.9</b>         | <b>...</b>        | <b>5.4</b>         | <b>6.8</b>     | <b>6.8</b>         | <b>8.2</b>        | <b>4.9</b>         | <b>7.8</b>     |
| <b>Number*</b>               | <b>...</b>         | <b>...</b>        | <b>...</b>         | <b>...</b>     | <b>210</b>         | <b>6</b>          | <b>45</b>          | <b>648</b>     | <b>225</b>         | <b>12</b>         | <b>51</b>          | <b>843</b>     |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used. \*For Kaipara District only, percentages are based on (raw) Total Response stated numbers. All others are based on summed Total Stated Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

### 5.3.5 Ngāti Whätua

Home ownership for Ngāti Whätua people living in Te Tai Tokerau differs from that of their iwi counterparts, because in 2013, with just one exception, rates by age were lowest for those living in Far North District (the exception being for those aged 55-64 years, for whom the lowest rates were for those living in Kaipara District) and the highest ownership rates were shared between those living in Kaipara and Whangarei Districts (Table 5.9). This was also somewhat different to the situation in 2001, when all but those aged 40-54 years living in Whangarei District had the lowest ownership rates, and in 2006, when all those under 40 years of age (living in Whangarei) had the lowest rates.

- Between 2001 and 2013, ownership rates fell for all Ngāti Whätua people, irrespective of age and TA of residence. However, between 2006 and 2013, rates rose slightly for those aged 65+ years living in Far North District, and those aged 15-24 and 25-39 years living in Whangarei District.



- In 2013, the overall highest ownership rates were for those aged 55-64 years living in Whangarei District (58.8%) followed by their counterparts in Far North (58.3%) and Kaipara Districts (57.1%).
- In 2013, the lowest ownership rates for Ngāti Whätua people in Far North and Kaipara Districts were for those aged 0-14 and 25-39 years, indicating common experience for children and young parents, while for Whangarei District the lowest rates were at 0-14 and 15-24 years, closely followed by those at 25-39 years, indicating a similar story.

**Table 5.9: Ngāti Whätua - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Ngāti Whätua                 | 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* |
| <b>Ownership</b>             |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 45.9               | 57.9             | 44.5               | 41.2           | 46.8               | 41.1             | 39.3               | 33.7           | 21.3               | 29.8             | 31.3               | 29.2           |
| 15-24                        | 66.7               | 51.7             | 38.2               | 37.8           | 53.3               | 42.9             | 33.8               | 33.3           | 32.0               | 34.1             | 33.9               | 31.2           |
| 25-39                        | 53.8               | 55.3             | 42.6               | 41.7           | 37.0               | 41.0             | 28.8               | 32.5           | 23.5               | 31.6             | 34.9               | 27.9           |
| 40-54                        | 60.9               | 65.0             | 63.5               | 56.1           | 46.4               | 54.3             | 51.9               | 45.8           | 43.3               | 53.3             | 44.4               | 40.9           |
| 55-64                        | 100.0              | 78.6             | 78.6               | 55.5           | 100.0              | 47.1             | 66.7               | 45.3           | 58.3               | 57.1             | 58.8               | 45.9           |
| 65+                          | 100.0              | 69.2             | 63.6               | 60.0           | 45.5               | 60.0             | 53.3               | 56.2           | 50.0               | 56.5             | 52.6               | 45.6           |
| <b>Total</b>                 | <b>54.2</b>        | <b>58.6</b>      | <b>49.4</b>        | <b>43.9</b>    | <b>46.8</b>        | <b>44.5</b>      | <b>40.3</b>        | <b>36.6</b>    | <b>29.6</b>        | <b>39.8</b>      | <b>37.8</b>        | <b>33.3</b>    |
| <b>Number</b>                | <b>252</b>         | <b>540</b>       | <b>522</b>         | <b>3774</b>    | <b>261</b>         | <b>423</b>       | <b>561</b>         | <b>3789</b>    | <b>174</b>         | <b>363</b>       | <b>501</b>         | <b>3609</b>    |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 54.1               | 42.1             | 55.5               | 58.8           | 48.4               | 54.5             | 55.2               | 60.5           | 67.2               | 62.8             | 63.3               | 64.3           |
| 15-24                        | 33.3               | 48.3             | 61.8               | 62.2           | 46.7               | 52.4             | 61.0               | 61.2           | 60.0               | 56.8             | 56.5               | 61.6           |
| 25-39                        | 46.2               | 44.7             | 57.4               | 58.3           | 51.9               | 51.3             | 65.8               | 62.0           | 64.7               | 60.5             | 61.9               | 66.3           |
| 40-54                        | 39.1               | 35.0             | 36.5               | 43.9           | 42.9               | 39.1             | 42.0               | 47.1           | 46.7               | 37.8             | 47.2               | 50.2           |
| 55-64                        | ...                | 21.4             | 21.4               | 44.5           | ...                | 35.3             | 33.3               | 43.6           | 41.7               | 32.1             | 32.4               | 44.1           |
| 65+                          | ...                | 30.8             | 36.4               | 40.0           | 36.4               | 30.0             | 33.3               | 33.7           | 50.0               | 30.4             | 36.8               | 41.9           |
| <b>Total</b>                 | <b>45.8</b>        | <b>41.4</b>      | <b>50.6</b>        | <b>56.1</b>    | <b>45.2</b>        | <b>48.9</b>      | <b>52.2</b>        | <b>56.9</b>    | <b>58.2</b>        | <b>53.0</b>      | <b>55.4</b>        | <b>59.3</b>    |
| <b>Number</b>                | <b>213</b>         | <b>381</b>       | <b>534</b>         | <b>4830</b>    | <b>252</b>         | <b>465</b>       | <b>726</b>         | <b>5889</b>    | <b>342</b>         | <b>483</b>       | <b>735</b>         | <b>6417</b>    |
| <b>Family Trusts</b>         |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | ...                | ...              | ...                | ...            | 4.8                | 4.5              | 5.5                | 5.8            | 11.5               | 7.4              | 5.4                | 6.5            |
| 15-24                        | ...                | ...              | ...                | ...            | ...                | 4.8              | 5.2                | 5.5            | 8.0                | 9.1              | 9.7                | 7.2            |
| 25-39                        | ...                | ...              | ...                | ...            | 11.1               | 7.7              | 5.5                | 5.5            | 11.8               | 7.9              | 3.2                | 5.8            |
| 40-54                        | ...                | ...              | ...                | ...            | 10.7               | 6.5              | 6.2                | 7.2            | 10.0               | 8.9              | 8.3                | 9.0            |
| 55-64                        | ...                | ...              | ...                | ...            | ...                | 17.6             | ...                | 11.0           | ...                | 10.7             | 8.8                | 10.0           |
| 65+                          | ...                | ...              | ...                | ...            | 18.2               | 10.0             | 13.3               | 10.1           | ...                | 13.0             | 10.5               | 12.5           |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>     | <b>8.1</b>         | <b>6.6</b>       | <b>7.5</b>         | <b>6.5</b>     | <b>12.2</b>        | <b>7.2</b>       | <b>6.8</b>         | <b>7.4</b>     |
| <b>Number</b>                | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>     | <b>45</b>          | <b>63</b>        | <b>105</b>         | <b>675</b>     | <b>72</b>          | <b>66</b>        | <b>90</b>          | <b>804</b>     |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used. Percentages in this table are based on summed Total Stated.

\*Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

**Non-ownership/renting:** As for their other iwi counterparts living in Te Tai Tokerau, non-ownership/renting rates for Ngāti Whätua people approximately mirror ownership rates. In this case, they again show a significant departure from the general pattern, with non-ownership/renting rates in 2013 almost universally *highest* for those living in Far North District. The only exception is for those aged 40-54 years, for whom rates in 2013 (47.2%) are highest for those living in Whangarei District. Again, the pattern is very different to that in 2001, when all but the same (40-54 years) age group then living in Whangarei District had the highest non-ownership/renting rates.

- The data for 2006 indicate that a kind of transition has been occurring for Ngāti Whätua people living in Whangarei District, moving from the highest non-ownership/renting rates in 2001 to the second-highest in 2013. Only those aged 15-24 years and living in Whangarei District in 2013 had the lowest rates of their age group.
- Between 2001 and 2013, non-ownership renting rates increased for most Ngāti Whätua people, as also occurred for their other iwi counterparts. However, there were more occurrences of declining rates than for their counterparts. Between 2001 and 2013, rates fell for those aged 65+ years living in Kaipara District, and those aged 15-24 years living in Whangarei District. Between 2006 and 2013, rates fell for those aged 40-54 and 55-64 years living in Kaipara District, and those aged 15-24, 25-29 and 55-64 years living in Whangarei District.

**Family Trusts:** Proportions of Ngāti Whätua people living in a home owned by a Family Trust by age group are in many cases higher than for their other iwi counterparts, particularly in Far North District, and this may partly explain their anomalous lower ownership rates there in 2013. However, they do not fully account for the difference, given their generally highest rates of non-ownership/renting.

- In 2006, Family Trust rates for those aged 25-39 and 40-54 years living in Far North District exceeded 10 per cent, and for those aged 65+ years exceeded 18 per cent. Rates were also particularly high for those aged 55-64 years living in Kaipara District (17.6%) and 10 per cent for those aged 65+ years. Similarly, in Whangarei District, rates at 65+ years were over 13 per cent.
- In 2013, there are no data for some of these age categories; however, where data exist, several rates show an increase, especially for Kaipara District.
- In 2013, rates for Far North District were above 10 per cent for those aged 0-14, 25-39 and 40-54 years (indicating the presence of children and parents in this tenure type), above 10 per cent for those aged 50-64 and 65+ years in Kaipara District, and around 10 per cent for those aged 15-24 and 65+ years in Whangarei District.

### 5.3.6 Other Local Iwi

This Section gives data for Other Local Iwi (Table 5.10). For Other Local Iwi, housing tenure patterns and trends by age are very much the same as those presented above—with the slight exception of those for Ngāti Whātua people. For Other Local Iwi, the highest home ownership rates increasingly favour those in Far North District, almost irrespective of age group, followed at most ages by Kaipara District, while the highest non-ownership/renting rates occur with few exceptions for those living in Whangarei District (Table 5.10). The highest rates for those living in a home owned by a Family Trust are more diversely spread, but increasingly favour those in Kaipara and Whangarei Districts.

- In 2013, the highest home ownership rates for Other Local Iwi pertain to the older age groups (55-64 and 65+ years), and the lowest to the younger age groups, in keeping with the general picture for their counterparts in each other iwi illustrated above. This is also generally similar to the picture in 2001 and 2006, although in 2001, Other Local Iwi aged less than 40 years and living in Kaipara District had relatively high ownership rates by comparison with their older counterparts, as was the case for those aged 15-24 years living in Kaipara District in 2006. These groups also experienced the greatest declines in ownership.
- Between 2001 and 2013, home ownership rates for all Other Local Iwi fell, irrespective of age group and TA of residence. However, between 2006 and 2013 there was an increase for those aged 40-54 and 55-64 years living in Kaipara District, and for those aged 65+ years living in Whangarei District.

**Non-ownership/renting:** As for most of their other iwi counterparts, non-ownership/renting rates for Other Local Iwi approximately mirror ownership rates, the highest levels at each census disproportionately pertaining to those living in Whangarei District, almost irrespective of age group. In 2013 the only exception was for those aged 65+ years, for whom the highest rates were in Kaipara District. This was similar to the situation in 2001, when the highest rates pertained to those aged 55-64 years living in Kaipara District, and in 2006, when the highest rates pertained to those aged 55-64 and 65+ years, also living in Kaipara District.

- Reflecting the general gradient driven by age/life-cycle stage, the highest non-ownership/renting rates were almost invariably for those less than 40 years, and the lowest for those aged 65+ years, irrespective of TA.

- Between 2001 and 2013, non-ownership/renting rates increased for all but those aged 40-54 years living in Kaipara District. The greatest increases were for those aged less than 30 years living in Kaipara District.
- Between 2006 and 2013 non-ownership/renting rates fell further for those aged 40-54 years living in Kaipara District, along with those for their 25-39 and 55-64 year old counterparts (also living in Kaipara District).

**Table 5.10: Other Local Iwi - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Other Local Iwi              | 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* |
| <b>Ownership</b>             |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 54.9               | 60.3             | 47.8               | 45.3           | 43.6               | 39.6             | 38.6               | 35.9           | 40.7               | 38.0             | 27.1               | 31.6           |
| 15-24                        | 53.4               | 63.2             | 44.4               | 43.4           | 45.6               | 55.6             | 35.8               | 35.2           | 40.3               | 28.6             | 31.1               | 30.5           |
| 25-39                        | 54.2               | 70.0             | 43.6               | 42.4           | 46.1               | 42.1             | 34.1               | 33.8           | 35.7               | 35.0             | 26.2               | 29.0           |
| 40-54                        | 69.0               | 65.2             | 60.2               | 57.0           | 56.7               | 51.7             | 52.0               | 45.7           | 54.3               | 56.7             | 40.4               | 40.8           |
| 55-64                        | 78.3               | 62.5             | 65.7               | 61.6           | 65.6               | 50.0             | 50.0               | 52.6           | 64.5               | 58.3             | 48.3               | 44.6           |
| 65+                          | 78.5               | 80.0             | 73.1               | 63.3           | 66.7               | 66.7             | 58.1               | 57.1           | 63.6               | 63.6             | 60.0               | 50.0           |
| <b>Total</b>                 | <b>59.7</b>        | <b>64.0</b>      | <b>50.9</b>        | <b>47.7</b>    | <b>49.1</b>        | <b>45.7</b>      | <b>40.7</b>        | <b>39.1</b>    | <b>46.8</b>        | <b>40.6</b>      | <b>34.7</b>        | <b>34.6</b>    |
| <b>Number</b>                | <b>1674</b>        | <b>315</b>       | <b>1062</b>        | <b>5082</b>    | <b>1281</b>        | <b>222</b>       | <b>897</b>         | <b>3972</b>    | <b>1425</b>        | <b>228</b>       | <b>873</b>         | <b>4068</b>    |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 45.1               | 39.7             | 52.2               | 54.7           | 50.2               | 52.8             | 56.2               | 58.0           | 52.2               | 54.0             | 67.1               | 60.6           |
| 15-24                        | 46.6               | 36.8             | 55.6               | 56.6           | 48.5               | 44.4             | 58.5               | 59.1           | 54.8               | 52.4             | 64.8               | 63.1           |
| 25-39                        | 45.8               | 30.0             | 56.4               | 57.6           | 47.5               | 57.9             | 63.5               | 60.4           | 58.7               | 50.0             | 70.6               | 64.9           |
| 40-54                        | 31.0               | 34.8             | 39.8               | 43.0           | 36.6               | 37.9             | 43.3               | 46.2           | 39.0               | 30.0             | 54.5               | 51.2           |
| 55-64                        | 21.7               | 37.5             | 34.3               | 38.4           | 26.2               | 50.0             | 36.8               | 37.6           | 30.1               | 41.7             | 43.3               | 44.6           |
| 65+                          | 21.5               | 20.0             | 26.9               | 36.7           | 21.7               | 33.3             | 25.8               | 31.6           | 26.0               | 36.4             | 28.0               | 38.6           |
| <b>Total</b>                 | <b>40.3</b>        | <b>36.0</b>      | <b>49.1</b>        | <b>52.3</b>    | <b>42.7</b>        | <b>46.3</b>      | <b>52.7</b>        | <b>54.1</b>    | <b>45.4</b>        | <b>49.2</b>      | <b>59.2</b>        | <b>57.4</b>    |
| <b>Number</b>                | <b>1131</b>        | <b>177</b>       | <b>1026</b>        | <b>5580</b>    | <b>1113</b>        | <b>225</b>       | <b>1161</b>        | <b>5502</b>    | <b>1383</b>        | <b>276</b>       | <b>1491</b>        | <b>6738</b>    |
| <b>Family Trusts</b>         |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | ...                | ...              | ...                | ...            | 6.3                | 7.5              | 5.2                | 6.1            | 7.1                | 8.0              | 5.7                | 7.8            |
| 15-24                        | ...                | ...              | ...                | ...            | 5.8                | ...              | 5.7                | 5.7            | 4.8                | 19.0             | 4.1                | 6.4            |
| 25-39                        | ...                | ...              | ...                | ...            | 6.4                | ...              | 2.4                | 5.8            | 5.6                | 15.0             | 3.2                | 6.1            |
| 40-54                        | ...                | ...              | ...                | ...            | 6.7                | 10.3             | 4.7                | 8.1            | 6.7                | 13.3             | 5.1                | 8.0            |
| 55-64                        | ...                | ...              | ...                | ...            | 8.2                | ...              | 13.2               | 9.8            | 5.4                | ...              | 8.3                | 10.9           |
| 65+                          | ...                | ...              | ...                | ...            | 11.7               | ...              | 16.1               | 11.3           | 10.4               | ...              | 12.0               | 11.4           |
| <b>Total</b>                 | ...                | ...              | ...                | ...            | <b>8.2</b>         | <b>8.0</b>       | <b>6.5</b>         | <b>6.8</b>     | <b>7.9</b>         | <b>10.2</b>      | <b>6.1</b>         | <b>8.0</b>     |
| <b>Number</b>                | ...                | ...              | ...                | ...            | <b>213</b>         | <b>39</b>        | <b>144</b>         | <b>693</b>     | <b>240</b>         | <b>57</b>        | <b>153</b>         | <b>939</b>     |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used. Percentages in this table are based on summed Total Stated  
 \*Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

**Family Trusts:** For Other Local Iwi, proportions living in a home owned by a Family Trust were relatively high compared with most of their other iwi counterparts (the main exception being for Ngāti Whātua people. In 2006, the highest levels for each age group were spread across the three TAs, although for those aged 55+ years, the highest levels were exclusively for those living in Whangarei District. By 2013 the highest levels favoured those aged less than 54 years living in Kaipara District, and those over 55 years living in Whangarei District.

