

Mā tō tātou takiwā
For our District

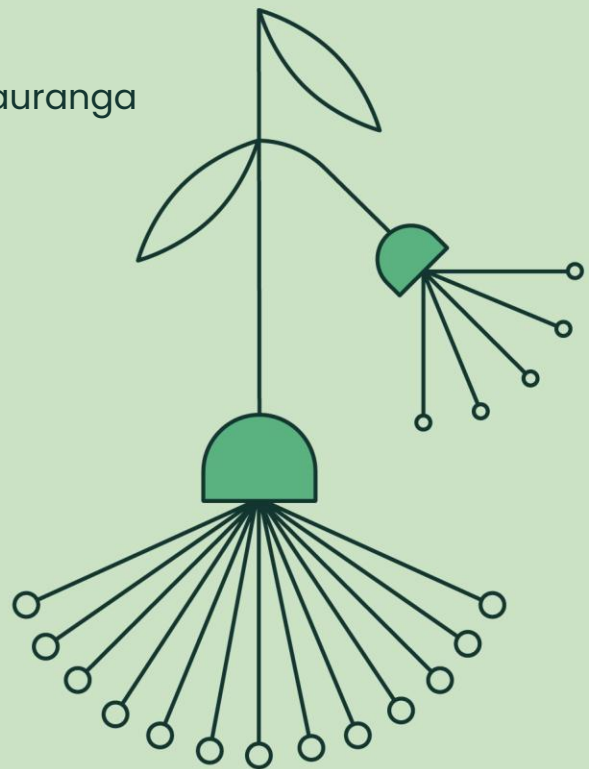
Projects and Monitoring Committee

Kōmiti Whakakaupapa me Aroturuki

PMC25-1

Thursday, 20 March 2025, 9.30am

Council Chambers, 1484 Cameron Road, Tauranga



Projects and Monitoring Committee

Membership:

Chairperson	Cr Don Thwaites
Deputy Chairperson	Cr Allan Sole
Members	Cr Tracey Coxhead Cr Grant Dally Mayor James Denyer Cr Murray Grainger Cr Anne Henry Cr Rodney Joyce Cr Margaret Murray-Benge Cr Laura Rae Deputy Mayor John Scrimgeour Cr Andy Wichers
Quorum	Six (6)
Frequency	Quarterly

Role:

- To monitor and review the progress of the Council's activities, projects and services.

Scope:

- To monitor the effectiveness of Council and agency service agreements / contracts.
- To monitor the implementation of Council's strategies, plans and policies, and projects as contained in the Long Term Plan or Annual Plan.
- To monitor agreements between Tauranga City Council and Western Bay of Plenty District Council and recommend to the respective Councils any changes to agreements, as appropriate.
- To monitor the on-going effectiveness of implemented joint projects, plans, strategies and policies with Tauranga City Council.
- To monitor performance against any Council approved joint contracts with Tauranga City Council and/or other entities.

- Monitor performance against the Priority One approved contract.
- Subject to agreed budgets and approved levels of service, make decisions to enable delivery of the operational and capital programme of Council.

Power to Act:

To make decisions to enable and enhance service delivery performance, in accordance with approved levels of service and subject to budgets set in the Long Term Plan or any subsequent Annual Plan.

Power to Recommend:

To make recommendations to Council and/or any Committee as it deems appropriate.

Power to sub-delegate:

The Committee may delegate any of its functions, duties or powers to a subcommittee, working group or other subordinate decision-making body, subject to the restrictions on its delegations and provided that any sub-delegation includes a statement of purpose and specification of task.

Notice is hereby given that an Projects and Monitoring Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga on:
Thursday, 20 March 2025 at 9.30am

Order Of Business

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1 KARAKIA

Whakatau mai te wairua	Settle the spirit
Whakawātea mai te hinengaro	Clear the mind
Whakarite mai te tinana	Prepare the body
Kia ea ai ngā mahi	To achieve what needs to be achieved.
Āe	Yes

2 PRESENT**3 IN ATTENDANCE****4 APOLOGIES****5 CONSIDERATION OF LATE ITEMS****6 DECLARATIONS OF INTEREST**

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

7 PUBLIC EXCLUDED ITEMS**8 PUBLIC FORUM**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address the Board for up to five minutes on items that fall within the delegations of the Board provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Chairperson by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Chairperson has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer relationship management system as a service request, while those requiring further investigation will be referred to the Chief Executive.

9 PETITIONS

9.1 PETITION TO HALT THE CONSTRUCTION OF A PUBLIC TOILET IN THE PRECIOUS FAMILY RESERVE, ŌMOKOROA

File Number: A6681401

Author: Rosa Leahy, Senior Governance Advisor

Authoriser: Robyn Garrett, Governance Manager

EXECUTIVE SUMMARY

A petition to halt the construction of a public toilet in the Precious Family Reserve, Ōmokoroa was received on 10 March 2025. Under Standing Orders, petitions may be presented to the relevant Committee for receipt.

RECOMMENDATION

1. That the petition to halt the construction of a public toilet in the Precious Family Reserve, Ōmokoroa dated 10 March 2025 be received.

ATTACHMENTS

1. **Petition to halt construction of a public toilet in the Precious Family Reserve, Ōmokoroa**  

Omokoroa Residents and Ratepayers Association Inc.

Omokoroaresidents@gmail.com

10 March 2025

The Chief Executive

Western Bay of Plenty District Council

1484 Cameron Road, Greerton,

Tauranga

Attention: John Holyoake

Re: Petition to halt the construction of a public toilet in the Precious Family Reserve, Omokoroa

Attached is the petition to halt the construction of a public toilet in Precious family reserve. This petition has been signed by 379 people.

As per your earlier recommendation, I request that this petition be included in the agenda for the Performance and Monitoring Committee meeting to be held on the 20th of March 2025.

I will speak to this petition at this meeting.

As this will be an agenda item, please confirm whether other people will be able to speak to this item at public forum.

Please also confirm receipt of the attached petition by email.

Regards,

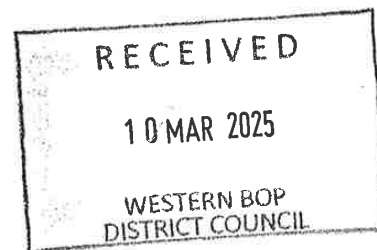


Dr. Bruce McCabe

Chairman

Omokoroa Residents and Ratepayers Association Inc.

omokoroaresidents@gmail.com



Petition to Halt the Construction of a Public Toilet in the Precious Family Reserve, Omokoroa

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve. This will:

- negatively impact the reserve's natural beauty,
- undermine the objectives in the reserve management plan, and
- impose unnecessary costs on ratepayers.

Reasons for Opposition:

1. **No demand** for a toilet at this location.
2. **Eyesore:** Will disturb the reserve's natural beauty.
3. **Cost:** \$80,000 is excessive.
4. **Financial Strain:** Cost is untenable after a 13% rate increase.
5. **Distance from the beach:** 200m from and out of the line of site from the beach.
6. **Risk:** May attract vagrants living rough.
7. **Council overspend:** Cancel construction to help pay back the \$4.2M loan required to cover council's overspend last year.
8. **Wrong place**



Dr. Bruce McCabe

Chairman




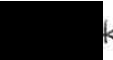
Omokoroa Residents and Ratepayers Association Inc.

5/ March / 2025



<p>We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.</p>			
Name	Signature & date	Address	Comments
<p>Ms Anderley Middleton</p>	<p>05/03/2025</p> <p>X</p> <hr/> <p>Anderley Middleton</p> <p>Digitally signed by Anderley Middleton</p>	<p>Seaforth Road RD1 Katikati</p>	<p>Precious Family reserve</p> <ol style="list-style-type: none"> 1. It seems because of time pressure and the need to deal with 50 reserves, that the arbitrary position of the toilet was chosen by council staff... however, this new position does need further consultation with the community before building. The current position was chosen, rightly or wrongly because the preferred spot was over pipes for sewage etc. However, the new position is not agreeable to anyone . 2. The total insensitivity of the new position of the toilet so close to a newly built memorial seat needs urgent address. Preferred option is not have the toilet at all than build it there. 3. Mr Granger says families with little kids would love this beach.. please note: little kids like playgrounds, icecream from shops and a toilet block nearby.. goodness best place for families is the domain. Even if teenagers... they want deep water..you need to walk to matakana to get to deep water!! Have a wharf or jetty to do manu's, a shop to have icecream a pie and a cold drink. be able to swim all day..... yep, best place the domain. Note: high tide only last 2 hours for decent swimming...1 week out of six weeks does the high tide hit in the middle of the day!! You have about 5 weeks of summer when kids are not at school.. so I imagine the use is not going to be as great as the domain. There is no way people would spend more than 2 hours at the reserve..because of the mudflats..please also note little kids hate walking on or near crabs!! We spent most of our time playing cricket in the paddock during our holiday down on the Reserve or running to the point shop up the bowling club entrance and back! We READ a lot!!! We had to walk to the old house site 4 paddocks away to go to toilet when on holiday. We never dug a long drop. 4. The reserve is in heavy use by dog walkers, walkers and people who gather to talk sitting on the bench chairs...this is a green and blue space that instils tranquillity, beauty and a closeness to nature as can be. It is a noiseless spot where human interference is non-existence. It is simply a stunning haven. 5. I would like to see the area develop to become a world class bird sanctuary... for godwits, herons, shags, Kakas and gulls, terns etc.. put Omokoroa on a map as a must see place to see birds feeding at low tide and flying, and the diving birds at high tide and fish jumping... 6. The cost of the building of this toilet and yearly maintenance also suggests that a halt is a must..the need of a toilet needs more consultation with the public which would help the councillors decide if it's worth it..\$80,000 to build and \$3,000 per year there after... which might

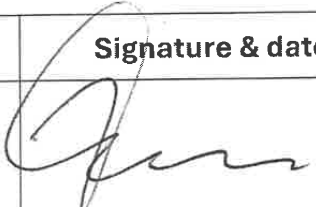
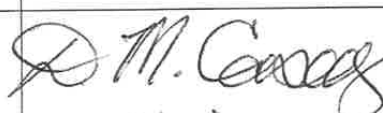
			<p>mean that no toilet for the next ten years is the only option... then readdress at that point. The reserve has lasted the last 8 years without one so another 8 to 10 years wont be a problem. In total 45 years without one since reserve formation. It would be a considerable saving for the council who heavily borrowed money last year and in current debt and badly needs cut backs.</p> <p>7. Despite what the council staff and Mr Granger says I know most people who use the Reserve, live in Omokoroa or visitors like me are against the toilet now it's position has to shift from original preferred site.</p> <p>8. In a storm bomb the surface flooding from the slope above the toilet will hit the back of the toilet directly off the slope. Erosion around the newly built toilet would be a gimme.</p>

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

Name	Signature & date	Address	Comments
Bruce McCabe	 4 March 2025	 Kayelene Place Omokoroa 3114	Wrong place, will create an eyesore in reserve
Kathleen P.L. McCabe Environment Lawyer LLM (1st class honours)	 04/03/2025	 Kayelene Pl. Omokoroa 3114	"Consultation" was never about this specific toilet in this specific place. The RMA requires consultation to be current. 8 years ago is not "current".

* Schedule 3. RMA

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Name	Signature & date	Address	Comments
Sonia Diacono	 3/3/25	 Western Ave, Omokoroa	As it seems that this has been requested by no-one and is being protested by many, I believe the money is better saved for repayment of debt

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Paul Casey	 4 March 2025	████████ Kayelene Place.	Wrong location, no demand, expensive in era of cost control - higher rates. Not what was intended for this Reserve
Diane Casey	 4 March 2025	████████ Kayelene Place Omokoroa	Toilet needs to be at the side of reserve not dominating. Cost.
			Better location is at the Village shopping Centre.

Dr Bruce McCabe

Chairman





Omokoroa Residents and Ratepayers Association Inc.

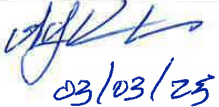



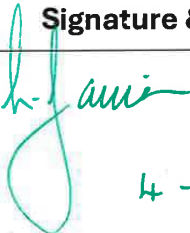

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Name	Signature & date	Address	Comments
Lyne Winter	<i>[Signature]</i> 28.2.25	██████████ Anderley Ave Omokoroa	Toilet needs to be at The Village, or closer to. Not needed - just nice to have !!
Tim Winter	<i>[Signature]</i> 28.2.25	██████████ Anderley Ave Omokoroa	not a necessary cost - not in the right place - no evidence of demand.

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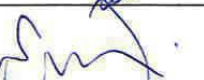
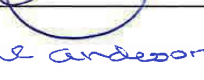




Name	Signature & date	Address	Comments
Claire Sutton	 7.03.25	 Bungalow Avenue, Point Chev	We are regular visitors and love the beach with x3 small children. A toilet in the area would be great but one so far away from the beach is impracticable & dangerous.
Chris Sutton		 Bungalow Avenue Point Chev	As above. An impractical place to situate the toilet. Put it where it will be used.

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Name	Signature & date	Address	Comments
ANDREW KIRKNESS	 03/03/25	 TOBY WAY	Not needed. Most people live live near anyway. Attraction for transients?








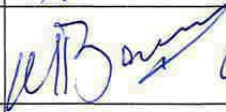


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Name	Signature & date	Address	Comments
Lynne Jamieson	 4-3-2025	█ Margaret Drive Omokoroa 3114	Majority of Community have no call for a toilet block in Precious Reserve Due to budget blowout cancel this and save costs ie build cost + ongoing maintenance Sufficient public toilets already on Peninsula Toilets available at Artisan Bakery / Coffee Club / The Village Green for emergency
COUN JAMIESON	 4/3/25	█ MARGARET DR OMOKOROA 3114	Causing public outcry and going against the wishes of ratepayers who will have daily dealings with the toilet block blocking views - listen to your ratepayers !! Preserve natural environment and Keep Precious Reserve as is or first it'll be a toilet block then Council will want a carpark with road access which will totally destroy pedestrian / cyclist friendly area.

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
NOEL SILVER	<i>N Silver</i> 01-03-2025	██████████ Ainsworth Road Minden Tauranga 3179	The Public Toilet is <u>NOT</u> needed at this location. It will be an eyesore and dubious people seem to go there. It would be best for the Council to Scrap the Toilet idea at this location and when the Finances are being <u>properly managed and under control</u> then in a year or two's time the a Public Toilet at the Village Shopping Centre is a better idea in my opinion

LO

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
KELLY GILMOUR	 6/3/25	██████ Whakamarama Rd TAURANGA	
CALLUM GILMOUR	 6/3/25	██████ Whakamara Rd Tauranga.	
AUDY PERIE	 6/3/25	██████ DEAFAM VIEW ROAD, OMOK.	
Robert Barclay	 6-3-25	██████ Haddock View Rd.	
Gina Mortimer	 6-3-25	Auckland 0793.	
LINDA ANDERSON	 6-3-25	██████ Toker Way OMOKOROA 3114	
Nancy Foster		██████ Toker Way. Omokoroa.	
SARAH MCDONALD		██████ Toker Way	
Ronald McDonald		██████ Toker Way	
Margo Thurston	 6/3/25	██████ Margaret Drive	

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Name	Signature & date	Address	Comments
Harrish Thorston	 6/3/25	margaret Drive	
NILLIARA BURDON	 6/3/2025	██████ OMOKOROA DRIVE	
Jasmine Kerr	 6/3/25	Traloe street.	
Don Mac Lellan	 6/3/25	██████ ANDERLEY AVE	
Dan Jolly		██████ Richardson Rd OMOKOROA.	
Hilary Falconer		██████ Washingtonia Way	should be near the <u>beach</u>
Rhys Mathias		██████ Washingtonia Way	Should be near beach
MARK BAWER	 6/3/25.	██████ WASHINGTONIA WAY	CLOSER TO BEACH.
Lynette Bauer	 6/3/25	██████ Washingtonia Way	closer to the pump station.
Errolyn Marlow	 6/3/25	██████ anderley ave Omokoroa	Closer to beach

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Name	Signature & date	Address	Comments
JANICE MURRAY	<i>JM Murray</i> 27-02-25	█ PARKLAND RISE OMOKOROA	INSENTIVE LOCATION.
BARRY HITTLE	<i>BH</i> 27-02-25	█ KAYLNE PLACE OMOKOROA	NOT RIGHT.
HOWARD NEELAY	<i>H Neelay</i> 27/2/25	█ Omokoroa Rd 3114.	—
John Holloway	<i>J Holloway</i> 28/2	█ Washingtonia Way	
Kid Coop.	<i>Kid Coop.</i>	█ Kaylene Place Omokoroa	
IAN HOWRELLS	<i>I Howrells</i> 28/2	█ LINKS VIEW DRIVE	WRONG PLACE.
Bill Neelay	<i>B Neelay</i>	█ Hamurana Road	
Carol Power	<i>C Power</i> 28/2	█ Serenity Drive	WRONG PLACE.
Chad Colbourne	<i>Chad Colbourne</i> 28/2	█ Polley cres	" "
VICKI MORGAN	<i>V Morgan</i> 11/3	█ Washingtonia Way, Omokoroa	Not needed.











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Name	Signature & date	Address	Comments
Steve Lyons	<i>Steve Lyons</i> 28/2/25	█ Tangurui Grove	I enjoy this area very much and don't agree to toilets
Jim Bennett	<i>Jim Bennett</i>	█ Hamurua ^{Road}	Don't need it
John Cooper	<i>John Cooper</i>	█ Marcus Way	
Ian Graham	<i>Ian Graham</i> 28/2/25	█ Kapekape Place	Another Council "Ball's Up"
Jean Dillon	<i>Jean Dillon</i>	█ Anderley Ave	Totally unnecessary.
Anne Cable	<i>A. R. Cable</i> 28/2/25	█ LINKS VIEW DRIVE	WASTE OF RATES MONEY
B. Atken	<i>B. Atken</i> 28.2.25	█ HAKARANA RD	
Ian Dancaj	<i>Ian Dancaj</i>	█ Wallace Rd	—
D. Horner	<i>D. Horner</i>	█ Prince Street	
Mike Selm	<i>Mike Selm</i>	█ Youngson Road Whakamarama.	NOT needed!

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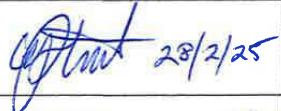



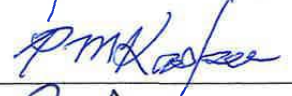
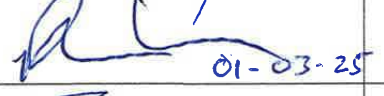




Name	Signature & date	Address	Comments
JOHN MARSH	28TH FEB. 2025	■ AUGUSTA RISE OMOKOROA	A GOLFER HERE SINCE 1988 KEEP THE RESERVE PRECIOUS FOR NATURE
Graham Gaskin	" "	■ Cellar Place Bellefem	No need.
DAVID ASHON	28/2/2025	■ VALEBRIDGE DRIVE	WRONG LOCATION
SUSAN PARU	28/2/2025	■ Josephine Pl. Omokoroa	Place on another location.
Jamie Lee	1-3-25	■ Flower Dve Omokoroa	Better placement for public amenities
CONRAD HARDY	1-3-25	■ CORPENT AVE OMOKOROA	WASTE OF TAXPAYERS MONEY
KENNY HEWITT	1/3/25	■ PENREUOUS CRESCENT	WASTE OF MONEY
RICHY APANI	1/3/25	■ HAMURANA RD OMOKOROA	If it has to go in - New site closer to water by the trees for the kids
Greig Neilson	1/3/25	■ Omokoroa Rd	Much better down by the water, add a shower change room. Dog wash facility
Paul Howell	1/3/25	■ Hamurana Rd	

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
GARY BACKLER	 28/2/25	████████ HARBOUR VIEW RD OMOKOROA	
Daw-Rumney	 1/3/25	████████ Margaret Drive Omokoroa	
Shawn Murphy	 1-7-25	████████ omokoroa rd	
Peter Stafford		████████ Unenakere Drive	
Mark Sharrock	 Merlot Drive EA	████████ Sharrock	
Groene Bisset	 1/3/25	████████ Norton Rd, Omokoroa!	
Max Green	 1/3/25	████████ Maunanihooe Mt. Maunanihooe	
Neil Cavell		████████ Beach Rd Kat. Kat.	More wasteful expend.
HUGH MAULTA.	 1-3-25.	████████ LINKS VIEW DR OMOKOROA.	SHOULD BE DOWN BY BEACH -
KENIN DONALD	 010325	████████ OWEN PLACE OMOKOROA 3114	DISGRACEFUL + EXPENSE OUTRAGEOUS

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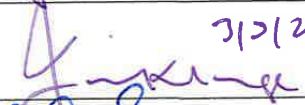


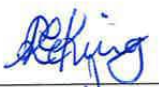





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Name	Signature & date	Address	Comments
Waare Street	 28/2/25	█ Lynley Park Dr. Omokoroa.	
Graeme Davis	 28/2/25	█ FAIRWAYVIEW DRIVE.	"GET REAL" WASTE OF MONEY COUNCIL
Mike Berry		█ Serenity Dr	Too much
Tom JACKSON	 28/2/25	█ HADEN PLACE	not needed. waste of money.
Paul KASPER		█ AUGUSTA RISE	
Peter Kilpatrick	 01-03-25	█ Ainslie Road	
Tim STEPHENS	 1/3/25	█ Kanawa. Rd.	
Philip Annan	 1.3.25	█ Margaret Drive Omokoroa	
Mark Yalder		█ Bert Wall Pk	
S Corneil		█ Millbrook Dr	Expensive

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Name	Signature & date	Address	Comments
JUNE JEFFERSON	J. Jefferson 3/3/25	■■■■■ CAVAN CLOSE	Not necessary at this lovely spot. + not safe for young mums to be walking young ones near where homeless people will go
JOHN JEFFERSON	J. Jefferson	■■■■■ CAVAN CLOSE	Not necessary at this lovely spot. + not safe for young mums to be walking young ones near where homeless people will go
Laura Van Rossim	Laura 3/3/25	■■■■■ Omokoroa	Unnecessary expense to the community.
Vivien Lovell	V. Lovell 3/3/25	■■■■■ Margaret Drive	Not necessary.
Eleanor Devenish	E. Devenish 4/3/25	■■■■■ Washington Way	Eye sore - could be placed closer to fence boundary!! Bad positioning!!
Cherie Lovell	C. Lovell 04/3/25	■■■■■ Margaret Drive	Not necessary.
Lara McKenzie-Bott	L. Bott 6/3/25	■■■■■ Hamurua Rd	Ugly location + disrespectful to memorial char
Gary Woods	G. Woods 6/3/23	Whidraoana	Should be tucked away
Emma Percy	E. Percy 6/3/23	Harbourview Rd	terrible location - move into bush
Pauline Clancy	P. Clancy 6/3/25	Kingson Court	locate round the corner - not in full view of residents





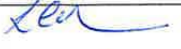

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Paula Winefield	 3/3/25	Te Kapa Place	on Beach Please it is needed
Jan Kluge	 3/3/25	Ridge Dr.	on beach please much needed
ROB MITCHELL-BURGESS	 3/3/25	HAMURUA RD OMOKOROA	THE PEOPLE HAVE NOT ASKED FOR THIS. PAY WASTE OWE RATES!
Lorraine Tucker	 03/03	Anderley Ave.	On the beach. Cost is to extreme
Robyn King	 3/3/25	Armstrong Rd	Eye sore not wanted.
Mary Jane Leuch	 3/3/25	Margaret Dr	as the walker of a smt. white dog who rolls in human turd when she finds it on this walk. a lavatory block is needed.
Sue Muir	 4/3/25	Serenity Dr. Omokoroa.	Not wanted.
Michelle Carolin	 4/3/25	TAINESON ROAD.	Not AT ALL
Maryanne McGarvey	 4/3/25	Christopher St	Not wanted.
Cathy Berry	 4/3/25	Serenity Drive	Closer to beach

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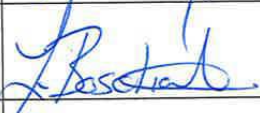



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Name	Signature & date	Address	Comments
HEATHER KNOWLES	AKNOWLEDS 4/3/2025	TAURANGA [REDACTED] OMOKOROA RD	BUILD BY BANK
Stephen Marshall	[Signature] 4/3/25	"	"
Warwick Reid	[Signature] 5/3/25	[REDACTED] Kewood Crescent	Build by Bank
Dyna Reid	[Signature] 5/3/25	[REDACTED] Omokoroa rd	Build by Bank
Phillip Ashmore	[Signature]	[REDACTED] Omokoroa rd	Should be built by Bank
Isabel Ashmore	[Signature]	[REDACTED] Omokoroa rd	Should be built by the Bank
N. MURPHY	[Signature]	[REDACTED] omokoroa Rd	"
D. OULD	[Signature]	[REDACTED] omokoroa rd	"
[Signature]	[Signature]	- - -	"
Anne Williams	[Signature]	[REDACTED] Omokoroa rd	"

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Name	Signature & date	Address	Comments
Wesley Morrison	 6-3-25	██████ Omokoroa Rd	Build by Bank
Marceline Curran	 5/3/25	██████ OMOKOROA RD	" " "
Kathina Terry	5-3-25	██████ Omokoroa rd	K Terry
Jayson Tauoa	5-3-25	██████ omokoroa rd	Jayson Tauoa
Joanne Tauoa	 5-3-25	██████ Omokoroa Rd	" "
Lyn Field	 05.03.25	██████ Omokoroa Rd	" "
Jason Leigh	5/3/25	██████ Omokoroa	" "
CYRIL MORAN	05/03/25	██████ omokoroa rd	Builds By Bank
Lynne March	 05-03-25	██████ Omokoroa Rd	Build by bank.
Nigel Merr	 05.03.25	██████ Omokoroa Rd	Build by bank.

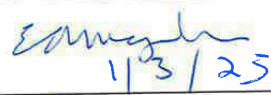






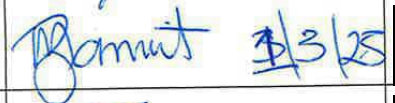

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Name	Signature & date	Address	Comments
- Paul Andersen - JOANNE	 1/3/25	Josephine Place omokoroa	wrong place - closer to the water
Greg Tunstall		Bridge Dr.	
Holly Warner	 1/3/25	Tranquil Grove	wrong place.
Deborah Child		Josephine Place	wrong place.
J Henry		MARGARET DRIVE	WRONG PLACE
L Baschat		Kaohau Place	Need a toilet but not in this place.
Jamie Davis		McKenna Lane	Toilet at Shopping centre not at Reserve.
L. JACKSON		ASHWOOD GROVE	ASSURS!
Bridget Fisher		Te Pung	—
L. Moss	L. Moss	Bart Wai	Nearer Beach !!! wrong place









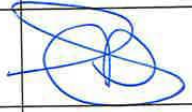

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Name	Signature & date	Address	Comments
Liz Megchelsc	 1/3/25	Links View Drive	Good luck!
Asi Midell	 1/3/25	Charlotte drive	
Lindsey Webber	 1/3/25	Links View Drive	
Shirley Withers	O.C.E.	Anderley Ave.	
Susan Olson		Tinopai Drive	Stupid!!
D. McKENNON			TALK TO LOCALS
Julia Wharfen		Omokoroa Rd Omokoroa	You should have required developer to put toilets at The Village
MURRAY WHARFEN		OMOKOROA RD	ATTRACT FREEDOM CAMPERS
Melita Zammit	 1/3/25	Olive Close Omok.	wrong place.
Leanne Khalil		Joséphine Place Omokoroa	please allocate near the water front.

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Name	Signature & date	Address	Comments
Megan Calder		█ Holyoake Trc Omokoroa.	
Peta Sunny		█ Jounson Rd Whakamarama	
MARTIN Howard		█ TUI GRN OMOKOROA	
Sylvia Ziani		█ RUAMPANA OMOKOROA	
Michelle Becke		Pahia Road Pahia	
Judy Rauder	 11/3/25	Parkland Rise	
Glenida Wightman	 1/03/25	█ Hamurara Rd.	Not in this location - Closer to Beach for Swimmers & Picnickers
Hayley Duffy	 1.03/25	█ Hamurara Rd	Not in this location. Closer to beach or edge of reserve.
John Duffin	 1.03.25	█ Hamurara Rd	Not here, closer to the beach.
Harshanie	 1.03.25	█ Hamurara Rd.	




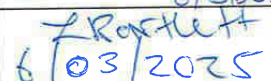





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Name	Signature & date	Address	Comments
Alistair Cuthbert	A. E. Cuthbert 1/3/25	Traloe St.	No!
Stephen Wightman	[Signature] 1/3/25	Hamurana Rd Omokoroa	Not at this location!
Elizabeth Cave	E. Cave	Tui Glen Omokoroa	No
Alan Cave	[Signature]	" "	No.
Rae Peck	[Signature] 1/3/25	Kayalana Place	Not this location.
Dee Connor	[Signature] 1/3/25	Deithall Q	Not here.
CHRIS MOON	[Signature] 1/3/25	Hamurana Road	(No common sense)
Margaret Malcolm	[Signature]	Waterloo Estate	Opposing toilet here.
Ian Jones	[Signature]	Parkland Rise	Somewhere over on 'the neck' maybe
A. Sutton	[Signature]	Washingtonia	Wrong place for facilities.

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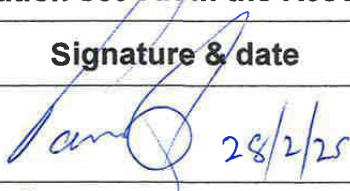


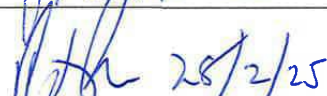


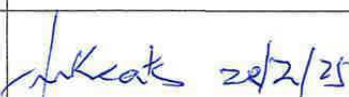

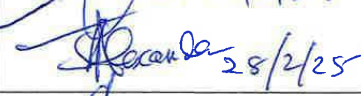
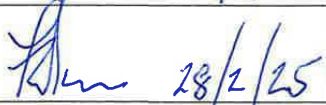
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Name	Signature & date	Address	Comments
Kayez Bryce Taylor	 28/2/25	█████ Tui Road Whangamata 3620	We are frequent visitors to Omokoroa to visit family. We enjoy the Precious Reserve & don't want to see it ruined by an ugly toilet block!!
Bryce Taylor	 28/2/25	█████ ✓	
Brenda Anson	 28/2/25	█████ Anderley Ave Omokoroa	Please don't do this - not appropriate
Jean Richardson	 Jean Richardson	█████ Anderley Ave. Omokoroa	Please not at this site.
Jusa Canal	 Jusa Canal	█████ Coppellie Avenue	
Raye Beard.	 Raye Beard	█████ Anderley Ave.	Not at this site.
Ernie Beard.	 Beard. 1/3/25	" "	
Sandy Wright	 Sandy Wright	█████ Waiarua	Not at this site
Melva White	 Melva White	█████ Coppelia	
Hilary Canile	 H Canile 1/3/25	█████ Anderley	Ridiculous

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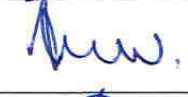




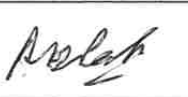
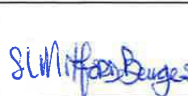

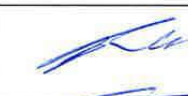
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Name	Signature & date	Address	Comments
Tyrone Ranasinghe		██████████ Hamurana Rd	
David McLeod		██████████ Ackerley Ave.	
Nita Noyon	 6/5/2025	██████████ Pip way Omokoroa.	Shopping Centre should have required toilets as part of their consent
Zoe Bartlett	 6/03/2025	██████████ Stefanie way Omokoroa	agree with above point. toilets
Abby Winfield	██████████	██████████ Hartwood Ave Omokoroa.	Put it somewhere else! Put it beside the pump station or somewhere else
Marlyn Genet	 ██████████	██████████ Linksview Dr	"No" to toilet
Wade Hunter		██████████ Valabrava Dr.	
Jim Wu		██████████ Serenity Dr.	
Donna Nicol		██████████ Cakewell Dr	Not here!
Lorna Jones		██████████ Haden Place	Put the toilet the other side of the bollards - so NOT on this proposed site -

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Lynda Klem	<i>L Klem</i> 6/3/25	█ Haden Place	Need a TOILET But different location.
Christine Blackler	<i>C Blackler</i> 6/3/25.	█ Harbour View Rd.	Put at the Shops instead. !!!
Trish Austin	<i>Trish Austin</i> 6/3/25.	█ Ashwood grove	Place them near the Shops
Colin Baker-Wans	<i>Colin Baker</i> 6/3/25	Tim Road Whakamarama	Need toilet, but different location -
Barbara Heleman	<i>B Heleman</i> 6/3/25	█ Valabrino Pl Omok.	Toilet - yes! Have on this spot - NO! Put it on other side of the hedge.
Ariala Martinez	<i>A Martinez</i> 6-3-25	█ Lakeside Tee	Not on this spot - yes side under the trees
Kevin Drew	<i>K Drew</i> 6.3.25	█ Ridge Drive Omok	Put it behind the hedge close to the beach
Sarah Cooney	<i>S Cooney</i> 6/3/25	█ Lynley Park Drive.	closer to the beach.
Gail Nickolls	<i>G Nickolls</i> 6/3/25	█ ANDERLEY AVE.	Out of sight - nearer the beach. A magnet for Riff Raff
James King	<i>J King</i> 7/03/25.	█ Augusta Rise	Toilet x CHANGING ROOM - CONTACT ME FOR A FREE QUOTE











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Name	Signature & date	Address	Comments
PAUL COLE	 28/2/25	BETHLEHEM SHORES	WASTE OF MONEY!
Alan Thomson		██████████ Hamurana Rd	Not a priority, wrong place
John Harder		██████████ Grey street	waste of money
Roger Paul	 28/2/25	██████████ VISTA GROSSI	!! !!
Ian Lottman	 28/2	██████████ O. Courney Estate	Not needed.
Des Hammond		██████████ Ulobize Drive Omokoroa	Not required
John Keat	 28/2/25	██████████ Augusta Road Omokoroa	" "
TOM BARRATT	 28/2/25	██████████ OMOKOROA RD OMOKOROA	should have built toilets in the new shopping area
James Alexander	 28/2/25	██████████ HAMURANA ROAD OMOKOROA	Not required Wrong place waste of money
FINIAN DOWNS	 28/2/25	██████████ SPENDY DRIVE OMOKOROA	NOT REQUIRED

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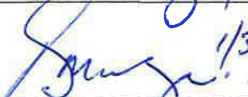


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Name	Signature & date	Address	Comments //
Bruce ABRAHAM	 1.3.25	█ Sincera Dr.	
Ross MILNE	 ✓	█ HAMURANA Rd	Ridiculous choice of location if ever required
Dennis BUTLER	 01.3.25	█ Hamurana Rd Omokoroa	Move away toward hedge soits not so visible. -
Angela Butler	 01.3.25	█ Hamurana Rd Omokoroa	
Jaco van uyk	 01.3.25	█ oyster place omokoroa	
Cherry Peck	 2 3.25	█ Hill Rd, Hillpark.	Leave it looking natural please
Red Lock	 2.3.25	█ Hill Rd Hillpark	Don't spoil the landscape!
Sharon Niffen Burgess	 2.3.25	█ Hamurana Rd, Omokoroa.	Respect nature.
Carole deKoster	 2-3-25	█ Hamurana Rd.	Waste of rate payer funds.
Richard SUTER		█ HAMURANA RD.	Not required! Despoiting the natural area of the area

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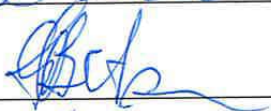

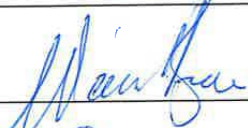



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Name	Signature & date	Address	Comments
Ian Walker	<i>Ian Walker</i> 1/3/25	█ Links View Drive Omokoroa	should Be down by the Shore if necessary
Erich Bucher	<i>Erich Bucher</i>	█ Serenity Pl	not necessary
BRIAN TAYLOR	<i>Brian Taylor</i> 1/3/25	█ LINKS VIEW DR	WASTER RATES
DAVE CHADWICK	<i>Dave Chadwick</i> 1/3/25	█ TEKORI DRIVE	POOR VISION.
Wilson Tamaki	<i>Wilson Tamaki</i> 1/3/25	█ Kaylene Pl	waste of rates
Milla Campbell	<i>Milla Campbell</i> 1/3/25	█ links view drive	waste of money
Bruce Bell	<i>Bruce Bell</i> 1/3/25	█ Western Ave	Bloody Stupid
MIKE SIMMONS	<i>Mike Simmons</i> 1/3/25	█ ST2, MINDEN	WASTE OF MONEY!
Brad Hale	1/3/25	█ Kevan's Way	why?
KIERAN WILKINSON	<i>Kieran Wilson</i> 1/2/25	ST2	ALTERNATIVES

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Name	Signature & date	Address	Comments
ALAN HITCHINER	 01/03/25	████ KAHAROA AVE OMOKOROA.	THERE ARE BETTER PLACES TO PUT THIS.
JOHN VANCHA	 1/3/25	████ Troy way Omokoroa	MOVE AROUND CAN BY BEACH
LION FARRILL	 1/3/25	OMOKOROA	NOT NEEDED.
Patrick Hawkins	 1/3/25	████ Uivian Drive.	NOT NEEDED there.
Glen Vincent	 1/3/25	████ Omokoroa Rd	NOT NEEDED.
Bryan Pirani	 01-03-25	████ Greyskue Place.	Crazy,
Tom Dunseath	 1/3/25	████ Madeliene Place	Crazy
Ravi Shearman	 1/3/25	████ Plummers Point Rd	NOT NEEDED, Money spent better elsewhere
Ken Holyoake	 1/3/25	████ Kaydore Place	Not needed. Waste of money.
JEFF BEANLAND	 1/3/25	████ HOLYOAKE TCE	WASTE OF MONEY!

