

SmartGrowth Development Trends Technical Report 2024





SmartGrowth Development Trends Technical Report 2024

**Including Housing and Business Land Indicators
to meet the monitoring requirements of the
National Policy Statement on Urban Development**

**Western Bay of Plenty District
Tauranga City**

2023 – 2024

Prepared by:
Environmental Planning Team
Strategy and Community Group
Western Bay of Plenty District Council

City Planning and Growth Division
Strategy, Growth and Governance Group
Tauranga City Council

December 2024



Table of Contents

Executive Summary	i
Western Bay of Plenty Sub-region	i
Tauranga City	iii
Western Bay of Plenty District	v
1 Introduction	1
National Policy Statement on Urban Development Monitoring	2
2 Supply and Demand	3
New Dwellings Consented	3
New Lots Created	5
Comparison with SmartGrowth Projections	7
Growth Rates and Land Availability	10
Housing Capacity Assessment	12
Occupied and Unoccupied Dwelling Ratio	12
3 Dwelling Sales, Prices and Rent Trends	12
Dwelling Sales Prices	12
Dwelling Rents	14
Dwellings Sold	15
Ratio of Dwelling Sale Prices to Rent	16
4 Housing Affordability	17
Change in Mortgage Affordability Index	17
Change in Deposit Affordability Index	18
Change in Rental Affordability Index	19
Proportion of Average Rent to Household Income	19
5 Residential Section Size	20
New Lots Created	20
Historical Residential Lot Size	21
Section Size of Dwellings Consented	23
6 Dwelling Density	24
Residential Dwelling Density	24
7 Dwelling Typology	26
Type of Dwellings Consented	26
Number of Storeys	29
Number of Bedrooms	31
Number of Bedrooms by Dwelling Typology	34
Floor Size of Dwellings	35
Historical Floor Size per Residential Building	38
Construction Value per Residential Dwelling	39
Residential Building Consents Issued by Type	41

8 Business Land Trends	43
Commercial Zoned Land	43
Industrial Zoned Land	45
Business Land Capacity	48
Business Land to Population Ratio	49
Industrial and Commercial Building Consents Issued	50
Non-Residential Building Consents Issued by Type	51
Non-Residential Building Consents by Construction Value	52
Commercial and Industrial Building Consents	54
9 Current and Future Monitoring Reports	55
Appendix 1	56
MHUD/MFE Indicators for the National Policy Statement on Urban Development	56
Appendix 2	58
Housing Affordability Indicators	58
Appendix 3	59
Development Terms	59
Appendix 4	62
Development Maps	62
Appendix 5	64
Dwelling Occupancy by Census 2023 SA2	64
Appendix 6	66
Statistical Area 2 Maps	66
Appendix 7	68
Commercial and Industrial Zoned Areas	68
Appendix 8	70
Dwelling Density Maps	70
Appendix 9	84
Western Bay of Plenty District New Lots and Dwelling Consents	84

Executive Summary

Every year, the SmartGrowth partners produce the joint Development Trends Report for the Western Bay of Plenty sub-region. The report contains subdivision, residential and non-residential development and population trends in Tauranga City and Western Bay of Plenty District. It generally covers an annual period from 1 July to 30 June and includes longer term trends for selected indicators.

The partner Councils collect the development statistics as part of the monitoring requirements under the Resource Management Act 1991, SmartGrowth, Bay of Plenty Regional Policy Statement, and the National Policy Statement on Urban Development. It also assists both Councils in understanding the changes and patterns of development in the sub-region.

The following sections outline the development highlights as at 30 June 2024.

Western Bay of Plenty Sub-region

Both residential building and subdivision activity have slowed significantly in the last two years, reflecting broader economic pressures of high interest rates, shortage in developable land, inflation in building costs and decrease in demand.

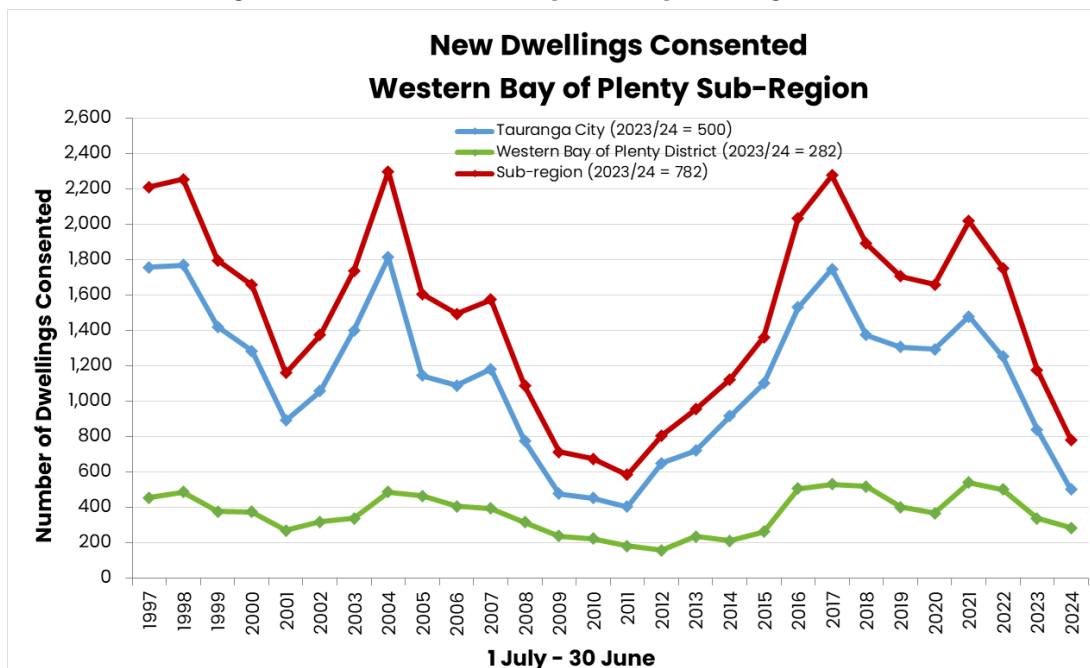
In 2023/24 new dwellings consented and new lots created declined by 34% and 10%, respectively compared to the previous year. Dwelling and section sizes have become smaller in the last few years, while construction costs have increased.

Historical trends in dwellings consented and new lots created reflected the cyclical nature of property development. Periods of low development have occurred in the past, and it is expected that residential building and subdivision activity will eventually rebound, as seen in previous recoveries.

Residential Building and Subdivision Activity

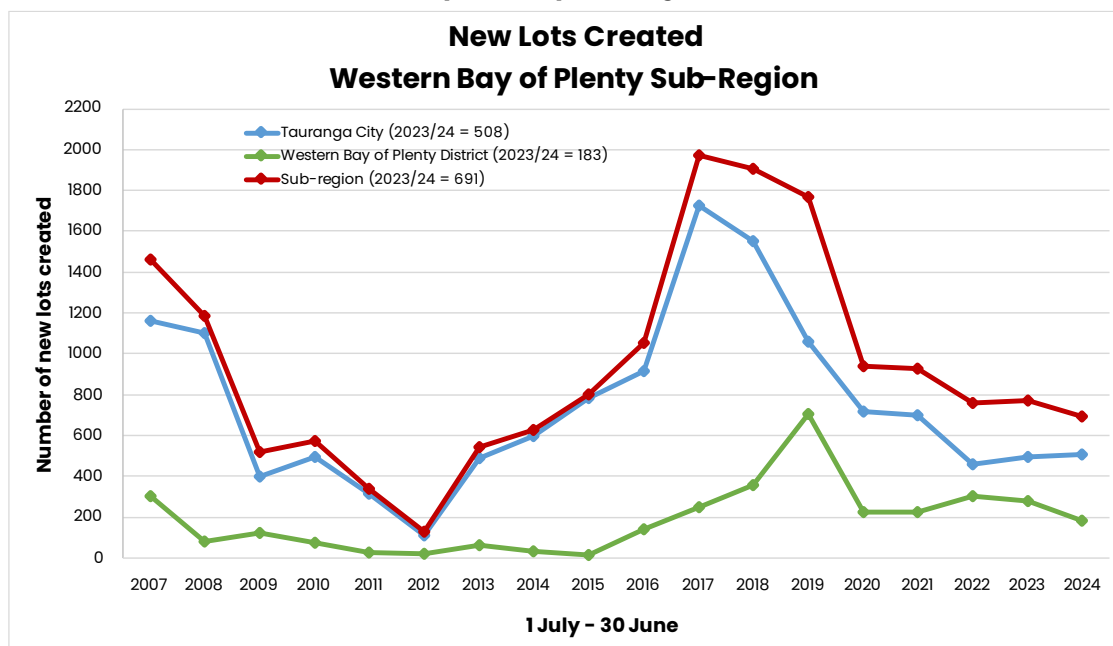
- In 2023/24, the sub-region had 782 new dwellings consented, reflecting a 34% decline from the 1,177 dwellings consented in 2022/23.

Figure 1 New dwellings consented, Western Bay of Plenty sub-region, 1997–2024



- Subdivision activity in the sub-region was at its peak in 2016/17, but has slowed down continuously reaching the lowest point in 2023/24 at 691 new lots created. It declined by 10% in 2023/24 compared to the previous year.

Figure 2 New lots created, Western Bay of Plenty sub-region, 2007-2024



Residential Development Capacity



















- The sub-region had 9,098 dwellings consented between 1 July 2018 to 30 June 2024, lower by 5.5% or 532 dwellings than the SmartGrowth projections of 9,630 dwellings in the same period. The number of dwellings consented closely aligned with projections in the first four years to 2022. However, this trend has changed in the past two years partly attributable to interest rate rises, shortage of developable land and higher building costs. The shortfall was observed in Tauranga City rather than in Western Bay of Plenty District.
- For each greenfield UGA in the sub-region, total dwelling capacity yield is estimated, with uptake regularly monitored in order to calculate the remaining dwelling capacity. Of the total estimated dwelling yield for the sub-region’s greenfield urban growth areas (UGAs), 27% capacity or 12,431 dwellings remained as at 30 June 2024.

Business Land and Building Activity

- Vacant industrial zoned land is available at Oropi, Mount Maunganui, Tauriko, Greerton, Wairakei (Pāpāmoa East), Katikati, Ōmokoroa, Te Puke, Rangioru, and Paengaroa.
- Vacant commercial land in greenfield UGAs is available at Pyes Pa West/Tauriko, Bethlehem, Pāpāmoa, and Wairakei in Tauranga City and at Ōmokoroa in Western Bay of Plenty District.
- The sub-region had a total of 142 non-residential building consents issued in 2023/24, the lowest recorded in the last five years. Over the last five years, the number of new industrial and commercial buildings consented range from 48 to 59 annually, with 53 new buildings recorded in 2023/24.

Tauranga City



















July 2023 to June 2024 Comparison with previous year

	Indicator	Trend	Actual Change	Percent Change
	Dwellings consented		-339	-40%
	New lots created		16	3%
	Dwelling sales prices		-\$34,375	-4%
	Dwellings sold		107	6%
	Dwelling rents		\$37	6%
	Average floor area		-4m ²	-3%
	2-bedroom dwellings		-107	-34%
	3-bedroom dwellings		-150	-43%
	Non-residential building consents		7	9%

Residential Building and Subdivision Activity

- Tauranga City had a 40% reduction in new dwellings consented from 839 units in 2022/23 to 500 units in 2023/24.
- Around 59% of residential development occurred in the greenfield urban growth areas (UGAs) and 41% occurred in existing and intensification areas.
- Among the UGAs, Wairakei had the most development of 35% while Pyes Pa and Welcome Bay had the least at 4 dwellings each.
- All of the greenfield UGAs recorded declines in dwellings consented compared to the previous year, except for Bethlehem which had an increase from 26 to 58 dwellings (123%), with 53 of these in Bethlehem Shores.
- Number of new lots created in Tauranga City increased by 3% from 492 in 2022/23 to 508 in 2023/24.
- More than 80% (409) of the new lots were created in the greenfield UGAs, with 80% located in Wairakei.

Table 1 Trends summary compared to previous year, Tauranga City, 2024

Area		Dwellings consented	New lots created
Urban Growth Area	Bethlehem		
	Pyes Pa		
	Pyes Pa West		
	Ohauti		
	Welcome Bay		
	Pāpāmoa		
	Wairakei		
Existing urban areas (Infill/Intensification)			
Rural Areas			

Residential Development Capacity

- The number of dwellings consented from 1 July 2018 to 30 June 2024 was 6,669, lower by 8% or 579 dwellings than the SmartGrowth Projections of 7,248 dwellings in the same period. The number of dwellings consented closely aligned with projections in the first four years. However, this trend has changed in the past two years partly attributable to interest rate rises, shortage of developable land and higher building costs.
- Remaining greenfield UGA capacity was 23% or 6,725 dwellings as at 30 June 2024.
- Wairakei (Pāpāmoa East) greenfield UGA had the highest percentage of capacity remaining at 41% or 2,330 dwellings, while Pyes Pa UGA had the lowest remaining dwelling capacity of 9% or 273 dwellings.
- Tauriko West, Keenan Road, Ohauti South and Te Tumu in Pāpāmoa East future greenfield UGAs are currently being progressed.

Residential Sales and Rents¹

- Median selling price (12-month rolling average) decreased by 4% to \$875,625 in the 12 months to 30 June 2024.
- Average dwelling rent (12-month rolling average) increased by 5% or \$37 to \$667 per week in the 12 months to 30 June 2024.










Dwelling Typology

- The proportion of stand-alone dwellings consented increased from 45% in 2022/23 to 48% in 2023/24. Duplexes and attached dwellings increased from 30% to 38%. Retirement village units decreased from 23% to 12% while other dwelling types had minimal increase.
- The proportion of single storey dwellings declined from 65% in 2022/23 to 42% in 2023/24 while double storey dwellings increased from 27% to 44%.
- 41% of dwellings consented had 2 bedrooms, 39% had 3 bedrooms and the remaining 20% had 1 (3%), 4 (15%) and 5+ (2%) bedrooms. The proportion of 2-bedroom dwellings increased from 37% in 2022/23 to 41% in 2023/24 while 3-bedroom dwellings declined from 41% to 39% in the same period.
- Dwelling size of 76m² to 100m² was the most prevalent at 36%, smaller than the previous year's prevalent size of 101m² to 125m².
- Average floor size (130m²) of residential buildings was smaller by 4m² compared to the previous year.

¹ Dwelling sales prices were sourced from Ministry of Housing and Urban Development (HUD). The 12-month rolling average selling price is calculated as the average of the monthly median selling prices across the 12 months to the reference month, hence, it is typically lower than the observed (actual) market selling prices and smooths the time series data.

Western Bay of Plenty District

July 2023 to June 2024 Comparison with previous year

	Indicator	Trend	Actual Change	Percent Change
	Dwellings consented	↓	-56	-17%
	New lots created	↓	-94	-34%
	Dwelling sales prices	↑	\$96,272	10%
	Dwellings sold	=	-	-
	Dwelling rent	↑	\$33	6%
	Average floor area	↓	-26m ²	-14%
	2-bedroom dwellings	↑	23	64%
	3-bedroom dwellings	↓	-65	-33%
	Non-residential building consents	↓	-14	-19%

Residential Building and Subdivision Activity

- Western Bay of Plenty District had a 17% reduction in new dwellings consented from 338 units in 2022/23 to 282 units in 2023/24.
- Urban areas had the highest number of dwellings consented, with the highest number in Te Puke (71), Katikati (47), Ōmokoroa (37) and Waihi Beach (35). Number of dwellings consented in the rural and minor urban areas remained steady at 92.
- Subdivision activity declined by 34% or 94 new lots, from 277 in 2022/23 to 183 in 2023/24.

Table 2 Trends summary compared to previous year, Western Bay of Plenty District, 2024

Area		Dwellings Consented	New Lots Created
Urban Growth Area	Waihi Beach	↓	↓
	Katikati	↑	↑
	Ōmokoroa	↓	↓
	Te Puke	↑	↓
	Maketu and Pukehina Beach	=	↓
Rural Area	Waiiau, Tahawai and Aongatete	↑	↓
	Te Puna, Pahoia and Minden	↓	↑
	Kaimai, Kopurererua, Kaitemako and Waiorohi	↓	↓
	Otawa, Rangiuru and Pongakawa	↑	↑

Note: Paengaroa is counted in Pongakawa count due to not being recognised as an SA2 by Stats NZ.

Residential Development Capacity

- Western Bay of Plenty District had 47 more dwellings (2%) consented compared to SmartGrowth dwelling projections from 1 July 2018 to 30 June 2024.
- The District has 5,706 dwellings or 33% capacity remaining in urban growth areas. Katikati has the largest remaining capacity available at 1,118 dwellings, while Waihi Beach has the lowest remaining capacity at 179 dwellings.

Residential Sales and Rents

- Median selling price (12-month rolling average) increased by 10% to \$1,062,089 in the 12 months to 30 June 2024.
- Average dwelling rent (12-month rolling average) increased by 5% (\$33) to \$578 per week in the 12 months to 30 June 2024.

Dwelling Typology

- In 2023/24 the majority of the dwellings consented in Western Bay of Plenty District were stand-alone dwellings (65%), followed by duplexes (18%) and multi-unit or attached dwellings (13%).
- 74% of the dwellings were single storey dwellings.
- 46% of the dwellings had 3 bedrooms, 21% had 2 bedrooms, 17% had 4 bedrooms and the remaining 16% had 1 and 5+ bedrooms. Te Puke had the majority of 1 and 2-bedroom dwellings. Both Waihi Beach and Ōmokoroa had mainly 3-4 bedroom dwellings consented.
- Average floor size (157m²) of residential buildings was smaller by 26m² compared to the previous year.
- Katikati and Te Puke had the highest number of dwellings with a smaller floor area between 76m² to 125m².

1 Introduction

This year marks the twenty third year that Tauranga City Council and Western Bay of Plenty District Council jointly monitor and report development trends in the sub-region. This ongoing collaboration helps both Councils understand changing and evolving development patterns and meet their obligations under Section 35 of the Resource Management Act 1991, which requires information gathering, monitoring and record-keeping.

Since 2007, the annual Development Trends Report incorporated development measures that relate to the Bay of Plenty Regional Policy Statement (RPS) and SmartGrowth² Strategy requirements. The RPS requires annual reviews to be undertaken to monitor, assess and report on population distribution, dwelling yields, zoned business land, and the proportion of potential residential allotments approved. SmartGrowth requires monitoring of uptake rates and land availability for both residential and business land, permanent versus holiday residences, and rural subdivision as well as a comparison of actual growth against SmartGrowth projected dwelling growth.

The National Policy Statement on Urban Development Capacity (NPS-UDC) took effect on 1 December 2016, classifying Tauranga Urban Area (which relates to both Tauranga City and Western Bay of Plenty District³) as a high growth urban area. The National Policy Statement on Urban Development (NPS-UD) superseded NPS-UDC effective 20 August 2020 and classified the Tauranga urban area as a Tier 1 urban environment.

The NPS-UD requires under Section 3.9 “Monitoring Requirements” that every Tier 1, 2, and 3 local authority must monitor, quarterly, the following:⁴

- a) supply of dwellings
- b) sale prices and rents for dwellings
- c) housing affordability
- d) the proportion of housing development capacity that has been realised:
 - (i) in previously urbanised areas (such as through infill housing or redevelopment); and
 - (ii) in previously undeveloped (ie, greenfield) areas
- e) available data on business land.

In relation to Tier 1 urban environments, Tier 1 local authorities must monitor the proportion of development capacity that has been realised in each zone with development outcomes that are monitored. The NPS-UD also requires every Tier 1, 2, and 3 local authority to publish the results of its monitoring at least annually.

In the last five years, the SmartGrowth Development Trends Report incorporated a number of relevant indicators that meet NPS-UDC/UD monitoring requirements (refer Table 3), while maintaining a time series of development trends data. The report is produced annually for the period 1 July to 30 June.

The NPS-UD also requires Tier 1 and Tier 2 local authorities to prepare a Housing and Business Development Capacity Assessment (HBA) every 3 years. The latest HBA was prepared in December 2022 and released in March 2023.

² SmartGrowth is a partnership that provides a unified vision, direction and voice for the future of the Western Bay of Plenty. The SmartGrowth partnership was established in the early 2000s, to deliver an integrated approach to sub-regional growth management pressures, with a collaborative cross-boundary approach. The SmartGrowth partnership includes Tauranga City Council, Western Bay of Plenty District Council, Bay of Plenty Regional Council, Tangata Whenua and central government. SmartGrowth engages with groups, businesses, and organisations to help build a framework for future planning and growth.

³ Western Bay of Plenty District indicators are displayed for the total District (urban and rural) or for the urban growth areas of Waihi Beach-Bowentown/Athenree, Katikati, Ōmokoroa and Te Puke.

⁴ Tauranga City and Western Bay of Plenty District are Tier 1 local authorities under the NPS-UD.

The updated SmartGrowth Strategy 2024–2074⁵ for the sub-region was approved by all partners on 17 July 2024. It also builds on direction and programme laid out in the Urban Form and Transport Initiative (UFTI)⁶ framework.

National Policy Statement on Urban Development Monitoring

To respond to the requirements of the NPS-UDC/UD, staff from the three Councils (Tauranga City Council, Western Bay of Plenty District Council and Bay of Plenty Regional Council) prepare the report under SmartGrowth.

Monitoring and reporting on the NPS-UDC/UD started in December 2017, with the quarterly monitoring results published on the Councils' websites and/or included in the annual Development Trends report. The Ministry of Housing and Urban Development (HUD) provides guides⁷ to support the implementation of the NPS-UD, an online dashboard that publishes charts and maps, and time series data on local housing markets. These are used as a reference in the preparation of the monitoring reports, particularly on housing market indicators.

Table 3 outlines the indicators that are relevant to the NPS-UD 2020 monitoring requirements. The majority of the indicators have a residential focus due to the availability of residential data through the HUD dashboard and data portal, and Council records.

Table 3 NPS-UD Indicators Monitored, Tauranga City and Western Bay of Plenty District

NPS-UD category	Type	Topic	Indicator	Ref
a) Prices and rents for dwellings	Residential	Prices	Dwelling Sale Prices	p.12
		Prices	Dwellings Sold	p.15
		Rents	Nominal Dwelling Rents	p.14
		Prices/Rents	Ratio of Dwelling Sales Prices to Rents	p.16
		Floor Size	Average Floor Size per Residential Building	p.39
		Prices	Average Value per Residential Dwelling Consent	p.40
		Type	Building Consents by Type	p.41
		Rents	Detailed Geographic Data on Dwelling Rents	p.15
		Prices	Detailed Geographic Data on Dwelling Sale Prices	p.14
	Business	Type	Non-Residential Building Consents by Type	p.51
b) Supply of dwellings	Residential	New Lots	New Lots Created	p.5
		New Dwellings	New Dwelling Consented	p.3
		New Dwellings	New Dwellings Consented Compared to Dwelling Projections	p.7
c) Housing affordability	Residential	Prices	Mortgage Affordability Index Deposit Affordability Index	p.17 p.18
		Rents	Rental Affordability Index Proportion of Average Rent to Household Income	p.19 p.19

An explanation of indicators listed in category a) and published via the HUD/MFE dashboard is provided in Appendix 1 and referenced within the relevant section in the report.

The definition/explanation and sources of data for indicators listed in category c) are contained in Appendix 2.

⁵ SmartGrowth Strategy is the growth management plan for the sub-region that considers how housing, land, infrastructure, transport, community development, tangata whenua aspirations, and the natural environment need to be looked at together to achieve long-term growth. It aims to proactively plan for growth to improve travel, living options, community connections and the preservation of natural and cultural environment, fostering strong, resilient and well-connected communities.

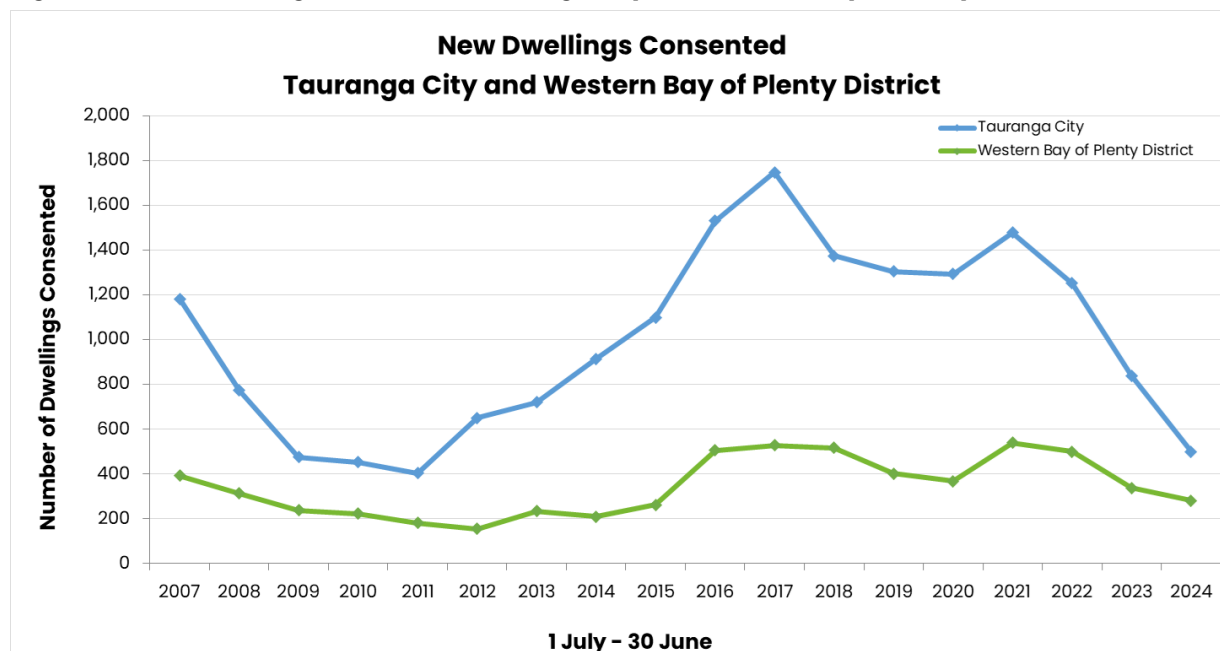
⁶ SmartGrowth Partners (Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and Iwi) and Waka Kotahi NZTA developed the UFTI integrating land use and transportation programme and delivery plan for the sub-region, aligning transportation infrastructure with the SmartGrowth Strategy to enhance connectivity and support diverse mobility options.

⁷ The National Policy Statement on Urban Development Capacity: Guide on Evidence and Monitoring, Ministry of Business, Innovation and Employment (MBIE) and Ministry for the Environment (MFE), June 2017 is still being used as per advice from HUD.

2 Supply and Demand

New Dwellings Consented

Figure 3 New dwellings consented, Tauranga City and Western Bay of Plenty District, 2007 to 2024



Residential building activity in the sub-region significantly decreased by 34% overall in 2023/24 compared to the previous year.

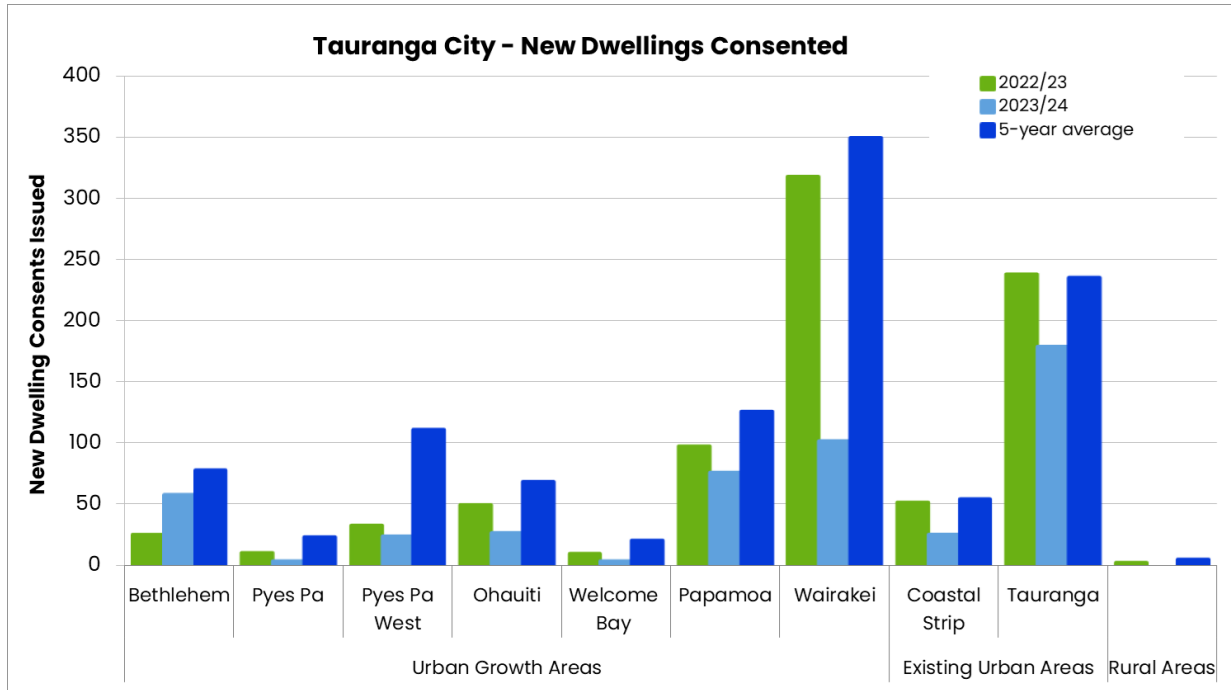
Both local authorities recorded declines in number of dwellings consented, a record low in the last 9 years. Tauranga City had a sharp decline of 40% and 53% in dwellings consented in 2023/24 compared to the previous and last 5 years' results, respectively, to 500 new dwellings.

Western Bay of Plenty District had a decline of 17% to 282 new dwellings in 2023/24 from the previous year's level of 338. In the urban growth areas, 67% or 190 were consented in Waihi Beach, Katikati, Ōmokoroa and Te Puke, down from 71% or 239 new dwellings in 2022/23.

Table 4 New dwellings consented, Tauranga City and Western Bay of Plenty District

Dwelling Consents Issued		Trend	Change	% Change
Tauranga City				
This year	500			
Last year	839	↓	-339	-40%
Last 5 years (average)	1,073	↓	-573	-53%
Last 10 years (average)	1,242	↓	-742	-60%
Western Bay of Plenty District Total				
This year	282			
Last year	338	↓	-56	-17%
Last 5 years (average)	405	↓	-123	-30%
Last 10 years (average)	424	↓	-142	-34%
Western Bay of Plenty District Urban				
This year	190			
Last year	239	↓	-49	-21%
Last 5 years (average)	290	↓	-100	-35%
Last 10 years (average)	279	↓	-89	-32%
Western Bay of Plenty Sub-region				
This year	782			
Last year	1,177	↓	-395	34%
Last 5 years (average)	1,478	↓	-696	-47%
Last 10 years (average)	1,666	↓	-884	-53%

Figure 4 New dwellings consented by growth area, Tauranga City, 2019 to 2024

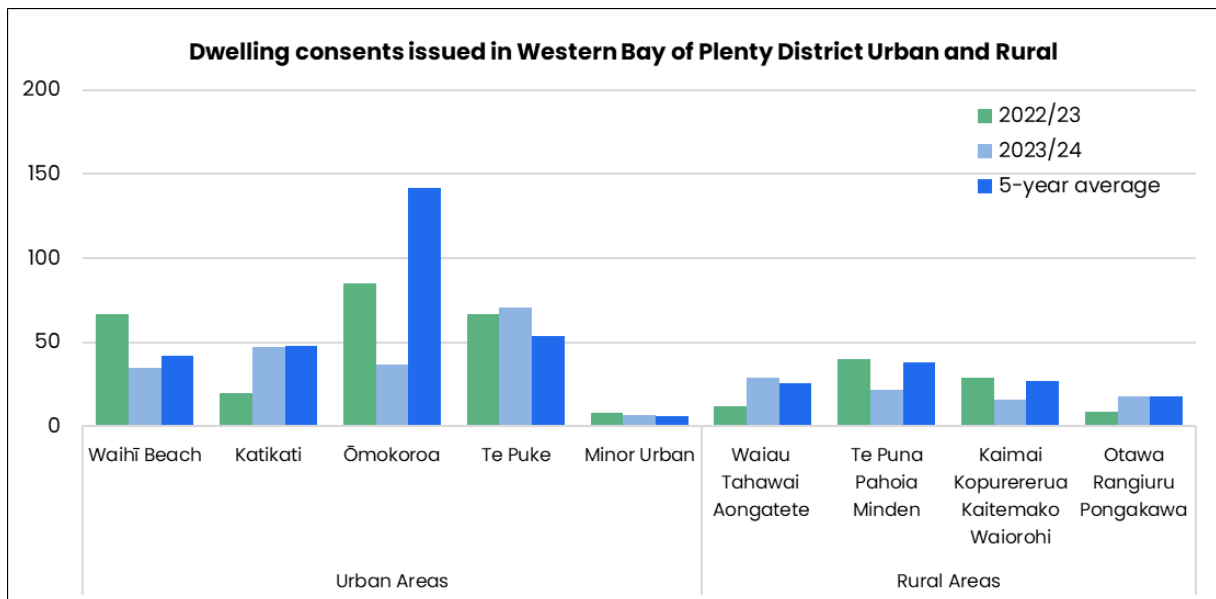


In 2023/24, Tauranga City had 500 new dwellings consented, a significant decline of 40% from the 839 recorded in the previous year. Around 59% of residential development occurred in the greenfield UGAs, while 41% occurred in the existing and intensification areas. Of the dwellings consented in the UGAs, Wairakei has the most development of 35% (102 dwellings) while Pyes Pa and Welcome Bay had the least at 4 dwellings each.

Among the UGAs, Bethlehem was a stand out with an increase from 26 to 58 dwellings (123%), attributable to the 53 apartments consented for Bethlehem Shores retirement village. All other UGAs recorded declines of 22% (Pāpāmoa) to 68% (Wairakei) in dwellings consented compared to the previous year. All of the UGAs had lower development compared to the five-year average.

Of the 205 dwellings (41%) consented in the existing urban or intensification areas, 179 or 87% were located in the Tauranga infill areas. While this was equivalent to a decline of 25% compared to the previous year, it is by far the highest number of dwellings consented among all areas or 36% of all the dwellings consented in the City.

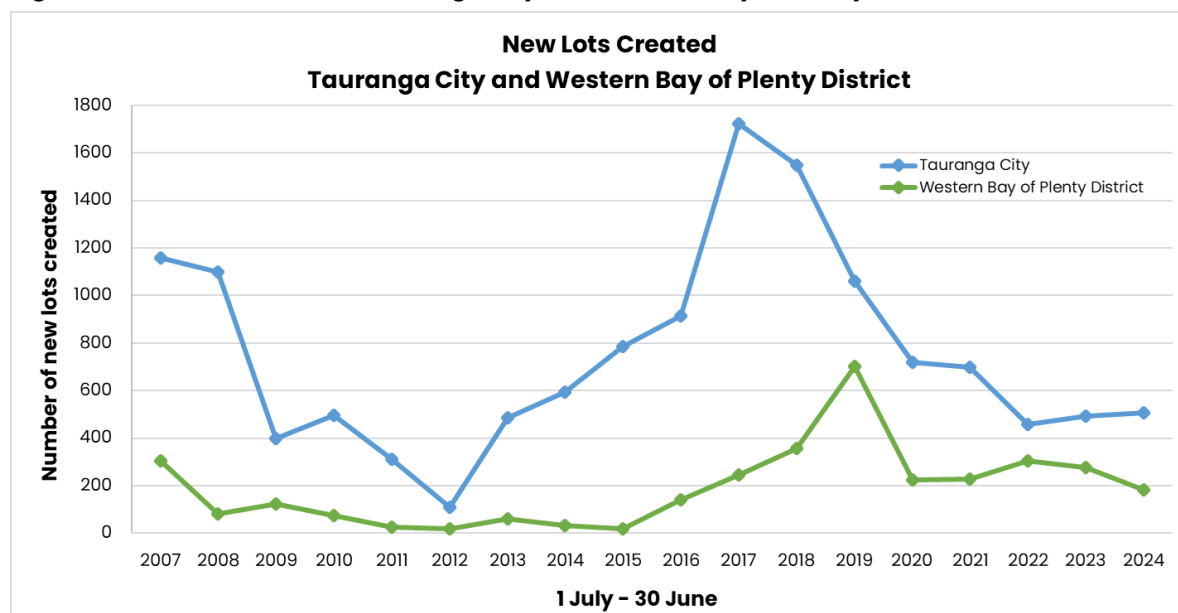
Figure 5 New dwellings consented by growth area, Western Bay of Plenty District, 2019 to 2024



In Western Bay of Plenty District, urban areas still have the highest number of dwelling consents issued combined, with the highest numbers in Te Puke with 71 consents and Katikati with 47 consents. Ōmokoroa declined markedly this year, to a low of 37 consents, a similar level to Waihi Beach at 35 consents. Dwelling consents in the rural areas remained steady at 85 consents, only down by 5 consents overall on the previous year.

New Lots Created

Figure 6 New lots created, Tauranga City and Western Bay of Plenty District, 2007 to 2024



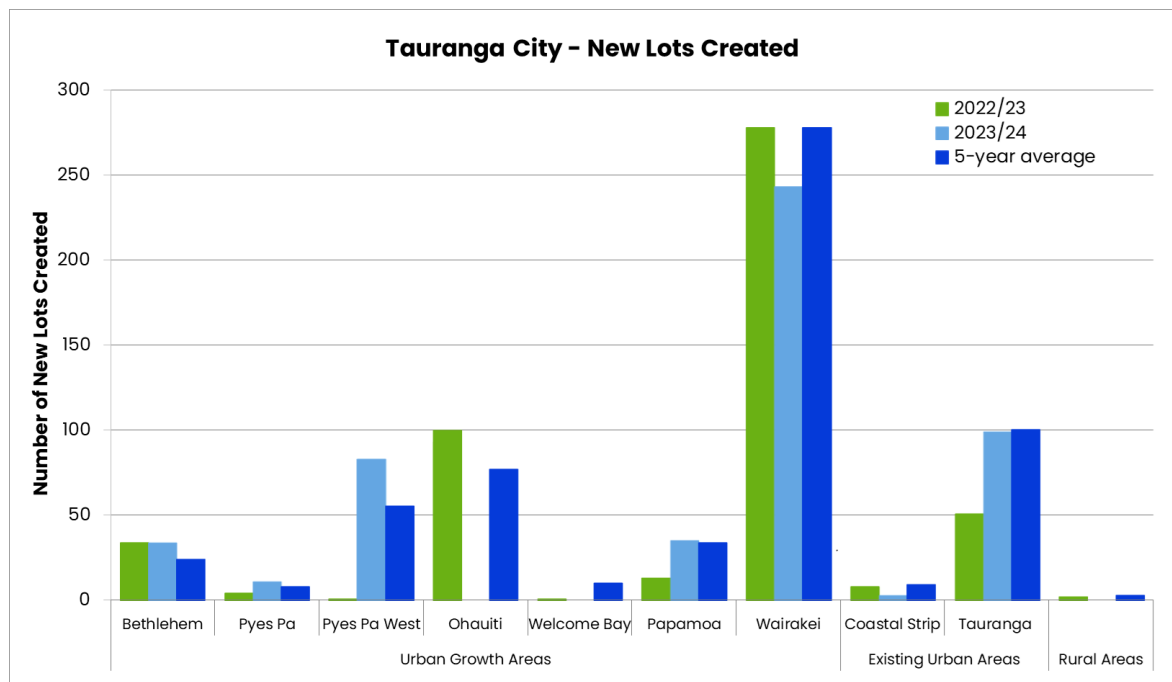
The shortage in the supply of land zoned for residential activity in Tauranga City continues despite a modest increase in the number of new lots created over the last 3 years. From 2022/23 to 2023/24, there was a 3% rise in the number of lots created, from 492 to 508.

Subdivision activity in Western Bay of Plenty District peaked in 2018/19 totalling 703 new lots, with 391 created in greenfield Ōmokoroa, and 92 in Te Puke. Since then, new lots have averaged 347 per year until 2022/23, and declined to 183 in 2023/24, with urban areas making up 75% of all new lots created.

