

National Policy Statement on Urban Development

Kāpiti Coast District Council Quarter 3 Monitoring Report

March 2025

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Executive Summary

This is the third quarter 2024/2025 National Policy Statement on Urban Development (NPS-UD) monitoring report. It provides an update and analysis of changes across the development market in Kāpiti for the 1 December 2024 – 28 February 2025 period.

Quarterly reporting identifies changes in development activity and a range of market and price efficiency indicators sourced from the Ministry of Housing and Urban Development's (HUD) Urban Development Dashboard where available.

This quarter:

- The median house value has increased to \$777,000, up from last quarter's \$747,000. However, this has remained under \$800,000 for the last two years after the high of \$919,000 in December 2021.
- The number of resource consents decreased to 38, down from 40 in the last quarter.
- Net additional dwellings also dropped sharply to 23, down from 243. (See Resource consents section for explanation).
- Building consents also decreased to 115 this quarter, down from 135 in the last quarter. Building consents equated to 47 dwellings consented this quarter, with a total of 137 bedrooms, compared to 70 dwellings consented with a total of 178 bedrooms last quarter.
- Forty-six code of compliance certificates (CCC's) were issued for new builds, down 14 from the previous quarter. Of note, 42 were for a total of 84 residential dwellings and 4 were for non-residential builds. Last quarter, of the 60 CCC's issued, 58 were for 156 residential dwellings with 2 were for non-residential builds.

A snapshot of indicator activity for 1 Dec 2024 – 28 Feb 2025 is summarised below.

Indicator	Movement from last quarter	Context
Building consent applications issued	Decreasing (by 20 as per Appendix 1)	115 consents issued with a total value of \$53,629,848
Resource consent applications granted	Decreasing (by 2 as per Appendix 1)	38 consents granted: <ul style="list-style-type: none"> - 29 residential - 9 non-residential - Indicating a potential net addition of 23 dwellings from new builds and subdivisions.
House values	Increasing	The median value of house sales has increased to \$777,000 as of 31/12/2024, compared to \$747,000 in the last quarter (based on revised figures for 30/09/2024).
House sales	Increasing	There were 302 reported house sales as of 30/09/2024. However, this may be revised on receipt of late data. Last quarter's house sales have been revised up from 168 to 296.
Nominal mean rent	Decreasing	Mean rent has decreased to \$594 at 31/12/2024 from \$624 at 30/09/2024.
Dwellings sale volume as percentage of stock	Increasing	The ratio of housing sales to housing stock has very slightly increased to 0.139% at 31/12/2024 from 0.136% at 30/09/2024 (based on the revised figures of house sales for 30/09/2024).
Land value as percentage of capital value	Decreasing	54.9% for 31/12/2024, slightly decreasing from 55% in 30/09/2024
Average land value of a dwelling	Decreasing	\$427,456 for 31/12/2024, slightly decreasing from \$427,751 as of 30/09/2024

Kāpiti Coast District Council - Quarter 3 Monitoring Report March 2025

Introduction

This is the third quarter monitoring report implementing the National Policy Statement on Urban Development (NPS-UD). The report provides updated data and analysis of changes to the housing market for the 1 Dec 2024 – 28 Feb 2025 period.

Quarterly reporting identifies changes in development activity and a range of market and price efficiency indicators sourced from HUD's Urban Development Dashboard.

Regular monitoring supports Council's work to understand and develop an assessment of development capacity and a fit-for-purpose evidence base for Council's decision-making on infrastructure investment and the future release of land to meet development needs. Previous monitoring reports are available at: [Urban development capacity reporting - Kāpiti Coast District Council](#).

Social Housing Register Quarterly Update – Dec 2024

The Ministry of Social Development National Social Housing Register was most recently updated in Dec 2024. The update shows that over the Sep 2024 to Dec 2024 period, applications for social housing in Kāpiti have decreased from 150 to 147 registrations. Nationally, registrations have also decreased from a total of 21,957 to 20,301 over this period.

Housing Register data is available at: <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>

GROWTH TRENDS

Both resource and building consents have decreased for the third quarter, from the previous quarter (Q2 2024/25). Potential net additional yield from new developments is sharply down from 243 to 23.

Building Consents¹

Data on building consents helps identify development activity across the district. Compared to the last quarter (Q2 2024/2025), building consent numbers were down from 135 to 115. Of the 115 building consents, 33 related to new builds² (down 9 from 42 in Q2) and 60 related to dwellings - additions and alterations (down 7 from 67 in Q2).

While the number of new build dwellings and dwelling alterations is down, the overall value of work has increased from the last quarter, from \$48,646,480 to \$53,629,848. Much of this increase can be attributed to 2 flat developments valued at \$10,000,000.

¹ Note: Applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g. signs and pergolas) are excluded from this analysis of building consents.

² From statistics category for New (& prebuilt) House, Unit, Bach, Crib, and New flats.