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Name	Signature & date	Address	Comments
DAVE POHARA	 1/3/25	OTAKI PK DR WELCOME BAY	WASTE OF MONEY
MARIN SMITH	 1/3/25	TAKI WAY OMOKOROA	NOT NEEDED.
Brian Page	 1/3	Holyoake Tee OMOKOROA.	NOT NEEDED.
Neil Howard	 1st March 1/3/25	Thata St Tauranga	Waste of Money
Brian Gill.	 1/3/25	AUGUSTA Rise. OMOKOROA.	WASTE OF MONEY.
JOHN REYNOLDS		OMOKOROA	Wasted Money
DON HAYWOOD		Te Puna.	Not Needed.
Bruce Mckenzie	 1/3/25	Kingsdon Court	NOT REQUIRED!
Nick Gray	 1/3/25	MADZELINE PLACE	NOT REQUIRED & EYE SORE!!!
Dean Hutchins	 1/3/25	kaharoa Ave	waste of tax payers Money



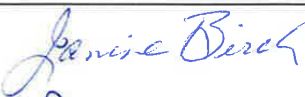




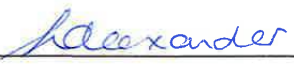


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Name	Signature & date	Address	Comments
Nicola Samuel	 6/3/25	████████ upland Rd Tongatete	What a cheek!
Chris Stuart	 6/3/25	████████ Youngson Rd	I walk there every day. what an awful thing to look at and what a cheek!
Jane Houston	 6-3-25	████████ Lochhead Rd	You need a budget like everyone else works
Rachel Hatch	 6/3/25	████████ Trales Street	LEAVE IT ALONE
Goeff Betau		████████ Vivaan St	
Lisa Goodhue		████████ Tongata Way	Yes please difficult toilet access with child
MARLENE BROWN		████████ Josephine Place	Don't build on that site there is another 10m away
Nancy Dever	 M. Dever	████████ Omokoroa Rd	
STEPHAN CREE	 6-03-25	████████ Omokoroa Rd	Some where different
Ian Durrant	 6-3-25	████████ Augusta Rise	—







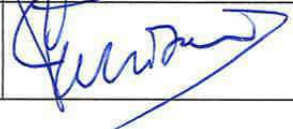
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Name	Signature & date	Address	Comments
Gobby Surtees	<i>Gobby Surtees</i> 6/03/25	█████ Turntable Hill rd	
JASON McKEE	<i>JASON McKEE</i> 6.03.25	█████ Pipway	
C. Christie	<i>C. Christie</i> 6.3.25	█████ Torp Way.	
JOHN HERBERT	<i>John Herbert</i> 6-3-25	█████ <i>John Herbert</i>	█████ BRENDAN CHISHAM
Sandy Fisher	<i>Sandy Fisher</i> 6-3-25	█████ Omokoroa	STOP WASTING OUR MONEY
Sarah Herrison	<i>Sarah Herrison</i> 6.3.25	█████ Holyoke	General location needs a toilet. But there should be consultation.
Laura McDonald	<i>Laura McDonald</i> 6.3.25	Hartwood Ave	
Linda Carter	<i>Linda Carter</i> 6/3/25	█████ Omokoroa	Waste of money
Tanya van Helden	<i>Tanya van Helden</i> 6/3/25	█████ Harbour View Rd Omokoroa.	Disgusting + dishonouring Dennis + Pauline.
Pat. Blackwell	<i>Pat. Blackwell</i> 6.3.25	█████ Anderson Ave	

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Name	Signature & date	Address	Comments
Richard Marlow	 6/3/25	██████████ Anderley Ave Omokoroa	
CAROLINE SHERWEN		██████████ Anderley Ave Omokoroa	
JANINE BIRCH		██████████ Washington Way Omokoroa	It should not go here - put it around the corner.
James Pritchard	 7/3/25	██████████ Farnell ct. Omokoroa	Beachfront!
Celia Owen		██████████ Nottingham Road	Absolutely not needed. and the position is ridiculous.
Brenda Jolly		██████████ Tinopai Drive	This community does not need its last few open spaces spoiled by such an ugly structure front & centre of a beautiful outlook.
Beryl Hamilton		██████████ Tinopai Drive	whereas the respect simply not on
Louise Alexander		██████████ Parkland Rise	Better put elsewhere like top of walkway from Golf course!
Sue Thompson	 7.3.25	██████████ Omokoroa Rd.	
Steve Thompson		" " "	

10







We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
DENNIS KEITH MOLLER		██████████ ANDERLEY AVE OMOK. 3114	INSULT TO MY DAUGHTERS MEMORIAL SEAT
Pauline MOLLER	P. Moller	██████████ Anderley Ave OMOKOROA	In agreement with my husband.
ROGER GOODMAN		██████████ OMOKOROA COUNTRY ESTATE	TOTAL SUBTERFUGE
Molly Dean.		██████████ Anderley Ave OMOKOROA.	Not necessary - not enough walkers or cyclists
Pat Heydon	 27/2/25	██████████ Anderley Ave Omokoroa 3114	Not needed, too close to a memorial.
Beryl Blezard	 27/04/25	██████████ Anderley Ave Omokoroa 3114	Definitely not needed in that place - Shopping Area?
Liz Fisher		██████████ Anderley Ave Omok	Support Dennis Moller
Christine Cann		██████████ Anderley Ave Omokoroa	too close to secret.
TOM GILL		██████████ ANDERLEY AVE OMOKOROA.	NOT NEEDED.
Peter Gamba		██████████ Anderley Ave Omokoroa	Not needed at all

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Koi Muschank	<i>Koi Muschank</i> 28/2/25	██████████ Andaleby Ave. O.C.E.	Need is greater for one near shopping areas.
Ad Lawson	<i>Ad Lawson</i> 28/2	██████████ O.C.E.	waste of money
Alex Keymer	<i>Alex Keymer</i>	██████████ Andaleby Ave.	
Murray McCordle	<i>Murray McCordle</i>	██████████ ✓ ✓	should be at Shopping Centre
R N CHASSWELL	<i>R N Chasswell</i> 28-2-25	██████████ ANDALEBY AVE OMOKOROA 3114	
G G Tillson	<i>G G Tillson</i> 1/3/25	" "	Shopping Centre very necessary
D Turner	<i>D Turner</i> 1/3/25	Omokoroa Country estate	Shopping centre
H Pringwell	<i>H Pringwell</i> 1/3/25	██████████ " "	
J & J Pitt	<i>J & J Pitt</i> 1/3/25	Omokoroa Country Estate.	" "
Gene Madlock	<i>Gene Madlock</i> 1/3/25	Omokoroa country Estate. OCE	" " Diligently

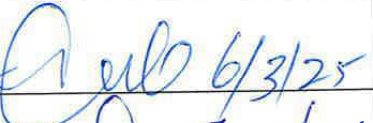


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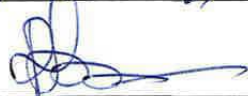

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Ahson Tyson	<i>Ahson Tyson</i> 1/3	[Redacted] OCE	Waste of money
Bray Tyson	<i>Bray Tyson</i> 1/3	[Redacted] OCE	" " "
Vie Sterling	<i>Vie Sterling</i> 1/3	[Redacted] OCE	IF DEEMED NECESSARY IT SHOULD BE RELOCATED
Joy Jupp	<i>Joy Jupp</i> 2/3	[Redacted] Anderley Ave Omokoroa	Not the place for a toilet
Liz Egan	<i>Liz Egan</i> 2/3	[Redacted] OCE	
Raewyn Longley	<i>Raewyn Longley</i> 2/3	[Redacted] OCE	Not needed down there -
Pete Row Hogg	<i>Pete Row Hogg</i> 2/3	[Redacted] OCE	disrespectful ++
Diane Perry	<i>Diane Perry</i> 3/3	[Redacted]	Nearer the beach on fence line
Neil Perry	<i>Neil Perry</i>	[Redacted]	Relocate nearer the pump house
BETTE Crozier	<i>BETTE Crozier</i>	[Redacted]	RELOCATE NEAR SHELTER BELT as it is needed

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Tim Rachal	 5/7/25	 Holyoak Rd Omokoroa	
Martina Keir	 5/7/25	 Westmorland via Tauranga	
Keen Joyce		 Old Highway Tape	

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.









Name	Signature & date	Address	Comments
Kevin Grubb	 6/3/25	[REDACTED] Omokoroa Rd.	
Mike Renwick	 7-3/25	[REDACTED] Hamurana Rd.	
Pauline Renwick	 7-3-25	[REDACTED] Hamurana Rd.	

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
MARK DODD	 5/3/25	■ WATERVIEW TCE OMOKOROA	
Roger Spence	 5/3/25	■ Huntington Drive Tauranga	
Mike Edwards	 5/3/25	■ Gutter Way Tauranga	
Rod Brown		■ Hamurana Rd Omokoroa	
Bruce Newer		■ ALEC 17 Cre	

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Margaret Tomlinson	M Tomlinson 7.3.25	██████████ Bramley Dr	Please put a toilet closer to the beach. Not by the memorial seat. placed
Sue Law	Sue Law 7-3-25	██████████ Byron Way Tgd 3011	Please consider the ^{discreetly} family with the memorial seat.
Jane Mason	Jane Mason 7-3-25	██████████ Tilby Dr Matua 3011	As Above !! Thank you for considering our requests
Victor	Victor 13/25	██████████ best wall drive	PLEASE DO NOT Proceed
Karen deLaurae	Kmuf 7/3/25	██████████ Hamurana Drive	we need toilets at the shops by 14 Hamurana and other shopping centre first!
Maddie Baker	M Baker 7/03/25	██████████ WINSPEAR place Omokoroa 3114	

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Helen Hunkin	 4/3	█ Valabrina Drive	
Dawn Day	 4/3	█ Serenity Drive	
Glenda Gaudin		█ Crawford Road	
Sandra Allan	 4.3	█ McDonnell St	
Sandra Gee	 4/3/25	█ Serenity Dve.	
Mike Harding	 4-3-25	█ Omokoroa Rd.	
Shane Fisher	 4-3-25	█ Park Rd Katikati	
Nathan Kerr	 4-3-25	█ Tiale street	

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
BRIE CHAPMAN	<i>Brie Chapman</i>	████ STEFANIE WAY	Should be by the beach
EVAN AITKEN	<i>Ehuk</i>	████ omokoroa HAMURANA RD	TIME FOR <u>ARRAGANT</u> COUNCIL TO LISTEN !!!
ALEX MAYO	<i>Alex Mayo</i>	████ ANDERLEY AVE OMOKOROA	PLEASE PLACE IT IN A LESS OBVIOUS PLACE
Phil Anderson			
Colin Bee	<i>Colin Bee</i> 28/2/25	████ Serenity Point OMOKOROA	Waste of our rates outrageous Spending
Wendy Harris	<i>Wendy Harris</i> 1/3	████ Holyoaks Terrace	Not Needed.
Ashia Martin	<i>Ashia Martin</i>	████ Lindoch Ave Terrace	Not necessary
Rae Mike	<i>Rae Mike</i>	████ Hamurana Rd	Waste of money ^{by beach} if necessary
Diana Price	<i>Diana Price</i>	████ Madeleine	Not needed + disrespectful
Shirley Horn	<i>Shirley Horn</i>	████ MORTLAKE HEIGHTS PTES PA	NOT NEEDED. DISRESPECTFUL.

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Phyllis Crowley	P. Crowley 4-2-25.	██████████ Ardairley Ave Omokoroa.	Move it next to the hedge.
Julie Howard	J. Howard 4-2-25	██████████ Holycroft Tce Omokoroa.	Have it by beach down by the bank.
Annette Nealey	Jm Nealey 4-2-25	██████████ Hamerana Rd. Omokoroa.	Have it down at beach.
Ana Hunter	Deb Hunter 4-2-25	██████████ Kingsdale Pl Omokoroa	" " " "
Andy Blyth	JAB 4-3-25	██████████ Omokoroa Rd. RD 2 Kawanga.	Down by the bank.
Jessie Savage	J.W.S. 4-3-25.	██████████ Nathan Place	" " " "
Jenny Shirley	J Shirley 4-3-25	██████████ Kayelene Pl Omokoroa	Don't need it. Waste of money!
Donna Dyer	D. Dyer 4-3-25	██████████ Hamurana Rd	Shift to Rear. of grassed area out of sight.
Rhonda Wskey	R. Wskey 4-3-25	██████████ Snodgrass Rd TEPUNG	-

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Ben de West	<i>[Signature]</i> 3/3/2025	[Redacted] Anderley Ave, Omokoroa	No real demand for such a facility.
Christine Carr	<i>[Signature]</i> 3/3	[Redacted] Anderley Ave, Auckland	too close to forest
Helen & d. Mene	<i>[Signature]</i>	[Redacted] Anderley Ave	quite expensive!!
Bill Di Cameron	<i>[Signature]</i>	[Redacted] Anderley Ave	Put the toilet near shopping centre - keep Precious Reserve free of traffic
Luca + Versula	<i>[Signature]</i>	[Redacted] Anderley Ave	
Carole Inghis	<i>[Signature]</i>	[Redacted] Anderley Ave	location wrong.
Joy ILSLEY	<i>[Signature]</i> 6/3/25	[Redacted] Anderley Ave	wrong place
Sigrid Hayward	<i>[Signature]</i>	[Redacted] Anderley Ave	wrong location
Ni McDaniel	<i>[Signature]</i>	[Redacted] Anderley Ave	Precious Reserve is special - no toilet!! We fought this battle many years ago & thought we had won!

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
JUNE JEFFERSON.	J. Jefferson. 3/3/25.	CAVAN CLOSE	Not necessary at this lovely spot. & not safe
JOHN JEFFERSON	J.R. Jeffers	CAVAN CLOSE.	for young Mums to be walking young ones near where homeless people will gather.
Lalton Blair	Lalton Blair 3/3/25	TORY WAY	WRONG PLACE
V-T DIBSON	[Signature]	Margaret Dr	TOILET yes, but NOT in this space
Daphne Olivier	[Signature]	"	" "
Elaine + Gordon Bridge.	E Bridge	Tory Way.	We agree great to have a toilet but this is the wrong place.
Annelle + Mark Nisbett	A.R. Nisbett	cavan Ct.	Not necessary.
DAN HESSON	[Signature]	PANOLA ROAD.	" "
CLIFF ELKIE	[Signature]	HAKURAU RD	Needs to be more out of the way.
ASH ELKIE	[Signature]	"	"
Kerry Kilpatrick	[Signature]	Hanson Rd.	Toilet yes, but not in that space!

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We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Susan Hoole-Slater	[Signature] 2/3/25	[Redacted] Hamurana Rd.	A beautiful, natural area. There must be a more tasteful place for a toilet. Is this why we pay massive rates?
Laura Bridge	[Signature] 2/3/25	[Redacted] Cavan Close	
Andrew & Debbie Bridge	[Signature] 2/3/25	[Redacted] Cavan Close	Disrespectful putting a toilet by a remembrance seat. We don't need the toilet, but we do like the seat.
Gavin Brown	[Signature] 2/3/25	[Redacted] Cavan Close	
Se Franklin	[Signature] 2/3/25	[Redacted] Cavan Close	Not necessary at this location.
A BRENNAN	[Signature] 2/3/25	[Redacted] CAVAN CLOSE	"
E. Brennan	[Signature]	[Redacted] Cavan Close	"
R. Gold A. GOLD	[Signature]	[Redacted] CAVAN CLOSE	UNNECESSARY
Cindy Durber Richard Durber	[Signature]	[Redacted] HAMURA RD	" "
Jared da Encarnacao	[Signature]	[Redacted] Senteret Ave.	unnecessary at all!!

PETER MERCEDITA [Signature] 4/3/25 [Redacted] TOBY WAY PLEASE THINK WHERE IT IS PRACTICAL TO PLACE

10 REPORTS

10.1 OPERATIONAL RISK AND SCORECARD REPORT QUARTERLY UPDATE ENDING 31 DECEMBER 2024

File Number: A6652922

Author: Terri Wright, Transportation Administrator

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

The purpose of this report is to present the Scorecard report for Quarter 2 ending 31 December 2024, and to advise the Projects and Monitoring Committee on Infrastructure and Regulatory matters.

RECOMMENDATION

That the Transportation Administrator's report dated 20 March 2025 titled 'Operational Risk and Scorecard Report Quarterly Update Ending 31 December 2024' be received.

BACKGROUND

SCORECARD REPORT

The Scorecard report for the period ending 31 December 2024 is attached, refer to **Attachment 1**.

Background

The Scorecard Report provides an overview of key achievements, update on Strategic Priorities, Capital Works Programme and Quarterly Development Trends for the period from 1 October to 31 December 2024. Listed below are the key highlights:

- Commencement of the Waihi Beach Library project and the continuing construction of the Heron Crescent elder housing development. Both significant community projects remain on track for completion and within budget.
- The No.4 Rd bridge replacement is ongoing, with a 4-week delay occurring as a result of unforeseen ground conditions and inclement weather.
- More broadly, the capital works programme for 2024/25 is progressing smoothly, and we remain on schedule to achieve our anticipated year-end position.
- In other significant Council decisions, the final proposal setting out Council's representation arrangements was adopted. A number of appeals/objections were received, and the matter has been set down for determination by the Local Government Commission following a hearing on 13 March 2025.

Council also considered a robust evidence-base to progress understanding of how various options might meet its strategic objectives and the legislative intent of the Local Water Done Well (LWDW) reform requirements

OPERATIONAL RISK AND STATUS TABLE

The operational risk table has been developed to show:

- Project or activity;
- Brief description of the risk and why it has arisen;
- Type of risk (e.g., timing, financial, service delivery);
- Project or topic status update;
- Items that the Committee needs to be aware of; and
- Traffic light system:
 - Green:** Operational item, for information;
 - Orange:** Potential to escalate, Council needs to be aware; and
 - Red:** High risk, Council direction may be required.

This is an up-to-date status and forward-looking report and may supersede the comments in the Scorecard Report. Additional information and topics may be provided at the meeting.

Topic and Description	Risk Type and Risk Level
<p>Transportation Maintenance Activity</p> <p>A review of maintenance operational levels of service is underway, workshops are planned with Elected Members to consider operational new levels of service and performance frameworks.</p> <p>Construction of this year’s resurfacing programme is 80% complete (64km). Total 80km will be delivered.</p> <p>Investigation, design, and consenting of storm damage remedial works continues. Procurement is underway.</p> <p>Three pavement rehabilitation packages totalling 5.06km have been awarded and construction is underway at five rehab sites.</p> <p>Construction of a seal extension project is underway at Rotohehu Road.</p> <p>Design and construction are underway for the 81% emergency work subsidy.</p> <p>Investigation and design of next year’s (25/26) capital works programme is underway.</p>	<p>Funding vs LOS</p>
<p>No. 1 Road Pavement Rehabilitation and Seal Widening (RP300 – 1930)</p> <p>RP580 – 1960 (Stage 3)</p> <p>Construction is underway. Earthworks and stormwater drainage are well advanced.</p> <p>All stormwater discharge agreements have been finalised, and the stormwater discharge consent has been issued by BoPRC.</p> <p>Completion of pavement construction has been delayed by need to relocate buried utility services (telecom and water).</p> <p>Measures implemented to minimise delays for kiwifruit traffic.</p>	<p>Service Relocations</p> <p>Weather</p>

<p>RPO – 580 (Stage 2)</p> <p>Investigation and design are underway. Construction will be undertaken early during 2025/26. Procurement to be negotiated with current contractor to minimise delays.</p> <p>A speed Indicator Device (SiD) has been installed early 2025 to encourage drivers to abide by the 50kph speed limit. However, more engagement is needed with Police and packhouse to slow trucks down.</p>	
<p>No. 4 Road Bridge Reinstatement</p> <p>Construction is underway. The bridge abutments are complete, and the bridge beam and deck sections have been installed. Project is delayed by four weeks due to abutment depth. However, this won't impact Kiwifruit season.</p> <p>Riverbed scour is deeper than anticipated. Discussions with BoPRC underway.</p>	<p>Weather</p>
<p>SH2 Ōmokoroa Road Interim Intersection Upgrade</p> <p>Works</p> <p>Works completed to a level whereby we have a functional temporary roundabout, to allow traffic to be shifted. The temporary roundabout is in place as from 7 March, with a focus currently on the northern section of SH2. An alternative pavement design, using structural asphalt is utilised which accelerates construction (and enables savings on both cost and time) and minimises disruption to the public. The services work will begin on Ōmokoroa Road near the Industrial Road roundabout, and the crews will work their way forward towards Prole Road.</p> <p>Land Purchase</p> <p>The two land parcels required for the temporary roundabout construction have been acquired, with one more land requirement (400m²) required for construction of the roundabout at Francis Road. The agreement has been drafted and compensation agreed, additional costs regarding shifting of shelterbelts/ driveway being negotiated. No impact on construction programme.</p> <p>Stormwater Discharge</p> <p>The temporary stormwater pond for the Industrial Road has been completed, which handles stormwater for the project works from Prole Road to the Industrial Road. With this pond being completed, Council can complete the earthworks on Industrial and Ōmokoroa Roads.</p> <p>Overhead Power Supply</p> <p>Shifting of the overhead power lines on the SH was completed last year, which has allowed works to progress at the roundabout itself. There is similar requirement on Ōmokoroa Road, and we are awaiting the design to be approved by</p>	<p>Services, especially Network Utility (PowerCo), and their ability to resource and keep programme.</p> <p>Weather</p>

<p>Powerco. The Powerco betterment (whereby 33kv cables are included in construction to futureproof power provision to Ōmokoroa), is tied in with this approval process, as well as the Industrial Road power requirements, to avoid separate processes and delays going forward.</p> <p>Fibre Optics</p> <p>The fibre optic works are progressing. There is a significant amount of work that needs to occur outside of the site along SH2 which HEB have been assisting with, by providing traffic management to expedite the works. Currently the cut over date for this in the programme is mid July, which will not impact our critical path in the construction programme currently.</p> <p>Project completion is now May 2026. This includes the Temporary RAB, industrial road and Omokoroa to The Railway. This is effectively a five month delay due to design and utility providers.</p>	
<p>Waihi Beach Stormwater</p> <p>Significant progress has been made on the maintenance programme and most activities has been completed. Staff have progressed a number of sites to developed design.</p> <p>Key projects and budgets have been included in the draft LTP and workshopped with Council. Now that the LTP is approved, the focus is moving to delivery. Project briefs have been developed and investigations are underway with significant projects, such as the upgrade of the Darley Drain Outlet and Brighton Reserve, and the removal of the Waihi Beach Dam and One Mile Creek stream improvements.</p> <p>Waihi Beach Wastewater Treatment Plant</p> <p>Staff continue to work through the detail for the repair and upgrade of the Waihi Beach Wastewater Treatment Plant. Steady progress has been made on the design, which includes re-establishment of a single cell HDPE lined SAS lagoon with improved aeration and refurbished decant facility. Detailed design is expected to be completed around March 2025.</p>	<p>Further Site Deterioration</p> <p>Weather</p>
<p>Katikati Wastewater Treatment Plant (WWTP) Outfall Pipeline</p> <p>Katikati Wastewater Advisory Group – Te Waiora to discuss the issues and available options. Land discharge options are currently being investigated for potential future discharge, however, following consultation with WWAG, Water Services will be in a better position to make recommendations on the most appropriate solution.</p> <p>The WWTP is struggling to meet compliance for nitrogen removal and needs to be upgraded. The upgrade works have been tendered as a design and build contract and awarded to APEX Water. Construction is progressing well with an estimated completion of the works in August 2025.</p>	<p>Financial timing</p> <p>Regulation Enforcement</p> <p>Reputation</p>

<p>Te Ohu Waiora has been established to develop a future directions report. Through this group, disposal solutions will be developed and recommended to Council. This will provide direction and inform a consenting process.</p>	
<p>Te Puke Wastewater Treatment Plant (WWTP)</p> <p>This project remains a concern and high risk. A specific PPG has been established to support this project with independent specialists relating to probity and technical.</p> <p>The contract with Councils design consultant has been terminated. Council has procured the services through an Early Contractor Involvement (ECI) process to assist the design and build. Alternative technology has been investigated through ECI contractor that appears to be a viable technical solution with significant cost savings. Council is currently seeking legal advice on converting the ECI contract to a Design and Build contract. A separate report will be presented to Council to discuss this further and seek approval to start physical works.</p> <p>Consent – The earthworks consent has been obtained. This allows earthworks to start once the design is complete. The discharge consent condition deadlines will not be met, and discussions are underway with the Regional Council to apply for a variation to the consent to adjust the deadlines. An application has been completed to request a change to the consent and the application will be discussed with iwi before submission.</p> <p>Consultation – Targeted consultation will be required for the final design.</p> <p>Iwi –Significant progress has been made with the relationship with iwi and how we can work together to enable a positive outcome for all involved.</p>	<p>Compliance Reputation Finance Legal</p>
<p>Rangiuru Business Park</p> <p>Quayside Properties Ltd continue to progress development of the Rangiuru Business Park. Quayside delivered contracts on behalf of Council which are well established and nearing completion.</p> <p>Staff continue in discussions with Quayside Properties Ltd regarding the Rangiuru Financial Contributions methodology and other requirements outlined in the district plan/plan change. The methodology for the financial contributions requires approval before 224 can be issued.</p>	<p>On track</p>
<p>Drinking Water Compliance</p> <p>The implementation of new legislation regarding drinking water has required Council to improve various components of the drinking water system, including its treatment. It should be noted that none of Councils supplies are compliant with the protozoa requirement. This will be resolved once UV installations are complete. The UV installations are budgeted for in future years and staff are considering options to fast track the implementation with the completion of the work around January 2026.</p>	<p>Regulation enforcement Project Timing</p>

<p>Filters have been installed to reduce the turbidity at the Muttons Treatment Plant and that will enable the UV system to operate within compliance limits. Commissioning has been started but deteriorating water quality is hampering the successful operation of this plant.</p> <p>Fluoride update</p> <p>Athenree and Wharawhara WTP upgrade works (which includes fluoridation) design and build contract has been awarded to Apex Water. Completion of works is expected around November 2025; however, there have been some delay and indication that an extension to the deadline is required. The Ministry of Health have approved a new compliance date of 31 January 2026 for the Whararwhara and Athenree plants.</p>	
<p>Heron Crescent</p> <p>Kitchens are in in Blocks A and B and will start on Block C this week. Project is progressing well and is currently ahead of schedule and is on budget at this point.</p> <p>The Team are currently looking at tenanting options through existing applications and new ones that are being received.</p>	On track
<p>Waihi Beach Library</p> <p>Positive progress is being made on the new Library. The project in on programme and under budget. Engagement is underway with the hall committee relating to the renovations.</p> <p>Concrete floor has been poured and materials ordered.</p>	On track
<p>Resource Consents of Interest</p> <ul style="list-style-type: none"> • Te Puna Industrial Ltd- Notified Land use application (joint BOPRC and WBOPDC). Joint hearing to be heard by Independent Commissioners. This joint hearing commenced 9 July 2024 and was adjourned on 11 July 2024 to allow further information and clarification on the proposal to be provided by the Applicant. Timing for recommencement of the hearing unknown at this stage. • 24 Middlebrook Road, Katikati- Kainga Ora construction of 18 dwellings and subsequent freehold subdivision was granted on 21 August 2024. At this stage no application for building consent has been lodged. • Western Bay of Plenty District Council - 109 Clarke Road. This resource consent has been issued and we are progressing with the development of the sections for sale. • Glen Isla Protection Society Inc - a resource consent application for a 200m-long revetment wall (within the Three Mile Creek reserve and adjacent 9, 11, 13, 15, 16, 14 and 12 Glen Isla Place & above mean high water springs) for coastal erosion 	Public interest

<p>protection purposes has been received. A further information request has been sent to the Applicant. Once all information has been provided the (s95) notification decision will be made.</p> <ul style="list-style-type: none"> • A second Waihi Beach seawall application (approximately 200m-long wall located between 17 - 41 Shaw Road) is expected to be lodged by the Waihi Beach Protection Society Inc, by the end of 2024. This proposal requires District and Regional Council consents given the location of the seawall below mean high water springs. • Bluehaven (Bell Road) - Application to be made under the Fastrack Approvals Bill (2024) when legislated. Land area of 335ha across two blocks targeting over 2000 homes, 80ha of employment land, using the fast-track approval process. The completed development may be 10 years away but looking at 2025-2026 to get through fast-track approvals. Key staff from BOPRC and WBOPDC are forming the working group to work with the developer and his team. <p>Omokoroa Developments</p> <ol style="list-style-type: none"> 1. 60 Prole Road (Blackridge/ Sabre) for 50 dwellings/lots (Stage 1). Comprehensive Consent (Land Use and Subdivision and urban design/typologies) to be lodged by early December 2024. 2. 149 Prole Road (Lighthouse Group) for 70+ dwellings/lots. Comprehensive Consent (Land Use and Subdivision and urban design/typologies). Application to be lodged late November 2024. 3. 62 Prole Road (Neil Group) for 84 lots (2 Stages). Subdivision Consent (lots only, no typologies presented) will be lodged before December 2024. <p>Te Puke Developments</p> <ol style="list-style-type: none"> 4. Vercoe/Zest Development (Macloughlin Road) has resource consent approval for a 380 lot subdivision. The consent holders propose a variation to increase the yield up to 450 lots. Due Q1 of 2025. 	
<p>Regulatory Consenting – market and external impacts</p> <p>Meeting budget for the regulatory activity will continue to be a challenge for the 24/25 year as external factors continue to impact business.</p> <p>The building sector (in particular) is still being impacted by the current economic climate and this is represented in reduced volumes of applications against those projected for the building activity for the 24/25 year.</p> <p>Unbudgeted legal costs and building claims (historic claims through Leaky homes process, and related claims) continue to impact the regulatory budget delivery against projections.</p> <p>Management of staffing and contractor cost is being closely controlled within the activities, with savings being applied to those activities in line with a downturn.</p>	<p>Financial/Legislated/legal</p>

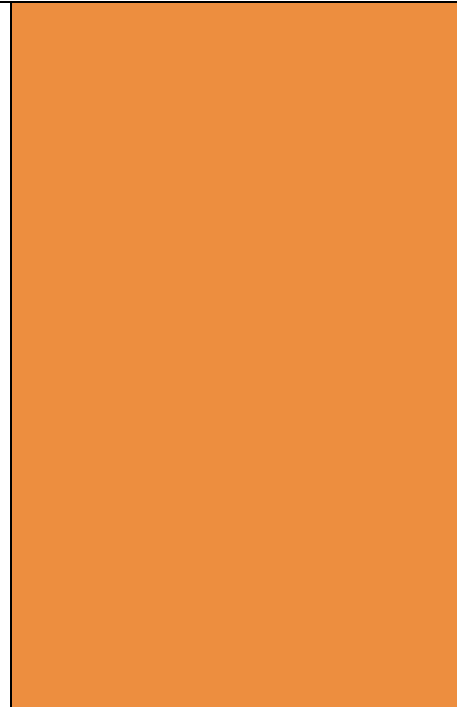
Resource Management and Building Control Act reforms are both projected in the future, but are not anticipated to impact the regulatory activity in this financial year.

