Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

OIR: 2526/421

1 July 2026

[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 **21 May 2026** in relation to the establishment and ongoing operation of the Kapiti Housing Solutions Trust. You have requested the following information:

1. KCDC established the Kapiti Housing Solutions Trust in December 2024. The Council's website previously stated that prior to establishment, the Council conducted a recruitment process to identify and select Trustees for the Trust, which was overseen by Murray Edridge and the Chair of KCDC's Whakaminenga o Kapiti committee.

The appointment of Trustees process is described in Schedule 2 of the Trust Deed. A Board Appointment panel was formed consisting of the Council-appointed Trustee and Te Whakaminenga o Kāpiti appointed representative alongside a specialist independent recruitment consultant.

a) What was the total cost of this recruitment process to KCDC? Please include a breakdown of the categories of expenses involved.
b) What was the total paid to consultants/advisors for the management of, or assisting with, this process, including Mr Edridge and the Whakaminenga o Kapiti Chair?

In relation to Questions 1 a) and 1 b) please refer to OIR 2526/279 response Q5. Of note:

- Council undertook a procurement process to appoint a suitably qualified specialist independent recruitment consultant to support the appointment of the trustees.
- All parties approached as part of the process were part of the All of Government Consultancy procurement panel.
- Sheffield Search was appointed following this process.

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The information you are seeking in relation to the costs and a breakdown of the categories of expenses is commercially sensitive and is withheld under section 7(2)(b)(ii) of the Act in order to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

2. ***The Trust has seven Trustees. What is the total paid to the Trustees annually? (Note this is not a request for the figures relating to individual Trustees. The request is for the total only.) Please detail the total of annual remuneration (stipends/retainers, disbursements, fees, meeting fees and any other expenses) paid to Trustees, including:***
   a) ***Please provide a breakdown of the relevant categories of expenses within the total amount.***
   b) ***Please provide the relevant figures paid to date before and since establishment, with relevant breakdown of categories, plus the estimated annual amount budgeted for the 2026/27 financial year.***

3. ***What are the other operating costs of the Trust, per annum?***

   Please provide details of the total funding provided by KCDC for the ongoing operation of the Trust. This should include payment of administration costs and any other costs (excluding payments made to Trustees, as listed in Question 2) for the annual running of the Trust.

In relation to Questions 2 and 3, please refer to OIR 2526/279 response Q5. Of note:

- I can confirm that the Trust is an independent body from Council, and that on that basis it sets its own fees for its Trustees.
- For further information related to Questions 2 and 3 you will need to contact the Trust to access this information, on the basis that the information requested is not held by the local authority and the person dealing with the request has no grounds for believing that the information is either held by another local authority or a department or Minister of the Crown or organisation; or connected more closely with the functions of another local authority, or a department or Minister of the Crown or organisation, section 17(g) of the LGOIMA refers.

a) ***Please provide the funding provided since establishment of the Trust for the above and the estimated budgeted figure for the 2026/27 financial year.***

   In regard to Queston 3 a), I can confirm that:

   - The report to the Strategy, Operations and Finance Committee meeting dated 5 December 2024 identifies financial support provided to Kāpiti Housing Solutions during its establishment phase, which includes the 2025/26 financial year. The report – item 9.2 of the Strategy Operations and Finance Committee Meeting Agenda can be accessed on the council website.

- The following grants have been made to the Trust to fund administrative and running of the Trust by Kāpiti Coast District Council: March 2025 $100k: operating grant; and August 2025 $150k: annual operating grant.