During this quarter, the applications for new builds equated to 47 additional dwellings. The type of housing consented through the building consent process was largely for standalone houses, of which there were 24. The other consents were for 3 second houses, 8 multi-dwellings, 2 semi-detached, 1 rebuild, and 8 townhouses in the Lindale townhouse development project, and one other townhouse.

In this quarter, there were 47 additional dwellings consisting of 137 bedrooms, compared to last quarter where there were 70 dwellings with 178 bedrooms. Of the 47 additional dwellings this quarter, 2 were for houses with 1 bedroom, 9 were houses with 2 bedrooms, 29 were houses with 3 bedrooms, 5 were houses with 4 bedrooms, and 2 were houses with 5 bedrooms.

Further detail on the number and type of building consents issued and additional bedrooms by size for this quarter can be found in Table 2 of the Appendix.

Resource Consents³

Between 1 Dec 2024 – 28 Feb 2025, Council granted 38 resource consents, 2 less than the 40 consents granted last quarter (Q2). This quarter included 23 land use consents, 10 subdivision consents, 3 permitted boundary activities⁴, and 2 right of way approvals.

Overall, 29 of the 38 granted consents related to residential activities and information from the consents suggests that these applications have the potential to yield only 23 net additional dwellings, a sharp decrease from the last quarter's 243. This quarter, there were no large developmental projects. Last quarter, there were several consents that yielded a larger number of potential dwellings. The largest of which yielded 145 potential dwellings in Otaihanga. Two other consents yielded 19 and 12 potential dwellings with a few other consents yielding between 5 to 10 potential dwellings from developmental projects.

During this quarter, urban residential activities accounted for 25 of the 29 residential activities with a potential net addition of 20 dwellings across the district as follows:

- Paraparaumu accounted for 5 of the residential consents with the potential for only 1 additional dwelling.
- Waikanae accounted for 8 residential consents with a potential for 13 additional dwellings
- Ōtaki accounted for 3 residential consents with a potential for 1 additional dwelling
- Raumati Beach and Raumati South had 9 consents with the potential for 5 additional dwellings.

During this period, rural residential activities accounted for 4 of all 29 residential activities, with the potential for 3 net additional dwellings:

- Waikanae accounted for 1 of these residential consents with the potential for all 3 net additional dwellings
- Ōtaki and Ōtaki Forks accounted for 2 and 1 of these residential consents respectively, with no potential additional dwelling.

³ Quarterly resource consent activity excludes applications that varies or changes consent conditions or outline plans, which are included in wider Resource Management Act monitoring.

⁴ Resource Management Act 1991, Sections 87BA, 87BB.

There were 9 non-residential resource consents granted during this period for a commercial building in Paraparaumu, a relocation of a historic structure in Waikanae, and other works relating to alterations and additions, earthworks, installation of signages, construction of a bay pole shed, a stream enhancement, and a right of way approval.

Figures and comparisons of residential and non-residential consents, resource consents by location and net potential dwellings for all four quarters can be found in Table 3 of the Appendix.

Code of Compliance Certificates

This data helps identify urban development activity with regards to buildings that have been built and assessed as meeting compliance standards across the district.

For this quarter, a total of 46 code of compliance certificates (CCC's) were issued for new builds, compared to 60 in the last quarter. Forty-two of the 46 consents this quarter were for a total of 84 residential dwellings (new builds), compared to 58 of the 60 consents for a total of 156 residential dwellings (new builds) last quarter. For this quarter, the 4 consents related to non-residential builds included a new warehouse with an office, an accessory building, a timber building on a Kura school site, and a modular office block.

Further detail on the numbers consented and associated residential yields from the issued CCCs can be found in Table 6 of the Appendix.

Appendix: Building & Resource Consents, and Code of Compliance Certificates

Table 1: Building consents issued by type, Kāpiti Coast District, second and third quarter 2024/2025 comparison.

Application Type	2024/2025 Second Quarter 1 September 2024 - 30 November 2024		2024/2025 Third Quarter 1 December 2024 - 28 February 2025	
	Number	Value \$	Number	Value \$
New (& prebuilt) House, Unit, Bach, Crib	41	26,017,280	31	28,623,848
New Flats	1	4,800,000	2	10,950,000
New Flat(s) added to existing bldg other	0	0	1	420,000
New Education Bldgs - Other	1	60,000	1	100,000
New Shops	1	2,100,000	0	0
New Farm Buildings - Other	2	310,000	0	0
New Other Buildings	0	0	4	745,000
Dwellings - Alterations & Additions	67	6,064,200	60	7,896,000
Dwellings With Flats - Alterations & Additions	6	1,530,000	1	30,000
Resisted Houses	0	0	1	50,000
Education Buildings - Alterations & Additions	6	1,025,000	0	0
Social Bldgs - Alterations & additions	1	300,000	1	100,000
Shops, Restaurants - Alterations & Additions	5	1,735,000	4	565,000
Alterations & Additions - Office/Admin	0	0	2	475,000
Other Buildings - Alterations & Additions	4	4,705,000	7	3,675,000
Total	135	48,646,480	115	53,629,848

Note: applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g., signs and pergolas) have been deliberately excluded.