Building Services

- There is an overall 15% decline in applications (a combination of new consents and amendments) for building services. As building services represents the highest revenue generating activity for regulatory this is having an impact on the overall regulatory financial position
- Legal and settlement costs for Claims are also impacting this activity negatively. These additional costs are not included in BAU budgets, and funding to offset will be required, as it is not anticipated these costs will be able to be recovered across the overall regulatory service.

Resource Consents and development Engineering

- There is a positive increase in consent volumes for this activity- showing early signs of improvement in the economy and increased development activity. There is a noticeable “lag” in this positive sign being represented as an upturn in the building sector and consenting for new buildings.
- These activities are showing positive revenue, and it is anticipated this trend will continue positively as signalled by the development community (update above).



ATTACHMENTS

- 1. Quarterly Scorecard Report Ending 31 December 2024**  



Scorecard Report

Quarter 2
1 October – 31 December 2024

Key Highlights

The Scorecard report focusses on the period from 1 October to 31 December 2024.

- The key highlights for quarter 2 included the commencement of the Waihi Beach Library project and the continuing construction of the Heron Crescent elder housing development. Both of these significant community projects remain on track for completion and within budget.
- The No.4 Rd bridge replacement is ongoing, with a 4 week delay occurring as a result of unforeseen ground conditions and inclement weather.
- More broadly, the capital works programme for 2024/25 is progressing smoothly, and we remain on schedule to achieve our anticipated year-end position.
- In other significant Council decisions, the final proposal setting out Council's representation arrangements was adopted. A number of appeals/objections were received and the matter has been set down for determination by the Local Government Commission following a hearing on 13 March 2025.
- Council also considered a robust evidence-base to progress understanding of how various options might meet its strategic objectives and the legislative intent of the Local Water Done Well (LWDW) reform requirements.

Strategic Priorities



Enabling Housing

What we want to achieve

We aim to achieve housing that is affordable, accessible, secure in tenure, and suitable for our various life stages and needs.

What we have done – ‘on the ground’ actions

- Heron Crescent Elder Housing: The process to lease the 26 new units being constructed at Heron Crescent is underway. The project remains on schedule for its completion date.
- Papakainga Plan Change (Plan Change 96): We have received positive feedback from the community engagement efforts. Ongoing discussions with Te Puni Kokiri are in progress regarding forthcoming national directives from the government for Papakainga development.
- Stage 2 - Te Awawa ki Tai papakainga projects: Development feasibility reports, including infrastructure and planning reports have been completed for 8 Māori land blocks.
- Spatial Plans: In October 2024, a design workshop was conducted with strong attendance from a diverse range of stakeholders and tangata whenua for the Te Puke Spatial Plan. A Social Impact Assessment has been commissioned to bolster the draft plan. Research and project planning for the Kaimai Spatial Plan is currently ongoing, with a workshop featuring the Strategy and Policy committee and Te Kahui Mana Whenua o Tauranga Moana scheduled for Q4.
- At the end of Q2, 180 dwelling consents were issued, and 192 new lots were created. Accessible Properties are building 9 dwellings in a range of typologies and locations across Te Puke, and NZ Housing Foundation are building 26 townhouses and duplexes in Pip Way and Kayelene Place in Ōmokoroa.

Empowering Communities

What we want to achieve

Empowering communities to grow stronger, embracing their differences and building on their strengths across the four wellbeings.

What we have done – ‘on the ground’ actions

- Anchor Institutions work: We are developing a strategic framework to evaluate and improve our current investment. Live Well Waihi Beach and Colab (Te Puke) continue to build collaborations, with Colab leading the Mayors Taskforce for Jobs in Te Puke and Live Well Waihi Beach strengthening ties with Te Whanau o Tawhao.
- The Ōmokoroa CLD (Community Led Development) community asset mapping and initial asset plan were presented to the Community Committee in December.
- New Service Delivery contract in place with Poutiri Trust in Te Puke to deliver Tu Mai Digital – a digital connectivity and education programme.
- Three dog walks took place in Q2: 9 November– Te Puna Quarry; 23 November– Te Ara Kahikatea Pathway in Te Puke, and 7 December– Puketoki Reserve at Whakamarama. All three walks were successful in engaging the local dog owning community.

Growing authentic Te Tiriti based relationships

What we want to achieve

We need to understand what this means for us and how we can best work with Māori to achieve an authentic Te Tiriti based relationship.

What we have done – ‘on the ground’ action

- Funding approved for 3 hapū plans (Ngāti te Wai, Te Whānau o Tauwhao and Ngāti Moko), which will focus on relationships arrangements with Council too. Tapuika agreement commenced but on hold after new GM appointed. Waitaha agreement to be progressed.
- Planning and preparation well underway for the 2025 election, with a project group established, staff training undertaken, regular contact with our independent electoral officer and a communications and engagement strategy developed. The referendum questions have now been agreed nationally.
- The Te Arawa ki Tai papakāinga programme to progress development feasibility reports for 8 Māori land blocks has completed its first phase of work with reports provided to landowners / trusts for their consideration, and relevant council departments for review. Hui are scheduled February / March to discuss the content of the reports, any anticipated issues and next steps in delivery of the outcomes. Te Haumi (our Kaupapa Māori team) will continue to explore funding opportunities with MHUD and BOP Housing Equity Fund, and facilitate conversations with them.
- Two papakainga consents were being processed this last quarter, one of which will be decided imminently.
- Te Ohu Parawai o te Waiari have identified a cultural technical advisor to be the conduit between the project team and Tangata Whenua for the Te Puke WWTP.

Providing resilient, well maintained and efficient infrastructure

What we want to achieve

Infrastructure that responds to community needs, is fit for purpose and future proofed

What we have done - 'on the ground' action

- The infrastructure capital delivery programme continues to track well. With greater focus now on project performance for projects not yet started or those that are in initial phases.
- All major contracts have been awarded.
- Stakeholder engagement is underway on all key projects across infrastructure including with Tangata Whenua, where required.
- Contracts for most of the Water Treatment Plants have been committed.
- Ōmokoroa projects are at various stages of completion. Prole Road project is on track for completion at the end of April with Ōmokoroa \ Industrial Rd and Heartwood Avenue bridge under construction. Stage 2 construction has commenced.
- Despite the initial delays at Dave Hume pool, it is now on track for construction in the upcoming winter season.
- Various projects currently underway in the transportation programme which include 10 rehab sites, No4 Road Bridge, 12 slip sites and some reactive works.

Responding to climate change

What we want to achieve

To work with communities to build understanding and knowledge and decide together how to respond.

What we have done - 'on the ground' action

- Annual Carbon audit completed with Toitu. This was a significant milestone with few non-compliances found. At the end of Quarter 2 we are waiting on the final signoff of our certification. A report is being drafted for ELT sign-off on options for carbon reporting moving forward.
- Aotearoa Climate Change Adaptation Network (ACAN) 3-day conference held in Papamoa, with WBOPDC on the conference planning team and represented across the 3 days. A significant moment was the presentation on the Maketū Climate Change Adaptation Plan, along with valuable insights from Hastings District Council and Auckland Council about their flood buy-out initiatives and the establishment of offices to manage these programs.
- Internal Energy Management Teams (Waters, Properties, Roads, and Reserves) have been established to implement a collaborative strategy for the council's energy management programme. A draft project plan for refreshing the Climate Change Framework has been prepared for approval.
- Waste Minimisation Management Plan adopted on 28 March 2024, focusing on inorganic waste diversion and composting workshops in 2025.
- Public Education Programme for 2025 with community events to increase awareness and resilience.
- Inhouse recruitment and training for Emergency Operations Staff ongoing. On-going collaboration with Regional Council and partners.

Quarterly Development Trends

Key Measures	Projection 2024/25	YTD Result Q1 & Q2	Narrative
Dwelling Consents Issued (DCI)	360	180	Dwelling consents are 50% of the annual projection, year to date.
New Lots Created (s224)	341	192	New lots are 56% of the annual projection, year to date.

Activity Summary

Dwelling Consents Issued

- **85** dwelling consents were issued in the October–December quarter, with 67 from Residential areas, and 18 from Rural areas.
- Top Residential areas were Ōmokoroa (39 in total with 26 social housing units at Pip Way and Kayelene Place), Te Puke (13) and Waihi Beach-Bowentown (11). Top Rural areas were Te Puna (3) and Kaitemako (3).

New Lots Created

- **52** new lots were created at s224 stage in the October–December quarter, with 47 from Residential areas, and 5 from Rural areas.
- Top Residential areas were Ōmokoroa (26 in total with 22 social housing units at Kayelene Place) and Te Puke (13). In Rural areas, 5 new lots were created in Kaitemako, Pahoa, Te Puna and Otawa.

Future Development

- **Ōmokoroa Country Club - 272 units**
Construction continues. 8 dwellings are occupied with another 40 under contract.
- **29 Prole Road Classic Developments - 22 lots**
Subdivision in pre-application phase. Working through stormwater solution.
- **60 Prole Road Blackridge - 100 lots total**
Comprehensive land use/subdivision application for 11 lots. Stage 1 of 3 processing.
- **62 Prole Road Neil Group - 84 lots**
Subdivision application received and being vetted for processing.

- **88 Prole Road Classic Developments - 138 lots in 5 stages**
'Puna Rua' subdivision. Stage 1 for 22 lots has s224. Remaining stages will follow over the next 5 years.
- **149 Prole Road - Trinity Lands/Lighthouse - 71 lots** : Comprehensive land use/subdivision application currently processing.
- **127 Ōmokoroa Road - Patricia Reilly - 41 lots**
Comprehensive land use/subdivision application for 41 lots on the Cooney Family Trust Land currently processing.
- **467E Ōmokoroa Road - Michael & Sandy Smith - 25-40 lots**
Subdivision in pre-application phase.
- **Pip Way - Housing Foundation - 28 homes under Stage 1**
Currently under construction. Civil works underway for Stage 2 with 19 building consents to be lodged.
- **Ministry of Education - Ōmokoroa**
Requested an update from the Ministry, no response to date regarding the schools.
- **JACE Town Centre - Ōmokoroa** - A variation to the approved resource consent is currently processing.
- **Macloughlin Drive - Macloughlin Drive Developments - 400 lots**
Vercoe already have a 382 lot development approved. This is for a revised development and yield. Comprehensive land use/subdivision consent application received and being vetted for processing. Stage 1 is for 220 lots. Stage 2 is part of the original consent but will be varied to a higher yield in due course, looking for over 400 lots overall.
- **Seddon Street Seddon Street Partnership - 144 lots**
Comprehensive subdivision consented. Earthworks and civils underway across the full site.
- **69 Whitehead Avenue - North 12 - 113 lots**
Comprehensive subdivision consented. Earthworks are underway across the full site.
- **Minden Hospital - Minden Property Limited**
Application received and being vetted for processing.
- **157 Waikite Road - VEROS - 120-140 lots**
Subdivision in pre-application phase, adjoining Tauranga City boundary.

Groups of Activities



Representation

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Percentage of meetings attended by Elected Members and Community Board members.	≥80%	93%	
- Elected Members at Council and committee meetings.	≥80%	92%	
- Community Board Members at Community Board meetings.			
Number of meetings and workshops held per annum with Te Kāhui Mana Whenua o Tauranga Moana and Te Ihu o te Waka o Te Arawa	≥5	3	

Operational Context
<ul style="list-style-type: none"> The operating context for our Representation activity (elected members) was influenced during the last quarter with Government reforms continuing to take shape, in particular the Local Water Done Well reform programme. Similarly, the Representation Review decision making process was impacted by further amendments to the Local Electoral Act regarding the establishment of Māori ward(s). The consequence of this change meant that Council had to follow the xx track for its representation review.

Activity Summary
<ul style="list-style-type: none"> The representation review continued to be a dominant feature of the quarter, with consultation carried out which included three "table talk" focus sessions, a joint community board consultation session and formal hearings held. Council adopted its final proposal on 20 November. Appeals and objections were received in December, and the Local Government Commission has confirmed that it will hold a hearing to consider these appeals and objections on 13 March. The Maketu Community Board by-election was completed, with the new member formally sworn in on 20 November. Any further elected member vacancies will not require a by-election due to being less than a year until the 2025 local government elections. Preparation for the 2025 local government triennial elections has started. Two Code of Conduct complaints were received. A number of additional Council and committee meetings and workshops, including extraordinary meetings, were required during the quarter.

Key Takeaway
<ul style="list-style-type: none"> Government's ongoing reform programme will continue to demand time and decisions from elected members likely for the balance of the financial year, particularly, Going for Housing Growth, Resource Management system reform, 'Back to Basics' changes to the Local Government Act. LWDW substantive decisions are approaching in July and as it is an election year, Council/committee meetings will conclude in September.

Planning for the future

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Plans, strategies, and policies are developed or reviewed in accordance with Council-approved programme.	100%	100%	
Structure Plans are developed and reviewed to ensure there is greenfield land to accommodate growth as required by the National Policy Statement	≥10 years supply	10 years supply	

Operational Context
<ul style="list-style-type: none"> Government reforms and the uncertainty surrounding the legislative/policy detail continue to be a factor impacting our Environmental Planning programme, however, the emphasis on place-based spatial planning still remains the best approach to ensure effort is not wasted. The LWDW programme of change is progressing well with evidence-based reports prepared to support Council decision making in this regard. Council is well placed for future decisions regarding arrangements that meet defined strategic objectives. Considerable effort over the last quarter has been invested in progressing a (sub) Regional Deal with our partner Councils. With the application submitted we now await feedback from Government.

Activity Summary
<ul style="list-style-type: none"> The resource management planning work is progressing well. With adoption of a new SmartGrowth Strategy earlier this year the Funding and Implementation Plan has also now been adopted. Plan making focus is on the Papakāinga Plan Change, Te Puke Spatial Plan, Private Plan Change 95 for Arawa Road, Pongakawa and National Planning Standards. Early project planning has begun on new work on Commercial Centres Strategy and Kaimai Spatial Plan. Project timelines and deliverables are being adjusted to align with government updates on legislative changes, including the LGA, RMA, and local waters, which are influencing the financial contributions project. Financially, project budgets are on track, with the 2024 LTP confirming the budget for the District Plan review, including spatial planning, plan changes, and structure planning processes. The Natural Hazards work programme will continue, focusing on liquefaction guidance and additional mapping information. Policy and Planning activities are on track for the second quarter, with significant progress made on several projects and initial works and early engagement underway for others.

Key Takeaway
<ul style="list-style-type: none"> Progress: Reform is influencing the pace and nature of our overall work programme and individual planning projects. Time is required to stay up to date and submit on the constant and continued update to legislation.

Community Building

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Number of projects receiving funding from Community Matching fund that are successfully delivered.	≥90%	NA	Measured annually.
Percentage of service deliverables in service delivery contracts that are met	≥90%	NA	Measured annually.

Operational Context
<ul style="list-style-type: none"> The operating context for this quarter emphasised the value that Council investment in programme funding catalysed/leveraged. Changes to Government funding programmes/priorities is impacting the provision or sustainability of services by our community organisations. Collaboration is key to addressing these challenges. Capacity of some key agencies we work with to deliver, as external work loads and demand for services are increasing. This can lead to delays in projects, or some organisations have limited time and resources to participate in key programmes.

Activity Summary
<ul style="list-style-type: none"> Welcoming Communities re-accreditation under way. Ōmokoroa Community-led Development Steering Group Phase One work shared with Community Committee in December. We are also working with Bay of Plenty Regional Council on supporting community-led approaches to climate change adaptation. New Service Delivery contract in place with Poutiri Trust in Te Puke to deliver Tu Mai Digital - a digital connectivity and education programme. The programme has successfully recruited a trainer and resource creator. Work has been completed to roll out digital training resources through the Sikh temple, in Punjabi, and with Māori communities in Te Reo Māori.

Key Takeaway
<ul style="list-style-type: none"> Collaboration - The value of our close working relationships with funders such as BayTrust and TECT have come to the fore - working collaboratively with providers to ensure their ongoing financial sustainability, and connecting them with other organisations that can support their work.

Regulatory Services

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Average number of days to process each category of Resource Consent application	<22	15	
Average number of days to process building consent applications (Statutory timeframe is 20 working days).	<20 days	13	

Activity Summary

Building Services

- **Consents:** 100% of applications were issued within the 20 working day statutory timeframe. An 18% decrease in consent application volumes from the previous year. An 11% decrease in building amendments from the previous year.
- **Inspections:** A reduction of 2 FTE's in the Inspection team at the end of Q1 has aligned the Inspection team resource back to current volumes (2865 inspections). A 20% decrease from the previous year.
- **Compliance:** Following pressure from central government a focus on public safety has increased the number of Building Warrant of Fitness audits being carried out. FY25 has seen 65 Audits completed YTD as opposed to almost none in previous years.

Resource Consents

- **Activity:** Statutory timeframes complied with for 90% of resource consent applications, which is an improvement on the previous quarter. This is a result of system improvements and increased focus on efficiency. Volume of consent applications received is 19% up compared to FY24 but consistent with previous quarter. This includes housing and non-housing resource consent applications. Of the total applications received, the proportion of subdivision and landuse consent applications was 40% and 60% respectively.

Development Engineering

- **Activity:** 18% overall increase in Development Engineering inputs on applications across RC, EDA, BC and 224c. RC, BC and 224c have had an average increase of around 43%, with a decline in Engineering Approvals at 55%.

Activity Summary

Compliance and Monitoring

- **Freedom Camping:** Successful summer campaign – feedback indicates a reduction in the number of people freedom camping compared to previous years.
- **Resource Consent monitoring:** 181 resource consents required monitoring in the Q2, of which 86% have been monitored and closed off, the rest require further action.
- **Food Verification:** The number of verifications has increased by 12% year on year. Of those verifications, more customers are receiving a positive outcome first time (23% increase), and the number of customers receiving corrective actions has decreased by 43%.
- **Alcohol Licensing:** The number of applications received (113) for Q2 remains steady, with a minor increase in the number of manager applications received (13%).

Animal Control

- **Registration:** 96% of the 9640 known dogs in the district are registered. Dog registration follow up continues to be a priority.
- **Enforcement and Investigation:** There has been a 4% increase in the number of complaints compared to previous year. 842 complaints were received at the end of Q2.

Operational Context

- Economic downturn is still impacting volumes of applications with the reduction in building consents continuing from FY24 and trending down still from volumes projected for FY25.
- Improving market conditions has resulted in applications for med-large residential housing developments being received in Q2. Applications for significant non-housing developments have been submitted in this period including two applications for seawalls at Waihi Beach and applications for industrial park activities.

Key Takeaway

- Development trends coming through from the resource consenting activity indicate a slow improvement within the activity. It is anticipated this will lead to more activity in the building area from Q1 FY26.

Community Facilities

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Number of cemeteries where plot availability is >30% of annual plot requirements or 5 plots at any one time.	4	4	
Areas for natural burials provided in the District.	1	0	

Operational Context
<ul style="list-style-type: none"> • Availability of funding and/or funding priorities impacting provision of services. • Housing: Future sustainability of an aging housing portfolio and affordability and willingness to replace. • Halls: Increasing cost to maintain the halls such as insurance.

Activity Summary
<ul style="list-style-type: none"> • Relationship with Elder Housing Tenants and Hall Committees continue to be managed well, no issues to report. • Process has started to tenant the 26 new units being built at Heron Crescent. • The Heron Crescent project is currently tracking slightly ahead of schedule and budget is tracking well. • New Waihi beach Library is well underway and is tracking on schedule and budget • Community Hub renovation, on-going discussions with the hall committee and community board to ensure infrastructure supports the functionality. • Katikati Arts Junction – Maintenance work to commence. • Natural Burials – Planning has started to support the enabling infrastructure. However, bylaw will need to be updated.

Key Takeaway
<ul style="list-style-type: none"> • We have made good progress on projects but progress is dependant on the weather remaining favourable.

Libraries and Service Centres

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Number of library and service centre providing multiuse community spaces. Aim is one in each of the four urban centres (Te Puke, Katikati, Waihi Beach and Omokoroa)..	1 centre	1 centre	
Number of physical visits to libraries and service centres per annum.	>270,000	NA	Measured annually.

Operational Context
<ul style="list-style-type: none"> The operational context for this quarter continued to be on creating opportunities for customers to interact with Council digitally and via on-line services. Easier access to systems data enables better evidence-based decision making around customer needs.

Activity Summary

- Service Requests - We saw a slight dip in achieving our KPI of 90% for service requests reaching 88%. The primary reason for the drop is the Christmas/new year close down time. During this time, only urgent jobs receive a call back, however all jobs are logged and done as deemed necessary per the programme.
- In Q2 we received 7,706 SR's with the top 5 being Rooding, Compliance & Enforcement, CS Planner, Rates and Water.
- The Contact Centre received 11,982 calls and 1,398 Building Inspection calls.
- Using our Mindful real-time survey we received 502 feedbacks with an average of 85-95% satisfaction rate.
- Library holiday programmes, as per usual, were well attended by our residents (and visitors).
- Similarly, the Summer Parties were a great success.
- Service requests summary for the quarter:

88%
KPI MET

7,706
Total
Service
Requests

11,982
Calls
Received

Key Takeaway

- Our customers eagerly anticipate our Christmas holiday book bags, which they collect before the break.
- We had fantastic turnouts for our summer parties: 90 children and their parents enjoyed an afternoon of face painting, a sausage sizzle, games, and prizes in the west, while 104 children attended a movie session in the east, which was a huge hit.

Recreation and Open Spaces

Key measures	Target	Result (Q1 Jul–Sept)	Narrative
The percentage of recreational facilities that have an average to excellent grading of equal to or less than 3 (1 excellent, 5 very poor) as identified in the NZ Park and Recreation Asset Grading manual.	≥90%	93.6	
The best practice score for strategic planning is comprised of 10 measures including parks strategy development, use of provision and distribution of levels of service, and development of activity strategies (% compared to peer group NZ wide)	>67%	NA	Measured annually.

Operational Context
<ul style="list-style-type: none"> Operating costs vs Levels of Service remain a challenge, Council will need to review levels of services as part of the service delivery review for the future reserves contract. Reduced funding by Waka Kotahi for walkways and cycling networks resulting in projects being removed in the annual plan.

Activity Summary
<ul style="list-style-type: none"> The Dave Hume pool roof project is on hold for further investigation and will be considered in the AP26. The Bulkhead and Liner project is on track with a tender award scheduled for mid February. Staff have been liaising with the Dave Hume Trust throughout the process The Reserves Maintenance Contract is tracking well with issues addressed in Maketu and Waihi Beach. Stakeholder engagement has been undertaken for three playground projects, with ongoing mana whenua consultation over multiple projects. The capital programme includes numerous projects across the district, with five main projects: the construction of Dave Hume pool projects, Panepane wharf, and items for development of Ōmokoroa. Panepnae wharf replacement will be starting in February 2025. TECT Park – On-going conversations with TMMI regarding the surrender of the lease and commercial conversations with Thunder Ridge. A Level of Service review has commenced for the Open Spaces and Reserves Contract maintenance.

Key Takeaway
<ul style="list-style-type: none"> Significant capital works projects are on track The reserves maintenance contract is progressing well due to the reduced mowing demand as a result of the drier weather.

Transportation

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
The change from the previous financial year in the number of fatalities and serious injury crashes on the local road network, expressed as a number. - Fatal crashes - Serious injury crashes	<0	NA	Measured annually.
Number of road closed/lanes unavailable for more than 24 hours due to weather events or unplanned maintenance.	0	NA	Measured annually.

Activity Summary

- Council received confirmation that the North Island Weather Event (NIWE) will receive 81% subsidy. This includes slips, No4 Bridge etc.,
- Stakeholder engagement is ongoing for key projects, with regular updates provided to the community via the Council's website and social media.
- The programme for reseals and rehabs is well ahead of programme with some funding being brought forward from year 2 of LTP to maximise the current season.
- Construction of the No 4 Rd Bridge Replacement is ongoing, however unforeseen ground conditions and inclement weather have introduced a 4 week delay.
- No 1 Rd Rehabilitation is making steady progress however project completion will be delayed 4-6 weeks due to the unavailability of Chorus sub-contractors to relocate fibre optic cables. Planning is well underway for the second section of No1 Road.
- Maintenance LOS and new contracts are currently being worked on. Workshops to commence in March with EM.
- NZTA have confirmed that they will undertake a procedural audit in Q4.

Operational Context

- The impact of the 3 year funding shortfall from Waka Kotahi/NZ Transport Agency for the network and asset management requirements has been worked through
- Severe weather events/climate change and impact on transport system
- The rollout of IDM (Integrated Delivery Model) contracts which are to replace the NOC (Network Outcomes Contracts) will impact Council's procurement for new road maintenance contracts.
- A stormwater discharge agreement for No 1 Rd Rehab seal widening has not been formalised. The property owner has introduced conditions that cannot be met by Council.
- Additional costs associated with the new risk based approach to Temporary Traffic Management.

Key Takeaway

- Introduction of NZTA Guide will likely increase the TTM budget approval which will likely increase TTM costs including processing costs as Traffic Management Co-ordinating (TMC).

Stormwater

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
The number of times per annum flooding occurs outside identified flood-prone urban areas during the one-in-50 year or less storm event.	<3	NA	Measured annually.
The number of flooding events that occur within the Western Bay of Plenty District. For each flooding event (district-wide), the number of habitable floors affected (expressed per 1000 properties connected to Council's stormwater system).	<30 (3%) per event	NA	Measured annually.

Operational Context
<ul style="list-style-type: none"> Waihi Beach Earth Dam is at risk of project scope creep and overspend. The Tasman Holiday Park is a key stakeholder and the project has potential to temporarily and permanently disrupt their business operation. Council staff are looking at options to reduce impacts to the campground and other downstream properties. Council staff will present risks to council as optioneering process progresses. Several significant projects require close stakeholder management, and three projects depend on landowner approval (Waihi Beach Boardwalk Stormwater, Otawhiwhi Drain and Waihi Beach Earth Dam).

Activity Summary
<ul style="list-style-type: none"> A Stormwater information day is planned in Waihi Beach for the 14th of February, with the main focus being on the Waihi Beach Earth Dam. The objective is to identify key stakeholders early in the process to pre-empt concerns, risks and submissions when consent is eventually notified. Staff have engaged Tonkin & Taylor to begin the levels of service review. The initial phase will be to review current levels of service, what other utilities currently provide, and workshop of what we would like to include, with a particular focus on protection of lives. A high level estimate of financial impacts will be assessed followed by a workshop with Elected Members. Community Consultation is planned for Q1 FY26. Further workshops will follow, leading into the next Long Term Plan.

Key Takeaway
<p>Reviewing Stormwater levels of service;</p> <ul style="list-style-type: none"> While the stormwater activity consistently meets its current success metric of protecting 97% of habitable floors, this measure may not fully reflect the community's needs or the strategic priorities of flood risk management. <p>The follow questions will be considered through a level of service review.</p> <ul style="list-style-type: none"> - Are we allocating our budgets to the most impactful projects? - Are our levels of service (LOS) sufficient to justify the approved spend, or should they be revised to better align with community expectations and future climate risks?

Water Supply

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Ability of reservoirs to provide a minimum of 24-hour daily demand.	100%	NA	
Percentage of year where reservoirs are maintained at a minimum of 50% full for 80% of the time, in accordance with Ministry of Health requirements	100%	100%	Main break on the supply line at Waihi Beach Reservoir affected the result for this measure.

Operational Context
<ul style="list-style-type: none"> Addressing water loss issues across the network, identifying leaks, and water meter programme. Regulatory Compliance - ongoing need to meet Taumata Arowai and other regulatory standards, requiring continuous upgrades and investment. Additional unbudgeted costs for quality and financial regulation compliance will be addressed through the annual plan process.

Activity Summary
<ul style="list-style-type: none"> The design for Youngson Rd Water Treatment Plant (WTP) is currently underway, with construction set to begin once the design is finalised. The WTP's for Athenree and Wharawhara are under construction. The upgrades to the WTP's for Tahawai, Waihi Beach, Ohourere, and Pongakawa are scheduled for completion by December 2025. We are making significant progress with the drinking water compliance strategy implementation. All bores head improvements have been completed and compliant with sanitary bore head requirements. More network analysers have been installed and the min. requirements met. The Hygiene Code has also been updated. The capital works programme for 2024/25 focuses on water quality improvements to meet new regulatory requirements. There has been a noticeable increase in water losses within the network over the past year. Investigations have identified several potential causes, and staff are now developing appropriate mitigation strategies to address the issue effectively. An emergency procedure has been developed to drain the Raymond Dam in the event of an emergency.

Key Takeaway
<ul style="list-style-type: none"> We are making progress with projects to meet new legislative requirements. There are ongoing changes in the regulatory environment.

Wastewater

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Compliance with resource consents for each wastewater scheme:	≥90%	86%	Katikati Non-compliances remain for Total Nitrogen 12 Month rolling mean, and Ammoniacal Nitrogen 12 month rolling 90 th percentile
- Katikati	≥96%	98%	
- Maketu/Little Waihi	≥90%	99.8%	
- Te Puke	≥97%	99.6%	
- Waihi Beach	≥95%	100%	
- Ongare Point			
The number of dry weather sewage overflows from Council's sewerage system, expressed per 1000 sewerage connections to that sewerage system. <i>Note: only applies when 1mm of rain has fallen in a 24hour period.</i>	<2	0.29	

Operational Context
<ul style="list-style-type: none"> Pressures on the existing network due to growth and compliance changes, all treatment plants are being upgraded. High cost of new/replacement infrastructure due to material costs and increasing environmental/cultural standards. Most wastewater treatment plants are in some form of upgrade.

Activity Summary
<ul style="list-style-type: none"> Overall, this activity is progressing well, with the exception of the Te Puke WWTP upgrade. Alternative technologies are being investigated to reduce risk and overall project budget. A report to Council is expected in April 2025. The capital works programme is primarily focused on wastewater treatment plant upgrades across the district. With Te Puke being the main focus. No further leaks have been detected on the Katikati outfall pipeline this quarter. We are working with Bay of Plenty Regional Council to resolve a disposal field issue at the Maketu wastewater treatment plant. Katikati Wastewater Treatment Plant Moving Bed Bio-reactor (MBBR) construction is scheduled for completion by May 2025, followed by commissioning and testing. This project is expected to be complete by August 2025.

Key Takeaway
<ul style="list-style-type: none"> Continued focus to get Te Puke Wastewater Treatment Plant Project underway, with the right technology to meet budgetary and compliance standards. Non-compliances at the Katikati wastewater treatment plant are expected to be resolved once the upgrades are complete.

Solid Waste

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Percentage of waste recycled or recovered as estimated by solid waste two yearly audit. The audit will be undertaken as per the Solid Waste Analysis protocol issued by Ministry of the Environment.	≥45%	NA	SWAP audit carried out in December 24.
Total kerbside waste to landfill per household per annum (Council kerbside waste).	<250kg	NA	Measured annually.

Operational Context
<ul style="list-style-type: none"> Increasing costs of disposal – Green sword remains in place. Availability of markets for recyclable material. Limited life contract for disposal facilities. Central Government funding to support – waste monitoring outcomes, such as transfer stations.

Activity Summary
<ul style="list-style-type: none"> The Resource recovery trial in Katikati was extended until March with Chrome Collective and is producing positive results. The activity has been broadened to upcycling and finding alternative markets for products. Waste minimisation education and behaviour change programs running as per contract specifications. The final SWAP audit report will help with the programme moving forward. We have entered into a partnership agreement with Waikato and BOPRC for a waste Strategy and Infrastructure Plan for the central North Island. Funding received from Glass Packaging Forum to run a glass collection trial from Matakana Island Recycling Centre. 5 tonnes of green glass and 2 tonnes of clear glass have since been removed from the island and the trial is still ongoing with staff investigating other alternatives / initiatives for this project. We have provided funding support for the Hub in Te Puke to continue with the food rescue program

Key Takeaway
<ul style="list-style-type: none"> Community Resource Recovery Centre in Katikati is progressing well. We are working with Colab in Te Puke to get something up and running at the Te Puke Recycle Centre.

Natural Environment and Sustainable Living

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Percentage of projects funded through Community Matching Fund that are completed.	>90%	NA	Measured annually.
Number of community groups supported who aim to improve environment outcomes..	>7%	NA	Measured annually.

Operational Context
<ul style="list-style-type: none"> Community support for the service. Availability of funding and/or funding priorities impacting provision of services.

Activity Summary
<ul style="list-style-type: none"> Community Matching Fund successfully delivered. 10 projects received funding for conservation, habitat restoration and pest control and supporting infrastructure. Pest Free Parks Initiative – strategy and action plan is nearing completion to go to Community Committee for approval in March 2025. New Service Delivery Contracts with Ōmokoroa Environmental Managers / Whakamarama Community Inc, Project Parore, and with KEEP (Kokako Ecological Expansion Project), which were approved through the LTP 2024–34, are now in place. Council is working closely with other environmental funders (BayTrust, TECT, TCC, BOPRC, Acorn, Trust Horizon and Rotorua Energy Trust) through the Regional Environmental Funders Network, facilitated by BayTrust.

Key Takeaway
<ul style="list-style-type: none"> Environmental Groups and Iwi and Hapū that were delivering large scale environmental projects are now being impacted by the ending of central government funding, in particular the Jobs for Nature funding that largely ends 30 June 2025. The Regional Environmental Funders Network is wanting to be proactive to ensure the sustainability of what’s been achieved to date, however funding is limited and cannot be replaced to the same scale.

Economic Development

Key measures	Target	Result (Q1 Jul-Sept)	Narrative
Percentage of key performance indicators achieved within the service delivery contracts	≥90%	NA	Measured annually.