Table 5 New lots created, Tauranga City and Western Bay of Plenty District

New Lots Created		Trend	Change	% Change
Tauranga City				
This year	508			
Last year	492	↑	16	3%
Last 5 years (average)	575	↓	-67	-12%
Last 10 years (average)	891	↓	-383	-43%
Western Bay of Plenty District Total				
This year	183			
Last year	277	↓	-94	-34%
Last 5 years (average)	243	↓	-60	-25%
Western Bay of Plenty District Urban				
This year	137			
Last year	204	↓	-67	-33%
Last 5 years (average)	187	↓	-50	-27%
Western Bay of Plenty Sub-region				
This year	691			
Last year	769	↓	-78	-10%
Last 5 years (average)	818	↓	-127	-16%

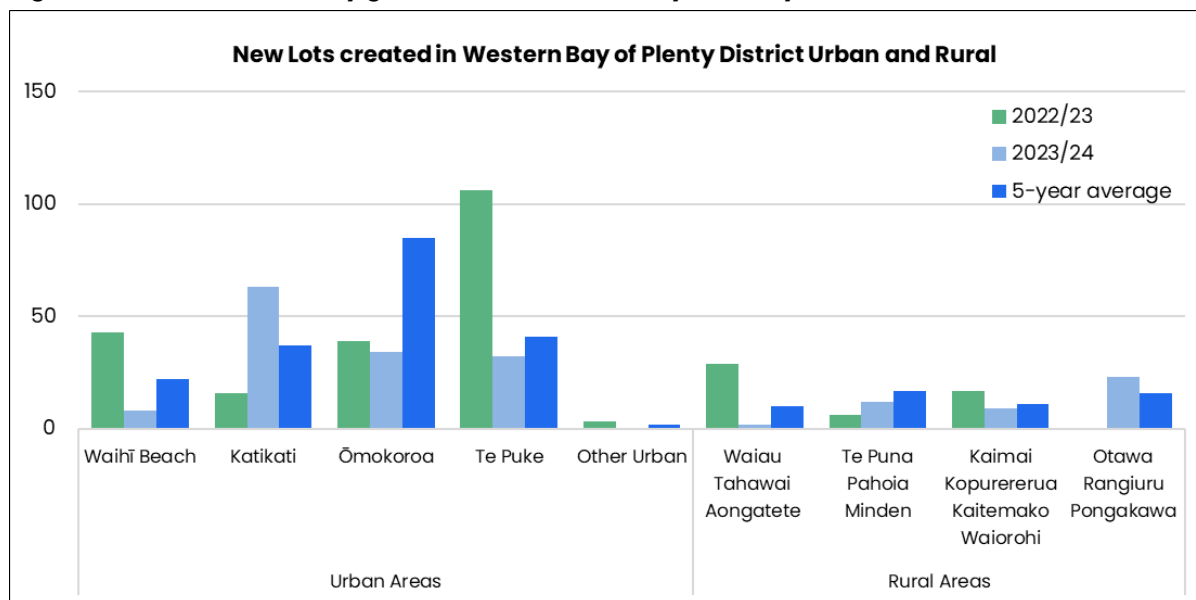
Figure 7 New lots created by growth area, Tauranga City, 2019 to 2024



In 2023/24, most of the subdivision development in Tauranga City occurred in the greenfield UGAs, with 80% or 406 of the new lots created in these areas. Most or 80% of the new lots were created in Wairakei (243 lots) and Pyes Pa West (83 lots). Increases in subdivision activity occurred in Pyes Pa, Pyes West and Pāpāmoa UGAs, while the rest of the UGAs had the same level or decline in subdivision activities.

In the last five years, subdivision activity was highest at Wairakei among the Greenfield UGAs, with 45% of the total new lots created in Wairakei. The existing urban areas had 15% of the new lots created in the same period, with the majority of the lots located in the Tauranga urban area.

Figure 8 New lots created by growth area, Western Bay of Plenty District, 2019 to 2024



For Western Bay of Plenty District, new lots created in 2023/24 were significantly down on the previous year in Waihi Beach and Te Puke, with only 8 and 32 in each urban growth area, respectively. Ōmokoroa had 34 new lots, a similar level to the 2022/23 year, but markedly down from the high of 146 new lots two years ago. After a low of 16 new lots last year, Katikati resumed a level of 63, similar to two years ago.

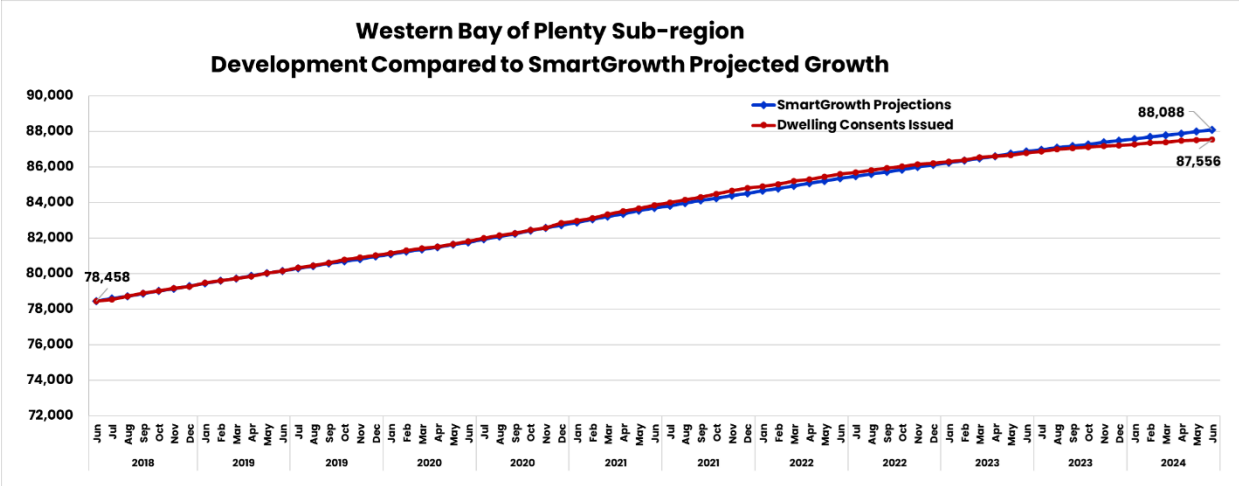
New lot numbers were only 2 for Waihou/Tahawai/Aongatete, and 9 for Kaimai/Kopurererua/Kaitemako/Waiorohi. Te Puna/Pahoia/Minden showed steady growth with 12 new lots, and Ottawa/Rangiuru/Pongakawa had a higher level of 23 new lots created in 2023/24.

Comparison with SmartGrowth Projections

SmartGrowth adopted the population and household projections produced by the National Institute of Demographic and Economic Analysis (NIDEA) in 2014. After the release of the 2018 Census results, both Councils re-aligned the NIDEA projections to accommodate the higher population increase as per Census and the population estimates that Stats NZ releases annually, and updated the projections in 2022.

In June 2018, the population for the Western Bay of Plenty sub-region was 195,500.⁸ The population of the sub-region is projected to increase to 283,139 people (+87,639 people) by 2050, while the number of dwellings is projected to increase from 78,458 to 118,370 over that period.

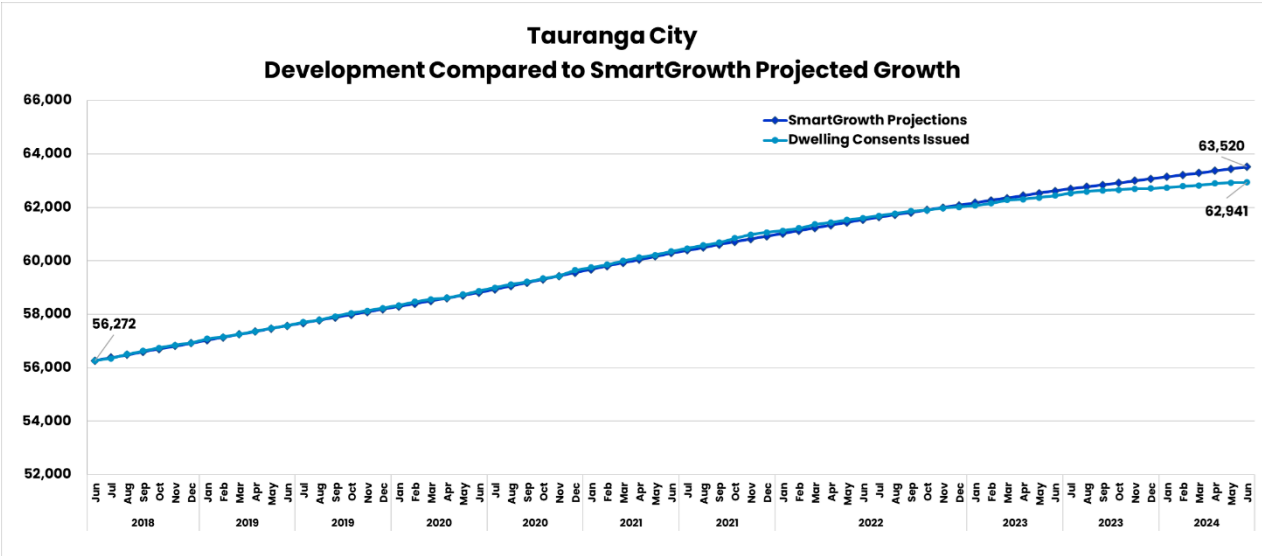
Figure 9 New dwellings consented compared to SmartGrowth projected growth, Western Bay of Plenty sub-region, 2018 to 2024



Between 1 July 2018 and 30 June 2024, 532 or 6% less dwellings were consented in the sub-region compared to the SmartGrowth dwelling projections for the same period. The number of dwellings consented closely aligned with projections in the first four years. However, this trend has changed in the past two years partly attributable to interest rate rises, shortage in developable land and high costs of building. The shortfall of developable land was observed in Tauranga City rather than in Western Bay of Plenty District.

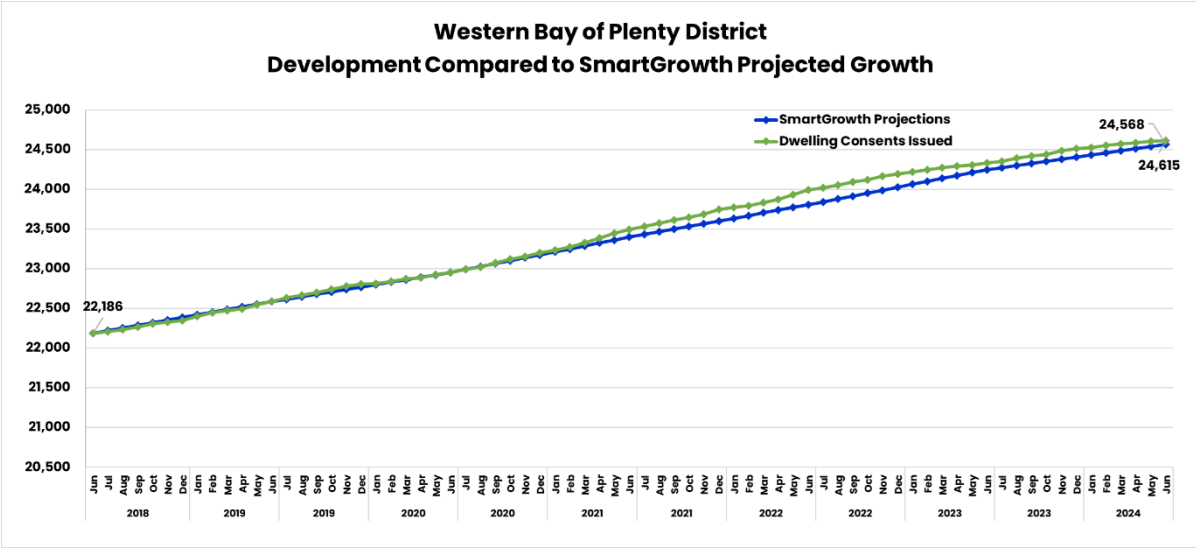
⁸ SmartGrowth population projections for Tauranga City were released in October 2022 and Western Bay of Plenty District LTP projections were updated in April 2023.

Figure 10 New dwellings consented compared to SmartGrowth projected growth, Tauranga City, 2018 to 2024



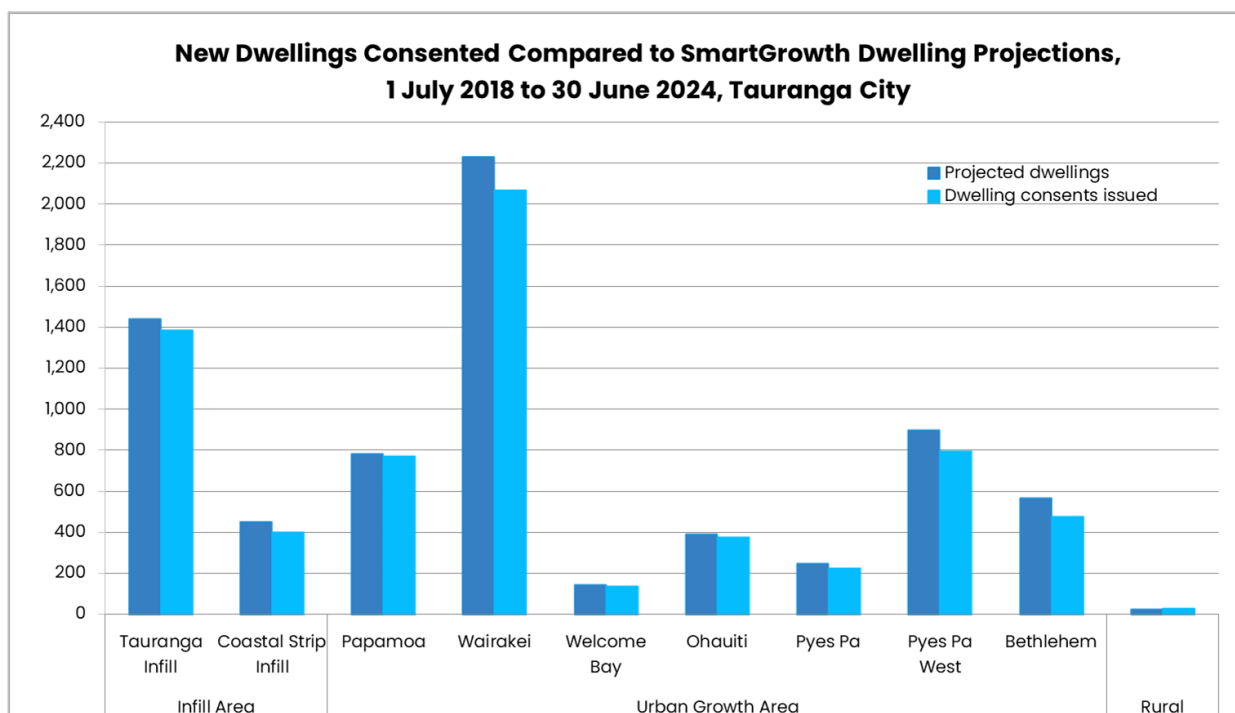
In Tauranga City, 579 or 8% less dwellings were consented compared to the SmartGrowth projections between 1 July 2018 and 30 June 2024. The number of dwellings consented closely aligned with projections in the first four years. However, this trend has changed in the past two years partly attributable to interest rate rises, shortage in developable land and high costs of building.

Figure 11 New dwellings consented compared to SmartGrowth projected growth, Western Bay of Plenty District, 2018 to 2024



In Western Bay of Plenty District, 47 or 2% more dwellings were consented compared to SmartGrowth dwelling projections from 1 July 2018 to 30 June 2024.

Figure 12 New dwellings consented compared to SmartGrowth projections by growth area, Tauranga City, 2018 to 2024



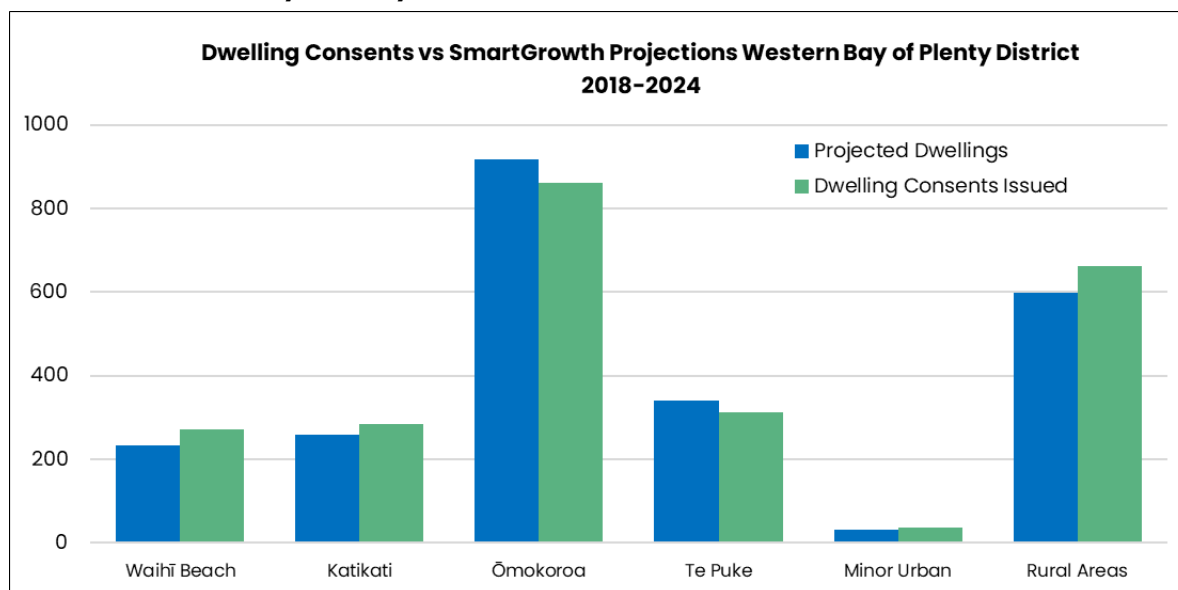
From July 2018 to June 2024, a total of 6,669 dwellings were consented in Tauranga City. All areas had shortfalls in dwelling consents compared to SmartGrowth projections. The number of dwellings consented closely aligned with projections in the first four years. However, this trend has changed in the past two years partly attributable to higher interest rate rises, shortage in developable land and high costs of building.

The infill and UGAs had respective shortfalls of 6% (109 dwellings) and 8% (412 dwellings).

The discrepancies between the projections and actual dwellings consented varied among UGAs. Pāpāmoa had the smallest shortfall of 1% or 11 dwellings from a projection of 782. On the other hand, Bethlehem had a significant shortfall of 16% equivalent to 93 dwellings from a projection of 568. The UGAs had a collective shortfall of 417 dwellings or 8% of the more than 5,200 dwellings projected in six years.

The development of more than 1,400 dwellings in existing infill areas included multi-unit/high density developments/redevelopments of more than 10 dwellings such as Elizabeth Towers (Farmers townhouses and apartments), Melrose retirement village in Judea (Waihi Road), apartments/attached dwellings at Cliff Road, Montgomery Road, Cameron Road, Avenues (Fourth, Eleventh, Thirteenth, Seventeenth), Cheese Factory Lane, Tebbs Lane, Chadwick Road, Bernard, Sheppard, Manson, Rawhiti and Ridge Streets.

Figure 13 New dwellings consented compared to SmartGrowth projections by growth area, Western Bay of Plenty District, 2018 to 2024



From July 2018 to June 2024, the 2,429 dwelling consents issued in the Western Bay of Plenty District were 47 more than the SmartGrowth dwelling projection of 2,382. Omokoroa and Te Puke had 82 dwellings less than projected combined, whereas Waihi Beach and Katikati consented 63 more dwellings than projected. In rural areas, 62 additional dwellings were consented compared to SmartGrowth projections.

Growth Rates and Land Availability

SmartGrowth requires that uptake rates and land availability for residential development be monitored. This is based on zoned residential land across the sub-region.

Tauranga City

For each greenfield UGA in the sub-region, total dwelling capacity yield is estimated through site assessment, with uptake regularly monitored in order to calculate remaining dwelling yield. Of the operative greenfield UGAs, Pyes Pa UGA has the lowest proportion of remaining dwelling capacity (9%), and the lowest remaining dwelling capacity (273 dwellings), refer to Table 6.⁹

Papāmoa UGA which has the largest expected yield, has estimated potential for a further 1,052 dwellings. The high number of these are expected to be constructed in the Maranui Street area which includes the Mangatawa Block.

Wairakei UGA in Papāmoa East was made operative in May 2011, providing further capacity for an estimated 5,700 dwellings. At 30 June 2024 it had the largest remaining dwelling capacity (2,330 dwellings) and highest percentage of capacity remaining (41%).

Tauriko West, Keenan Road, Ohauti South and Te Tumu in Papāmoa East future greenfield UGAs are currently being progressed. Other greenfield areas have been identified for future urban development and their suitability is currently being considered.

By June 2027 it is estimated that capacity for a further 5,415 dwellings will remain in the current operative greenfield UGAs, which is 18% of the total estimated yield of these UGAs, falling to 1,965 dwellings (or 7% of total yield) by 2034. For the future greenfield UGAs it is anticipated that a further 12,470 dwellings will be added to the yield by 2040, with 10,870 dwellings or 87% of this additional yield estimated to remain at June 2034.

⁹ Estimated Yields have been reviewed in response to Proposed Plan Change 33 (PPC 33) Enabling Housing Supply.

Table 6 Dwelling growth rate and projected uptake by urban growth areas, Tauranga City, 2024

Greenfield Urban Growth Area (UGA)	Estimated Yield – Total Dwellings	June 2024 total dwellings (existing and consented)	Remaining capacity as at June 2024	Short term (3 years)		Medium Term (10 years)	
				Estimated uptake July 2024 – June 2027	Estimated remaining capacity at June 2027	Estimated uptake July 2027– June 2034	Estimated remaining capacity at June 2034
Bethlehem ¹	5,730	3,930	1,800	270	1,530	890	640
Pyes Pa	2,960	2,687	273	40	233	140	93
Pyes Pa West ¹	2,710	2,107	603	110	493	180	313
Ohauti	2,120	1,662	458	100	358	230	128
Welcome Bay	2,160	1,951	209	60	149	110	39
Pāpāmoa	8,170	7,118	1,052	230	822	520	302
Wairakei ²	5,700	3,370	2,330	500	1,830	1,380	450
UGA (current) Sub-Total	29,550	22,825	6,725	1,310	5,415	3,450	1,965
Te Tumu ³	6,500					0	6,500
Tauriko West ⁴	3,500			150	3,350	1,260	2,090
Ohauti South ⁵	470					190	280
Keenan Road ³	2,000					0	2,000
UGA (future) Sub-Total	12,470			150	3,350	1,450	10,870
Greenfields Total	42,020	22,825	6,725	1,460	8,765	4,900	12,835

¹ The UGA yields have been increased from estimates published in the 2022 Development Trends report in response to PPC 33 and proposed developments.

² Timing of housing uptake in parts of the Wairakei Town Centre and periphery is dependent on delivery of future infrastructure and/or the release of Te Tumu UGA to provide the necessary population scale to support it.

³ The release of Te Tumu and Keenan Road future UGAs are proposed to be delayed to 2040 under the Proposed 2024 Tauranga City LTP.

⁴ Structure planning has commenced. Tauriko West is currently expected to be released from 2025/26.

⁵ Currently anticipated to be released post 2030.

Western Bay of Plenty District

In Western Bay of Plenty District, both Ōmokoroa and Te Puke have the largest total dwelling capacity consisting of 4,985 and 4,723 dwellings in each urban centre, followed by Katikati with 3,975 and Waihī Beach with 3,511 dwellings.

In 2024, Ōmokoroa has the largest remaining capacity with 2,443 potential dwellings or 49%. Katikati and Te Puke have dwelling capacity remaining at a similar level of 1,493 (38%) and 1,442 (31%) dwellings each. Waihī Beach has the lowest remaining capacity available due to coastal inundation areas, at only 328 dwellings or 9%.

There is still enough availability of land in Western Bay of Plenty District for the short term. When the NPS-UD competitive margins are taken into account, there is a shortfall in the medium and long terms.

Table 7 Dwelling growth rate and projected uptake by urban growth areas, Western Bay of Plenty District, 2024

Urban Growth Area	Total capacity (dwellings)	Total dwellings (existing and consented) June 2024	Remaining capacity June 2024	Short Term (3 years)		Medium Term (10 years)	
				Projected uptake July 2024– June 2027	Estimated remaining capacity June 2027	Estimated uptake July 2027– June 2034	Estimated remaining capacity June 2034
Waihī Beach	3,511	3,183	328	63	265	86	179
Katikati ¹	3,975	2,482	1,493	90	1,403	285	1,118
Ōmokoroa ²	4,985	2,542	2,443	421	2,022	1,164	858
Te Puke	4,723	3,281	1,442	474	968	575	393
Urban Total	17,194	11,488	5,706	1,048	4,658	2,110	2,548

¹ Katikati capacity calculation includes the Park Road Dairy Farm and Tetley Road Orchard.

² Ōmokoroa includes Stages 1, 2 and 3.

Housing Capacity Assessment

Tauranga City Council, Western Bay of Plenty District Council and Bay of Plenty Regional Council are required to undertake a Housing and Business Development Capacity Assessment (HBA) as part of their response to the National Policy Statement on Urban Development 2020 (NPS-UD). The SmartGrowth partnership completed a full Housing and Business Capacity Assessment (HBA) in March 2023.

The HBA has identified a housing supply insufficiency for the Western Bay of Plenty sub-region.¹⁰ In addition to this forward-looking assessment of the housing shortage, the New Zealand Institute of Economic Research (NZIER)¹¹ was engaged to assess whether the housing market is currently in equilibrium regarding supply and demand for housing, and if not, to quantify an existing shortage (or surplus) of housing.

NZIER estimated a current housing shortage in Tauranga City to be from 4,300 to 5,300 houses, and for Western Bay of Plenty District to be 2,500 houses, as at 30 June 2022.¹²

Recognition and quantification of this existing housing supply shortage exacerbates the level of housing supply insufficiency in the Western Bay of Plenty sub-region.

Occupied and Unoccupied Dwelling Ratio

SmartGrowth requires that “permanent” vs “holiday residences” be monitored. A comparison of Census night occupied dwelling with unoccupied dwelling counts provides one indication of this. A table outlining occupied and unoccupied dwelling ratios based on 2023 Census is provided in Appendix 5 and a Statistical Area 2 (SA2) map is provided in Appendix 6.¹³

Tauranga City

For Tauranga City the coastal strip SA2s of Mount Maunganui North, Mount Maunganui South, Mount Maunganui Central and Motiti all registered an unoccupied dwellings proportion of 15% or greater at Census 2023, suggesting a higher rate of holiday residence in these areas, refer to Appendix 5. These results correspond with the traditional holiday nature of the coastal strip. Outside the coastal strip only Tauriko exceeded 15% unoccupied dwellings.

Western Bay of Plenty District

In Western Bay of Plenty District, the coastal settlements of Waihī Beach-Bowentown and Pukehina Beach show the highest ratios of unoccupied dwellings with 55% and 49% respectively, signifying a high number of holiday homes in these areas, refer to Appendix 5.

Other areas of Athenree, Waiau, Maketu, Matakana Island and Ōmokoroa South also indicate a relatively high proportion of non-permanent residences, each between 20% and 24% of homes unoccupied at Census 2023. Te Puke East and South, Waiorohi and Kopurererua have the least unoccupied dwellings at 5% to 6%.

3 Dwelling Sales, Prices and Rent Trends

Dwelling Sales Prices

Figure 14 and Table 8 show a contrasting trend in the housing market in the sub-region in the last two years where a general downturn has been observed in dwelling sales prices after the pandemic.

¹⁰ See Housing Development Capacity Assessment for Tauranga and the Western Bay of Plenty District, July 2021, and full HBA completed in March 2023.

¹¹ NZIER - Impact of a housing shortage, an update of the effects on Tauranga City, August 2022.

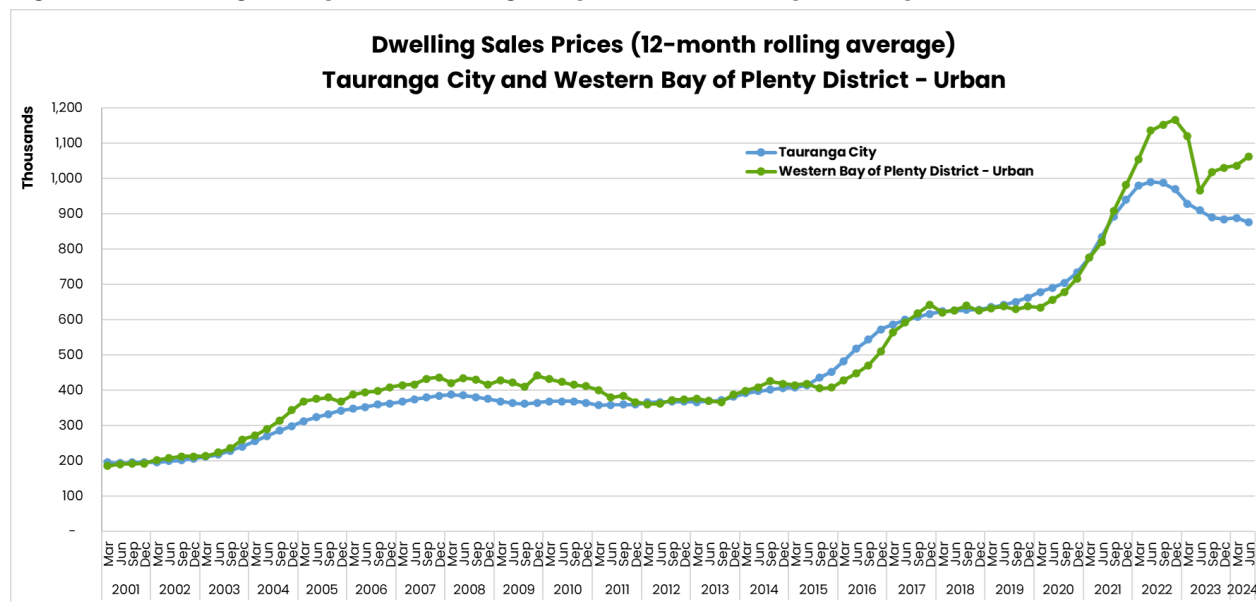
¹² Estimating the housing shortfall: A report for Western Bay of Plenty District Council, NZIER, November 2022.

¹³ Note: Statistics NZ replaced “Census Area Units” (CAUs) with “Statistical Area 2” (SA2s) at 2018 Census. Although the SA2s are generally the same as CAUs, the boundaries and names have changed to reflect changes in land use and population patterns.

From July 2023 to June 2024, the housing market in Tauranga City exhibited a slight cooling trend, with the median price decreasing by 4% from \$910,000 in 2022/23 to \$875,625 in 2023/24. This represents a modest decline from the peak median price of \$990,375 observed in 2021/22. This cooling indicates a period of market adjustment after a significant surge in prices right after the pandemic.

In contrast, median house prices in Western Bay of Plenty District Urban were continuously rising from June 2023 registering a notable increase of 10% from \$965,817 to \$1,062,089 in June 2024.

Figure 14 Dwelling sales prices, Tauranga City and Western Bay of Plenty District, 2001 to 2024



Source: HUD NPS-UD

Table 8 Dwelling Sales Prices (12-month rolling average)¹

Dwelling Sales Prices (\$)	Trend	\$ Change	% Change
Tauranga City			
June 2024			
March 2024	↓	-12,500	-1%
June 2023	↓	-34,375	-4%
June 2020	↑	185,375	27%
June 2015	↑	460,875	111%
Western Bay of Plenty District – Urban			
June 2024			
March 2024	↑	25,768	3%
June 2023	↑	96,272	10%
June 2020	↑	405,476	62%
June 2015	↑	643,197	154%

¹ Dwelling sales prices data was sourced from HUD. The 12-month rolling average selling price is calculated as the average of the monthly median selling prices across the 12 months to the reference month (eg, June, March), hence it is typically lower than the observed/actual market selling prices. The rolling average also smooths the fluctuations in the time series prices.

As at June 2024, median house prices in Western Bay of Plenty District varied significantly among areas. Ōmokoroa recorded the highest median price of \$1.57 million, reflecting an increase of 18% from the previous year's level. Athenree had the most significant increase of 109% from just over \$710,000 in 2023 to \$1.48 million in 2024. In contrast, other area units had declines of 2% (Katikati) to 37% (Ohauiti-Ngapeke).

In Tauranga City, Omanu stood out with the highest median price soaring to more than \$2.14 million from the previous year's level of \$961,000, equivalent to an increase of 123%. Other area units also had increases ranging from 1% (Palm Springs) to 40% (Maungatapu). On the other hand, median prices of some area units declined by 3% (Otumoetai North) to 41% (Mt Maunganui North).

Figure 15 Dwelling sale prices, June 2024

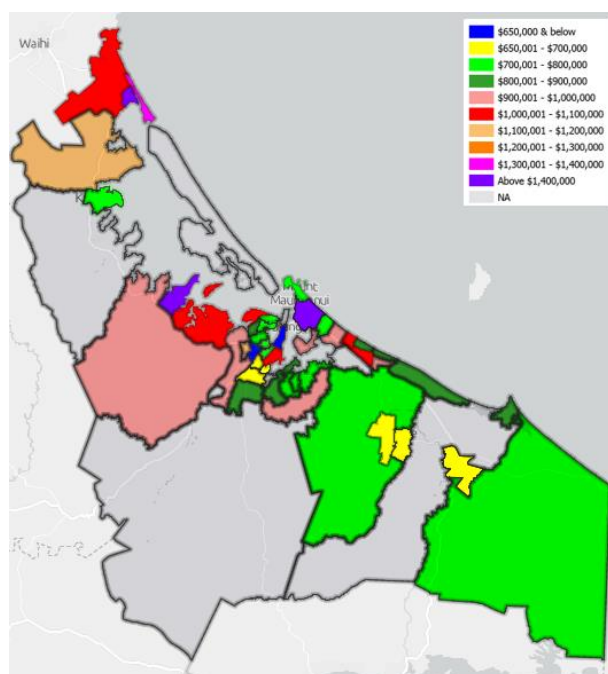
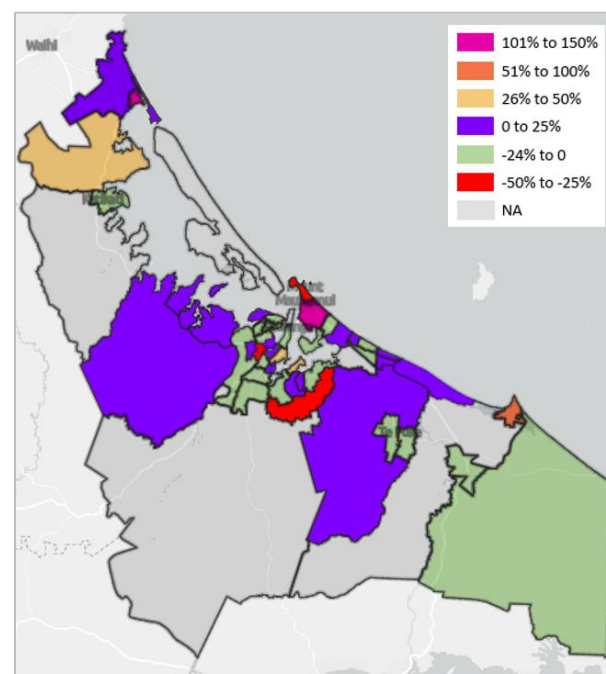


Figure 16 Change in dwelling sale prices, June 2023 to June 2024

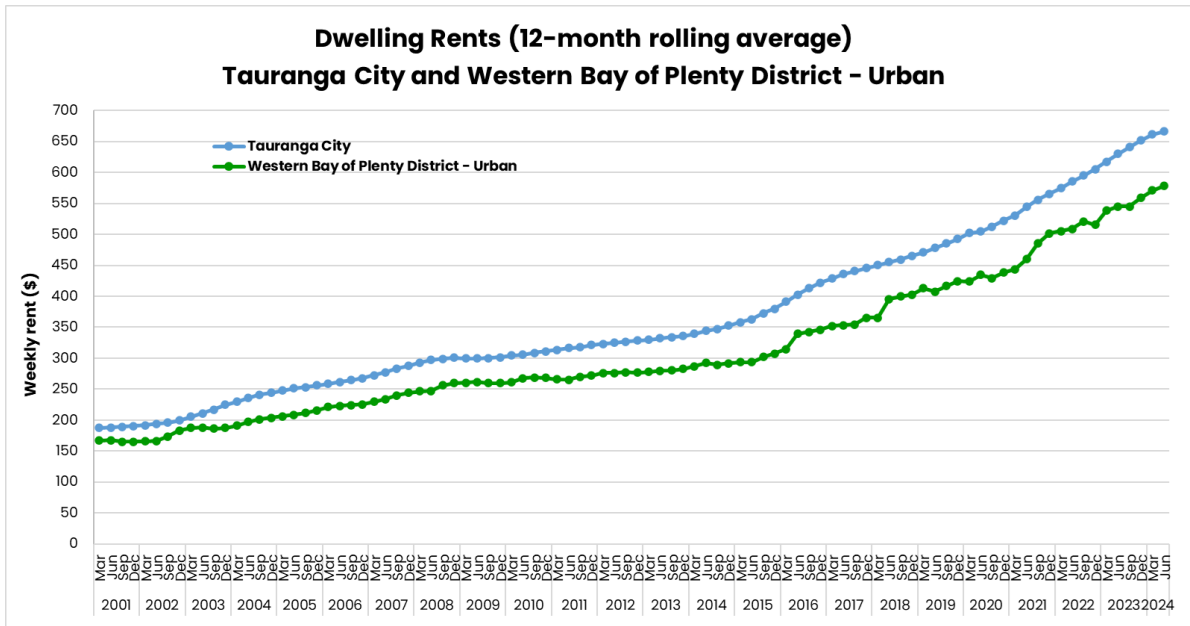


Dwelling Rents

Rental prices in Tauranga City are typically higher than in Western Bay of Plenty District urban areas (Waihi Beach, Katikati, Ōmokoroa and Te Puke), as shown in Figure 17 and Table 9. The dwelling rent data reflects only the properties where bonds have been lodged at Tenancy Services of MBIE in the previous 6 months of the reference quarter, hence may not indicate the residential rental situation in the sub-region.

The sub-region registered a 6% increase in average weekly rent, equivalent to \$37 in Tauranga City and \$33 in Western Bay of Plenty District from 2022/23 to 2023/24. The short term rent increases suggest a stable but rising rental market. Rental prices this year were more than 30% higher than they were five years ago. Refer to Appendix 1 for an explanation of this indicator.

Figure 17 Dwelling rents, Tauranga City and Western Bay of Plenty District Urban, 2001 to 2024



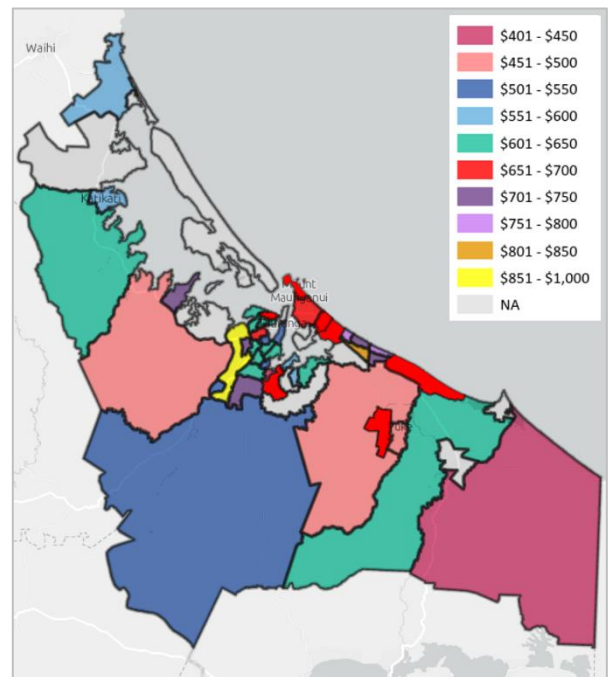
Source: HUD

Table 9 Dwelling rents

Dwelling Rents (\$)		Trend	\$ Change	% Change
Tauranga City				
June 2024	667			
March 2024	661	↑	6	1%
June 2023	630	↑	37	6%
June 2020	505	↑	162	32%
June 2015	363	↑	304	84%
Western Bay of Plenty District – Urban				
June 2024	578			
March 2024	571	↑	7	1%
June 2023	545	↑	33	6%
June 2020	435	↑	143	33%
June 2015	294	↑	284	97%

Source: HUD NPS-UD

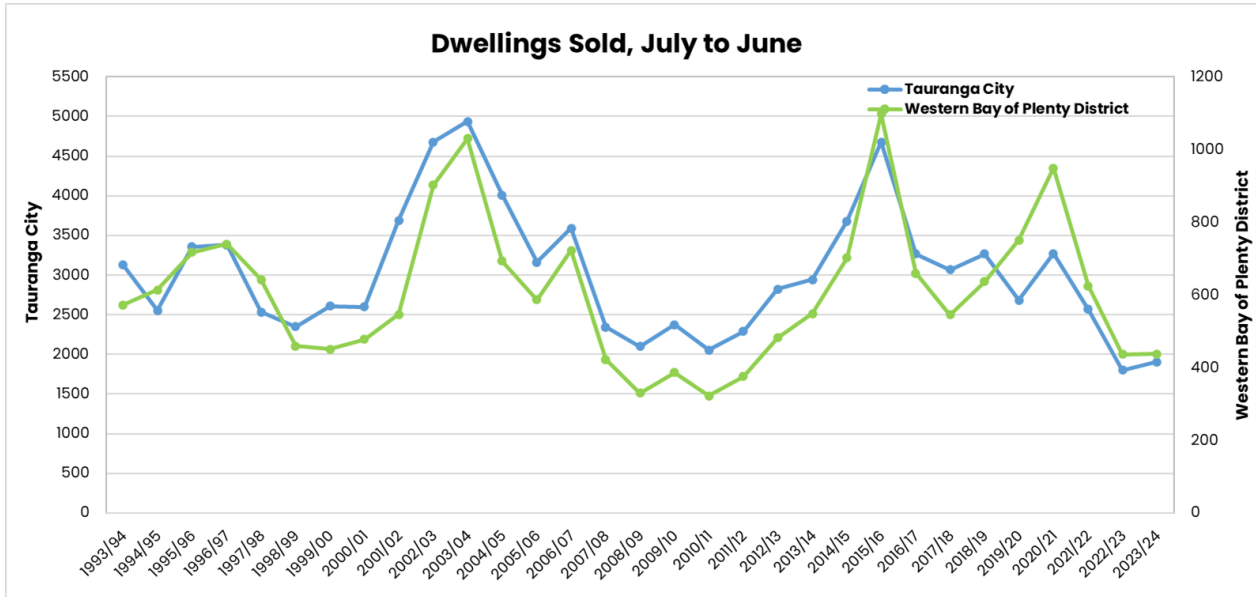
Figure 18 Weekly dwelling rents, June 2024



Dwellings Sold

Figure 19 shows a fluctuating trend in number of dwellings sold in the sub-region. Dwelling sales were high at more than 4,200 dwellings in 2020/21 and slumped to just over 2,200 dwellings in 2022/23. In 2023/24 a slight recovery was observed with 5% growth or 108 more dwellings (107 in Tauranga City and 1 dwelling in Western Bay of Plenty District) sold compared to the previous year, although sales remain below the peaks in the earlier part of the decade. Refer Appendix 1 for an explanation of this indicator.

