

Monitoring Local Housing Need

Summary for the period 1 July – 31 December 2024



Overview

The Nelson Tasman Housing Trust carries out this survey every six months to assess and monitor levels of housing need in the Nelson and Richmond area - beyond what is counted by the Ministry of Social Development Housing Register.

We do a regular survey because there are many people on low to modest incomes in need of affordable housing, who do not meet the criteria for the Public Housing Register. We believe it is important to measure this sector of the community as well, to gauge what the real housing need is.

This survey aims to inform investment in affordable and social housing by local and central government, community housing providers and other organisations. We receive funding support for the survey from the Nelson City Council Community Investment Fund and the Community Organisation Grants Scheme.

Methodology

The organisations and businesses we survey include: affordable rental and public housing providers, emergency and transitional housing providers, campgrounds, support agencies and community organisations which assist people to find housing or field requests from people about housing.

Summary of key points and trends

- This survey shows that **784** households need affordable housing, in addition to the **438** households on the Public Housing Register, as of 31 December 2024. This is a record number of people needing affordable housing – 5% higher than the previous six months, which was a record at the time.
- All camping grounds continue to report a steady demand from people with no other place to live, but small campgrounds such as the Brook and the Maitai have significantly reduced their permanent sites over the past two years.
- The two major campgrounds in the region – Tāhunanui Beach Holiday Park in Nelson and the Queen St Holiday Park in Richmond – have more than 300 permanent or long-term residents between them and are at full capacity. These two holiday parks form the largest ‘tiny home communities’ in the area.
- Kāinga Ora’s pipeline of new public housing development in Nelson Tasman has been reduced due to the new government’s funding reset. KO opened 29 one-bed units at 125 Waimea Rd in January 2025.
- 14 new homes were completed by Community Housing Providers during this period – Nelson Tasman Housing Trust and Habitat for Humanity – while Gateway Housing Trust added 2 more properties to its Transitional Housing stock in Nelson. All these providers have strategic plans and aspirations to grow, which may be constrained by recent changes to central government funding priorities.
- Both NTHT (18) and Habitat Nelson (16) have affordable rental schemes in their development pipeline for Nelson, to be completed in 2025 through 2027.

Affordable Rental Housing Providers	# of rental homes/units	Requests for housing help	Applications received	Waitlist	Occupancy	Comments
Nelson Tasman Housing Trust (NTHT) (CHP)	61	65	37	197	98.9%	6 new rental homes in Tōtara St, Nelson were tenanted in Nov 2024. Building 8 homes in Kawai St, Nelson, for completion Sept 2025 and 10 homes in Dodson Valley, to be completed early 2026.
Abbeyfield NZ (CHP)	23 rooms	N/A	N/A	N/A	98%	On average, the two Abbeyfield houses in Nelson each have only one vacancy per year.
Habitat for Humanity Nelson (CHP)	PHO: 5 in Richmond, 2 in Motueka, 19 in Stoke. Affordable rentals - 7 in Nelson plus 8 transitional housing cabins	Info unavailable	Info unavailable	Info unavailable	100%	7 new PHO (Progressive Home Ownership, i.e. rent-to-buy) added in Stoke. 1 new affordable rental added in Stoke. Waitlist is only developed when have a new scheme scheduled for completion.
Tasman District Council (Richmond units only)	34 (Richmond)	N/A	13	70	100%	There are a total of 143 on the waiting list for the whole Tasman district; 32 have been added in this period.
Franklyn Village (private provider)	26 apartments, 172 rooms and 9 houses	30+	Average 3+ per day	Average 6+	99.9%	No one wanted to move during early summer period.
Kāinga Ora (public housing)	709 Nelson; 208 Tasman			See MSD Housing Register	98.6% Nelson; 99.1% Tasman	Small decrease in houses in Nelson (down 13) and increase in houses in Tasman (up 6) on previous period. Vacant houses are those under repair; reduction in homes relates to sites identified for redevelopment.