Operational Context

- Currently the economic downturn is impacting local businesses. Wider economic environment impacting housing and other development. E.g. interest rates.

Activity Summary

- All service delivery contracts are operating well.
- Priority One and Tourism BOP presented their Annual Reports to Council – highlighting the economic slowdown but also the relative resilience of the Western Bay of Plenty economy.
- Significant planning work undertaken for the delivery of ECHO Walking Festival and Flavours of Plenty, which received central government funding via Tourism BOP.
- Successful delivery of Christmas events in Waihi Beach, Katikati, and Te Puke, to support local retail sectors as required by local service delivery contracts.
- Facilitation of Flavours of Plenty attending the AvoFest and using Council’s caravan as an event promotion hub.

Key Takeaway

- Engagement with our contractors is really positive and is improving due to dedicated staff resources being available.
- The sector is collaborating more and is increasing its capacity to support local businesses and the local economy.

Capital Programme Update – Jan 25



Capital Delivery Update – Video

Overall Capital Programme

Programme Financials

Year to Date		Year End	
Forecast	\$61.25M	Forecasting	\$159.64M
Actuals	\$55.1M (90%)	Revised Budget	\$158.1M (101%)
Variance	-\$6.15M	Variance	+\$1.53M

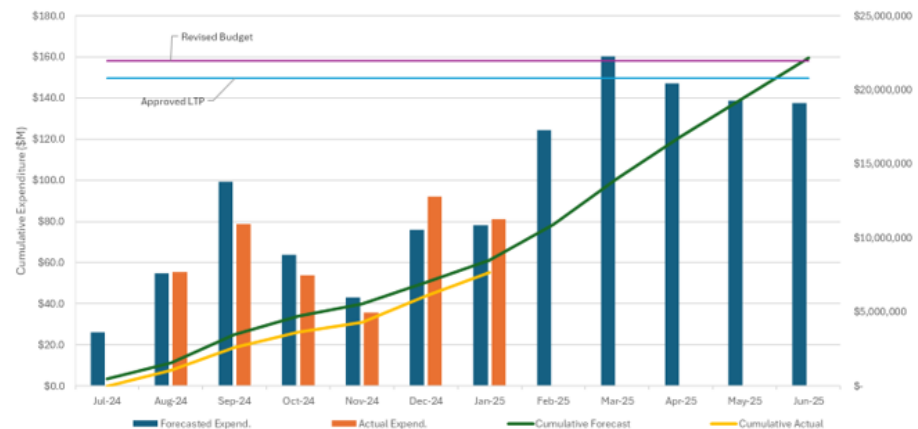
Programme Overview

- Programme Overview** Overall programme is tracking well. All major contracts have now been awarded. Greater focus on project performance, for projects not started or in a planning phase will be undertaken in the next month.
- Stakeholder** Stakeholder engagement is underway on all key projects across infrastructure. Some projects are dependent on landowner approvals or Archauthority which could cause delays. These are being closely monitored.
- Financials** Overall work programme is forecasting to budget. The forecasted year end spend is 101% of the revised budget and 107% of the LTP budget, however there is still some risks sitting within this spend.
- Risks** With procurement largely in place for large scale capital works, risks have been mitigated. Only remaining large risks relate to landowner approvals.
- Issues** Issues represented in this report by programme managers have been carefully considered and addressed through the PCGs. They are not anticipated to have a significant impact on overall project delivery other than what has been outlined in this report.

Project Escalations

Project Name	Description	PM Overview RAG	Overview Comment	PCG Resolution
Water Supply	WTP Improvements	Red	WTP improvement works at Athenree and Wharawhara are tracking \$1.3M over total project budget. Largely due to H&S improvements at the plant and difficult ground conditions.	Investigate options to bring costs down. If no solution report to be taken to Council through internal submissions outlining project risks and costs for approval.
Omokoroa Structure Plan	Current structure plan is forecasting \$15.9M under budget.	Red	Forecasted underspend in Omokoroa Structure plans is due to \$7M of projects being deferred, \$5M of project delays and \$3M of project savings.	Investigate options to address project delays however it has been recognised by the PCG that it will be difficult to bring spend back on track. Overall projects are on track to be completed within their timeframe (multiple year projects).

All Infrastructure Projects Financial Forecast

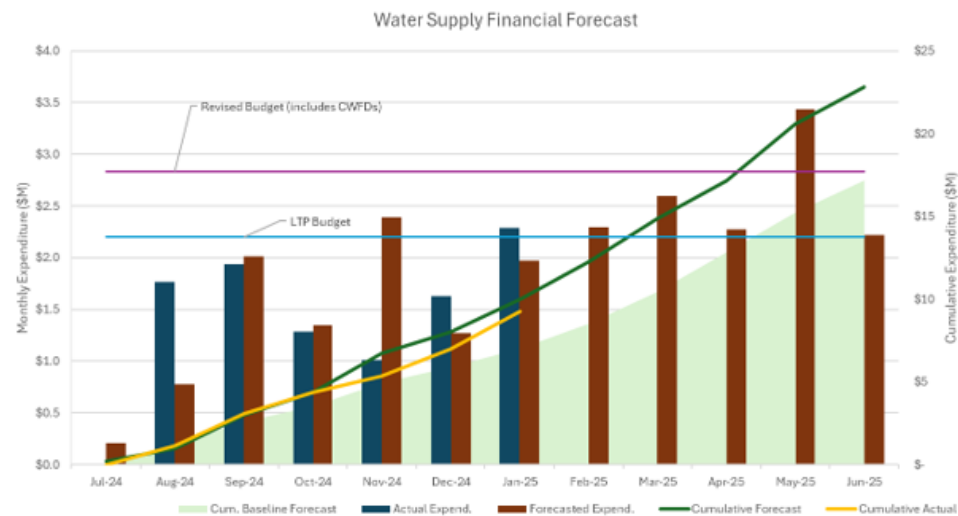
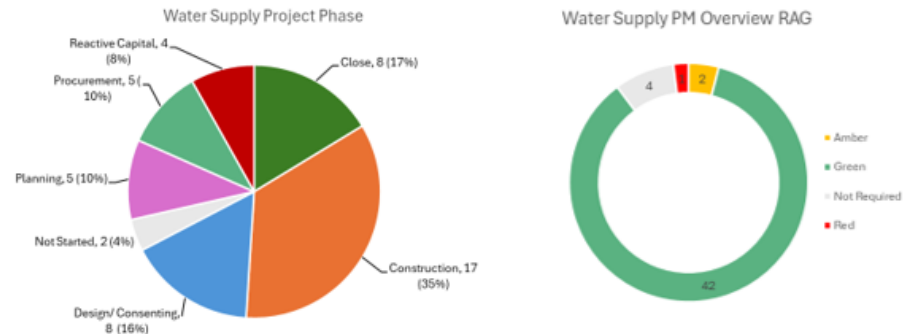


Water Supply

Year to Date		Year End	
Forecast	\$9.98M	Forecasting	\$22.80M ↑
Actuals	\$9.27M (93%)	Revised Budget	\$17.72M (129%)
Variance	-\$0.71M ↓	Variance	+\$5.07M

Programme Overview

- Programme Overview**
 The programme delivery is tracking well. Most of WTP's have been committed or on track to be under contract in March. Deliverability assessments underway with project managers.
- Stakeholder**
 Stakeholder engagement underway. Monitoring engagement on Muttons WTP for works programmed for FY26.
- Financials**
 Financials forecasts estimate a total overspend of \$5M. Note spend is ahead of planned budgets for FY26. Additionally budgets from future years could be brought forward.
- Risks**
 Risks on projects include contractor resources struggling to meet programme and workload. We are exploring alternatives in this space. One legal issue causing some delay to delivery at Pongakawa WTP.
- Issues**
 Internal project resourcing on small value projects. Looking at options to package and outsource project management if required.



Wastewater

Programme Financials

Year to Date		Year End	
Forecast	\$6.50M	Forecasting	\$12.02M ↑
Actuals	\$4.77M (73%)	Revised Budget	\$15.88M (76%)
Variance	-\$1.72M ↑	Variance	-\$3.56M

Programme Overview

- Programme Overview**

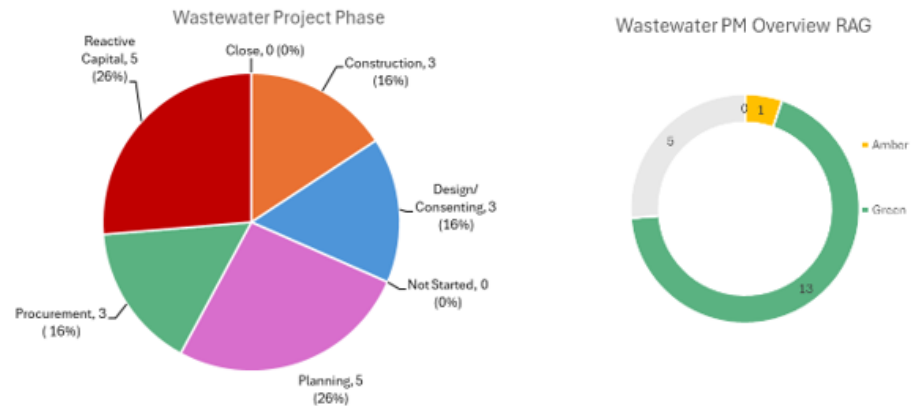
The programme overall is tracking well in all areas in terms of spend except for the Te Puke WWTP upgrade and the Maketu Irrigation Field.
- Stakeholder**

No large programme risks to report. Reputational risk with delays on the Maketu Irrigation field and BOPRC. Programme Manager will monitor this project.
- Financials**

Forecast is dropping below LTP budget and requires intervention. Waihi Beach WWTP looking at option to progress with procurement of materials.
- Risks**

No large programme risks to report.
- Issues**

Internal project resourcing on small value projects.



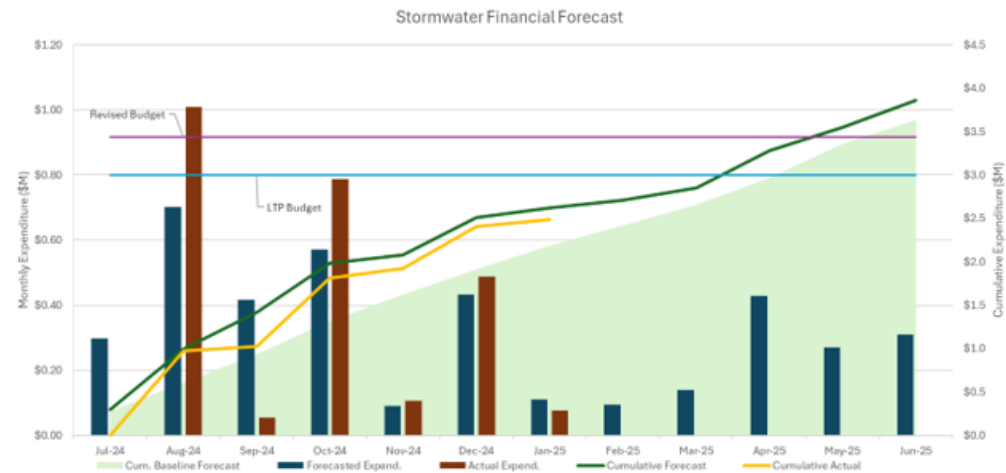
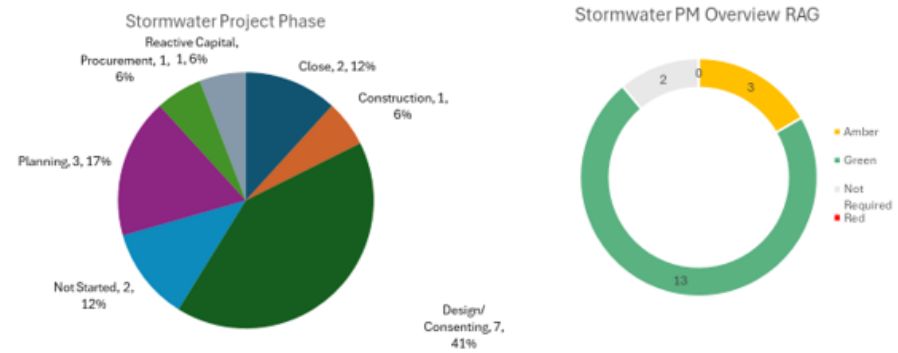
Stormwater

Programme Financials

Year to Date		Year End	
Forecast	\$2.62M	Forecasting	\$3.86M ↓
Actuals	\$2.49 (95%)	Revised Budget	\$3.44M (112%)
Variance	-\$0.13 ↑	Variance	+\$0.085M

Programme Overview

- Programme Overview** Programme wide green. With some risks to monitor closely around scope, communication and engagement and landowner consultation.
- Stakeholder** Two projects that are dependent on landowner approval (Waihi Beach Boardwalk Stormwater & Otawhiwhi) are moving relatively slow.
- Financials** On target to deliver 100%.
- Risks** Risks are largely picked up in comment on stakeholders. Some projects late to start due to delay in scoping.
- Issues** Internal project resourcing on small value projects.



Growth and Delivery

Programme Financials

Year to Date		Year End	
Forecast	\$22.4M	Forecasting	\$55.9M ↑
Actuals	\$22.1M (99%)	Revised Budget	\$70.79M (87%)
Variance	-\$0.3	Variance	-\$15.9M

Programme Overview

Ōmōkoroa Projects at various stages of completion, continuous efforts to resolve specific issues and tasks.
 Ōmok/Industrial Road, construction underway together with Heartwood Ave Bridge. Industrial Road pond completed.
 Urbanisation Stage 2 construction to start Feb 2025. Prole Road Project will be completed end April 2025.

Stakeholder

Comms ongoing - acquisition issues at Jace Town Centre on Ōmo Rd St 2. Council acquired land from MOE roundabout leg at nil compensation. Received duct installation costs from utility providers for NZTA Roundabout temporary to Prole Road. Utilities at Urbanisation Stage 2 risk and acquisition of land for roundabout.

Financials

Forecast for overall program shows total underspend of \$15.9M from budget. Breakdown of underspend is as follows:
 -> \$3.15M project savings.
 -> \$6.85M under spend due to project delays
 -> \$5.2M deferred projects due to change in development timing.

Risks

Power and fibre infrastructure in relation to NZTA roundabout and Ōmōkoroa Road Urbanisation Stage 1, as 33kv cables for Powerco being installed.
 Consent for Ōmōkoroa Road Urbanisation stage 2 received.
 Roundabout due for construction July 2025.

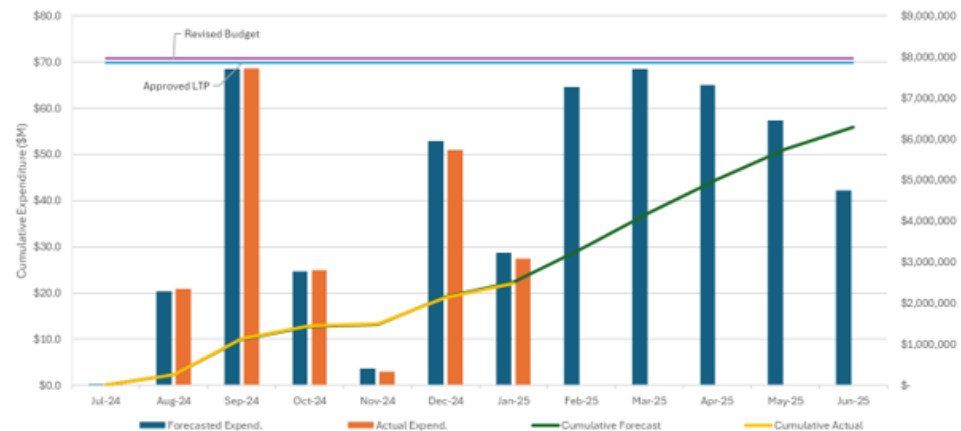
Issues

Key issues overall involve obtaining necessary consents, making decisions on project approaches, coordinating with stakeholders, decision-making on resource consent, site visibility.

Project Overview

Project	Percent Complete	Project Phase	Project RAG	Project Overview
Heartwood Avenue Bridge	25%	Construction	Green	Making good progress, piles have been installed, 2 have been concreted
NZTA roundabout - temporary to Prole Road	33%	Construction	Green	January was a short month, with public holidays and monsoon-rain, works mainly focused on the north east quadrant
Ōmōkoroa Road Urbanisation Stage 1	10%	Procurement	Amber	Received pricing stage 1 and industrial road for stage awaiting construction contract to be signed. Program (high level) received awaiting detailed program, expecting agreements resolved
Ōmōkoroa Road Urbanisation Stage 2	10%	Construction	Amber	Project start up underway with start on site expected mid/late Feb 25 and currently on track
Wastewater, Ōmōkoroa, NI End of Prole Road wetland	25%	Design/Consenting	Green	Options progressing with design of treatment pond and progressing through PFA. Considering alternative option for catchment SW away from Goldstone property
Transportation, Ōmōkoroa, X-G, Pedestrian Bridge, water bridge to Lynley Park	0%	Not Started	Amber	Re-assess and forecast project. Design yet to be accepted. Issue with Cycleway Manager. Project likely to be pushed out to next two financial years (design) and (construction)
Wastewater, Ōmōkoroa, WW Eastern Gully WW gravity main	20%	Construction	Red	Moan's estimate 16 Jan 2025, program for construction before winter not ideal. Developer's timelines shifted, prepare for implementation 2025/26 EW season.
Prole Road Urbanisation	76%	Construction	Green	Project continues on track for April 25 completion. Recent switch on Ōmōkoroa Rd traffic for progress to completion.

Structure Plans Financial Forecast



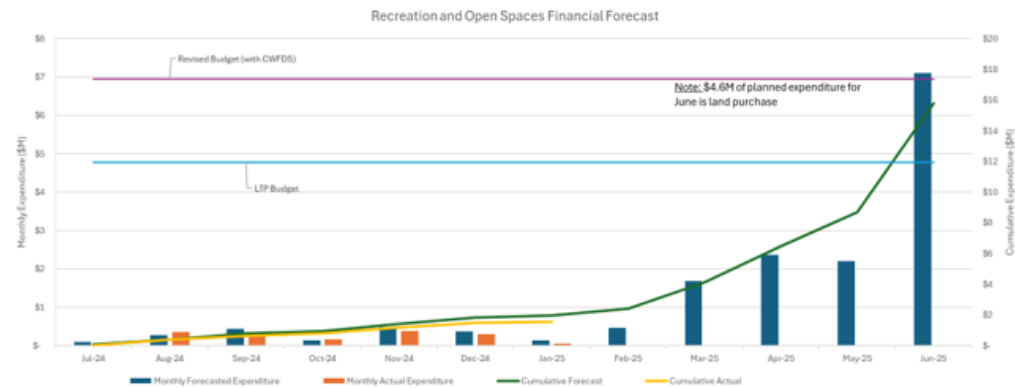
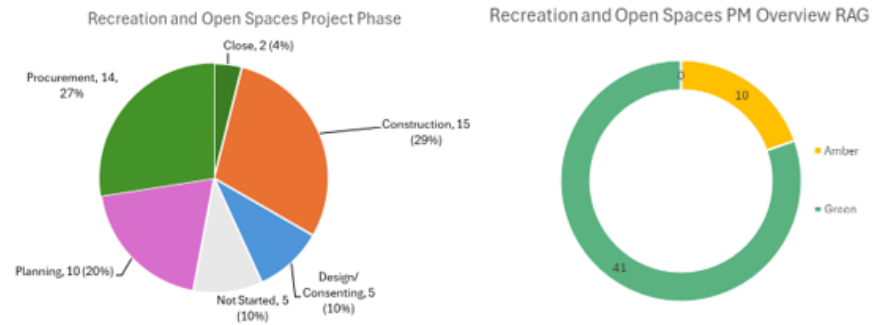
Recreation and Open Space

Programme Financials

Year to Date		Year End	
Forecast	\$1.96M	Forecasting	\$15.8 ↓
Actuals	\$1.56M (80%)	Revised Budget	\$17.4M (91%)
Variance	\$0.40M ↑	Variance	-\$1.57M

Programme Overview

Programme Overview	Some delays with Dave Hume Pool during initial project has meant a slight delay on overall programme, however projects are on track for construction over the winter period. Panepane Wharf physical works has commenced.
Stakeholder	Stakeholders engagement undertaken for 3 playground projects and ongoing mana whenua consultation over multiple projects.
Financials	DHPool project - council will underwrite the trusts funding until secured. Forecasting slight underspend due Dave Hume Pool project.
Risks	Dave Hume Pool Trust- Have agree to fundraise their portion of the project.
Issues	Working through issues with Precious Reserve toilet.



Transportation

Programme Financials

Year to Date		Year End	
Forecast	\$6.95M	Forecasting	\$30.25M ↓
Actuals	\$9.25M (133%)	Revised Budget	\$28.68M (105%)
Variance	\$2.30M ↑	Variance	+\$1.57M

Programme Overview

Programme Overview

For this FY we have 3 sites (\$1.5M) complete, 16 sites in construction (\$26M), 9 sites (\$4M) with construction planned. This includes 10 rehabs sites (\$8M), No 4 Rd Bridge (\$7M), 12 slip sites (\$6M) and \$11M worth of reactive capital works forecast.

Stakeholder

Engaging Cultural monitors on most Seal Extension and Rehab projects. Old Coach Rd updates being shared on Facebook and Youtube. No1 Road and No4 Road bridge progress updates are available on the Council's website and through social media.

Financials

Budgets are currently based on maintaining Council share even though the NZTA share has reduced. The programme forecast is overbudget for rehabs, resurfacing and seal extensions. It is proposed to bring forward Council funding from year two/ three OF LTP to fund the shortfall.

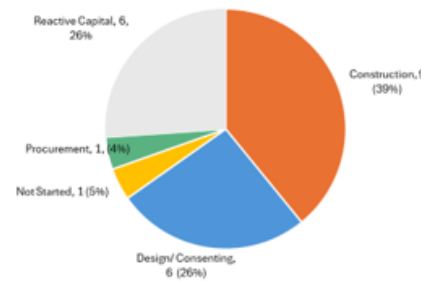
Risks

Risk that kiwifruit harvest will be disrupted during 2 x 2 day road closures for No 4 Road beams and deck units install. This slips sites programme is at risk from Consenting/Ecology, Iwi consultation, Heritage NZ applications and landowner agreements.

Issues

NZTA subsidy for slip repair work reduces next FY. We are now forecasting to deliver 80% of the budget this FY. We have reassigned some sites internally to accelerate delivery.

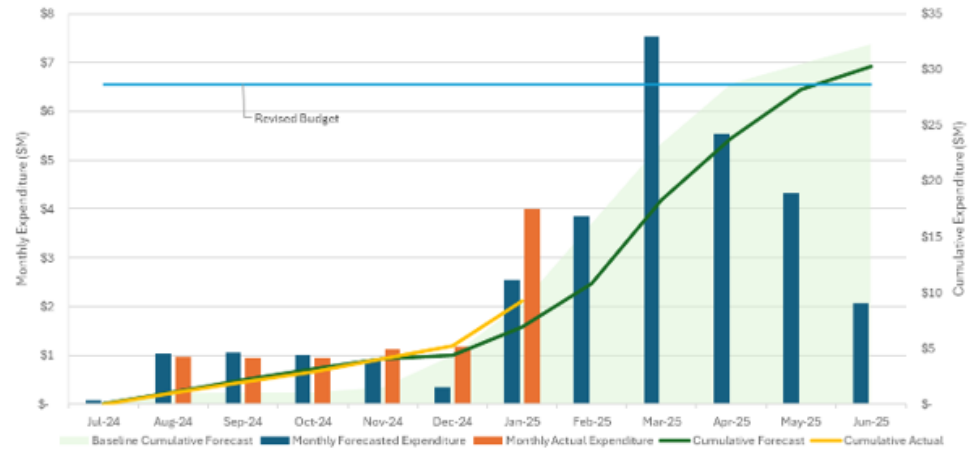
Transportation Project Phase



Transportation PM Overview RAG



Transportation Financial Forecast



10.2 2025/26 PROCUREMENT STRATEGY

File Number: A6655793

Author: Coral-Lee Ertel, Infrastructure Capital Delivery Manager

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

1. Project planning is underway for projects in the 2025/26 Annual Plan. Council is developing a procurement strategy to enable better procurement practices that aligns with the key procurement principles. A copy of the procurement strategy is included in **Attachment 1**. This report seeks Council's support for the Infrastructure Capital Projects Procurement Strategy to enable the procurement of projects for the 2025/26 Financial Year and in accordance with the Long Term Plan 2023/33.

RECOMMENDATION

1. That the Infrastructure Capital Delivery Manager's report dated 20 March 2025 titled '2025/26 Procurement Strategy' be received.
2. That the report relates to an issue that is considered to be of **Low** significance in terms of Council's Significance and Engagement Policy.
3. That the Projects and Monitoring Committee supports the Infrastructure Capital Projects Procurement Strategy.
4. That the Projects and Monitoring Committee delegates the approval and signing of contracts included in the procurement strategy and funding provided for in the Long Term Plan to the Chief Executive Officer.
5. That the Projects and Monitoring Committee provides specific approval to the Chief Executive Officer to enable the Procurement and Contractual Commitments (per contract) for Goods/Services works that are budgeted within the Long Term Plan or Annual Plan greater than \$1,000,000 included within Appendix A of the draft procurement strategy (**Attachment 1**).
6. That the Projects and Monitoring Committee approves the procurement of professional services required to enable the 2025/26 capital works programme in advance of the 2025/26 annual plan adoption. Noting, the projects are approved in the Long Term Plan.

BACKGROUND

2. A review of the 2025/26 capital works programme has been completed by staff and considers the following.

- (a) Procurement required in the 2025/26 Financial year for the capital works programme.
 - (b) Capacity within the market for delivery of the capital works programme, including professional services and contractors
 - (c) Internal Council resources, capacity and capability.
 - (d) Planning requirements (including consenting, approvals and land purchases).
3. A draft procurement strategy has been developed in support of the 2025/26 Capital Works programme and is included in **Attachment 1** of this report.

KEY ASPECTS OF THE PROCUREMENT STRATEGY

4. In October 2024 Council adopted its new procurement policy and is in development of a new Procurement Framework. The framework includes procurement principles that guide our procurement activities and ensures we achieve good outcomes. The new procurement framework includes a new procurement classification model that considers risk, complexity and value of the procurement. The Infrastructure Capital Projects Procurement Strategy adopts this approach to procurement and classification of all new procurement required for the 2025/26 FY has been completed. Projects with high complexity and risk with a total value of \$1M or higher is considered comprehensive procurement and sit outside this strategy. These projects are;
- (i) Te Puke WWTP upgrade
 - (ii) Katikati Wastewater Future Directions (Physical Works)
 - (iii) Waihi Beach Earth Dam (Physical Works)
5. Councils current draft Annual Plan includes a total of approximately \$145M capital works related to the infrastructure group. The table below summaries the different procurement categories and general procurement approaches.

Procurement Categorisation	Description and approach	Value
In Contract (Outside scope of strategy)	Projects that have continued from previous financial years, and all procurement is in place. Multi-year projects.	\$61M
Comprehensive Procurement (Outside scope of strategy)	Complex procurement, that will require project specific procurement strategies or approval from Council or projects elected be excluded from this strategy for various reasons.	\$37M

<p>Simple or BAU procurement (Inside scope of strategy)</p>	<p>Low value risk and complexity procurement. Typically procured through quotes, panels or invited tender.</p>	<p>\$20M</p>
<p>Standard Procurement (Inside scope of strategy)</p>	<p>Med/High risk and complexity and generally higher in value. Physical works typically closed or open tender depending on projects risk.</p>	<p>\$27M</p>

6. A copy of the projects that meet the requirements of Standard, Simple or BAU procurement is included in Appendix A of the draft procurement strategy. It is the intent of the strategy that several projects will be bundled to enable better procurement.
7. The current procurement strategy requires a step change to become comprehensive. Planned enhancements include:
 - (a) Detailed market analysis: Though a high-level analysis has been done, more detailed trending and collaboration with neighbouring councils are needed. Specifically relating to local capacity and capability.
 - (b) Broader outcomes: These will be further developed for practical application in council procurement.
 - (c) Risk Register: Further work on the risk register aligning with Council risk and project risk.
 - (d) Bundling of projects: Look for opportunities to bundle projects, where appropriate for streamlined procurement. It is noted that the bundling of projects may lead to a total contractual value of more than \$1M and therefore specific approval is sought.
8. This work will be completed over the next few months before the new financial year in June. Meanwhile, we aim to procure professional services to start designing high-risk projects and avoid delays.

APPROVALS SOUGHT

9. This report seeks general support from the Projects and Monitoring Committee on the Infrastructure Services Capital Projects Procurement Strategy and its approach to procurement for the 2025/26 financial year.
10. Delegations currently require procurement over the value of \$1M to be approved by Council. This report seeks that the approval and signing of contracts included within the procurement strategy, as detailed in the project list in Attachment A of the strategy, be delegated to the Chief Executive Officer subject to sufficient budget being available within the Long Term Plan or Annual Plan. It is noted that several projects will be bundled for streamlined procurement purposes. The total value of

the bundled works could exceed the \$1M threshold, hence staff are seeking the approval of the full list of planned capital expenditure included within the scope of the strategy for completeness.

11. For the 2025/26 Annual Work programme to be delivered, Council will need to start engaging with professional services providers ahead of the Annual Plan adoption. This will allow sufficient time for planning and design. This report also seeks approval for Council staff to engage with professional services providers ahead of the 2025/26 Annual Plan adoption.

SIGNIFICANCE AND ENGAGEMENT

12. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
13. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
14. In terms of the Significance and Engagement Policy this decision is considered to be of **Low** significance because procurement set out in the strategy aligns with Councils procurement principles, Annual Plan and Long Term Plan.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Name of interested parties/groups	Professional Services Providers, Contractors etc.	Planned	
Tangata Whenua	Will be considered within broader outcomes.		
General Public	Consultation of projects through Long Term Plan.		

ISSUES AND OPTIONS ASSESSMENT

<p>Option A That Council supports the Infrastructure Capital Projects Procurement Strategy and That Council delegates the approval and signing of contracts included in the procurement strategy to the Chief Executive Officer and That Council approves the procurement of professional services required to enable the 2025/26 capital works programme in advance of the 2025/26 annual plan adoption.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • Streamlines procurement • Enables more engagement with the market • Enables bundling of similar type work for enhanced procurement opportunities • Proactive planning for delivery of the 2025/26 Capital Works Programme. • Reduces risks to delivery of the 2025/26 Annual Plan <p>Disadvantages:</p> <ul style="list-style-type: none"> • Less Council control over procurement approaches
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A – Costs are as per the Annual Plan</p>
<p>Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).</p>	<p>N/A</p>
<p>Option B That Council does not support the Infrastructure Capital Projects Procurement Strategy.</p>	

<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • More Council control over procurement approaches <p>Disadvantages:</p> <ul style="list-style-type: none"> • Risk to delivery of the 2025/26 capital works programme • Ad-hoc procurement • More complex procurement approach
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A – Costs are as per the Annual Plan</p>
<p>Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).</p>	<p>N/A</p>

STATUTORY COMPLIANCE

15. The recommendation(s) in this report meets:
- Legislative requirements/legal requirements
 - Current council plans/policies/bylaws
 - Regional/national policies/plans.

FUNDING/BUDGET IMPLICATIONS

16. N/A as per draft Annual Plan.

ATTACHMENTS

1. **Infrastructure Capital Projects Procurement Strategy – Draft**  



Mā tātau ā raurangi
For our future

**Infrastructure Services Procurement
Strategy**

March 2025



Procurement Strategy Approval

Role	Name & title	Signed & dated
Recommended by	Coral-Lee Ertel Infrastructure Capital Delivery Manager	
Approved by	Adele Henderson General Manager Corporate Services	
Approved by	Cedric Crow General Manager Infrastructure Services	

Date Approved:

Next Review Due: end April 2026*

Document Control

Version	Author	Effective Date	Change Description
1.0	Coral-Lee Ertel	20 March 2025	Original Document for approval

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1. Executive Summary

Step changes to be developed over the coming three months.

A strategy has been developed for all procurement required for the delivery of the Capital Work Programme, where services are being procured in the 2025/26 financial year. It includes all new projects initiated in the 2025/26 financial year and considers the full life of that project (within the first three years of the Long-Term Plan). The strategy also considers projects that have continued from previous financial years.

The spreadsheet attached in Appendix A details the projects, budgets, procurement requirements and approach to the market. The approval for this procurement strategy will provide approval for works detailed in the strategy. Where appropriate, similar types of works have been bundled together into one group of works.

Risk, complexity and value of each package of procurement has been considered and procurement categorised accordingly. Projects with high complexity and risk with a total value of \$1M or higher is considered comprehensive procurement and sit outside this strategy. These projects will require individual procurement plans or strategies to be approved.

- Te Puke Wastewater Treatment Plant Upgrade
- Waihi Beach Earth Dam Upgrade works (physical works)
- Katikati WWTP future directions (physical works)

Some individual projects may require individual procurement plans. However, as this strategy provides overall approval to the approach to the market, individual procurement plans for projects within the scope of this strategy, can be approved by the Activity Manger, Programme Manager or Capital Delivery Manager, and at the sole discretion of the Programme and Project Manager.

2. Objectives and Outcomes

In establishing the Infrastructure Services Procurement Strategy, the following community outcomes and strategic priorities will underpin everything that we do.

Our community outcomes (across 30 + years)

These are the outcomes that we collectively aim to achieve to promote the social, economic, environmental, and cultural well-being of our district now and for the future:

- We can all enjoy a healthy and safe lifestyle
- Our communities are vibrant and welcoming to all
- Leaders are effective, informed and inclusive
- Our environment is clean, green and valued
- Our economy is thriving
- We have authentic Te Tiriti based relationships with tangata whenua

Our strategic priorities (focus for the next 3 -10 + years)

This is what we consider to be the most important issues facing our community, and are a key focus of our 2024-2034 Long Term Plan and other work we do:

- Enabling housing
- Empowering communities
- Growing authentic Te Tiriti based relationships
- Well maintained and efficient infrastructure
- Responding to climate change.