- For Ngāti Whātua people living in Far North District, levels of living in a home owned by a Family Trust fell between 2006 and 2013 for most age groups (increasing slightly only for those aged 0-14 years), while—where data are available—they increased for those living in Kaipara District, irrespective of age. The picture for Whangarei District was more mixed, with increases at 0-14, 25-29 and 40-54 years, and decreases at all other ages.

### 5.3.7 Maatawaka

Data for Maatawaka (iwi living in Northland but not affiliated to a Northland/Auckland iwi) are given in Table 5.11. In general, they reflect trends for most Northland iwi.

**Home ownership:** In 2001 and 2006, the highest levels of home ownership by age for Maatawaka pertained mostly to those living in Far North District, while by 2013 they pertained mostly to those living in Kaipara District.

- In 2013, the highest levels of home ownership pertained to those aged 55-64 years and living in Kaipara District (67.3%), followed by those aged 65+ years living in Far North District.
- Between 2001 and 2013, home ownership proportions fell for all Maatawaka, irrespective of age or TA of residence. Between 2006 and 2013, proportions increased slightly for those aged 55-64 years living in Kaipara District.

**Non-ownership/renting** levels were generally highest for those living in Whangarei District, and this was universally so by age in 2013.

- In 2013, the highest non-ownership/renting levels pertained to those aged 25-39 years living in Whangarei District (63.3%), although their age counterparts in Far North and Kaipara Districts also had the highest levels of all age groups in each TA.
- Non-ownership/renting: Between 2001 and 2013, non-ownership/renting levels increased for all Maatawaka with the sole exception of those aged 65+ years and living in Kaipara District, for whom levels remained the same. Between 2006 and 2013, proportions falls for those aged 15-24 and 55-64 years living in Kaipara District.

**Family Trusts:** In 2006, the highest proportions living in a home owned by a Family Trust were shared across all age groups, with the highest overall levels for those aged 55-64 and 65+ years living in Whangarei District. In 2013 the highest levels were shared between Kaipara and Whangarei Districts only, with the overall highest levels again for those aged 55-64 and 65+ years living in Whangarei District. In both cases (2006 and 2013) the greater number of age groups living in this tenure type in both Far North and Whangarei Districts should be taken into account when interpreting the highest overall

(total) levels as being for Kaipara District. This disparity will to some extent reflect the smaller numbers involved in Kaipara.

- Between 2006 and 2013, proportions living in a home owned by a Family Trust increased for several age groups but declined for those aged 0-14 years living in Kaipara District, those aged 55-64 and 65+ years living in Far North District, and those aged 65+ years living in Whangarei District.

**Table 5.11: Maatawaka - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group**

| Maatawaka                    | 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* |
| <b>Ownership</b>             |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 53.0               | 60.4             | 46.3               | 47.8           | 43.9               | 41.9             | 39.3               | 39.7           | 32.4               | 34.9             | 30.9               | 35.0           |
| 15-24                        | 51.8               | 51.2             | 46.8               | 43.8           | 45.4               | 41.7             | 39.4               | 37.3           | 34.6               | 40.7             | 32.2               | 33.1           |
| 25-39                        | 51.0               | 58.0             | 46.6               | 46.2           | 39.7               | 47.3             | 38.1               | 37.9           | 32.6               | 34.7             | 31.5               | 33.1           |
| 40-54                        | 71.8               | 75.9             | 65.0               | 63.8           | 55.8               | 54.9             | 52.9               | 52.0           | 49.2               | 50.0             | 46.8               | 46.0           |
| 55-64                        | 74.8               | 82.8             | 68.0               | 68.7           | 56.4               | 66.7             | 57.8               | 57.1           | 58.0               | 67.3             | 51.7               | 52.4           |
| 65+                          | 80.4               | 75.0             | 78.4               | 70.9           | 63.4               | 70.8             | 60.5               | 57.9           | 62.1               | 55.6             | 59.1               | 53.6           |
| <b>Total</b>                 | <b>57.8</b>        | <b>62.4</b>      | <b>51.1</b>        | <b>50.8</b>    | <b>47.3</b>        | <b>46.9</b>      | <b>43.1</b>        | <b>42.6</b>    | <b>40.1</b>        | <b>42.1</b>      | <b>37.2</b>        | <b>38.5</b>    |
| <b>Number</b>                | <b>4488</b>        | <b>1113</b>      | <b>3804</b>        | <b>211995</b>  | <b>3627</b>        | <b>810</b>       | <b>3513</b>        | <b>191874</b>  | <b>2817</b>        | <b>789</b>       | <b>3258</b>        | <b>187020</b>  |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | 47.0               | 39.6             | 53.7               | 52.2           | 50.5               | 49.3             | 56.1               | 54.0           | 60.4               | 56.9             | 61.8               | 57.4           |
| 15-24                        | 48.2               | 48.8             | 53.2               | 56.2           | 48.8               | 55.6             | 56.4               | 56.7           | 57.5               | 50.6             | 61.5               | 59.3           |
| 25-39                        | 49.0               | 42.0             | 53.4               | 53.8           | 55.4               | 49.5             | 57.5               | 56.4           | 62.3               | 61.1             | 63.3               | 60.6           |
| 40-54                        | 28.2               | 24.1             | 35.0               | 36.2           | 35.3               | 35.3             | 39.7               | 39.5           | 41.6               | 40.0             | 44.7               | 43.6           |
| 55-64                        | 25.2               | 17.2             | 32.0               | 31.3           | 31.5               | 22.2             | 29.9               | 32.0           | 31.7               | 19.2             | 34.5               | 35.3           |
| 65+                          | 19.6               | 25.0             | 21.6               | 29.1           | 24.4               | 20.8             | 26.3               | 30.5           | 26.1               | 25.0             | 28.1               | 32.6           |
| <b>Total</b>                 | <b>42.2</b>        | <b>37.6</b>      | <b>48.9</b>        | <b>49.2</b>    | <b>45.4</b>        | <b>43.6</b>      | <b>50.6</b>        | <b>50.4</b>    | <b>51.2</b>        | <b>47.7</b>      | <b>54.2</b>        | <b>53.0</b>    |
| <b>Number</b>                | <b>3276</b>        | <b>672</b>       | <b>3645</b>        | <b>205134</b>  | <b>3480</b>        | <b>753</b>       | <b>4122</b>        | <b>227058</b>  | <b>3594</b>        | <b>894</b>       | <b>4749</b>        | <b>257604</b>  |
| <b>Family Trusts</b>         |                    |                  |                    |                |                    |                  |                    |                |                    |                  |                    |                |
| 0-14                         | ...                | ...              | ...                | ...            | 5.6                | 8.8              | 4.6                | 6.4            | 7.2                | 8.3              | 7.3                | 7.6            |
| 15-24                        | ...                | ...              | ...                | ...            | 5.8                | ...              | 4.2                | 6.0            | 7.9                | 8.6              | 6.3                | 7.7            |
| 25-39                        | ...                | ...              | ...                | ...            | 4.9                | ...              | 4.4                | 5.7            | 5.1                | 4.2              | 5.2                | 6.3            |
| 40-54                        | ...                | ...              | ...                | ...            | 8.9                | 9.8              | 7.4                | 8.5            | 9.2                | 10.0             | 8.4                | 10.4           |
| 55-64                        | ...                | ...              | ...                | ...            | 12.1               | ...              | 12.3               | 10.9           | 10.3               | ...              | 13.8               | 12.3           |
| 65+                          | ...                | ...              | ...                | ...            | 12.2               | ...              | 13.2               | 11.7           | 11.8               | ...              | 12.9               | 13.8           |
| <b>Total</b>                 | ...                | ...              | ...                | ...            | <b>7.3</b>         | <b>9.5</b>       | <b>6.3</b>         | <b>7.0</b>     | <b>8.8</b>         | <b>10.2</b>      | <b>8.6</b>         | <b>8.5</b>     |
| <b>Number</b>                |                    |                  |                    |                | <b>558</b>         | <b>165</b>       | <b>516</b>         | <b>31446</b>   | <b>615</b>         | <b>192</b>       | <b>750</b>         | <b>41550</b>   |

Notes: Highest (and equal-highest) percentages by year and TA have been highlighted. Where there are no comparative data (denoted by ...), no highlighting is used. Percentages in this table are based on summed Total Stated. Comparison with 'all other TAs combined' is given on the tables but not discussed in the text.

## 6 Housing tenure by stayer/arrival status

In this final section, housing tenure is examined by stayer/arrival status. For most iwi, numbers by stayer/arrival status are too small to be further disaggregated by age, thus such an analysis is not undertaken. Nor are individual iwi profiles presented, as the patterns and trends make little sense unless compared with those of other iwi. Instead, data are first presented for Stayers, who account for the majority of each iwi in each TA (refer back to Figure 3.2 and Table 3.2); thus, their housing tenure has the greatest

impact on overall tenure. Data for each main Arrival category (Births, Overseas Arrivals, Internal Arrivals) are then presented. Finally, the data are summarized and ranked as in Sections 4.2 and 5.2 above.

As an overview, these data show that, after Stayers, Overseas Arrivals disproportionately have the highest ownership and lowest non-ownership/renting rates, and the highest levels of living in a home owned by a Family Trust, while Internal Arrivals and Births (children born in the five years prior to each census) typically share the lowest levels of home ownership and Family Trusts, and highest levels of non-ownership/renting.

## 6.1 Housing tenure for Stayers

Figure 6.1 (see also Table 6.1) provides tenure data for Stayers, while Table 6.2 summarises the difference between Stayers and Total Residents (data for whom were presented earlier in Table 4.1).

With the sole exception of Ngāti Kahu Stayers living in Kaipara District in 2006, all Stayers have higher levels of home ownership than their Total Resident counterparts (Table 6.2), in all TAs and in all census years.

With the sole exception of Te Rarawa Stayers also living in Kaipara District in 2006, all Stayers have lower non-ownership/rental levels than their Total Resident counterparts.

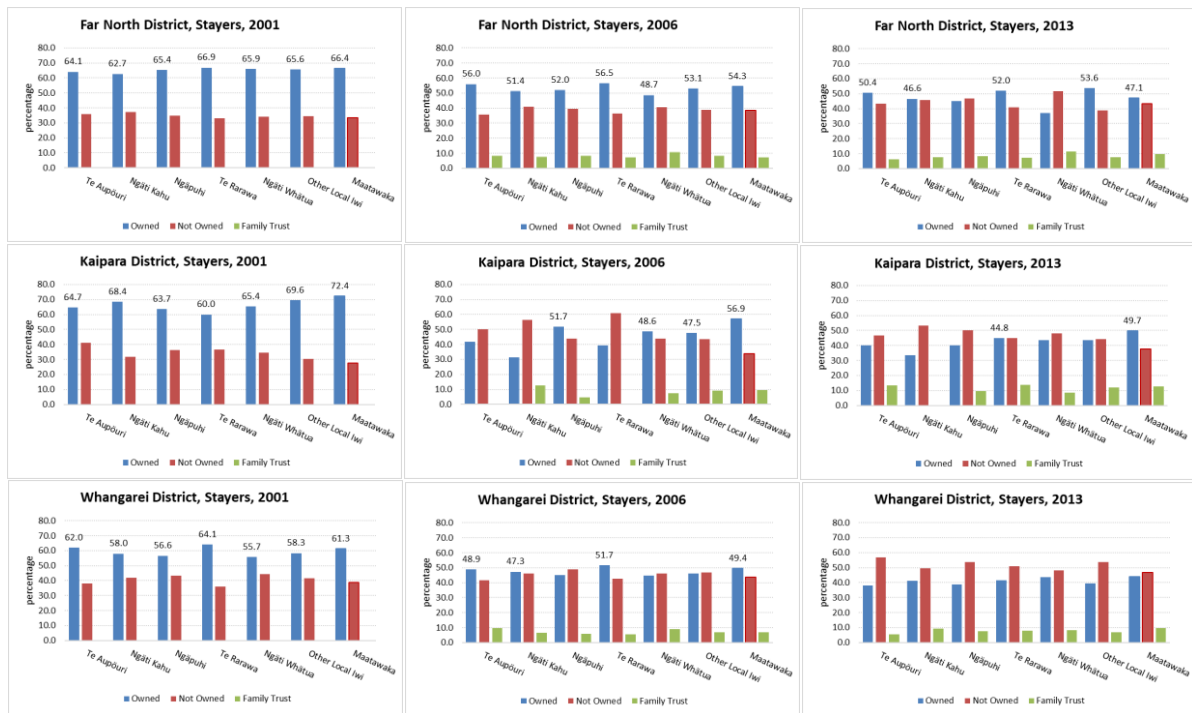
**Thus, Stayers enjoy a home ownership advantage that is almost universal by iwi and TA, and has a macro-level analogue for both iwi and the TAs in which they live. Both iwi and TAs with higher proportions of Stayers are therefore likely to have the highest overall levels of home ownership and lowest levels of non-ownership/renting. As outlined below (see Table 6.3), this is particularly the case for Far North District.**

The picture is somewhat more mixed for Stayers living in a home owned by a Family Trust, but it consolidated between 2006 and 2013.

- In 2006, all Stayers in Far North District with the exception of Other Local Iwi and Maatawaka had higher Family Trust levels than their Total Resident counterparts, while all Stayers living in Kaipara District had lower levels than Total Residents. For Stayers living in Whangarei District, only Te Rarawa and Other Local Iwi had lower levels than their Total Resident counterparts.

- o In 2013, only Te Aupōuri, Ngāti Whātua and Other Local Iwi Stayers living in Far North District, and Ngāti Kahu Stayers living in Kaipara District, had lower levels of living in a home owned by a Family Trust than their Total Resident counterparts.

Figure 6.1: Stayers - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, stayer/arrival status, and iwi



These percentages are based on the summed total of those who stated housing tenure and previous location, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, for whom raw stated totals are used



**Table 6.1: Stayers - Percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013, and iwi**

|                                      | 2001  |           |              | 2006  |           |              | 2013  |           |              |
|--------------------------------------|-------|-----------|--------------|-------|-----------|--------------|-------|-----------|--------------|
|                                      | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust |
| <b>Stayers in Far North District</b> |       |           |              |       |           |              |       |           |              |
| Te Aupōuri                           | 64.1  | 35.9      | ...          | 56.0  | 35.9      | 8.2          | 50.4  | 43.2      | 6.3          |
| Ngāti Kahu                           | 62.7  | 37.3      | ...          | 51.4  | 40.9      | 7.7          | 46.6  | 45.9      | 7.5          |
| Ngāpuhi                              | 65.4  | 34.6      | ...          | 52.0  | 39.6      | 8.4          | 44.9  | 46.8      | 8.3          |
| Te Rarawa                            | 66.9  | 33.1      | ...          | 56.5  | 36.3      | 7.2          | 52.0  | 40.9      | 7.1          |
| Ngāti Whātua                         | 65.9  | 34.1      | ...          | 48.7  | 40.7      | 10.6         | 36.9  | 51.6      | 11.5         |
| Other Local Iwi                      | 65.6  | 34.4      | ...          | 53.1  | 38.8      | 8.1          | 53.6  | 38.6      | 7.7          |
| Maatawaka                            | 66.4  | 33.6      | ...          | 54.3  | 38.6      | 7.1          | 47.1  | 43.2      | 9.7          |
| <b>Stayers Kaipara District</b>      |       |           |              |       |           |              |       |           |              |
| Te Aupōuri                           | 64.7  | 41.2      | ...          | 41.7  | 50.0      | 0.0          | 40.0  | 46.7      | 13.3         |
| Ngāti Kahu                           | 68.4  | 31.6      | ...          | 31.3  | 56.3      | 12.5         | 33.3  | 53.3      | 0.0          |
| Ngāpuhi                              | 63.7  | 36.3      | ...          | 51.7  | 43.7      | 4.7          | 40.1  | 50.3      | 9.6          |
| Te Rarawa                            | 60.0  | 36.7      | ...          | 39.3  | 60.7      | 0.0          | 44.8  | 44.8      | 13.8         |
| Ngāti Whātua                         | 65.4  | 34.6      | ...          | 48.6  | 44.0      | 7.4          | 43.4  | 47.9      | 8.7          |
| Other Local Iwi                      | 69.6  | 30.4      | ...          | 47.5  | 43.3      | 9.2          | 43.5  | 44.4      | 12.1         |
| Maatawaka                            | 72.4  | 27.6      | ...          | 56.9  | 33.6      | 9.5          | 49.7  | 37.8      | 12.5         |
| <b>Stayers in Whangarei District</b> |       |           |              |       |           |              |       |           |              |
| Te Aupōuri                           | 62.0  | 38.0      | ...          | 48.9  | 41.5      | 9.6          | 37.9  | 56.8      | 5.3          |
| Ngāti Kahu                           | 58.0  | 42.0      | ...          | 47.3  | 46.2      | 6.5          | 41.0  | 49.6      | 9.4          |
| Ngāpuhi                              | 56.6  | 43.4      | ...          | 45.0  | 49.0      | 6.0          | 38.8  | 53.8      | 7.4          |
| Te Rarawa                            | 64.1  | 35.9      | ...          | 51.7  | 42.6      | 5.7          | 41.4  | 50.9      | 7.7          |
| Ngāti Whātua                         | 55.7  | 44.3      | ...          | 44.9  | 46.3      | 8.8          | 43.6  | 48.2      | 8.3          |
| Other Local Iwi                      | 58.3  | 41.7      | ...          | 46.2  | 46.8      | 7.0          | 39.4  | 53.7      | 6.9          |
| Maatawaka                            | 61.3  | 38.7      | ...          | 49.4  | 43.8      | 6.7          | 43.8  | 46.6      | 9.6          |