Figure 19 Dwellings sold, Tauranga City and Western Bay of Plenty District, 1993 to 2024



Source: HUD

Figure 20 Dwellings sold, July 2023 to June 2024

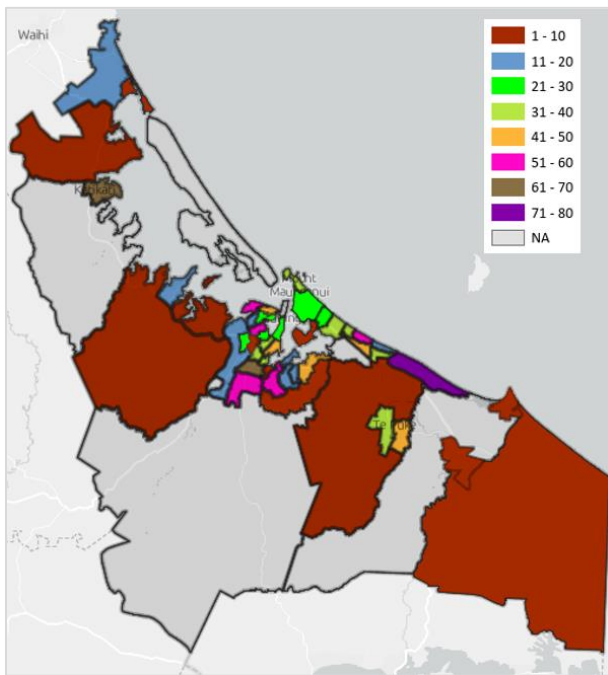
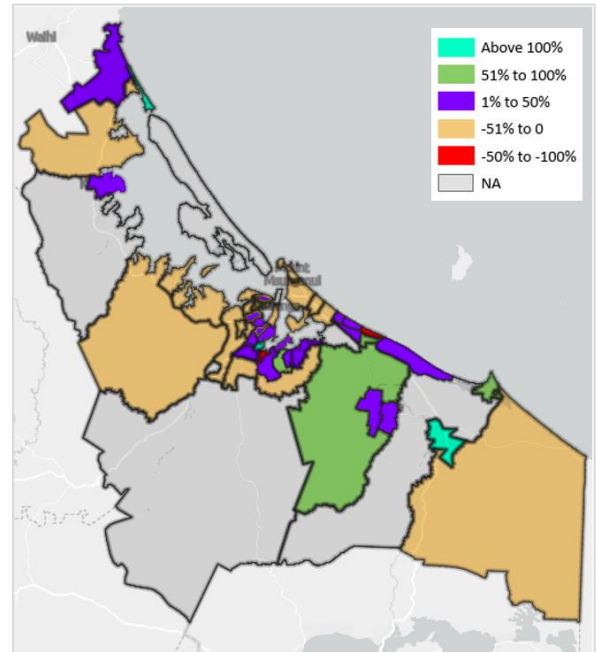


Figure 21 Percentage change in annual dwellings sold, July 2023 to June 2024

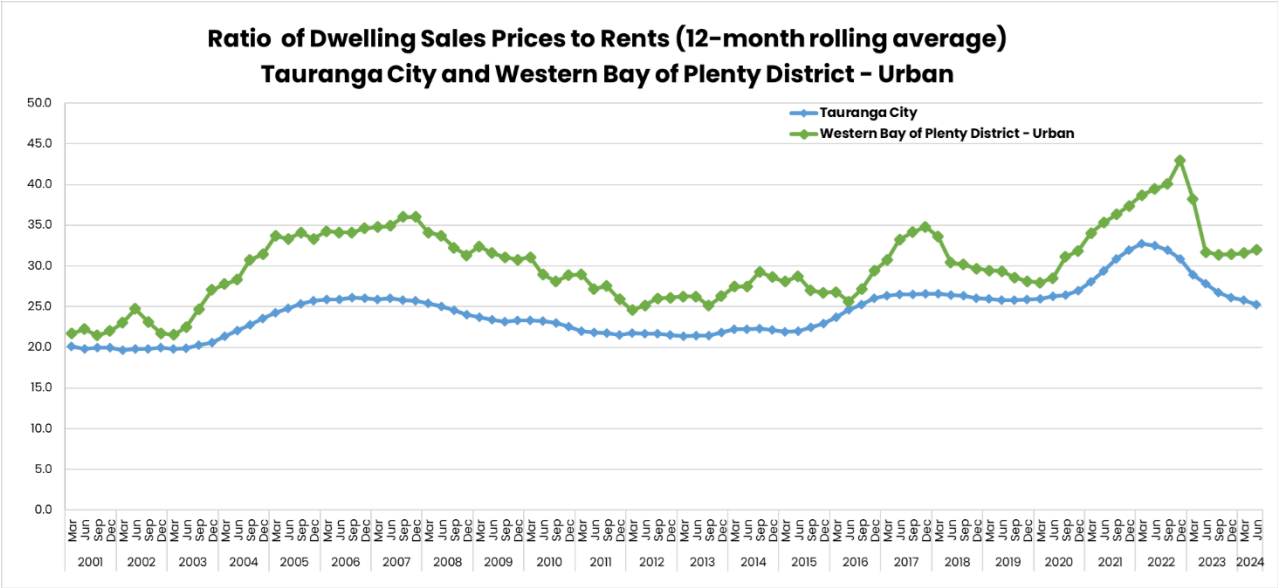


Ratio of Dwelling Sale Prices to Rent

The ratio of dwelling sale prices to rents provides another indicator of housing affordability. In Tauranga City, the ratio has generally decreased, indicating a relative improvement in affordability, with a ratio of 25.3 in June 2024 compared to 26.1 in December 2023. However, it remains high compared to historical levels, reflecting persistent affordability challenges.

Western Bay of Plenty District shows a similar trend, with a ratio of 32.0 in June 2024, slightly up from 31.6 in March 2024. The rising ratio suggests that while affordability may be improving in the short term with sales prices stabilising, the cost of home ownership relative to rental prices remains a significant issue. Refer to Appendix 1 for an explanation of this indicator.

Figure 22 Ratio of dwelling sale prices to rents, Tauranga City and Western Bay of Plenty District Urban, 2001 to 2024



Source: HUD

4 Housing Affordability

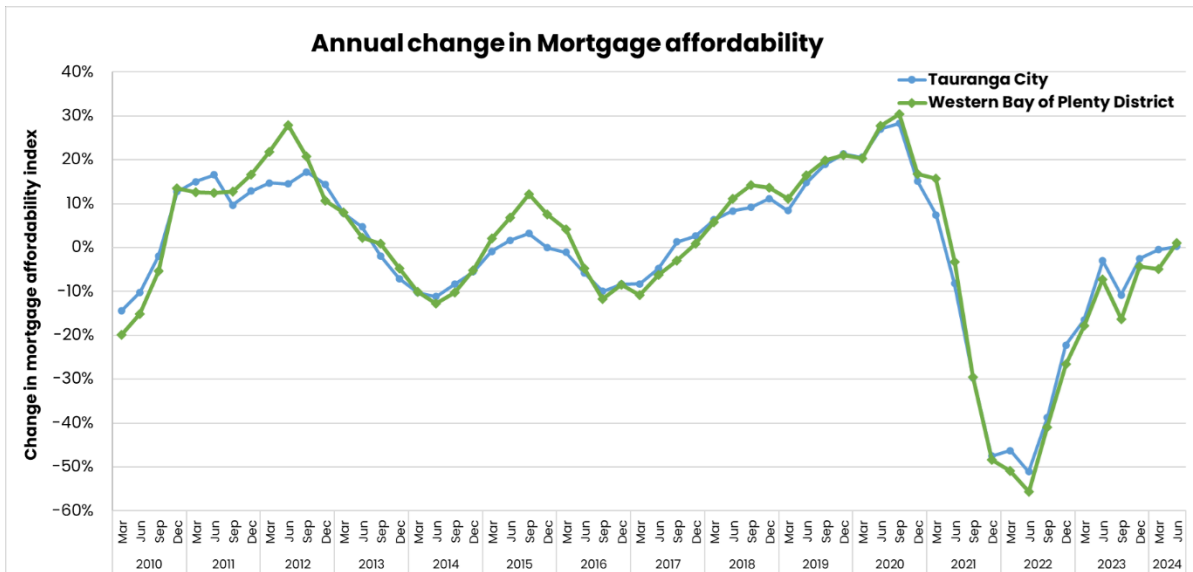
In November 2022, the Ministry of Housing and Urban Development introduced the Change in Housing Affordability Indicators (CHAI) for housing affordability. The indicators include changes in mortgage affordability, deposit affordability and rental affordability. A positive change in these indicators indicates improving affordability and negative change indicates declining affordability. Please see Appendix 2 for definition/explanation of, and sources of data for these indicators.

Change in Mortgage Affordability Index

The change in mortgage serviceability compares changes in the purchasing power of mortgage interest payments for new home loans with the growth in median household disposable (after tax) income.

The slight softening of the housing market translates to improvement in mortgage serviceability from June 2022 as shown in the figure below. However, the index change was still very low in June 2024 (0.3% in Tauranga City and 1.1% in Western Bay of Plenty District), and therefore it's still unaffordable to service a mortgage in the sub-region.

Figure 23 Annual change in mortgage affordability index, Tauranga City and Western Bay of Plenty District, 2010 to 2024



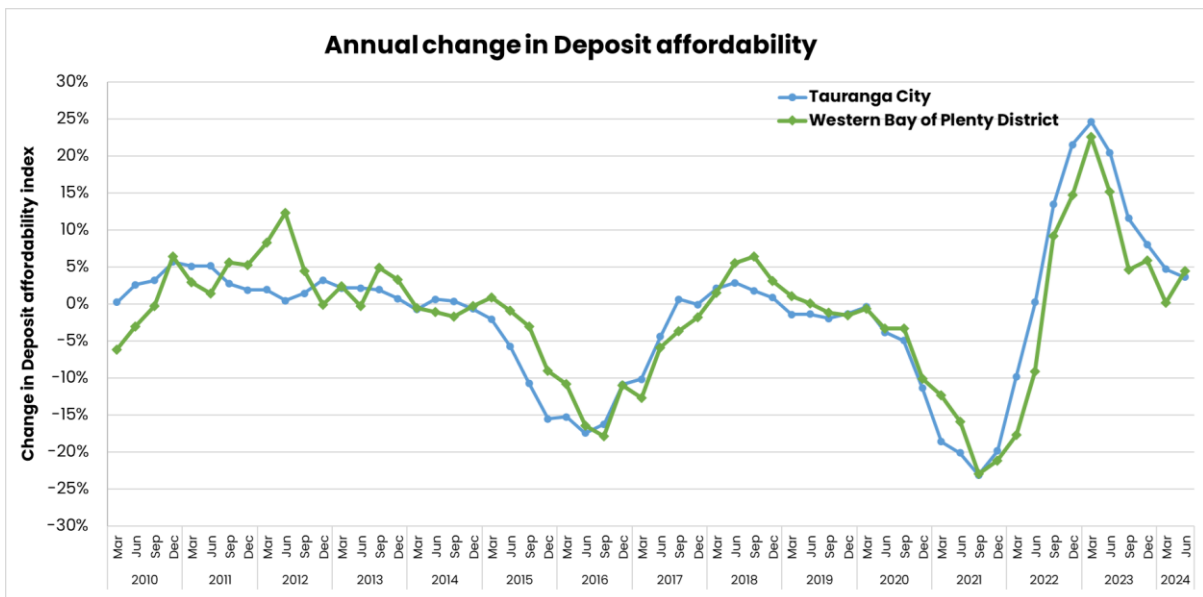
Source: HUD

Change in Deposit Affordability Index

The change in deposit affordability indicator compares changes in house prices with the growth in median household disposable (after tax) income.

The figure below shows that securing a deposit has improved in the short term from the latter part of 2022 to mid-2023, at 14% to 20% in Tauranga City and 9% to 15% in Western Bay of Plenty District. However, it has worsened recently dipping to 4% in Tauranga City and 5% in Western Bay of Plenty District in June 2024. This means that it has become unaffordable to secure a deposit in the sub-region at these times.

Figure 24 Annual change in deposit affordability index, Tauranga City and Western Bay of Plenty District, 2010 to 2024



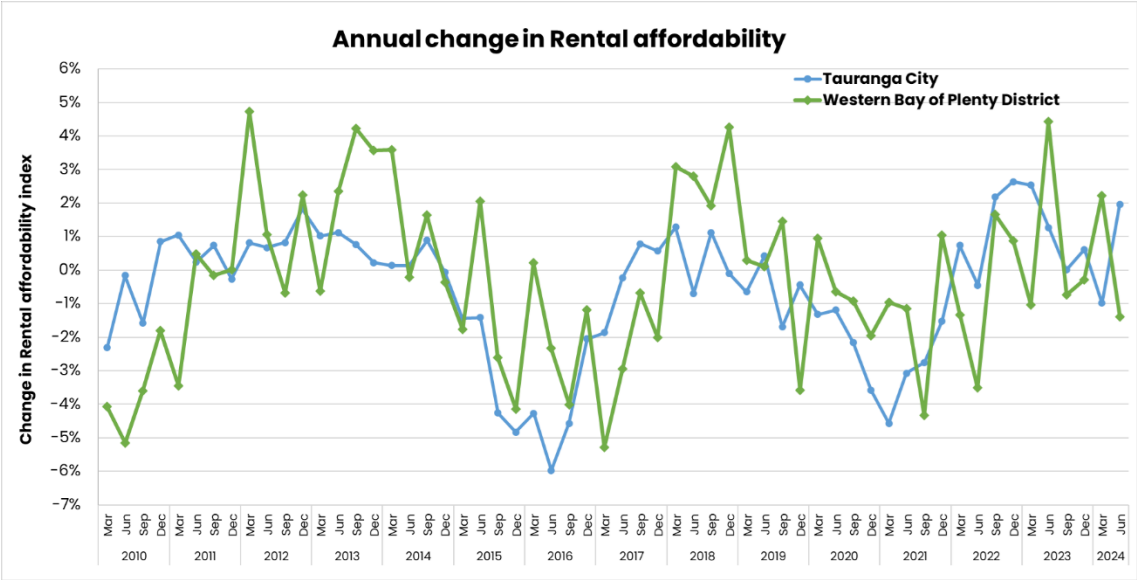
Source: HUD

Change in Rental Affordability Index

The change in rental affordability compares changes in rental prices for new tenancies with the growth in median household disposable (after tax) income.

In the 12 months to June 2024, improvement in Tauranga City’s rental affordability was very minimal (0.7%). In Western Bay of Plenty District, the index change was 4% in June 2023, but dropped to below zero in June 2024 indicating that affordability has worsened from that time.

Figure 25 Annual change in rental affordability index, Tauranga City and Western Bay of Plenty District, 2010 to 2024



Source: HUD

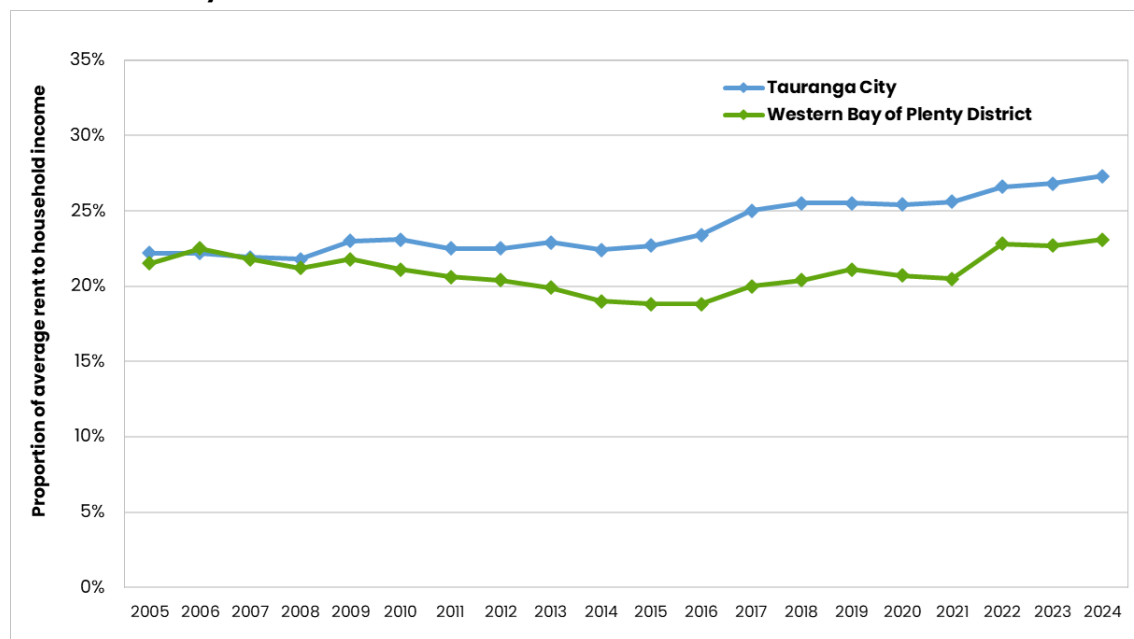
Proportion of Average Rent to Household Income

The proportion of average annual rent to average household income indicates rental affordability. A higher proportion suggests that average rent costs a greater multiple of typical incomes, which indicates lower rental affordability.

The proportion of average annual rent to household income in the sub-region has increased in the last four years but remained lower than 30%¹⁴. This, in addition to other measures indicating housing unaffordability in the previous section, shows that it is more affordable to rent than to buy a house in the sub-region.

¹⁴ 30% of household income is the ideal maximum limit that should be spent on rent.

Figure 26 Proportion of average rent to household income, Tauranga City and Western Bay of Plenty District, 2005 to 2024



Source: Infometrics

5 Residential Section Size

New Lots Created

Tauranga City

In the last three years, there has been a notable shift in residential lot sizes with a trend toward smaller sections, with the proportion of lots measuring 175m² or smaller significantly rising from 5% in 2021/22 to 27% in 2023/24. In contrast, the proportion of larger lots between 326m² and 500m² has continuously declined from 35% to 12% in the same period. This pattern indicates the shift toward higher density development, potentially driven by the shortage of residential zoned land and the City Plan rules to enable housing supply.

The most common lot size was 176m² to 325m², accounting for 48% of all new lots. On the other hand, larger lots of more than 500m² continue to make up a smaller fraction of new subdivisions and may further be subdivided in the future, particularly in suburban and Wairakei residential zones.

Table 10 Residential lot/section size for new lots created, Tauranga City, 2022 to 2024

Residential Lot/Section Size (m ²)	Dwelling yield per ha	2021/22		2022/23		2023/24	
		Number	Percent	Number	Percent	Number	Percent
175 & below	40 & above	22	5	50	10	139	27
176-325	21-39	218	48	247	50	245	48
326-500	14-21	160	35	100	21	63	12
501-750	9-14	25	5	58	12	22	4
751-1,000	7-9	6	1	6	1	9	2
Above 1,000	Below 7	26	6	31	6	30	6
Total		457	100	492	100	508	100

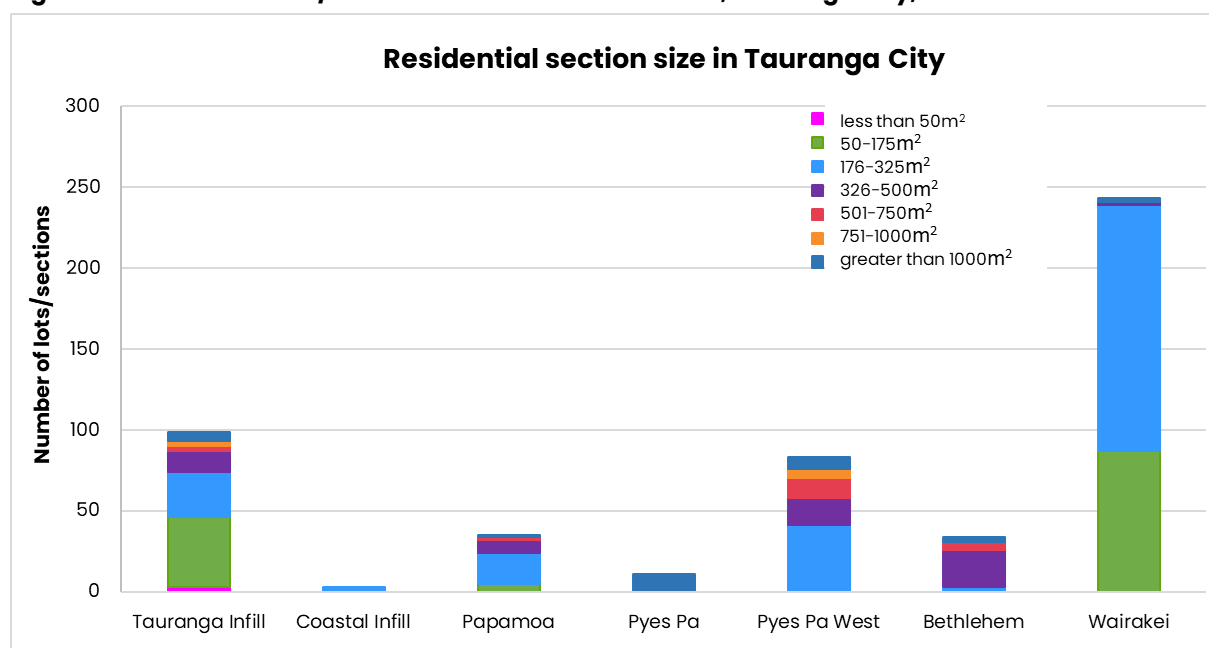
Dwelling yield per hectare is based on the assumption that 30% of the land is allocated to roads and reserves during subdivision.

Tauranga City Urban Growth Areas

From July 2023 to June 2024 the proportion of new lots created in the Greenfield UGAs has declined to 80%, from the previous year's proportion of 88%. Wairakei still has the biggest proportion of 60% of the lots created in the greenfield UGAs, although this was slightly lower than the previous year by 5%. Pāpāmoa, Pyes Pa, Pyes Pa West and Bethlehem collectively contributed 40% of the lots created in the UGAs, while there were no lots created in Welcome Bay and Ohauti.

The shift toward higher density development was evident in smaller lots created in the Greenfield UGAs, with lot sizes smaller than 326m² increasing in proportion from 61% to 76% from 2022/23 to 2023/24.

Figure 27 Residential lot/section size for new lots created, Tauranga City, 2024



Historical Residential Lot Size

The shortage in the supply of land for residential development continues, with the number of lots declining in the last eight years, from a high of more than 1,600 new lots in 2016/17 to 508 lots in 2023/24.

Figures 28 and 29 show the changing focus to higher density development which was evident in the shift to lots smaller than 176m² that started in 2018/19 at 1% to a remarkable 27% in 2023/24. This is further substantiated by the subdivision of larger lots in recent years with the observed decline in the lots between 326m² and 750m² from 83% in 2016/17, to 57% in 2020/21 and 17% in 2023/24. There was also a shift in the prevalent lot size of 326m²-500m² at 56% in 2017/18 to 176m²-325m² at 48% in 2023/24.

Figure 28 Residential section size for new lots created, Tauranga City, 2006 to 2024

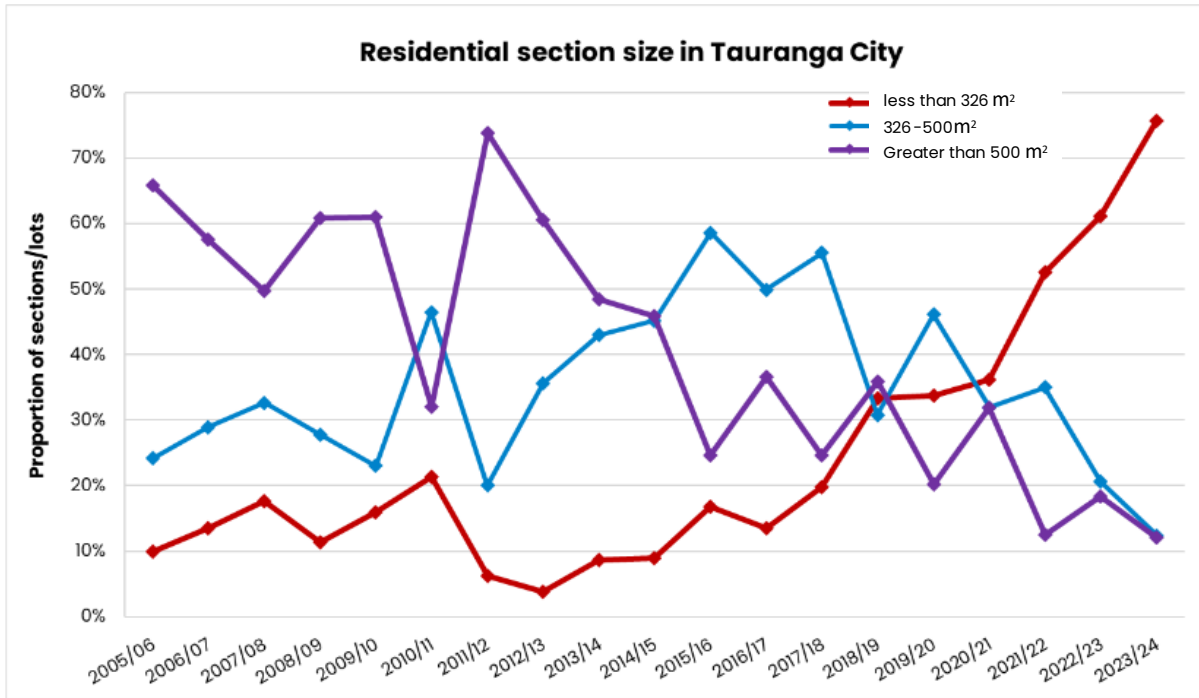


Figure 29 Residential section size for new lots created, Tauranga City, 2006 to 2024

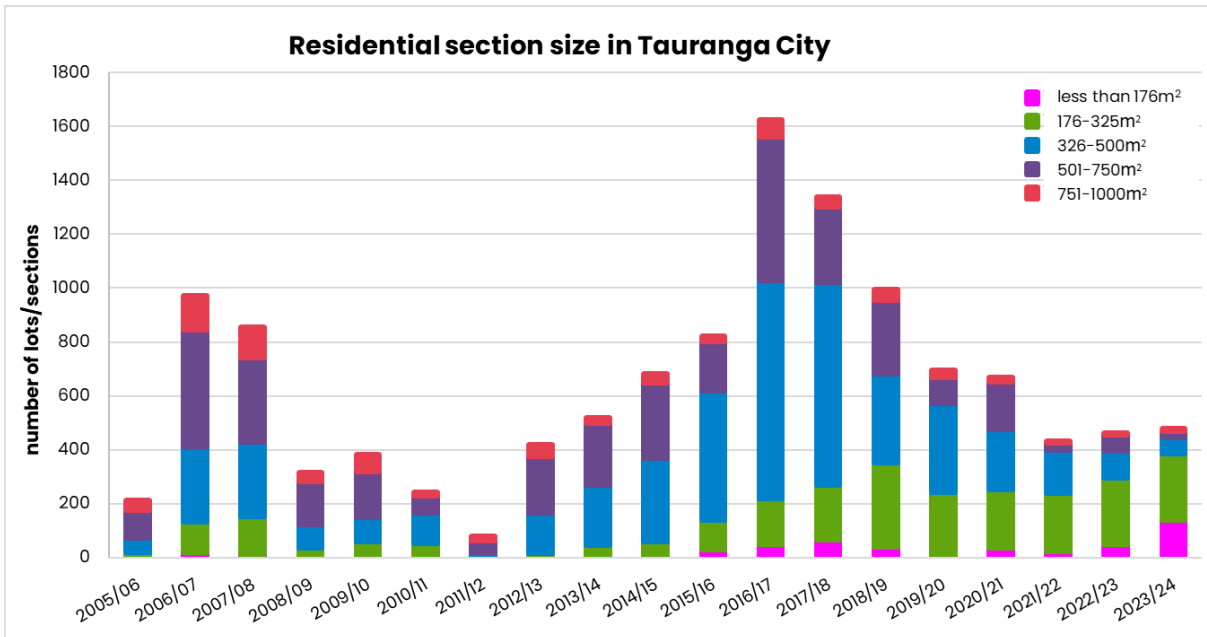


Table 11 shows that as at 30 June 2024, Tauranga City had a total of 47,409 lots in four residential zones including high density urban residential, city living – residential and mixed use, suburban residential and Wairakei residential zones. The majority or 98% of these lots were in the suburban (91%) and Wairakei (7%) residential zones. More than two thirds (68%) of the lots were greater than 500m² and future subdivision is expected to occur in these lot sizes.

Table 11 Number of lots/sections by City Plan residential zone and section size, Tauranga City, 2024

City Plan Zone ¹	Section size	Number of lots	Percent
High density urban residential	< 325m ²	342	<1
	325m ² – 500m ²	72	<1
	> 500m ²	294	1
City Living – residential and mixed use	< 325m ²	32	<1
	325m ² – 500m ²	46	<1
	> 500m ²	266	1
Sub-urban residential	< 325m ²	2,321	5
	325m ² – 500m ²	9,457	20
	> 500m ²	31,118	66
Wairakei residential	< 325m ²	1,371	3
	325m ² – 500m ²	1,414	3
	> 500m ²	676	1
Total		47,409	100

¹ Excludes other zones where residential development has occurred and/or is expected to occur: Future urban, Neighbourhood Centre (Wairakei), Ngāti Kahu Papakainga, Residential Large lot and Rural Residential. The number of lots in these zones are not expected to change much over time except in >500m² sections.

Section Size of Dwellings Consented

Western Bay of Plenty District

Residential section size of dwellings consented varies by urban growth area, with Katikati having the majority of sites sized 176-325m² in 2023/24. Te Puke has a range of section sizes, with some larger sites of 750m²+ being developed this year into Multi Unit dwellings. Rural areas continue to have dwellings consented largely on sites greater than 1000m².

Figure 30 Residential lot/section size, Western Bay of Plenty District, 2023 to 2024

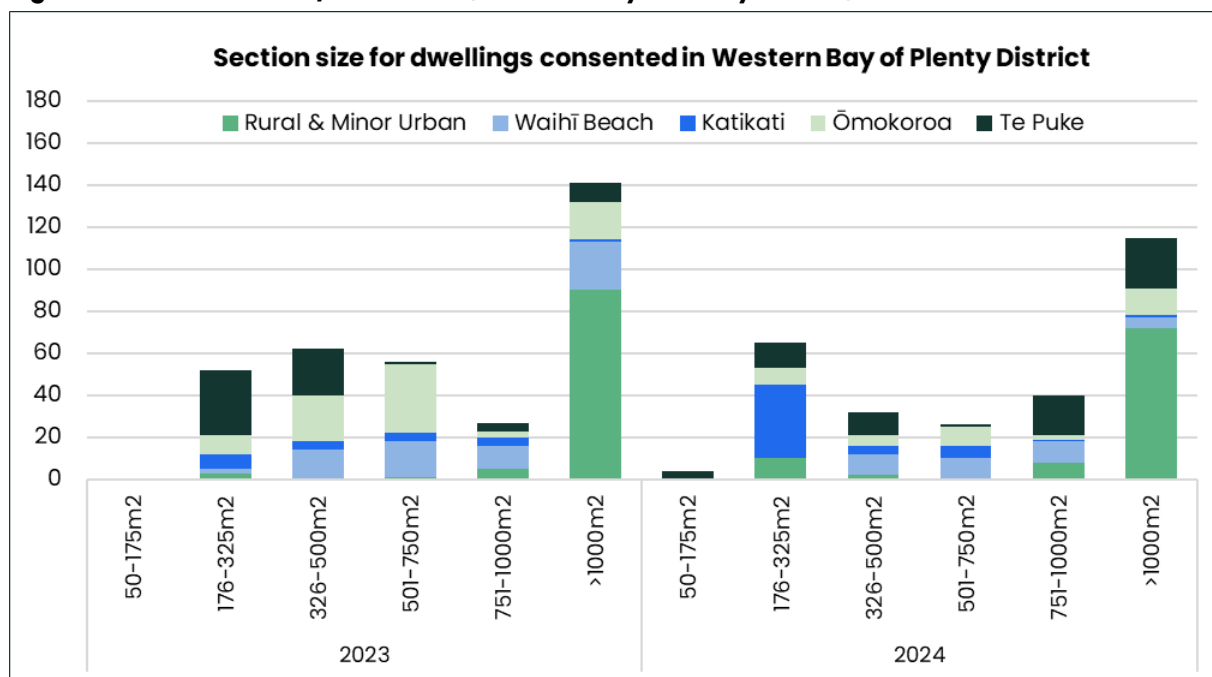


Table 12 Residential lot/section size for dwellings consented, Western Bay of Plenty District, 2022 to 2024

Residential Lot/Section Size (m ²)	Dwelling yield per ha	2021/22		2022/23		2023/24	
		Number	Percent	Number	Percent	Number	Percent
50-175	40+	25	5	0	0	4	1
176-325	21-39	20	4	52	15	65	23
326-500	14-21	106	21	62	18	32	11
501-750	9-14	114	23	56	17	26	9
751-1,000	7-9	36	7	27	8	40	14
>1,000	<7	199	40	141	42	115	41
Total		500	100	338	100	282	100

Table 13 Residential lot/section size for dwellings consented, Western Bay of Plenty District, 2024

Residential Lot/Section Size (m ²)	Waihī Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
50-175	0	0	0	4	8
176-325	0	35	8	12	4
326-500	10	4	5	11	2
501-750	10	6	9	1	2
751-1,000	10	1	2	19	6
>1,000	5	1	13	24	70
Total	35	47	37	71	92

6 Dwelling Density

Residential Dwelling Density

Tauranga City

Table 14 shows that among the urban growth areas, Wairakei is currently achieving the highest nett area dwelling density of 18.1 dwellings per ha in the developed areas and 31.0 dwellings per ha proposed in currently undeveloped areas, which together deliver an overall nett area dwelling density of 20.8 dwellings per ha. Pyes Pa West (the Lakes) and Pāpāmoa have overall nett area dwelling densities of 13.7 and 13.8 dwellings per ha respectively. Development areas within each greenfield UGA have a range of different densities, while further developable areas not currently included in the density calculation may potentially increase density when developed (see Appendix 8).

In comparison, the older greenfield areas released for development in the early 1990s are currently achieving the lower overall densities based on current and proposed development: Bethlehem 12.3, Pyes Pa East 12.3, Ohauti 11.6 and Welcome Bay 10.8 dwellings per ha. Refer to Appendix 8 for more details on density figures and maps for the UGAs.¹⁵

Table 14 Residential dwelling density by urban growth areas, Tauranga City, September 2024

Residential Development	Growth area	Dwelling density (dwellings per ha)		
		Gross area ¹	Nett area ²	Nett site area ³
	Bethlehem	12.01	12.12	15.07
	Pyes Pa West	13.30	13.64	19.67
	Pyes Pa East	12.02	12.30	15.72

¹⁵ Future density assessment areas will be expanded to include the established infill/intensification parts of the city.

Residential Development	Growth area	Dwelling density (dwellings per ha)		
		Gross area ¹	Nett area ²	Nett site area ³
Developed	Ohauti	11.42	11.62	14.62
	Welcome Bay	10.51	10.64	13.82
	Pāpāmoa	13.30	13.48	17.91
	Wairakei	17.55	18.08	25.27
Proposed	Bethlehem	14.74	14.74	29.05
	Pyes Pa West	15.03	15.03	17.44
	Pyes Pa East	14.01	14.01	17.73
	Ohauti	10.88	10.88	12.34
	Welcome Bay	16.52	16.52	22.68
	Pāpāmoa	29.74	29.74	36.48
	Wairakei	30.88	30.88	53.13
Total	Bethlehem	12.15	12.25	15.51
	Pyes Pa West	13.38	13.71	19.54
	Pyes Pa East	12.03	12.31	15.73
	Ohauti	11.41	11.60	14.55
	Welcome Bay	10.63	10.76	13.98
	Pāpāmoa	13.60	13.78	18.28
	Wairakei	20.37	20.85	30.38

¹ Gross Area includes everything within the full greenfield UGA boundary – includes all roads, business areas, schools, all reserves and stormwater areas.

² Nett Area is “Nett Developable Area” as defined in the Tauranga City Plan (see Appendix 8) – only includes residential sites, local and collector roads and neighbourhood reserves.

³ Nett Site Area – only includes land within residential sites, excluding local and collector roads and neighbourhood reserves.

Table 15 Area, yield and residential density in urban growth areas, Tauranga City, December 2024

Growth Area	Nett area (ha)	Dwellings	Vacant sections + proposed sections/ lots or dwellings	Total yield (Vacant & proposed sections & dwellings)	Residential density (dwellings per ha) ¹
Bethlehem	279.93	3,148	281	3,429	12.25
Pyes Pa West	182.24	2,239	259	2,498	13.71
Pyes Pa East	180.14	2,185	32	2185	12.31
Ohauti	145.74	1,590	101	1,691	11.60
Welcome Bay	141.43	1,440	81	1,521	10.75
Pāpāmoa	766.61	10,033	533	10,566	13.78
Wairakei	256.22	3,272	1,970	5,342	20.85

¹ Includes both developed and proposed dwellings and sections.

Western Bay of Plenty District

Western Bay of Plenty District has four urban growth areas – Waihī Beach (including Bowentown and Athenree), Katikati, Ōmokoroa and Te Puke. Refer to Appendix 8 for more details on density figures and maps for the UGAs.

Table 16 shows that Waihī Beach is currently achieving the highest net area dwelling density of 9.27 dwellings per ha. Katikati and Te Puke have similar net area dwelling densities of 7.40 and 7.30 dwellings per ha respectively. Ōmokoroa has lower net area dwelling density of 6.13 dwellings per ha, due to historically large lots in the rural area with only one dwelling.

Table 16 Residential dwelling density in urban growth areas, Western Bay of Plenty District, 2024

Urban Growth Area	Dwelling density (dwellings per ha)		
	Gross area ¹	Net area ²	Net site area ³
Waihi Beach	7.05	9.27	10.89
Katikati	6.70	7.42	9.41
Ōmokoroa	4.66	6.13	7.33
Te Puke	6.89	7.20	8.70

¹ Gross area includes all residential zoned land and excludes commercial and industrial zoned land within the urban boundary.

² Net area includes residential sites, local and collector roads and neighbourhood reserves.

³ Net site area includes land within residential sites, excluding local and collector roads and neighbourhood reserves.

Table 17 Area, yield and residential density in urban growth areas, Western Bay of Plenty District, 2024

Urban Growth Area	Net area (ha)	Dwellings	Vacant sections	Total yield	Residential density (dwellings per ha)
Waihi Beach	328.76	2,869	181	3,050	9.27
Katikati	304.39	2,194	66	2,260	6.70
Ōmokoroa	402.75	2,327	144	2,471	6.13
Te Puke	439.81	2,952	80	3,032	6.89

7 Dwelling Typology

Type of Dwellings Consented

Tauranga City

In Tauranga City there is a changing landscape for types of dwelling¹⁶ consented over the years. In 2017/18 stand-alone dwellings constituted 80% of all the dwellings consented, reflecting a strong preference for this type of dwelling. From 2019/20 proportions of stand-alone dwellings were declining registering a drop to 48% by 2023/24. While duplexes increased in proportion from 4% in 2017/18 to 10% in 2023/24, retirement village units had no pronounced trend exhibited during the period. More apartments were consented between 2018/19 to 2020/21 but less in the last three years.

In the last two years, developers have increased preference toward attached dwellings, increasing from 7% in 2021/22 to 22% in 2022/23 and 28% in 2023/24, which could be attributed to higher urban density and affordability considerations.