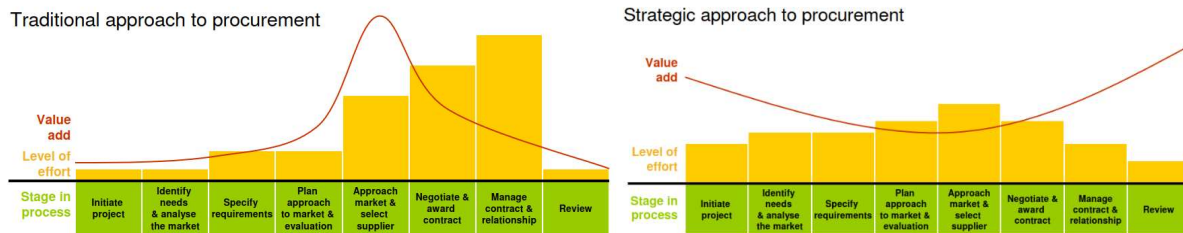
We can't do this alone. We need to work in partnership with tangata whenua and a range of organisations including Central Government, local authorities and community groups.

There is no hierarchy to these priorities; they are all important for us to achieve our community outcomes, and they all influence each other to an extent with some consistent themes running across each one such as community resilience.

The key objective of this strategy is to undertake efficient procurement to achieve capital programme while ensuring public value and wellbeing considerations (social, cultural, environmental and economic).

Council is taking a strategic approach to procurement to deliver against the Long-Term Plan (LTP), Annual Plan objectives and business needs, while incorporating wherever possible wellbeing considerations, to achieve overall public value.

The strategic procurement approach ensures greater emphasis on the planning and review stages (see below). This can reduce the risk of issues (and associated costs) in the management of the contract and relationship stage. By placing a greater emphasis on the review phase, there is also the benefit of providing both Council and the supplier the opportunity to share and benefit from feedback, risk analysis and lessons learned. This also supports a focus on continuous improvement, and ultimately, potential improvements in public value from future procurements.



3. Councils Procurement Framework

Council is developing a comprehensive procurement framework to enhance procurement processes at Western Bay Council. This framework consists of three main phases:

Procurement Principles: These principles guide our procurement activities and ensure we achieve good outcomes. You can find more details in the link below: [WBOPDC Procurement Principles](#)

Procurement Policy: This policy outlines the rules and guidelines for procurement activities. More information is available in the link below: [WBOPDC Procurement Policy](#)

Procurement Toolkit: Currently under development, this toolkit will provide practical resources and tools to support procurement activities.

This procurement strategy is being developed in line with the overall framework to ensure coherence and effectiveness throughout all procurement stages.

Classification Model

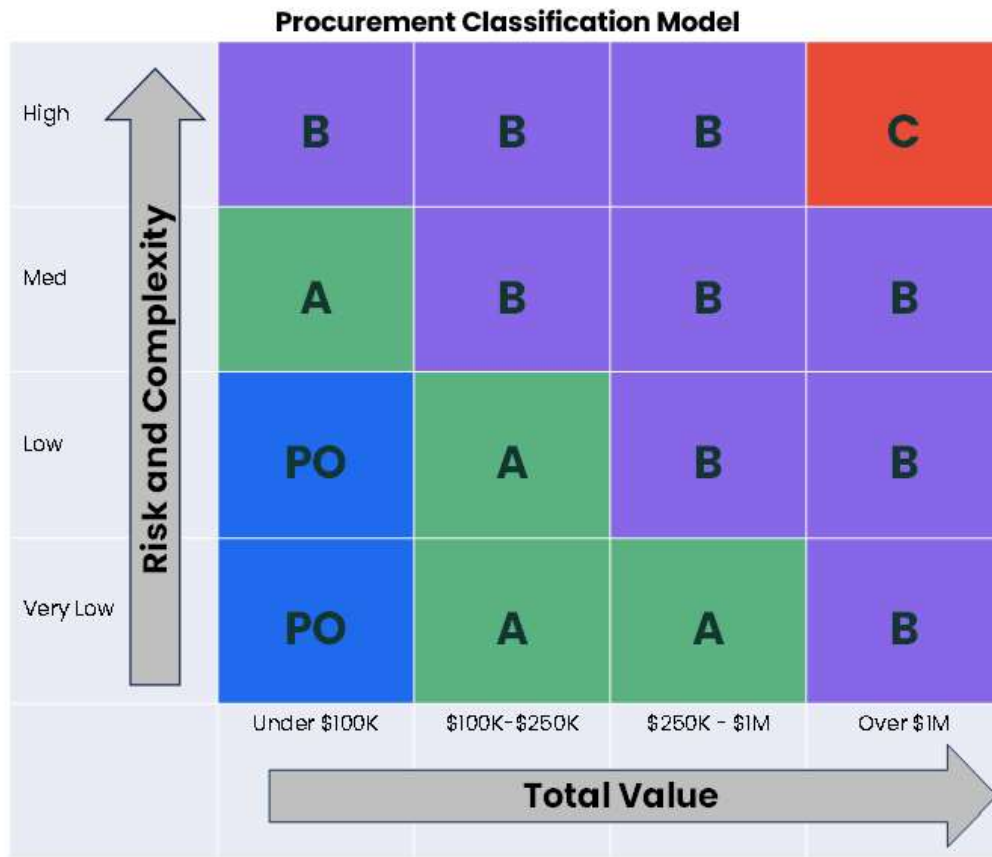
A new concept is being applied to the Procurement Toolkit: Procurement Classification. By classifying each procurement, the approach we use will reflect the **value, risk and complexity** of what is being procured.

In other words – for low value, low risk and simple procurement, our processes will be simple and easy to do with minimal effort. As the value, risk and complexity increase, then our processes will need to be sufficiently robust.

The Procurement Classification will determine the extent of planning we'll do, the people that will do the procurement work, the processes we'll follow and the standard templates we'll use. This strategy adopts the use of procurement classification model to enable a stronger understanding of risk and complexity when considering the overall strategic approach. All projects have been classified based on the classifications below and the assigned classification is included in Appendix A.

There are 4 classifications:

- **PO** (Purchase Order)
- **A** (Simple)
- **B** (Standard)
- **C** (Comprehensive)



4. Strategy Scope

The strategy includes all procurement required for delivery of the 2025/26 capital works programme. The strategy considers:

- Projects that have been initiated in previous financial years, where further procurement will be required in the 2025/26 financial year.
- Projects that are initiated in the 2025/26 and considers the full life of that project, beyond the 2025/26 financial year.

The approval for this procurement strategy will provide approval for works detailed in the strategy. Large-scale capital projects with a procurement classification of C-Comprehensive have been excluded due to the nature and complexity of their delivery. These projects include:

- Te Puke Wastewater Treatment Plant Upgrade
- Waihi Beach Earth Dam Upgrade works (physical works)
- Katikati WWTP future directions (physical works)

Council's current draft Annual Plan includes a total of \$145M capital works related to the infrastructure group. The table below summaries the different procurement categories and general procurement approaches for each of these categories.

Procurement Categorisation	Description and approach	Value
In Contract (Outside scope of strategy)	Projects that have continued from previous financial years, and all procurement is in place.	\$61M
Comprehensive Procurement (Outside scope of strategy)	Complex procurement, that will require project specific procurement strategies or approval from Council or projects elected be excluded from this strategy for various reasons.	\$37M
Simple or BAU procurement (Inside scope of strategy)	Low value risk and complexity procurement. Typically procured through quotes, panels or invited tender.	\$20M
Standard Procurement (Inside scope of strategy)	Med/High risk and complexity and generally higher in value. Physical works typically closed or open tender depending on projects risk.	\$27M

The full list of projects covered by this strategy is included in Appendix A.

5. Risk

A detailed risk matrix has been developed to support the delivery of the 2025/26 capital works program.

Key risks identified relevant to procurement is summarised below:

- Dispute leading to litigation between WBOPDC and Contractor / Designer / Regulator.
- Resources - Competitive market means designers/contractors not available to undertake work.
- Consenting and engagement with Tangata Whenua.
- Consultant or contractor delays.
- Internal alignment of resources and minimise delays.

Risks are distributed in line with the party most appropriate to carry the risk.

6. Procurement Environment

A high-level market review has been undertaken and feedback on the existing supplier market is summarised below. It is noted that for this to be a comprehensive strategy further market analysis is required. Improvements include

A high-level market review has been undertaken and feedback on the existing supplier market is summarised below.

Capability and capacity in the market - Capability and capacity in the market have been reviewed during the development of this strategy. The market is becoming freer, with increasing availability of designers and contractors to undertake work. Measures to maintain this positive trend include the use of panels and awarding contracts to a range of contractors and professional services providers to ensure a balanced distribution of work and minimise the risk of overloading any single supplier.

- **Existing Contracts in place** - Council has undertaken a large range of procurement over the past three years and several large-scale contracts are in place. Where appropriate these will be utilised.
- **Maintaining a competitive market** - there is a good range of businesses from which to seek services. Previous projects reveal a healthy response to the tendering processes. Recently there has been few situations where fewer than three bids occurred thus indicating a keen interest in our work and it is uncommon to receive more than five bids. This is indicative of a healthy and reasonably mature market.
- **Impact of others in the same market** - Council shares a boundary with Tauranga City Council and a very cooperative relationship exists to deliver appropriate levels of service. A significant impact on procurement activities (and budget) is between Council and the utility organisations where coordination of the various programmes and acknowledgement of the commercial imperatives of the utilities can reduce customer and network interruption and disruption. Council has therefore adopted protocols with the service providers to ensure better budget provisions to achieve best value for money. The Council's water services department is a key utility where close cooperation and forward work programme alignment is a strong focus.
- **Collaborative opportunities** - Council is proactively utilising collaborative procurement routes to market such as panels offered from Shared Services and Council-Controlled Organisations (CCO's) e.g. Colab PSP. Council intends to continue to collaborate with others where this is sensible and adds value. Council has a proud record in this approach to date. Council also has in place a joint maintenance contract with Tauranga City Council and will leverage of this existing procurement where appropriate. Overview of Capital Projects

It is noted that for this to be a comprehensive strategy, further market analysis is required. Improvements include:

- Conducting detailed market research to identify emerging trends and potential new entrants.
- Engaging with industry stakeholders to gather insights and feedback.
- Implementing a continuous monitoring system to track market changes and adjust strategies accordingly.
- Enhancing collaboration with other councils and organisations to leverage shared knowledge and resources.
- Developing a supplier performance evaluation framework to assess and ensure the quality of work.
- Exploring innovative procurement methods to increase efficiency and reduce costs.
- Providing training and support to internal teams to improve understanding of market dynamics and procurement processes.

7. Broader Outcomes

Council's procurement strategy is designed to achieve broader outcomes that extend beyond the immediate procurement needs. These broader outcomes are goals that align with the Council's wider social, economic, environmental, and cultural objectives.

The Council's procurement activities aim to:

- Support local employment, community wellbeing, and social inclusiveness.
- Foster a competitive market for local business growth and sustainable economic development.
- Promote sustainable practices and reduce environmental impacts by choosing suppliers adhering to eco-friendly standards.
- Respect and integrate regional cultural heritage, particularly the values and traditions of local Māori communities.

These broader outcomes are integral to the strategy, ensuring that procurement not only meets the immediate needs of the Council but also contributes to the long-term sustainability and prosperity of the Western Bay of Plenty community. Through procurement processes included in this strategy, broader outcomes will be further developed for practical application within Council procurement.

8. Overview of Preferred Delivery Models and Approach to the Market

Works within this strategy can be broken down into three distinct areas of procurement including:

- Professional Services
- Supply of equipment
- Physical works.

A full list of capital projects, procurement requirements and planned delivery, covered by this procurement policy is included in Appendix A.

Council is adopting a targeted procurement approach that best fits its circumstances, with due consideration to the most appropriate type and style of contracts to achieve Council outcomes and deliver public value. Simple/low risk purchases will have a simple procurement approach and where there is more risk, complexity and public interest then open competitive route to market is expected.

Due consideration has been given to this procurement approach to ensure there is no negative impact to Councils deliverables and the market.

Council intends to procure the various capital programme projects (listed in Appendix A) via the following **four options**:

1. Projects in contract (procurement completed).
2. New projects via variation to existing contracts (based on previous projects).
3. New projects via direct negotiations, particularly via panels (e.g. Colab PSP) or other preferred suppliers.
4. New projects competitively tendered (either open or closed tender).

The next step within this strategy is for procurement requirements for the delivery of the 2025/26 capital works programme to be bundled into appropriate packages. This will be completed over the coming months to ensure outcomes within this strategy can be achieved.

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Appendix A – Procurement Classification and Projects included within the Strategy

**Revised Budget 2026: Some projects have been split from the Annual Plan budgets. This is to align with better project management practices. However overall project list and budget aligns with the Annual Plan

47,180,784 47,950,814 49,897,427

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Recreation & Open Spaces	Reserves and Facilities	District Reserves	212912	Y	Recreation & Open Spaces - Katikati - Moore Park - Toilet	61,610	5,610	274,250	PO - Purchase Order	Toilet Panel (existing)
Recreation & Open Spaces	Reserves and Facilities	District Reserves	218406	Y	Recreation & Open Spaces - Omokoroa - Reserves Domain concept plan implementation	334,575	334,575	56,386	PO - Purchase Order	Due to reducing budget to \$56,386
Recreation & Open Spaces	Reserves and Facilities	District Reserves	219304	Y	Recreation & Open Spaces - Katikati - Reserves Park Road Whakarunuhau and signage	53,712	28,712	-	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	225403	Y	Recreation & Open Spaces - District Wide - Reserves Minor Works	43,834	43,834	56,386	PO - Purchase Order	
Wastewater	Wastewater	Te Puke	225615	Y	Wastewater - Te Puke - Wastewater Pump Station Renewals	129,519	129,519	144,988	B - Standard	Professional Services for design. Likely to be delivered through maintenance contractor
Wastewater	Wastewater	Katikati	225723	Y	Wastewater - Katikati - Pump Station	74,763	74,763	72,494	B - Standard	Professional Services for design. Likely to be delivered through maintenance contractor
Wastewater	Wastewater	Katikati	225743	Y	Wastewater - Katikati - Reactive Capital	17,901	17,901	18,394	PO - Purchase Order	Procurement Ad-Hoc covered by maintenance contractor or PO
Wastewater	Wastewater	Katikati	225746	Y	Wastewater - Katikati - Grit/stone interceptor chamber prior to Wills Rd Pump Stn	384,349	384,349	-	B - Standard	Design work and construction
Wastewater	Wastewater	Waihi Beach	228001	Y	Wastewater - Waihi Beach - Treatment Pump Station Renewal	209,247	209,247	214,236	B - Standard	Professional Services for design. Likely to be delivered through maintenance contractor
Wastewater	Wastewater	Waihi Beach	226025	Y	Wastewater - Waihi Beach - Treatment Plant Upgrade	3,987,926	3,987,926	8,403,678	B - Standard	ROI for supply completed. Limited options for equipment supply
Wastewater	Wastewater	Waihi Beach	226031	Y	Wastewater - Waihi Beach - WWTP screw press	650,912	650,912	-	B - Standard	ROI for supply completed. Limited options for equipment supply
Wastewater	Wastewater	Waihi Beach	226032	Y	Wastewater - Waihi Beach - Reactive Capital	-	-	-	PO - Purchase Order	Procurement Ad-Hoc covered by maintenance contractor or PO
Stormwater	Stormwater	Growth Communities	226332	Y	Waihi Beach Pump Station Renewals	93,916	93,916	70,181	PO - Purchase Order	
Stormwater	Stormwater	Growth Communities	226356	Y	Stormwater - Waihi Beach - Diversion of Maranui Flood Water	-	-	-	A - Simple	Design work only
Stormwater	Stormwater	Growth Communities	226361	Y	Stormwater - Waihi Beach - Pio Shores Drainage Improvements	-	-	865,600	B - Standard	Design already procured - Stantec

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Stormwater	Stormwater	Growth Communities	228363	Y	Stormwater - Waihi Beach - 2 Mile Creek Catchment Improvements	685,282	685,282	-	B - Standard	
Stormwater	Stormwater	Growth Communities	228365	Y	Stormwater - Waihi Beach - Improvements	210,600	210,600	162,300	A - Simple	Bowentown wetwell relief project.
Stormwater	Stormwater	Growth Communities	228367	Y	Stormwater - Waihi Beach - Brighton Road Diversion and Darley Dain Outlet Improvements	526,500	526,500	2,164,000	B - Standard	
Stormwater	Stormwater	Growth Communities	228369	Y	Stormwater - Waihi Beach - Beach Road Boardwalk Renewal	263,250	263,250	-	A - Simple	
Stormwater	Stormwater	Growth Communities	228370	Y	Stormwater - Waihi Beach - Wilson Park/ The Crescent Stormwater improvements	526,500	526,500	541,000	A - Simple	
Stormwater	Stormwater	Growth Communities	228421	Y	Stormwater - Katikati - Francis Drive upgrades	227,667	227,667	-	A - Simple	
Stormwater	Stormwater	Growth Communities	228524	Y	Stormwater - Omokoroa - Renewals	426,876	426,876	-	A - Simple	KiwiRail Lynley Park renewal
Stormwater	Stormwater	Growth Communities	228652	Y	Stormwater - Te Puke - King Street Outfall	421,200	421,200	-	A - Simple	
Wastewater	Wastewater	Omokoroa	229815	Y	Wastewater - Omokoroa - Pumpstation Renewals	13,689	13,689	104,954	B - Standard	Professional Services for design.
Water Supply	Water Supply	Eastern	243034	Y	Water Supply - ESZ - Muttons Treatment Plant Renewal	1,016,071	1,016,071	-	B - Standard	
Water Supply	Water Supply	Eastern	243002	Y	Water Supply - ESZ - Reticulation Improvements Programme	0	1,626,653	2,345,776	Project Split to subprojects	
Water Supply	Water Supply	Eastern	243051	Y	Water Supply - ESZ - Te Puke Kaikokopu to Cutwater	52,650	-	-	B - Standard	
Water Supply	Water Supply	Eastern	243053	Y	Water Supply - ESZ - Te Puke Mains Upgrade Boucher Ave	398,034	-	-	A - Simple	
Water Supply	Water Supply	Eastern	243054	Y	Water Supply - ESZ - Backflow protection program	157,950	-	-	A - Simple	
Water Supply	Water Supply	Eastern	243055	Y	Water Supply - ESZ - Te Puke Bridge and Stream Crossings Renewals	95,823	-	-	A - Simple	
Water Supply	Water Supply	Eastern	243056	Y	Water Supply - ESZ - Industrial, Commercial Meter Sets & Fire Supplies Renewals	126,360	-	-	A - Simple	Absorb into backflow project.
Water Supply	Water Supply	Eastern	243057	Y	Water Supply - ESZ - Road Projects - Area Wide - 50%/50% Cost Sharing - Road Management Plan Driven	68,445	-	-	PO - Purchase Order	Reactive Works

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentry
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - Installation of Rider mains	84,240	-	-	A - Simple	
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - Brown Terrace	61,074	-	-	A - Simple	
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - Tui Place	111,618	-	-	A - Simple	
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - Jellicoe St. - Sth.side Oxford St. to Beatty Ave.	26,325	-	-	A - Simple	
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - AC Renewals	154,559	-	-	A - Simple	
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - Maketu Galv Pipe Renewals	57,915	-	-	A - Simple	
Water Supply	Water Supply	Eastern	2430**	Y	Water Supply - ESZ - No 1/2 Road Reticulation upgrades	231,660	-	-	A - Simple	
Water Supply	Water Supply	Eastern	243029	Y	Water - Eastern Treatment Plant Renewals and Improvements	-	1,017,886	32,460	Project Split to subprojects	
Water Supply	Water Supply	Eastern	243059	Y	Water Supply - ESZ - Reactive capital	31,590	-	-	PO - Purchase Order	Reactive Works
Water Supply	Water Supply	Eastern	243031	Y	Water Supply - ESZ Water source and storage to water bores	-	452,790	278,074	Project Split to subprojects	
Water Supply	Water Supply	Eastern	243062	Y	Water Supply - ESZ - Bore Maintenance Plan Improvement Plan	246,304	-	-	A - Simple	To be revised once scope is confirmed.
Water Supply	Water Supply	Eastern	243064	Y	Water Supply - ESZ - Bore and Boost pump replacements	136,145	-	-	A - Simple	
Water Supply	Water Supply	Eastern	243066	Y	Water Supply - ESZ - Reservoir Improvements	70,341	-	-	A - Simple	
Water Supply	Water Supply	Central	243310	Y	Water Supply - CSZ - Reticulation Improvements	-	1,590,030	1,536,440	Project Split to subprojects	
Water Supply	Water Supply	Central	243350	Y	Water Supply - CSZ - 50/50 cost share roading	63,180	-	-	PO - Purchase Order	Reactive Works
Water Supply	Water Supply	Central	243352	Y	Water Supply - CSZ - Industrial, Commercial Meter Sets and Fire Supplies Renewals	157,950	-	-	A - Simple	
Water Supply	Water Supply	Central	243353	Y	Water Supply - CSZ - Main Upgrades Plummer Rd and Omokoroa Rd	1,316,250	-	-	A - Simple	

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Water Supply	Water Supply	Central	2433**	Y	Water Supply - CSZ -SH2 Renewal of trunk mains	52,650	-	-	A - Simple	
Water Supply	Water Supply	Central	243354	Y	Water Supply - CSZ - Boost Pump Station & Controls	38,961	-	-	A - Simple	
Water Supply	Water Supply	Central	2433**	Y	Water Supply - CSZ - Bore Maintenance Plan	115,830	-	-	A - Simple	To be revised once scope is confirmed.
Water Supply	Water Supply	Central	2433**	Y	Water Supply - CSZ - Bore Pump and Control Upgrades	23,166	-	-	A - Simple	
Water Supply	Water Supply	Central	2433**	Y	Water Supply - CSZ - Reservoir Tank Audit and Inspection	47,385	-	-	A - Simple	
Water Supply	Water Supply	Central	2433**	Y	Water Supply - CSZ - Reservoir Tank Audit and Inspection	84,240	-	-	A - Simple	
Water Supply	Water Supply	Central	2433**	Y	Water Supply - CSZ - Reservoir and Tank Replacement	52,650	-	-	A - Simple	
Water Supply	Water Supply	Central	243356	Y	Water Supply - CSZ - Reactive Capital	-	-	-	PO - Purchase Order	
Water Supply	Water Supply	Western	243619	Y	Water Supply - WSZ - Reticulation Capital Improvements	-	706,563	308,370	Project Split to subprojects	
Water Supply	Water Supply	Western	243650	Y	Water Supply - WSZ Kotahi Lane - Main Street south to Fairview	400,563	-	-	A - Simple	
Water Supply	Water Supply	Western	243651	Y	Water Supply - WSZ Industrial, Commercial Meter Sets and Fire Supplies Renewals	60,000	-	-	A - Simple	Combine with backflow
Water Supply	Water Supply	Western	2436*	Y	Water Supply - WSZ - Reticulation Improvements Edwards St	31,000	-	-	A - Simple	
Water Supply	Water Supply	Western	2436*	Y	Water Supply - WSZ - Road Realignment 50/50 cost share	65,000	-	-	PO - Purchase Order	Reactive Works
Water Supply	Water Supply	Western	243652	Y	Water Supply - WSZ - Backflow Protection Programme	150,000	-	-	A - Simple	
Water Supply	Water Supply	Western	243624	Y	Water - Western Bulk Flow Meters	54,756	54,756	81,150	A - Simple	
Water Supply	Water Supply	Western	243625	Y	Water - Western Treatment Plan Renewals and Improvements	-	668,655		Project Split to subprojects	
Water Supply	Water Supply	Western	243654	Y	Water Supply - WSZ Electrical Rejuvenation and Control Cabinets	115,830	-	-	A - Simple	

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Water Supply	Water Supply	Western	243656	Y	Water Supply - WSZ - Reactive Capital	36,855	-	-	PO - Purchase Order	Reactive Works
Recreation & Open Spaces	Reserves and Facilities	District Reserves	245601	Y	Recreation & Open Spaces - Maketu - Spencer Ave funding for general development	76,752	76,752	136,028	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	246810	Y	Recreation & Open Spaces - Pukehina - Midway Park & Pukehina Parade Sportsfield Medium 2nd stage	50,303	50,303	10,970	PO - Purchase Order	
Operations	Corporate Property	Corporate Property - Non rateable	259803	Y	Asset Managemnt - Office Furniture & Fittings capital and renewals	157,800	157,800	86,240	PO - Purchase Order	
Operations	Corporate Property	Corporate Property - Non rateable	259903	Y	Asset Management - Office Alterations	322,708	322,708	110,926	PO - Purchase Order	
Operations	Corporate Property	Corporate Property - Non rateable	259905	Y	Asset Management- Office Refurbishment	209,822	209,822	446,831	PO - Purchase Order	
Operations	Corporate Property	Corporate Property - Non rateable	259908	Y	Asset Management - Service Centre Alterations	501,988	501,988	83,195	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	260409	Y	Recreation & Open Spaces - Te Puna - Minden Neighbourhood Park	109,585	109,585	-	PO - Purchase Order	
Recreation & Open Spaces	Community Facilities	Cemeteries	264315	Y	Cemetery/Urupa Land Purchase & Development - West	361,303	361,303	207,261	A - Simple	
Recreation & Open Spaces	Community Facilities	Cemeteries	264406	Y	Recreation & Open Spaces - Te Puke - Cemetery Natural Burials Construction	210,330	210,330	180,960	A - Simple	
Stormwater	Stormwater	Small Communities	265413	Y	Stormwater - Maketu - Upper Catchment Attenuation	10,530	10,530	179,254	B - Standard	
Transportation	Network Optimisation	Asset Management	279202	Y	Transportation - Land Purchases	229,882	229,882	218,800	PO - Purchase Order	
Operations	Community Facilities	Pensioner housing	280001	Y	Community Facilities - Pensioner Housing Capital	82,189	82,189	84,579	PO - Purchase Order	
Transportation	Network Development	Waihi Beach Rooding	282702	Y	Transportation - Waihi Beach - Community Rooding	166,592	166,592	171,773	PO - Purchase Order	
Transportation	Network Development	Katikati Rooding	282802	Y	Transportation - Katikati - Community Rooding	186,761	186,761	192,570	PO - Purchase Order	
Transportation	Network Development	Omokoroa Rooding	282902	Y	Transportation - Omokoroa - Community Rooding	111,354	111,354	114,817	PO - Purchase Order	
Transportation	Network Development	Te Puke Rooding	283002	Y	Transportation - Te Puke - Community Rooding	333,183	333,183	343,546	PO - Purchase Order	

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Transportation	Network Development	Maketu Rooding	283102	Y	Transportation - Maketu - Community Rooding	77,290	77,290	79,694	PO - Purchase Order	
Transportation	Network Development	Rural	283202	Y	Transportation - Rural Rooding	263,042	263,042	271,223	A - Simple	
Water Supply	Water Supply	Eastern	287112	Y	Water Supply - ESZ - Eastern Alternative Supply	1,684,800	1,684,800	1,623,000	B - Standard	
Water Supply	Water Supply	Eastern	287113	Y	Water Supply - ESZ - Bulk Flow Meters	78,975	78,975	81,150	A - Simple	
Water Supply	Water Supply	Eastern	287120	Y	Water Supply - ESZ - Groundwater Development	52,650	52,650	1,027,900	B - Standard	
Recreation & Open Spaces	Reserves and Facilities	TECT All Terrain Park	289808	Y	Recreation & Open Spaces - TECT All Terrain Park Public Infrastructure	109,585	109,585	112,772	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	TECT All Terrain Park	289823	Y	Recreation & Open Spaces - TECT All Terrain Park Subhub & Park Signage	21,917	21,917	22,554	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	TECT All Terrain Park	289840	Y	Recreation & Open Spaces - TECT All Terrain Park Asset Development	201,451	92,051	43,981	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	TECT All Terrain Park	289865	Y	Recreation & Open Spaces - TECT All Terrain Park Motorsport Shared Training/Administration Build	287,038	267,435	274,250	A - Simple	Multiple sub projects under \$200k,
Recreation & Open Spaces	Coastal and Marine Structures	Coastal Marine Structures	295203	Y	Recreation & Open Spaces - Omokoroa - Domain funding	417,246	417,246	-	A - Simple	
Structure Plan	Network Development	Omokoroa Development	303009	Y	Structure Plan - Omokoroa - TS W/C - Catchment Cycle and Walkways	397,875	397,875	410,250	A - Simple	
Structure Plan	Network Development	Te Puke Development	303105	Y	Structure Plan - Te Puke - Transportation - RD5-3 New Collector Road Intersection No 1 Road	55,172	55,172	-	B - Standard	
Transportation	Transportation Health and Safety	Cycling and Walking	307601	Y	Transportation - Walking and Cycling	1,177,468	1,177,468	547,000	B - Standard	
Transportation	Transportation Health and Safety	Cycling and Walking	307604	Y	Transportation - District Walking - Off-road	77,626	77,626	56,450	PO - Purchase Order	
Transportation	Transportation Health and Safety	Cycling and Walking	307606	Y	Transportation - Waihi Beach - Athenree/Waiiau Estuary Crossing	-	-	-	B - Standard	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	312501	Y	Recreation & Open Spaces - District Signage Capital	21,917	21,917	22,554	PO - Purchase Order	
Operations	Corporate Property	Property Management	315701	Y	Asset Management - Vehicle Purchases	736,400	736,400	754,600	PO - Purchase Order	

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Stormwater	Stormwater	Growth Communities	319601	Y	Stormwater - Network Improvements	548,240	548,240	259,680	A - Simple	
Stormwater	Stormwater	Growth Communities	319616	Y	Stormwater - Growth Communities - Reactive Capital	-	-	-	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	320801	Y	Recreation & Open Spaces - Asset Replacement Projects funding	1,567,607	1,567,607	1,055,918	PO - Purchase Order	Acon Contract existing, some renewals bundled (furniture), playgrounds individually designed . Multiple projects under \$100k
Recreation & Open Spaces	Coastal and Marine Structures	Coastal Marine Structures	321101	Y	Recreation & Open Spaces - Coastal Marine Asset Replacement Project	1,896,194	1,896,194	2,553,816	B - Standard	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	322101	Y	Recreation & Open Spaces - Waihi Beach - Wilson Park Entrance	329,325	329,325	-	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	322301	Y	Recreation & Open Spaces - Reserves - Te Puna - Waikaraka Drive LP and Stopped Road	56,557	56,557	-	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	Swimming Pools	326106	Y	Recreation & Open Spaces - Te Puke - Pools new indoor swimming pool facility	266,600	106,600	840,445	PO - Purchase Order	
Operations	Economic Development	Town Centre Promotion	326804	Y	Economic Development - Katikati - Town Centre Development	110,242	110,242	113,448	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	330701	Y	Recreation & Open Spaces - Tauranga Harbour Explanade funding	27,396	27,396	28,193	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	330801	Y	Recreation & Open Spaces - Matakana - Matakana Island Panepane Point Development	189,480	189,480	-	PO - Purchase Order	Negotiated pricing with local iwi contractors on Matakana Island
Recreation & Open Spaces	Reserves and Facilities	District Reserves	331201	Y	Recreation & Open Spaces - Tauranga Harbour Margins project funding	27,396	27,396	28,193	PO - Purchase Order	
Stormwater	Stormwater	Growth Communities	331501	Y	Stormwater - Waihi Beach - Otawhiwi/ Pio Shores Stormwater Improvements	115,000	115,000	963,833	B - Standard	Design already procured - Stantec
Stormwater	Stormwater	Small Communities	332617	Y	Stormwater - Katikati - Tanners Pt Upgrades Tanners Pr Road North	126,360	126,360	97,380	A - Simple	
Operations	Corporate Property	Strategic Property	338301	Y	Asset Management - Omokoroa - Strategic Opportunities	420,015	420,015	219,177	PO - Purchase Order	
Stormwater	Stormwater	Growth Communities	340001	Y	Stormwater - Growth Communities Infrastructure Remediation	11,583	11,583	11,902	PO - Purchase Order	
Stormwater	Stormwater	Growth Communities	340101	Y	Stormwater - District Wide Modelling	73,710	73,710	75,740	A - Simple	Minor Modelling Works
Wastewater	Wastewater	Waihi Beach	340501	Y	Wastewater - District Wide - Reticulation Modelling	10,530	10,530	-	PO - Purchase Order	Minor Modelling Works

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Water Supply	Water Supply	Central	340601	Y	Water Supply - CSZ - Modelling	63,180	63,180	21,640	PO - Purchase Order	Minor Modelling Works
Water Supply	Water Supply	Eastern	340701	Y	Water Supply - ESZ - Reticulation Modelling	21,060	21,060	-	PO - Purchase Order	Minor Modelling Works
Water Supply	Water Supply	Western	340801	Y	Water Supply - WSZ Reservoirs, Pumps & Controls Renewals	-	131,625	119,020	Project Split to subprojects	
Water Supply	Water Supply	Western	3408	Y	Water Supply - WSZ - Woodland Road Boost Pump Renewals	131,625	-	-	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	342001	Y	Recreation & Open Spaces - Assets Erosion Protection funding	219,170	219,170	225,543	PO - Purchase Order	Multiple projects under \$100k, some work done under emergency reponse
Wastewater	Wastewater	Omokoroa	343901	Y	Wastewater - Omokoroa - Reduce infiltration	100,035	100,035	-	PO - Purchase Order	Procurement Ad-Hoc covered by maintenance contractor or PO
Wastewater	Wastewater	Omokoroa	343902	Y	Wastewater - Omokoroa - Reactive Capital	-	-	-	PO - Purchase Order	Procurement Ad-Hoc covered by maintenance contractor or PO
Wastewater	Wastewater	Maketu	344301	Y	Wastewater - Maketu - Pump Station Renewals	315,900	315,900	324,600	A - Simple	Direct procurement of grinder pumps
Wastewater	Wastewater	Maketu	344303	Y	Wastewater-Maketu-Reactive Capital Network	-	-	-	PO - Purchase Order	Procurement Ad-Hoc covered by maintenance contractor or PO
Stormwater	Stormwater	Growth Communities	344601	Y	Waihi Beach Stormwater - Athenree improvements	210,600	210,600	-	A - Simple	
Stormwater	Stormwater	Growth Communities	344901	Y	Stormwater - Omokoroa - Harbour View Road Upgrade	568,620	568,620	-	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	345301	Y	Recreation & Open Spaces - Cycleways & Walkways funding	328,754	328,754	338,315	A - Simple	Multiple projects under \$200k
Wastewater	Wastewater	Waihi Beach	348702	Y	Wastewater - Waihi Beach - SCADA	107,825	107,825	-	PO - Purchase Order	Minor Procurement
Wastewater	Wastewater	Waihi Beach	353101	Y	Wastewater - Waihi Beach - WWTP Renewal of Resource Consent	113,996	113,996	-	A - Simple	Push this out.
Wastewater	Wastewater	Waihi Beach	353201	Y	Wastewater - Waihi Beach - SAS Lagoon Repairs	526,500	526,500	-	B - Standard	ROI for supply completed. Limited options for equipment supply
Wastewater	Wastewater	Te Puke	353501	Y	Wastewater - Te Puke - Infrastructure Rehabilitation	105,300	105,300	81,150	PO - Purchase Order	Currently used for dd on Jellicoe WW bridge crossing. . Complex from a shutdown perspective.
Wastewater	Wastewater	Te Puke	353502	Y	Wastewater - Te Puke - Network Upgrades	163,214	163,214	-	B - Standard	Continue with design.