4. KCDC's website states that this is an 'independent' Trust. To whom is the Trust accountable?

In regards to Question 4, I understand that we have already provided the Kāpiti Housing Solution's Trust Deed and the Relationship Framework to you in information provided on 22 January 2026. In summary:

- The Relationship Framework Agreement describes the way the Trust and Council work together to deliver the common objective of improving community housing outcomes in the Kāpiti Coast district. It includes the following:

  a) Key relationship principles and support service to be provided by Council to the Trust.
  b) Reporting requirements of the Trust to Council and limits on what Council contributions may be used for and how they would be returned if no longer required.
  c) Requirements for Council to provide initial support to the Trust on a transactional basis, but that the Trust must become independent over time. Both parties will participate in regular partnership and coordination meetings.
  d) An outline of the process under which new funding proposals from the Trust will be made to Council, as well as the option for Council to approach the Trust with a new housing proposal. Neither party is obligated to agree to any new proposals.
  e) Provision for periodic review of the operation of the agreement by both parties and requires an initial review within the first two years from the date the agreement is in place. The Trust Board are required to report to Council every three months.
  f) As a registered charitable trust, the trustees of a charitable trust are legally bound to advance the trust's charitable purposes. They must manage assets prudently, avoid conflicts of interest, and ensure no private financial profit goes to individuals. Trustees are held to high standards of care, skill, and accountability. Charitable trusts must comply with overlapping legal obligations, regulatory requirements, and specific frameworks.

Further to this, in general legal terms, a Trust is accountable to its beneficiaries. Trustees owe a strict fiduciary duty to act honestly, in good faith, and for the benefit of all beneficiaries.

5. The Trust has been in operation for eighteen months. What are its outputs to date?

You will need to contact the Trust to access this information, on the basis that the information requested is not held by the local authority and the person dealing with the request has no grounds for believing that the information is either held by another local authority or a department or Minister of the Crown or organisation; or connected more closely with the functions of another local authority, or a department or Minister of the Crown or organisation, section 17(g) of the LGOIMA refers.

6. ***The Council's website mentions the Trust Deed and Relationship Framework Agreement that was signed in December 2024, but this does not seem to be accessible on the Council's website. Please provide a copy of the Trust Deed and Relationship Framework Agreement.***

I have attached a copy of Kāpiti Housing Solution's Trust Deed and the Relationship Framework Agreement between the Trust and the Kāpiti Coast District Council.

7. ***In KCDC's Long-Term Plan, it was signaled that the Council planned or envisaged the transfer of the Older Persons Housing (OPH) portfolio to the housing trust it intended to establish. It appears that this sale or transfer is delayed or perhaps now not going to proceed. The following questions all relate to the OPH portfolio.***

Why has the sale or transfer of the OPH portfolio and assets been delayed?

I can confirm that Council has not yet made a decision on next steps, and this is expected to progress through the 2026/27 financial year. Please refer to OIR 2526/279 response Q3 for further information.

Further to this, work is currently underway to investigate the options regarding the future ownership and management of Council's Older Persons' Housing portfolio.

8. ***Is it still the Council's intention that this sale or transfer of the OPH portfolio and assets to the Trust will still proceed? If not, why not?***

See Response to Question 7, above.

9. ***If the OPH is not going to be transferred to the Trust, what will the Trust's activities and mandate be on an ongoing basis?***

I can clarify that the Trust's activities and mandate are set by the Trust Deed.

The Trust's Charitable Purpose as described in the Trust Deed is to "relieve poverty and benefit the people of the Kāpiti Coast District by providing community housing, social housing, public housing, older persons' housing, affordable housing or any other similar housing in the Kāpiti District."

For further information on ongoing matters for the Trust you will need to contact the Trust.

10. ***What is the current QV Rateable Value of all the OPH Portfolio units currently owned by the KCDC on behalf of the ratepayers, keeping in mind the QV HPI Kapiti has fallen -1.6% for the last year to March 2026 across the entire Kapiti region.***

I understand that the current QV Valuation is $15.470m undertaken in 2023.

11. ***Has any assessment been made about what the market value of these units is and if so how that differs from the above?***

No formal assessment of the current (2026 year) market value of the units has been undertaken. Therefore, the information is refused on the basis that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found, section 17(e) of the LGOIMA refers.

12. ***Has any assessment been made, and what is the cost of any renovation to the housing units that may be necessary and desirable to bring them to a marketable condition, and if so what is it that is required? (This notes that all the 118 units were brought up to 'healthy home' standards, leading up to and including last financial year?***

Council has not carried out analysis in regard to "bring the housing units to a marketable condition". Therefore, the information is refused on the basis that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found, section 17(e) of the LGOIMA refers.