Among the urban growth areas, Pāpāmoa exhibited a diverse mix of dwelling typology in the last year: 50% stand-alone houses, 32% attached dwellings and a small share of 3% to 5% for duplexes, apartments, retirement village units and secondary dwellings. Wairakei, Ohauti and Pyes Pa West had more stand-alone houses at 75% to 88% of the dwellings consented, while Bethlehem was dominated by retirement village units at 91% (53 units at Bethlehem Shores were part of a single consent issued during the year).

The two infill areas showed contrasting preference, with Tauranga Infill areas more inclined towards attached dwellings (59%) and Coastal Infill areas having more (88%) stand-alone houses.

A lower number of secondary dwellings (7 units) were consented during the year, but the same in proportion compared to the previous year. These dwellings were an additional or studio unit, an

¹⁶ TCC classifies dwellings into the following types: stand-alone dwellings, duplex, attached dwellings, apartments (residential and mixed use), retirement village units and secondary/minor dwellings.

TCC further classifies dwellings in the retirement village units into stand-alone, duplex, and attached dwellings.

Apartments are 3 or more dwelling units joined horizontally, whether purely residential or mixed residential and commercial use.

Attached dwellings are 3 or more dwelling units attached vertically.

alteration or conversion of a garage or rumpus room, or alteration to the main dwelling, resulting in an additional independent dwelling unit.

Figure 31 Type of dwellings consented, Tauranga City, 2024

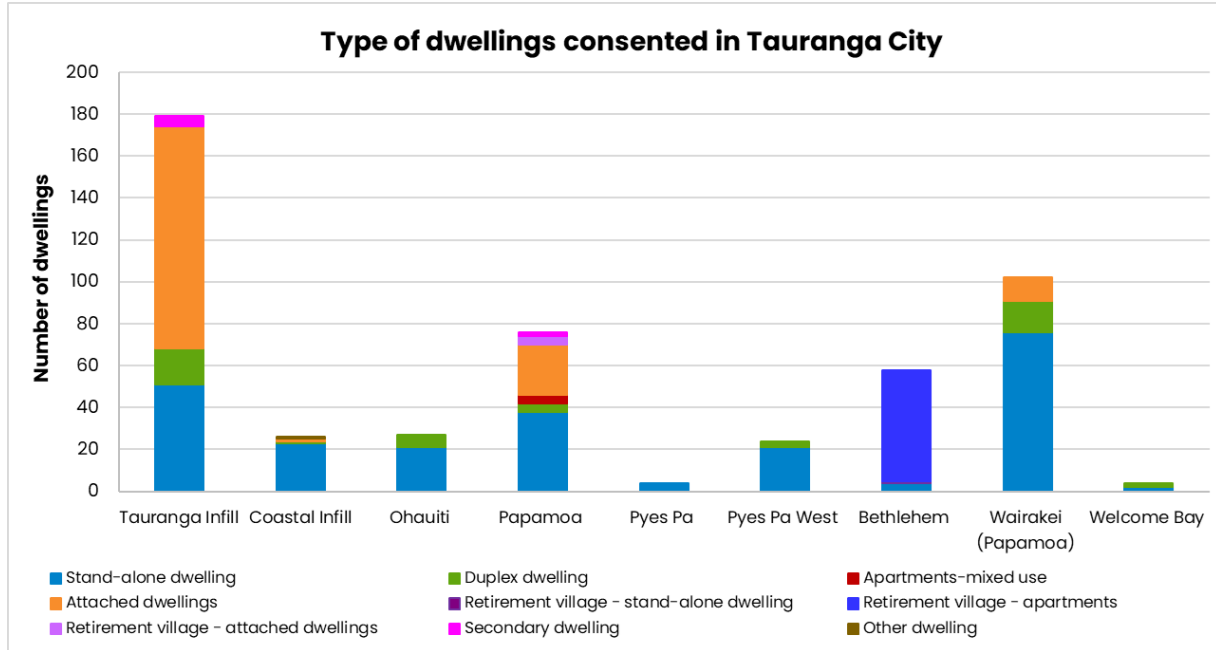
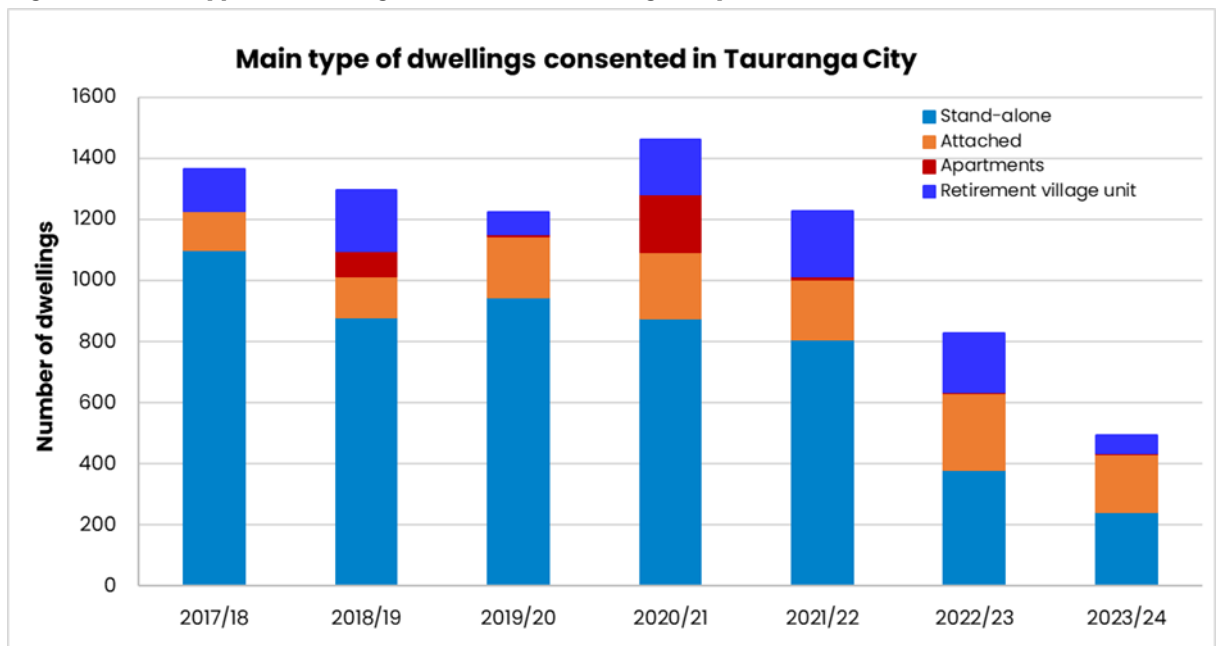


Figure 32 Main type of dwellings consented, Tauranga City, 2018 to 2024



The proportion of dwellings consented in infill areas increased from 33% in 2022/23 to 41% in 2023/24, while those consented in the greenfield UGAS declined from 65% to 59% in the same period.

In both infill and UGAs, the majority of the dwellings were in residential zones (suburban residential, Wairakei residential), at 96% and 69%, respectively. More than 27% of the dwellings in the UGAs are in rural and rural residential zones.

In the residential zones in the infill areas, around 60% of the dwellings consented were attached, while 34% were stand-alone dwellings. In the UGAs, 48% of the dwellings consented in the residential zones were stand-alone, 18% were attached and 20% were retirement village units.

Figure 33 Type of dwellings consented by City Plan zone and growth area, Tauranga City, 2024

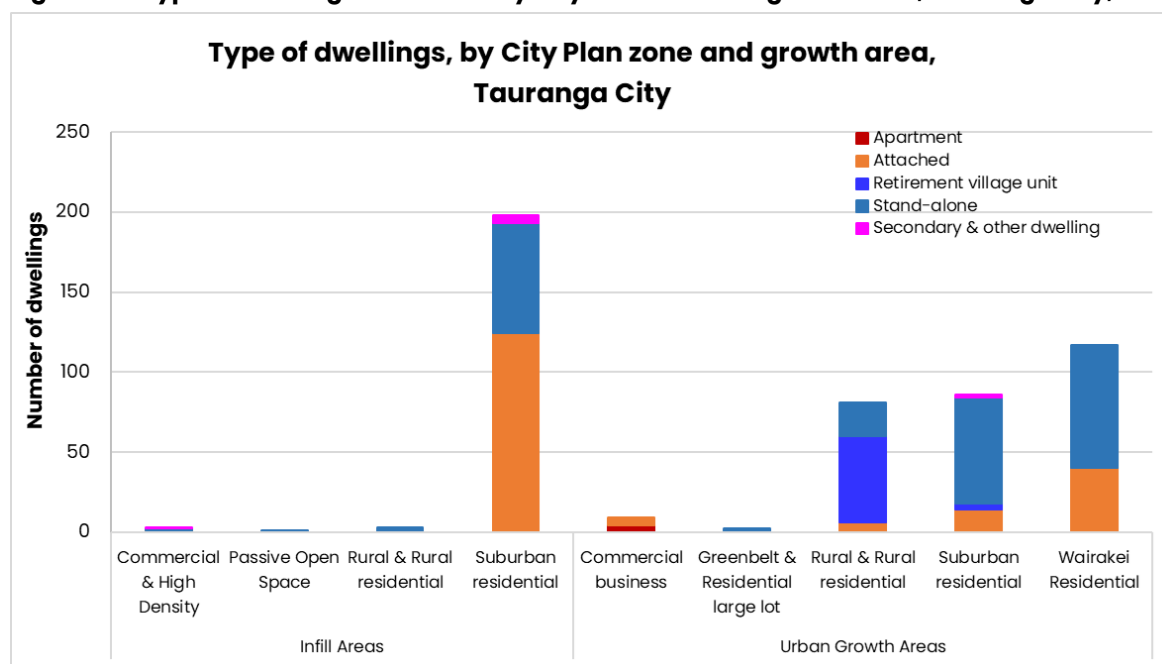


Table 18 Type of dwellings consented, Tauranga City, 2022 to 2024

Dwelling Typology	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
Stand-alone dwelling	809	65	378	45	240	48
Duplex	112	9	66	8	48	10
Attached dwellings	84	7	186	22	142	28
Secondary/minor/other dwelling	23	2	13	2	8	2
Apartments – residential	5	<1	-	-		
Apartments – mixed use	4	<1	6	1	4	1
Subtotal	1,037	83	649	77	442	88
Retirement village unit – stand-alone dwelling	71	6	12	1	1	<1
Retirement village unit – duplex	112	9	53	6		
Retirement village unit – attached dwellings	32	3	105	13	4	1
Retirement village unit – apartment	-	-	20	2	53	11
Subtotal	215	17	190	23	58	12
Total	1,252	100	839	100	500	100

Western Bay of Plenty District

Numbers of stand-alone dwellings have fallen 17% to 183 in 2023/24, making up 65% of all new dwellings consented, down from 84% in 2022/23. Due to the recent Medium Density Residential Standards rules and Plan Change 92, duplex and multi-unit dwellings combined increased substantially to 90 dwellings or 31% of all new builds, with the majority in Te Puke, and also prevalent in Katikati. In contrast, 86% of new builds in Ōmokoroa were stand-alone dwellings, as were 97% of new dwellings at Waihī Beach. 8 minor dwellings and 2 retirement village units were built across the District this year.

Figure 34 Type of dwellings consented, Western Bay of Plenty District, 2023 to 2024

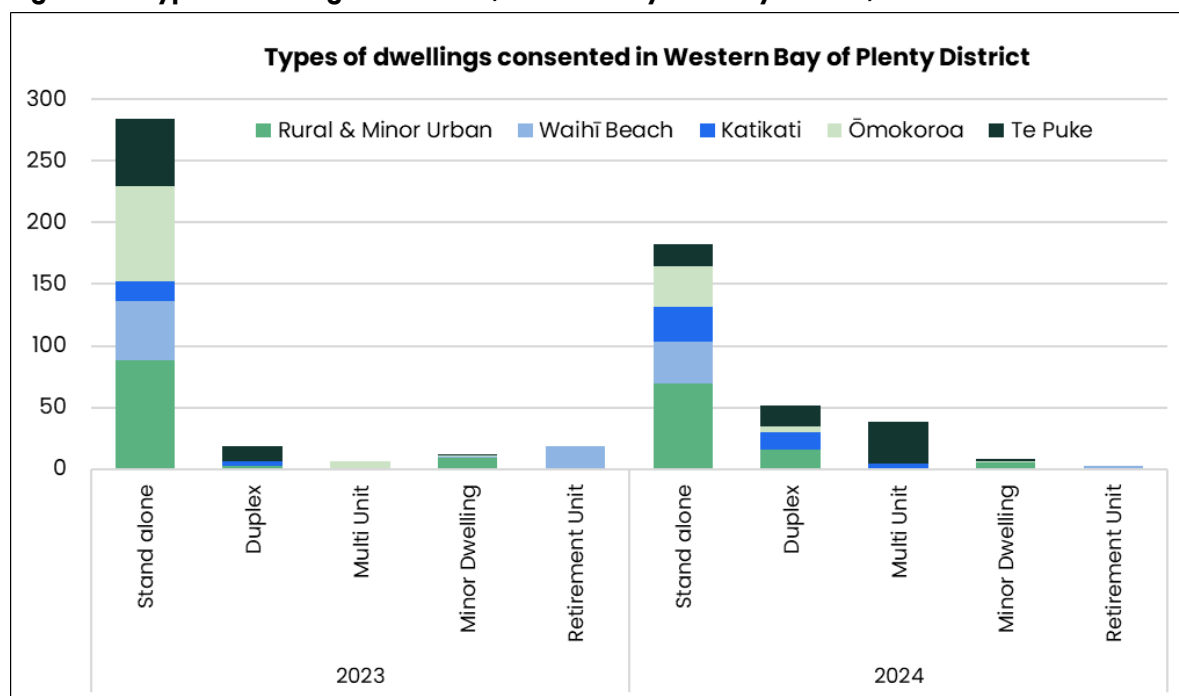


Table 19 Type of dwellings consented, Western Bay of Plenty District, 2022 to 2024

Dwelling Typology	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
Stand-alone dwelling	389	78	284	84	183	65
Duplex dwelling	37	7	18	5	51	18
Multi-unit dwelling	39	8	6	2	38	13
Minor dwelling	35	7	12	4	8	3
Retirement village unit	0	0	18	6	2	1
Total	500	100	338	100	282	100

Table 20 Types of dwellings consented, Western Bay of Plenty District Urban and Rural, 2024

Dwelling Typology	Waihi Beach	Katikati	Omokoroa	Te Puke	Rural and Minor Urban
Stand-alone dwelling	31	29	33	18	69
Duplex dwelling	0	14	4	17	16
Multi-unit dwelling	0	4	0	34	0
Minor dwelling	0	0	1	2	5
Retirement village unit	2	0	0	0	0
Total	33	47	37	71	92

Number of Storeys

Tauranga City

In the last three years, the proportion of dwellings consented by number of storeys showed significant trends in residential building preferences over this period. The majority or 71% of dwellings consented in 2021/22 were single storey dwellings but notably decreased to 65% in 2022/23, further dropping to 42% in 2023/24. On the other hand, double storey dwellings exceeded the proportion of single storey

dwellings, accounting for 44% in 2023/24. The rise in the proportion of two, three and four-storey dwellings indicated an emerging trend towards higher density residential development.

Wairakei had the biggest proportion of single level dwellings at 39%, followed by Tauranga infill areas at 20%. For double storey dwellings, Tauranga Infill areas and Pāpāmoa constituted 59% and 22%, respectively. The 15 three-storey dwellings comprising 3% of all the dwellings consented in the whole City were located in Tauranga (5 dwellings) and Coastal Infill (8 dwellings) areas and Pāpāmoa UGA (2 dwellings). The 53 retirement village units were part of the four storey apartment building consented for Bethlehem Shores.

Figure 35 Number of storeys for dwellings consented, Tauranga City, 2024

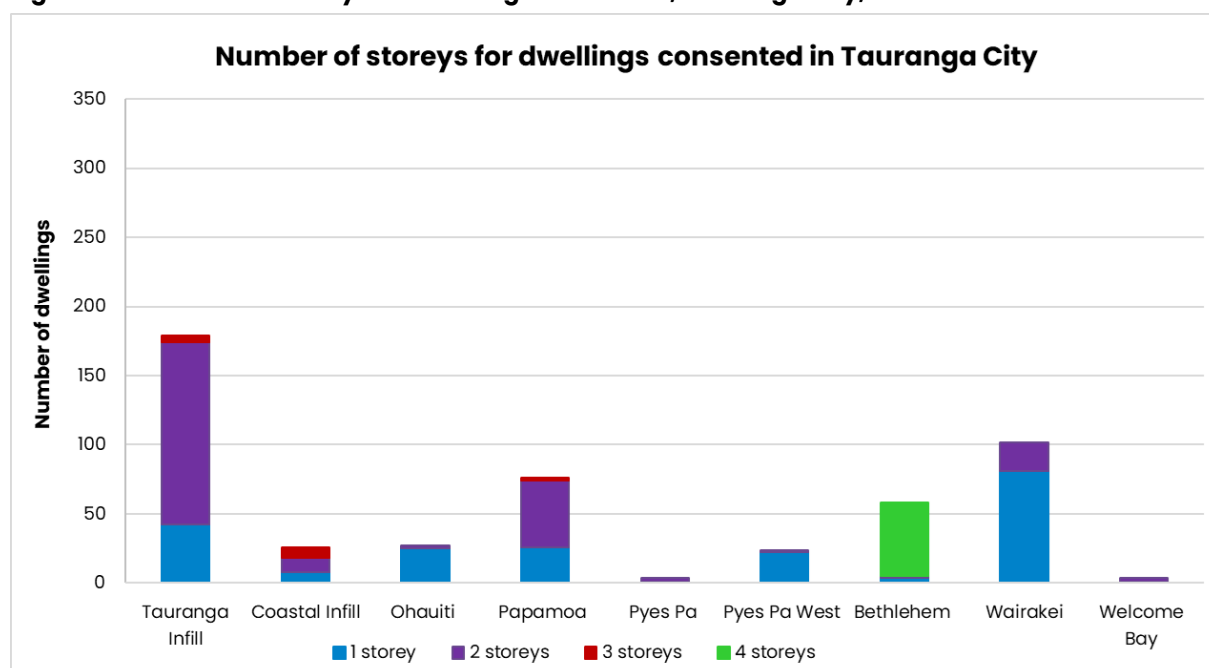


Table 21 Number of storeys for dwellings consented, Tauranga City, 2022 to 2024

Number of Storeys	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
1	884	71	544	65	210	42
2	291	23	225	27	222	44
3	76	6	50	6	15	13
4	1	<1	20	2	53	11
Total	1,252	100	839	100	500	100

Western Bay of Plenty District

In 2023/24, single storey dwellings dropped by 10% in favour of 2 storey dwellings, yet remained at 75% of all dwellings consented. The shift in 2 storey dwellings can largely be attributed to intensification in Te Puke, and to larger homes being built in Rural areas and Waihī Beach. Interestingly, Katikati consented no 2 storey or 3 storey dwellings at all, building all single level homes. Only 2 x 3 storey dwellings were consented for the year across the District.

Figure 36 Number of storeys for dwellings consented, Western Bay of Plenty District, 2023 to 2024

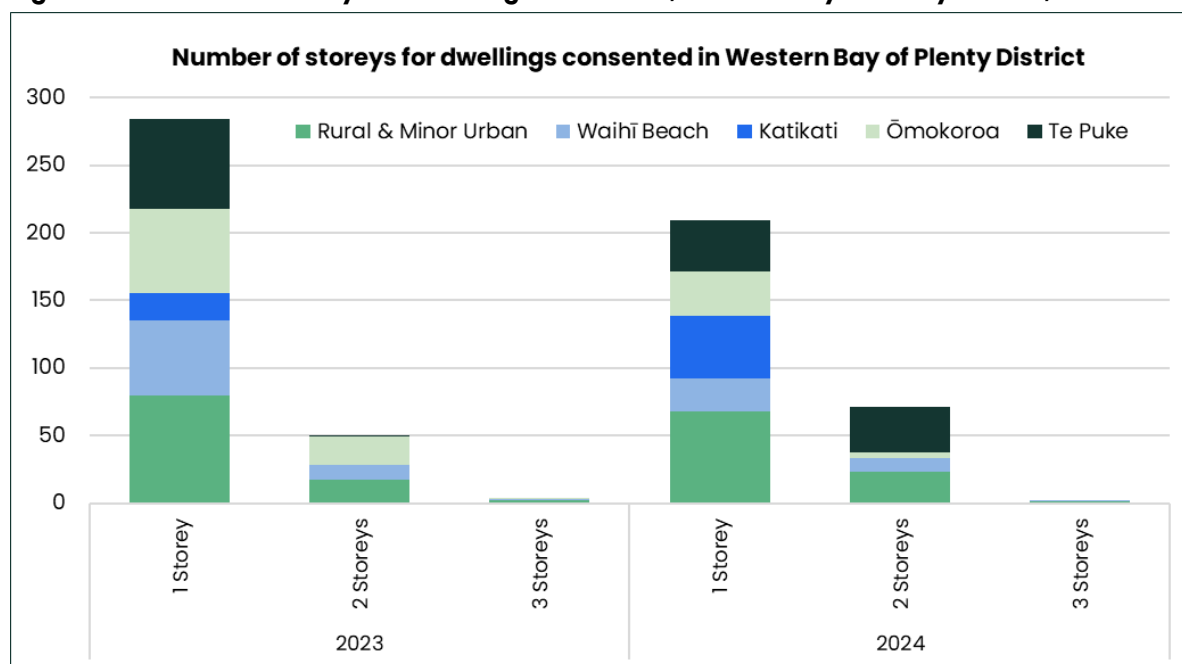


Table 22 Number of storeys for dwellings consented, Western Bay of Plenty District, 2022 to 2024

Number of Storeys	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
1	416	83	284	84	209	74
2	82	16	50	15	71	25
3	2	<1	4	1	2	1
Total	500	100	338	100	282	100

Table 23 Number of storeys for dwellings consented, Western Bay of Plenty District Urban and Rural, 2024

Number of Storeys	Waihi Beach	Katikati	Omokoroa	Te Puke	Rural and Minor Urban
1	24	47	32	38	68
2	10	0	5	33	23
3	1	0	0	0	1
Total	35	47	37	71	92

Number of Bedrooms

A shift in dwelling proportion by bedroom numbers has been observed in Tauranga City in the last three years. From gaining the biggest share of 46% in 2021/22, 3-bedroom dwellings registered a lower share of 39% in 2023/24. In contrast, 2-bedroom dwellings consisted of 28% of all the dwellings consented in 2020/21, increasing to 37% in 2022/23 and exceeded the 3-bedroom proportion in 2023/24 at 41%. The share of 1, 4 and 5+ bedroom dwellings had minimal changes in the last two years.

In Western Bay of Plenty District, most of the dwellings consented were 3-bedroom (46%) and 2-bedroom (21%) dwellings in 2023/24.

Tauranga City

More than half (9 dwellings) of the 1-bedroom dwellings consented in the City were located in the established (infill) areas. The Tauranga infill areas also had the biggest proportion of 2-bedroom dwellings consented at 56%, followed by Bethlehem at 26%. Conversely, for the 3-bedroom dwellings, Wairakei had the biggest share at 40%, followed by Tauranga infill areas at 22%.

Of the 73 4-bedroom dwellings, more than 31% (33 dwellings) were located in Wairakei and the remaining 69% were spread across all the growth and infill areas, with the number of dwellings ranging from 1 in Welcome Bay and Pyes Pa to 13 in Tauranga Infill areas.

The bigger dwellings of 5+ bedrooms had the same proportion as in the previous year at 2% or 10 dwellings. Of these, 5 dwellings were located in Coastal infill areas and the other 5 dwellings were in Pāpāmoa, Pyes Pa, Pyes Pa West and Welcome Bay.

Figure 37 Number of bedrooms for dwellings consented, Tauranga City, 2024

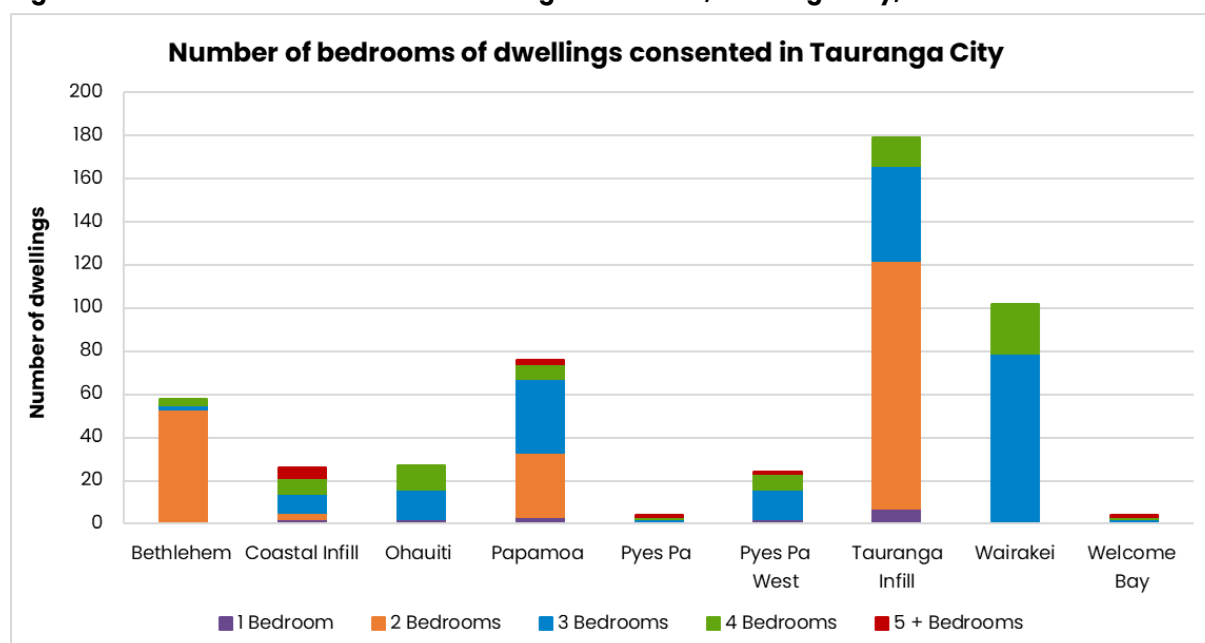


Table 24 Number of bedrooms for dwellings consented, Tauranga City, 2022 to 2024

Number of Bedrooms	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
1	33	3	43	5	16	3
2	359	29	311	37	204	41
3	579	46	347	41	197	39
4	254	20	122	15	73	15
5 and above	27	2	16	2	10	2
Total	1,252	100	839	100	500	100

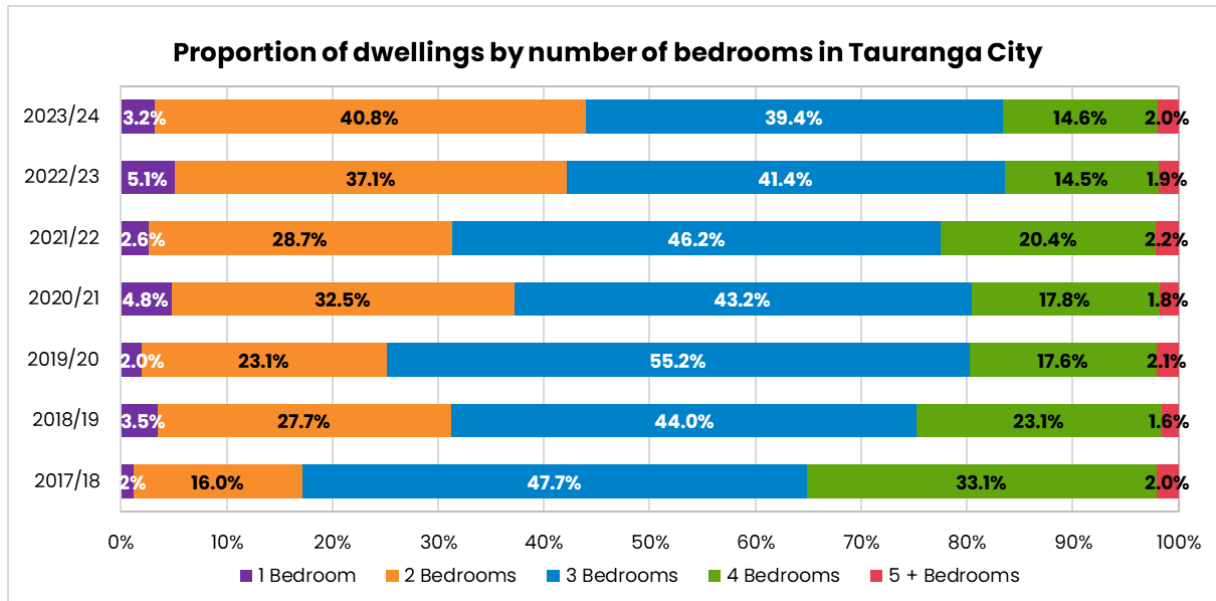
From July 2017 to June 2024 the proportion of dwellings by number of bedrooms showed emerging trends in housing options.

Over this period, there has been a notable increase in the proportion of 2-bedroom dwellings, from 16% in 2017/18 to its peak at 41% in 2023/24. In contrast, the share of 3-bedroom dwellings fluctuated but has generally remained significant, peaking at 55% in 2019/20 before declining to 39% in 2023/24.

The reduction in 3-bedroom dwellings alongside the increase in 2-bedroom units reflects the shift towards more compact and affordable housing options. Additionally, the proportion of 4-bedroom homes has decreased from 33% in 2017/18 to 15% in 2023/24, indicating a move away from larger, lower-

density houses. The percentage of 5-bedroom homes has remained relatively stable but low, suggesting limited demand for very large homes.

Figure 38 Number of bedrooms for dwellings consented, Tauranga City, 2018 to 2024



Western Bay of Plenty District

In 2023/24, almost half of all dwellings consented were 3-bedroom homes. Te Puke has consented the majority of 1 and 2-bedroom dwellings, and only 1 x 4-bedroom dwelling. Katikati follows a similar trend to Te Puke, with no 4+ bedroom dwellings consented at all. Both Waihi Beach and Ōmokoroa dwellings tend to be 3-4 bedrooms, as in Rural and Minor Urban areas with largely 3-5+ bedroom homes.

Figure 39 Number of bedrooms for dwellings consented, Western Bay of Plenty District, 2023 to 2024

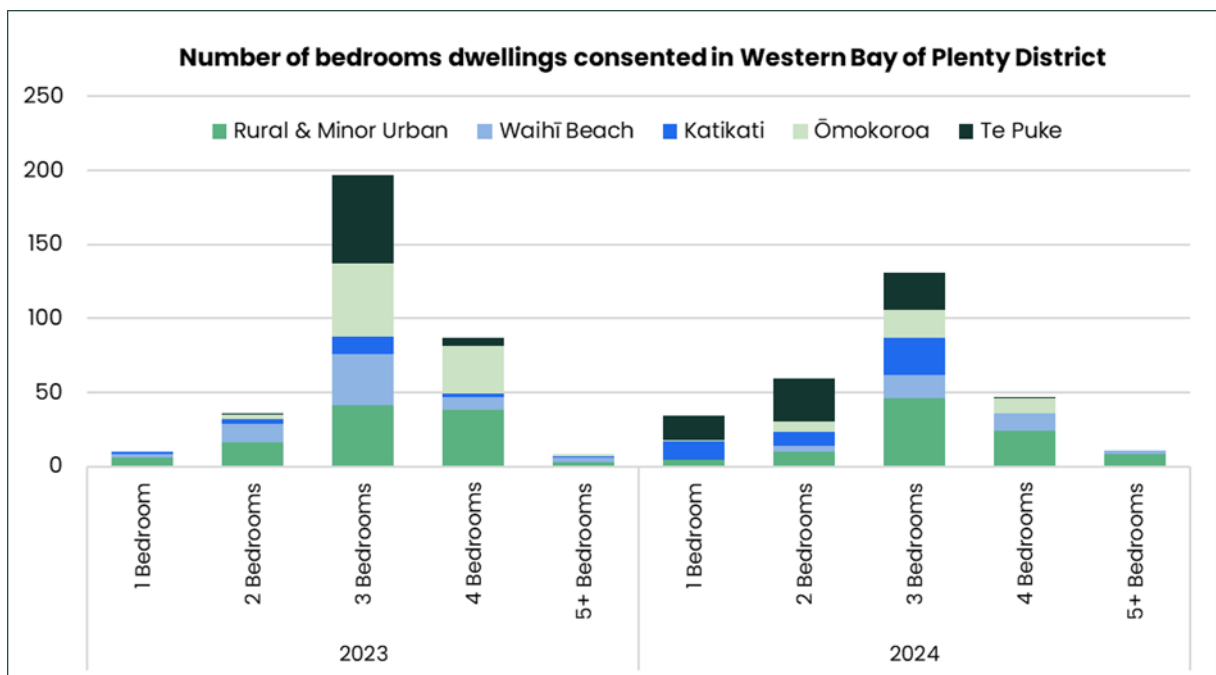


Table 25 Number of bedrooms for dwellings consented, Western Bay of Plenty District, 2022 to 2024

Number of Bedrooms	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
1	32	6	10	3	34	12
2	98	20	36	11	59	21
3	225	45	196	58	131	46
4	124	25	88	26	47	17
5 and above	21	4	8	2	11	4
Total	500	100	338	100	282	100

Table 26 Number of bedrooms for dwellings consented, Western Bay of Plenty District Urban and Rural, 2024

Number of Bedrooms	Waihi Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
1	0	13	1	16	4
2	4	9	7	29	10
3	16	25	19	25	46
4	12	0	10	1	24
5+	3	0	0	0	8
Total	35	47	37	71	92

Number of Bedrooms by Dwelling Typology

Tauranga City

Although the proportion of stand-alone dwellings had declined from 2017/18, it is still the main type of dwelling consented in Tauranga City at 48% of all the dwellings consented in 2023/24. More than half (57%) of these dwellings had 3 bedrooms and 29% had 4 bedrooms. The remaining 14% were spread over 1, 2 and 5+ bedroom dwellings.

The second most common typology were attached dwellings comprising 28% of all the dwellings consented in 2023/24, with the majority or 84% having 2 bedrooms.

Retirement village units and duplexes collectively comprised 20% of the dwellings consented during the year. The duplexes had more 3-bedroom dwellings at 75% while most retirement village units or 91% had 2 bedrooms.

The 5 out of 7 secondary/minor dwellings had 1 bedroom and the other 2 minor dwellings had 2 bedrooms.

Figure 40 Number of bedrooms by type of dwellings consented, Tauranga City, 2024

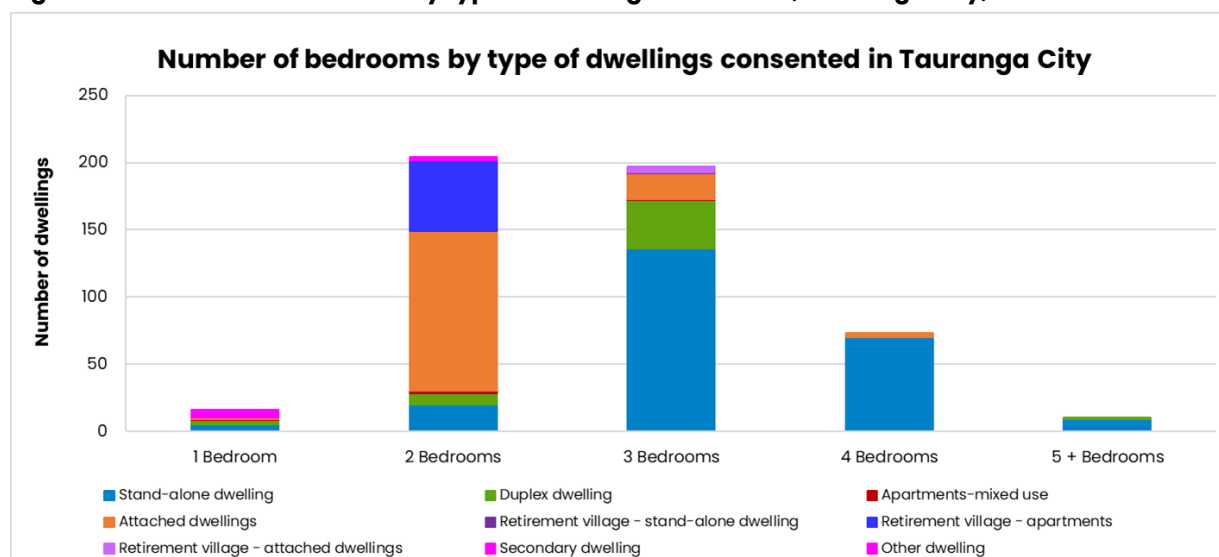


Table 27 Number of bedrooms by type of dwellings consented, Tauranga City, 2024

Type of Dwelling	Number of bedrooms					Total
	1	2	3	4	5+	
Stand-alone dwelling	5	20	136	70	9	240
Duplex dwelling	3	8	36		1	48
Attached dwellings	1	119	19	3		142
Secondary/minor dwelling/other	6	2				8
Apartments – residential						
Apartments – mixed use	1	2	1			4
Subtotal	16	151	192	73	10	442
Retirement village unit – stand-alone dwelling			1			1
Retirement village unit – duplex						-
Retirement village unit – attached dwellings			4			4
Retirement village unit – apartment		53				53
Subtotal	-	53	5	-	-	58
Total	16	204	197	73	10	500

Floor Size of Dwellings

Tauranga City

Dwellings with floor sizes between 101m² to 150m² were more popular in 2019/20 comprising 47% of the homes constructed at that time. However, proportions have gone down to 26% in 2023/24. In contrast, there was a significant rise in the proportion of dwellings smaller than 101m² from 8% to 44% in the same period. Specifically, dwellings measuring 76m² to 100m² have increased from 5% to 36%, making it the most prevalent size in 2023/24. These trends suggest a growing preference for smaller or more compact homes in Tauranga City in the last five years.

Among the homes larger than 100m², only those with floor areas greater than 225m² registered an increase in proportion from 2022/23 to 2023/24, rising by 4%. However, there were 2 fewer dwellings consented in 2023/24 compared to the previous year.

Figure 41 Floor size of dwellings consented, Tauranga City, 2024

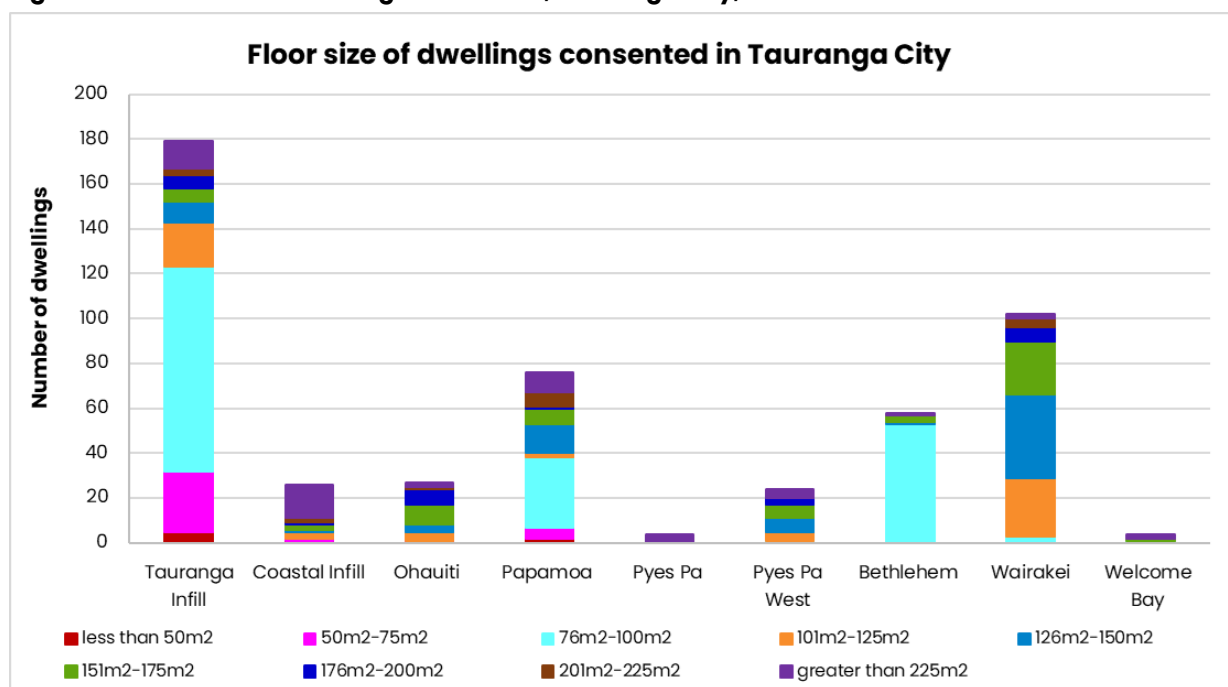
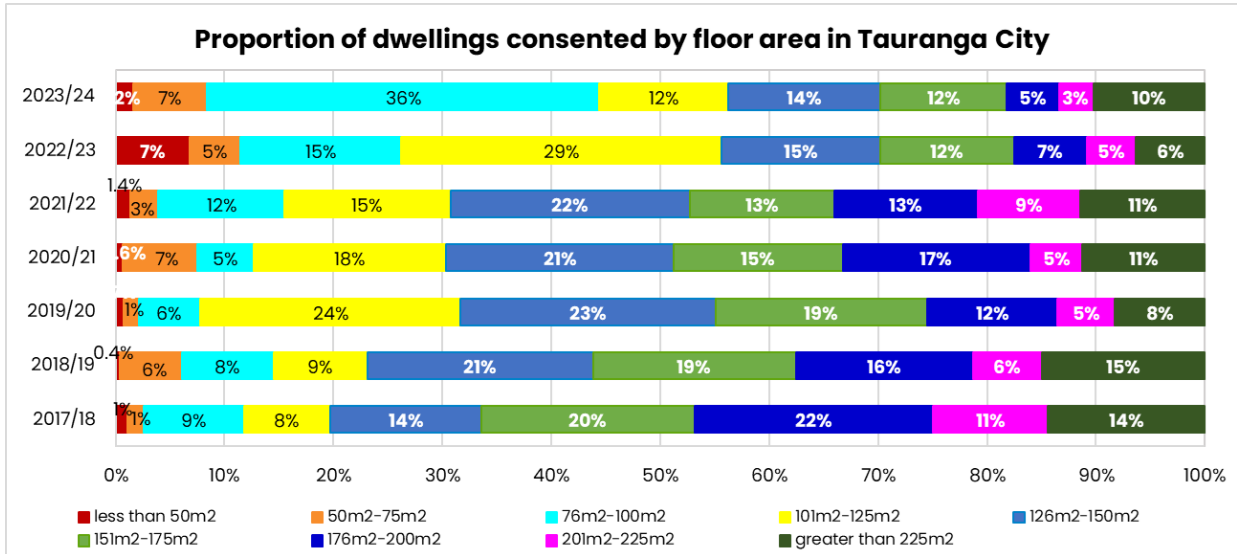


Table 28 Floor size for dwellings consented, Tauranga City, 2022 to 2024

Floor Size (m ²)	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
Less than 50	17	1	57	7	8	2
50-75	32	3	39	5	34	7
76-100	145	12	124	15	180	36
101-125	191	15	247	29	59	12
126-150	275	22	122	15	70	14
151-175	166	13	103	12	58	11
176-200	165	13	56	7	24	5
201-225	118	9	38	5	16	3
Greater than 225	143	11	53	6	51	10
Total	1,252	100	839	100	500	100

Figure 42 Proportion of dwellings consented by floor area in Tauranga City, 2018 to 2024



Western Bay of Plenty District

In 2023/24, 38% of consented dwellings in the District had a floor area between 76–125m², demonstrating an increase in number of smaller homes, followed by a floor area of 126–175m² at 20%. In rural areas, larger dwellings were more common where 37% of the total rural zoned dwellings consented have a floor area of 250m² or more.