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentary
Wastewater	Wastewater	Te Puke	353503	Y	Wastewater - Te Puke - Reactive Capital	-	-	-	PO - Purchase Order	Reactive Works
Wastewater	Wastewater	Ongare Point	353601	Y	Wastewater - Ongare WW Scheme Renewals	14,877	14,877	-	PO - Purchase Order	Reactive Works
Transportation	Network Development	Omokoroa Development	353901	Y	Transportation - Public Transport Infrastructure (UFTI commitment)	106,100	106,100	109,400	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	354201	Y	Recreation & Open Spaces - Paengaroa - Conway Road Reserve Concept Plan Implementation	137,937	137,937	87,760	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	354301	Y	Recreation & Open Spaces - Katikati - Waitekohekohe Reserve Concept Plan Implementation	53,300	53,300	-	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	354501	Y	Recreation & Open Spaces - Omokoroa - Lynley Park Subdivision	162,743	162,743	157,880	PO - Purchase Order	
Operations	Community Building	Community Development	355302	Y	Community Building - CCTV	57,422	57,422	59,092	PO - Purchase Order	
Transportation	Transportation Health and Safety	Road Safety	356201	Y	Transportation - Opuerora Marae Coastal Protection Works	212,200	212,200	-	A - Simple	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	357501	Y	Recreation & Open Spaces - Bell Road Kaituna River access	27,396	27,396	34,621	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	357601	Y	Recreation & Open Spaces - Otaiparia Kaituna River	50,102	50,102	613,948	PO - Purchase Order	
Transportation	Network Development	Regional	361901	Y	Transportation - Te Puke - Waiari Bridge Area Restoration	424,400	424,400	437,600	B - Standard	
Transportation	Network Optimisation	Asset Management	400214	Y	Transportation - NZTA\WK Sealed Road Pavement Rehabilitation	10,680,347	10,680,347	8,117,365	B - Standard	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	LTP25/34-37	Y	Playground at Kiohio Reserve	10,660	10,660	186,490	PO - Purchase Order	
Structure Plan	Network Development	Katikati Development	AP2026-KKTS01	Y	Transportation - Katikati Structure Plan - Tetley Rd Northern Section (RD2)	212,200	212,200	4,540,100	B - Standard	
Structure Plan	Network Development	Katikati Development	AP2026-KKTS03	Y	Transportation - Katikati Structure Plan - Tetly Rd Mid Section (RD1)	212,200	212,200	-	B - Standard	
Structure Plan	Network Development	Te Puke Development	AP2025-TPTS05	Y	Transportation - Te Puke Structure Plan - Quarry Road Intersection Upgrades (TS1)	265,250	265,250	711,100	B - Standard	
Structure Plan	Network Development	Te Puke Development	AP2025-TPTS06	Y	Transportation - Te Puke Structure Plan - No3 Road Intersection Road (TS2)	265,250	265,250	711,100	B - Standard	

Project Information						Project Financials			Procurement	
						TOTAL	TOTAL	TOTAL	Overall Approach	
Activity Area	Activity	Sub-Activity	Project Code	Active Project	Project Name	Revised Budget 2026**	Annual Plan 2026	LTP 2027	Overall Procurement Classification	Commentry
Structure Plan	Network Development	Te Puke Development	AP2026-TP1S07	Y	Transportation - Te Puke Structure Plan - Walkway towards school (WC3)	106,100	106,100	109,400	B - Standard	
Recreation & Open Spaces			IOP_AP26_BR	Y	Beach Road	91,676	91,676	120,670	PO - Purchase Order	
Recreation & Open Spaces			IOP_AP26_TA	Y	Tahawai Road	38,802	38,802	119,573	PO - Purchase Order	
Recreation & Open Spaces	Reserves and Facilities	District Reserves	260730	Y	Tohora View and Brown Dr Reserve - Walkway development	24,117	24,117	-	PO - Purchase Order	
Structure Plan	Wastewater	Te Puke	AP2025-TPWW06	Y	Wastewater - Te Puke Structure Plan - Raymond Ave to Dunlop Road (WWSP-2)	261,565	261,565	262,181	B - Standard	
Structure Plan	Wastewater	Te Puke	AP2026-TPWS08	Y	Wastewater - Te Puke Structure Plan - Upgrade pipe downstream of Seddon St (WWSP-3)	378,785	378,785	-	B - Standard	
Structure Plan	Wastewater	Te Puke	AP2026-TPWW01	Y	Wastewater - Te Puke Structure Plan - Pipe Upgrade Hayward Cr to Atuaroa Ave, Atuaroa Upgrade (WWSP-1A, WWSP-1B)	474,486	474,486	-	B - Standard	
Structure Plan	Stormwater	Growth Communities	AP2026-KKSW01	Y	Stormwater - Katikati Structure Plan - New Pipe RD2 to RD7 (SWA)	42,120	42,120	534,911	A - Simple	
Structure Plan	Wastewater	Omokoroa	317306	Y	Structure Plan - Omokoroa - WW9 - Eastern Gully WW gravity Main				B - Standard	
Structure Plan	Stormwater	Growth Communities	317204	Y	Structure Plan - Omokoroa P12				B - Standard	

10.3 RESIDUAL TOWN CENTRE DEVELOPMENT FUNDS

File Number: A6657165

Author: Rebecca Gallagher, Acting Policy and Planning Manager

Authoriser: Rachael Davie, Deputy CEO/General Manager Strategy and Community

EXECUTIVE SUMMARY

1. Through the Long Term Plan 2024-34, Council resolved to permanently discontinue the collection of the Town Centre Development Fund and replace it with project specific funding identified through Council processes.
2. A decision on where the residual Town Centre Development Fund is allocated is required. The fund contains \$402,000 of accumulated funds as at 30 June 2024.

RECOMMENDATION

1. That the Acting Policy and Planning Manager's report dated 20 March 2025 titled 'Residual Town Centre Development Funds' be received.
2. That the report relates to an issue that is considered to be of **low** significance in terms of Council's Significance and Engagement Policy.
- 3A. That the Projects and Monitoring Committee distribute the \$402,000 held in the General Town Centre Development reserve equally between the following:
 - Katikati Town Centre Development reserve
 - Ōmokoroa Town Centre Development reserve
 - Waihi Beach Town Centre Development reserve
 - Te Puke Town Centre Development reserve.

OR

- 3B. That the Projects and Monitoring Committee determine an alternative distribution arrangement being.....

BACKGROUND

3. The Town Centre Development Fund has been in place from 2007 to 2024, funded through a \$10 per property rate as part of the Uniform Annual General Charge (UAGC). While the \$10 per property rate has remained unchanged, the total amount collected has increased due to the rise in the number of rateable properties. Additionally, the Katikati Community Board area has an additional \$22.40 per property targeted rate for Katikati Town Centre Development.
4. Through the Long Term Plan 2024-34, the Council resolved to permanently discontinue the collection of the Town Centre Fund. This will be replaced with

project-specific funding, with projects to be identified through the Council's established processes such as the Annual Plan and Long Term Plan.

5. The Town Centre Development Fund was originally established to provide a substantial capital fund for each of the major towns, supporting town centre development and upgrades. The fund was allocated on a rotating basis, with each town receiving the Town Centre Development Fund for a four-year period. The allocation order was determined based on the anticipated development needs and the status of each town's town centre plans. The towns were allocated funding in the following order:
 - Te Puke
 - Waihī Beach
 - Katikati
 - Ōmokoroa
6. The Community Boards in these respective areas determined the works undertaken, with sign off by Council. The types of works undertaken have included:
 - Te Puke (2007 – 2010) – A total of around \$672,000 was used for the heritage walkway, Jubilee Park and associated town centre developments and the original main street upgrade. The town centre fund was a component.
 - Waihī Beach (2011 – 2014) – A total of around \$748,700 was used for town centre planning, Two Mile Creek walkway planning, Dillon Street land purchase and sale, future bridge over Two Mile Creek and future additional carpark.
 - Katikati (2015 – 2018) – A total of around \$720,000 used for upgrade of the ex-fire station to museum, Memorial Plaza in front of the Memorial Hall, Cherry Court upgrade, \$200,000 contribution to Community hub, future implementation of the town centre plan.
 - Ōmokoroa (2019 – 2022) – A total of around \$880,000 used for purchase of the old library as a community building, old pavilion relocation and upgrade.
7. Decisions regarding the allocation of funds for the 2022/23 and 2023/24 periods have not yet been made, with these funds currently held in reserve pending further decision-making.
8. Not all accumulated funds have been fully spent. As of 30 June 2024, the following reserve balances for town centre development are recorded:
 - Te Puke – \$80,000
 - Waihī Beach – \$484,000
 - Katikati – \$620,000 (includes the additional funds from the Katikati Town Centre Development rate)
 - Ōmokoroa – \$118,000

- General town centre development reserve - \$402,000
9. A reconciliation of all town centre development fund reserves is currently underway. Staff are working to identify specific projects to be funded through these reserves, and this will be brought back to the committee for further discussion at a later date.
 10. A workshop held on 24 October 2024 focused on the unallocated town centre funds. During the session, it was agreed that potential options for the allocation of these funds would be presented to the Committee for consideration.

SIGNIFICANCE AND ENGAGEMENT

11. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council’s Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
12. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
13. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance as it aligns with previous Council decisions. The decision on projects to be funded will be considered at a later date.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

14. The decision on the specific projects that will be funded through the Town Centre Development funds rests with the Council, although it is typically made in consultation with the relevant Community Boards. Communication of the decisions facilitated by this report will be shared with the Te Puke, Waihī Beach, Ōmokoroa, and Katikati Community Boards.
15. Ongoing discussions with the relevant Community Boards regarding the proposed allocation and spending of the funds, as outlined above, are continuing.

ISSUES AND OPTIONS ASSESSMENT

<p>Option A That the Committee distribute the General Town Centre Development Reserve of \$402,000 equally between Katikati, Waihī Beach, Ōmokoroa and Te Puke town centre development reserves.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social 	<ul style="list-style-type: none"> - Promotes a sense of fairness and equal opportunity for development. - Easy to explain to the public that each town centre is receiving the same amount, helping to avoid any

<ul style="list-style-type: none"> • Cultural • Environmental 	<p>potential disputes or misunderstandings about allocation criteria.</p> <ul style="list-style-type: none"> - Does not recognise the added benefit areas like Katikati and Ōmokoroa received from the increase in rateable properties.
<p>Option B That the Committee determine an alternative distribution arrangement being.....</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	

STATUTORY COMPLIANCE

16. The recommendations of this report meet the requirements of:
- (a) the Local Government Act 2002, and
 - (b) The Local Government (Rating) Act 2002.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
Town Centre Development Fund	\$402,000 and any interest accrued to be distributed in accordance with the decisions made through this report.

ATTACHMENTS

- 1. Projects and Monitoring Committee - Workshop Notes - 24 October 2024** 

PROJECTS AND MONITORING COMMITTEE WORKSHOP

DATE:	Thursday, 24 October 2024 at 10:00am
HELD:	Council Chambers
TOPIC:	1. Residual Town Centre Development Funds
GENERAL MANAGER RESPONSIBLE:	Cedric Crow (General Manager Infrastructure Services)
FORUM MEMBERS PRESENT:	Cr D Thwaites, Cr A Sole, Mayor J Denyer, Cr G Dally, Cr T Coxhead, Cr M Grainger, Cr A Henry, Cr R Joyce, Deputy Mayor John Scrimgeour, Cr L Rae, Cr M Murray-Benge and Cr A Wichers.
APOLOGIES:	Deputy Mayor Scrimgeour
STAFF IN ATTENDANCE:	J Holyoake (Chief Executive Officer), R Davie (General Manager Strategy and Community), C Crow (General Manager Infrastructure Services), A Henderson (General Manager Corporate Services), C McLean (Director Transportation), B Wheeler (TECT All Terrain Park Manager), D Bernard (Network Operations and Maintenance Manager), R Gallagher (Senior Policy Analyst), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor) and R Leahy (Senior Governance Advisor)
VIA ZOOM:	P Watson (Reserves and Facilities Manager), K Little (Operations Manager), R McLeod (Senior Communications and Engagement Specialist),

Residual Town Centre Development Funds
<p>The Senior Policy Analyst supported by the Strategic Policy and Planning Programme Director and General Manager Strategy and Community facilitated a discussion on the residual town centre development funds.</p> <p>INTRODUCTION</p> <p>The Town Centre Development Fund collected \$10 per property across the District and distributed them to the town centres on a rotating basis. Te Puke, Waihi Beach, Ōmokoroa and Katikati had utilised their allocations for various projects. A decision on the remaining unallocated funds needed to be made.</p> <p>SUMMARY OF KEY ISSUES/THEMES</p> <p><u>Allocation of Town Centre Development Fund</u></p> <p>The consensus was to split the funds evenly among the four Community Boards who had benefitted from the Town Centre Development Fund, with the understanding that this would allow the community boards to plan and allocate funds more effectively. The team also discussed the potential for future projects and the need for a new policy to guide these efforts.</p>

DIRECTION	RESPONSIBLE
Option to divide the residual town centre development funds equally amongst Ōmokoroa, Waihi Beach, Katikati and Te Puke Community Boards to be included in a decision report.	Senior Policy Analyst

12.20pm The workshop closed.

10.4 PROPOSAL TO NAME THE WAIHĪ BEACH LIBRARY AND COMMUNITY HUB

File Number: A6654043

Author: Kerrie Little, Operations Manager

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

1. Naming of the new Waihī Beach Library and Community Hub

It was always the intention to approach our whanau at Te Whanau a Tauwhao to gift the Te Reo name for the new Waihī Beach Library and Community Hub.

They have gifted us –

Te Ara Mātauranga – The Pathway of Knowledge

Te Ara Mātauranga – The Pathway to Knowledge acknowledges the importance of Libraries as a place of learning. Te Ara translates to ‘The Path’, ‘The Way’ or ‘The Pathway’. Mātauranga translates as knowledge, wisdom, skills. A place that holds and provides worldly knowledge for all to thrive within. Tihei mauriora – we stand as living descendants of our ancestors.

RECOMMENDATION

1. That the Operations Manager’s report dated 20 March 2025 titled ‘Proposal to name the Waihī Beach Library and Community Hub’ be received.
2. That the report relates to an issue that is considered to be of **low** significance in terms of Council’s Significance and Engagement Policy.
3. That the Project and Monitoring Committee approves the Te Reo name of the new Waihī Beach Library and Community Hub to be Te Ara Mātauranga – Waihī Beach Library and Community Hub.
4. That the Project and Monitoring Committee **does not** approve the Te Reo name of the new Waihī Beach Library and Community Hub to be Te Ara Mātauranga – Waihī Beach Library and Community Hub.

BACKGROUND

Through community, Tangata Whenua and staff feedback, it became clear there is a need for a new facility within the Waihī Beach Community that provides connections to the digital world while also contributing to the wellbeing and social cohesion of our communities. This was first identified through the 2021–2031 Long Term Plan.

To ensure the Waihī Beach Community is provided with a facility that meets these needs the new space has been designed to be not only a library, but also a community hub, a

council service centre and have opportunities for an integrated service delivery model. Engagement with Tangata Whenua have been a key part of this development.

SIGNIFICANCE AND ENGAGEMENT

The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council’s Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because because the project has been consulted with Community, Tangata Whenua and Staff.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Name of interested parties/groups	This name has been socialised with the Waihi Beach Community Board and they agree it is a suitable name.	Planned	Completed
Tangata Whenua	We have had several hui with Te Whānau ā Tauwhao and they are providing feedback and designs for the building. They have also gifted us this name and will provide names for internal spaces in the building.		
General Public	Through the Community Board.		

ISSUES AND OPTIONS ASSESSMENT

<p>Option A THAT the Project and Monitoring Committee approve the Te Reo name of the new Waihi Beach Library and Community Hub to be Te Ara Mātauranga - Waihī Beach Library and Community Hub.</p>

<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • Enables ‘branding’ for the project to be progressed. This builds goodwill towards the library • Gives a unique community identity to the building • Engagement with local Iwi will ensure the project tells a local story and is welcoming to all.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A</p>
<p>Option B THAT the Project and Monitoring Committee does not approve the Te Reo name of the new Waihi Beach Library and Community Hub to be Te Ara Matauranga - Waihi Beach Library and Community Hub.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • Negative relations with local Iwi. • Branding will not be consistent with other Service Centres
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A</p>

STATUTORY COMPLIANCE

While there is no specific policy to cover the naming of Council buildings this process meets all the criteria in Policy 8 – Naming in the Reserve Management Plan.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
N/A	

10.5 DEVELOPMENT TRENDS REPORT 2024 OVERVIEW

File Number: A6660487

Author: Chloe Thyne, Research and Monitoring Analyst

Authoriser: Rachael Davie, Deputy CEO/General Manager Strategy and Community

EXECUTIVE SUMMARY

1. The purpose of this paper is to provide an overview of the SmartGrowth Development Trends Report 2024 which was completed and published in December 2024.
2. The report is produced annually by the SmartGrowth partners for the Western Bay of Plenty sub-region, covering the period 1 July 2023 – 30 June 2024. It contains subdivision, residential and non-residential development and population trends in Western Bay of Plenty District and Tauranga City.
3. The full SmartGrowth Development Trends Report 2024 report is attached along with a summary document setting out the key findings.

RECOMMENDATION

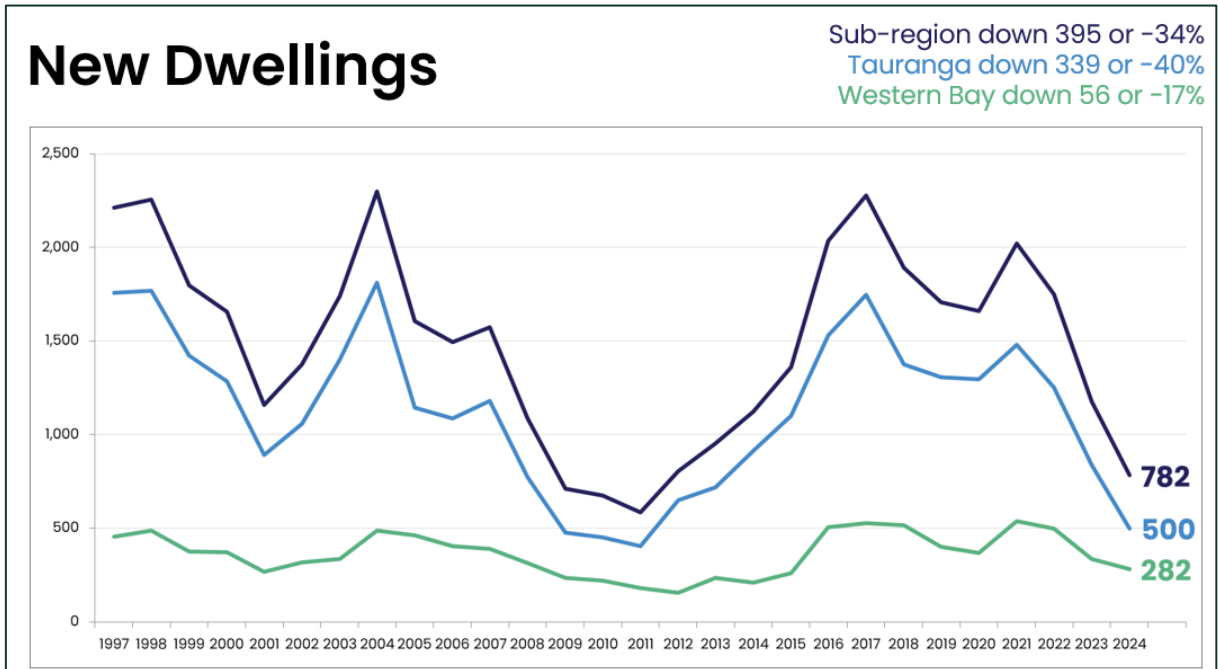
1. That the Research and Monitoring Analyst's report dated 20 March 2025 titled 'Development Trends Report 2024 Overview' be received.
2. That the report relates to an issue that is considered to be of **low** significance in terms of Council's Significance and Engagement Policy.
3. That the Projects and Monitoring Committee receives the Development Trends Report 2024 as set out in **Attachment 1** and receives the Summary Report as set out in **Attachment 2** of the agenda report.

BACKGROUND

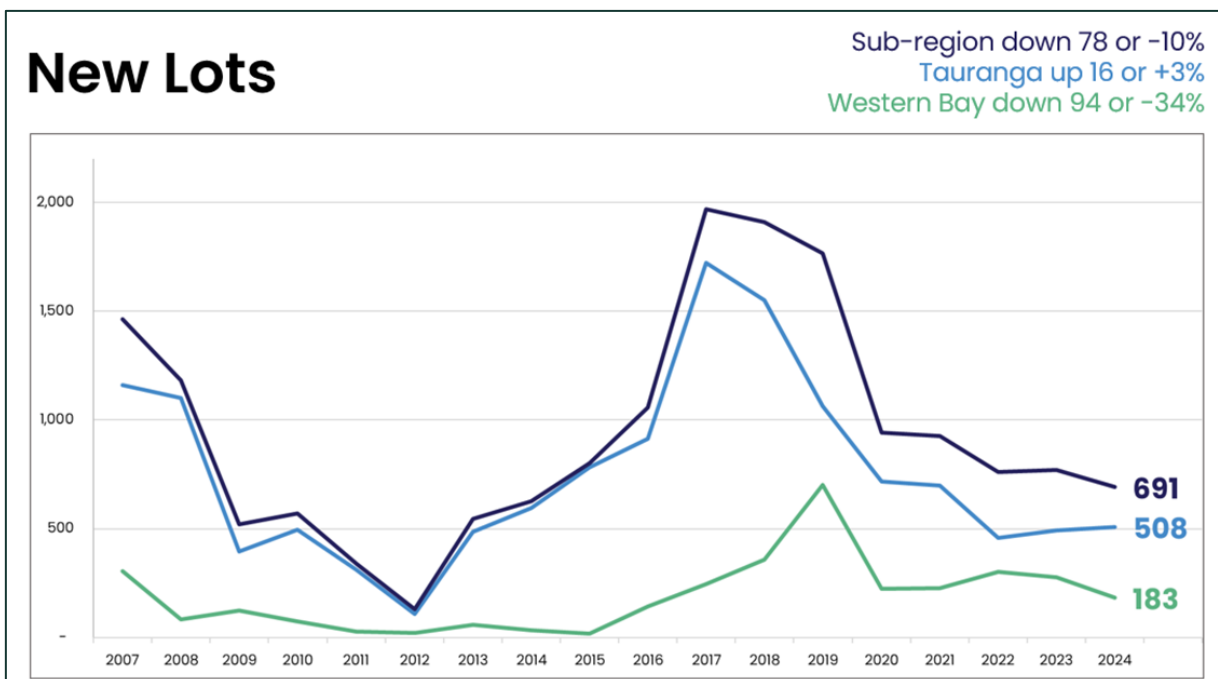
4. New Dwellings consented (residential building) and New Lots created (subdivision activity) are the main measures of development.
5. Residential building and subdivision activity across the sub-region has slowed significantly in the last three years to historically low levels. The slowdown reflects broader economic pressures of high interest rates, inflation in building costs, shortage of developable land and decrease in demand.
6. This trend is being experienced in other growth regions around New Zealand and is consistent with past experience, driven by the cyclical nature of economic and

property markets. As with previous recoveries, residential building and subdivision activity are expected to rebound in time.

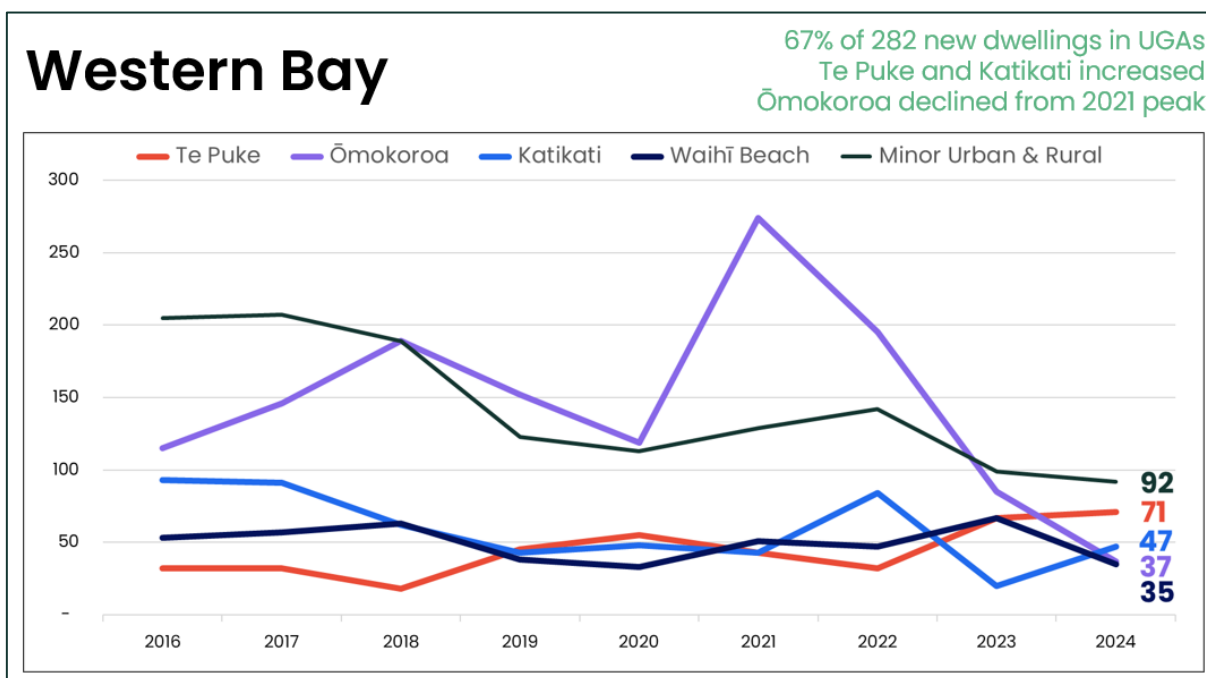
- 7. For 2023/24, Western Bay of Plenty District consented 282 new dwellings, down by 17% on the previous year. Tauranga City consented 500 new dwellings, down by 40%. A total of 782 new dwellings were consented in the sub-region, down by 34%.



- 8. For 2023/24, 183 new lots were created in Western Bay of Plenty District, down by 34% on the previous year. Tauranga City saw a slight increase of 3% to 508 new lots. A total of 691 new lots were created in the sub-region, down by 10% overall.



9. In Western Bay of Plenty District, urban growth areas attracted 67% of new dwellings consented in 2023/24, with 71 in Te Puke, 47 in Katikati, 37 in Ōmokoroa and 35 in Waihi Beach. Development in Ōmokoroa has diminished since the 2021 peak.
10. Dwellings consented in rural and minor urban areas were steady at 92 for the year.



11. The majority of dwellings consented were standalone at 65%, followed by duplexes at 18% and multi-unit dwellings at 13%. 74% were single storey dwellings.
12. Dwellings are getting smaller overall, down by 26m² to 157m² average floor size.
13. Construction cost increased by 13% to \$3,648/m². Construction cost has doubled in the last 7 years, being a major contributor to the residential building downturn.
14. Median selling price increased by 10% to \$1,062,089. Average rent increased by 6% to \$578 per week.
15. Regarding business land, Rangioru has the most vacant industrial land in the sub-region at 265 ha, and Te Puke has 113 ha. Katikati, Te Puna, Ōmokoroa and Waihi Beach have smaller areas of vacant industrial land ranging from 25-40 ha each.
16. There were 9 Commercial buildings and 1 Industrial building consented for the year.
17. Refer to the full report in **Attachment 1** for full details of development trends. A summary of key findings from the report has been produced to provide a snapshot of useful information for the Western Bay of Plenty District in **Attachment 2**.

SIGNIFICANCE AND ENGAGEMENT

18. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance because there is no decision required beyond receiving the completed report and this is not considered to have any significant impact on residents of the District.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

19. The Development Trends Report 2024 was published on Western Bay of Plenty District Council and Tauranga City Council websites on Friday 13 December 2024.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Name of interested parties/groups	This is a monitoring report for information only, there is no requirement for community engagement or consultation.	Planned	Completed
Tangata Whenua	This is a monitoring report for information only, there is no requirement for community engagement or consultation.		
General Public	This is a monitoring report for information only, there is no requirement for community engagement or consultation.		

ISSUES AND OPTIONS ASSESSMENT

Insert summary resolution required	
Reasons why no options are available Section 79 (2) (c) and (3) Local Government Act 2002	Legislative or other reference
There are no other practicable options for Council to consider aside from receiving the completed report, which provides statistics and trends.	

STATUTORY COMPLIANCE

20. The report satisfies obligations for Council to monitor Development Trends as part of the SmartGrowth partnership. It also plays a role in informing Council planning processes.

FUNDING/BUDGET IMPLICATIONS

21. The report has been produced within existing budgets and resources as part of the annual work programme.

ATTACHMENTS

1. **SmartGrowth Development Trends Report 2024**  
2. **SmartGrowth Development Trends Summary Report 2024**  

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



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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.

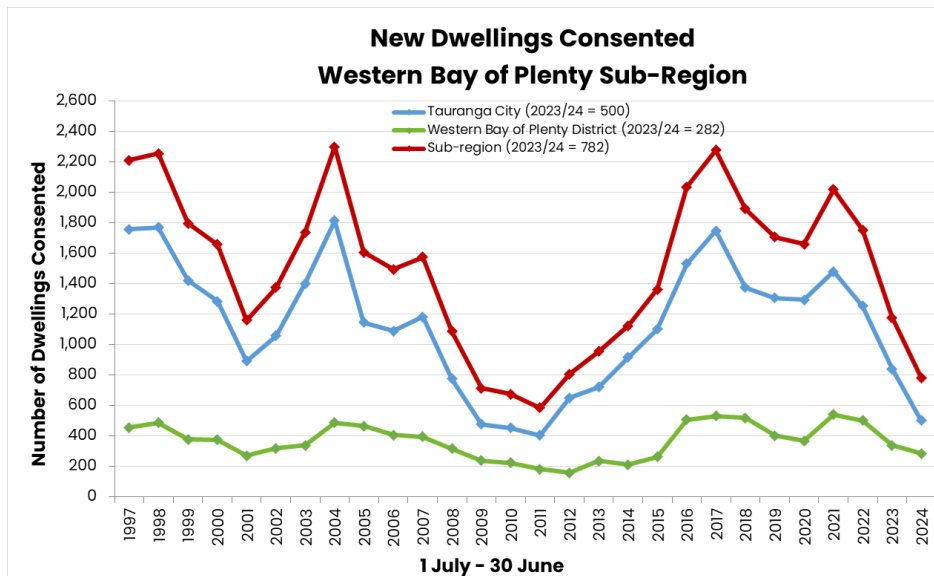
In 2023/24 new dwellings consented and new lots created declined by 34% and 10%, respectively compared to the previous year. Dwelling and section sizes have become smaller in the last few years, while construction costs have increased.

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

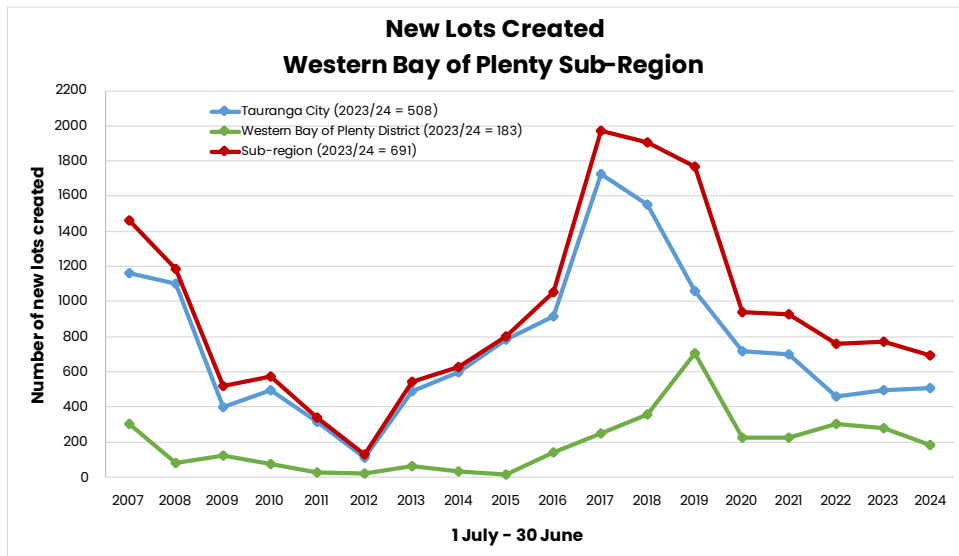
- In 2023/24, the sub-region had 782 new dwellings consented, reflecting a 34% decline from the 1,177 dwellings consented in 2022/23.