*These percentages are based on the summed total of those who stated housing tenure, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa living in Kaipara District, for whom raw stated totals are used*

**Table 6.2: Stayers minus Total Residents - Percentage Point Difference in each tenure type by territorial authority area in 2001, 2006 and 2013, and iwi**

|                                      | 2001  |           |              | 2006  |           |              | 2013  |           |              |
|--------------------------------------|-------|-----------|--------------|-------|-----------|--------------|-------|-----------|--------------|
|                                      | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust |
| <b>Stayers in Far North District</b> |       |           |              |       |           |              |       |           |              |
| Te Aupōuri                           | 6.7   | -6.7      | ...          | 5.3   | -5.4      | 0.2          | 4.7   | -4.4      | -0.3         |
| Ngāti Kahu                           | 8.0   | -8.0      | ...          | 4.8   | -5.4      | 0.6          | 5.9   | -6.5      | 0.6          |
| Ngāpuhi                              | 7.0   | -7.0      | ...          | 6.0   | -6.3      | 0.3          | 5.7   | -6.2      | 0.5          |
| Te Rarawa                            | 6.7   | -6.7      | ...          | 4.2   | -4.4      | 0.2          | 6.1   | -6.3      | 0.2          |
| Ngāti Whātua                         | 11.7  | -11.7     | ...          | 3.5   | -3.9      | 0.4          | 6.2   | -5.3      | -0.9         |
| Other Local Iwi                      | 6.0   | -6.0      | ...          | 3.9   | -3.7      | -0.2         | 7.0   | -6.7      | -0.3         |
| Maatawaka                            | 8.6   | -8.6      | ...          | 7.0   | -6.8      | -0.1         | 7.0   | -7.9      | 0.9          |
| <b>Stayers Kaipara District</b>      |       |           |              |       |           |              |       |           |              |
| Te Aupōuri                           | 14.7  | -12.7     | ...          | 11.1  | -11.1     | -8.3         | 3.6   | -7.9      | 4.2          |
| Ngāti Kahu                           | 0.4   | -0.4      | ...          | -5.1  | -2.8      | -1.1         | 8.3   | -13.3     | -4.2         |
| Ngāpuhi                              | 10.5  | -10.5     | ...          | 9.5   | -7.7      | -1.8         | 7.0   | -8.0      | 1.0          |
| Te Rarawa                            | 4.0   | -9.3      | ...          | 2.1   | 2.6       | -4.7         | 8.7   | -10.5     | 5.3          |
| Ngāti Whātua                         | 6.9   | -6.9      | ...          | 4.8   | -4.5      | -0.4         | 4.1   | -4.5      | 0.4          |
| Other Local Iwi                      | 6.8   | -6.8      | ...          | 2.7   | -2.1      | -0.6         | 3.1   | -3.8      | 0.7          |
| Maatawaka                            | 10.0  | -10.0     | ...          | 10.0  | -9.7      | -0.3         | 7.7   | -9.6      | 1.9          |
| <b>Stayers in Whangarei District</b> |       |           |              |       |           |              |       |           |              |
| Te Aupōuri                           | 12.8  | -12.8     | ...          | 9.6   | -10.8     | 1.2          | 9.7   | -11.1     | 1.4          |
| Ngāti Kahu                           | 12.5  | -12.5     | ...          | 8.5   | -9.1      | 0.6          | 7.1   | -9.0      | 1.9          |
| Ngāpuhi                              | 9.5   | -9.5      | ...          | 5.6   | -6.2      | 0.5          | 5.5   | -6.2      | 0.7          |
| Te Rarawa                            | 11.6  | -11.6     | ...          | 6.8   | -6.5      | -0.3         | 6.3   | -7.2      | 1.0          |
| Ngāti Whātua                         | 6.7   | -6.7      | ...          | 4.9   | -5.8      | 0.9          | 5.8   | -6.5      | 0.7          |
| Other Local Iwi                      | 7.5   | -7.5      | ...          | 5.6   | -5.6      | -0.0         | 4.7   | -5.3      | 0.5          |
| Maatawaka                            | 10.2  | -10.2     | ...          | 6.3   | -6.7      | 0.4          | 6.6   | -7.6      | 1.1          |

*Notes: Based on Tables 4.1 and 6.1*

Table 6.3 confirms that Far North District Stayers have several tenure advantages over their counterparts in Kaipara and Whangarei Districts, although more so in terms of non-ownership/renting, and decreasingly so in terms of living in a home owned by a Family Trust. The data represent percentage point difference in each tenure, with black/positive values denoting that levels are higher for those living in Far North District, and red/negative values denoting that Far North levels are lower.

- **Home ownership:** In 2001, four iwi living in Far North District had lower ownership levels than their counterparts living in Kaipara District: Te Aupōuri, Ngāti Kahu, Other Local Iwi, and Maatawaka, while all iwi living in Far North District had higher levels than their counterparts in Whangarei District.
- In 2006, only Maatawaka Stayers living in Far North District had lower ownership levels than their Kaipara District counterparts, while again, all Stayers living in Far North District had higher levels than their counterparts in Whangarei District.
- In 2013, only Ngāti Whātua and Maatawaka Stayers living in far North District had lower ownership levels than their counterparts in Kaipara District, while for Whangarei District this was the case only for Ngāti Whātua.

**Table 6.3: Far North District Stayers minus Kaipara District and Whangarei District Stayers - Percentage Point Difference in each tenure type by territorial authority area in 2001, 2006 and 2013, and iwi**

|  | 2001  |           |              | 2006  |           |              | 2013  |           |              |
|--|-------|-----------|--------------|-------|-----------|--------------|-------|-----------|--------------|
|  | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust | Owned | Not Owned | Family Trust |
| <b>Stayers in Far North District minus Stayers in Kaipara District</b> |       |           |              |       |           |              |       |           |              |
| Te Aupōuri   | -0.6  | -5.3      | ...          | 14.3  | -14.1     | 8.2          | 10.4  | -3.4      | -7.0         |
| Ngāti Kahu   | -5.7  | 5.7       | ...          | 20.2  | -15.4     | -4.8         | 13.2  | -7.4      | 7.5          |
| Ngāpuhi  | 1.6   | -1.6      | ...          | 0.3   | -4.1      | 3.8          | 4.8   | -3.5      | -1.3         |
| Te Rarawa  | 6.9   | -3.6      | ...          | 17.2  | -24.4     | 7.2          | 7.2   | -3.9      | -6.7         |
| Ngāti Whātua   | 0.4   | -0.4      | ...          | 0.1   | -3.3      | 3.2          | -6.5  | 3.7       | 2.8          |
| Other Local Iwi  | -4.1  | 4.1       | ...          | 5.6   | -4.5      | -1.0         | 10.1  | -5.7      | -4.4         |
| Maatawaka  | -5.9  | 5.9       | ...          | -2.6  | 4.9       | -2.3         | -2.6  | 5.4       | -2.8         |
| <b>Stayers Far North District minus Stayers in Whangarei District</b>  |       |           |              |       |           |              |       |           |              |
| Te Aupōuri   | 2.1   | -2.1      | ...          | 7.0   | -5.6      | -1.4         | 12.5  | -13.6     | 1.1          |
| Ngāti Kahu   | 4.8   | -4.8      | ...          | 4.1   | -5.4      | 1.3          | 5.5   | -3.7      | -1.9         |
| Ngāpuhi  | 8.8   | -8.8      | ...          | 7.0   | -9.4      | 2.4          | 6.1   | -6.9      | 0.8          |
| Te Rarawa  | 2.8   | -2.8      | ...          | 4.8   | -6.3      | 1.5          | 10.7  | -10.0     | -0.6         |
| Ngāti Whātua   | 10.1  | -10.1     | ...          | 3.8   | -5.6      | 1.8          | -6.7  | 3.5       | 3.2          |
| Other Local Iwi  | 7.2   | -7.2      | ...          | 6.9   | -8.0      | 1.1          | 14.3  | -15.1     | 0.8          |
| Maatawaka  | 5.2   | -5.2      | ...          | 4.9   | -5.3      | 0.4          | 3.3   | -3.4      | 0.1          |

Notes: Based on Table 6.1. Negative values (red font) denote Far North Stayers have lower percentages than their Kaipara and Whangarei counterparts

- **Non-ownership/renting:** In 2001, Te Aupōuri, Ngāpuhi, Te Rarawa and Ngāti Whātua Stayers living in Far North District had lower non-ownership/renting levels

than their counterparts in Kaipara District, while all iwi living in Far North District had lower levels than their counterparts in Whangarei District.

- In 2006, all but Maatawaka Stayers living in Far North District had lower non-ownership/renting levels than their Kaipara District counterparts, while all iwi living in Far North District again had lower levels than their Whangarei District counterparts.
- In 2013, all but Ngāti Whätua and Maatawaka Stayers living in Far North District had lower non-ownership/renting levels than their Kaipara District counterparts, while for Whangarei District this was also the case for all but Ngāti Whätua.
- **Family Trusts:** In 2006, just three iwi living in Far North District: Ngāti Kahu, Other Local Iwi and Maatawaka, had lower levels of living in a home owned by a Family Trust than their counterparts in Kaipara District, while for Whangarei District, this was the case only for Te Aupöuri.
- In 2013, five iwi living in Far North District had lower levels than their counterparts in Kaipara District, while this was the case for two iwi in Whangarei District (Ngāti Kahu and Te Rarawa).
- These data indicate that iwi living in Far North District have experienced a declining advantage in terms of living in a home owned by a Family Trust, but more so in Kaipara District than Whangarei District.

## 6.2 Housing tenure for Arrivals

This section presents tenure data for the main Arrivals categories: Internal Arrivals, Overseas Arrivals, and Arrivals via Birth (children born in the five years prior to each census). Table 6.4 gives data for Far North District, Table 6.5 for Kaipara District, and Table 6.6 for Whangarei District. These data are analysed in more detail the following section (Section 6.3). Here, Figure 6.2 simply compares total rates for each tenure category against Stayer rates, to illustrate that for all three TAs, and at all three censuses, Stayers have the highest ownership rates, followed by Overseas Arrivals, then children born in the five years prior to each census (Births), then Internal Arrivals. This picture differs by iwi (Tables 6.4, 6.5 and 6.6), but not markedly.

Non-ownership/renting rates for 2001 exactly mirror this picture: rates are lowest for Stayers, followed by Overseas Arrivals, then Births and Internal Arrivals, irrespective of TA. Despite the inclusion of Family Trusts in 2006 and 2013, they also do so for all but Far North District in 2006 and 2013, when non-ownership/renting rates for Births were fractionally higher than for Internal Arrivals. The inclusion of Family Trusts therefore does little to alter the overall picture.

For both Internal Arrivals and Births, ownership rates at all three censuses are highest (among Arrivals) in Far North District and lowest in Whangarei District. For Overseas Arrivals, ownership rates in 2001 and 2013 are highest for Kaipara District followed by Far North District, while in 2006 they were highest for Far North District followed by Kaipara District. In sum, this reinforces the general picture, that ownership rates are lowest in Whangarei District.

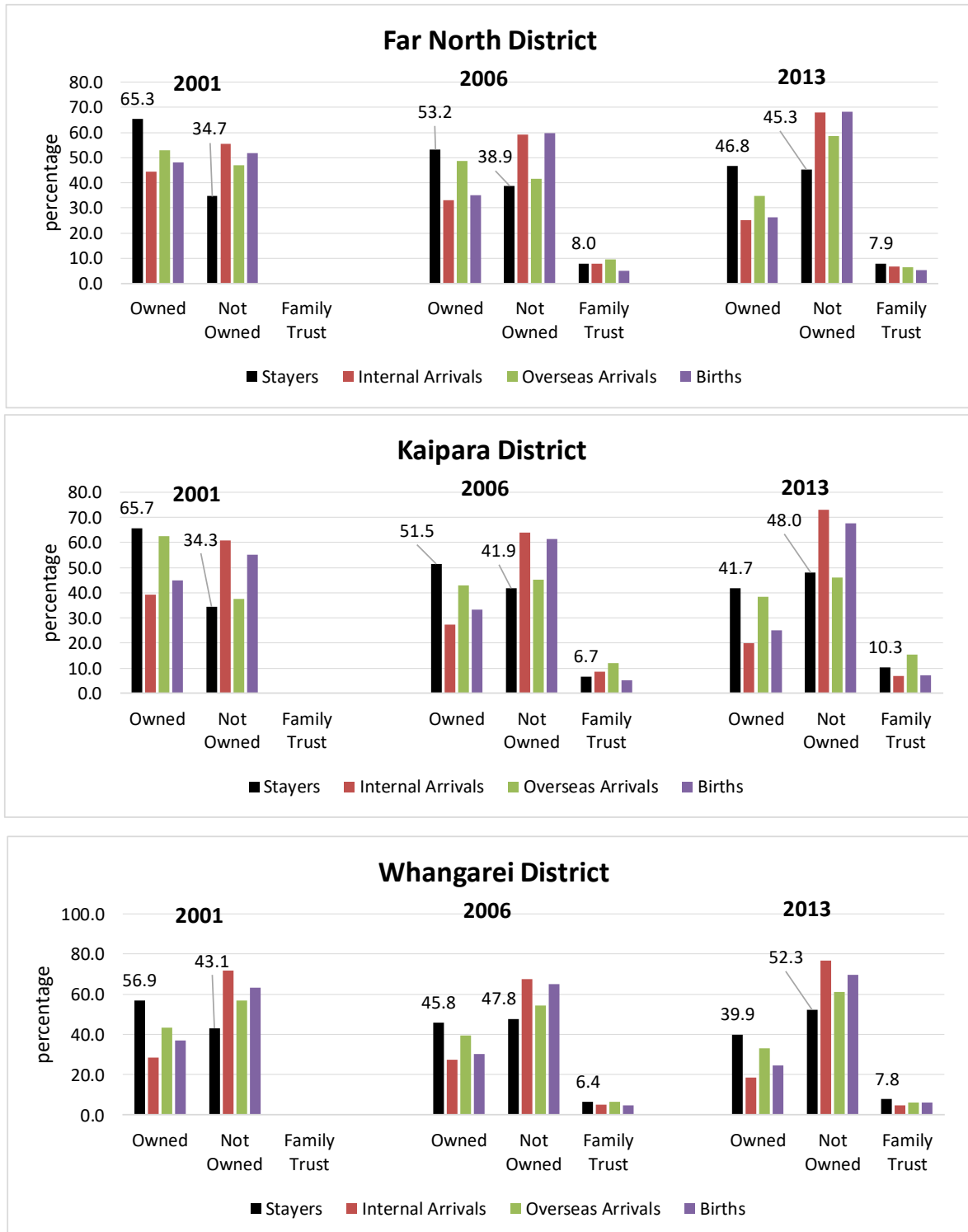
At all three census, non-ownership/renting rates mirror this picture for Internal Arrivals: rates are highest for Whangarei and lowest for Far North District. This is also the case for both Births and Overseas Arrivals in 2006, but in 2013, non-ownership/renting rates for both categories are highest for Whangarei District and lowest for Kaipara District.

Proportions living in a home owned by a Family Trust are more diversely distributed:

- In both 2006 and 2013, the highest Family Trust rates among Arrivals pertain to Overseas Arrivals living in Kaipara District (respectively, 11.9% and 15.4%).

- In 2006, Overseas Arrivals also had the highest Family Trust rates of all Arrivals in Far North District (9.7%) and Whangarei District (6.5%), followed by Internal Arrivals (respectively, 7.9% and 5.2%), then Births (respectively, 5.1% and 4.8%).
- In 2013, Overseas Arrivals to Far North and Whangarei Districts had the second-highest rates (among Arrivals). In Far North District, the highest rates were for Internal Arrivals (6.7%), and in Whangarei District, for Births (6.1%).
- In 2013, Internal Arrivals to Kaipara and Whangarei Districts had the lowest Family Trust Rates (respectively, 7.0% and 4.7%), while for Far North District, the lowest rates were for Births (5.4%).

