

5 September 2025

OIA25-TW16

s9(2)(a)

Dear s9(2)(a)

Thank you for your Official Information Act (OIA) request, received on 21 August 2025. You requested:

*"Would I please be able to have the underlying data (population, zoned capacity) for this graph? And could you clarify that estimated zoning capacity is what is now referred to as 'plan enabled' capacity (as opposed to feasible / infra ready capacity)?*

*From this report: <https://tewaihanga.govt.nz/our-work/research-insights/the-decline-of-housing-supply-in-new-zealand>."*

## Information being released

We have identified information in scope of your request that is contained within the document noted in the table below.

Item	Date	Document Description	Decision	Section of the OIA applied
1.	April 2022	Excel workbook titled "District Plan data_March 2022 research note_Chart data" containing the underlying data used for Figure 2 in 2022 <i>Research Insights</i> report "The decline of housing supply in New Zealand: Why it happened and how to reverse it"	Release in full	Not applicable

The attached spreadsheet contains the relevant data used to produce the graph as noted in your request. I have decided to release the document listed above in full.

To the second part of your question, I can confirm that it is plan-enabled capacity, not infrastructure ready/feasible capacity.

Please note that this letter (with your personal details removed) and the enclosed document may be published on the Commission's website.

We hope this reply addresses the information you requested. You have the right to ask the Ombudsman to investigate and review my decision.

Yours sincerely



Paul Alexander  
**General Manager, Strategy (Acting)**

**Attachment:** District Plan data\_March 2022 research note\_Chart data.

Released under the Official Information Act 1982

Capacity versus current population  
chart

Year	1961	1970	1981	1996	2001	2006	2012	2021
Current population	141,900	152,200	144,400	345,870	367,749	404,658	460,947	490,692
Estimated capacity								
Capacity in residential zones	476,400	256,320	271,745	438,092	448,578	468,131		
Capacity in other zones				149,183	139,442	130,872		
Capacity in all zones						768,480	1,264,988	
Total capacity	476,400	256,320	271,745	587,275	588,020	599,003	768,480	1,264,988
Ratio of capacity to current	3.36	1.68	1.88	1.70	1.60	1.48	1.67	2.58
Ratio of residential zone capacity to	3.36	1.68	1.88	1.27	1.22	1.16		
Land area	7472	7472	7472	14696	14696	14696	16202.86244	16202.86244
Current population density	19.0	20.4	19.3	23.5	25.0	27.5	28.4	30.3
Maximum zoned population density	63.8	34.3	36.4	40.0	40.0	40.8	47.4	78.1

Table for appendix

Year	Council	Relevant plan	Land area (ha)	Current population	Population capacity in residential zones	Population capacity in other zones	Total population capacity
1961	Auckland City (pre-1989)	1961 District Scheme	7,472	141,900	476,400		476,400
1970	Auckland City (pre-1989)	1970 District Scheme	7,472	152,200	256,320		256,320
1981	Auckland City (pre-1989)	1981 District Scheme	7,472	144,400	271,745		271,745
1996	Auckland City (pre-2010)	1991 District Plan	14,696	345,870	438,092	149,183	587,275
2001	Auckland City (pre-2010)	1999 District Plan	14,696	367,749	448,578	139,442	588,020
2006	Auckland City (pre-2010)	2005 District Plan update	14,696	404,658	468,131	130,872	599,003
	Albert-Eden, Maungakiekie-						
2012	Tamaki, Orakei, Puketapapa,	2005 District Plan update	16,203	460,947			768,480
	Albert-Eden, Maungakiekie-						
2021	Tamaki, Orakei, Puketapapa,	2016 Auckland Unitary Plan	16,203	490,692			1,264,988

Source notes:

1961 and 1970 population capacity estimated based on maximum density controls and zoned land areas in District Schemes

1981 population capacity estimated based on plan statement of intent to provide for 25,000 added people

1996-2006 population capacity estimated based on 2006 Capacity for Growth Study dwelling capacity estimates plus Census data on average people per dwelling

2012 population capacity estimated based on 2012 Capacity for Growth Study dwelling capacity estimates plus Census data on average people per dwelling

2021 population capacity estimated based on 2021 Housing Assessment dwelling capacity estimates plus Census data on average people per dwelling

	1961 District Scheme	1970 District Scheme	1981 District Scheme	1991 District Plan	1999 District Plan	2005 update		2016 Auckland Unitary Plan
Capacity ratio chart								
Year	1961	1970	1981	1996	2001	2006	2012	2021
Total capacity	3.36	1.68	1.88	1.70	1.60	1.48	1.67	2.58
Residential zone capacity			1.88	1.27	1.22	1.16		

Maximum population density chart

Year	1961	1970	1981	1996	2001	2006	2012	2021
Current population density	19	20	19	24	25	28	28	30
Population density allowed by zoning	64	34	36	40	40	41	47	78