Figure 43 Floor size of dwellings consented, Western Bay of Plenty District, 2023 to 2024

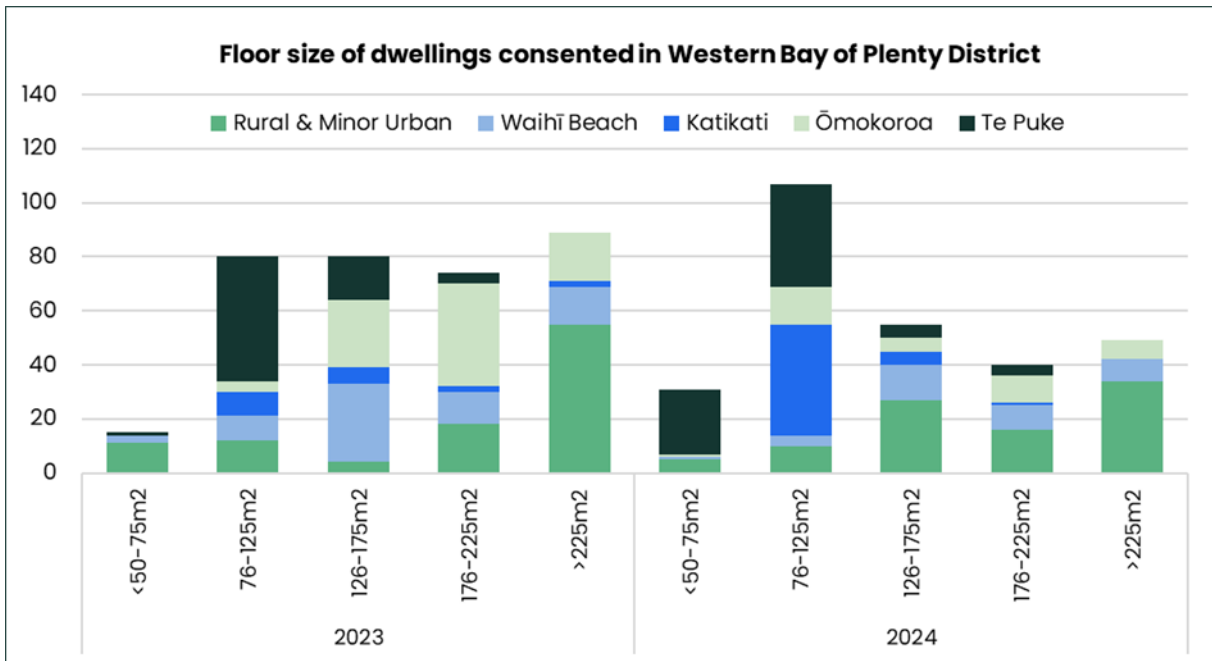


Table 29 Floor size for dwellings consented, Western Bay of Plenty District, 2022 to 2024

Floor size (m ²)	2021/22		2022/23		2023/24	
	Number	Percent	Number	Percent	Number	Percent
<50-75	25	5	15	4	31	11
76-125	68	14	80	24	107	38
126-175	160	32	80	24	55	20
176-225	115	23	74	22	40	14
>225	132	26	89	26	49	17
Total	500	100	338	100	282	100

Table 30 Floor size for dwellings consented, Western Bay of Plenty District Rural and Minor Urban, 2024

Floor Area (m ²)	Waihi Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
<50-75	1	0	1	24	5
76-125	4	41	14	38	10
126-175	13	5	5	5	27
176-225	9	1	10	4	16
>225	8	0	7	0	34
Total	35	47	37	71	92

Historical Floor Size per Residential Building

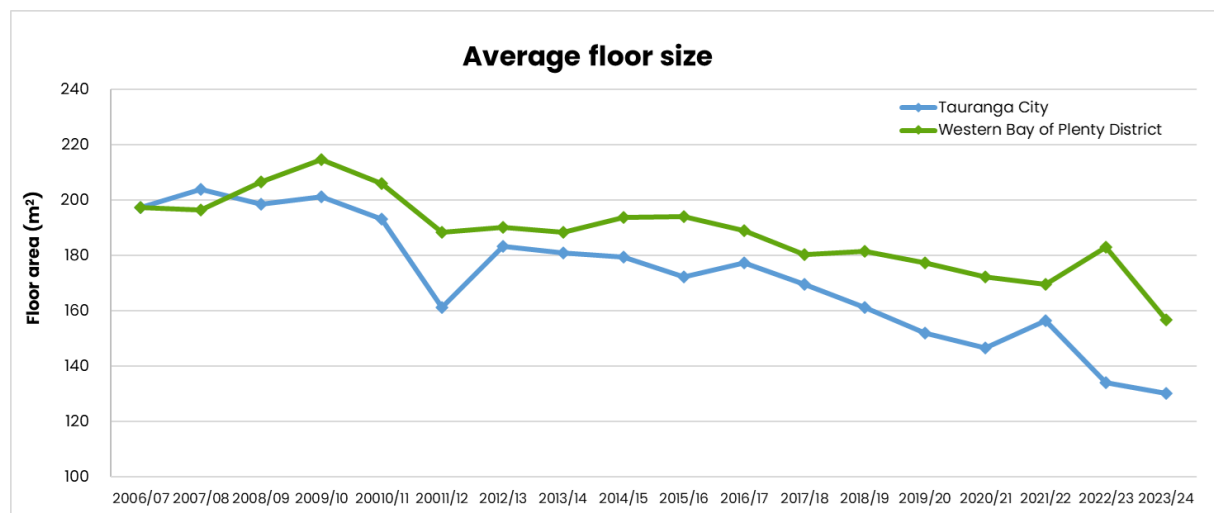
Residential statistics compiled by Stats NZ highlighted a notable trend towards smaller residential buildings in the sub-region. In 2023/24, the average floor size in Tauranga City was 130m², down from 197m² in 2006/07.

Tauranga City and the Western Bay of Plenty District started at the same average size of 197m² in 2006/07. However, by 2023/24, Tauranga City's average residential building size was significantly smaller at 130m² compared to 157m² in Western Bay of Plenty District. This shift in Tauranga City can be attributed to the rise of multi-unit developments featuring smaller dwelling units in recent years and stand-alone homes on smaller sections (e.g. at Wairakei).

Tauranga City's average floor size of 130m² in 2023/24 marked a reduction of 4m² from the previous year. Over the past 5 years, this represents a cumulative reduction of 14m², and over the past decade, a decrease of 28m². This consistent decline shows denser housing preference/options among residents of Tauranga City.

In the same period, Western Bay of Plenty District's average floor area of 157m² reflected a reduction of 26m² from the previous year, 15m² in the last five years, and 23m² over the past decade.

Figure 44 Average floor size per residential building, Tauranga City and Western Bay of Plenty District, 2006 to 2024



Source: Stats NZ Infoshare

Table 31 Average floor size, Tauranga City and Western Bay of Plenty District

Average floor size (m²)	Trend	Change	% Change
Tauranga City			
This year			
Last year	↓	-4	-3%
Last 5 years (average)	↓	-14	-10%
Last 10 years (average)	↓	-28	-18%
Western Bay of Plenty District			
This year			
Last year	↓	-26	-14%
Last 5 years (average)	↓	-15	-9%
Last 10 years (average)	↓	-23	-13%

Source: Stats NZ Infoshare

Construction Value per Residential Dwelling

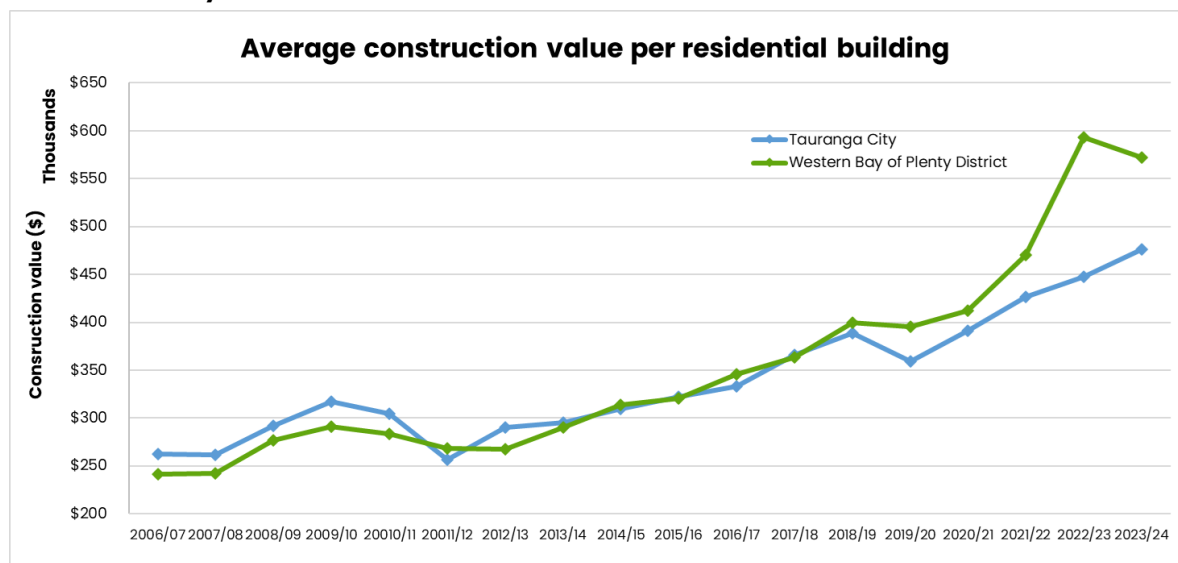
In contrast to the trend towards smaller floor sizes, the average construction value has increased significantly in the sub-region.

In 2023/24, Tauranga City’s average construction value rose by 6% from the previous year and a notable 25% over the past decade. This rise in construction value is likely driven by several factors, including higher material and labour costs and broader inflationary pressures that have affected the construction industry as a whole.

In Western Bay of Plenty District, despite experiencing a 3% decrease in construction value in the short term, the increase over the past decade was substantial at 37%. This variation might be attributed to fluctuations in market conditions, differences in the types of projects undertaken, or inflationary impacts on construction costs.

Similarly average construction cost has increased to more than \$3,600 per square metre in both local authorities, with Tauranga City’s rising by 9% compared to the previous year and Western Bay of Plenty District’s increasing by 13% in the same period. The significant rise in costs in the past decade in the sub-region could be influenced by inflation, which drives up prices for construction materials, labour, and other factors. As a result, builders and buyers may have been adjusting to these higher expenses, which may be contributing to the trend towards smaller average floor sizes in new construction.

Figure 45 Average construction value per residential building, Tauranga City and Western Bay of Plenty District, 2006 to 2024



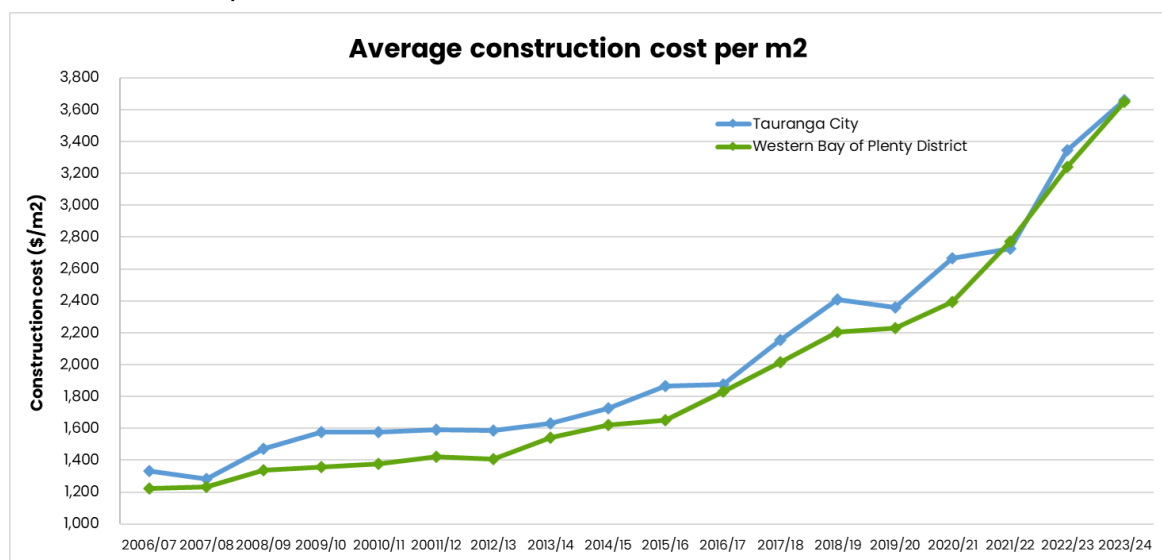
Source: Stats NZ Infoshare

Table 32 Average construction value, Tauranga City and Western Bay of Plenty District

Average Construction Value (\$)	Trend	\$ Change	% Change
Tauranga City			
This year			
Last year	↑	28,612	6%
Last 5 years (average)	↑	56,212	13%
Last 10 years (average)	↑	94,520	25%
Western Bay of Plenty District			
This year			
Last year	↓	-20,675	-4%
Last 5 years (average)	↑	83,642	17%
Last 10 years (average)	↑	153,636	37%

Source: Stats NZ Infoshare

Figure 46 Average construction cost per square metre, Tauranga City and Western Bay of Plenty District, 2006 to 2024



Source: Stats NZ Infoshare

Table 33 Average construction cost per square metre, Tauranga City and Western Bay of Plenty District

Average Construction Cost per m ² (\$)	Trend	\$ Change	% Change
Tauranga City			
This year			
Last year	↑	316	10%
Last 5 years (average)	↑	707	24%
Last 10 years (average)	↑	1,180	48%
Western Bay of Plenty District			
This year			
Last year	↑	409	13%
Last 5 years (average)	↑	791	28%
Last 10 years (average)	↑	1,288	55%

Source: Stats NZ Infoshare

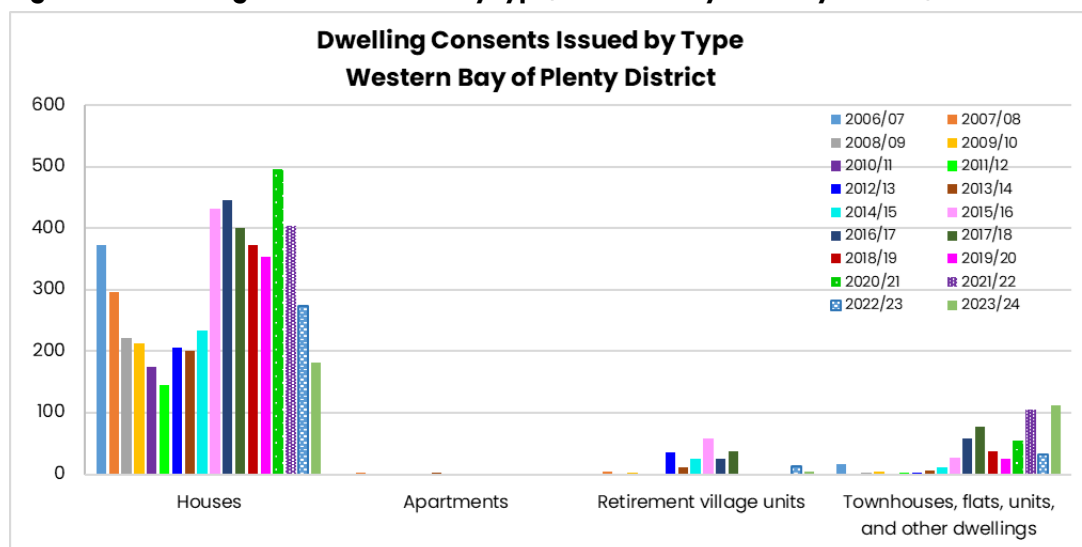
Residential Building Consents Issued by Type

Stats NZ classifies residential buildings into houses, apartments, retirement village units and townhouses, flats, units and other dwellings.¹⁷ By this classification, stand-alone houses were the main type of dwelling consented in the sub-region in the last 17 years.

The residential building sector of the sub-region has experienced a notable contraction with a combined drop of 40% in residential buildings consented from 2006/07 to 2023/24. Specifically, Tauranga City had a substantial reduction of 36% from 2022/23 to 2023/24. The trend was even more significant compared to the five and ten-year averages with reductions of 48% and 54%, respectively. The trend was similar in Western Bay of Plenty District although declines were smaller with a 7% drop in 2023/24 compared to the previous year, and 27% and 30% over five and ten years, respectively.

The types of residential dwellings being constructed have also evolved. The decline in stand-alone houses in both local authorities was accompanied by the rise in townhouses, flats and other dwellings built in the last twelve months compared to the past five years. These shifts suggest changing preferences and a probable response to market demands and/or economic considerations.

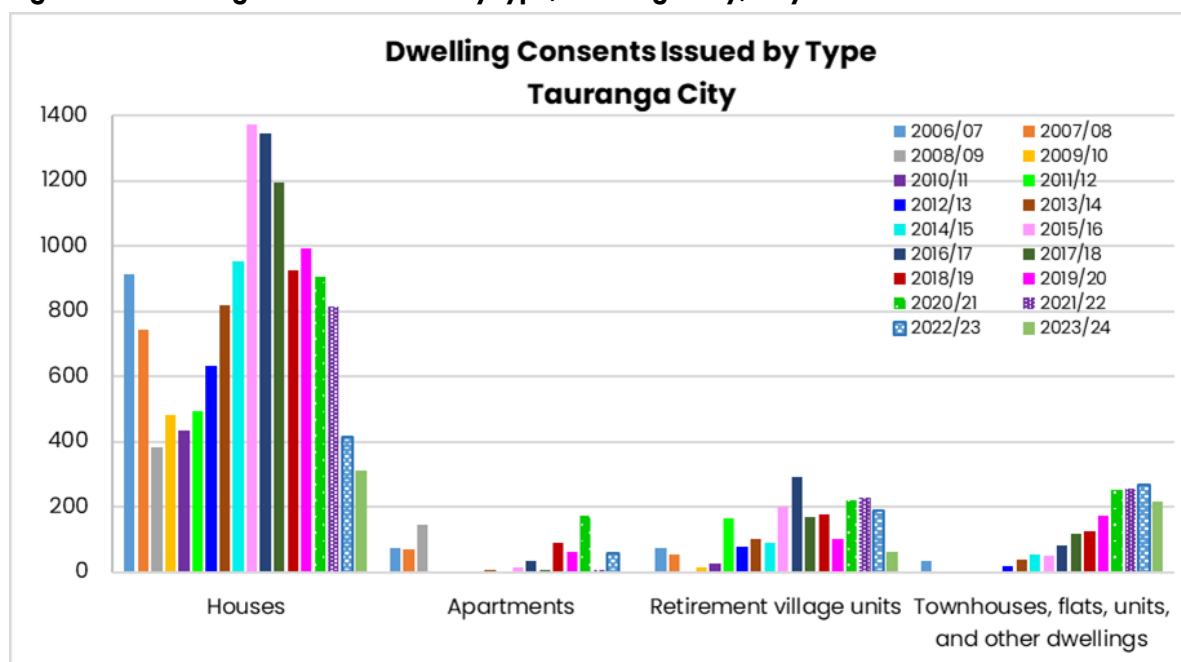
Figure 47 Dwelling consents issued by type, Western Bay of Plenty District, 2006 to 2024



Source: Stats NZ Infoshare

¹⁷ Residential statistics from Stats NZ were included in addition to Figures 47 and 48 to provide time-series data from 2006.

Figure 48 Dwelling consents issued by type, Tauranga City, July 2006 to June 2024



Source: Stats NZ Infoshare

Table 34 All residential buildings, Tauranga City and Western Bay of Plenty District

All Residential Buildings		Trend	Change	% Change
Tauranga City				
This year	593			
Last year	929	↓	-336	-36%
Last 5 years (average)	1,142	↓	-549	-48%
Last 10 years (average)	1,301	↓	-708	-54%
Western Bay of Plenty District				
This year	299			
Last year	320	↓	-21	-7%
Last 5 years (average)	412	↓	-113	-27%
Last 10 years (average)	430	↓	-131	-31%
Western Bay of Plenty Sub-region				
This year	892			
Last year	1249	↓	-357	-29%
Last 5 years (average)	1,554	↓	-662	-43%
Last 10 years (average)	1,731	↓	-839	-48%

Source: Stats NZ Infoshare

Table 35 Dwelling types, Tauranga City and Western Bay of Plenty District

Period	Territorial Authority	Houses	Apartments	Retirement Village Units	Townhouses, Flats, Units, and Other Dwellings
Last 12 months	Tauranga City	53%	1%	10%	36%
	Western Bay of Plenty District	61%	-	2%	38%
Last 5 Years	Tauranga City	60%	5%	14%	20%
	Western Bay of Plenty District	83%	-	1%	16%

Source: Stats NZ Infoshare

Table 36 Stand-alone dwellings, Tauranga City and Western Bay of Plenty District

Stand-alone Dwellings		Trend	Change	% Change
Tauranga City				
This year	312			
Last year	415	↓	-103	-25%
Last 5 years (average)	689	↓	-377	-55%
Last 10 years (average)	924	↓	-612	-66%
Western Bay of Plenty District				
This year	182			
Last year	273	↓	-91	-33%
Last 5 years (average)	342	↓	-160	-47%
Last 10 years (average)	359	↓	-177	-49%
Western Bay of Plenty Sub-region				
This year	494			
Last year	688	↓	-194	-28%
Last 5 years (average)	1,031	↓	-537	-52%
Last 10 years (average)	1,283	↓	-789	-61%

Source: Stats NZ Infoshare

8 Business Land Trends

SmartGrowth and the Regional Policy Statement (operative and proposed RPS) require that the business land area, uptake rates and land availability be monitored in the sub-region. This is done by using zoned land as the basis for the assessment.

Commercial Zoned Land

Tauranga City

Tauranga City has 281.6 ha of Commercial zoned land as at July 2024. The two Parton Road commercial areas in Pāpāmoa combined provide the largest area of 'Commercial' zoning at 39.3 ha, 2.6 ha greater in area than the Central Business District (CBD) in Tauranga Central, refer to Table 37. Smaller neighbourhood centres include Cherrywood, Bureta, and Welcome Bay. Supermarket based neighbourhood shopping centres include Bayfair, Bethlehem, Brookfield and Gate Pa. The Tauriko commercial area near the State Highway 29/36 intersection (Tauranga Crossing) has full occupancy.

Future rezoning of land for commercial business activity is planned in Te Tumu in Pāpāmoa East. Te Tumu is proposed to be released for both business and residential development in the latter part of the 2038-2043 planning period. A map of Commercial zoned areas is provided in Appendix 7.

Table 37 Operative and future Commercial zoned land, Tauranga City, 2024

Location	Commercial Land (ha)	
	Operative	Future
Bay Central	8.7	
CBD	36.7	
Eleventh Avenue	16.2	
Greerton	6.2	
Gate Pa	4.7	
Fraser Cove	21.7	
Bethlehem	12.6	
Brookfield	1.5	

Location	Commercial Land (ha)	
	Operative	Future
Palm Beach	8.6	
Fashion Island	7.4	
Mount Maunganui	12.7	
Bayfair	7.7	
Owens Place	3.2	
Central Parade	1.3	
Cherrywood	0.7	
Historic Village	6.2	
Welcome Bay	1.1	
Tauriko	13.5	
Bureta	0.5	
15 th Avenue	3.6	
Parton Road (2 areas)	39.3	
Judea	2.7	
Wairakei Town Centre	27.0	
Wairakei Neighbourhood Centres	6.6	
Te Tumu ¹		1.4
Other ²	31.2	
Total	281.6	1.4

¹ The Te Tumu figure is preliminary. It is anticipated that the 60.3 ha of future Te Tumu employment land classified in Table 40 as Industrial will also provide for some commercial activity.

² Includes smaller parcels of Commercial zoned land which generally accommodate convenience type activities (dairies, takeaways, etc) such as those areas located on Cambridge and Ohauti Roads.

Of Tauranga City's greenfield UGAs, vacant land was identified within the Bethlehem, Pāpāmoa (Palm Beach and Parton Road) and Pāpāmoa East (Wairakei) commercial zoned areas, refer to Table 38.

Table 38 Uptake of Commercial zoned land, Tauranga City, 2024

Urban Growth Area Commercial Centres ¹	Commercial Zoned land (ha)	Vacant Commercial Zoned Land (ha)	Percentage (%) Vacant
Bethlehem	12.57	0.38	3
Pāpāmoa - Palm Beach	8.55	1.07	12
Pāpāmoa - Parton Road ²	39.28	3.40	9
Pyes Pa West - Tauriko	13.51	0	0
Pāpāmoa East - Wairakei	33.60	33.60	100
Total	107.51	38.45	38

¹ Areas of remaining vacant land in the commercial zoned areas were identified and estimated using the GIS mapping tool based on aerial photographs taken in March 2024.

² The occupied area at Parton Road commercial area includes a retirement home (7.4 ha), a stormwater pond (2.8 ha), and a camp ground (1.2 ha). A number of housing developments have been approved and are currently under construction in this area.

Western Bay of Plenty District

Western Bay of Plenty District has a total of 55.38 ha of Commercial zoned land.

Te Puke has the largest area with 10.29 ha, closely followed by Ōmokoroa with 10.05 ha (plus 0.8 ha in the transitional zone) and Katikati with 9.71 ha (plus 1.47 ha in the transitional zone). Te Puna and Waihi Beach have similar amounts of commercial zoned land with 7.69 ha and 7.39 ha respectively, with an additional 1.54 ha in the commercial transitional zone at Waihi Beach.

Other settlements in the District such as Athenree, Island View/Pios Beach, Pahoia, Minden, Pukehina, Maketu and Paengaroa are serviced by comparatively small commercial areas up to 2.21 ha in size.

Table 39 Operative and future Commercial zoned land, Western Bay of Plenty District, 2024

Location	Commercial Land (ha)	
	Operative	Transitional ¹
Waihī Beach	7.39	1.54
Athenree	0.40	
Island View-Pios Beach	0.12	
Katikati ¹	9.71	1.47
Ōmokoroa ²	10.05	0.80
Pahoia	1.06	
Minden	2.21	
Te Puna ³	7.69	
Te Puke ⁴	10.29	
Pukehina	0.43	
Maketu	0.87	
Paengaroa	2.15	
Total	52.37	3.01

¹ Katikati – corrected area

² Ōmokoroa – new PC92 area confirmed

³ Te Puna – corrected area

⁴ Te Puke – corrected area

Industrial Zoned Land

Tauranga City

In Tauranga City, the largest area of industrial zoning is at Mount Maunganui, while the smallest area is at Sulphur Point, refer to Table 40 and Appendix 7.

In May 2011 rezoning of 101.1 ha of land for industrial purposes (Pāpāmoa East Employment zone) was made operative at Wairakei in Pāpāmoa East. A large proportion of employment land at Wairakei has been rezoned for residential activity following approval of a number of Special Housing Areas under the Housing Accord and Special Housing Area legislation in this locality. This has reduced the employment land by 41.2 ha, with a further 11.2 ha of this to be taken for the future Pāpāmoa Eastern Interchange (PEI). The future Te Tumu urban growth area is expected to provide for some of that loss of employment land at Wairakei.

Table 40 Operative and future Industrial zoned land, Tauranga City, July 2024

Location	Industrial Land (Ha)	
	Operative	Future
Judea	23.7	
Mt Maunganui	268.1	
Greerton	12.2	
Oropi (Maleme St)	49.5	
Owens Place	6.1	
Sulphur Point	3.0	
Port Industrial	190.8	
Te Maunga	174.2	
Tauriko	237.0	
Wairakei	41.2	
Te Tumu ¹		60.3
Tauriko Extension ²		108.0
Total	1,005.8	168.3

¹ The Te Tumu figure is preliminary. It is anticipated that the 60.3 ha of future Te Tumu employment land classified as Industrial will also provide for some commercial activity.

² Element IMF – Developer of Tauriko Business Estate has advised that the proposed extension south of Belk Road in Tauriko is expected to yield approximately 108 ha of net industrial land.

The table below shows the uptake of industrial zoned land in Tauranga City as at July 2024, in the general industrial zoned land and the port industry zone. Around 20% (or 147.8 ha) of the 818 ha of zoned general industrial land in Tauranga City was vacant, with 46% (or 68.7 ha) located at Tauriko industrial area.

In the Port Industry zone only 1.5% (or 2.9 ha) of the 190.5 ha of Port Industry zoned land was vacant as at July 2024.

Table 41 Uptake of Industrial zoned land, Tauranga City, July 2024

Area	Vacant (ha) ¹	Partially Vacant (ha)	Total Vacant	Vacant but Not Available (ha)	Partially Vacant but Not Available	Occupied (ha)	Total Occupied (ha)	Total Area (ha) ³
General Industrial Zoned Land ²								
Judea	0.00	0.00	0.00	0.00	3.26	20.46	23.73	23.73
Mt Maunganui	3.37	6.95	10.32	0.74	0.00	257.02	257.77	268.08
Oropi	0.89	0.00	0.89	0.59	5.28	42.72	48.58	49.47
Greerton	0.00	0.41	0.41	0.00	0.00	11.87	11.87	12.29
Sulphur Point	0.00	0.00	0.00	0.07	0.00	2.97	3.04	3.04
Te Maunga	35.64	1.80	37.44	8.42	25.33	103.00	136.75	174.19
Owens Place	0.00	0.00	0.00	0.00	0.00	6.13	6.13	6.13
Tauriko	60.13	8.59	68.72	33.91	0.00	136.93	170.84	239.56
Wairakei ⁴	30.02	0.00	30.02	11.20	0.00	0.00	11.20	41.22
Total	130.04	17.75	147.79	54.93	33.87	581.12	669.92	817.71
Port Industry Zone ³								
Within Port Security Fence	0.58	1.01	1.60	0.00	0.00	155.53	155.53	157.13
Outside Port Security Fence	0.07	1.29	1.35	0.00	0.00	32.00	32.00	33.36
Total	0.65	2.30	2.95	0.00	0.00	187.50	187.50	190.50

¹ "Vacant" – no structures and largely clear of plant and material. "Partially Vacant" – up to and including 50% of the land contains structures, plant or material. "Not available" – land that is unsuitable or not available for development, due to being on unusable terrain, or designated for reserves, stormwater or future wastewater treatment use. "Occupied" – over 50% of the land contains structures, plant or material, or construction is ongoing at the time of the survey.

² General Industrial zoned land includes land zoned Tauriko Industry, Industry, and Pāpāmoa East Employment.

³ Port Industry Zone land is surveyed separately as the majority of this zone applies to the Port of Tauranga which is not accessible for survey, and its function varies from the general industrial areas.

⁴ 11.19 ha of Wairakei Employment land is subject to designation for the future Pāpāmoa East Interchange and classified "Vacant but not available."

While there was 147.8 ha identified as vacant industrial land, it is estimated that this will decrease as new areas are developed for industrial activity (eg, as industrial zoned land is used for road corridors and stormwater reserves, and steep or low-lying undevelopable land is deducted), see Table 42.

The 2024 Industrial Land Survey estimated 37.2 ha of zoned industrial land in Tauriko would be lost to escarpments, and future roads and stormwater ponds, leaving approximately 65.3 ha of vacant land in Tauriko industrial area. The survey also noted the ongoing subdivision in the area where a subsequent certificate of title is expected to be issued. Of the 65.3 ha of vacant land, approximately 33.2 ha was ready to be occupied for industrial activity (subdivided, earthworked, services in place), however, this land has been sold by the developer Element IMF. A few parcels have current or lapsed building consents for business or commercial purposes. A few more opportunities to purchase or lease land from new owners compared to the previous year's survey (August 2023) was observed during the July 2024 survey with 28 properties with buildings and 17 vacant sites available for purchase or lease in Tauriko.

Table 42 Status of vacant industrial zoned land, Tauranga City, July 2024

General Industrial Zone	Gross (all vacant land)	Nett (estimate) ¹	Ready to go land ²
Judea			
Mt Maunganui	10.32	10.32	10.32
Oropi	0.89	0.89	0.89
Greerton	0.41	0.41	0.41
Sulphur Point			
Te Maunga	37.44	27.98	6.80
Owens Place			
Tauriko ³	68.72	65.30	33.24
Wairakei	30.02	22.52	
Subtotal	147.79	127.40	51.60
Port Industry Subtotal	2.95	2.95	2.95
Total	150.74	130.34	54.60

¹ Nett developable area of land (estimated "nett" area) removes land that will be external to the site, such as roads, escarpments and stormwater reserves.

² Site earthworks completed, services in place, ready to be occupied for industrial activity.

³ Known "Future" escarpments, stormwater ponds, and roads have already been deducted from Tauriko to estimate its "Gross" vacant land figure.

Of all industrial areas in Tauranga City as at July 2024, 51.6 ha of industrial land was assessed to be ready to be occupied for industrial activity, and 56 properties with buildings and 17 vacant sites were available for purchase or lease.

An extension of Tauriko Business estate south of Belk Road is expected to increase industrial land supply by approximately 168.3 ha.

Western Bay of Plenty District

Western Bay of Plenty District has 619.50 ha of operative industrial land in total.

Eastern areas have the largest amount of industrial land available in the District with 270.39 ha in Rangioru, 187.42 ha in Te Puke, and 9.57 ha in Paengaroa.

In the western part of the District, Katikati has the largest area of industrial land at 65.95 ha. Te Puna Rural Business Zone contains 30.58 ha, with Ōmokoroa having a similar amount of 30.02 ha. Waihi Beach has an additional 25.57 ha of industrial land.

Table 43 Operative Industrial zoned land, Western Bay of Plenty District, 2024

Location	Industrial Land (ha) 2024 ⁶
	Operative
Waihi Beach	25.57
Katikati ¹	65.95
Te Puna	30.58
Ōmokoroa ²	30.02
Te Puke ³	187.42
Rangioru ⁴	270.39
Paengaroa ⁵	9.57
Total	619.50

¹ Katikati – corrected area

² Ōmokoroa – new PC92 areas confirmed

³ Te Puke – corrected area

⁴ Rangioru – corrected area

⁵ Paengaroa – new future area included

⁶ Gross Industrial land area excludes roads and includes areas such as reserves.

In Western Bay of Plenty District, 82% or 503.64 ha of industrial zoned land is vacant, 15% or 92.61 ha is occupied, and 3% or 16.10 ha is allocated as reserve.

The largest areas of occupied industrial land are in Te Puke with 54.37 ha occupied, followed by Katikati with 24.49 ha. Smaller areas are occupied in Paengaroa, Rangioru and Ōmokoroa. Vacant and partially vacant areas of available industrial land (able to be built on now) exist in Katikati and Te Puke, with partially vacant land available in Rangioru and Ōmokoroa.

Of the total vacant industrial land of 503.64 ha, 273.16 ha is vacant but not yet available because more services like water connection and roading need to be added before the land is available, and 147.81 ha is partially vacant but not yet available.

Table 44 Uptake of Industrial zoned land, Western Bay of Plenty District, 2024

Industrial Zoned Land 2024 ¹								
Area	Vacant (ha)	Vacant but not yet available ² (ha)	Partially Vacant (ha)	Partially vacant but not yet available (ha)	Total Vacant (ha)	Total Occupied (ha)	Reserve	Total Area (ha)
Waihi Beach		25.57			25.57			25.57
Katikati	2.98	14.93	4.82	16.46	39.19	24.49	2.22	65.90
Te Puna				30.58	30.58			30.58
Ōmokoroa		18.53	5.82	3.56	27.91	2.09		30.00
Te Puke	5.62	38.93	26.41	42.72	113.68	54.37	13.77	181.82
Rangioru		174.20	37.02	54.49	265.71	3.09		268.80
Paengaroa		1.00			1.00	8.57		9.57
Maketu							0.11	0.11
TOTAL	8.60	273.16	74.07	147.81	503.64	92.61	16.10	612.35
Percentage					82%	15%	3%	100%

¹ Uptake of industrial zoned land includes only vacant or non-vacant lots, and excludes roads and reserves.

² "Vacant but not yet available" is an industrial lot that is vacant but has not been developed for industrial use.

³ "Partially vacant" is an industrial zoned lot that has been partially developed.

⁴ "Partially vacant but not yet available" is an industrial zoned lot that may have a dwelling on it and has not been developed for industrial use.

Business Land Capacity

SmartGrowth completed the Housing and Business Capacity Assessment (HBA) as required by the NPS-UD in March 2023.¹⁸ The HBA assesses the demand for housing and business land, and outlines the amount of development capacity needed to sufficiently meet that demand. Under the NPS-UD a Future Development Strategy (FDS) is also required to respond to the HBA. The FDS spatially sets out how and where the local authorities will meet long term growth requirements as identified in the HBA. An updated SmartGrowth Strategy, which incorporates the FDS requirements, was completed by SmartGrowth in 2024.¹⁹

The key findings of the 2022 HBA on business land capacity include:

- The sub-region has a total demand of 690 ha nett developable areas. An additional 20% is required to account for the land needed for roads, reserves and infrastructure corridors, in addition to the lot areas to be built upon.
- Tauranga City needs at least 320 ha of new greenfield industrial land to meet the demand requirements of employment, allowing for nett developable area and the required competitive margins.
- Western Bay of Plenty District has sufficient planned business land to meet demand which includes additional land at Rangioru, Waihi Beach, Te Puke, Te Puna and Katikati.

¹⁸ Housing and Business Capacity Assessment 2022, SmartGrowth, March 2023.

¹⁹ SmartGrowth Strategy 2024-2074, SmartGrowth, July 2024.

- The industrial business land demand requirements are not able to be met within Tauranga City, which does not have suitable greenfield or brownfield land available.
- The sub-region has a latent demand for industrial land. A lead time of 7-10 years is needed to rezone suitable industrial land, provide the necessary infrastructure, and make the land available to build and use.
- Business land demand requirements are driven by the economic model prepared by Market Economics for SmartGrowth based on employment. The SmartGrowth partnership recognises the need to scale-up these demand requirements to provide sufficient land over the 30-year period and recognise current industrial land availability constraints.
- The business land requirements assume no existing industrial land resource is lost as a result of important matters such as reverse sensitivity, climate change or urban regeneration. New business land may be required for existing areas that may possibly need to relocate due to, for example, sea level rise etc. over the next 50-100 years. This is outside the 30 year window of the HBA.
- Critically, where business land is located is important for the sub-region. Demand for industrial land is highest within or close to Tauranga as the sub-regional hub, and can't easily be found with new business land areas further afield in the wider Western Bay of Plenty sub-region. Rangiuru Business Park and Tauriko Business Estate serve both local and sub-regional needs, however demand is dependent on location, with coolstores an example of needing to locate in close proximity to horticultural areas, and businesses servicing the Auckland and Waikato markets needing to locate in proximity to the key transport corridors to those regions.

