


OIR: 2324/884

30 April 2024



Tēnā koe ,

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

Thank you for your email of **10 April 2024** requesting the following information:

Can you tell us your rate payers, if there are any current land developers in the Kapiti district and if so, are they paying rates on all the land they currently own and want to sell off and develop into housing.

All land within the Kapiti Coast District is rateable unless the land qualifies for non-rateable status under Schedule 1 of the Local Government (Rating) Act 2002 [Local Government \(Rating\) Act 2002 No 6 \(as at 23 December 2023\), Public Act Schedule 1 Categories of non-rateable land – New Zealand Legislation](#).

Land under development for housing is not a category of land that qualifies for non-rateable status and Kapiti Coast District Council do not have a rates remission policy that would provide rates relief for general land (land which is not Māori Freehold land) being developed for housing purposes.

Council do have a Rates remission policy for land recorded by the Māori land court as Māori Freehold land where rates relief may be provided for Marae and associated papakainga housing if the policy criteria is met. Please see page 512 of Councils Rates Remission Policy 2021. [Council policies - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](#)

From a rating perspective, when a subdivision occurs, creating one or more additional properties from a larger property, rates remain payable on the original property until the 30 June after the subdivision has been completed and titles issued by Land Information New Zealand for the newly created properties. The newly created properties then become fully rateable from 1 July.

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

If you have a particular interest in a certain development, you could look on our website [Resource consents issued - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://kapiticoast.govt.nz) for the relevant resource consent that has been issued.

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