Figure 6.2: Total percentage living in each tenure type by territorial authority area in 2001, 2006 and 2013 and stayer/arrival status



These percentages are based on the summed total of those who stated housing tenure, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa, living in Kaipara District, for whom raw stated totals are used

**Table 6.4: Arrivals - Percentage living in each tenure type living in Far North District in 2001, 2006 and 2013, by Arrival Category and iwi**

|  | 2001        |             |              | 2006        |             |              | 2013        |             |              |
|--|-------------|-------------|--------------|-------------|-------------|--------------|-------------|-------------|--------------|
|  | Owned       | Not Owned   | Family Trust | Owned       | Not Owned   | Family Trust | Owned       | Not Owned   | Family Trust |
| <b>Arrivals (via Total Internal Migration) to Far North District</b> |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | 41.1        | 58.9        | ...          | 33.3        | 62.7        | 4.0          | 28.8        | 67.8        | 3.4          |
| Ngāti Kahu   | 34.0        | 66.0        | ...          | 39.7        | 57.5        | 2.7          | 24.5        | 71.3        | 4.3          |
| Ngāpuhi  | 44.4        | 55.6        | ...          | 31.5        | 60.4        | 8.2          | 25.2        | 67.6        | 7.2          |
| Te Rarawa  | 43.8        | 56.2        | ...          | 37.2        | 55.2        | 7.6          | 27.1        | 68.6        | 4.3          |
| Ngāti Whātua   | 39.6        | 60.4        | ...          | 44.2        | 48.8        | 7.0          | 17.8        | 68.9        | 13.3         |
| Other Local Iwi  | 47.0        | 53.0        | ...          | 35.3        | 55.6        | 9.0          | 29.1        | 62.4        | 8.5          |
| Maatawaka  | 45.1        | 54.9        | ...          | 33.4        | 58.6        | 8.0          | 24.0        | 69.1        | 7.0          |
| <b>Total~</b>  | <b>44.6</b> | <b>55.4</b> | <b>...</b>   | <b>33.0</b> | <b>59.1</b> | <b>7.9</b>   | <b>25.3</b> | <b>68.0</b> | <b>6.7</b>   |
| <b>Arrivals (via Overseas Migration) to: Far North District</b>      |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | 42.9        | 57.1        | ...          | 53.8        | 33.3        | 12.8         | 55.6        | 44.4        | ...          |
| Ngāti Kahu   | 100.0       | 0.0         | ...          | 46.3        | 46.3        | 7.3          | 50.0        | 50.0        | ...          |
| Ngāpuhi  | 52.1        | 47.9        | ...          | 47.1        | 42.5        | 10.4         | 32.5        | 61.0        | 6.5          |
| Te Rarawa  | 71.4        | 28.6        | ...          | 55.7        | 36.1        | 8.2          | 33.3        | 66.7        | ...          |
| Ngāti Whātua   | 100.0       | 0.0         | ...          | 62.5        | 37.5        | ...          | ...         | 100.0       | ...          |
| Other Local Iwi  | 56.3        | 43.8        | ...          | 56.9        | 33.3        | 9.8          | 52.6        | 47.4        | ...          |
| Maatawaka  | 45.7        | 54.3        | ...          | 47.0        | 42.3        | 10.7         | 35.6        | 55.6        | 8.9          |
| <b>Total~</b>  | <b>52.9</b> | <b>47.1</b> | <b>...</b>   | <b>48.6</b> | <b>41.7</b> | <b>9.7</b>   | <b>34.9</b> | <b>58.7</b> | <b>6.4</b>   |
| <b>Arrivals (via Births) to: Far North District</b>                  |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | 45.7        | 54.3        | ...          | 40.0        | 54.5        | 5.5          | 32.6        | 60.5        | 7.0          |
| Ngāti Kahu   | 42.0        | 58.0        | ...          | 32.9        | 61.4        | 5.7          | 30.3        | 67.1        | 2.6          |
| Ngāpuhi  | 48.3        | 51.7        | ...          | 33.5        | 61.0        | 5.5          | 24.5        | 69.9        | 5.6          |
| Te Rarawa  | 47.9        | 52.1        | ...          | 42.6        | 53.2        | 4.3          | 27.7        | 65.2        | 7.1          |
| Ngāti Whātua   | 35.0        | 65.0        | ...          | 40.0        | 60.0        | ...          | 14.3        | 66.7        | 19.0         |
| Other Local Iwi  | 50.0        | 50.0        | ...          | 41.8        | 51.6        | 6.6          | 27.2        | 65.0        | 7.8          |
| Maatawaka  | 46.0        | 54.0        | ...          | 37.8        | 57.1        | 5.1          | 28.6        | 65.1        | 6.3          |
| <b>Total~</b>  | <b>48.3</b> | <b>51.7</b> | <b>...</b>   | <b>35.1</b> | <b>59.9</b> | <b>5.1</b>   | <b>26.3</b> | <b>68.4</b> | <b>5.4</b>   |

*These percentages are based on the summed total of those who stated housing tenure.*

Notes: ~Total Northland/Auckland Region Iwi Region

**Table 6.5: Arrivals - Percentage living in each tenure type living in Kaipara District in 2001, 2006 and 2013, by Arrival Category and iwi**

|  | 2001        |             |              | 2006        |             |              | 2013        |             |              |
|--|-------------|-------------|--------------|-------------|-------------|--------------|-------------|-------------|--------------|
|  | Owned       | Not Owned   | Family Trust | Owned       | Not Owned   | Family Trust | Owned       | Not Owned   | Family Trust |
| <b>Arrivals (via Total Internal Migration) to Kaipara District</b> |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | ...         | 100.0       | ...          | ...         | 66.7        | ...          | ...         | ...         | ...          |
| Ngāti Kahu   | ...         | ...         | ...          | ...         | ...         | ...          | ...         | 100.0       | ...          |
| Ngāpuhi  | 38.3        | 61.7        | ...          | 27.6        | 63.4        | 8.9          | 17.2        | 76.2        | 6.6          |
| Te Rarawa  | 37.5        | 37.5        | ...          | 33.3        | 50.0        | ...          | ...         | 81.8        | ...          |
| Ngāti Whātua   | 41.7        | 58.3        | ...          | 28.6        | 71.4        | ...          | 26.5        | 73.5        | ...          |
| Other Local Iwi  | 46.9        | 53.1        | ...          | 25.0        | 65.0        | 10.0         | 31.4        | 68.6        | ...          |
| Maatawaka  | 47.7        | 52.3        | ...          | 30.6        | 59.7        | 9.7          | 25.8        | 66.2        | 7.9          |
| <b>Total~</b>  | <b>39.3</b> | <b>60.7</b> | <b>...</b>   | <b>27.4</b> | <b>64.0</b> | <b>8.5</b>   | <b>19.9</b> | <b>73.1</b> | <b>7.0</b>   |
| <b>Arrivals (via Overseas Migration) to: Kaipara District</b>      |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | ...         | ...         | ...          | ...         | ...         | ...          | ...         | ...         | ...          |
| Ngāti Kahu   | ...         | ...         | ...          | ...         | ...         | ...          | ...         | ...         | ...          |
| Ngāpuhi  | 55.6        | 44.4        | ...          | 37.5        | 54.2        | 8.3          | 37.5        | 62.5        | ...          |
| Te Rarawa  | ...         | ...         | ...          | 50.0        | ...         | ...          | ...         | ...         | ...          |
| Ngāti Whātua   | 54.5        | 45.5        | ...          | 37.5        | 43.8        | <b>18.8</b>  | <b>50.0</b> | 50.0        | ...          |
| Other Local Iwi  | 100.0       | ...         | ...          | 100.0       | 0.0         | 0.0          | ...         | 100.0       | ...          |
| Maatawaka  | 66.7        | 33.3        | ...          | 48.3        | 44.8        | 6.9          | 60.0        | 40.0        | ...          |
| <b>Total~</b>  | <b>62.5</b> | <b>37.5</b> | <b>...</b>   | <b>42.9</b> | <b>45.2</b> | <b>11.9</b>  | <b>38.5</b> | <b>46.2</b> | <b>15.4</b>  |
| <b>Arrivals (via Births) to: Kaipara District</b>                  |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | ...         | 66.7        | ...          | ...         | 80.0        | ...          | ...         | 66.7        | ...          |
| Ngāti Kahu   | 100.0       | ...         | ...          | ...         | ...         | ...          | ...         | 100.0       | ...          |
| Ngāpuhi  | 36.8        | 63.2        | ...          | 31.3        | 64.2        | 4.5          | 21.4        | 71.4        | 7.1          |
| Te Rarawa  | 44.4        | 55.6        | ...          | ...         | 75.0        | ...          | ...         | 66.7        | ...          |
| Ngāti Whātua   | 53.3        | 46.7        | ...          | 41.7        | 52.8        | <b>5.6</b>   | 23.5        | 67.6        | 8.8          |
| Other Local Iwi  | 55.6        | 44.4        | ...          | 41.2        | 58.8        | ...          | 31.6        | 47.4        | 21.1         |
| Maatawaka  | 51.9        | 48.1        | ...          | 31.9        | 58.3        | 9.7          | 32.4        | 60.8        | 6.8          |
| <b>Total~</b>  | <b>44.8</b> | <b>55.2</b> | <b>...</b>   | <b>33.3</b> | <b>61.5</b> | <b>5.2</b>   | <b>25.0</b> | <b>67.7</b> | <b>7.3</b>   |

*These percentages are based on the summed total of those who stated housing tenure, with the exception of Te Aupōuri, Ngāti Kahu, and Te Rarawa, for whom raw stated totals are used*



**Table 6.6: Arrivals - Percentage living in each tenure type living in Whangarei District in 2001, 2006 and 2013, by Arrival Category and iwi**

|  | 2001        |             |              | 2006        |             |              | 2013        |             |              |
|--|-------------|-------------|--------------|-------------|-------------|--------------|-------------|-------------|--------------|
|  | Owned       | Not Owned   | Family Trust | Owned       | Not Owned   | Family Trust | Owned       | Not Owned   | Family Trust |
| <b>Arrivals (via Total Internal Migration) to Whangarei District</b> |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | 30.3        | 69.7        | ...          | 20.6        | 79.4        | ...          | ...         | 100.0       | ...          |
| Ngāti Kahu   | 23.5        | 76.5        | ...          | 25.6        | 69.8        | 4.7          | 7.4         | 92.6        | ...          |
| Ngāpuhi  | 27.7        | 72.3        | ...          | 27.5        | 67.8        | 4.7          | 17.8        | 77.7        | 4.5          |
| Te Rarawa  | 19.1        | 80.9        | ...          | 29.8        | 66.7        | 3.5          | 21.2        | 78.8        | ...          |
| Ngāti Whātua   | 33.3        | 66.7        | ...          | 29.4        | 63.5        | 7.1          | 18.8        | 76.6        | 4.7          |
| Other Local Iwi  | 31.2        | 68.8        | ...          | 31.0        | 65.9        | 3.1          | 20.5        | 77.9        | 1.6          |
| Maatawaka  | 33.6        | 66.4        | ...          | 32.6        | 61.7        | 5.7          | 22.2        | 71.5        | 6.3          |
| <b>Total~</b>  | <b>28.4</b> | <b>71.6</b> | <b>...</b>   | <b>27.4</b> | <b>67.4</b> | <b>5.2</b>   | <b>18.5</b> | <b>76.8</b> | <b>4.7</b>   |
| <b>Arrivals (via Overseas Migration) to: Whangarei District</b>      |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | ...         | ...         | ...          | 50.0        | 50.0        | ...          | ...         | 100.0       | ...          |
| Ngāti Kahu   | ...         | ...         | ...          | ...         | 100.0       | ...          | ...         | 100.0       | ...          |
| Ngāpuhi  | 41.4        | 58.6        | ...          | 39.6        | 54.7        | 5.7          | 32.5        | 63.6        | 3.9          |
| Te Rarawa  | ...         | ...         | ...          | 53.8        | 46.2        | ...          | 20.0        | 80.0        | ...          |
| Ngāti Whātua   | 100.0       | ...         | ...          | 41.7        | 45.8        | 12.5         | 37.5        | 62.5        | ...          |
| Other Local Iwi  | 42.9        | 57.1        | ...          | 37.8        | 51.4        | 10.8         | 29.2        | 58.3        | 12.5         |
| Maatawaka  | 44.7        | 55.3        | ...          | 39.5        | 54.3        | 6.2          | 38.5        | 55.4        | 6.2          |
| <b>Total~</b>  | <b>43.2</b> | <b>56.8</b> | <b>...</b>   | <b>39.3</b> | <b>54.2</b> | <b>6.5</b>   | <b>33.0</b> | <b>61.0</b> | <b>6.0</b>   |
| <b>Arrivals (via Births) to: Whangarei District</b>                  |             |             |              |             |             |              |             |             |              |
| Te Aupōuri   | 33.3        | 66.7        | ...          | 33.3        | 66.7        | ...          | 18.8        | 81.3        | ...          |
| Ngāti Kahu   | 42.9        | 57.1        | ...          | 38.9        | 61.1        | ...          | 37.5        | 62.5        | ...          |
| Ngāpuhi  | 36.2        | 63.8        | ...          | 29.1        | 66.6        | 4.3          | 23.0        | 70.4        | 6.6          |
| Te Rarawa  | 48.0        | 52.0        | ...          | 32.1        | 57.1        | 10.7         | 34.1        | 65.9        | ...          |
| Ngāti Whātua   | 39.5        | 60.5        | ...          | 33.3        | 66.7        | ...          | 26.4        | 69.8        | 3.8          |
| Other Local Iwi  | 42.2        | 57.8        | ...          | 30.4        | 62.0        | 7.6          | 27.8        | 67.0        | 5.2          |
| Maatawaka  | 38.2        | 61.8        | ...          | 34.1        | 60.8        | 5.1          | 26.4        | 67.0        | 6.5          |
| <b>Total~</b>  | <b>36.9</b> | <b>63.1</b> | <b>...</b>   | <b>30.2</b> | <b>65.0</b> | <b>4.8</b>   | <b>24.4</b> | <b>69.5</b> | <b>6.1</b>   |

*These percentages are based on the summed total of those who stated housing tenure.*

*Notes: ~Total Northland/Auckland Region Iwi Region*

### 6.3 Housing tenure by Arrival Status – summary and ranks

The following three tables consider home ownership for Births in the five years prior to each census (Table 6.7), followed by Overseas Arrivals (Table 6.8), and then Internal Arrivals (from elsewhere in New Zealand) (Table 6.9). The exercise is repeated for non-ownership/renting, then Family Trusts.

In order to summarise what are very complex data to describe, an overall average rank is again calculated (as in Sections 4.2 and 5.2 above). Where there is only one observation (for only one census year), data are not included in the ranking, but are included below each table.

It should be noted that the resulting average ranks do not reflect the situation in any one census, which are included on each table and discussed for 2013 in the text.

### 6.3.1 Home Ownership by Arrival Status

**Births:** For children born in the five years prior to each census, the highest proportions living in an owned-home averaged across the period 2001-2013 are for Other Local Iwi living in Kaipara and Far North District, followed by Te Aupōuri and Te Rarawa living in Far North District (Table 6.7). The lowest ranks are for Te Aupōuri and Ngāpuhi children living in Whangarei District.

In 2013, the highest proportions living in an owned home were for Ngāti Kahu (#1) and Te Rarawa (#2) children living in Whangarei District, followed by Te Aupōuri children living in Far North District (#3). In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period (although the rank for Te Rarawa living in Whangarei District had fallen between 2001 and 2006). For Te Aupōuri and Ngāpuhi children living in Whangarei District, ranks were also higher in 2013 than 2001, indicating improvement, but only marginally.

In several other cases, ranks were lower in 2013 than in 2001, indicating a relatively deteriorating situation. Despite its overall high average rank (#2), this occurred for Other Local Iwi living in Far North District. Ngāti Whātua children living in Kaipara District, and Ngāpuhi children living in Far North District, also experienced a substantial downward shift in rank over the period.

**Table 6.7: Highest to lowest average home ownership ranked for Te Tai Tokerau iwi children born in the five years prior to each census (Births) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Ownership |      |      | Ranks |      |      | ~Average Rank | Position |
|--------------------|-----------------|----------------------|------|------|-------|------|------|---------------|----------|
|                    |                 | 2001                 | 2006 | 2013 | 2001  | 2006 | 2013 |               |          |
| Kaipara District   | Other Local Iwi | 55.6                 | 41.2 | 31.6 | 1     | 4    | 5    | 3.3           | 1        |
| Far North District | Other Local Iwi | 50.0                 | 41.8 | 27.2 | 4     | 2    | 10   | 5.3           | 2        |
| Far North District | Te Aupōuri      | 45.7                 | 40.0 | 32.6 | 9     | 5    | 3    | 5.7           | 3        |
| Far North District | Te Rarawa       | 47.9                 | 42.6 | 27.7 | 7     | 1    | 9    | 5.7           | 4        |
| Whangarei District | Ngāti Kahu      | 42.9                 | 38.9 | 37.5 | 10    | 7    | 1    | 6.0           | 5        |
| Kaipara District   | Ngāti Whātua    | 53.3                 | 41.7 | 23.5 | 2     | 3    | 14   | 6.3           | 6        |
| Whangarei District | Te Rarawa       | 48.0                 | 32.1 | 34.1 | 6     | 14   | 2    | 7.3           | 7        |
| Kaipara District   | Maatawaka       | 51.9                 | 31.9 | 32.4 | 3     | 15   | 4    | 7.3           | 8        |
| Far North District | Maatawaka       | 46.0                 | 37.8 | 28.6 | 8     | 8    | 7    | 7.7           | 9        |
| Far North District | Ngāpuhi         | 48.3                 | 33.5 | 24.5 | 5     | 10   | 13   | 9.3           | 10       |
| Far North District | Ngāti Kahu      | 42.0                 | 32.9 | 30.3 | 12    | 13   | 6    | 10.3          | 11       |
| Whangarei District | Maatawaka       | 38.2                 | 34.1 | 26.4 | 14    | 9    | 11   | 11.3          | 12       |
| Whangarei District | Other Local Iwi | 42.2                 | 30.4 | 27.8 | 11    | 17   | 8    | 12.0          | 13       |
| Whangarei District | Ngāti Whātua    | 39.5                 | 33.3 | 26.4 | 13    | 11   | 12   | 12.0          | 14       |
| Far North District | Ngāti Whātua    | 35.0                 | 40.0 | 14.3 | 17    | 6    | 18   | 13.7          | 15       |
| Kaipara District   | Ngāpuhi         | 36.8                 | 31.3 | 21.4 | 15    | 16   | 16   | 15.7          | 16       |
| Whangarei District | Te Aupōuri      | 33.3                 | 33.3 | 18.8 | 18    | 12   | 17   | 15.7          | 17       |
| Whangarei District | Ngāpuhi         | 36.2                 | 29.1 | 23.0 | 16    | 18   | 15   | 16.3          | 18       |
| Kaipara District   | Ngāti Kahu      | 100.0                | ...  | ...  |       |      |      |               |          |
| Kaipara District   | Te Aupōuri      | ...                  | ...  | ...  |       |      |      |               |          |
| Kaipara District   | Te Rarawa       | 44.4                 | ...  | ...  |       |      |      |               |          |















~Average Rank here is based on the sum of ranked positions for percentage home ownership in each census year, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 18. The minimum average score is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score is 18 and would reflect the consistently lowest percentage home ownership in each year.