In response to the 2022 HBA findings, the 2024 SmartGrowth strategy confirmed business land allocations and identified that in addition to the planned business land provision, a further 300 to 400 ha of greenfield land is required to support business (industrial) land uses within the sub-region over the next 30 years. Potential locations to provide for future business land demand needs in the northern and western growth corridors have been identified at Ōmokoroa/Apata, Upper Belk Road and Pukemapu. Potential business land locations in the Eastern growth corridor are not required within the period of the FDS.

Business Land to Population Ratio

SmartGrowth requires that the business land to population ratio be monitored, refer to Table 45. The 'business land' ratio has been split into Industrial and Commercial zoned land. Industrial zoned land is considerably higher in total to commercial zoned land, resulting in more industrial land per resident, and reflecting the more expansive nature of this type of business activity.

Table 45 Ratio of Industrial and Commercial zoned land per person, Western Bay of Plenty sub-region, 2024

Territorial Authority	2024 Estimated Resident Population	Industrial Land (ha)	Area (ha) Industrial Land per resident	Commercial Land (ha)	Area (ha) Commercial Land per resident
Tauranga City	162,800	1174.10	0.0072	283.00	0.0017
Western Bay of Plenty District	62,000	619.50	0.0010	55.38	0.0009
Total	224,800	1,793.60	0.0080	338.38	0.0015

Industrial and Commercial Building Consents Issued

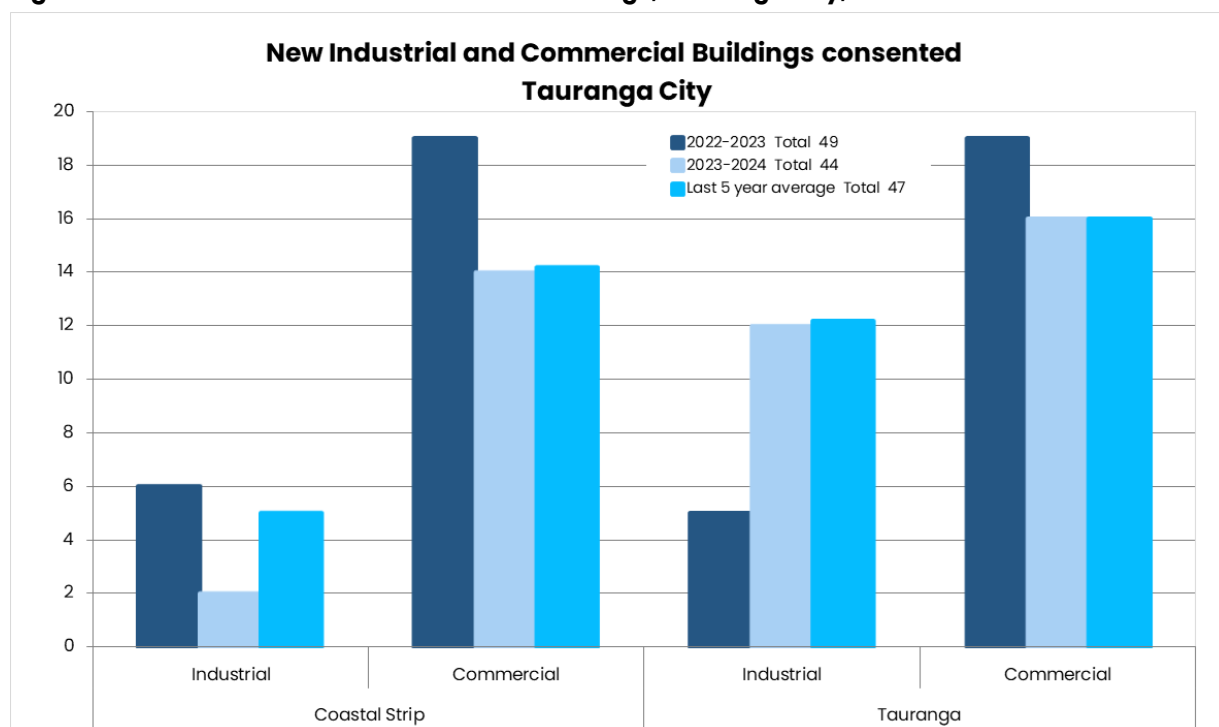
Tauranga City

In 2023/24, Tauranga City had a total of 44 new industrial and commercial buildings consented, down by 5 from the previous year's record of 49. Of the 44 buildings consented in 2023/24, 16 were located in the Coastal Strip and 28 were located in the Tauranga area.

The Coastal Strip had 4 less industrial buildings and 5 less commercial buildings consented in 2023/24 compared to the previous year. The Tauranga area had 7 more industrial buildings and 3 less commercial buildings consented in the same period.

Although these changes were evident, the overall number of new buildings in these categories remained relatively small, hence fluctuations should be considered within this context.

Figure 49 New industrial and commercial buildings, Tauranga City, 2022 to 2024



Western Bay of Plenty District

New Commercial buildings consented decreased slightly from 10 consents issued in 2022/23 to 8 in 2023/24. This year consents were for: a new building with offices and laboratories in Otawa; a warehouse with office space in Te Puke; 3 seasonal worker accommodation facilities in Rangioru, Pongakawa and Pahoia; stages 2 and 3 of a retirement village in Katikati; and relocation of an office building in Pongakawa. The Industrial consent issued was for a new processing factory in Kopurererua.

Table 46 Consents for Industrial and Commercial buildings, Western Bay of Plenty District, 2014 to 2024

Year	Industrial Building Consents	Commercial Building Consents
2013/14	0	0
2014/15	0	0
2015/16	4	2
2016/17	6	5
2017/18	4	3
2018/19	0	8
2019/20	1	3
2020/21	1	3
2021/22	0	3
2022/23	0	10
2023/24	1	8
5 Year Average	0.6	4.8

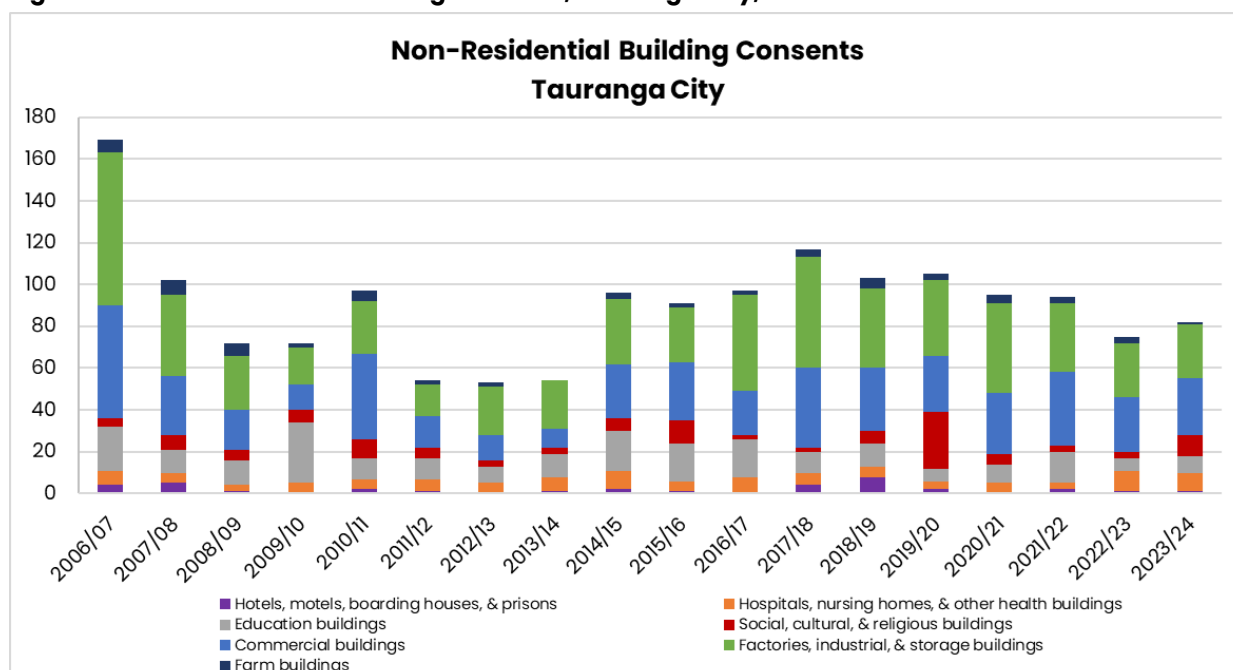
Non-Residential Building Consents Issued by Type

Stats NZ publishes non-residential consent statistics for all local authorities. In the sub-region, the count of non-residential building consents varied notably between the Western Bay of Plenty District and Tauranga City, reflecting their distinct characteristics and economic activities. It is important to note that "consents" refers to approvals granted for all types of non-residential construction projects, including new buildings, project stages and additions/alterations to existing buildings rather than solely number of new buildings. Western Bay of Plenty District approved more consents related to farm buildings, given its predominantly rural landscape, while Tauranga City issued more consents for commercial, industrial, factory, and storage facilities.

During the 2023/24 period, a total of 142 non-residential building consents were approved across the sub-region, with Tauranga City accounting for 82 of these consents and Western Bay of Plenty District having 60 consents.

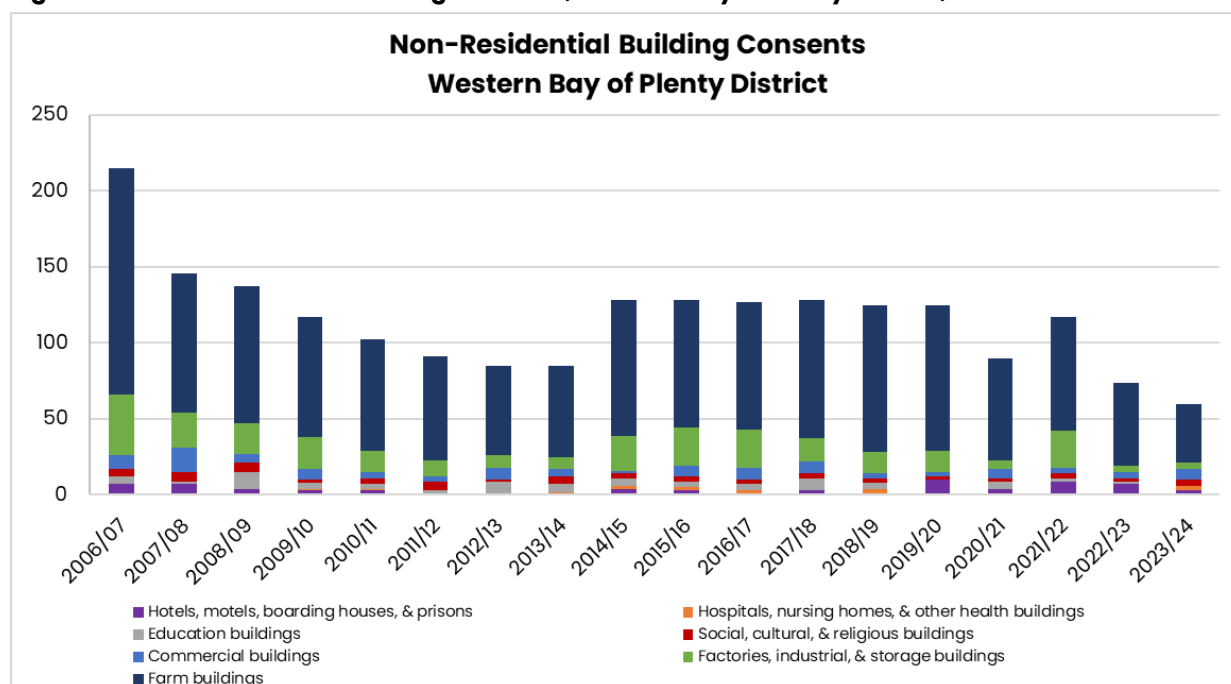
Of the 82 non-residential building consents issued in Tauranga City, 53 (or 65%) were for commercial, industrial, factory, and storage buildings. For Western Bay of Plenty District, 39 (or 65%) of the non-residential building consents were for farm buildings.

Figure 50 Non-residential building consents, Tauranga City, 2006 to 2024



Source: Stats NZ Infoshare

Figure 51 Non-residential building consents, Western Bay of Plenty District, 2006 to 2024



Source: Stats NZ Infoshare

Table 47 Non-residential building consents, Tauranga City and Western Bay of Plenty District

All non-residential building consents	Trend	Change	% Change
<i>Tauranga City</i>			
This year			
Last year	↑	7	9%
Last 5 years (average)	↓	-8	-9%
Last 10 years (average)	↓	-14	-15%
<i>Western Bay of Plenty District</i>			
This year			
Last year	↓	-14	-19%
Last 5 years (average)	↓	-33	-35%
Last 10 years (average)	↓	-50	-45%
<i>Western Bay of Plenty Sub-region</i>			
This year			
Last year	↓	-7	-5%
Last 5 years (average)	↓	-41	-22%
Last 10 years (average)	↓	-64	-31%

Source: Stats NZ Infoshare

Non-Residential Building Consents by Construction Value

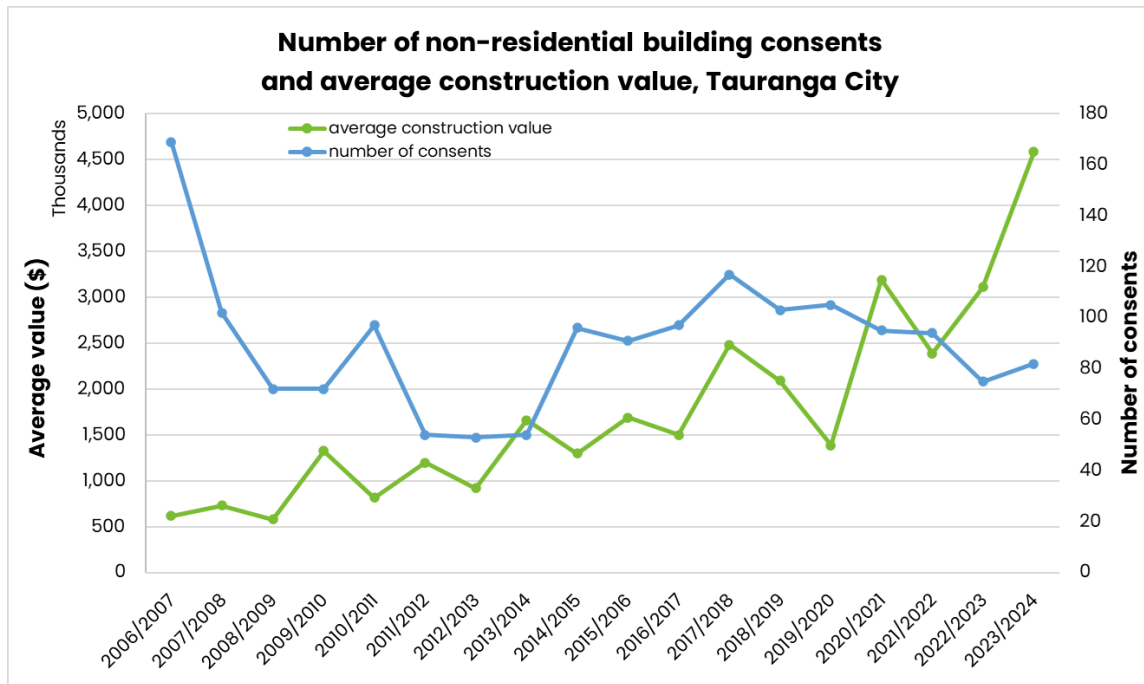
Construction activity in the sub-region was notably high in 2017/18 with a total of 245 consents of non-residential nature, but significantly declined by 42% or 142 consents in 2023/24.

In terms of construction values, Western Bay of Plenty District had a 12% decline equivalent to \$3.8 million while Tauranga City had a 29% increase equivalent to \$85.3 million despite the decline of 30% in number of consents.

From 2022/23 to 2023/24, Western Bay of Plenty District had declines in number (19%) and value (25%) of non-residential consents. On the other hand, Tauranga City experienced a contrasting trend, with an increase of 9% in number of consents. The impressive 61% increase in total value of non-residential

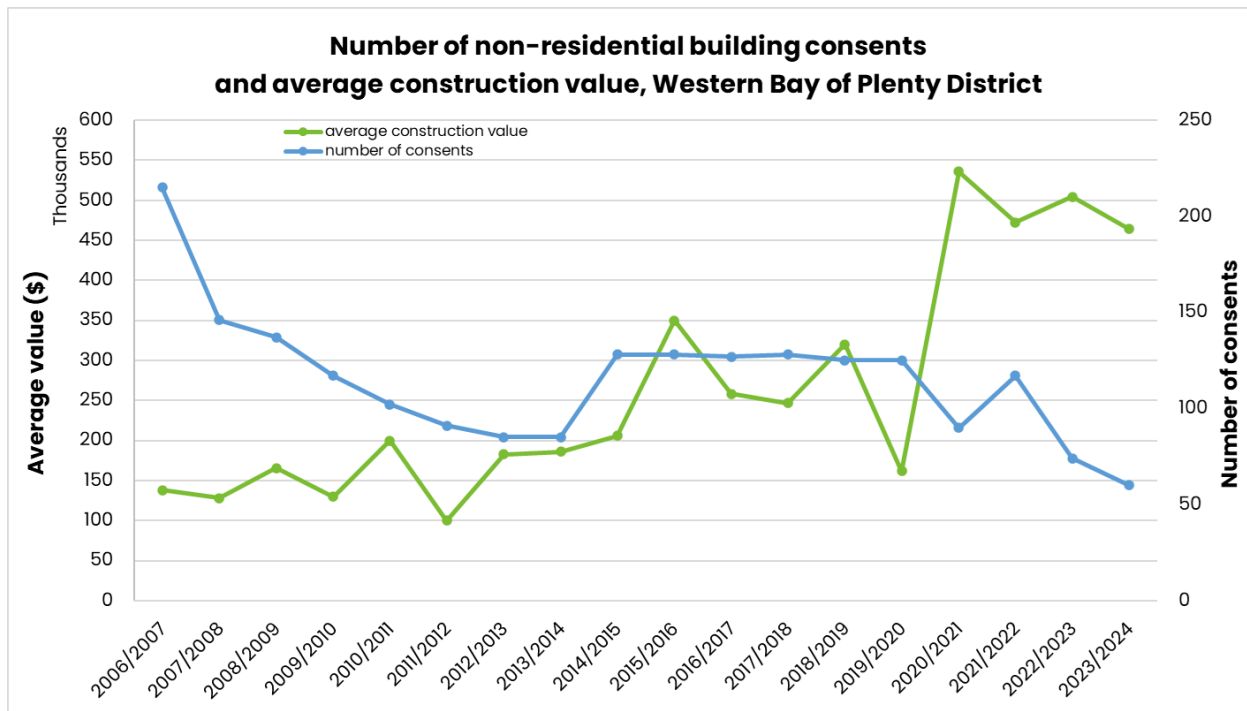
consents having a \$4.6 million average value per consent suggested a strong demand for high-value non-residential construction projects in the City.

Figure 52 Non-residential building consents and average construction value, Tauranga City, 2007 to 2024



Source: Stats NZ Infoshare

Figure 53 Number of non-residential building consents and average construction value, Western Bay of Plenty District, 2007 to 2024



Source: Stats NZ Infoshare

Commercial and Industrial Building Consents

Between 2006/07 and 2023/24, Tauranga City has seen considerable growth in both commercial and industrial building consents, although the value and proportion of commercial and industrial building consents has exhibited significant variation over this period. The nominal value of consents for commercial buildings fluctuated substantially, from a low of \$5.7 million in 2008/09 to a high of \$169 million in 2023/24. The proportion of commercial building consents relative to total non-residential consents also varied, peaking at 56% in 2011/12 and dipping to 9% in 2020/21. As of 2023/24, this proportion stood at 45% with commercial consents valued at \$169 million.

The proportion of consents related to factories, industrial, and storage buildings also had significant changes, from a high of 57% in 2008/09 to a low of 9% in 2009/10. Construction activities of this nature were notably in demand right after the pandemic in 2020/21 when both value and proportion of consents for these buildings were highest at \$229.2 million and 76%, respectively. For 2023/24, while the proportion was 24%, a decline from previous peaks, the value of consents was \$90.4 million indicating development was significant.

Table 48 Value and proportion of commercial and industrial building consents to all non-residential building consents, Tauranga City, 2007 to 2024

Year	Commercial building consents		Factories, industrial, and storage building consents	
	Value of consents (million \$)	Percent of non-residential building consents	Value of consents (million \$)	Percent of non-residential building consents
2006/07	40.7	39	46.7	45
2007/08	24.7	33	33.7	45
2008/09	5.7	14	23.7	57
2009/10	8.5	9	8.9	9
2010/11	40.5	51	19.0	24
2011/12	36.0	56	7.9	12
2012/13	8.5	18	22.4	46
2013/14	15.0	17	37.9	42
2014/15	48.8	39	47.8	38
2015/16	69.2	45	42.1	27
2016/17	28.9	20	46.8	32
2017/18	161.4	56	74.4	26
2018/19	62.8	29	94.6	44
2019/20	50.0	34	58.0	40
2020/21	27.0	9	229.2	76
2021/22	38.6	17	88.8	40
2022/23	101.0	43	62.0	27
2023/24	169.0	45	90.4	24

Source: Stats NZ Infoshare

In 2023/24, Western Bay of Plenty District had a notable decrease in the value of commercial and industrial building consents at \$4.4 million from a high of \$11.4 million recorded in 2022/23. Proportionally, a similar trend was observed for commercial buildings which accounted for 16% of total non-residential consents, down from 30% in 2022/23, the highest proportion recorded in the last ten years.

For non-residential building consents related to factories, industrial, and storage buildings the value of consents in 2023/24 was \$6.3 million, slightly down from \$7.8 million in 2022/23, but a significant decline from the peak value of \$37.0 million in 2021/22. The proportion of these consents constituted 23% of total non-residential consents, a slight increase from 21% in 2022/23, but still well below the peak of 68% in 2020/21. This rise in proportion suggests that while the overall value of activities related to industrial buildings has decreased, its relative significance within the non-residential sector has slightly improved. This shift may imply a more focused but smaller-scale industrial investment amidst a broader decline in overall non-residential building activity.

Table 49 Value and proportion of commercial and industrial building consents to all non-residential building consents, Western Bay of Plenty District, 2007 to 2024

Year	Commercial building consents		Factories, industrial, and storage building consents	
	Value of consents (million \$)	Percent of non-residential building consents	Value of consents (million \$)	Percent of non-residential building consents
2006/07	1.6	5	18.0	60
2007/08	5.5	29	5.7	30
2008/09	0.8	4	14.0	62
2009/10	2.9	19	6.0	39
2010/11	6.8	33	6.4	32
2011/12	0.8	9	1.9	21
2012/13	6.8	44	1.2	8
2013/14	3.5	22	2.4	15
2014/15	1.1	4	12.6	48
2015/16	5.7	13	19.3	43
2016/17	5.3	16	17.5	53
2017/18	2.3	7	14.8	47
2018/19	0.7	2	11.6	29
2019/20	0.8	4	8.4	42
2020/21	5.5	12	32.7	68
2021/22	3.9	7	37.0	67
2022/23	11.4	31	7.8	21
2023/24	4.4	16	6.3	23

Source: Stats NZ Infoshare

9 Current and Future Monitoring Reports

SmartGrowth continues to report on key SmartGrowth, Regional Policy Statement and NPS-UD indicators on an annual basis. Monitoring results, including housing and business indicators, are recorded either monthly or quarterly, depending on the frequency of release or availability of data from providers/sources.

With the NPS-UD 2020 minimum requirement of annual publication, the quarterly monitoring results are published annually and/or incorporated in the SmartGrowth Development Trends Report (DTR).

Both Tauranga City and Western Bay of Plenty District Councils started monitoring and reporting on residential section size, dwelling typology and number of bedrooms for dwellings consented five years ago, with results published in the Development Trends Report.

This year's report includes densities being achieved in the urban areas of the sub-region. Density mapping work in Western Bay of Plenty District started in 2022/23 and has been refined this year, while Tauranga City Council has been monitoring and reporting dwelling densities in the UGAs since 2019. This work will be continuously undertaken and results will be published in future reports. Future density mapping work in Tauranga City will include the established/infill parts of the City and assumed development areas.

Appendix 1

MHUD/MFE Indicators for the National Policy Statement on Urban Development²⁰

Dwelling sales prices (actual) (Section 4.1)

Technical notes

Prices are presented in nominal terms, that is, they have not been adjusted for general inflation. Median prices are heavily influenced by the sale of existing stock, as new builds comprise a small proportion of total sales in any given period. They are also affected by the composition of sales, including the size and quality of dwellings, as well as type (houses, apartments, etc), which may vary by area and over time. This median price series is not adjusted for size and quality of dwellings.

Interpretation

This indicator shows the median prices of residential dwellings sold in each quarter. It provides a broad and recognisable picture of absolute price levels and is therefore a useful starting point for analysing price trends. Significant dwelling price growth can increase the feasibility of new developments (eg, suburban apartments). On the other hand, rapid price increases can fuel land banking, where landowners expect continued future increases.

In general, if dwelling prices are rising, we would expect to see dwelling building consent numbers rise in response. If prices are rising without evidence of growth in consents, it may indicate a constraint on supply and should motivate further investigation.

Variations in prices between different areas may reflect a range of factors, including differences in demand for housing due to different wage levels or different levels of consumer and natural amenities; or imbalances between demand and supply due to constraints on housing development. Where price differences persist over long periods of time and coincide with similar rates of housing supply, they are more likely to reflect differences in demand.

Price trends reflect many different forces acting in the market, including but not limited to the effect of urban planning policies. Developing a narrative about which factors are driving price trends is challenging but can provide useful insights for a local authority's planning response to these trends.

Nominal dwelling rents (Section 4.2)

Technical notes

This indicator reflects nominal mean rents as reported in bonds lodged with HUD, in dollars. The data is for private bonds (private landlords) and hence excludes social housing.

The mean used is the geometric mean. The reason for using this mean is that rents cluster around round numbers, and tend to plateau for months at a time (spiking up by say \$10 or \$20 at a time). This makes analysis of time series difficult and using the geometric mean is a way of removing this clustering effect.

There are a number of caveats on these data series:

- Property type is self-reported so can be inconsistent, particularly the distinction between apartment and flat as there is no clear separation between these categories.
- It captures bonds at the time of lodging (typically at the start of a tenancy), so doesn't reflect subsequent changes in these rents. It will therefore tend to understate the rent over the term of a tenancy.

Interpretation

Like the median dwelling sale price, this measure provides a broad and recognisable picture of absolute rent levels, and should therefore be the starting point for analysing trends in rents. In general, strong

²⁰ National Policy Statement on Urban Development Capacity: Guide on Evidence and Monitoring, Ministry of Business, Innovation and Employment and the Ministry for the Environment, June 2017

and persistent growth in rents indicates, even more strongly than house price increases, that housing supply is insufficient to meet demand.

This is because rents tend to be more sensitive to income levels than dwelling prices, and on average, renters also have lower incomes than homeowners. For this reason, rent increases tend to follow incomes more closely than house prices and are less volatile.

Estimates of mean rents at a local level may be affected by the composition of rental stock (ie the size and type of rental dwellings). This does not vary markedly between territorial authority areas. However, there may be significant differences between suburbs that may make a 'like for like' comparison difficult. For instance, the Auckland city centre has a high proportion of 1-bedroom apartments while other suburbs are dominated by 3-bedroom stand-alone houses. More disaggregated data on rent trends for different types of rental accommodation is available on the HUD website.

The rental stock is typically of lower quality and less well maintained than owner-occupied dwellings. This means that comparing average prices with average rents may be misleading as the characteristics of the average rental property are likely to be different than the characteristics of the average dwelling sale.

The chart above presents geometric median rents for five high-growth urban areas. It shows that:

- The cost of renting is highest in Auckland and lowest in Hamilton, which is consistent with differences in median sale prices between cities
- Rents in Christchurch rose rapidly after the 2011 Canterbury Earthquake, due to the shortage of housing resulting from earthquake damage, but they have fallen since the start of 2016.

To assist in interpreting data on rents, information on the share of households living in rented accommodation versus owner-occupied housing, and the characteristics of those households, is available on Stats NZ's website.

Ratio of dwelling sales prices to rents (Section 4.4)

Technical notes

This indicator shows the ratio of nominal median dwelling prices to nominal (geometric) mean rents. The geometric mean is used to help smooth the data by removing the "clustering effect" (where rents cluster at round number amounts).

House prices relate to the whole housing stock in the selected area, not just the rented stock. As owner-occupied housing tends to be of better quality and of higher value than rented stock, this ratio tends to over-state house prices (relative to the median price for rented housing only).

This relationship between rents and house prices is often expressed as a rental yield to investors using the same data, which is calculated by mean rents divided by the median house price.

Interpretation

This indicator reflects the relationship between median house prices and mean rents in the same geographical area.

The higher the house price/rent ratio:

- *The greater the gap between renting and buying.* A ratio of 30 indicates that the price of a median house is 30 times the mean annual rent paid. High ratios will tend to reduce home ownership rates due to it being more attractive or affordable for many to rent than to buy a dwelling.
- *The lower the average yield to an investor from renting out a dwelling.* Investors vary in their motivations for purchasing rental properties, and in the types of properties they are interested in owning. Income-focused investors will seek to maximise rental yields while others may be more motivated by the expectation of capital gains over the longer term. When increases in rents don't keep pace with house prices, investors increasingly rely on capital growth as a source of returns rather than rental yield.

Further analysis of trends in home buyers may assist the interpretation of this measure. CoreLogic has a "buyer classification" that disaggregates sales according to whether the purchasers are first home buyers, existing owner 'movers', or investors. This data also records where investors are based or movers are from, so is a useful indicator of the impacts of one local area on another.

Appendix 2

Housing Affordability Indicators

Rental Affordability Index

The Rental Affordability Index is a summary measure of changes in rental prices compared with changes in income. Positive changes in the affordability index imply greater affordability as incomes are increasing faster than rent prices. Negative changes imply declining affordability as rent prices are rising faster than incomes.

Deposit Affordability Index

The Deposit Affordability Index is a summary measure of changes in house sales prices compared with changes in income. Positive changes in the affordability index imply greater affordability as incomes are increasing faster than house sales prices. Negative changes imply declining affordability as house sales prices are rising faster than incomes. The index does not account for any temporal changes in bank lending practices, such as those resulting from changes in macro-prudential policy.

Mortgage Affordability Index

The Mortgage Affordability Index is a summary measure of changes in the purchasing power of mortgage interest payments (an interest price index) compared with changes in income. Positive changes in the affordability index imply greater affordability as incomes are increasing faster than the interest price index. Negative changes imply declining affordability as the interest price index is rising faster than incomes.

Data Sources

Quarterly affordability indices (mortgage, deposit and rent) were sourced from the Ministry of Housing and Urban Development and published at www.data.govt.nz.

Changes in rental prices

Rental prices are sourced from Tenancy Bonds data relating to private sector rentals. These are representative of the rental costs of new tenancies. Summary statistics are created by Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (MHUD), where these are not already published by Stats NZ. Timeseries use a quality-adjusted rental price index which controls for changes in the 'quality mix' of properties newly rented over time. The index methodology (a property fixed-effects regression estimator) is an internationally recognised approach and consistent with that used for the New Zealand Consumers Price Index, and Rental Price Index released by Stats NZ.

Changes in house sale prices

House sales data is supplied by CoreLogic. Timeseries use a quality-adjusted house price index which controls for changes in the 'quality-mix' of properties sold over time. The index methodology (a Sales Price Appraisal Ratio) is an internationally recognised approach widely used in New Zealand.

Interest price index

Mortgage rates are sourced from the Reserve Bank of New Zealand (RBNZ). The 2-year special rate series was used, a balance between short-term rates commonly adopted and market expectation of future rate changes. An interest price index, designed to reflect changes in the purchasing power of mortgage interest payments, is calculated as the combined (multiplicative) effect of changes in mortgage rates and house sales prices.

Income

Income data series are sourced from Stats NZ. Regional timeseries of Annual household disposable (after tax) income are created by HUD. Tax data, sourced from Inland Revenue, is used to interpolate and extrapolate Household Economic Survey (HES)-calibrated Census estimates of household income.

For more details visit:

<https://www.hud.govt.nz/stats-and-insights/change-in-housing-affordability-indicators/about-the-indicators/>

Appendix 3

Development Terms

Urban Refers to subdivisions or dwelling consents in:

Western Bay of Plenty District – Waihi Beach–Bowentown/Athenree, Katikati, Ōmokoroa, Te Puke.

Tauranga City – Suburban Residential, High Density Residential, City Living, Wairakei Residential, Pāpāmoa East Employment, Town Centre Core (Wairakei), Town Centre Fringe (Wairakei) Marae Community (Urban), Rural-residential, Commercial and Industry zones.

Rural Refers to subdivisions or dwelling consents in:

Western Bay of Plenty District – Waiou, Tahawai, Aongatete, Pahoia, Te Puna, Minden, Matakana Island, Kopurererua, Kaimai, Waiorohi, Kaitemako, Otawa, Rangiuru, Pongakawa–Paengaroa.

Tauranga City – Rural, Rural Marae Community, and Te Tumu Future Urban zones.

Western Bay of Plenty District – Minor urban areas

Refers to minor urban areas such as Maketu, Pukehina Beach and Paengaroa.

Tauranga City – Coastal Strip

Refers to Mt Maunganui–Pāpāmoa, specifically the area units of Mt Maunganui North, Omanu, Matapihi, Arataki, Te Maunga, Pacific View, Palm Beach, Gravatt, Pāpāmoa Beach East, Palm Springs, and Doncaster. “Tauranga” refers to all other area units in Tauranga City.

Greenfield UGA Greenfield Urban Growth Area.

SP Structure Plan.

Subdivision Process

Subdivisions go through a staged approval process that can last up to eight years.

Stage 1 Subdivision Plan

Subdivision is approved by the Council under section 104 of the Resource Management Act 1991 (RMA), with a legal life of up to 5 years.

Stage 2 Survey Plan

This is approved under section 223 of the RMA, with a legal life of up to 3 years.

Stage 3 Final Approval

Final approval occurs under section 224 of the RMA. This is confirmation that all conditions of the subdivision consent have been complied with. After the Council issues a Section 224 Certificate individual property titles can be issued, once the subdivision proceeds to Title issue under the Land Transfer Act. It is assumed for monitoring purposes that all Section 224 Certificates proceed to Title issue.

A distinction is made between subdivisions approved and additional lots created at the Section 224 Certificate stage. The number of subdivisions approved does not necessarily indicate the likely future number of new lots created in the District, and hence the demand for services.

A more accurate indicator of growth is additional lots created at Section 224 approval stage. For monitoring purposes, this figure is used to interpret land uptake rates (along with dwelling consent data) and vacant land supply. In the Western Bay of Plenty District the ratio of urban land uptake in greenfield UGAs to rural subdivision is expected to increase as infrastructure is improved at Waihi Beach, Katikati, Ōmokoroa and Te Puke.

In Tauranga City, the uptake of urban land in greenfield UGAs is calculated from Section 224/new title information to indicate the proportion of planned capacity that has been “urbanized.” The predictive value of this measure is reduced in the infill area primarily in areas where unit title developments are more common (such as Mount Maunganui and Tauranga Central) as these are issued at the time of, or after, the building consent has been approved.

Before a subdivision reaches final approval stage, variations to the original application can be submitted to the Council. Either a variation or the original application may go through to final approval stage. For this reason variations are not included in the total subdivisions approved, so as not to count them twice.

Subdivisions are only indicative of development where additional lots to the original title or titles are created. For this reason all subdivisions reported on do not include resource consent approvals for boundary adjustments or access ways etc that do not result in additional lots being created.

Building Consents Issued for Dwellings

Tauranga City

Building consents issued for new dwellings make up about 45% of all building consents issued. New dwellings are recorded in a similar manner to the Western Bay of Plenty District, including new dwellings, relocated dwellings and conversions of existing buildings to dwellings; it does not include additions or alterations to existing dwellings. Where dwellings are demolished or removed from a site, or changed in use to a non-residential activity, they are deducted from the “new dwelling” count to produce an “additional dwelling” count for comparison with the SmartGrowth dwelling projections in Section 3.3 of this report.

Western Bay of Plenty District

In the Western Bay of Plenty District, building consents issued for new dwellings provide a good indicator of growth rates in different areas. Where dwelling consents are referred to in this report, the figures include consents for new and resited dwellings, but not for additions or alterations to existing dwellings.

Residential Growth Areas

Tauranga City

The greenfield UGAs are the developing suburbs of Bethlehem, Pyes Pa, Pyes Pa West (the Lakes), Ohauiti, Welcome Bay, Wairakei (Pāpāmoa East) and Pāpāmoa. The greenfield UGAs are part of a comprehensive infrastructure planning approach to “greenfield” urban development. Areas outside the identified greenfield UGAs do not have services supplied to them. In this way the Council manages the uptake of land for development.

The other significant areas of urban development is infill development in established residential areas, and residential intensification (currently limited to the Mount Maunganui High Density Residential zoned area northwest of Banks and Salisbury avenues, and the City Living zoned areas surrounding the Tauranga CBD) within established residential areas of Tauranga. Proposed Plan Change 33: Enabling Housing Choice to the Tauranga City Plan, while not operative has effect, enabling higher density in key residential and commercial areas across the City.

Western Bay of Plenty District

The settlements of Waihi Beach (including Bowentown, Athenree and Pios Beach), Katikati, Ōmokoroa and Te Puke have been identified as the urban growth centres for the Western Bay of Plenty District.

The Western Bay of Plenty District Plan contains different subdivision standards in recognition of the ability of areas to accommodate future growth:

[Section 12 – Subdivision and Development](#)

[Section 13 – Residential](#)

[Section 14 – Medium Density Residential](#)

[Section 15 – Future Urban](#)

Vacant Land

Vacant residential land is generally identified in the sub-region as either **infill** or **greenfield**. Monitoring infill subdivisions tells us the rate of land uptake within established residential areas. Infill subdivisions are expected to continue to accommodate a substantial proportion of projected growth, especially close to main commercial areas.

Tauranga City

Vacant residential land is classified in Tauranga City as either Infill, Rural Infill or Greenfield UGA. Within the infill areas some residential intensification is expected within identified Residential Intensification Areas and within general residential infill/ intensification areas where appropriate.

<i>Residential Intensification Areas</i>	currently this classification is applied to development within the High Density Residential zoned area in Mount Maunganui North, and City Living and City Centre zoned areas where greater density is permitted.
<i>Residential infill/ Intensification</i>	existing urban areas of Tauranga zoned Suburban Residential where a land parcel is 650 m ² or with the potential to enable subdivision to a minimum lot size of 325 m ² . Includes residential growth in other zones within the infill area such as in Commercial Business zoned areas.
<i>Rural Infill</i>	Areas of Tauranga City with Rural zoning outside the Greenfield UGAs
<i>Residential Greenfield UGAs</i>	any land parcel which is subdivided within greenfield UGAs (constituting “traditional” rezoning of rural land to residential, and subdivision and development for residential purposes).

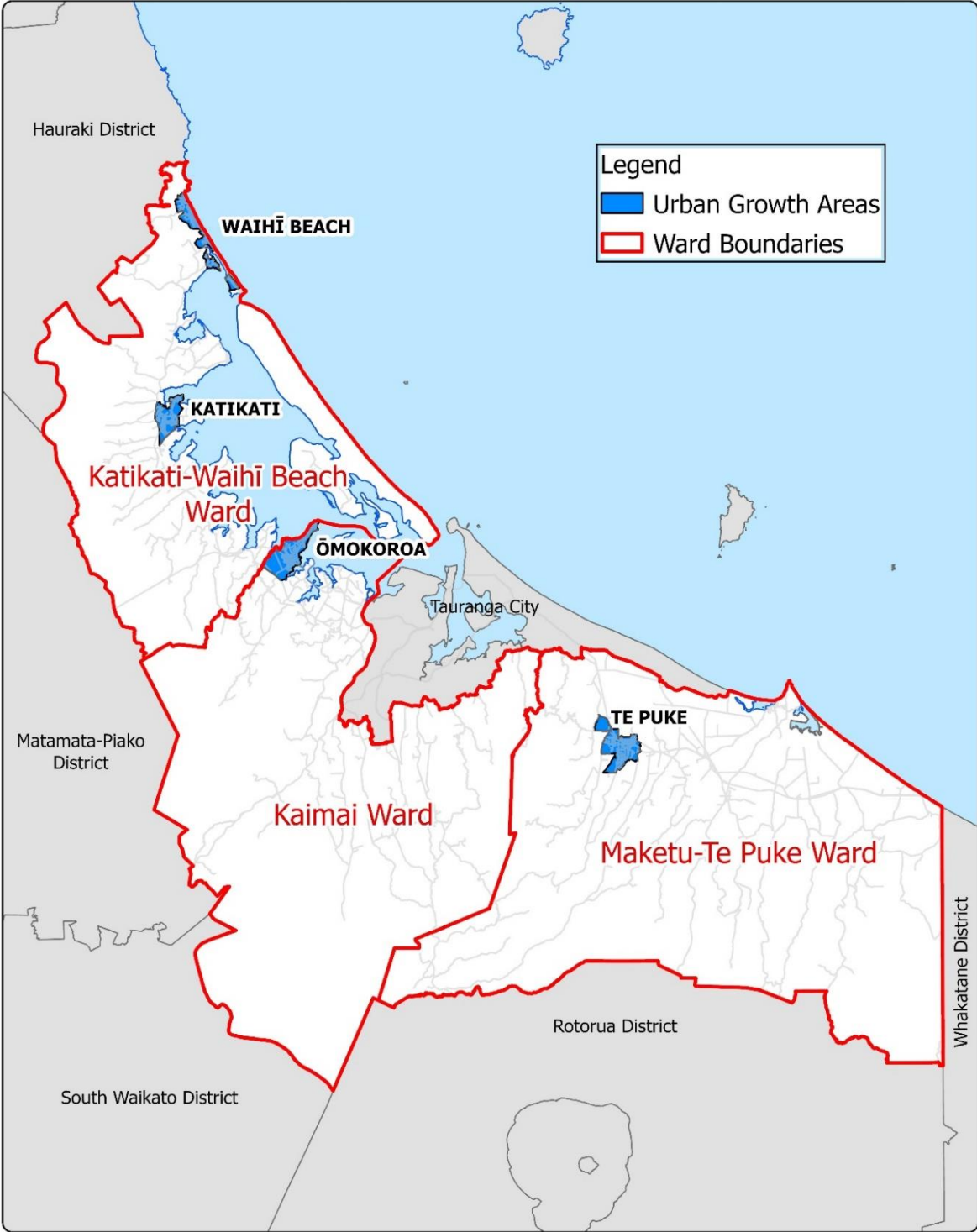
Western Bay of Plenty District

Vacant residential land is identified in the Western Bay of Plenty District as either **infill** or **greenfield** determined by the size of the land parcel. This is reported on for the residential growth areas in the District.