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, Rangiuru, 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	↓	↑
	Ohauiti	↓	↓
	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	Waiau, Tahawai and Aongatete	↑	↓
	Te Puna, Pahoia and Minden	↓	↑
	Kaimai, Kopurererua, Kaitemako and Waiorohi	↓	↓
	Otawa, Rangiuuru 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.

v

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	p.19
			Proportion of Average Rent to Household Income	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.

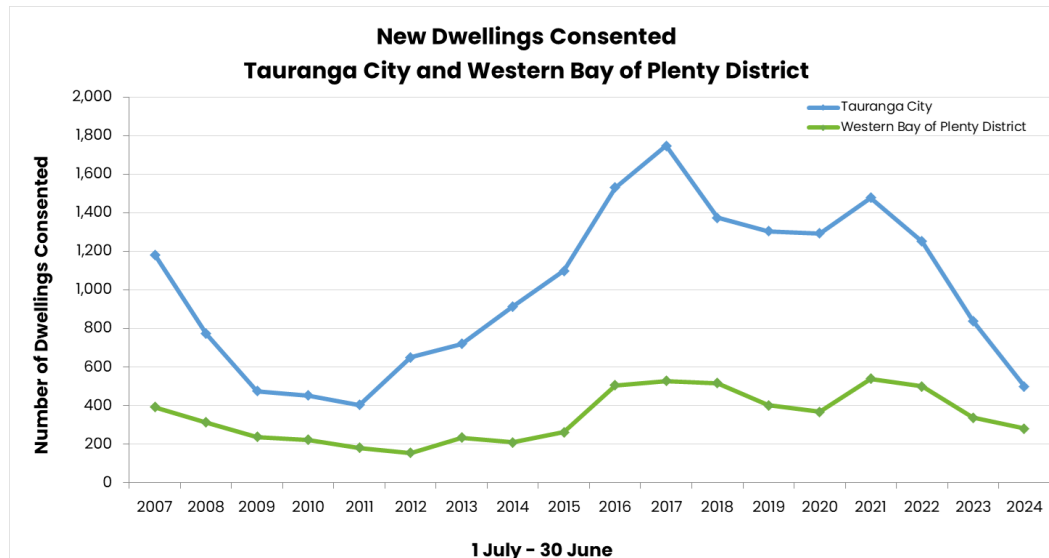
⁶ SmartGrowth Partners (Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and Iwi) and Waka Kotahi NZTA developed the UFTI integrating land use and transportation programme and delivery plan for the sub-region, aligning transportation infrastructure with the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

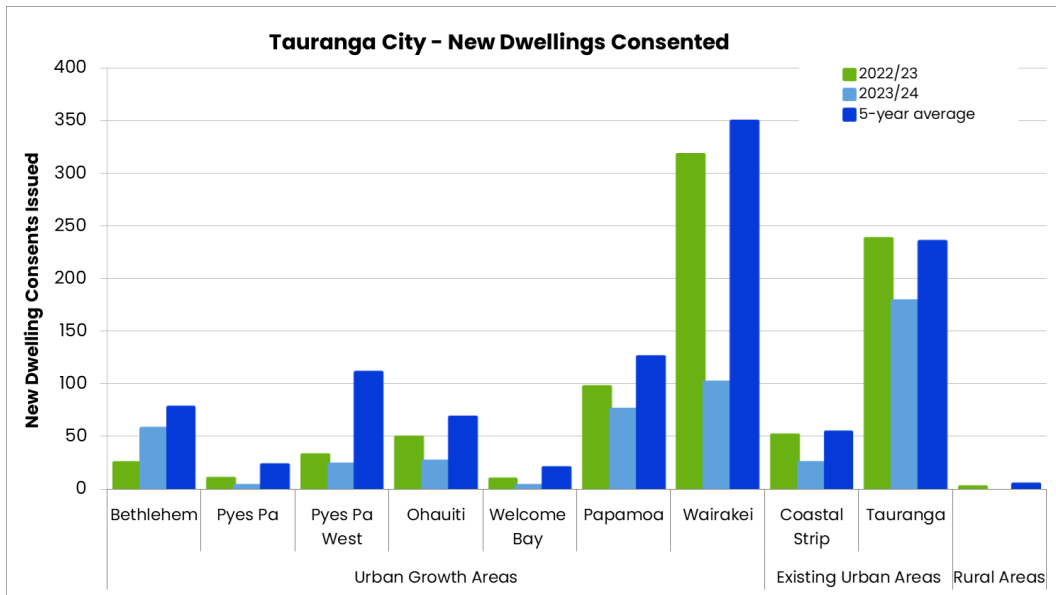
Both local authorities recorded declines in number of dwellings consented, a record low in the last 9 years. Tauranga City had a sharp decline of 40% and 53% in dwellings consented in 2023/24 compared to the previous and last 5 years' results, respectively, to 500 new dwellings.

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 Waihī 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			
Last year	↓	-339	-40%
Last 5 years (average)	↓	-573	-53%
Last 10 years (average)	↓	-742	-60%
Western Bay of Plenty District Total			
This year			
Last year	↓	-56	-17%
Last 5 years (average)	↓	-123	-30%
Last 10 years (average)	↓	-142	-34%
Western Bay of Plenty District Urban			
This year			
Last year	↓	-49	-21%
Last 5 years (average)	↓	-100	-35%
Last 10 years (average)	↓	-89	-32%
Western Bay of Plenty Sub-region			
This year			
Last year	↓	-395	34%
Last 5 years (average)	↓	-696	-47%
Last 10 years (average)	↓	-884	-53%

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

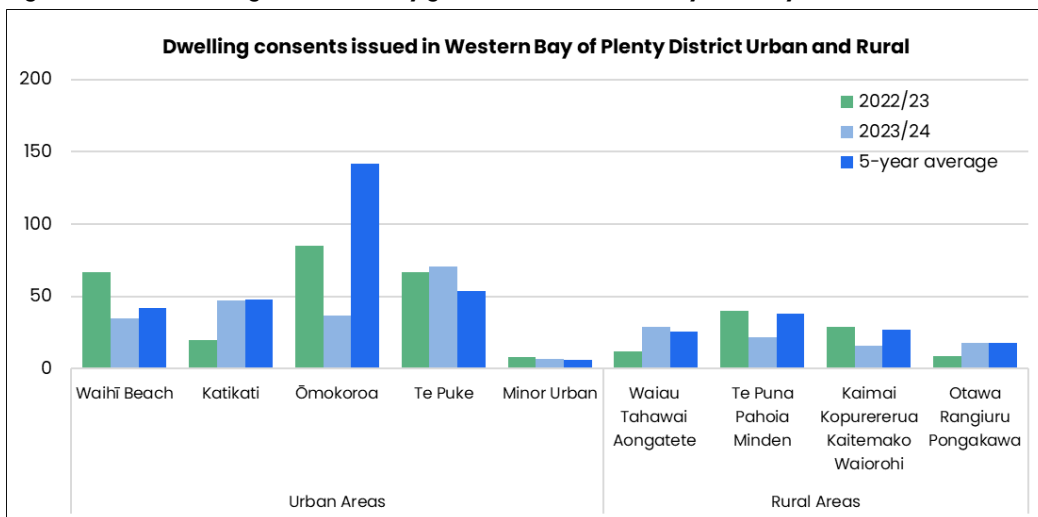


In 2023/24, Tauranga City had 500 new dwellings consented, a significant decline of 40% from the 839 recorded in the previous year. Around 59% of residential development occurred in the greenfield UGAs, while 41% occurred in the existing and intensification areas. Of the dwellings consented in the UGAs, 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.

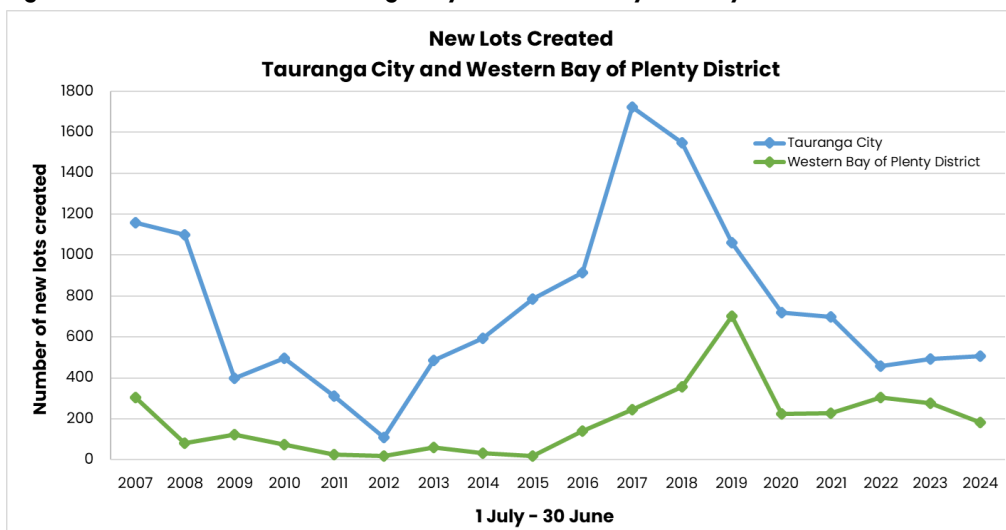
Figure 5 New dwellings consented by growth area, Western Bay of Plenty District, 2019 to 2024



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



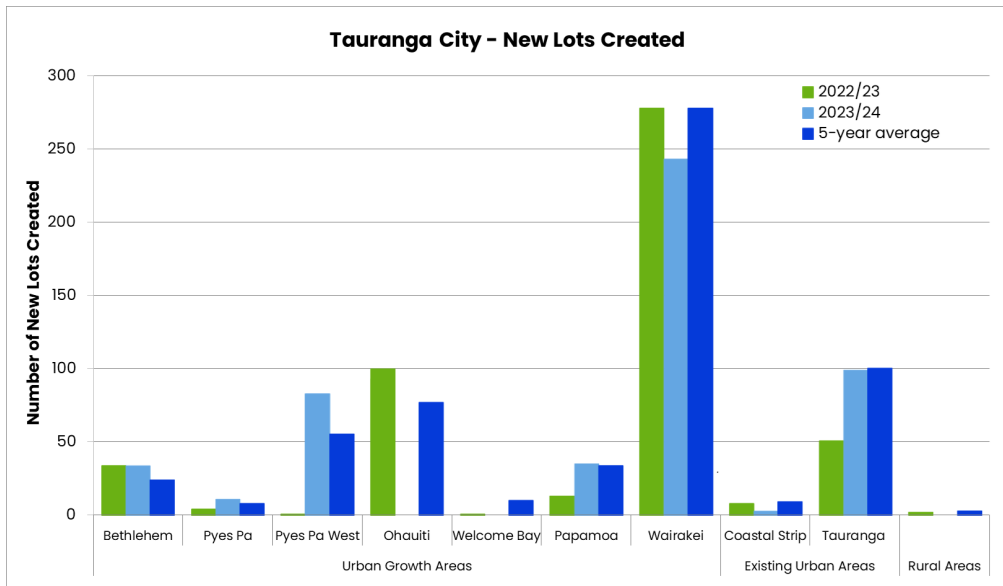
The shortage in the supply of land zoned for residential activity in Tauranga City continues despite a modest increase in the number of new lots created over the last 3 years. From 2022/23 to 2023/24, there was a 3% rise in the number of lots created, from 492 to 508.

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%

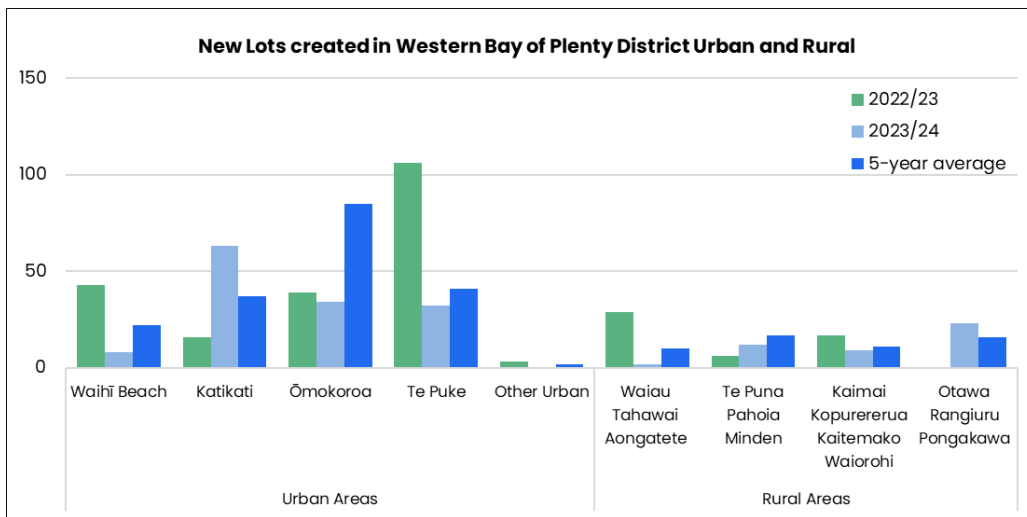
Figure 7 New lots created by growth area, Tauranga City, 2019 to 2024



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.

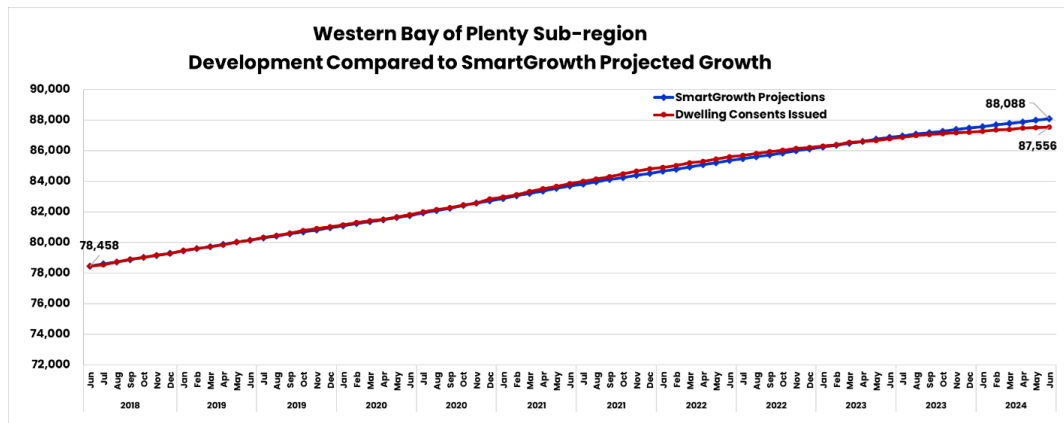
New lot numbers were only 2 for Waihou/Tahawai/Aongatete, and 9 for Kaimai/Kopurererua/Kaitemako/Waiorohi. Te Puna/Pahoia/Minden showed steady growth with 12 new lots, and Ottawa/Rangiuru/Pongakawa had a higher level of 23 new lots created in 2023/24.

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.

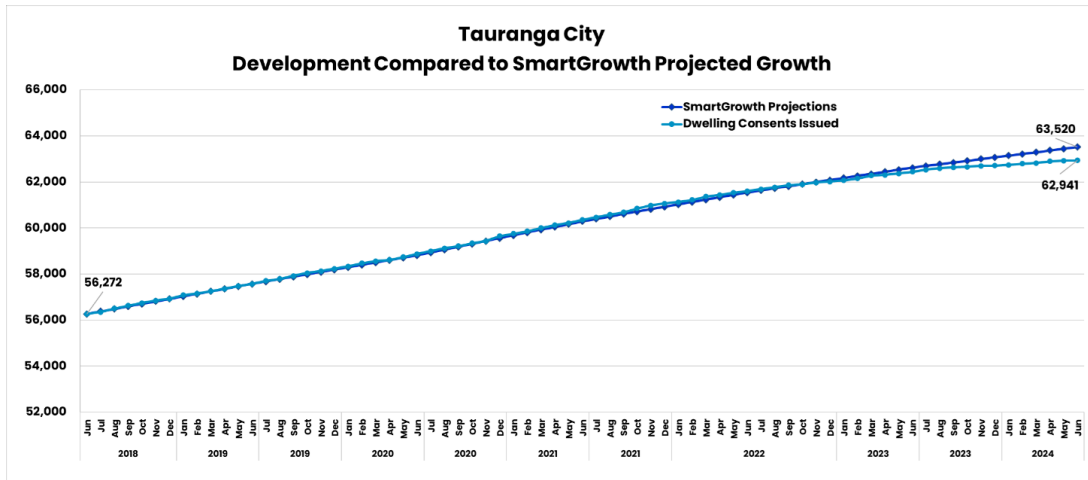
Figure 9 New dwellings consented compared to SmartGrowth projected growth, Western Bay of Plenty sub-region, 2018 to 2024



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.

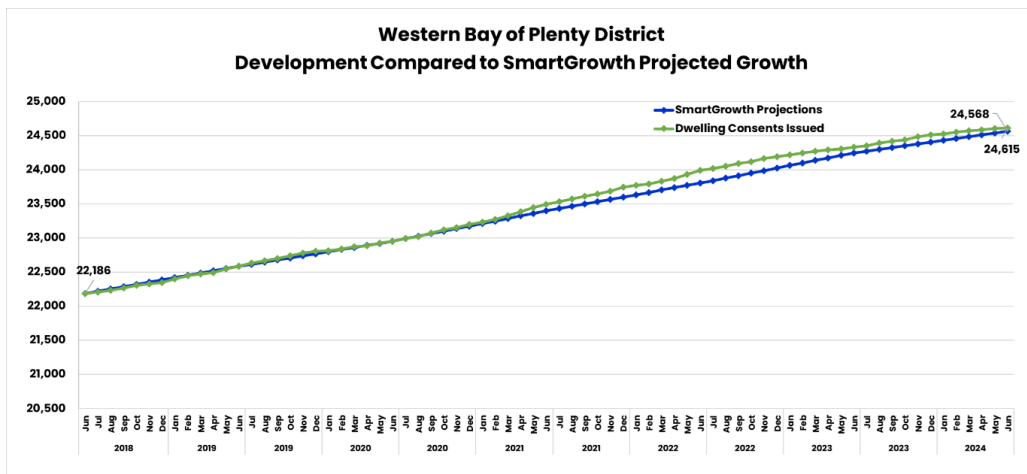
⁸ SmartGrowth population projections for Tauranga City were released in October 2022 and Western Bay of Plenty District LTP projections were updated in April 2023.

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



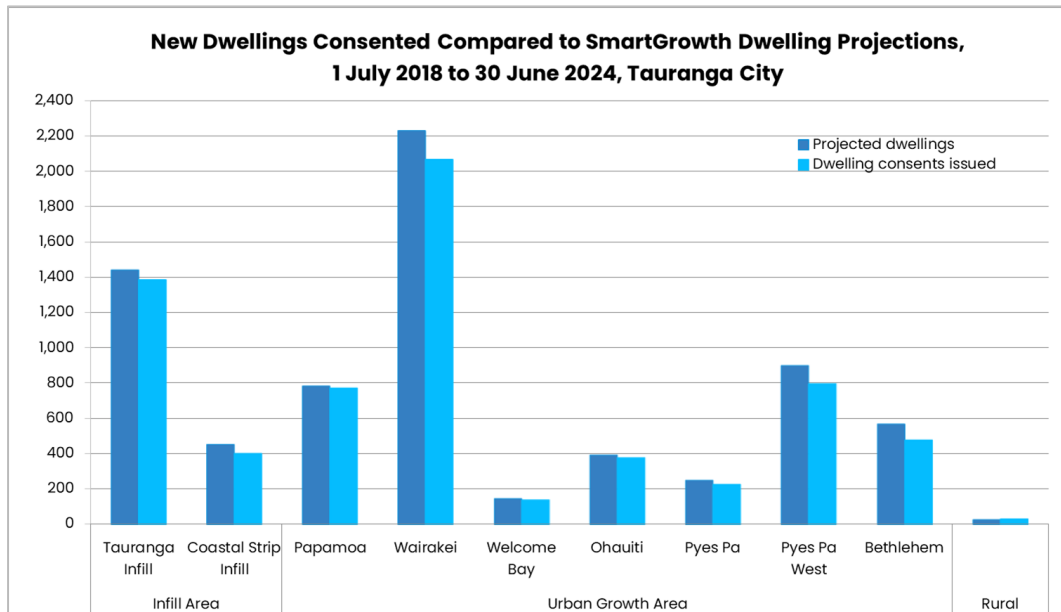
In Tauranga City, 579 or 8% less dwellings were consented compared to the SmartGrowth projections between 1 July 2018 and 30 June 2024. The number of dwellings consented closely aligned with projections in the first four years. However, this trend has changed in the past two years partly attributable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



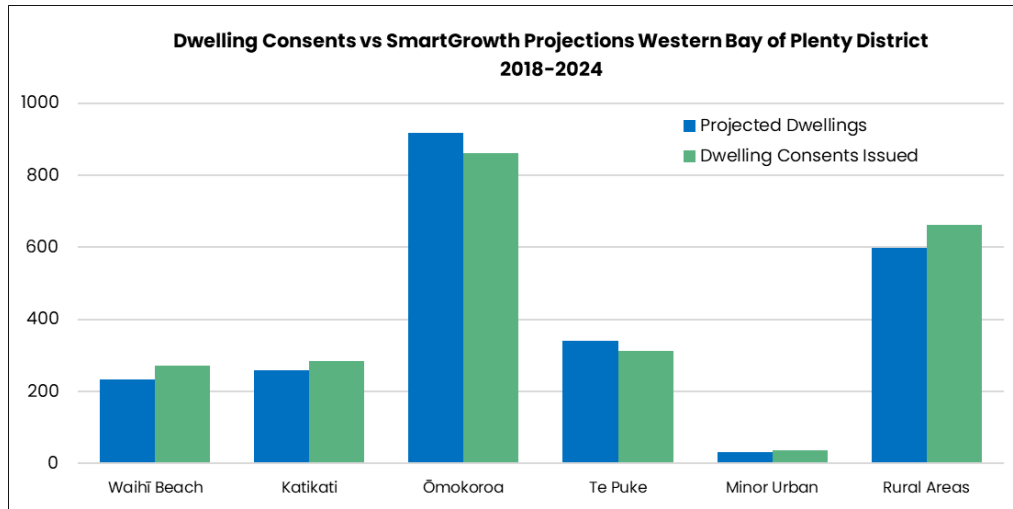
From July 2018 to June 2024, a total of 6,669 dwellings were consented in Tauranga City. All areas had shortfalls in dwelling consents compared to SmartGrowth projections. The number of dwellings consented closely aligned with projections in the first four years. However, this trend has changed in the 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. Ōmokoroa 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

Pāpāmoa 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 Pāpāmoa 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 Pāpāmoa 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
Ohauiti	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
Ohauiti 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 Waihi 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. Waihi 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
Waihi 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.

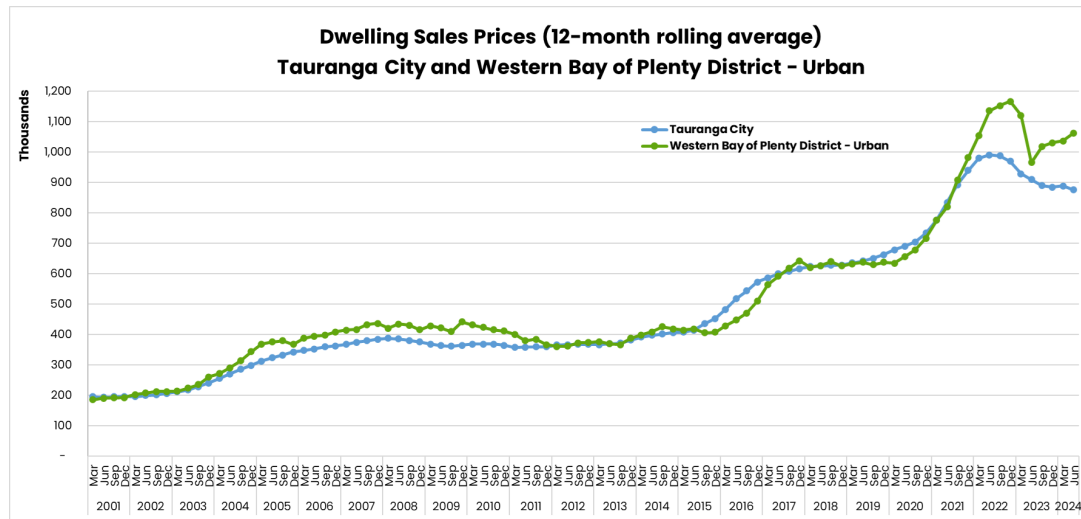
¹² Estimating the housing shortfall: A report for Western Bay of Plenty District Council, NZIER, November 2022.

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 average¹)

Dwelling Sales Prices (\$)		Trend	\$ Change	% Change
Tauranga City				
June 2024	875,625			
March 2024	888,125	↓	-12,500	-1%
June 2023	910,000	↓	-34,375	-4%
June 2020	690,250	↑	185,375	27%
June 2015	414,750	↑	460,875	111%
Western Bay of Plenty District - Urban				
June 2024	1,062,089			
March 2024	1,036,321	↑	25,768	3%
June 2023	965,817	↑	96,272	10%
June 2020	656,613	↑	405,476	62%
June 2015	418,892	↑	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

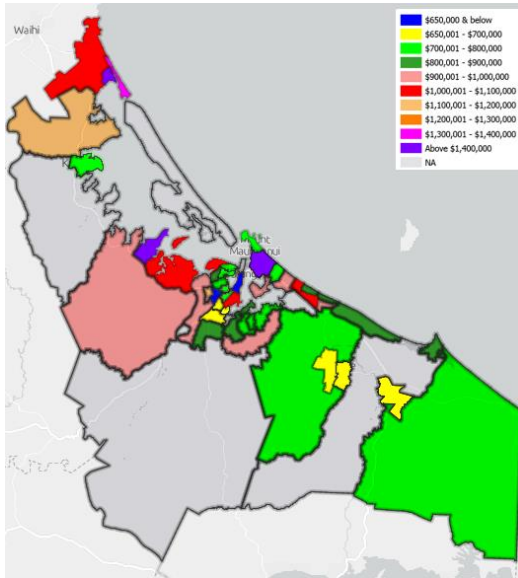
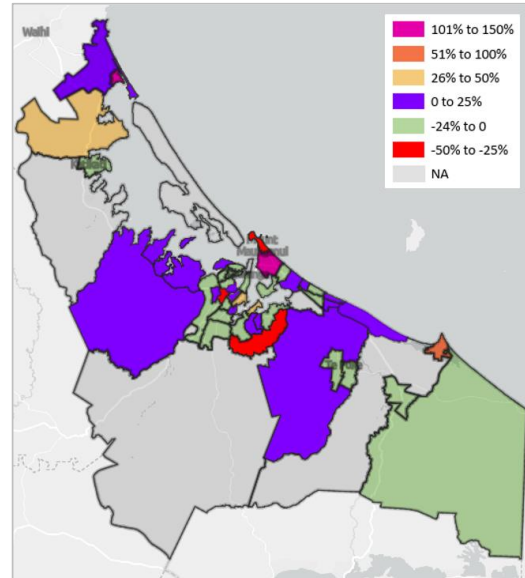


Figure 16 Change in dwelling sale prices, June 2023 to June 2024

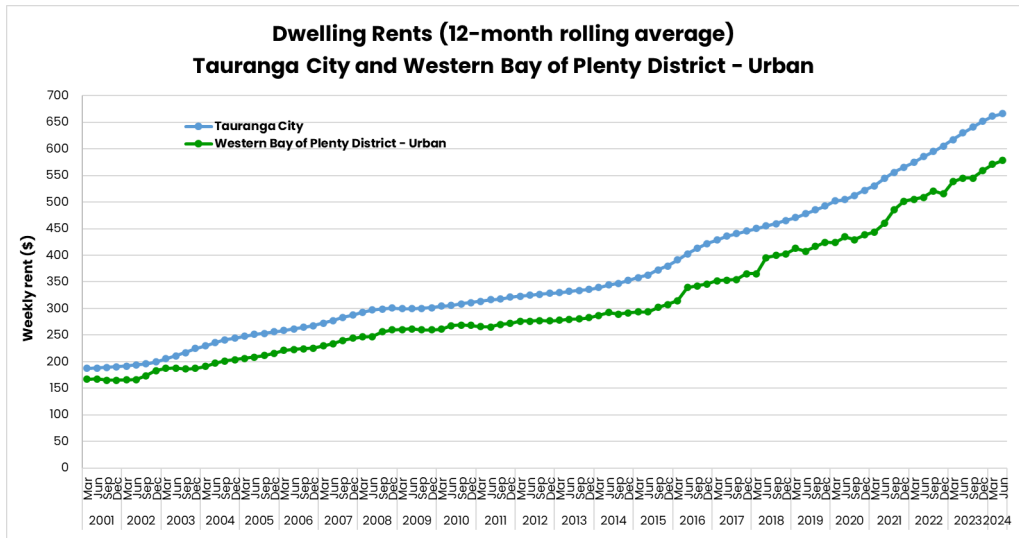


Dwelling Rents

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



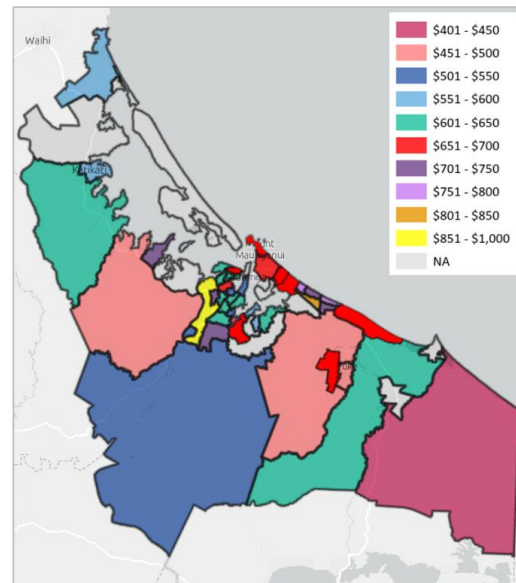
Source: HUD

Table 9 Dwelling rents

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

Source: HUD NPS-UD

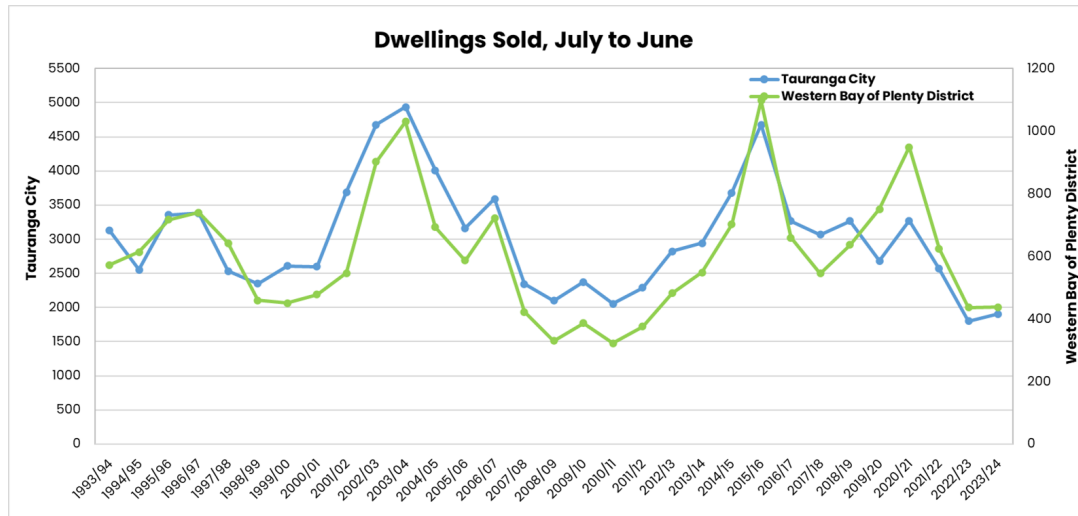
Figure 18 Weekly dwelling rents, June 2024



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

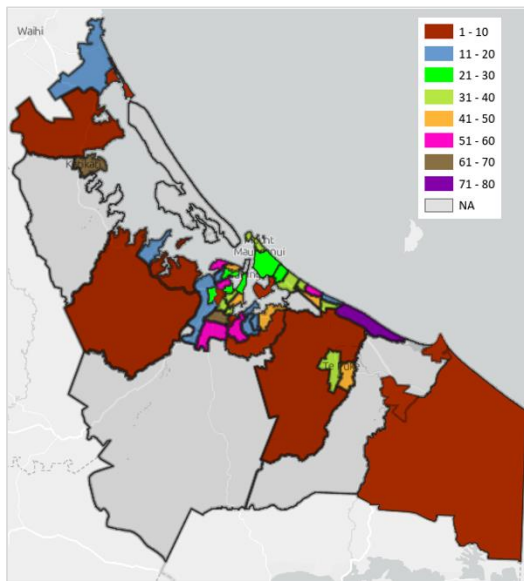
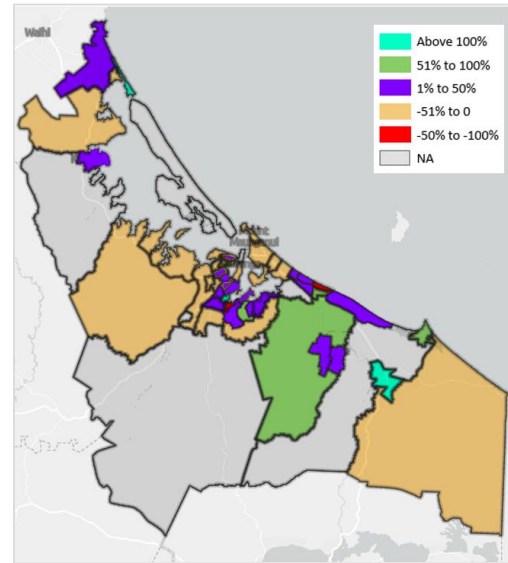


