

OIR: 2526/232

23 December 2025

[REDACTED]
[REDACTED]

Tēnā koe [REDACTED],

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **14 December 2025** requesting the following information:

1. ***A list of ALL parcels of unlevied vacant and occupied land currently geographically located in the KCDC regional boundaries by Ratepayers, Business groups, Developers, Iwi, Ratepayers, KCDC and the Crown or its assigns, including for each parcel:***
 - o ***The street address, description, or location***
 - o ***The legal description (e.g., lot and DP number)***
 - o ***The approximate land area (m² or ha)***

Attached is a list of properties including the requested data of non-rateable¹ properties in the district. Council does not record a distinction of “vacant and occupied”, however to be non-rateable rating units must meet the criteria set out in [Part 1](#) of Schedule 1 of the LG(R)A 2022 which does use expressions like “unused”, “reserve”, “access way” and “river control”.

2. ***The most recent valuation of each parcel (capital value and/or land value).***

We have included this data in the attached data.

3. ***The reason(s) KCDC is retaining each of these vacant land holdings, including:***
 - o ***Any current or proposed plans for their use***
 - o ***Any strategic, financial, or operational justification for not disposing of them***
 - o ***Whether any parcels have been considered for disposal in the last 10 years, and the outcome of those considerations***
 - o ***It would be appreciated if KCDC's information response is Tabulate***

¹ Council's definition of “non-rateable” is same as [Section 8\(1\)](#) of the LG(R)A 2002.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

We have understood your questions 3 and 4 to relate only to parcels of land owned by Kāpiti Coast District Council.

This part of your request is refused under section 17(f) of the Act as the information request cannot be made available without substantial collation or research. As you will see from the information provided in response to your questions 1 and 2 above, there are several hundred parcels of land involved. Many of these parcels are parks, playgrounds, or reserves, such that they fall within [Part 1](#) of Schedule 1 of the LG(R)A 2022. To respond to your request for each of these several hundred parcels of land would involve staff spending a substantial amount of time assessing these records. I considered whether we would be able to respond to this part of your request given extra time, or the ability to charge for the information requested. I have concluded that, in either case, the Council's ability to undertake its day to day work would be significantly impacted.

After you have taken some time to look through the information provided in response to questions 1 and 2 above, I suggest you could compile a short list of parcels that you are particularly interested in. You can then submit a new request with a refined and narrowed focus which we will be able to assess.

4. Any Council resolutions, reports, or memos (from 2015 to present) that explain why these vacant properties are retained.

Please see response to question 3 above

5. Please advise if the New Properties built by Developers (for the previous Government, I understand within the Kiwi Build Affordable Homes initiative) of which were unable to be sold.

- **Located at Utauta Street, Waikanae 39 Units adjacent to existing homes at 8/8A Utuatua**
- **Located at Private Lane, Ara Hereke, (Nagarara Development) 12 Units, numbered 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 & 43**
- **Question: are KCDC receiving relevant payments for House & and Water rates for all of these Properties? and if not why not?**

Where properties are subdivided, they become rateable from 1 July of the following rating year. For example, if a title is issued for a new subdivided lot in December 2025, it becomes rateable from 1 July 2026. The rates are still due on the original lot, even though the original title has been cancelled, as the rates were levied 1 July 2025.

Where properties are owned by individuals, whether they have made rates or water rates payments and whether their account is up-to-date is personal information and accordingly that information is withheld. The decision to withhold this information is made under section 7(2)(a) of the Act which allows for Council to withhold information in order to protect the privacy of natural persons, including that of deceased natural persons. I am satisfied that the withholding of this

information is not outweighed by public interest considerations in section 7(1) favouring release.

6. Please advise the area and current Capital Value of exempted land under Schedule 1, Part 1 LGRA 2002 held by the Business Iwi's corporate ownership by

- **Ngati Toa**
- **Ngati Raukawa**
- **Nga Hapu o Otaki**
- **Te Atiawa**
- **Ngati Haumia o Paekakariki**

Kapiti ratepayers currently, collectively subsidise the above corporate businesses who have combined assets of over \$1.5 Billion, with grants, fees, capacity payments, capability payments via Kapiti rating levies to an amount in excess of \$3 Million p.a.

The above listed entities are not owners of any of the properties provided in response to questions 1 and 2 above.

Accordingly, this part of your request is refused under section 17(e) of the Act as the documents alleged to contain the information requested does not exist, or despite reasonable efforts to locate them, they cannot be found.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,



Mark de Haast
Group Manager Corporate Services
Te Kaihautū Ratonga Tōpū

If you are interested in the attachments which accompany this response, please contact us at: informationrequest@kapiticoast.govt.nz.