Source: Kāpiti Coast District Council building consent data.

Table 2: Additional dwellings and corresponding bedrooms from residential building consents issued, second and third quarter 2024/2025 comparison.

Bedroom Type	2024/2025 Second Quarter 1 September 2024 - 30 November 2024			2024/2025 Third Quarter 1 December 2024 - 28 February 2025		
	New Dwellings	Total Bedrooms	%	New Dwellings	Total Bedrooms	%
1	6	6	3.40%	2	2	1.46%
2	30	60	33.70%	9	18	13.14%
3	26	78	43.80%	29	87	63.50%
4	7	28	15.70%	5	20	14.60%
5	0	0	0.00%	2	10	7.30%
6	1	6	3.40%	0	0	0.00%
Total	70	178	100%	47	137	100%

Table 3: Resource consents granted by location, Kāpiti Coast District, second and third quarter 2024/2025 comparison.

Location	2024/25 Second Quarter 1 September 2024 - 30 November 2024	2024/2025 Third Quarter 1 December 2024 - 28 February 2025
	Number	Number
Maungakotukutuku	0	0
Ōtaki	4	5
Ōtaki Forks	5	1
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	10	5
Peka Peka (Te Horo and Kaitawa)	1	0
Raumati Beach and Raumati South	3	9
Waikanae	15	9
Residential (total)	38	29
Maungakotukutuku	0	0
Ōtaki	1	4
Ōtaki Forks	0	0
Paekākāriki	1	0
Paraparaumu (Central, North Beach, and South Beach)	0	3
Peka Peka (Te Horo and Kaitawa)	0	1
Raumati Beach and Raumati South	0	0
Waikanae	0	1
Non-residential (total)	2	9
Total granted	40	38

Source: Kāpiti Coast District Council resource consent data.

Table 4: Resource consents granted by type, Kāpiti Coast District second and third quarter 2024/2025 comparison.

Resource Consent Type	2024/25 Second Quarter 1 September 2024 - 30 November 2024	2024/2025 Third Quarter 1 December 2024 - 28 February 2025
	Number	Number
Deemed Permitted Boundary Activity	0	3
Land Use - Controlled	0	1
Land Use - Discretionary	9	13
Land-Use Non-complying	1	4
Land Use - Permitted	0	0
Land Use - Restricted Discretionary	12	5
Right of Way Approval	0	2
Subdivision - Controlled	3	0
Subdivision - Discretionary	9	5
Subdivision - Non-complying	4	2
Subdivision - Restricted Discretionary	2	3
Total	40	38

Source: Kāpiti Coast District Council resource consent data.

Table 5: Net dwelling increases for resource consents granted by location, Kāpiti Coast District, second and third quarter 2024/2025 comparison.

Location	2024/25 Second Quarter 1 September 2024 - 30 November 2024	2024/2025 Third Quarter 1 December 2024 - 28 February 2025
	Number	Number
Maungakotukutuku	0	0
Ōtaki	14	1
Ōtaki Forks	1	0
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	174	1
Peka Peka (Te Horo and Kaitawa)	2	0
Raumati Beach and Raumati South	10	5
Waikanae	42	16
Total	243	23

Source: Kāpiti Coast District Council resource consent data.

Table 6: Code of compliance certificates issued (new builds) by location, Kāpiti Coast, second and third quarter 2024/2025 comparison.

Location	2024/2025 Second Quarter	2024/2025 Third Quarter
	1 September 2024 – 30 November 2024	1 December 2024 - 28 February 2025
	Number	Number
Maungakotukutuku	0	0
Ōtaki	11	6
Ōtaki Forks	2	2
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach)	14	15
Peka Peka (Te Horo and Kaitawa)	1	0
Raumati Beach and Raumati South	5	3
Waikanae	25	16
Residential (total)	58	42
Maungakotukutuku	0	0
Ōtaki	0	2
Ōtaki Forks	0	1
Paekākāriki	0	1
Paraparaumu (Central, North Beach, and South Beach)	2	0
Peka Peka (Te Horo and Kaitawa)	0	0
Raumati Beach and Raumati South	0	0
Waikanae	0	1
Non-residential (total)	2	4
Total	60	46

Source: Kāpiti Coast District Council code of compliance data.

Table 7: Residential yields from code of compliance certificates issued by location, Kāpiti Coast, second and third quarter 2024/2025 comparison.

Location	2024/25 Second Quarter	2024/2025 Third Quarter
	1 September 2024 - 30 November 2024	1 December 2024 - 28 February 2025
	Number of Dwellings CCC Issued	Number of Dwellings CCC Issued
Maungakotukutuku	0	0
Ōtaki	11	6
Ōtaki Forks	1	2
Paekākāriki	0	0
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	78	43
Peka Peka (Te Horo and Kaitawa)	0	0
Raumati Beach and Raumati South	4	0
Waikanae	62	33
Total	156	84

Source: Kāpiti Coast District Council code of compliance data.