**Overseas Arrivals:** For Overseas Arrivals, the highest proportions living in an owned-home averaged across the period 2001-2013 are for Other Local Iwi living in Kaipara District, followed by Ngāti Whātua and Other Local Iwi living in Far North District. The lowest ranks are for Other Local Iwi and Ngāpuhi living in Whangarei District.

In 2013, the highest proportions of Overseas Arrivals living in an owned home were for Maatawaka living in Kaipara District (#1) followed by Te Aupōuri (#2) and Other Local Iwi (#3) living in Far North District. In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period (although the rank for Maatawaka living in Kaipara District fell marginally between 2001 and 2006).

The lowest ownership ranks in 2013 were for Te Rarawa and Other Local Iwi Overseas Arrivals living in Whangarei District. For Other Local Iwi, these ranks were marginally lower in 2013 than 2001, and for Te Rarawa, somewhat lower than in 2006, indicating a deteriorating situation. Ranks were also somewhat lower in 2013 than in 2001 for both Te Rarawa and Ngāpuhi Overseas Arrivals living in Far North District.

**Table 6.8: Highest to lowest average home ownership ranked for Te Tai Tokerau iwi Overseas Migration Arrivals by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Ownership |       |      | Ranks |      |  | ~Average Rank | Position |
|--------------------|-----------------|----------------------|-------|------|-------|------|--|---------------|----------|
|                    |                 | 2001                 | 2006  | 2013 | 2001  | 2006 | 2013   |               |          |
| Kaipara District   | Other Local Iwi | 100.0                | 100.0 | ...  | 1     | 1    |  | 1.0           | 1        |
| Far North District | Ngāti Whātua    | 100.0                | 62.5  | ...  | 2     | 2    |  | 2.0           | 2        |
| Far North District | Other Local Iwi | 56.3                 | 56.9  | 52.6 | 7     | 3    | 3   | 4.3           | 3        |
| Kaipara District   | Maatawaka       | 66.7                 | 48.3  | 60.0 | 6     | 7    | 1   | 4.7           | 4        |
| Far North District | Ngāti Kahu      | 100.0                | 46.3  | 50.0 | 3     | 10   | 4   | 5.7           | 5        |
| Far North District | Te Aupōuri      | 42.9                 | 53.8  | 55.6 | 13    | 6    | 2   | 7.0           | 6        |
| Far North District | Te Rarawa       | 71.4                 | 55.7  | 33.3 | 5     | 4    | 12  | 7.0           | 7        |
| Whangarei District | Ngāti Whātua    | 100.0                | 41.7  | 37.5 | 4     | 11   | 8   | 7.7           | 8        |
| Kaipara District   | Ngāti Whātua    | 54.5                 | 37.5  | 50.0 | 9     | 16   | 5   | 10.0          | 9        |
| Far North District | Maatawaka       | 45.7                 | 47.0  | 35.6 | 11    | 9    | 10  | 10.0          | 10       |
| Whangarei District | Maatawaka       | 44.7                 | 39.5  | 38.5 | 12    | 13   | 7   | 10.7          | 11       |
| Kaipara District   | Ngāpuhi         | 55.6                 | 37.5  | 37.5 | 8     | 15   | 9   | 10.7          | 12       |
| Far North District | Ngāpuhi         | 52.1                 | 47.1  | 32.5 | 10    | 8    | 14  | 10.7          | 13       |
| Whangarei District | Te Rarawa       | ...                  | 53.8  | 20.0 |       | 5    | 17  | 11.0          | 14       |
| Whangarei District | Ngāpuhi         | 41.4                 | 39.6  | 32.5 | 15    | 12   | 15  | 14.0          | 15       |
| Whangarei District | Other Local Iwi | 42.9                 | 37.8  | 29.2 | 14    | 14   | 16  | 14.7          | 16       |
| Kaipara District   | Te Aupōuri      | ...                  | ...   | ...  |       |      |  |               |          |
| Kaipara District   | Ngāti Kahu      | ...                  | ...   | ...  |       |      |  |               |          |
| Kaipara District   | Te Rarawa       | ...                  | 50.0  | ...  |       |      |  |               |          |
| Whangarei District | Te Aupōuri      | ...                  | 50.0  | ...  |       |      |  |               |          |
| Whangarei District | Ngāti Kahu      | ...                  | ...   | ...  |       |      |  |               |          |

~Average Rank here is based on the sum of ranked positions for percentage home ownership in each census year, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 16. The minimum average score is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score is 16 and would reflect the consistently lowest percentage home ownership in each year.

**Internal Arrivals:** For Internal Arrivals, the highest proportions living in an owned-home averaged across the period 2001-2013 are for Other Local Iwi, Te Rarawa and Te Aupōuri, all living in Far North District (Table 6.9). The lowest ranks are for four iwi all living in Whangarei District: Te Aupōuri, Ngāti Kahu, Ngāpuhi, and Te Rawara.

In 2013, the highest proportions of Internal Arrivals living in an owned home were for Other Local Iwi living in Kaipara (#1) and Far North Districts (#2) followed by Te Aupōuri also living in Far North District. In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period (although the rank for Other Local Iwi living in Kaipara District first fell substantially between 2001 and 2006).

The lowest ownership ranks in 2013 were for Ngāti Kahu Internal Arrivals living in Whangarei District, and Ngāpuhi living in Whangarei District. For Ngāti Kahu, these ranks were similar in both 2001 and 2013, while for Ngāpuhi they were somewhat lower than in 2001, indicating a deteriorating situation. Ranks were also somewhat lower in 2013 than in 2001 for Ngāti Whātua Internal Arrivals living in Far North District.

**Table 6.9: Highest to lowest average home ownership ranked for Te Tai Tokerau iwi Internal Migration Arrivals by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Ownership |      |      | Ranks |      |      | ~Average Rank | Position |
|--------------------|-----------------|----------------------|------|------|-------|------|------|---------------|----------|
|                    |                 | 2001                 | 2006 | 2013 | 2001  | 2006 | 2013 |               |          |
| Far North District | Other Local Iwi | 47.0                 | 35.3 | 29.1 | 2     | 4    | 2    | 2.7           | 1        |
| Far North District | Te Rarawa       | 43.8                 | 37.2 | 27.1 | 6     | 3    | 4    | 4.3           | 2        |
| Far North District | Te Aupōuri      | 41.1                 | 33.3 | 28.8 | 8     | 6    | 3    | 5.7           | 3        |
| Kaipara District   | Maatawaka       | 47.7                 | 30.6 | 25.8 | 1     | 11   | 6    | 6.0           | 4        |
| Far North District | Maatawaka       | 45.1                 | 33.4 | 24.0 | 4     | 5    | 9    | 6.0           | 5        |
| Far North District | Ngāpuhi         | 44.4                 | 31.5 | 25.2 | 5     | 9    | 7    | 7.0           | 6        |
| Kaipara District   | Other Local Iwi | 46.9                 | 25.0 | 31.4 | 3     | 18   | 1    | 7.3           | 7        |
| Far North District | Ngāti Kahu      | 34.0                 | 39.7 | 24.5 | 12    | 2    | 8    | 7.3           | 8        |
| Far North District | Ngāti Whātua    | 39.6                 | 44.2 | 17.8 | 9     | 1    | 15   | 8.3           | 9        |
| Kaipara District   | Ngāti Whātua    | 41.7                 | 28.6 | 26.5 | 7     | 14   | 5    | 8.7           | 10       |
| Kaipara District   | Te Rarawa       | 37.5                 | 33.3 | ...  | 11    | 7    |      | 9.0           | 11       |
| Whangarei District | Maatawaka       | 33.6                 | 32.6 | 22.2 | 13    | 8    | 10   | 10.3          | 12       |
| Whangarei District | Other Local Iwi | 31.2                 | 31.0 | 20.5 | 15    | 10   | 12   | 12.3          | 13       |
| Whangarei District | Ngāti Whātua    | 33.3                 | 29.4 | 18.8 | 14    | 13   | 13   | 13.3          | 14       |
| Kaipara District   | Ngāpuhi         | 38.3                 | 27.6 | 17.2 | 10    | 15   | 16   | 13.7          | 15       |
| Whangarei District | Te Rarawa       | 19.1                 | 29.8 | 21.2 | 19    | 12   | 11   | 14.0          | 16       |
| Whangarei District | Ngāpuhi         | 27.7                 | 27.5 | 17.8 | 17    | 16   | 14   | 15.7          | 17       |
| Whangarei District | Ngāti Kahu      | 23.5                 | 25.6 | 7.4  | 18    | 17   | 17   | 17.3          | 18       |
| Whangarei District | Te Aupōuri      | 30.3                 | 20.6 | ...  | 16    | 19   |      | 17.5          | 19       |
| Kaipara District   | Te Aupōuri      | ...                  | ...  | ...  |       |      |      |               |          |
| Kaipara District   | Ngāti Kahu      | ...                  | ...  | ...  |       |      |      |               |          |

~Average Rank here is based on the sum of ranked positions for percentage home ownership in each census year, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 19. The minimum average score is 1 and would reflect the consistently highest percentage home ownership in each census year. The maximum score is 19 and would reflect the consistently lowest percentage home ownership in each year.

### 6.3.2 Non-Ownership/Renting by Arrival Status

**Births:** For children born in the five years prior to each census, the lowest proportions living in a non-owned/rented home averaged across the period 2001-2013 are for Other Local Iwi living in Kaipara and Far North District, followed by Maatawaka living in Far North District (Table 6.10). The lowest ranks/highest proportions are for Te Aupōuri children living in Whangarei District (#20) and Ngāpuhi children living in Whangarei (#18) and Kaipara District (#19).

In 2013, the lowest proportions living in a non-owned/rented home were for Other Local Iwi children living in Kaipara District (#1), Te Aupōuri living in Far North District (#2), and Maatawaka living in Kaipara District (#3). In each of these cases, the rank in 2013 was higher than in 2001, indicating a generally improved situation across the period (although the rank for Maatawaka had first fallen between 2001 and 2006). For Te Aupōuri children living in Whangarei District, and Ngāpuhi children living in Whangarei and Kaipara Districts, ranks in 2013 were lower than in 2001, indicating a deteriorating situation. In several other cases, ranks were also lower in 2013 than in 2001, especially for

Ngāpuhi children living in Far North District. However, Te Aupōuri children living in Kaipara District experienced a notable improvement in rank.

**Table 6.10: Lowest to highest average non-ownership/renting ranked for Te Tai Tokerau iwi children born in the five years prior to each census (Births) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Non-Ownership/Renting |      |       | Ranks |      |      | ~Average Rank | Position |
|--------------------|-----------------|----------------------------------|------|-------|-------|------|------|---------------|----------|
|                    |                 | 2001                             | 2006 | 2013  | 2001  | 2006 | 2013 |               |          |
| Kaipara District   | Other Local Iwi | 44.4                             | 58.8 | 47.4  | 1     | 8    | 1    | 3.3           | 1        |
| Far North District | Other Local Iwi | 50.0                             | 51.6 | 65.0  | 4     | 1    | 5    | 3.3           | 2        |
| Kaipara District   | Maatawaka       | 48.1                             | 58.3 | 60.8  | 3     | 7    | 3    | 4.3           | 3        |
| Far North District | Te Aupōuri      | 54.3                             | 54.5 | 60.5  | 9     | 4    | 2    | 5.0           | 4        |
| Far North District | Te Rarawa       | 52.1                             | 53.2 | 65.2  | 7     | 3    | 7    | 5.7           | 5        |
| Whangarei District | Te Rarawa       | 52.0                             | 57.1 | 65.9  | 6     | 5    | 8    | 6.3           | 6        |
| Kaipara District   | Ngāti Whātua    | 46.7                             | 52.8 | 67.6  | 2     | 2    | 15   | 6.3           | 7        |
| Far North District | Maatawaka       | 54.0                             | 57.1 | 65.1  | 8     | 6    | 6    | 6.7           | 8        |
| Whangarei District | Ngāti Kahu      | 57.1                             | 61.1 | 62.5  | 11    | 12   | 4    | 9.0           | 9        |
| Far North District | Ngāpuhi         | 51.7                             | 61.0 | 69.9  | 5     | 11   | 17   | 11.0          | 10       |
| Far North District | Ngāti Whātua    | 65.0                             | 60.0 | 66.7  | 18    | 9    | 9    | 12.0          | 11       |
| Whangarei District | Other Local Iwi | 57.8                             | 62.0 | 67.0  | 12    | 14   | 12   | 12.7          | 12       |
| Whangarei District | Maatawaka       | 61.8                             | 60.8 | 67.0  | 15    | 10   | 13   | 12.7          | 13       |
| Kaipara District   | Te Rarawa       | 55.6                             | 75.0 | 66.7  | 10    | 19   | 10   | 13.0          | 14       |
| Far North District | Ngāti Kahu      | 58.0                             | 61.4 | 67.1  | 13    | 13   | 14   | 13.3          | 15       |
| Whangarei District | Ngāti Whātua    | 60.5                             | 66.7 | 69.8  | 14    | 17   | 16   | 15.7          | 16       |
| Kaipara District   | Ngāpuhi         | 63.2                             | 64.2 | 71.4  | 16    | 15   | 19   | 16.7          | 17       |
| Kaipara District   | Te Aupōuri      | 66.7                             | 80.0 | 66.7  | 20    | 20   | 11   | 17.0          | 18       |
| Whangarei District | Ngāpuhi         | 63.8                             | 66.6 | 70.4  | 17    | 16   | 18   | 17.0          | 19       |
| Whangarei District | Te Aupōuri      | 66.7                             | 66.7 | 81.3  | 19    | 18   | 20   | 19.0          | 20       |
| Kaipara District   | Ngāti Kahu      | ...                              | ...  | 100.0 |       |      |      |               |          |

~Average Rank here is based on the sum of ranked positions for percentage non-ownership/renting in each census year, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 10. The minimum average score is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score is 20 and would reflect the consistently highest percentage non-ownership/renting in each year.

**Overseas Arrivals:** For Overseas Arrivals, the lowest proportions living in a non-owned/rented home averaged across the period 2001-2013 are for Other Local Iwi living in Far North District, and Maatawaka living in Kaipara District, followed by Te Aupōuri living in Far North District (Table 6.11). The lowest average ranks/highest proportions are for five iwi all living in Whangarei District: Ngāti Kahu, Te Aupōuri, Ngāpuhi, Te Rarawa, and Other Local Iwi. However, it should be noted that three of these ranks were based on two observations only.

In 2013, the lowest proportions living in a non-owned/rented home were for Maatawaka living in Kaipara District (#1), Te Aupōuri (#2) and Other Local Iwi (#3) living in Far North District. For Te Aupōuri Overseas Arrivals, the rank in 2013 was substantially higher than in 2001, indicating a generally improved situation across the period, while it remained similar for iwi from All Other Regions, and Other Local Iwi.

At the lower end of the scale, for Ngāti Kahu Overseas Arrivals living in Whangarei District, ranks in 2006 and 2013 were similar, while they had deteriorated slightly for Te Aupōuri and Te Rarawa. For Ngāpuhi living in Whangarei District, ranks in 2001 and 2013 were similar, while for Other Local Iwi there was an improvement. One of the biggest deteriorations in rank between 2001 and 2013 was for Te Rarawa living in Far North District, while similar can be said for Ngāpuhi living in Kaipara District, and also Ngāti Whātua between 2006 and 2013.

