

OIR: 2526/34

26 August 2025

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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 **29 July 2025** requesting the following information:

Regarding the housing capacity on the Kapiti Coast and its current status relative to the 30-year plan.

- 1. What percentage of the 30-year housing target has been achieved to date, and how does this progress compare to the timeline (e.g., the current year vs. the expected milestones at this stage)?***

I have assumed that the reference to 'milestones' refers to the dwelling demand identified in the Housing and Business Assessment (HBA) 2023, and on that basis note that:

- The purpose of the HBA is to assess the future demand for housing and business land against the current development capacity available across the next 3, 10, 30-year periods.
- Council publishes monitoring reports including updates on market indicators and development activity across each quarter, including information on numbers of resource consent and building consents. The most recent Monitoring Report can be accessed via our [Urban development capacity reporting](#) website.
- Assessment of development capacity from consents against demand is included as part of the three yearly review and update of the HBA. I can confirm that an assessment of development trends was last provided as part of the HBA 2023 and supporting analysis can be found in Section 5.2

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

Residential assessment of development capacity and findings of the HBA 2023 available at [Chapter 5 Kāpiti Coast District Council](#).

- Council is currently commencing work on the next HBA which is due to be completed in 2026. This review will assess development capacity from consents against demand.

2. *Is there a detailed breakdown of what has been completed so far (e.g., the number of housing units constructed, locations, and housing types) versus what remains to be completed according to the plan?*

Yes, please refer to the link to the Quarterly Monitoring Report provided in the Response to Question 1.

3. *Has a mid-term or periodic assessment/report been conducted to evaluate whether we are on track to meet the overall 30-year goals, and if so, what were the findings?*

Council is not required to prepare “mid-term periodic assessment/reports” to evaluate progress to the 30-year goals. However, as noted in the Response to Question 1, Council’s Quarterly Monitoring Reports provides a regular snapshot of changes which is analysed and reported in more depth as part of the three yearly HBA process.

As noted in my earlier Response, I can confirm that our next HBA review will be completed in 2026, and include an assessment of development capacity from consents against demand.

4. *Confirm whether we have a current housing shortage or over supply relative to current targets.*

Council does not hold data which explicitly states whether there is a shortage or over supply relative to the projections identified in the HBA 2023.

However, please refer to *Chapter 5 of the HBA 2023* (see Response to Question 1 which provides a link to this document). Key findings highlight that while there was a period of net growth between 1996 – 2007, when the District was growing strongly, there has been an undersupply of housing against household growth almost every year from 2008 -2020.

Because we cannot provide an explicit answer to this question, 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. However, we hope that the information we have provided will be of help.

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,



Kris Pervan

Group Manager Strategy and Growth

Te Kaihautū Rautaki me te Tupu