

**Table 5.2: Detailed Housing Trajectory to 2038 (including 10% non implementation rate)**

						0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	
Previous Housing Completions	482	345	507	1121	977																						
Projected Housing Completions - H Sites (Allocated Sites < 5 ha) 10% Non-Implementation Rate Applied						14	0	170	320	339	224	197	83	0	0	0	0	0	0	0	0	0	0	0	0	0	
Projected Housing Completions - ST Sites (Allocated Sites > 5 ha) 10% Non-Implementation Rate Applied						0	20	140	667	624	991	846	838	815	865	846	909	894	680	644	635	606	342	342	197	90	
Projected Housing Completions From Unimplemented Consents 10% Non-Implementation Rate Applied						1086	511	347	443	327	147	95	85	63	63	54	0	0	0	0	0	0	0	0	0	0	
Projected Completions (all sites) 10% Non-implementation Rate Applied						1100	531	657	1430	1290	1362	1138	1005	878	928	900	909	894	680	644	635	606	342	342	197	90	
Windfall Allowance (from 2020/21)						0	0	0	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	
Total Projected Completions (with 10% Non implementation rate applied and windfalls)						1100	531	657	1599	1459	1531	1307	1174	1047	1097	1069	1078	1063	849	813	804	775	511	511	366	259	
Annual Housing Target	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867	867
Inherited Shortfall (2012 - 2017) Annualised over Plan Period						56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	0	0	0	0	0
Annual Target (Inclusive of shortfall)						923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	867	867	867	867	867
Over/Under Supply of Housing against cumulative annual target						177	-215	-481	195	731	1339	1722	1973	2097	2271	2417	2572	2712	2637	2527	2407	2315	1959	1603	1102	494	

Figure 5.1: Detailed Housing Trajectory to 2038 (including 10% non implementation rate)