**Table 6.11: Lowest to highest average non-ownership/renting ranked for Te Tai Tokerau iwi Overseas Migration Arrivals by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Non-Ownership/Renting |       |       | Ranks |      |      | ~Average Rank | Position |
|--------------------|-----------------|----------------------------------|-------|-------|-------|------|------|---------------|----------|
|                    |                 | 2001                             | 2006  | 2013  | 2001  | 2006 | 2013 |               |          |
| Far North District | Other Local Iwi | 43.8                             | 33.3  | 47.4  | 3     | 1    | 3    | 2.3           | 1        |
| Kaipara District   | Maatawaka       | 33.3                             | 44.8  | 40.0  | 2     | 8    | 1    | 3.7           | 2        |
| Far North District | Te Aupōuri      | 57.1                             | 33.3  | 44.4  | 9     | 2    | 2    | 4.3           | 3        |
| Kaipara District   | Ngāti Whātua    | 45.5                             | 43.8  | 50.0  | 5     | 7    | 4    | 5.3           | 4        |
| Far North District | Te Rarawa       | 28.6                             | 36.1  | 66.7  | 1     | 3    | 13   | 5.7           | 5        |
| Far North District | Maatawaka       | 54.3                             | 42.3  | 55.6  | 7     | 5    | 7    | 6.3           | 6        |
| Far North District | Ngāpuhi         | 47.9                             | 42.5  | 61.0  | 6     | 6    | 9    | 7.0           | 7        |
| Far North District | Ngāti Kahu      | ...                              | 46.3  | 50.0  | ...   | 11   | 5    | 8.0           | 8        |
| Whangarei District | Ngāti Whātua    | ...                              | 45.8  | 62.5  | ...   | 9    | 10   | 9.5           | 9        |
| Far North District | Ngāti Whātua    | ...                              | 37.5  | 100.0 | ...   | 4    | 15   | 9.5           | 10       |
| Whangarei District | Maatawaka       | 55.3                             | 54.3  | 55.4  | 8     | 15   | 6    | 9.7           | 11       |
| Kaipara District   | Ngāpuhi         | 44.4                             | 54.2  | 62.5  | 4     | 14   | 11   | 9.7           | 12       |
| Whangarei District | Other Local Iwi | 57.1                             | 51.4  | 58.3  | 10    | 13   | 8    | 10.3          | 13       |
| Whangarei District | Te Rarawa       | ...                              | 46.2  | 80.0  | ...   | 10   | 14   | 12.0          | 14       |
| Whangarei District | Ngāpuhi         | 58.6                             | 54.7  | 63.6  | 11    | 16   | 12   | 13.0          | 15       |
| Whangarei District | Te Aupōuri      | ...                              | 50.0  | 100.0 | ...   | 12   | 16   | 14.0          | 16       |
| Whangarei District | Ngāti Kahu      | ...                              | 100.0 | 100.0 | ...   | 17   | 17   | 17.0          | 17       |
| Kaipara District   | Other Local Iwi | ...                              | ...   | 100.0 | ...   | ...  | ...  | ...           | ...      |
| Kaipara District   | Te Aupōuri      | ...                              | ...   | ...   | ...   | ...  | ...  | ...           | ...      |
| Kaipara District   | Ngāti Kahu      | ...                              | ...   | ...   | ...   | ...  | ...  | ...           | ...      |
| Kaipara District   | Te Rarawa       | ...                              | ...   | ...   | ...   | ...  | ...  | ...           | ...      |

~Average Rank here is based on the sum of ranked positions for percentage non-ownership/renting in each census year, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 17. The minimum average score is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score is 17 and would reflect the consistently highest percentage non-ownership/renting in each year.

**Internal Arrivals:** For Internal Arrivals, the lowest proportions/highest ranks living in a non-owned/rented home averaged across the period 2001-2013 are for Other Local Iwi living in Far North District, and Maatawaka living in Kaipara District, followed by Te Rarawa living in Far North District (Table 6.12). The highest proportions/lowest ranks are for Te Aupōuri living in Kaipara District followed by six iwi all living in Whangarei District. This finding suggests that location plays a larger role than iwi in determining non-ownership/renting.



In 2013, the lowest proportions of Internal Arrivals living in a non-owned/rented home were Other Local Iwi living in Far North District (#1) followed by Maatawaka living in Kaipara District (#2), and Ngāpuhi (#3) living in Far North District. For Other Local Iwi and Ngāpuhi, the rank in 2013 was higher than in 2001, indicating a generally improved situation, while it remained similar for iwi from All Other Regions.

At the lower end of the scale, for Te Aupōuri Internal Arrivals living in Kaipara District, ranks in 2001 and 2013 were identical (#20), while they had deteriorated slightly for Te Aupōuri living in Whangarei District. For all other five iwi living in Whangarei District with low ranks, ranks in 2001 and 2013 remained similar or improved slightly.

**Table 6.12: Lowest to highest average non-ownership/renting ranked for Te Tai Tokerau iwi Internal Migration Arrivals by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Non-Ownership/Renting |      |       | Ranks |      |      | ~Average Rank | Position |
|--------------------|-----------------|----------------------------------|------|-------|-------|------|------|---------------|----------|
|                    |                 | 2001                             | 2006 | 2013  | 2001  | 2006 | 2013 |               |          |
| Far North District | Other Local Iwi | 53.0                             | 55.6 | 62.4  | 3     | 4    | 1    | 2.7           | 1        |
| Kaipara District   | Maatawaka       | 52.3                             | 59.7 | 66.2  | 2     | 7    | 2    | 3.7           | 2        |
| Far North District | Te Rarawa       | 56.2                             | 55.2 | 68.6  | 7     | 3    | 5    | 5.0           | 3        |
| Far North District | Ngāpuhi         | 55.6                             | 60.4 | 67.6  | 6     | 8    | 3    | 5.7           | 4        |
| Far North District | Ngāti Whātua    | 60.4                             | 48.8 | 68.9  | 10    | 1    | 7    | 6.0           | 5        |
| Far North District | Maatawaka       | 54.9                             | 58.6 | 69.1  | 5     | 6    | 8    | 6.3           | 6        |
| Kaipara District   | Te Rarawa       | 37.5                             | 50.0 | 81.8  | 1     | 2    | 17   | 6.7           | 7        |
| Far North District | Te Aupōuri      | 58.9                             | 62.7 | 67.8  | 9     | 10   | 4    | 7.7           | 8        |
| Kaipara District   | Other Local Iwi | 53.1                             | 65.0 | 68.6  | 4     | 13   | 6    | 7.7           | 9        |
| Far North District | Ngāti Kahu      | 66.0                             | 57.5 | 71.3  | 12    | 5    | 9    | 8.7           | 10       |
| Whangarei District | Maatawaka       | 66.4                             | 61.7 | 71.5  | 13    | 9    | 10   | 10.7          | 11       |
| Kaipara District   | Ngāpuhi         | 61.7                             | 63.4 | 76.2  | 11    | 11   | 12   | 11.3          | 12       |
| Kaipara District   | Ngāti Whātua    | 58.3                             | 71.4 | 73.5  | 8     | 19   | 11   | 12.7          | 13       |
| Whangarei District | Ngāti Whātua    | 66.7                             | 63.5 | 76.6  | 14    | 12   | 13   | 13.0          | 14       |
| Whangarei District | Other Local Iwi | 68.8                             | 65.9 | 77.9  | 15    | 14   | 15   | 14.7          | 15       |
| Whangarei District | Ngāpuhi         | 72.3                             | 67.8 | 77.7  | 17    | 17   | 14   | 16.0          | 16       |
| Whangarei District | Te Rarawa       | 80.9                             | 66.7 | 78.8  | 19    | 15   | 16   | 16.7          | 17       |
| Whangarei District | Ngāti Kahu      | 76.5                             | 69.8 | 92.6  | 18    | 18   | 18   | 18.0          | 18       |
| Whangarei District | Te Aupōuri      | 69.7                             | 79.4 | 100.0 | 16    | 20   | 19   | 18.3          | 19       |
| Kaipara District   | Te Aupōuri      | 100.0                            | 66.7 | ...   | 20    | 16   | 20   | 18.7          | 20       |
| Kaipara District   | Ngāti Kahu      | ...                              | ...  | 100.0 |       |      |      |               |          |

~Average Rank here is based on the sum of ranked positions for percentage non-ownership/renting in each census year, with highest percentage = 1 and lowest percentage = 20. The minimum average score is 1 and would reflect the consistently lowest percentage non-ownership/renting in each census year. The maximum score is 20 and would reflect the consistently highest percentage non-ownership/renting in each year.

### 6.3.3 Family Trusts by Arrival Status

Data on proportions living in a home owned by a Family Trust in 2006 and 2013 by stayer/arrival status pertain to relatively small numbers and proportions and involve many missing data cells, which makes detailed comparative analysis difficult. As a result,



the following analysis is brief—for insight, please refer to the data and analysis in the foregoing sections.

**Births:** For children born in the five years prior to each census (Births), those of Other Local Iwi living in Far North District have the highest average ranks/proportions living in a home owned by a Family Trust (Table 6.13). These are followed by Ngāti Whātua and Maatawaka living in Kaipara District. These ranks are only slightly different in 2013, when the third highest proportion pertained to Ngāpuhi children living in Kaipara District, and for whom, ranked position improved over the period from 10<sup>th</sup> in 2006 to 3<sup>rd</sup> in 2013. However, small underlying numbers compromise this comparison.

The lowest average ranks/lowest proportions living in a home owned by a Family Trust pertain to Maatawaka living in Far North District (#12), followed by Ngāpuhi living in Whangarei District (#11). For Maatawaka, rank in 2006 and 2013 is identical, while for Ngāpuhi children has been an improvement, from #11 to #7.

By contrast, for Ngāpuhi children living in Kaipara District, ranked position between 2006 and 2013 has improved substantially (from #10 to #3), while for Other Local Iwi children living in Whangarei District, it has deteriorated substantially (from #2 to #11). Ngāpuhi and Ngāti Kahu children living in Far North District also experienced a substantial deterioration in their respective ranked positions between 2006 and 2013, while Ngāpuhi children living in Whangarei District experienced an improvement.

**Table 6.13: Highest to lowest average proportions living in a home owned by a family trust ranked for Te Tai Tokerau iwi children born in the five years prior to each census (Births) by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Family Trust |      | Ranks |      | ~Average Rank | Position |
|--------------------|-----------------|-------------------------|------|-------|------|---------------|----------|
|                    |                 | 2006                    | 2013 | 2006  | 2013 |               |          |
| Far North District | Other Local Iwi | 6.6                     | 7.8  | 3     | 2    | 2.5           | 1        |
| Kaipara District   | Ngāti Whātua    | 5.6                     | 8.8  | 5     | 1    | 3.0           | 2        |
| Kaipara District   | Maatawaka       | 9.7                     | 6.8  | 1     | 6    | 3.5           | 3        |
| Far North District | Te Aupōuri      | 5.5                     | 7.0  | 7     | 5    | 6.0           | 4        |
| Kaipara District   | Ngāpuhi         | 4.5                     | 7.1  | 10    | 3    | 6.5           | 5        |
| Whangarei District | Other Local Iwi | 7.6                     | 5.2  | 2     | 11   | 6.5           | 6        |
| Far North District | Te Rarawa       | 4.3                     | 7.1  | 12    | 4    | 8.0           | 7        |
| Whangarei District | Maatawaka       | 5.1                     | 6.5  | 8     | 8    | 8.0           | 8        |
| Far North District | Ngāpuhi         | 5.5                     | 5.6  | 6     | 10   | 8.0           | 9        |
| Far North District | Ngāti Kahu      | 5.7                     | 2.6  | 4     | 12   | 8.0           | 10       |
| Whangarei District | Ngāpuhi         | 4.3                     | 6.6  | 11    | 7    | 9.0           | 11       |
| Far North District | Maatawaka       | 5.1                     | 6.3  | 9     | 9    | 9.0           | 12       |
| Whangarei District | Te Rarawa       | 10.7                    | ...  |       |      |               |          |
| Kaipara District   | Other Local Iwi | ...                     | 21.1 |       |      |               |          |
| Whangarei District | Ngāti Whātua    | ...                     | 3.8  |       |      |               |          |
| Far North District | Ngāti Whātua    | ...                     | 19.0 |       |      |               |          |
| Kaipara District   | Ngāti Kahu      | ...                     | ...  |       |      |               |          |
| Kaipara District   | Te Aupōuri      | ...                     | ...  |       |      |               |          |
| Kaipara District   | Te Rarawa       | ...                     | ...  |       |      |               |          |
| Whangarei District | Te Aupōuri      | ...                     | ...  |       |      |               |          |
| Whangarei District | Ngāti Kahu      | ...                     | ...  |       |      |               |          |

~Average Rank here is based on the sum of ranked positions for percentage living in a home owned by a Family Trust in 2006 and 2013, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 12. The minimum average score is 1 and would reflect the consistently highest percentage Family Trust in each census year. The maximum score is 12 and would reflect the consistently lowest percentage Family Trust in each year.

**Overseas Arrivals:** For Overseas Arrivals, there are Family Trust data in both 2006 and 2013 for only six iwi/TA groups (Table 6.14). Those for whom there is only one observation are necessarily excluded from the trend analysis—however, for comparison, their data are included at the base of the table.

The highest average ranks for Overseas Arrivals living in a home owned by a Family Trust are for Te Aupōuri living in Whangarei District, followed by Other Local Iwi, also living in Whangarei District. The lowest proportions/ranks are for Ngāpuhi Overseas Arrivals, living in Whangarei District, followed by Maatawaka also living in Whangarei District. On this small table, Maatawaka and Ngāpuhi Overseas Arrivals, both living in Far North District, hold the middle ground.

Ranks in both 2006 and 2013 for Overseas Arrivals are identical, and therefore also identical to average ranks for the 2006-2013 period. Proportions living in this tenure type increased between 2006 and 2013 for the two highest ranked iwi (Te Aupōuri and Other Local Iwi living in Whangarei District), but declined slightly or remained the same for the rest.

**Table 6.14: Highest to lowest average proportions living in a home owned by a family trust ranked for Te Tai Tokerau iwi Overseas Migration Arrivals by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Family Trust |      | Ranks |      | ~Average Rank | Position |
|--------------------|-----------------|-------------------------|------|-------|------|---------------|----------|
|                    |                 | 2006                    | 2013 | 2006  | 2013 |               |          |
| Whangarei District | Te Aupōuri      | 11.9                    | 15.4 | 1     | 1    | 1             | 1        |
| Whangarei District | Other Local Iwi | 10.8                    | 12.5 | 2     | 2    | 2             | 2        |
| Far North District | Maatawaka       | 10.7                    | 8.9  | 3     | 3    | 3             | 3        |
| Far North District | Ngāpuhi         | 10.4                    | 6.5  | 4     | 4    | 4             | 4        |
| Whangarei District | Maatawaka       | 6.2                     | 6.2  | 5     | 5    | 5             | 5        |
| Whangarei District | Ngāpuhi         | 5.7                     | 3.9  | 6     | 6    | 6             | 6        |
| Far North District | Te Aupōuri      | 12.8                    | ...  |       |      |               |          |
| Far North District | Ngāti Kahu      | 7.3                     | ...  |       |      |               |          |
| Far North District | Te Rarawa       | 8.2                     | ...  |       |      |               |          |
| Far North District | Ngāti Whātua    | ...                     | ...  |       |      |               |          |
| Far North District | Other Local Iwi | 9.8                     | ...  |       |      |               |          |
| Kaipara District   | Te Aupōuri      | ...                     | ...  |       |      |               |          |
| Kaipara District   | Ngāti Kahu      | ...                     | ...  |       |      |               |          |
| Kaipara District   | Ngāpuhi         | 8.3                     | ...  |       |      |               |          |
| Kaipara District   | Te Rarawa       | ...                     | ...  |       |      |               |          |
| Kaipara District   | Ngāti Whātua    | 18.8                    | ...  |       |      |               |          |
| Kaipara District   | Other Local Iwi | ...                     | ...  |       |      |               |          |
| Kaipara District   | Maatawaka       | 6.9                     | ...  |       |      |               |          |
| Whangarei District | Ngāti Kahu      | ...                     | ...  |       |      |               |          |
| Whangarei District | Te Rarawa       | ...                     | ...  |       |      |               |          |
| Whangarei District | Ngāti Whātua    | 12.5                    | ...  |       |      |               |          |

~Average Rank here is based on the sum of ranked positions for percentage living in a home owned by a Family Trust in 2006 and 2013, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 6. The minimum average score is 1 and would reflect the consistently highest percentage in a Family Trust in each census year. The maximum score is 6 and would reflect the consistently lowest percentage in a Family Trust in each year.

**Internal Arrivals:** For Internal Arrivals, there are Family Trust data in both 2006 and 2013 for thirteen iwi/TAs (Table 6.15). Again, those for whom there is only one observation are necessarily excluded from the trend analysis—however, for comparison, their data are included at the base of the table.

The highest average ranks for Internal Arrivals living in a home owned by a Family Trust are for Other Local Iwi living in Far North District, followed by Maatawaka, and Ngāpuhi, both living in Kaipara District. The lowest proportions/ranks are for Other Local Iwi living in Whangarei District (#13), and Ngāti Kahu (#12) and Te Aupōuri both living in Far North District (#11).

In 2013, the highest proportions of Internal Arrivals living in a home owned by a Family Trust were for Ngāti Whātua living in Far North District (#1), followed by Other Local Iwi also living in Far North District (#2), and iwi from All Other Regions living in Kaipara District

(#3). The lowest proportions were for Other Local Iwi living in Whangarei District (#13), preceded by Te Aupōuri (#12) and Ngāti Kahu living in Far North District (#11).

Only for Ngāti Whātua living in Far North District, Maatawaka living in Whangarei District, and Ngāti Kahu living in Far North District, did proportions living in this tenure type increase across the 2006-2013 period—although only for Ngāti Whātua living in Far North District was this also accompanied by a substantial upward shift in ranked position (from #8 to #1).