Transitional Housing Providers	# of transitional beds/houses	# of people/families in transitional housing	Comments
Women's Refuge	14 beds	Data unavailable	
Gateway Housing Trust	11 properties Nelson and 16 properties Blenheim	27 households	2 properties added Nelson. Concept plans being developed for a staged site redevelopment at Milton Street into social housing, 1 and 2 bed units.
The Salvation Army	19	33	We had a few referrals of returning whānau especially with severe mental health and addiction Issues.
Housing First (based at The Salvation Army)	60+	60+	8 cabins next to Victory Community Anglican Church on Vanguard St are occupied by Housing First clients who are working part-time.
Pathways (support service for people recovering from mental illness/addiction)	25	Ready to move into rental housing (e.g. Kāinga Ora): 4	Figures do not include other people supported within the community who are looking for more suitable homes, or in Pathways respite services.

Campgrounds	Permanent residents	Semi-permanent	Comments
Brook Valley Motor Camp	13	24	Increased number of semi-permanents. Seems to be an increasing number of people with no permanent residence.
Maitai Valley Motor Camp	30	2	Not taking new permanents and no other 50-day-stayers allowed over summer.
Tāhunanui Beach Holiday Park	104	92 RSE plus 54 wintering-over	Wintering-over period for semi-permanent caravans is 1 Feb to 31 Oct. We are unable to take on more wintering overs. 50 RSE (seasonal workers) leave beginning of Aug, 42 leave end of Aug. We then have many people who come and stay a month at a time then leave and come back again, likely homeless.
Club Waimea Caravan Park	N/A	94	8 on waiting list.
Richmond Motel & Holiday Park	N/A	5-10	Still getting enquiries from people wanting to stay long-term but it is something we have moved away from.
Queen Street Holiday Park	200		About 160 people living in their own units (relocatable homes and caravans) and another 40 living in units hired out on a long-term basis. Steady demand for the units for hire – particularly from young people who can't find anywhere affordable to live. Also have had enquiries from employers looking for places for their staff.

Support Agencies	Requests for housing help	Comments
Age Concern	8	Quite a few enquiries from people at the younger end of our demographic, i.e. 65 and under. Some of them are reporting complex health issues.
Beneficiaries and Unwaged Workers Trust (BUWT)	Data unavailable	About 15% of enquiries relate to housing. It is very hard to get into emergency housing now and we know of quite a few people sleeping rough.
Nelson Women's Centre (NWC)	N/A	In the process of reinstating social work service after funding crisis.
Red Cross	14 families (51 people) – Vietnamese, Burmese Chin and Pakistani	Quota intake via the refugee resettlement programme. Successfully securing rental properties for families before they depart from Mangere. All good quality houses with reasonable rents.
The Male Room	40-50	Slightly fewer housing requests for the period. We have had a few people come out of prison looking for housing as they have to have an address for parole, which can make it quite difficult to find accommodation for them.
Citizens Advice Bureau (CAB)	208	This includes enquiries regarding rental housing, plus questions regarding tenancies, home maintenance, flatting, emergency housing, disputes over real estate and property management services, buying and selling a house etc.
Victory Community Centre	133	We were very busy supporting families with housing problems. Very complex cases, with new MSD rules and different issues complicating getting support for families.
Te Piki Oranga and Te Korowai Trust	Data unavailable	These important and active community agencies have said they do not keep specific housing data; rather, they assist whānau in a holistic way.

MSD Public Housing Register	NZ Total on Register Sept 2024	NZ Total on Register Dec 2024	Nelson-Tasman Register Sept 2024	Nelson-Tasman Register Dec 2024
	21,957	20,301	447	438
Affordable Housing Need Calculated, Jul-Dec 2024	784	<u>Calculated by adding up:</u> the waitlists for NTHT, TDC housing (Richmond), Habitat, Abbeyfield, Franklyn Village, and campgrounds; refugee families via Red Cross (most do not get a Public Housing placement via the Register); all of the permanent and half of the semi-permanent residents at campgrounds (most are there because they cannot find or afford other housing); those from Pathways ready to move to independent rentals. <u>Does not count</u> people in Transitional Housing or requests to all the other support agencies because these people are almost always already on the Register.		