Appendix 4

Development Maps

Western Bay of Plenty District



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HM/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 23/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\WBOPDC - Urban Growth Areas and Ward Boundaries.aprx

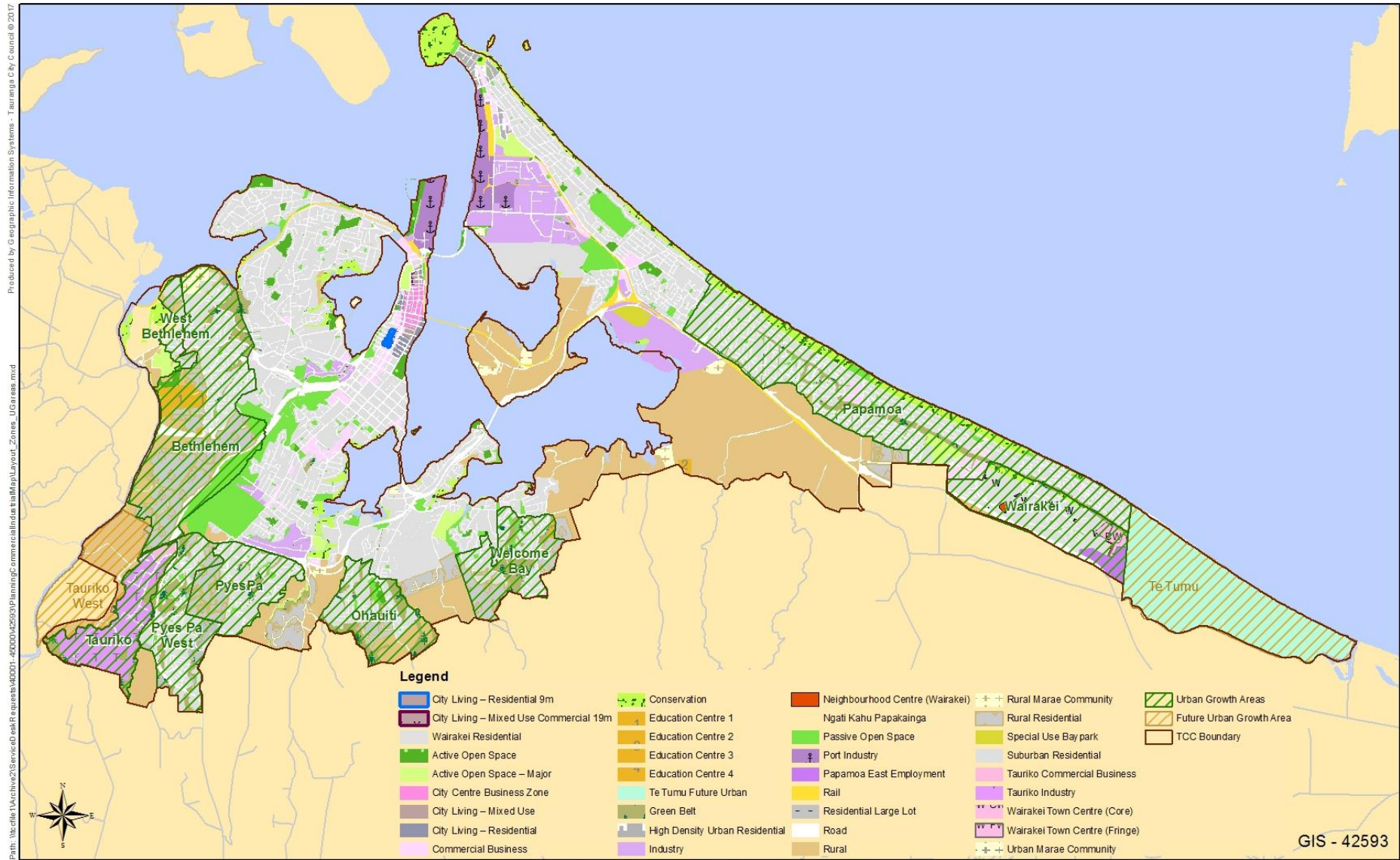
Scale A4 - 1:400,000
 0 2.5 5 10 15 20 Kilometres



Western Bay of Plenty District
 Urban Growth Area/Ward Boundaries

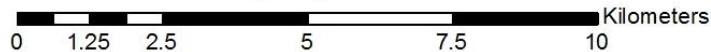


Tauranga City



PLANNING ZONES AND URBAN GROWTH AREAS

- Tauranga City Council -



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.



Appendix 5

Dwelling Occupancy by Census 2023 SA2

Tauranga City

Statistical Area 2	Population	Occupied Dwellings	Unoccupied Dwellings	Total Dwellings	Unoccupied Total Ratio (%)
Keenan Road	222	78	3	84	4
Matua North	3,024	1,134	84	1,221	7
Inlet Tauranga Harbour South	51	12	0	12	
Mount Maunganui North	3,204	1,440	894	2,343	38
Matua South	2,604	948	75	1,023	7
Bethlehem North	3,645	1,542	105	1,707	6
Bellevue	3,852	1,305	60	1,368	4
Otumoetai North	2,223	942	69	1,014	7
Otumoetai East	3,699	1,452	117	1,569	7
Otumoetai South	2,415	885	57	945	6
Brookfield West	3,129	1,128	54	1,185	5
Bethlehem Central	4,392	1,680	111	1,803	6
Brookfield East	2,895	1,011	63	1,074	6
Mount Maunganui South	2,844	1,086	255	1,347	19
Tauranga Central	2,679	1,230	156	1,392	11
Mount Maunganui Central	225	99	27	129	21
Judea	2,691	1,038	66	1,104	6
Te Reti	1,944	639	21	657	3
Bethlehem South	1,119	360	18	378	5
Omanu Beach	2,982	1,107	183	1,302	14
Tauranga Hospital	2,118	792	90	882	10
Tauriko	291	96	18	111	16
Gate Pa	3,843	1,299	72	1,377	5
Greerton South	672	270	24	294	8
Tauranga South	4,110	1,668	147	1,821	8
Fraser Cove	1,269	426	36	459	8
Arataki North	3,201	1,212	168	1,383	12
Matapihi	837	219	15	234	6
Pyes Pa North West	2,550	912	45	960	5
Pyes Pa West	4,254	1,329	66	1,407	5
Greerton North	3,600	1,452	105	1,557	7
Yatton Park	2,712	864	45	912	5
Pyes Pa North	3,846	1,320	63	1,383	5
Arataki South	3,063	1,083	144	1,233	12
Pyes Pa South	2,919	1,044	39	1,089	4
Poike	1,062	342	27	399	7
Te Maunga North	3,354	1,446	210	1,668	13
Maungatapu	2,883	1,047	102	1,155	9
Hairini	3,246	1,260	72	1,335	5
Pyes Pa East	666	204	9	216	4
Te Maunga South	2,163	843	75	918	8
Pacific Lakes	2,931	1,260	123	1,383	9
Kaitemako	1,554	528	30	558	5
Ohauti	4,020	1,494	72	1,599	5

Statistical Area 2	Population	Occupied Dwellings	Unoccupied Dwellings	Total Dwellings	Unoccupied Total Ratio (%)
Baypark-Kairua	753	231	27	258	10
Welcome Bay West	2,865	948	51	999	5
Welcome Bay East	2,658	879	45	924	5
Pacific View	3,111	1,116	60	1,176	5
Welcome Bay South	3,978	1,242	78	1,329	6
Palm Beach North	3,270	1,068	57	1,125	5
Palm Beach South-Gravatt	3,786	1,479	144	1,623	9
Pāpāmoa Beach North	2,763	978	114	1,092	10
Doncaster	3,477	1,146	57	1,230	5
Pāpāmoa Beach South	2,685	1,041	147	1,191	12
Motiti	3,354	1,137	198	1,338	15
Wairakei West	3,072	1,056	96	1,206	8
Wairakei Central	1,719	594	45	729	6
Wairakei East-Te Tumu	4,356	1,503	108	1,629	7
Total	152,844	55,929	5,430	61,842	9

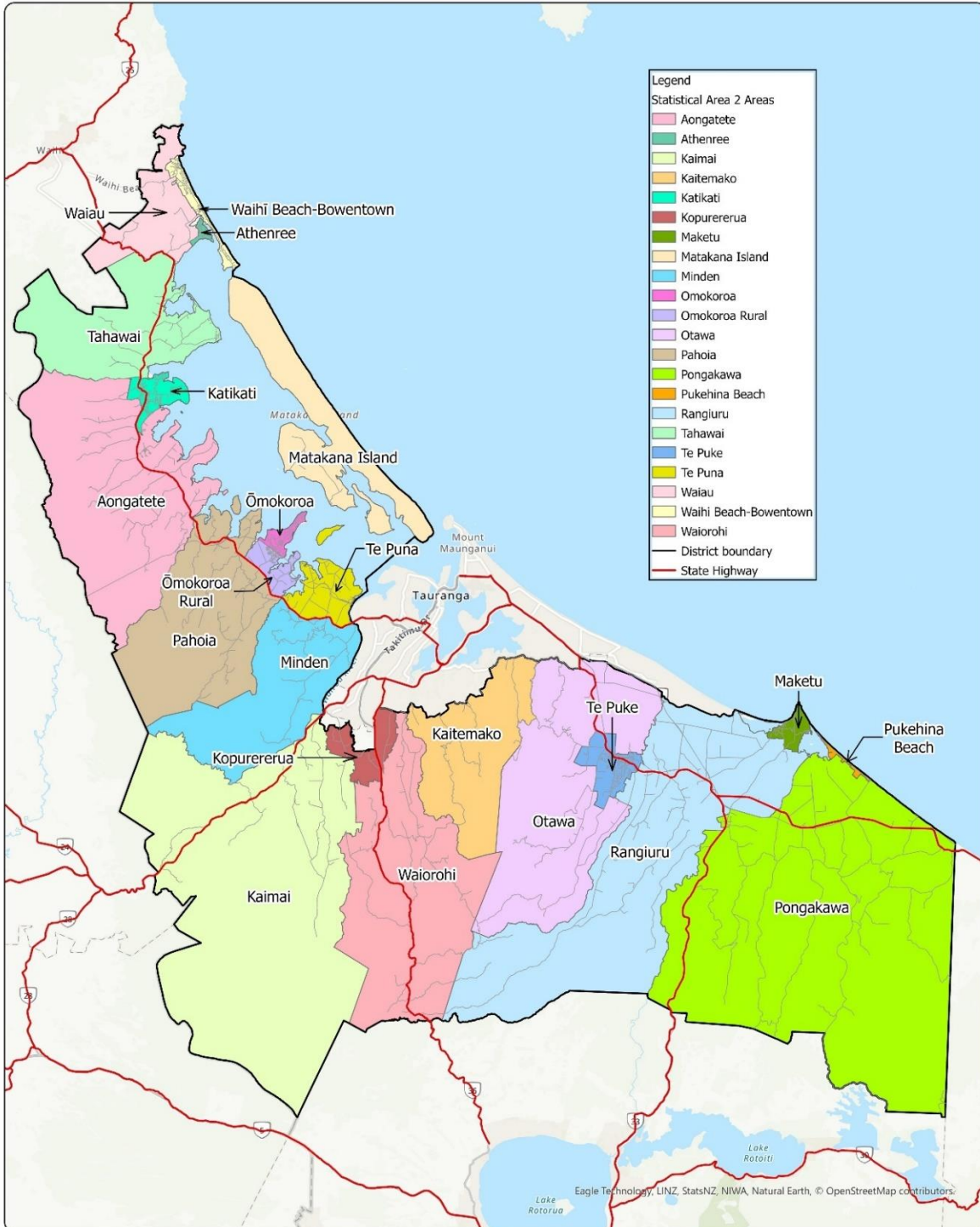
Western Bay of Plenty District

Statistical Area 2	Population	Occupied Dwellings	Unoccupied Dwellings	Total Dwellings	Unoccupied Total Ratio (%)
Waihi Beach-Bowentown	2,550	1,200	1,437	2,661	54
Waiau	330	108	30	138	22
Athenree	906	345	111	453	24
Tahawai	1,839	726	123	849	14
Katikati	5,580	2,334	207	2,556	8
Aongatete	3,519	1,356	132	1,491	9
Matakana Island	306	132	39	168	23
Ōmokoroa	5,451	2,151	213	2,448	9
Pahoia	3,297	1,143	96	1,251	8
Te Puna	3,024	1,059	99	1,164	8
Minden	2,367	807	72	888	8
Kaimai	2,148	705	63	768	8
Kopurererua	777	276	12	294	4
Waiorohi	2,739	909	51	963	5
Kaitemako/Waitao	1,824	639	45	684	7
Otawa	2,130	693	72	768	9
Te Puke	9,108	2,967	183	3,165	6
Rangiuru	2,832	870	108	978	11
Maketu	1,311	441	108	549	20
Pukehina Beach	885	339	318	663	48
Pongakawa	3,261	1,038	147	1,191	12
TOTAL	56,184	20,238	3,669	23,907	15

Appendix 6

Statistical Area 2 Maps

Western Bay of Plenty District



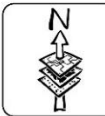
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 17/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\WBOPDC - Statistical Area 2 Boundaries - Area Units.aprx

Scale A3 - 1:260,000
 0 2.5 5 10 15 20 Kilometres

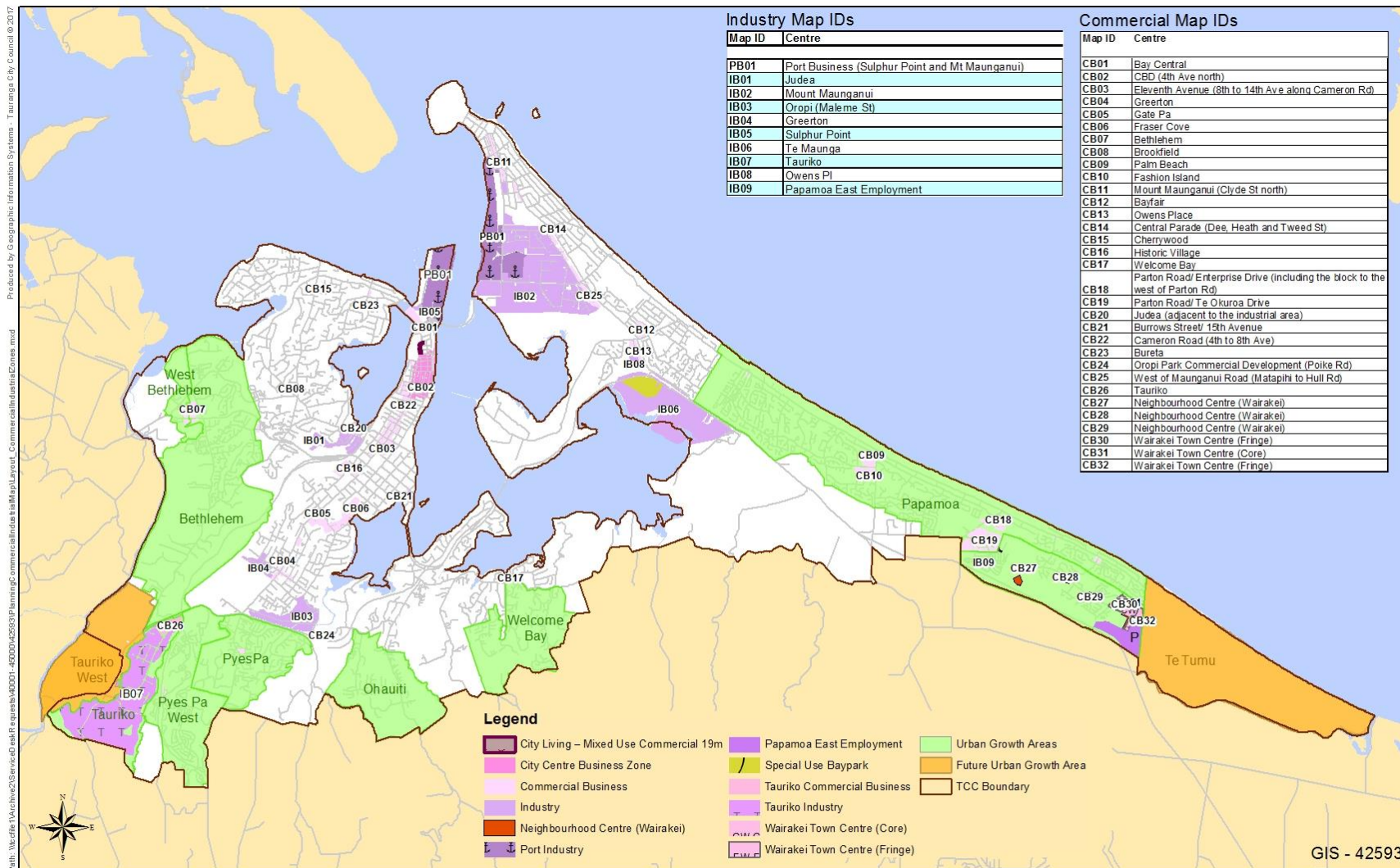


Western Bay of Plenty District
 Statistical Area 2 Areas



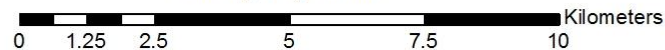
Appendix 7

Commercial and Industrial Zoned Areas Tauranga City



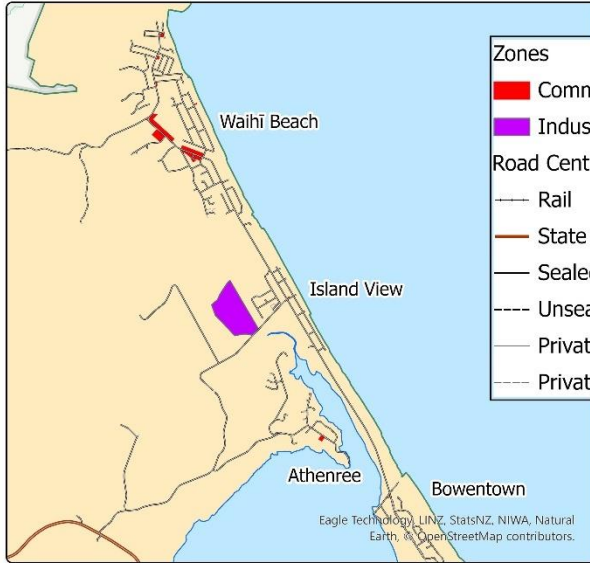
COMMERCIAL AND INDUSTRIAL AREAS

- Tauranga City Council -

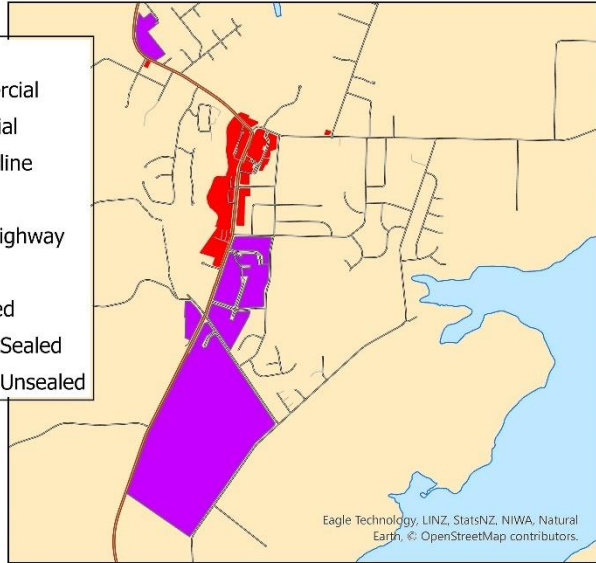


Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

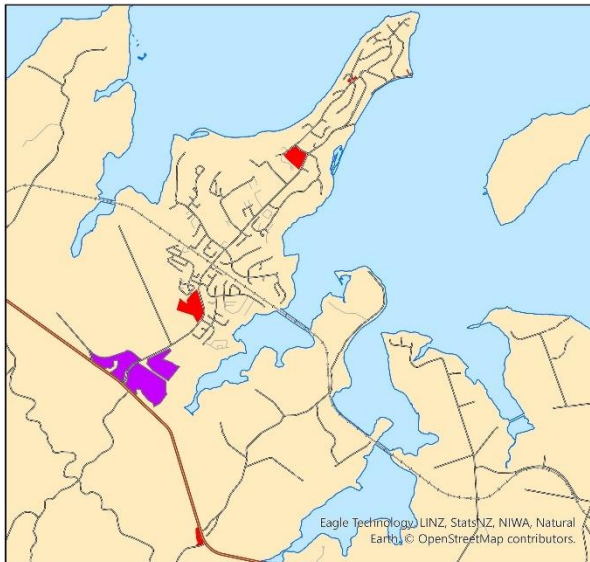
Western Bay of Plenty District



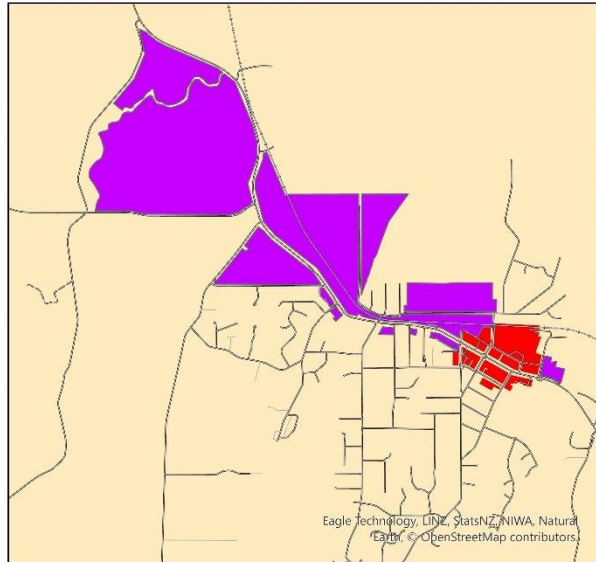
WAIHĪ BEACH



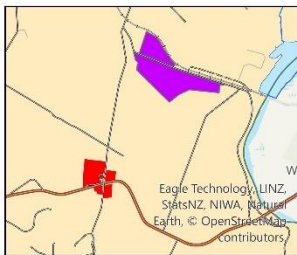
KATIKATI



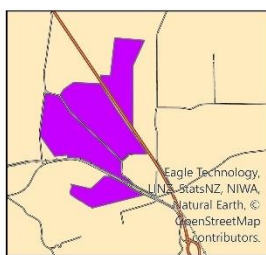
ŌMOKOROA-WHAKAMARAMA



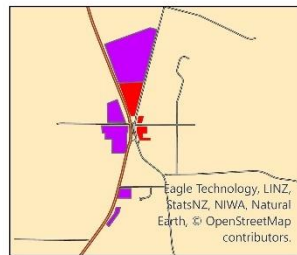
TE PUKE



TE PUNA-MINDEN



RANGIORU



PAENGAROA



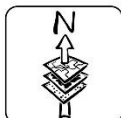
MAKETU-PUKEHINA BEACH

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A3 -
 Date: 18/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Western Bay of Plenty District - Commercial and Industrial Zoned



Western Bay of Plenty District Commercial and Industrial Zoned Areas



Appendix 8

Dwelling Density Maps

Tauranga City Plan Definition of Nett Area

Nett area refers to “Nett Developable Area” which is defined in the Tauranga City Plan as a given area of land for greenfield subdivision/development and includes land used for:

- a. Residential activity purposes, including all open space and on-site parking associated with dwellings;
- b. Local roads, collector roads and roading corridors, including pedestrian and cycleways (and excluding expressways, motorways, strategic roads and arterial roads as defined in the *road hierarchy*);
- c. Collector roads and roading corridors (as defined in the road hierarchy) where direct access from allotments is obtained. Where only one side of the collector road or roading corridor has direct access only 50% of the collector road or roading corridor shall be used for the purpose of this definition;
- d. Neighbourhood reserves.
- e. But excludes land that is:
 - i. Stormwater ponds and detention areas;
 - ii. Geotechnically constrained (such as land subject to subsidence or inundation);
 - iii. Set aside to protect significant ecological, cultural, heritage or landscape values;
 - iv. Set aside for non-local recreation, esplanade reserves or access strips that form part of a larger regional, sub-regional, or district network;
 - v. Identified for business use, or for schools, network utilities, hospitals or other district, regional or sub-regional facilities.

Calculation of dwelling density

$$\text{Dwelling density} = \frac{\sum_{i=1}^n X_i + Y_i}{\sum_{i=1}^n Z_i}$$

where:

X = number of dwellings in developed areas

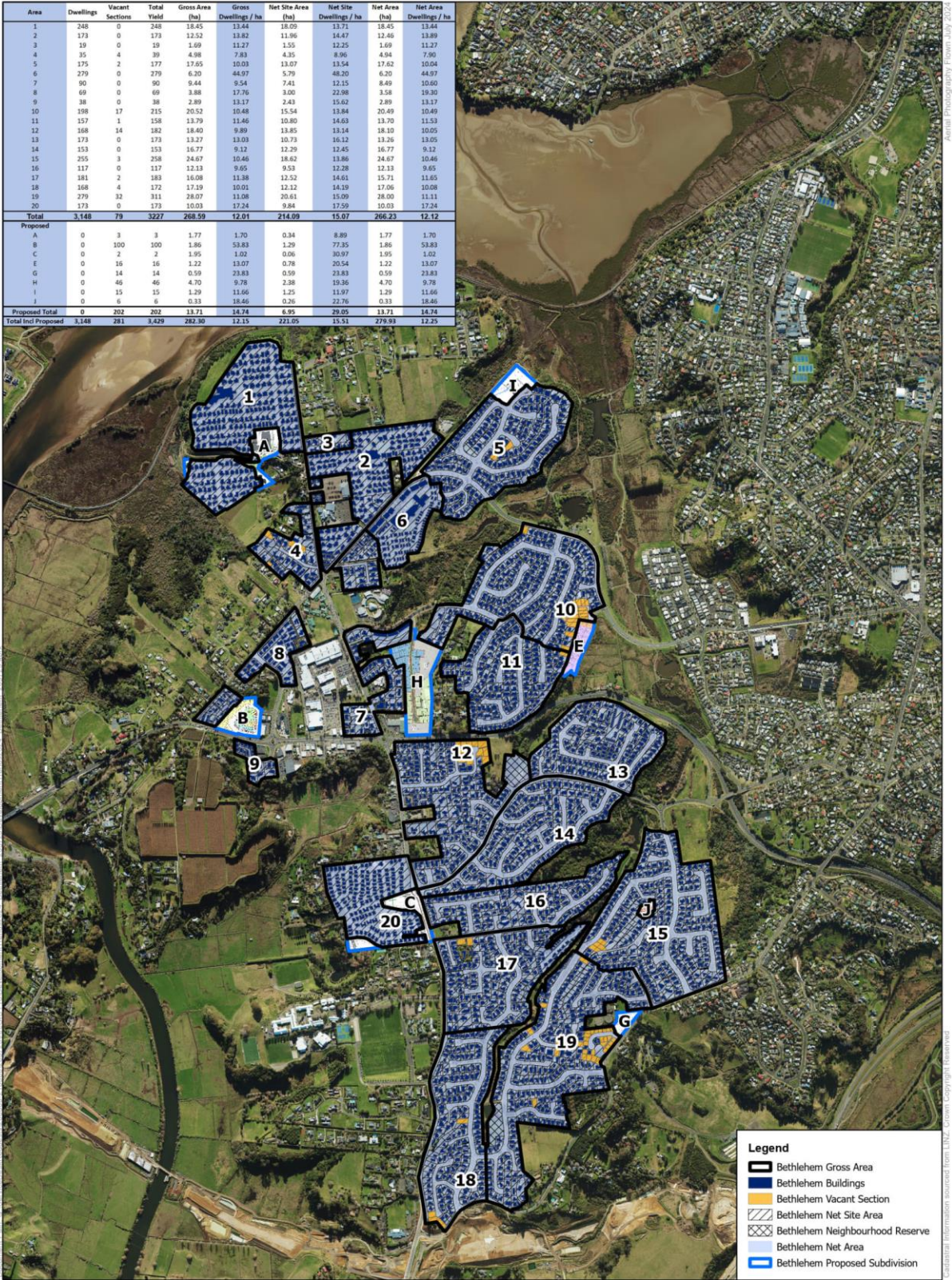
Y = number of vacant sections (in both developed areas and proposed development)

Z = area in ha

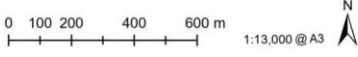
Change the divisor (Area) to get dwelling density for gross area or nett site area.

Tauranga City Urban Growth Area Density Maps

Note that net area is nett area and net site area is nett site area



Bethlehem Dwelling Density 2024

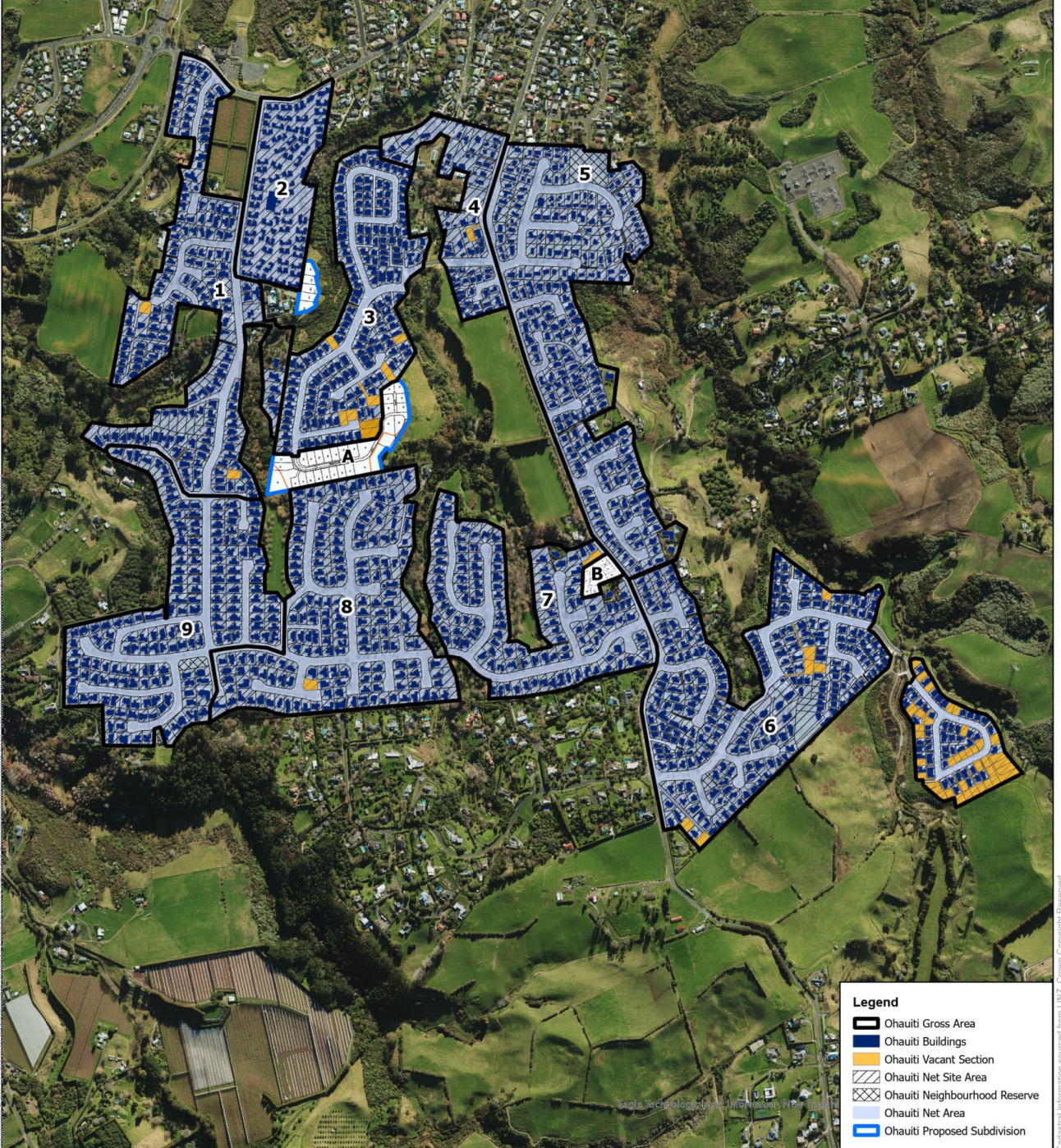


Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

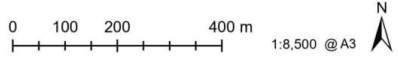


Aerial Photography flown July 2024
Cadastral Information sourced from LINZ, Crown Copyright Reserved

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	181	2	183	17.84	10.26	13.80	13.26	17.05	10.74
2	139	0	139	6.95	20.01	6.36	21.86	6.93	20.07
3	178	8	186	13.43	13.85	10.65	17.46	13.18	14.11
4	56	1	57	5.82	9.80	4.98	11.45	5.78	9.86
5	248	0	248	21.85	11.35	15.74	15.76	21.04	11.79
6	305	45	350	26.62	13.15	21.24	16.48	26.46	13.23
7	124	1	125	14.28	8.75	10.74	11.64	13.89	9.00
8	182	1	183	19.63	9.32	15.32	11.95	19.58	9.35
9	177	0	177	17.89	9.89	13.87	12.76	17.88	9.90
Total	1,590	58	1,648	144.31	11.42	112.70	14.62	141.78	11.62
Proposed									
A	0	35	35	3.40	10.31	3.03	11.54	3.40	10.31
B	0	8	8	0.56	14.33	0.45	17.75	0.56	14.33
Proposed Total	0	43	43	3.95	10.88	3.48	12.34	3.95	10.88
Total Incl Proposed	1,590	101	1,691	148.26	11.41	116.18	14.55	145.74	11.60



Ohaiti Dwelling Density 2024

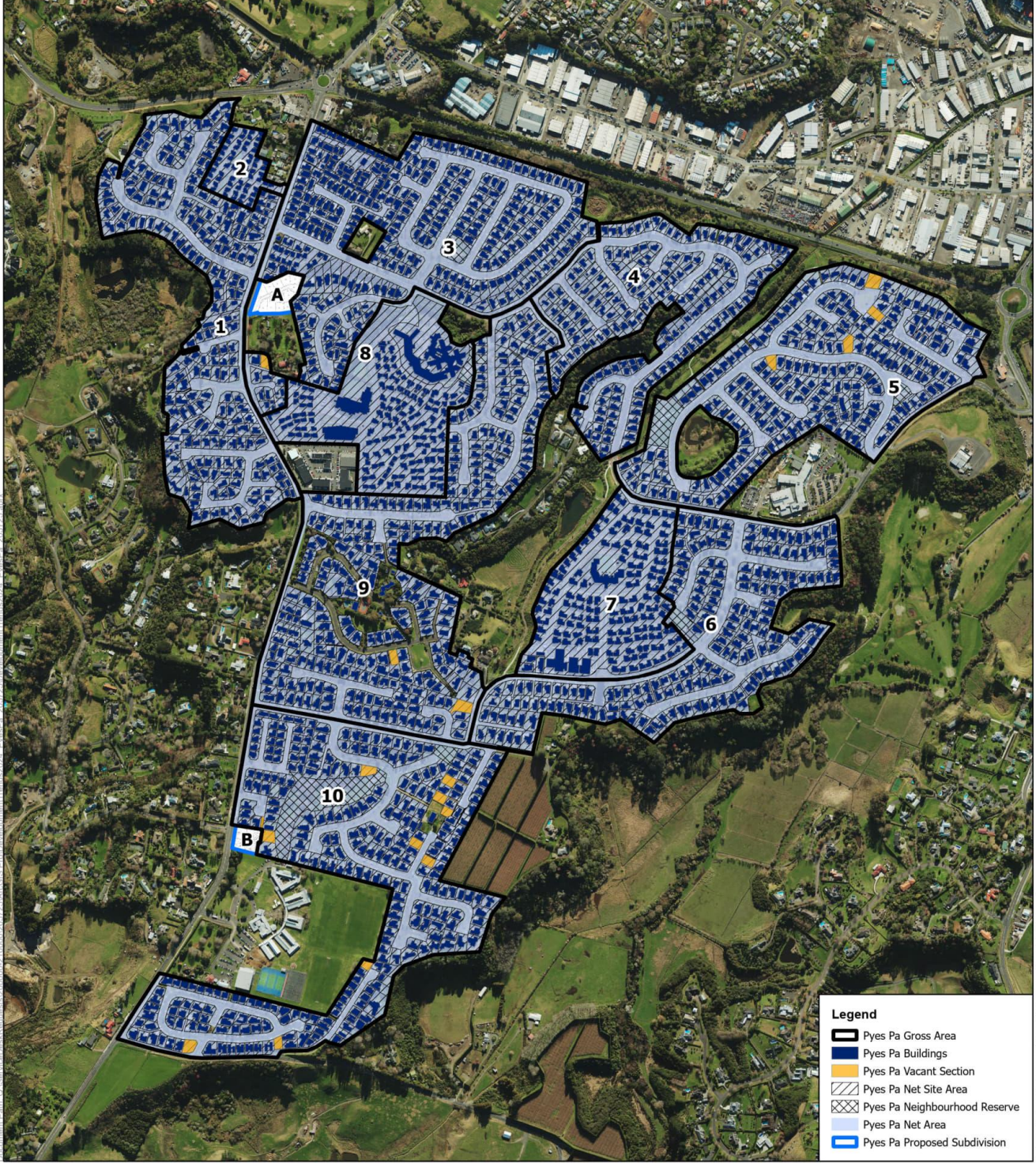


Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.