**Table 6.15: Highest to lowest average proportions living in a home owned by a family trust ranked for Te Tai Tokerau iwi Internal Migration Arrivals by territorial authority area (TA) of residence in 2001, 2006 and 2013**

|                    |                 | Percentage Family Trust |      | Ranks |      | ~Average Rank | Position |    |
|--------------------|-----------------|-------------------------|------|-------|------|---------------|----------|----|
|                    |                 | 2006                    | 2013 | 2006  | 2013 |               |          |    |
| Far North District | Other Local Iwi | ...                     | 9.0  | 8.5   | 2    | 2             | 2.0      | 1  |
| Kaipara District   | Maatawaka       | ...                     | 9.7  | 7.9   | 1    | 3             | 2.0      | 2  |
| Far North District | Ngāpuhi         | ...                     | 8.2  | 7.2   | 4    | 4             | 4.0      | 3  |
| Far North District | Ngāti Whātua    | ...                     | 7.0  | 13.3  | 8    | 1             | 4.5      | 4  |
| Kaipara District   | Ngāpuhi         | ...                     | 8.9  | 6.6   | 3    | 6             | 4.5      | 5  |
| Far North District | Maatawaka       | ...                     | 8.0  | 7.0   | 5    | 5             | 5.0      | 6  |
| Whangarei District | Ngāti Whātua    | ...                     | 7.1  | 4.7   | 7    | 8             | 7.5      | 7  |
| Whangarei District | Maatawaka       | ...                     | 5.7  | 6.3   | 9    | 7             | 8.0      | 8  |
| Far North District | Te Rarawa       | ...                     | 7.6  | 4.3   | 6    | 10            | 8.0      | 9  |
| Whangarei District | Ngāpuhi         | ...                     | 4.7  | 4.5   | 10   | 9             | 9.5      | 10 |
| Far North District | Te Aupōuri      | ...                     | 4.0  | 3.4   | 11   | 12            | 11.5     | 11 |
| Far North District | Ngāti Kahu      | ...                     | 2.7  | 4.3   | 13   | 11            | 12.0     | 12 |
| Whangarei District | Other Local Iwi | ...                     | 3.1  | 1.6   | 12   | 13            | 12.5     | 13 |
| Kaipara District   | Te Aupōuri      | ...                     | ...  | ...   |      |               |          |    |
| Kaipara District   | Ngāti Kahu      | ...                     | ...  | ...   |      |               |          |    |
| Kaipara District   | Te Rarawa       | ...                     | ...  | ...   |      |               |          |    |
| Kaipara District   | Other Local Iwi | ...                     | 10.0 | ...   |      |               |          |    |
| Kaipara District   | Ngāti Whātua    | ...                     | ...  | ...   |      |               |          |    |
| Whangarei District | Te Aupōuri      | ...                     | ...  | ...   |      |               |          |    |
| Whangarei District | Ngāti Kahu      | ...                     | 4.7  | ...   |      |               |          |    |
| Whangarei District | Te Rarawa       | ...                     | 3.5  | ...   |      |               |          |    |

~Average Rank here is based on the sum of ranked positions for percentage living in a home owned by a Family Trust in 2006 and 2013, with highest percentage/highest rank = 1 and lowest percentage/lowest rank = 13. The minimum average score is 1 and would reflect the consistently highest percentage in a Family Trust in each census year. The maximum score is 13 and would reflect the consistently lowest percentage in a Family Trust in each year.

## 7 Summary and conclusion

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This Report has examined patterns and trends in housing tenure (owned, not-owned/rented, and owned by a Family Trust), separately by age group and mover status (Stayers and Arrivals), 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 (iwi living in each TA compared with their counterparts in other TAs), and *within* each TA (iwi compared with iwi).

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 (Jackson 2019). 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). The current analysis has shown that Family Trust levels do in some cases offset some of the decline in home ownership, but do not ameliorate the increase in renting—the iwi with the highest proportion living in a home owned by a Family Trust (Ngāti Whätua living in Far North District) still had the highest levels of non-ownership/renting among iwi counterparts in Far North District.

**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 across all iwi living in Te Tai Tokerau: living in Far North District, being 55+ years of age, and being a Stayer. Among Overseas Arrivals, those to Kaipara District tended to fare slightly better than those to Far North. By contrast, the lowest levels of home ownership/highest non-ownership or renting tend to be for Internal Arrivals to Whangarei. Children born in the five years prior to each census fare similarly, indicating that many are likely to be parented by Internal Arrivals.

The characteristics most associated with living in a home owned by a Family Trust are more varied, but being either a Stayer or an Overseas Arrival and living in Far North or Kaipara District was commonly noted. However, when examined by age, many of the highest Family Trust proportions pertain to people aged 55-64 and 65+ years living in Whangarei District. Thus, these levels to some extent offset the lower levels of ownership seen for residents of Whangarei. At the same time, as noted, proportions living in a home

owned by a Family Trust did not ameliorate the high proportions for some iwi living in a non-owned/rented home.

Although a small number of iwi dominated the highest and lowest levels of each tenure, most iwi living in Far North District, and Maatawaka and Other Local Iwi living in Kaipara District, were the most commonly mentioned among the more advantaged. Dominating the least advantaged were five iwi living in Whangarei District: Ngäpuhi, Ngäti Kahu, Te Aupöuri, Other Local Iwi and Te Rarawa. These patterns suggest that the overriding element differentiating housing tenure in Te Tai Tokerau is location of residence rather than iwi.

Additionally, however, TAs and iwi with the highest proportions of Stayers and/or 55+ year olds enjoy a home ownership advantage that has a macro-level analogue for both iwi and the TAs in which they live. Both iwi and TAs with higher proportions of Stayers and/or 55+ year olds have among the highest overall levels of home ownership and living in a home owned by a Family Trust, and the lowest levels of non-ownership/renting.

In 2013, the highest proportions of Stayers generally—but not exclusively—pertain to iwi living in Far North and Kaipara Districts: Te Aupöuri and Te Rarawa living in Far North District, followed closely by Ngäti Whätua living in Kaipara District, while the lowest proportions were for Maatawaka living in Kaipara District. Stayer proportions for iwi living in Whangarei District in 2013 were spread across the distribution. Stayer proportions are thus indicative—but not determinate—of tenure patterns.

In 2013 the oldest average ages pertain to most iwi living in Far North and Kaipara Districts while the youngest are for most iwi living in Whangarei District. Average age is thus more indicative of tenure patterns.

## 8 References

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

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

## 9 Appendix

Appendix A: Total Response Numbers for Iwi living in a Te Tai Tokerau territorial authority area in 2001, 2006 and 2013

|  | Far North District |              |              | Kaipara District |             |             | Whangarei District |              |              |
|--|--------------------|--------------|--------------|------------------|-------------|-------------|--------------------|--------------|--------------|
|  | 2001               | 2006         | 2013         | 2001             | 2006        | 2013        | 2001               | 2006         | 2013         |
| Te Aupōuri                                 | 1431               | 1707         | 1491         | 81               | 114         | 72          | 366                | 480          | 474          |
| Ngāti Kahu                                 | 1629               | 1869         | 2016         | 78               | 72          | 78          | 366                | 522          | 531          |
| Ngāpuhi                                    | 10566              | 11784        | 11745        | 1356             | 1620        | 1779        | 7932               | 9879         | 10302        |
| Te Rarawa                                  | 2691               | 3168         | 3462         | 153              | 141         | 147         | 627                | 870          | 1107         |
| Ngāti Whātua                               | 498                | 624          | 642          | 939              | 1017        | 969         | 1086               | 1455         | 1374         |
| Other Local Iwi                            | 2928               | 2742         | 3159         | 516              | 531         | 588         | 2148               | 2310         | 2619         |
| Maatawaka                                  | 8088               | 7941         | 7320         | 1818             | 1797        | 1944        | 7608               | 8391         | 8991         |
| <b>Total Northland/Auckland Iwi Region</b> | <b>15369</b>       | <b>16596</b> | <b>16923</b> | <b>2304</b>      | <b>2592</b> | <b>2721</b> | <b>10038</b>       | <b>12309</b> | <b>12966</b> |

Total Response numbers as provided by Statistics New Zealand. Data for iwi do not sum to the total because of multiple iwi affiliation

Appendix B.1: Te Aupōuri - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Te Aupōuri                   | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 270                | 12               | 48                 | 996           | 255                | 9                | 57                 | 963           | 156                | ...              | 27                 | 633           |
| 15-24                        | 78                 | ...              | 27                 | 402           | 105                | ...              | 18                 | 408           | 63                 | ...              | 27                 | 345           |
| 25-39                        | 132                | ...              | 21                 | 501           | 117                | ...              | 21                 | 477           | 54                 | ...              | 15                 | 327           |
| 40-54                        | 138                | ...              | 33                 | 498           | 180                | ...              | 30                 | 543           | 156                | ...              | 30                 | 483           |
| 55-64                        | 75                 | 6                | 6                  | 144           | 66                 | ...              | 12                 | 189           | 75                 | ...              | 12                 | 228           |
| 65+                          | 57                 | ...              | 9                  | 63            | 63                 | 6                | 9                  | 90            | 81                 | ...              | ...                | 159           |
| <b>Total</b>                 | <b>777</b>         | <b>33</b>        | <b>177</b>         | <b>2625</b>   | <b>831</b>         | <b>30</b>        | <b>177</b>         | <b>2712</b>   | <b>660</b>         | <b>18</b>        | <b>117</b>         | <b>2214</b>   |
|                              | 750                | 18               | 144                | 2604          | 786                | 15               | 147                | 2670          | 585                | 0                | 111                | 2175          |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 231                | 21               | 69                 | 1080          | 231                | 30               | 84                 | 1230          | 252                | 6                | 99                 | 1242          |
| 15-24                        | 63                 | ...              | 18                 | 498           | 84                 | ...              | 33                 | 585           | 72                 | 6                | 45                 | 600           |
| 25-39                        | 141                | ...              | 24                 | 651           | 132                | 9                | 45                 | 744           | 96                 | ...              | 48                 | 690           |
| 40-54                        | 63                 | ...              | 18                 | 351           | 114                | 9                | 27                 | 474           | 138                | ...              | 42                 | 570           |
| 55-64                        | 15                 | ...              | ...                | 75            | 36                 | ...              | ...                | 108           | 51                 | ...              | 12                 | 174           |
| 65+                          | 21                 | ...              | ...                | 39            | 36                 | ...              | ...                | 60            | 27                 | ...              | 9                  | 93            |
| <b>Total</b>                 | <b>579</b>         | <b>36</b>        | <b>180</b>         | <b>2727</b>   | <b>678</b>         | <b>54</b>        | <b>234</b>         | <b>3225</b>   | <b>684</b>         | <b>27</b>        | <b>321</b>         | <b>3411</b>   |
|                              | ...                | ...              | ...                | ...           | ...                | ...              | ...                | ...           | ...                | ...              | ...                | ...           |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | ...                | ...              | ...                | ...           | 30                 | ...              | 6                  | 132           | 27                 | ...              | ...                | 147           |
| 15-24                        | ...                | ...              | ...                | ...           | 9                  | ...              | 9                  | 60            | ...                | ...              | ...                | 57            |
| 25-39                        | ...                | ...              | ...                | ...           | 9                  | ...              | ...                | 63            | 9                  | ...              | ...                | 48            |
| 40-54                        | ...                | ...              | ...                | ...           | 24                 | ...              | ...                | 81            | 15                 | ...              | ...                | 90            |
| 55-64                        | ...                | ...              | ...                | ...           | 9                  | ...              | ...                | 36            | 12                 | ...              | ...                | 45            |
| 65+                          | ...                | ...              | ...                | ...           | 15                 | ...              | ...                | 27            | 15                 | ...              | ...                | 30            |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>    | <b>123</b>         | <b>0</b>         | <b>27</b>          | <b>414</b>    | <b>87</b>          | <b>6</b>         | <b>15</b>          | <b>447</b>    |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)



Appendix B.2: Ngāti Kahu - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Ngāti Kahu                   | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 306                | 21               | 45                 | 750           | 285                | 0                | 63                 | 687           | 231                | 6                | 45                 | 534           |
| 15-24                        | 96                 | 0                | 18                 | 297           | 99                 | 0                | 15                 | 318           | 93                 | 0                | 21                 | 300           |
| 25-39                        | 135                | 0                | 24                 | 420           | 90                 | 0                | 21                 | 327           | 81                 | 0                | 24                 | 249           |
| 40-54                        | 141                | 9                | 27                 | 351           | 168                | 0                | 36                 | 399           | 180                | 0                | 45                 | 372           |
| 55-64                        | 54                 | 0                | 12                 | 126           | 63                 | 0                | 9                  | 132           | 78                 | 0                | 12                 | 174           |
| 65+                          | 54                 | 0                | 9                  | 69            | 81                 | 0                | 9                  | 81            | 66                 | 0                | 15                 | 99            |
| <b>Total</b>                 | <b>840</b>         | <b>45</b>        | <b>162</b>         | <b>2031</b>   | <b>813</b>         | <b>15</b>        | <b>186</b>         | <b>1971</b>   | <b>795</b>         | <b>15</b>        | <b>168</b>         | <b>1761</b>   |
|                              | 786                | 30               | 135                | 2013          | 786                | 0                | 153                | 1944          | 729                | 6                | 162                | 1728          |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 309                | 6                | 57                 | 957           | 378                | 12               | 111                | 1089          | 435                | 12               | 84                 | 1200          |
| 15-24                        | 102                | 0                | 30                 | 441           | 90                 | 6                | 33                 | 543           | 162                | 6                | 54                 | 669           |
| 25-39                        | 135                | 0                | 24                 | 534           | 141                | 0                | 42                 | 651           | 159                | 0                | 54                 | 591           |
| 40-54                        | 66                 | 0                | 21                 | 264           | 96                 | 0                | 27                 | 372           | 144                | 0                | 48                 | 501           |
| 55-64                        | 18                 | 0                | 0                  | 60            | 33                 | 0                | 9                  | 111           | 42                 | 0                | 9                  | 165           |
| 65+                          | 21                 | 0                | 0                  | 42            | 18                 | 0                | 6                  | 60            | 30                 | 0                | 0                  | 66            |
| <b>Total</b>                 | <b>702</b>         | <b>18</b>        | <b>189</b>         | <b>2310</b>   | <b>810</b>         | <b>27</b>        | <b>279</b>         | <b>2844</b>   | <b>1014</b>        | <b>36</b>        | <b>294</b>         | <b>3216</b>   |
|                              | 702                | 18               | 189                | 2310          | 810                | 27               | 279                | 2844          | 1014               | 36               | 294                | 3216          |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 0                  | 0                | 0                  | 0             | 33                 | 0                | 0                  | 114           | 33                 | 0                | 15                 | 114           |
| 15-24                        | 0                  | 0                | 0                  | 0             | 15                 | 0                | 0                  | 36            | 9                  | 0                | 0                  | 54            |
| 25-39                        | 0                  | 0                | 0                  | 0             | 12                 | 0                | 0                  | 63            | 6                  | 0                | 0                  | 60            |
| 40-54                        | 0                  | 0                | 0                  | 0             | 15                 | 0                | 0                  | 54            | 18                 | 0                | 9                  | 60            |
| 55-64                        | 0                  | 0                | 0                  | 0             | 12                 | 0                | 0                  | 24            | 15                 | 0                | 0                  | 39            |
| 65+                          | 0                  | 0                | 0                  | 0             | 12                 | 0                | 0                  | 15            | 18                 | 0                | 0                  | 21            |
| <b>Total</b>                 | <b>0</b>           | <b>0</b>         | <b>0</b>           | <b>0</b>      | <b>117</b>         | <b>6</b>         | <b>24</b>          | <b>345</b>    | <b>123</b>         | <b>0</b>         | <b>33</b>          | <b>375</b>    |
|                              | 0                  | 0                | 0                  | 0             | 117                | 6                | 24                 | 345           | 123                | 0                | 33                 | 375           |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)

Appendix B.3: Ngāpuhi - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Ngāpuhi                      | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 2121               | 240              | 1365               | 12633         | 1668               | 225              | 1323               | 11721         | 1224               | 153              | 1002               | 10161         |
| 15-24                        | 735                | 99               | 489                | 5367          | 732                | 93               | 585                | 5379          | 582                | 60               | 498                | 5172          |
| 25-39                        | 1044               | 90               | 666                | 7065          | 765                | 90               | 597                | 6354          | 501                | 54               | 432                | 5043          |
| 40-54                        | 1041               | 138              | 654                | 5739          | 1092               | 138              | 753                | 6216          | 1002               | 108              | 714                | 6366          |
| 55-64                        | 471                | 42               | 225                | 1848          | 459                | 54               | 261                | 2091          | 579                | 69               | 342                | 2673          |
| 65+                          | 438                | 39               | 207                | 1035          | 417                | 36               | 216                | 1239          | 480                | 45               | 294                | 1797          |
| <b>Total</b>                 | <b>5880</b>        | <b>711</b>       | <b>3651</b>        | <b>33690</b>  | <b>5172</b>        | <b>666</b>       | <b>3771</b>        | <b>33000</b>  | <b>4407</b>        | <b>558</b>       | <b>3327</b>        | <b>31227</b>  |
|                              | 5880               | 711              | 3651               | 33690         | 5172               | 666              | 3771               | 33000         | 4407               | 558              | 3327               | 31227         |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 1863               | 273              | 1809               | 17196         | 2211               | 327              | 2196               | 20736         | 2454               | 408              | 2391               | 21555         |
| 15-24                        | 636                | 96               | 714                | 8007          | 792                | 138              | 987                | 10062         | 906                | 153              | 1086               | 11250         |
| 25-39                        | 876                | 123              | 891                | 9735          | 1002               | 141              | 1104               | 11442         | 1038               | 162              | 1131               | 11022         |
| 40-54                        | 528                | 66               | 465                | 4092          | 741                | 111              | 678                | 5976          | 912                | 132              | 870                | 7737          |
| 55-64                        | 159                | 15               | 120                | 1050          | 219                | 21               | 159                | 1383          | 357                | 48               | 285                | 2328          |
| 65+                          | 123                | 15               | 84                 | 549           | 186                | 24               | 129                | 816           | 276                | 21               | 195                | 1275          |
| <b>Total</b>                 | <b>4197</b>        | <b>618</b>       | <b>4098</b>        | <b>40638</b>  | <b>5172</b>        | <b>816</b>       | <b>5277</b>        | <b>50418</b>  | <b>5964</b>        | <b>990</b>       | <b>5982</b>        | <b>55179</b>  |
|                              | 4197               | 618              | 4098               | 40638         | 5172               | 816              | 5277               | 50418         | 5964               | 990              | 5982               | 55179         |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 0                  | 0                | 0                  | 0             | 258                | 18               | 159                | 1752          | 222                | 30               | 210                | 2262          |
| 15-24                        | 0                  | 0                | 0                  | 0             | 102                | 0                | 60                 | 837           | 108                | 18               | 87                 | 1110          |
| 25-39                        | 0                  | 0                | 0                  | 0             | 120                | 6                | 57                 | 912           | 96                 | 12               | 66                 | 987           |
| 40-54                        | 0                  | 0                | 0                  | 0             | 207                | 12               | 111                | 1002          | 150                | 24               | 120                | 1428          |
| 55-64                        | 0                  | 0                | 0                  | 0             | 78                 | 6                | 33                 | 390           | 108                | 15               | 69                 | 618           |
| 65+                          | 0                  | 0                | 0                  | 0             | 117                | 0                | 39                 | 231           | 144                | 15               | 54                 | 423           |
| <b>Total</b>                 | <b>0</b>           | <b>0</b>         | <b>0</b>           | <b>0</b>      | <b>915</b>         | <b>90</b>        | <b>525</b>         | <b>5163</b>   | <b>876</b>         | <b>138</b>       | <b>666</b>         | <b>6885</b>   |
|                              | 0                  | 0                | 0                  | 0             | 915                | 90               | 525                | 5163          | 876                | 138              | 666                | 6885          |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)