13. ***Has any assessment been made of what gross rents would/could be receivable if these units were operated in a normal commercial way, both now and after any needed renovation?***

    a) ***It is understood that current rents are $195 pw single, and $280 pw per couple. Is this correct?)***

    In regards to Question 13 and 13 a):

    - No formal assessment of the current market rental of the units has been undertaken by Council. Therefore, the information is refused on the basis that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found, section 17(e) of the LGOIMA refers.

    - I can confirm that the current rental charge for a single unit is $192 per week and $280 per week for a couple. Council has recently announced its Schedule of Fees and Charges 2026 – 27.

14. ***What is the frequency of change of tenancy of these units on average?***

I understand that this varies year on year; on average the change is between 7 to 15 tenants per year.

15. ***It is understood that there are overlaps of at least two of the Trustees of the Kapiti Housing Solutions Trust who are also members of the Whakaminenga o Kapiti committee and/or manawhenua iwi of the ART Confederation, and/or also members/Trustees of the EDKB and/or the newly established Kapiti NZ Economic Development Trust. Given the interests of iwi within the Council's partnership agreement with the ART Confederation through the Whakaminenga o Kapiti arrangement and the housing***

development interests of the ART Confederation, this would appear to be a conflict of interest. What 'conflict of interest' provisions are in place in relation to the operation of the Trust and KCDC's discussions and decisions relating to the Trust, to ensure the 'independence' of the Trust, which would seem to be already compromised by its membership? How will 'conflict of interest' provisions be applied to any decisions relating to the transfer of the OPH to the Trust?

In regards to Question 15:

- Mana whenua representation on the Trust is set by the Trust Deed.
- The Trust Deed outlines the governance structure of the Trust. Clause 4.1 of schedule 2 of the Trust Deed outlines the process for appointment of Trustees, including the Trustees appointed by Council and Te Whakaminenga o Kāpiti.
- Clause 17 of the Trust Deed defines what constitutes a Trustee Conflict of Interest. The procedure for dealing with a Conflict of Interest is set out in clause 6 of Schedule 3 of the Trust Deed.
- Council decisions in respect of the Trust will be subject to Council's usual conflicts of interest processes in relation to declaring interests and abstaining from decisions or discussions that relate to a declared conflict.

16. Can Council please clarify the following financial anomalies relating to the OPH portfolio:

a) How does KCDC arrive at a 37M loss over 10 years partly to be financed by debt - ex the Property Group report?

I understand that the $37M loss over 10 years was assessed via the model used for the Report on the basis of calculating for the 10 years beginning FY2024/25:

- $19.5m of capital expenditure and $29.5m of operating expenditure.
- Offset by $12m of revenue.
- The net loss position of $37M would be funded by either increasing rates or debt.

b) On page 39 Appendix A of https://www.kapiticoast.govt.nz/media/5hrfm5ma/review-of-older-persons-housing-stage-2-report.pdf whereby it states that only "$2,500 per annum per unit capex cost is assumed across all scenarios. " (see Property Group report)

I understand that the amount of $2,500 per annum per unit was labelled incorrectly as capex, it should have been labelled repairs and maintenance.

c) That is approximately $37,000 pa not the specified $2500? There will be some depreciation but on average per capita [capital] per unit of $182,203, what does this $37,000 per unit per annum expenditure represent?

Please refer to the Response to Question 16(b) above.

d) ***With regard the debt level attributed to the OPH portfolio refer pages 37-39 of the LTP (LTP Consultation Document all appendices 28 Mar2024), can you please disclose in financial terms how the attributed debt to the OPH portfolio rose from $17.5 Million to $37 Million as on page 36 of the Property Group report ? And yet the reversed 2025 -2026 budget entry write down (in item 11.2 Performance Report to 31 Oct 2025) report that covers the Financials tabled Dec 25 amounted to $21.5 million? Building depreciation (timber framed) should only be in the order of 3% [or $5466 pa] Ex IRD Depreciation rates***

I can clarify that the $17.5m loss estimate is the net operating loss, whereas the $37m includes forecast capital expenditure.

In Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

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