Aerial Photography: Flown July 2024
Scale: Technology and Information New Zealand
Confidential Information sourced from LINZ. Crown Copyright Reserved

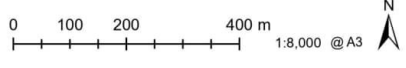
Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	228	0	228	19.44	11.73	15.33	14.87	19.43	11.73
2	59	0	59	1.92	30.68	1.90	31.09	1.92	30.68
3	354	1	355	25.75	13.78	19.32	18.38	25.72	13.80
4	180	0	180	15.34	11.74	11.59	15.53	15.31	11.76
5	221	4	225	22.14	10.16	16.44	13.69	22.08	10.19
6	193	0	193	18.60	10.38	13.79	14.00	18.44	10.47
7	188	0	188	10.82	17.38	10.15	18.52	10.82	17.38
8	168	0	168	11.99	14.01	11.53	14.57	11.98	14.02
9	292	2	294	28.42	10.35	20.29	14.49	25.04	11.74
10	302	10	312	28.78	10.84	19.74	15.81	28.32	11.02
Total	2,185	17	2,202	183.20	12.02	140.08	15.72	179.07	12.30
Proposed									
A	0	11	11	0.75	14.58	0.56	19.51	0.75	14.58
B	0	4	4	0.32	12.65	0.28	14.17	0.32	12.65
Proposed Total	0	15	15	1.07	14.01	0.85	17.73	1.07	14.01
Total Incl Proposed	2,185	32	2,217	184.27	12.03	140.92	15.73	180.14	12.31



Legend

- Pyes Pa Gross Area
- Pyes Pa Buildings
- Pyes Pa Vacant Section
- Pyes Pa Net Site Area
- Pyes Pa Neighbourhood Reserve
- Pyes Pa Net Area
- Pyes Pa Proposed Subdivision

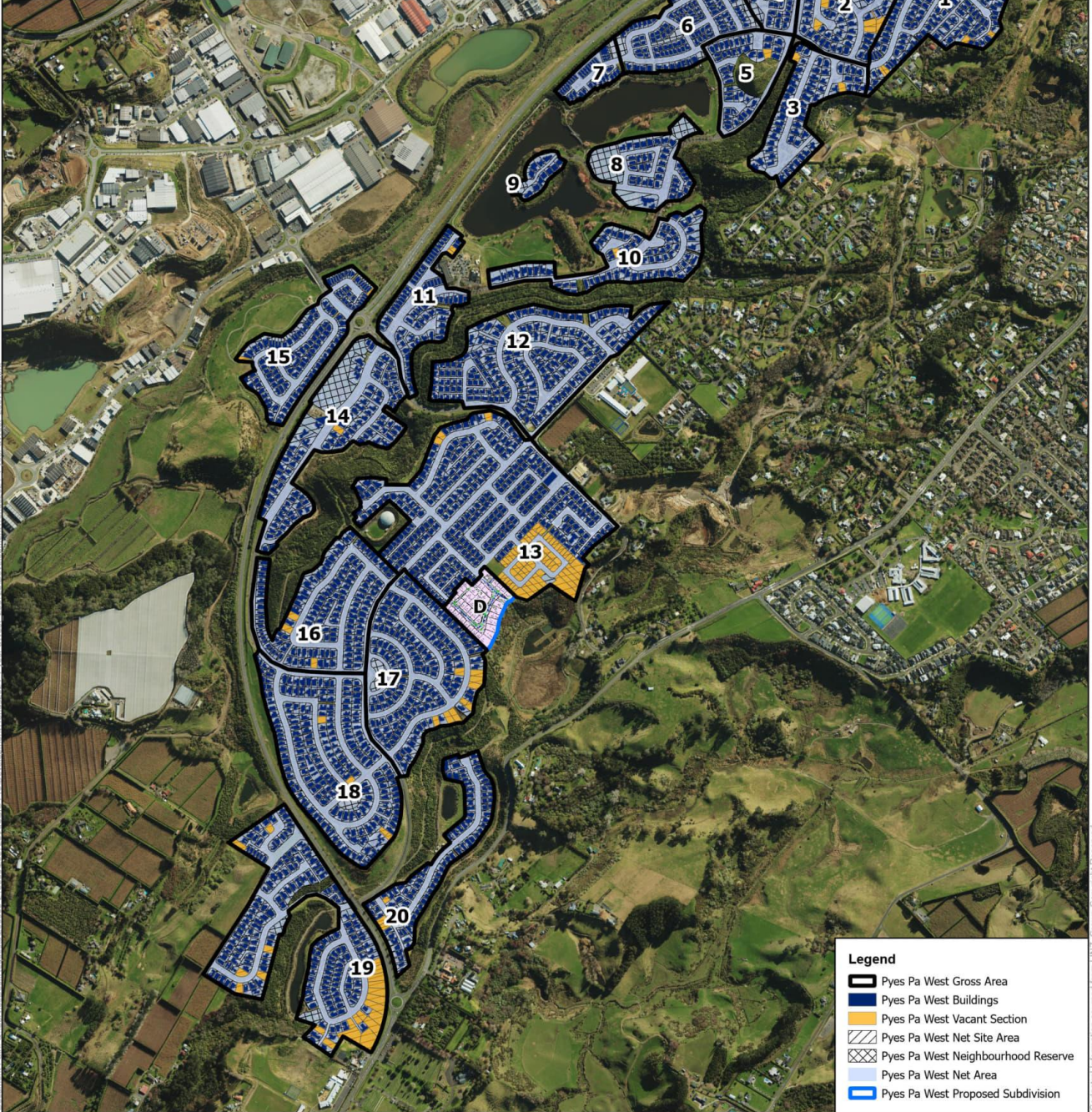
Pyes Pa Dwelling Density 2024



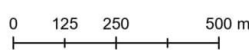
Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.



Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	140	6	146	9.86	14.81	7.62	19.16	9.84	14.83
2	70	8	78	7.31	10.67	5.03	15.51	7.27	10.73
3	56	2	58	5.85	9.91	4.32	13.43	5.85	9.91
4	53	0	53	4.33	12.25	1.86	28.45	3.04	17.45
5	43	1	44	4.78	9.21	2.23	19.71	3.64	12.10
6	118	0	118	7.11	16.59	3.84	30.74	6.92	17.04
7	36	0	36	1.74	20.64	0.98	36.57	1.70	21.13
8	39	0	39	5.14	7.59	2.62	14.90	5.14	7.59
9	11	0	11	1.17	9.44	0.88	12.49	1.16	9.44
10	71	1	72	6.66	10.81	4.80	14.99	6.54	11.01
11	69	2	71	5.09	13.96	3.10	22.89	4.99	14.23
12	175	0	175	14.00	12.50	9.87	17.74	13.70	12.78
13	342	65	407	25.06	16.24	17.73	22.96	24.82	16.40
14	97	1	98	10.12	9.88	5.80	16.88	9.86	9.94
15	128	2	130	7.18	18.11	5.13	25.37	7.14	18.20
16	139	3	142	10.59	13.41	7.55	18.81	10.57	13.44
17	171	9	180	13.42	13.41	9.34	19.27	13.29	13.55
18	201	4	205	15.43	13.28	10.81	18.97	15.40	13.31
19	186	22	208	17.00	12.24	12.11	17.17	16.55	12.57
20	94	3	97	6.19	15.66	4.75	20.43	6.17	15.72
Total	2,239	129	2,368	178.01	13.30	120.36	19.67	173.59	13.64
Proposed									
A	0	58	58	4.54	12.78	3.89	14.92	4.54	12.78
B	0	11	11	0.57	19.16	0.57	19.16	0.57	19.16
D	0	43	43	2.57	16.72	2.11	20.37	2.57	16.72
E	0	10	10	0.71	14.06	0.63	15.95	0.71	14.06
F	0	8	8	0.25	31.51	0.25	31.51	0.25	31.51
Proposed Total	0	130	130	8.65	15.03	7.45	17.44	8.65	15.03
Total Incl Proposed	2,239	259	2,498	186.66	13.38	127.82	19.54	182.24	13.71



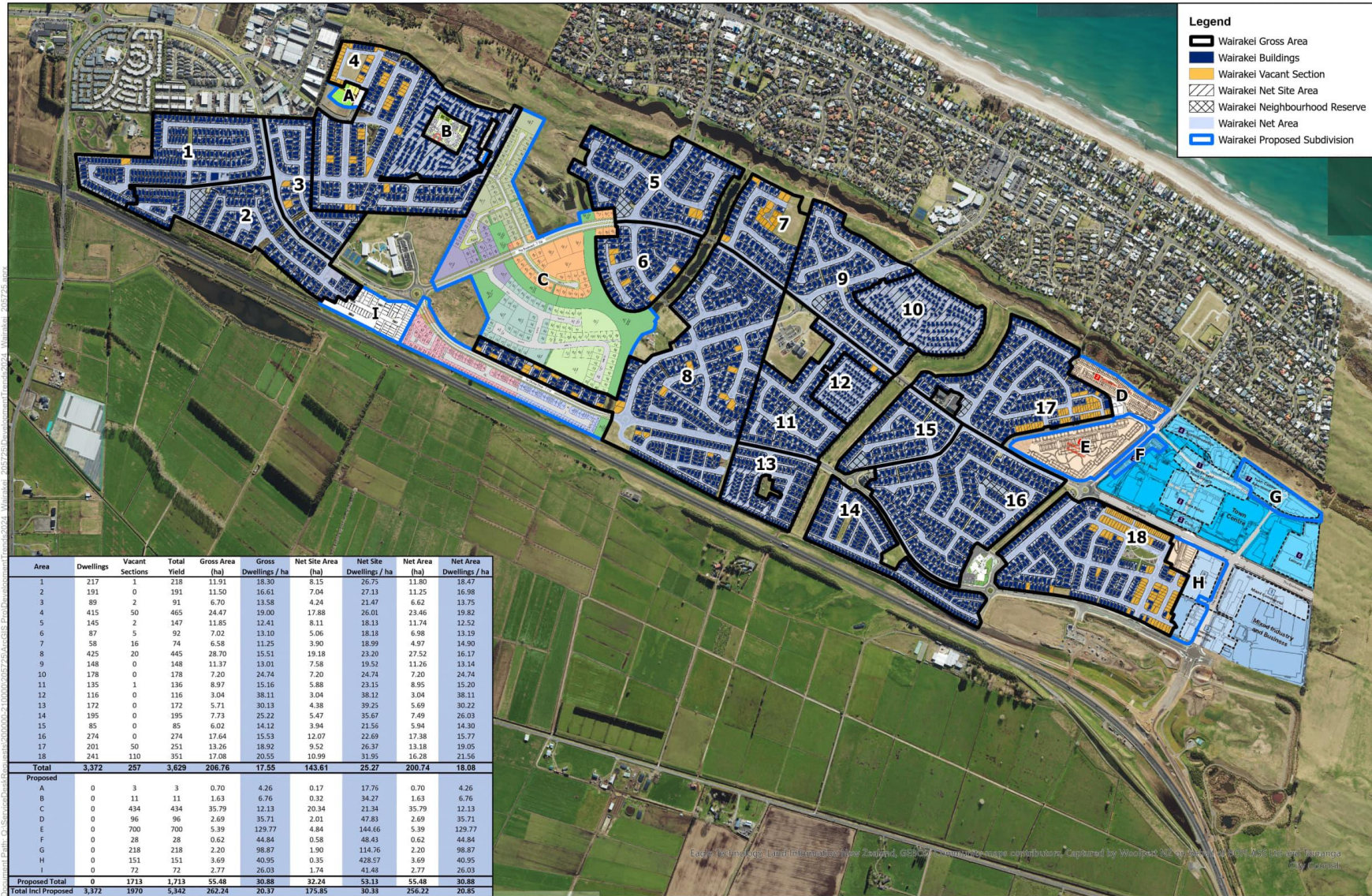
Pyes Pa West Dwelling Density 2024



1:11,000 @ A3

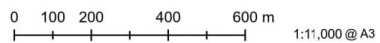
Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.





Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	217	1	218	11.91	18.90	8.15	25.75	11.90	18.47
2	191	0	191	11.50	16.61	7.04	27.13	11.25	16.98
3	89	2	91	6.70	13.58	4.24	21.47	6.62	13.75
4	415	50	465	24.47	19.00	17.88	26.01	23.46	19.82
5	145	2	147	11.85	12.41	8.11	18.13	11.74	12.52
6	87	5	92	7.02	13.10	5.06	18.18	6.98	13.19
7	58	16	74	6.58	11.25	3.90	18.99	4.97	14.90
8	425	20	445	28.70	15.51	19.18	23.20	27.52	16.17
9	148	0	148	11.37	13.01	7.58	19.52	11.26	13.14
10	178	0	178	7.20	24.74	7.20	24.74	7.20	24.74
11	135	1	136	8.97	15.16	5.88	23.15	8.95	15.20
12	116	0	116	3.04	38.11	3.04	38.12	3.04	38.11
13	172	0	172	5.71	30.13	4.38	39.25	5.69	30.22
14	195	0	195	7.73	25.22	5.47	35.67	7.49	26.03
15	85	0	85	6.02	14.12	3.94	21.56	5.94	14.30
16	274	0	274	17.64	15.53	12.07	22.69	17.38	15.77
17	201	50	251	13.26	18.92	9.52	26.37	13.18	19.05
18	241	110	351	17.08	20.55	10.99	31.95	16.28	21.56
Total	3,372	257	3,629	206.76	17.55	143.61	25.27	200.74	18.08
Proposed									
A	0	3	3	0.70	4.26	0.17	17.75	0.70	4.26
B	0	11	11	1.63	6.76	0.32	34.27	1.63	6.76
C	0	434	434	35.79	12.13	20.34	21.34	35.79	12.13
D	0	96	96	2.69	35.71	2.01	47.83	2.69	35.71
E	0	700	700	5.39	129.77	4.84	144.66	5.39	129.77
F	0	28	28	0.62	44.84	0.58	48.43	0.62	44.84
G	0	218	218	2.20	98.87	1.90	114.76	2.20	98.87
H	0	151	151	3.69	40.95	0.35	428.57	3.69	40.95
I	0	72	72	2.77	26.03	1.74	41.48	2.77	26.03
Proposed Total	0	1713	1,713	55.48	30.88	32.24	53.11	55.48	30.88
Total Incl Proposed	3,372	1,970	5,342	262.24	20.37	175.85	30.33	256.22	20.85

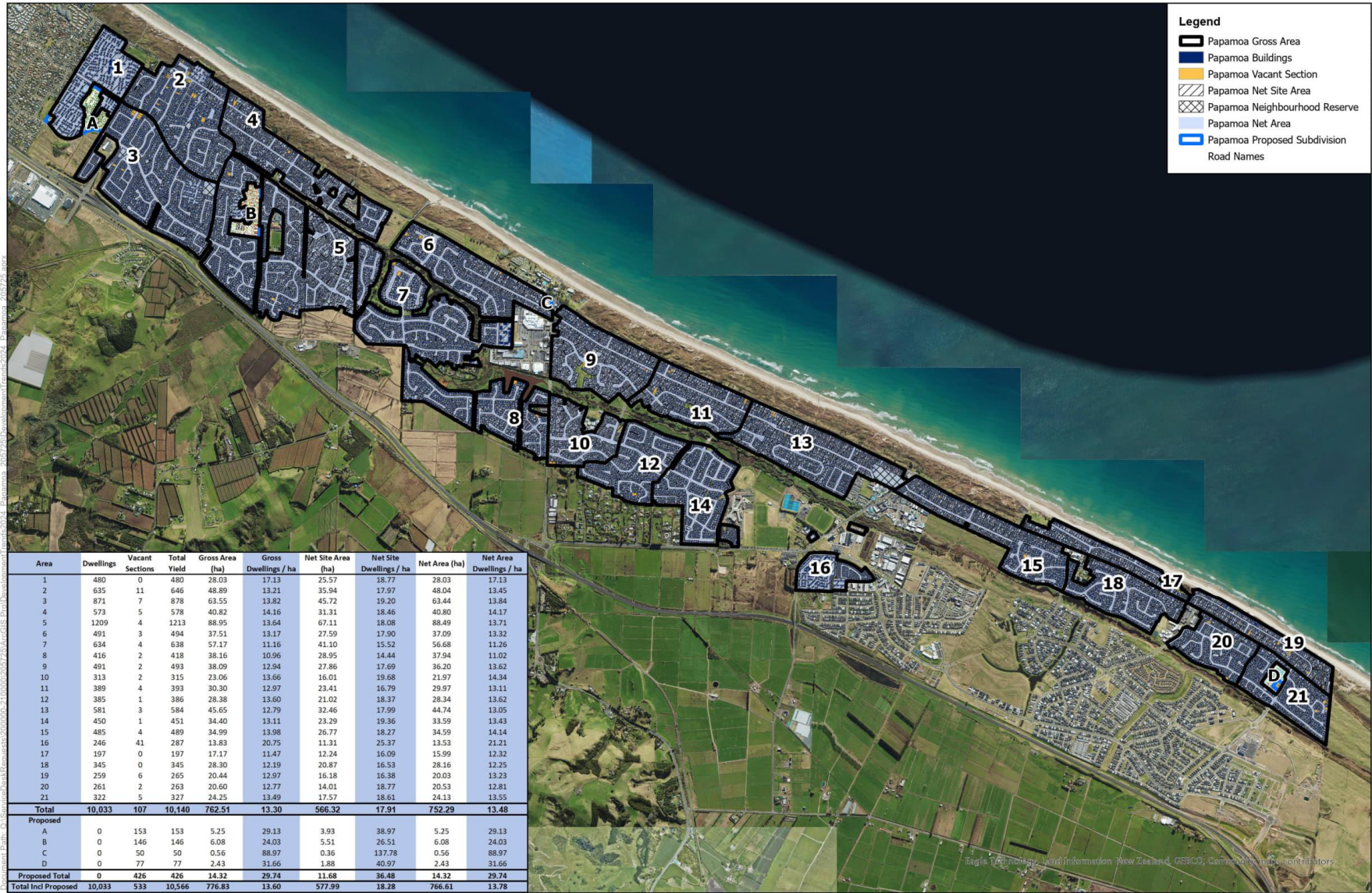
Wairakei Dwelling Density 2024



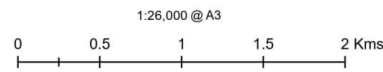
Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.



Aerial Photography From July 2024
Cadastral information sourced from LINZ. Crown Copyright Reserved



Papamoa Dwelling Density 2024



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

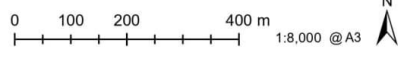
Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	234	1	235	19.35	12.14	14.96	15.71	19.22	12.23
2	169	4	173	17.28	10.01	12.95	13.35	17.23	10.04
3	320	2	322	31.48	10.23	22.74	14.16	31.16	10.33
4	173	1	174	14.17	12.28	10.72	16.23	14.10	12.34
5	69	1	70	7.29	9.60	5.63	12.44	7.27	9.63
6	207	14	221	23.54	9.39	18.62	11.87	23.18	9.53
7	271	9	280	27.17	10.31	21.14	13.24	26.42	10.60
Total	1,443	32	1,475	140.28	10.51	106.76	13.82	138.58	10.64
Proposed A	0	47	47	2.85	16.52	2.07	22.68	2.85	16.52
Proposed Total	0	47	47	2.85	16.52	2.07	22.68	2.85	16.52
Total Incl Proposed	1,443	79	1,522	143.13	10.63	108.83	13.98	141.43	10.76



Legend

- Welcome Bay Gross Area
- Welcome Bay Buildings
- Welcome Bay Vacant Section
- Welcome Bay Net Site Area
- Welcome Bay Neighbourhood Reserve
- Welcome Bay Net Area
- Welcome Bay Proposed Subdivision

Welcome Bay Dwelling Density 2024



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.



Western Bay of Plenty District Definition of Net Area

Gross Area refers to all Residential zoned land in an urban area and includes land used for:

- a. Residential activity purposes, including all open space and on-site parking associated with dwellings;
- b. Local roads, collector roads and roading corridors, including pedestrian and cycleways, and excluding expressways, motorways, strategic roads and arterial roads;
- c. Collector roads and roading corridors where direct access from allotments is obtained;
- d. Neighbourhood reserves.

Gross Area excludes land zoned Rural Residential.

Net Area refers to Gross Area less land that is:

- a. For stormwater ponds and detention areas;
- b. Geotechnically constrained as unstable;
- c. Set aside to protect significant ecological, cultural, heritage or landscape values;
- d. Set aside for non-local recreation, esplanade reserves or access strips that form part of a larger regional, sub-regional, or district network;
- e. Identified for business use, or for schools, network utilities, hospitals or other district, regional or sub-regional facilities.

Net Site Area refers to Net Area less land that is:

- a. For local and collector roads;
- b. For neighbourhood reserves.

Calculation of dwelling density

$$\text{Dwelling density} = \frac{\sum_{i=1}^n X_i + Y_i}{\sum_{i=1}^n Z_i}$$

Where:

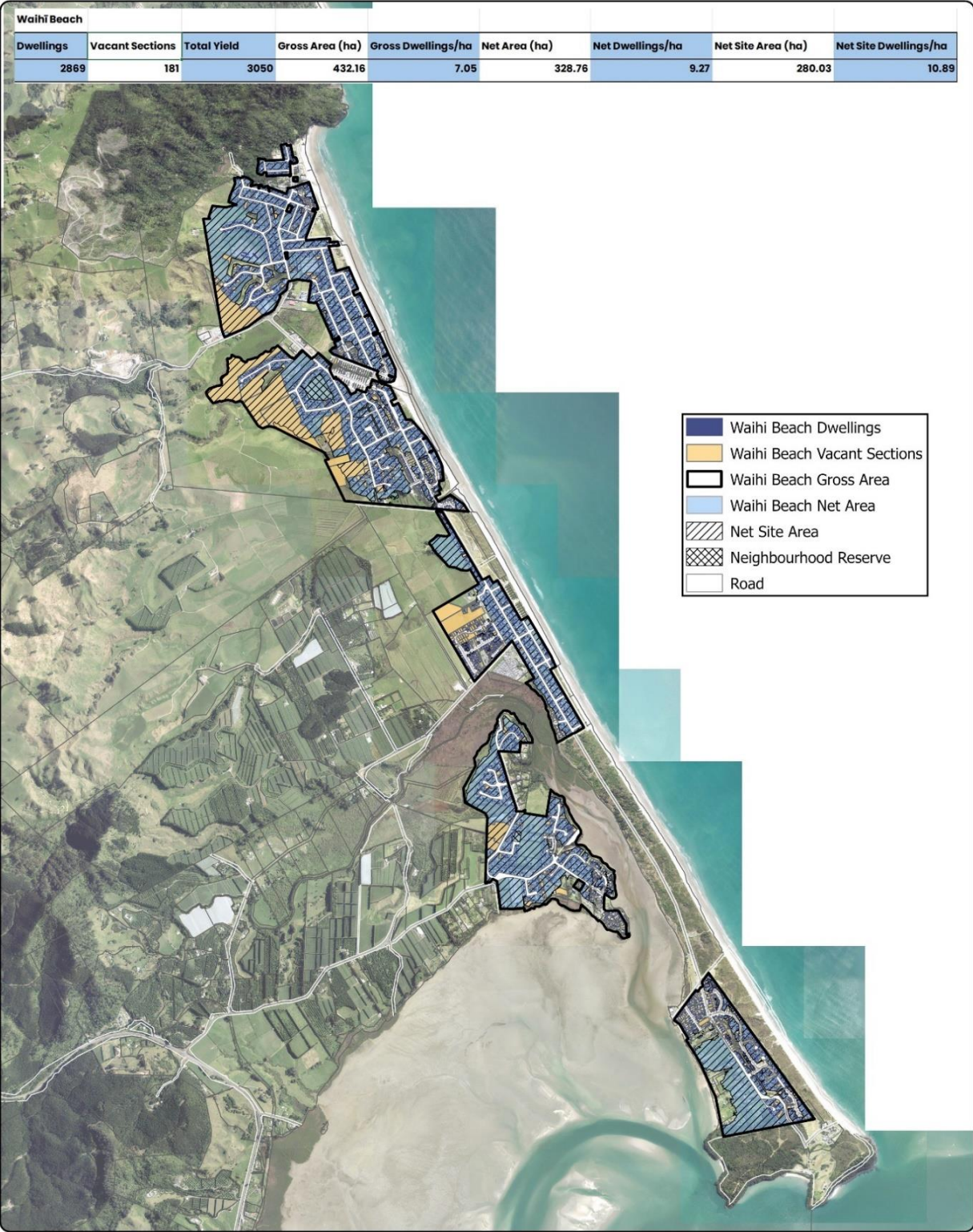
X = number of dwellings in developed areas

Y = number of vacant sections (in both developed areas and proposed development)

Z = area in ha

Change the divisor (area) to get dwelling density for Gross Area, Net Area or Net Site Area.

Western Bay of Plenty District Growth Area Density Maps



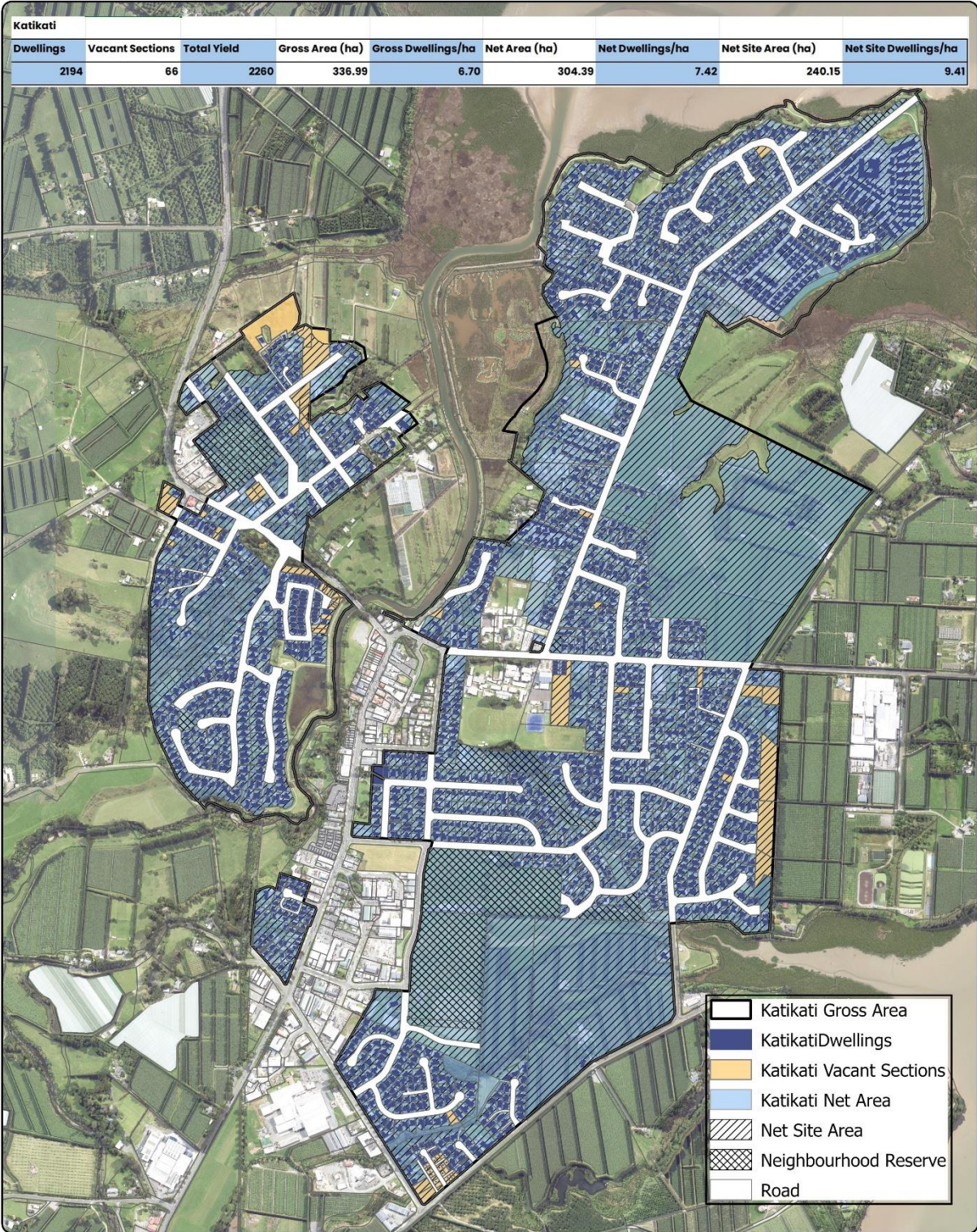
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error. Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:40,000
 Date: 11/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx



Waihi Beach Dwelling Density 2024



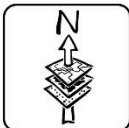


Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

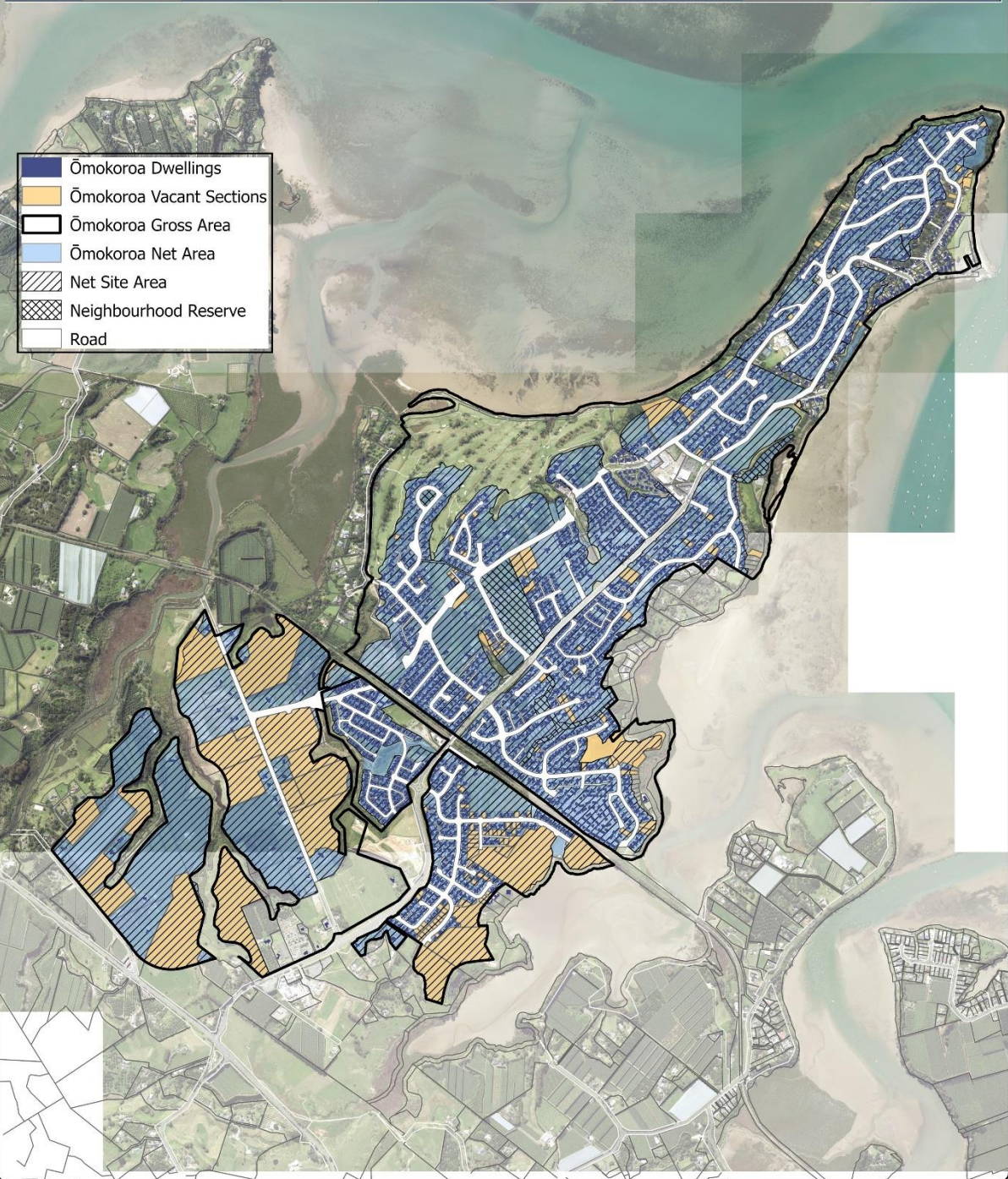
Email: gis@westernbay.govt.nz Scale A4 - 1:15,000
 Date: 21/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx



Katikati Dwelling Density 2024



Ōmokoroa								
Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings/ha	Net Area (ha)	Net Dwellings/ha	Net Site Area (ha)	Net Site Dwellings/ha
2327	144	2471	530.07	4.66	402.75	6.13	336.92	7.33



- Ōmokoroa Dwellings
- Ōmokoroa Vacant Sections
- Ōmokoroa Gross Area
- Ōmokoroa Net Area
- Net Site Area
- Neighbourhood Reserve
- Road

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 11/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx

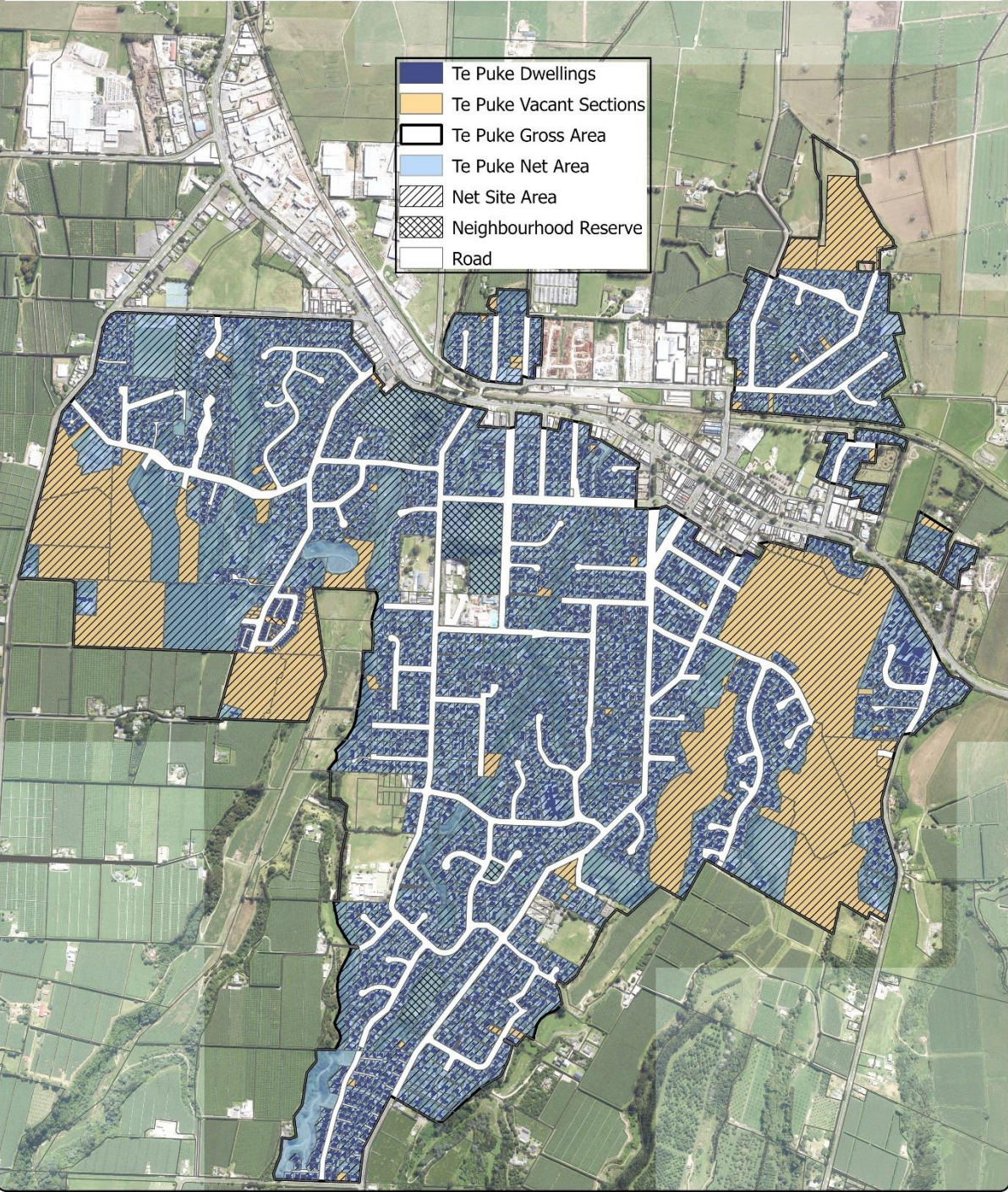
Scale A4 - 1:24,000
 0 100 200 400 600 800 1,000
 Metres



Ōmokoroa Dwelling Density 2024



Te Puke								
Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings/ha	Net Area (ha)	Net Dwellings/ha	Net Site Area (ha)	Net Site Dwellings/ha
2952	80	3032	439.81	6.89	421.01	7.20	348.37	8.70

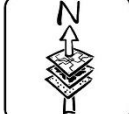


Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:17,000
 Date: 21/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx



Te Puke Dwelling Density 2024



Maketu								
Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings/ha	Net Area (ha)	Net Dwellings/ha	Net Site Area (ha)	Net Site Dwellings/ha
449	53	502	112.34	4.46	80.63	6.22	69.11	7.26

- Maketu Dwellings
- Maketu Vacant Sections
- Maketu Gross Area
- Maketu Net Area
- Net Site Area
- Neighbourhood Reserve
- Road



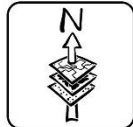
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 21/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx

Scale A4 - 1:15,000
 0 50 100 200 300 400 500
 Metres



Maketu Dwelling Density 2024



Appendix 9

Western Bay of Plenty District New Lots and Dwelling Consents

Statistical Area 2	NEW LOTS	DWELLING CONSENTS	1 Storey	2 Storeys	3 Storeys
Waihi Beach-Bowentown	6	33	22	10	1
Athenree	2	2	2		
Katikati	63	47	47		
Ōmokoroa	34	37	32	5	
Te Puke	32	71	38	33	
URBAN GROWTH AREAS	137	190	141	48	1
Maketu		5	3	2	
Pukehina Beach		1	1		
MINOR URBAN AREAS	0	6	4	2	0
Waiau		1		1	
Tahawai		4	4		
Aongatete	2	24	7	16	1
Matakana Island					
Pahoia	3	7	7		
Te Puna	1	7	7		
Minden	8	8	6	2	
Kaimai	1	5	4	1	
Kopurererua	1	1	1		
Waiorohi	2	4	4		
Kaitemako (Waitao)	5	6	6		
Otawa	13	6	5	1	
Rangiuru	4	1	1		
Pongakawa-Paengaroa	6	12	12		
RURAL AREAS	46	86	64	21	1
DISTRICT TOTAL	183	282	209	71	2

Statistical Area 2	Stand-alone Dwelling	Duplex Dwellings	Multi Unit Dwellings	Minor Dwelling	Retirement Village Unit
Waihi Beach-Bowentown	31				2
Athenree	2				
Katikati	29	14	4		
Ōmokoroa	32	4		1	
Te Puke	18	17	34	2	
URBAN GROWTH AREAS	112	35	38	3	2
Maketu	5				
Pukehina Beach	1				
MINOR URBAN AREAS	6	0	0	0	0
Waiau	1				
Tahawai	3			1	
Aongatete	7	16		1	
Matakana Island					
Pahoia	6			1	
Te Puna	7				
Minden	7			1	
Kaimai	5				
Kopurererua				1	

Statistical Area 2	Stand-alone Dwelling	Duplex Dwellings	Multi Unit Dwellings	Minor Dwelling	Retirement Village Unit
Waiorohi	4				
Kaitemako (Waitao)	6				
Otawa	6				
Rangiuru	1				
Pongakawa-Paengaroa	12				
RURAL AREAS	65	16	0	5	0
DISTRICT TOTAL	183	51	38	8	2

Statistical Area 2	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
Waihi Beach-Bowentown		3	15	12	3
Athenree		1	1		
Katikati	13	9	25		
Ōmokoroa	1	7	19	10	
Te Puke	16	29	25	1	
URBAN GROWTH AREAS	30	49	85	23	3
Maketu			3	1	1
Pukehina Beach			1		
MINOR URBAN AREAS	0	0	4	1	1
Waiau			1		
Tahawai		2	2		
Aongatete		4	17	2	1
Matakana Island					
Pahoia	2	0	2	3	
Te Puna		1	1	2	3
Minden		2	3	3	
Kaimai	1	1	2	1	
Kopurererua	1				
Waiorohi			2	1	1
Kaitemako (Waitao)			2	4	
Otawa			2	3	1
Rangiuru					1
Pongakawa-Paengaroa			8	4	
RURAL AREAS	4	10	42	23	7
DISTRICT TOTAL	34	59	131	47	11

Statistical Area 2	<50-75m ² Floor Area	76-125m ² Floor Area	126-175m ² Floor Area	176-225m ² Floor Area	>225m ² Floor Area
Waihi Beach-Bowentown	1	3	13	8	8
Athenree		1		1	
Katikati		41	5	1	
Ōmokoroa	1	14	5	10	7
Te Puke	24	38	5	4	
URBAN GROWTH AREAS	26	97	28	24	15
Maketu				4	1
Pukehina Beach				1	
MINOR URBAN AREAS	0	0	0	5	1
Waiau			1		
Tahawai		1	2		1
Aongatete	1	2	14	2	5

Statistical Area 2	<50-75m ² Floor Area	76-125m ² Floor Area	126-175m ² Floor Area	176-225m ² Floor Area	>225m ² Floor Area
Matakana Island					
Pahoia	1	1	2		3
Te Puna		1			6
Minden	1	1	1	2	3
Kaimai		1	1	1	2
Kopurererua		1			
Waiorohi		1		1	2
Kaitemako (Waitao)					
Otawa				1	5
Rangiuru				1	
Pongakawa-Paengaroa	2		4	2	4
RURAL AREAS	5	10	27	11	33
DISTRICT TOTAL	31	107	55	40	49

Statistical Area 2	50-175m ² Land Area	176-325m ² Land Area	326-500m ² Land Area	501-750m ² Land Area	751-1000m ² Land Area	>1000m ² Land Area
Waihi Beach-Bowentown			9	9	10	5
Athenree			1	1		
Katikati		35	4	6	1	1
Ōmokoroa		8	5	9	2	13
Te Puke	4	12	11	1	19	24
URBAN GROWTH AREAS	4	55	30	26	32	43
Maketu					4	1
Pukehina Beach					1	
MINOR URBAN AREAS	0	0	0	0	5	1
Waiau						1
Tahawai					1	3
Aongatete		10	2			12
Matakana Island						
Pahoia						7
Te Puna						7
Minden						8
Kaimai						5
Kopurererua						1
Waiorohi						4
Kaitemako (Waitao)						6
Otawa						6
Rangiuru						1
Pongakawa-Paengaroa					2	10
RURAL AREAS	0	10	2	0	3	71
DISTRICT TOTAL	4	65	32	26	40	115