Appendix B.4: Te Rarawa - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Te Rarawa                    | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 564                | 30               | 117                | 1308          | 528                | 0                | 135                | 1398          | 447                | 9                | 93                 | 1245          |
| 15-24                        | 183                | 0                | 30                 | 534           | 204                | 0                | 51                 | 624           | 198                | 9                | 42                 | 684           |
| 25-39                        | 231                | 6                | 48                 | 690           | 219                | 0                | 45                 | 726           | 153                | 0                | 39                 | 555           |
| 40-54                        | 258                | 18               | 63                 | 675           | 339                | 9                | 75                 | 828           | 324                | 6                | 78                 | 897           |
| 55-64                        | 138                | 9                | 21                 | 195           | 123                | 0                | 21                 | 297           | 198                | 9                | 42                 | 381           |
| 65+                          | 114                | 6                | 9                  | 126           | 138                | 9                | 12                 | 174           | 156                | 0                | 30                 | 279           |
| <b>Total</b>                 | <b>1536</b>        | <b>75</b>        | <b>309</b>         | <b>3552</b>   | <b>1590</b>        | <b>45</b>        | <b>372</b>         | <b>4077</b>   | <b>1536</b>        | <b>39</b>        | <b>375</b>         | <b>4074</b>   |
|                              | 1488               | 69               | 288                | 3528          | 1551               | 18               | 339                | 4047          | 1476               | 33               | 324                | 4041          |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 423                | 21               | 123                | 1422          | 486                | 30               | 153                | 1809          | 615                | 15               | 219                | 2100          |
| 15-24                        | 156                | 0                | 45                 | 618           | 159                | 6                | 63                 | 918           | 243                | 6                | 87                 | 1098          |
| 25-39                        | 207                | 0                | 69                 | 846           | 255                | 6                | 90                 | 1089          | 267                | 6                | 96                 | 1203          |
| 40-54                        | 135                | 6                | 18                 | 483           | 192                | 9                | 48                 | 738           | 255                | 6                | 87                 | 978           |
| 55-64                        | 42                 | 0                | 6                  | 114           | 45                 | 0                | 12                 | 183           | 93                 | 0                | 30                 | 348           |
| 65+                          | 30                 | 6                | 9                  | 66            | 51                 | 0                | 9                  | 90            | 60                 | 0                | 18                 | 153           |
| <b>Total</b>                 | <b>1014</b>        | <b>57</b>        | <b>297</b>         | <b>3564</b>   | <b>1245</b>        | <b>69</b>        | <b>417</b>         | <b>4863</b>   | <b>1569</b>        | <b>72</b>        | <b>618</b>         | <b>5907</b>   |
|                              | 0                  | 0                | 0                  | 0             | 54                 | 0                | 21                 | 201           | 63                 | 0                | 12                 | 225           |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 0                  | 0                | 0                  | 0             | 18                 | 0                | 0                  | 99            | 15                 | 0                | 12                 | 141           |
| 15-24                        | 0                  | 0                | 0                  | 0             | 27                 | 0                | 9                  | 102           | 18                 | 0                | 0                  | 117           |
| 25-39                        | 0                  | 0                | 0                  | 0             | 39                 | 0                | 6                  | 120           | 39                 | 0                | 9                  | 177           |
| 40-54                        | 0                  | 0                | 0                  | 0             | 15                 | 0                | 0                  | 48            | 30                 | 0                | 12                 | 84            |
| 55-64                        | 0                  | 0                | 0                  | 0             | 18                 | 0                | 0                  | 42            | 27                 | 0                | 0                  | 69            |
| 65+                          | 0                  | 0                | 0                  | 0             | 0                  | 0                | 0                  | 0             | 0                  | 0                | 0                  | 0             |
| <b>Total</b>                 | <b>0</b>           | <b>0</b>         | <b>0</b>           | <b>0</b>      | <b>210</b>         | <b>0</b>         | <b>45</b>          | <b>648</b>    | <b>225</b>         | <b>12</b>        | <b>51</b>          | <b>843</b>    |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)

Appendix B.5: Ngāti Whātua - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Ngāti Whātua                 | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 84                 | 219              | 171                | 1422          | 87                 | 138              | 192                | 1326          | 39                 | 84               | 138                | 1149          |
| 15-24                        | 30                 | 45               | 63                 | 576           | 24                 | 54               | 78                 | 618           | 24                 | 45               | 63                 | 615           |
| 25-39                        | 21                 | 78               | 78                 | 795           | 30                 | 48               | 63                 | 678           | 12                 | 36               | 66                 | 537           |
| 40-54                        | 42                 | 78               | 99                 | 636           | 39                 | 75               | 126                | 729           | 39                 | 72               | 96                 | 753           |
| 55-64                        | 21                 | 33               | 33                 | 198           | 15                 | 24               | 30                 | 234           | 21                 | 48               | 60                 | 303           |
| 65+                          | 12                 | 27               | 21                 | 108           | 15                 | 36               | 24                 | 150           | 12                 | 39               | 30                 | 186           |
| <b>Total</b>                 | <b>252</b>         | <b>540</b>       | <b>522</b>         | <b>3774</b>   | <b>261</b>         | <b>423</b>       | <b>561</b>         | <b>3789</b>   | <b>174</b>         | <b>363</b>       | <b>501</b>         | <b>3609</b>   |
|                              | 210                | 480              | 465                | 3735          | 210                | 375              | 513                | 3735          | 147                | 324              | 453                | 3543          |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 99                 | 159              | 213                | 2031          | 90                 | 183              | 270                | 2382          | 123                | 177              | 279                | 2529          |
| 15-24                        | 15                 | 42               | 102                | 948           | 21                 | 66               | 141                | 1134          | 45                 | 75               | 105                | 1215          |
| 25-39                        | 18                 | 63               | 105                | 1110          | 42                 | 60               | 144                | 1293          | 33                 | 69               | 117                | 1275          |
| 40-54                        | 27                 | 42               | 57                 | 498           | 36                 | 54               | 102                | 750           | 42                 | 51               | 102                | 924           |
| 55-64                        | 0                  | 9                | 9                  | 159           | 0                  | 18               | 15                 | 225           | 15                 | 27               | 33                 | 291           |
| 65+                          | 0                  | 12               | 12                 | 72            | 12                 | 18               | 15                 | 90            | 12                 | 21               | 21                 | 171           |
| <b>Total</b>                 | <b>213</b>         | <b>381</b>       | <b>534</b>         | <b>4830</b>   | <b>252</b>         | <b>465</b>       | <b>726</b>         | <b>5889</b>   | <b>342</b>         | <b>483</b>       | <b>735</b>         | <b>6417</b>   |
|                              | 0                  | 0                | 0                  | 0             | 9                  | 15               | 27                 | 228           | 21                 | 21               | 24                 | 255           |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 0                  | 0                | 0                  | 0             | 0                  | 6                | 12                 | 102           | 6                  | 12               | 18                 | 141           |
| 15-24                        | 0                  | 0                | 0                  | 0             | 9                  | 9                | 12                 | 114           | 6                  | 9                | 6                  | 111           |
| 25-39                        | 0                  | 0                | 0                  | 0             | 9                  | 9                | 15                 | 114           | 9                  | 12               | 18                 | 165           |
| 40-54                        | 0                  | 0                | 0                  | 0             | 0                  | 9                | 0                  | 57            | 0                  | 9                | 9                  | 66            |
| 55-64                        | 0                  | 0                | 0                  | 0             | 6                  | 6                | 6                  | 27            | 0                  | 9                | 6                  | 51            |
| 65+                          | 0                  | 0                | 0                  | 0             | 0                  | 0                | 0                  | 0             | 0                  | 0                | 0                  | 0             |
| <b>Total</b>                 | <b>0</b>           | <b>0</b>         | <b>0</b>           | <b>0</b>      | <b>45</b>          | <b>63</b>        | <b>105</b>         | <b>675</b>    | <b>72</b>          | <b>66</b>        | <b>90</b>          | <b>804</b>    |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)

Appendix B.6: Other Local Iwi - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Other Local Iwi              | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 576                | 105              | 390                | 1839          | 396                | 63               | 309                | 1287          | 414                | 57               | 228                | 1245          |
| 15-24                        | 186                | 36               | 120                | 720           | 141                | 30               | 114                | 594           | 150                | 18               | 114                | 600           |
| 25-39                        | 288                | 42               | 174                | 993           | 195                | 24               | 129                | 684           | 135                | 21               | 99                 | 570           |
| 40-54                        | 294                | 45               | 186                | 963           | 279                | 45               | 198                | 825           | 342                | 51               | 189                | 888           |
| 55-64                        | 141                | 15               | 69                 | 327           | 120                | 15               | 57                 | 306           | 180                | 21               | 87                 | 417           |
| 65+                          | 153                | 24               | 57                 | 207           | 120                | 18               | 54                 | 228           | 147                | 21               | 90                 | 315           |
| <b>Total</b>                 | <b>1674</b>        | <b>315</b>       | <b>1062</b>        | <b>5082</b>   | <b>1281</b>        | <b>222</b>       | <b>897</b>         | <b>3972</b>   | <b>1425</b>        | <b>228</b>       | <b>873</b>         | <b>4068</b>   |
|                              | 1638               | 267              | 996                | 5049          | 1251               | 195              | 861                | 3924          | 1368               | 189              | 807                | 4035          |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 474                | 69               | 426                | 2223          | 456                | 84               | 450                | 2076          | 531                | 81               | 564                | 2391          |
| 15-24                        | 162                | 21               | 150                | 939           | 150                | 24               | 186                | 999           | 204                | 33               | 237                | 1239          |
| 25-39                        | 243                | 18               | 225                | 1347          | 201                | 33               | 240                | 1221          | 222                | 30               | 267                | 1278          |
| 40-54                        | 132                | 24               | 123                | 726           | 180                | 33               | 165                | 834           | 246                | 27               | 255                | 1116          |
| 55-64                        | 39                 | 9                | 36                 | 204           | 48                 | 15               | 42                 | 219           | 84                 | 15               | 78                 | 417           |
| 65+                          | 42                 | 6                | 21                 | 120           | 39                 | 9                | 24                 | 126           | 60                 | 12               | 42                 | 243           |
| <b>Total</b>                 | <b>1131</b>        | <b>177</b>       | <b>1026</b>        | <b>5580</b>   | <b>1113</b>        | <b>225</b>       | <b>1161</b>        | <b>5502</b>   | <b>1383</b>        | <b>276</b>       | <b>1491</b>        | <b>6738</b>   |
|                              | ...                | ...              | ...                | ...           | ...                | ...              | ...                | ...           | ...                | ...              | ...                | ...           |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | ...                | ...              | ...                | ...           | 57                 | 12               | 42                 | 219           | 72                 | 12               | 48                 | 309           |
| 15-24                        | ...                | ...              | ...                | ...           | 18                 | ...              | 18                 | 96            | 18                 | 12               | 15                 | 126           |
| 25-39                        | ...                | ...              | ...                | ...           | 27                 | ...              | 9                  | 117           | 21                 | 9                | 12                 | 120           |
| 40-54                        | ...                | ...              | ...                | ...           | 33                 | 9                | 18                 | 147           | 42                 | 12               | 24                 | 174           |
| 55-64                        | ...                | ...              | ...                | ...           | 15                 | ...              | 15                 | 57            | 15                 | ...              | 15                 | 102           |
| 65+                          | ...                | ...              | ...                | ...           | 21                 | ...              | 15                 | 45            | 24                 | ...              | 18                 | 72            |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>    | <b>213</b>         | <b>39</b>        | <b>144</b>         | <b>693</b>    | <b>240</b>         | <b>57</b>        | <b>153</b>         | <b>939</b>    |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)

Appendix B.7: Maatawaka - Number living in each tenure type by territorial authority area in 2001, 2006 and 2013, and broad age group

| Maatawaka                    | 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 |
| <b>Ownership</b>             |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 1692               | 435              | 1431               | 76458         | 1251               | 273              | 1179               | 63915         | 801                | 228              | 972                | 58572         |
| 15-24                        | 516                | 129              | 510                | 30489         | 492                | 90               | 510                | 28926         | 327                | 99               | 426                | 27813         |
| 25-39                        | 774                | 195              | 729                | 43080         | 534                | 129              | 600                | 35712         | 327                | 99               | 456                | 29328         |
| 40-54                        | 870                | 198              | 696                | 39291         | 792                | 168              | 732                | 38907         | 660                | 150              | 732                | 39231         |
| 55-64                        | 357                | 72               | 210                | 13212         | 279                | 54               | 267                | 14313         | 390                | 105              | 315                | 18624         |
| 65+                          | 270                | 45               | 207                | 9468          | 234                | 51               | 207                | 10101         | 285                | 60               | 303                | 13431         |
| <b>Total</b>                 | <b>4488</b>        | <b>1113</b>      | <b>3804</b>        | <b>211995</b> | <b>3627</b>        | <b>810</b>       | <b>3513</b>        | <b>191874</b> | <b>2817</b>        | <b>789</b>       | <b>3258</b>        | <b>187020</b> |
|                              | 4479               | 1074             | 3783               | 211998        | 3582               | 765              | 3495               | 191874        | 2790               | 741              | 3204               | 186999        |
| <b>Non-Ownership/Renting</b> |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | 1500               | 285              | 1662               | 83598         | 1440               | 321              | 1683               | 87021         | 1494               | 372              | 1947               | 96216         |
| 15-24                        | 480                | 123              | 579                | 39135         | 528                | 120              | 729                | 43944         | 543                | 123              | 813                | 49881         |
| 25-39                        | 744                | 141              | 837                | 50196         | 744                | 135              | 906                | 53217         | 624                | 174              | 915                | 53640         |
| 40-54                        | 342                | 63               | 375                | 22311         | 501                | 108              | 549                | 29538         | 558                | 120              | 699                | 37128         |
| 55-64                        | 120                | 15               | 99                 | 6009          | 156                | 18               | 138                | 8013          | 213                | 30               | 210                | 12543         |
| 65+                          | 66                 | 15               | 57                 | 3882          | 90                 | 15               | 90                 | 5316          | 120                | 27               | 144                | 8178          |
| <b>Total</b>                 | <b>3276</b>        | <b>672</b>       | <b>3645</b>        | <b>205134</b> | <b>3480</b>        | <b>753</b>       | <b>4122</b>        | <b>227058</b> | <b>3594</b>        | <b>894</b>       | <b>4749</b>        | <b>257604</b> |
|                              | ...                | ...              | ...                | ...           | ...                | ...              | ...                | ...           | ...                | ...              | ...                | ...           |
| <b>Family Trusts</b>         |                    |                  |                    |               |                    |                  |                    |               |                    |                  |                    |               |
| 0-14                         | ...                | ...              | ...                | ...           | 159                | 57               | 138                | 10239         | 177                | 54               | 231                | 12792         |
| 15-24                        | ...                | ...              | ...                | ...           | 63                 | ...              | 54                 | 4683          | 75                 | 21               | 84                 | 6453          |
| 25-39                        | ...                | ...              | ...                | ...           | 66                 | ...              | 69                 | 5412          | 51                 | 12               | 75                 | 5556          |
| 40-54                        | ...                | ...              | ...                | ...           | 126                | 30               | 102                | 6330          | 123                | 30               | 132                | 8877          |
| 55-64                        | ...                | ...              | ...                | ...           | 60                 | ...              | 57                 | 2727          | 69                 | ...              | 84                 | 4377          |
| 65+                          | ...                | ...              | ...                | ...           | 45                 | ...              | 45                 | 2040          | 54                 | ...              | 66                 | 3456          |
| <b>Total</b>                 | <b>...</b>         | <b>...</b>       | <b>...</b>         | <b>...</b>    | <b>558</b>         | <b>165</b>       | <b>516</b>         | <b>31446</b>  | <b>615</b>         | <b>192</b>       | <b>750</b>         | <b>41550</b>  |

Notes: In this table, total numbers are the sum of numbers in each housing tenure prior to disaggregation by age. That is, numbers in each cell do not sum to the totals shown here, because many data cells have been suppressed by Statistics New Zealand (see Methodological Notes in Section 2.1)