Figure 21 Percentage change in annual dwellings sold, July 2023 to June 2024

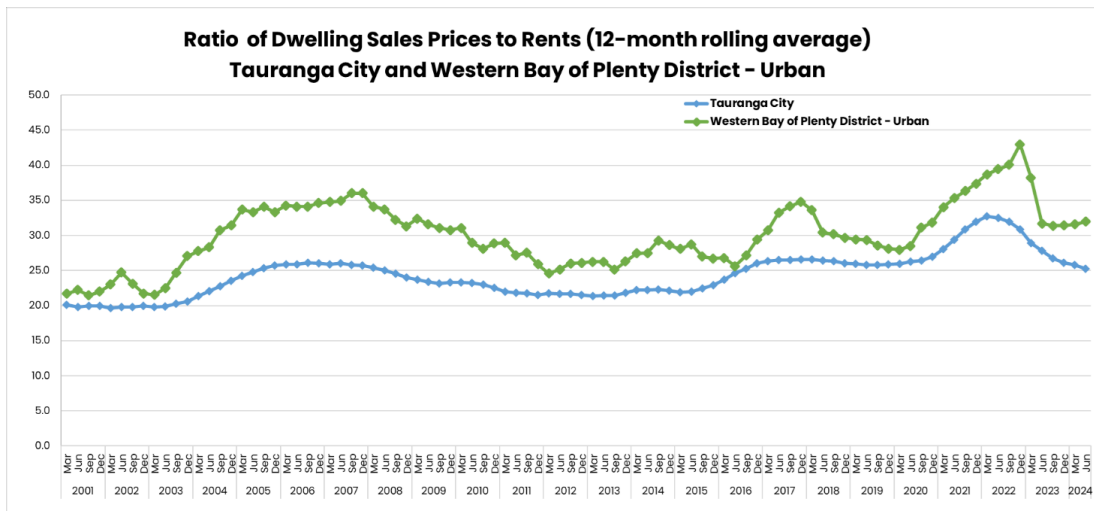


Ratio of Dwelling Sale Prices to Rent

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

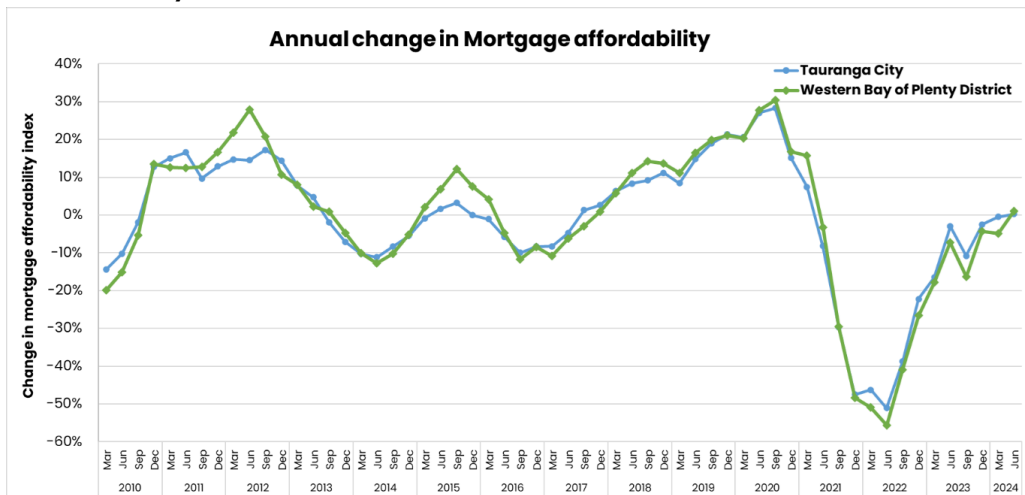
In November 2022, the Ministry of Housing and Urban Development introduced the Change in Housing Affordability Indicators (CHAI) for housing affordability. The indicators include changes in mortgage affordability, deposit affordability and rental affordability. A positive change in these indicators indicates 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



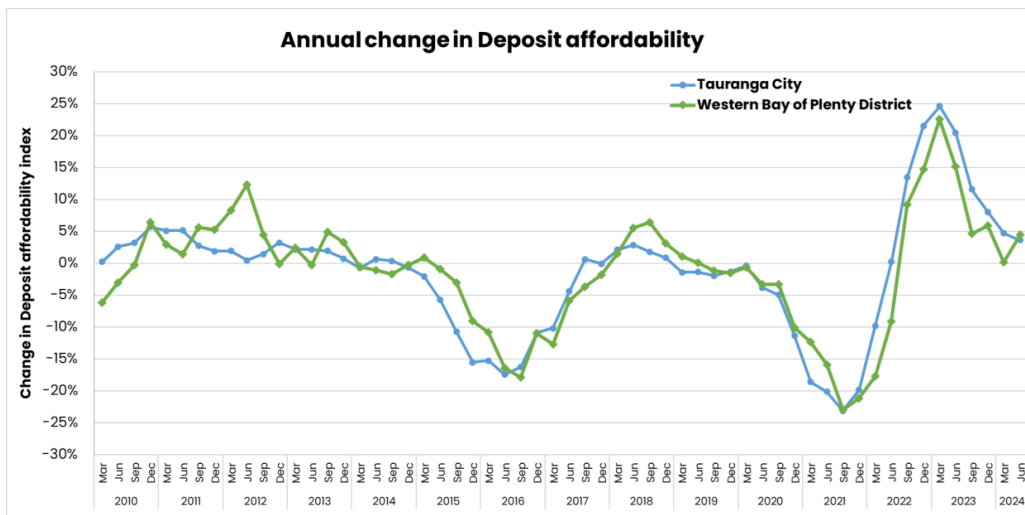
Source: HUD

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



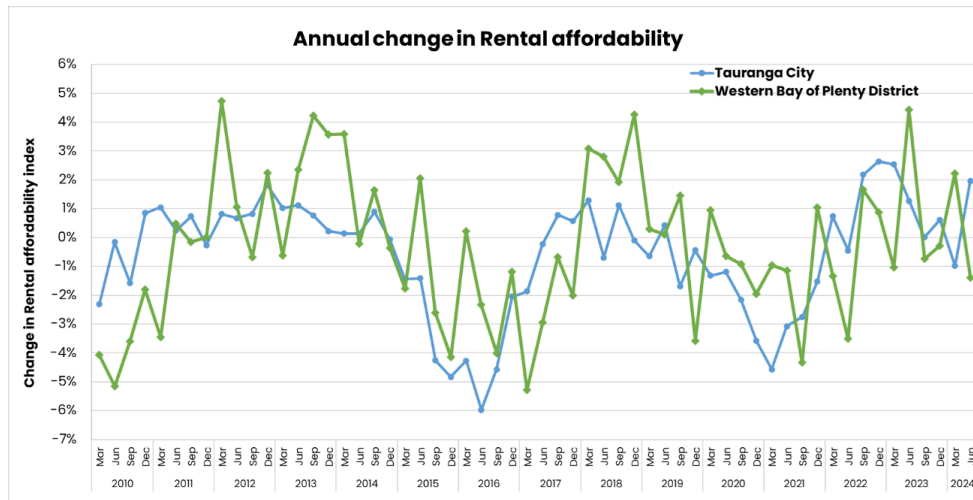
Source: HUD

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

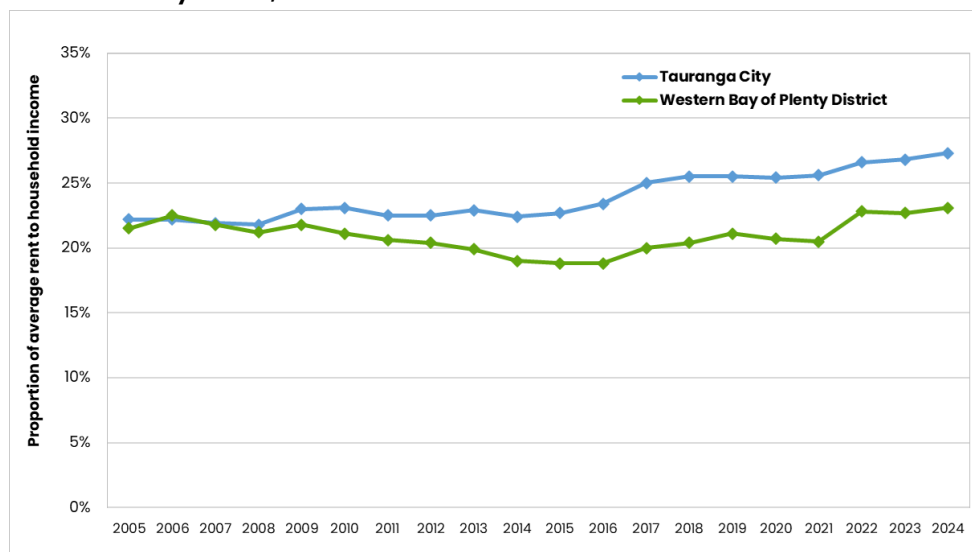
Proportion of Average Rent to Household Income

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

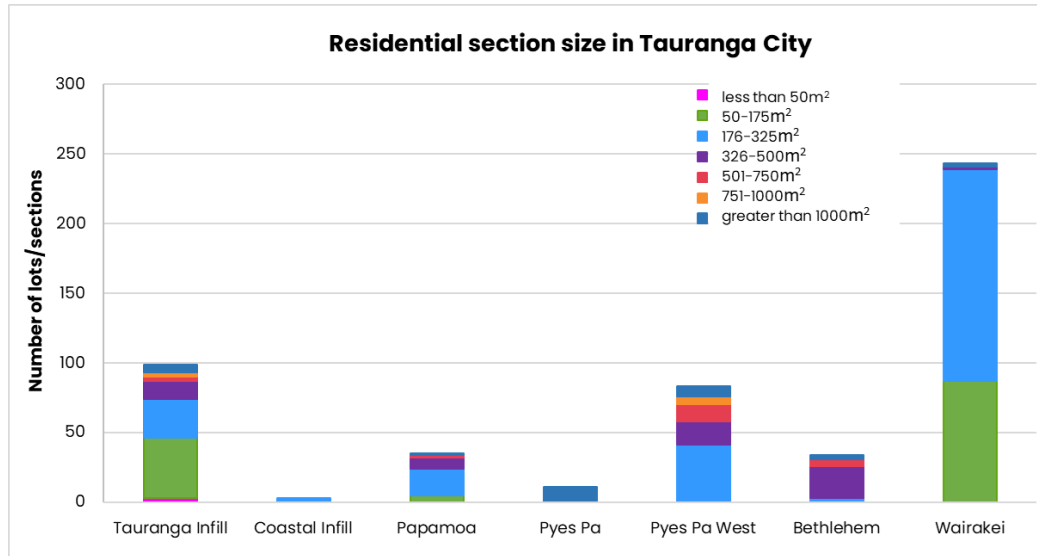
Dwelling yield per hectare is based on the assumption that 30% of the land is allocated to roads and reserves during subdivision.

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 Ohauiti.

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

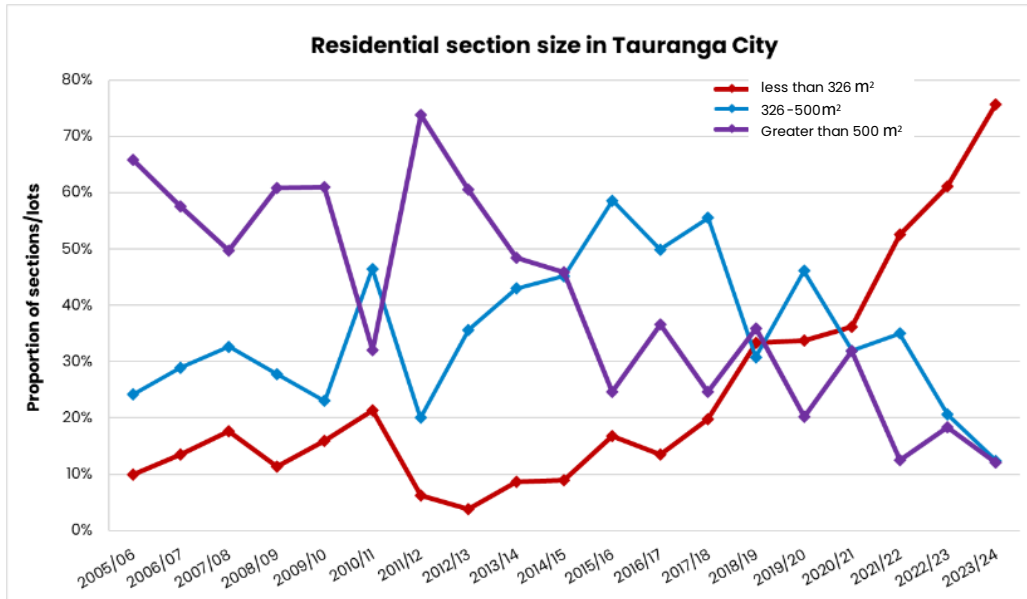


Figure 29 Residential section size for new lots created, Tauranga City, 2006 to 2024

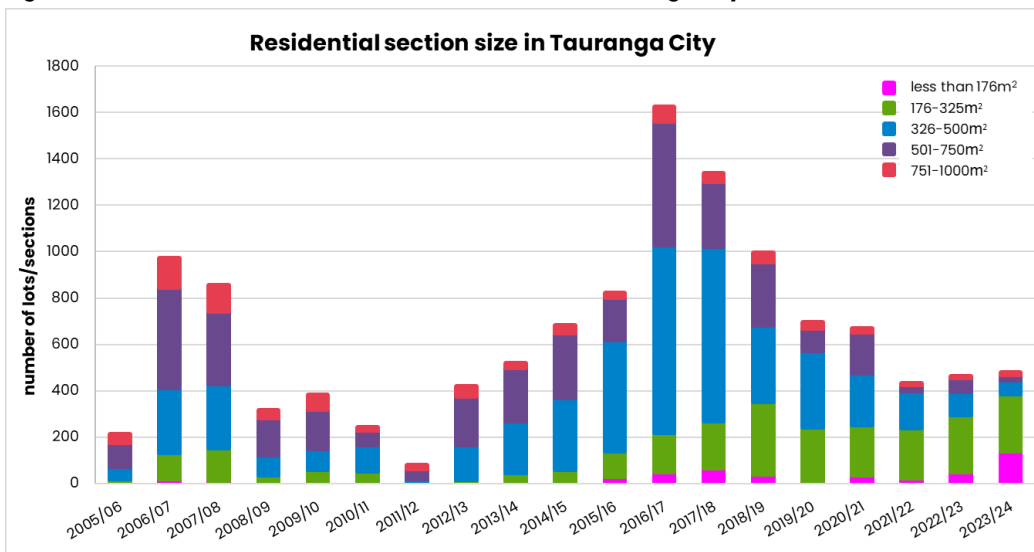


Table 11 shows that as at 30 June 2024, Tauranga City had a total of 47,409 lots in four residential zones including high density urban residential, city living – residential and mixed use, suburban residential and Wairakei residential zones. The majority or 98% of these lots were in the suburban (91%) 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

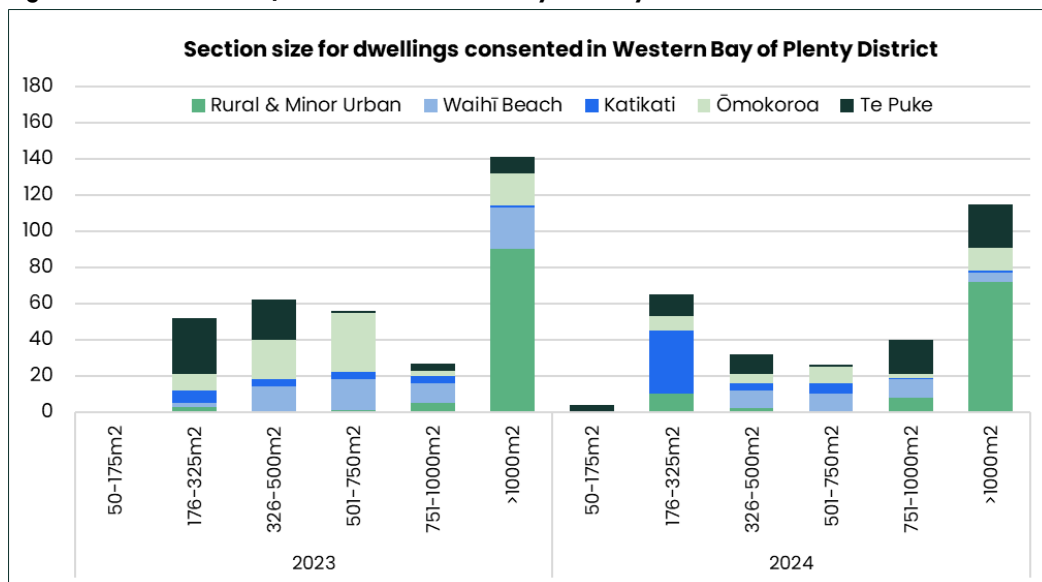


Table 12 Residential lot/section size for dwellings consented, Western Bay of Plenty District, 2022 to 2024

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)	Waihi 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, Ohauiti 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

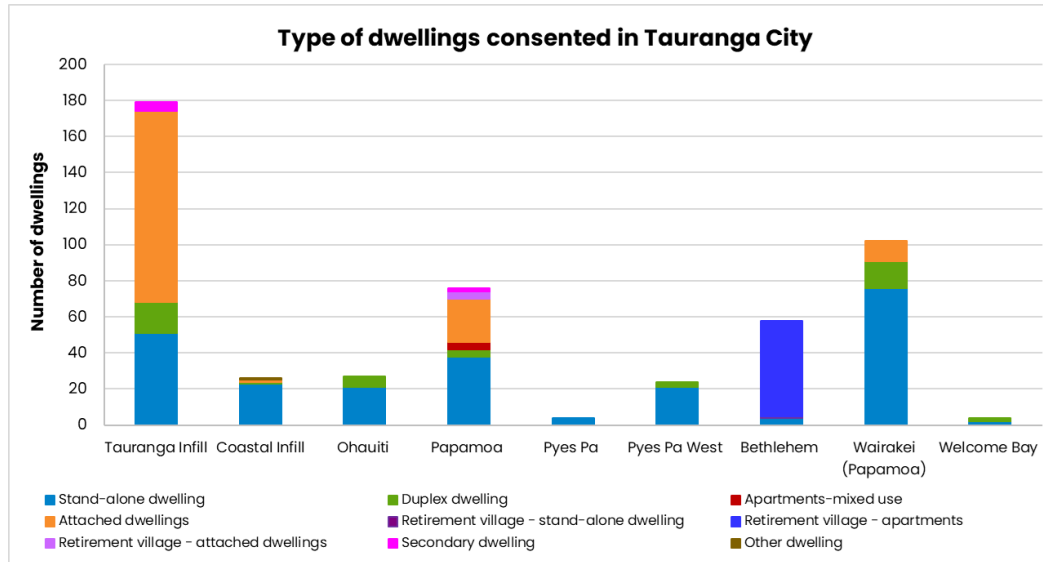
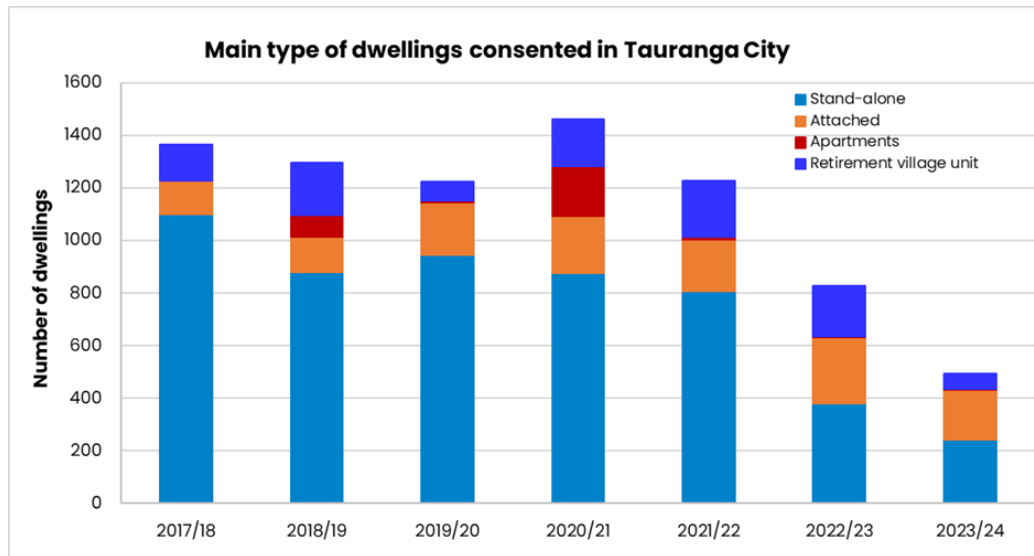


Figure 32 Main type of dwellings consented, Tauranga City, 2018 to 2024



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

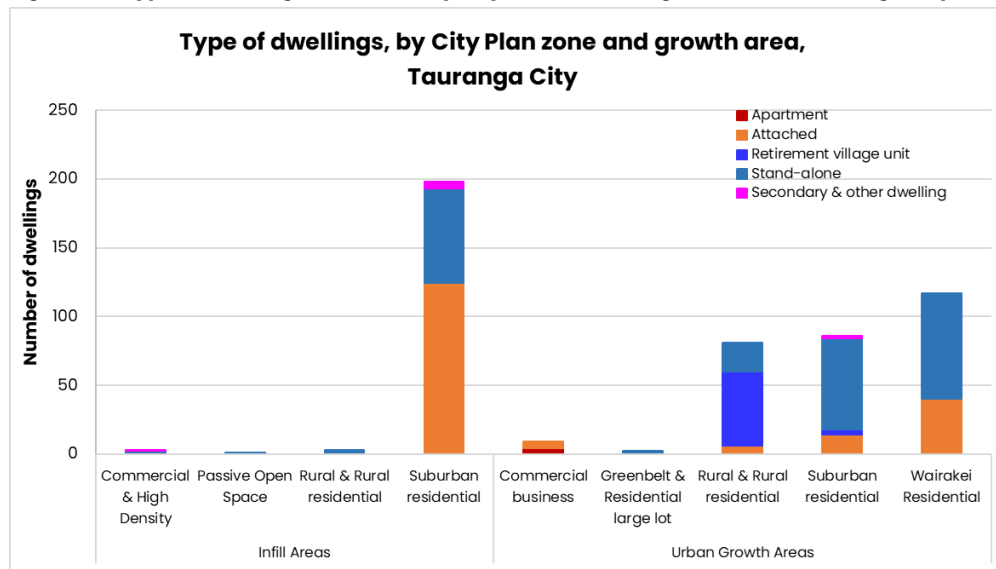


Table 18 Type of dwellings consented, Tauranga City, 2022 to 2024

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 Waihi 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

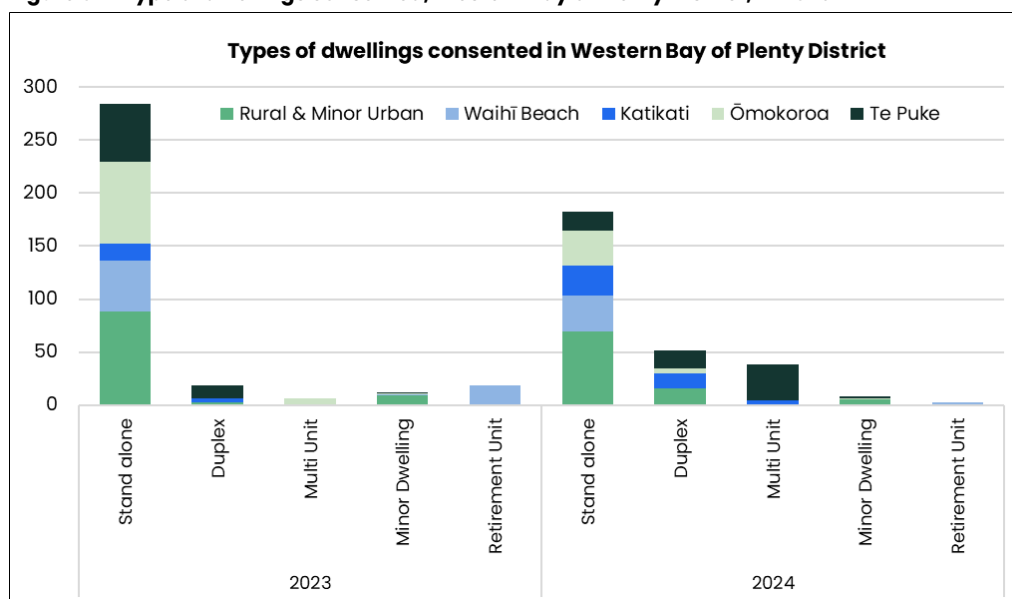


Table 19 Type of dwellings consented, Western Bay of Plenty District, 2022 to 2024

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

dwelling, 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

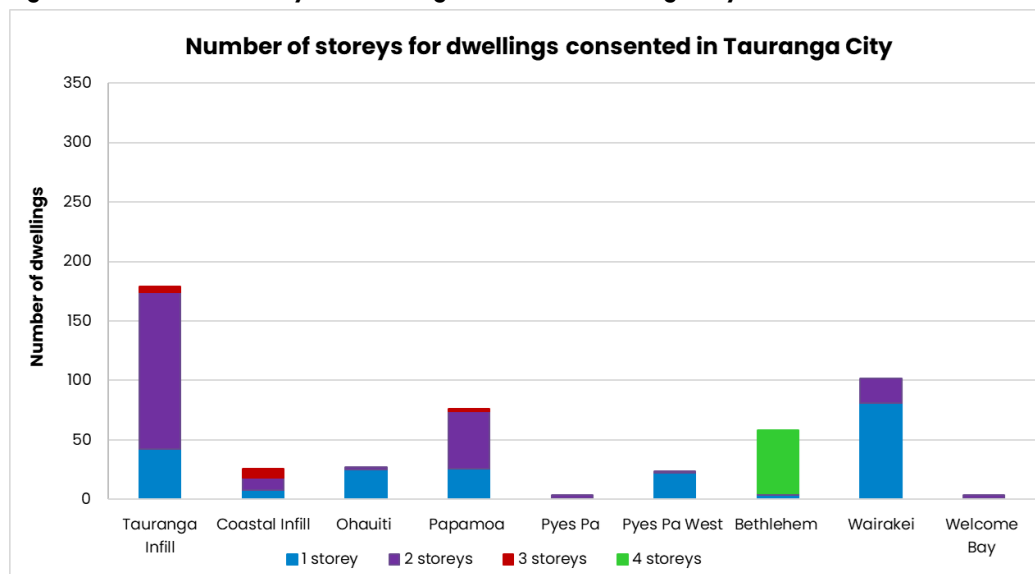


Table 21 Number of storeys for dwellings consented, Tauranga City, 2022 to 2024

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 Waihi 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

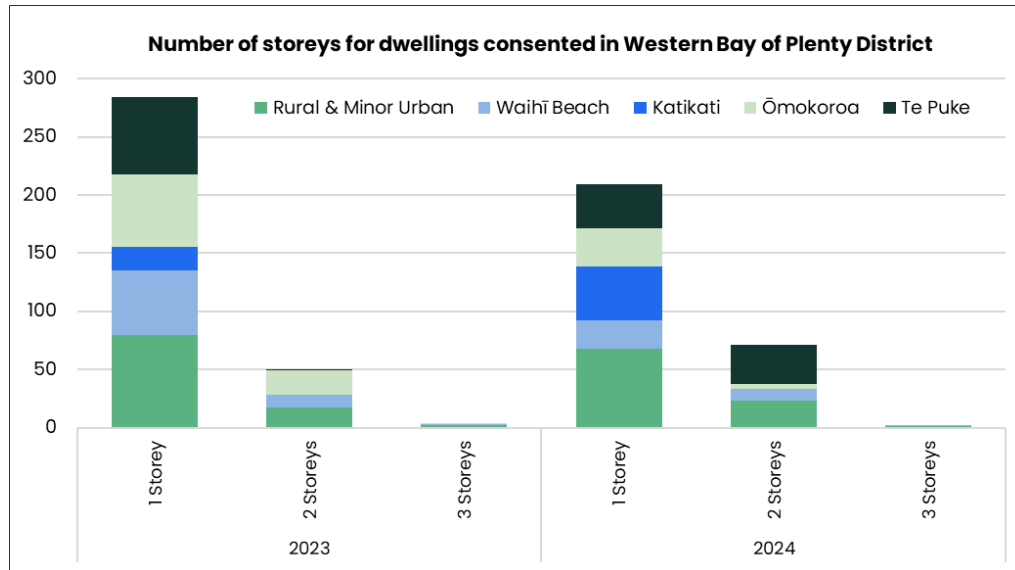


Table 22 Number of storeys for dwellings consented, Western Bay of Plenty District, 2022 to 2024

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

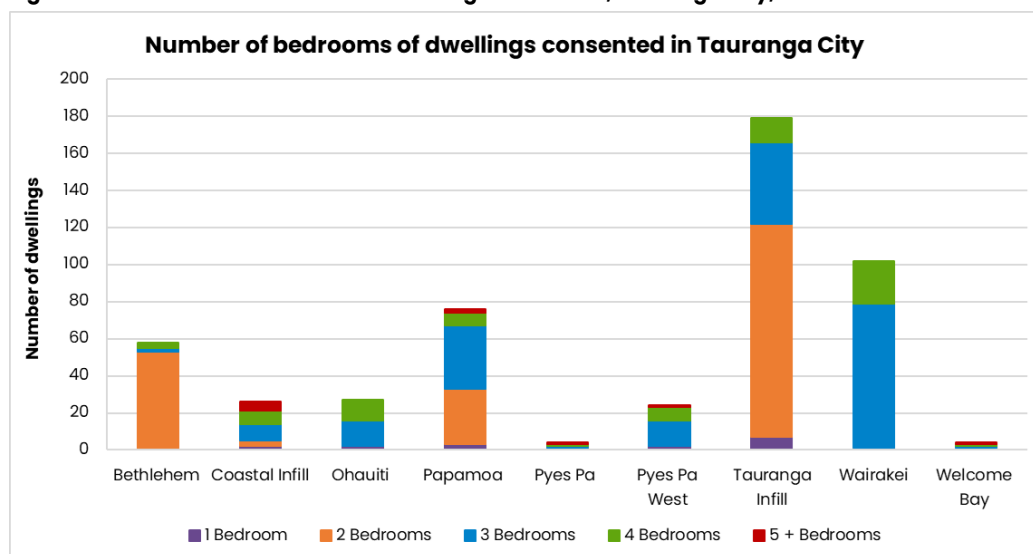


Table 24 Number of bedrooms for dwellings consented, Tauranga City, 2022 to 2024

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

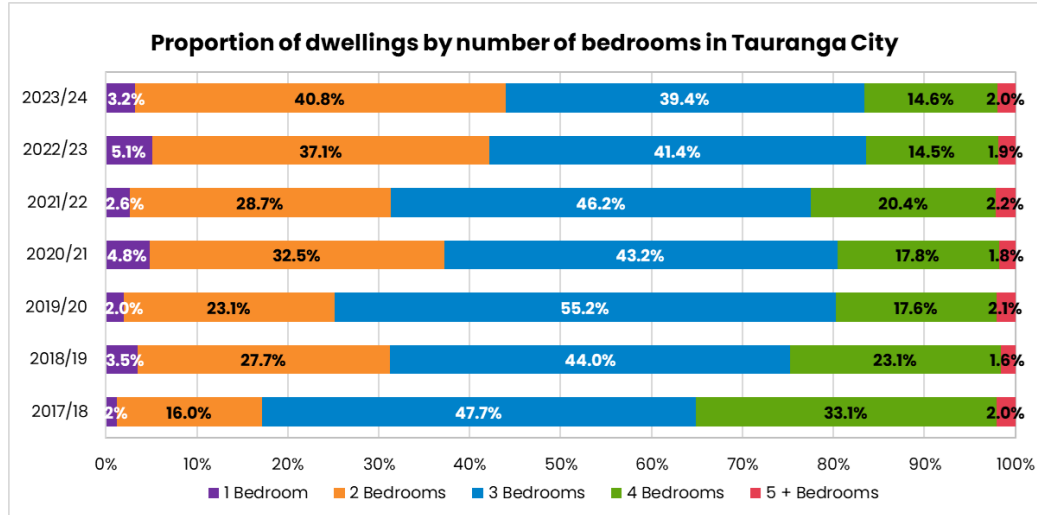
From July 2017 to June 2024 the proportion of dwellings by number of bedrooms showed emerging trends in housing options.

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

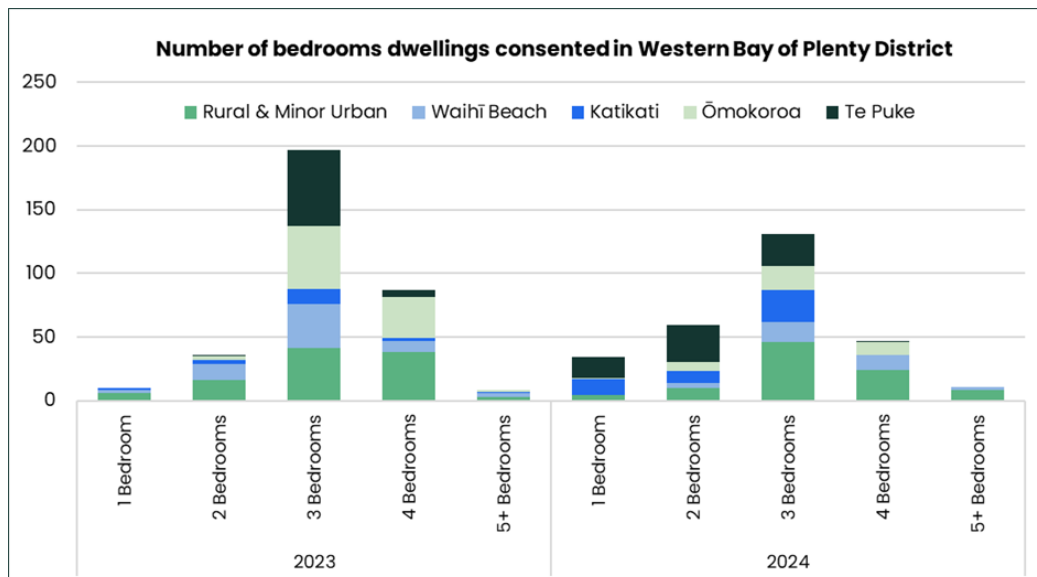


Table 25 Number of bedrooms for dwellings consented, Western Bay of Plenty District, 2022 to 2024

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

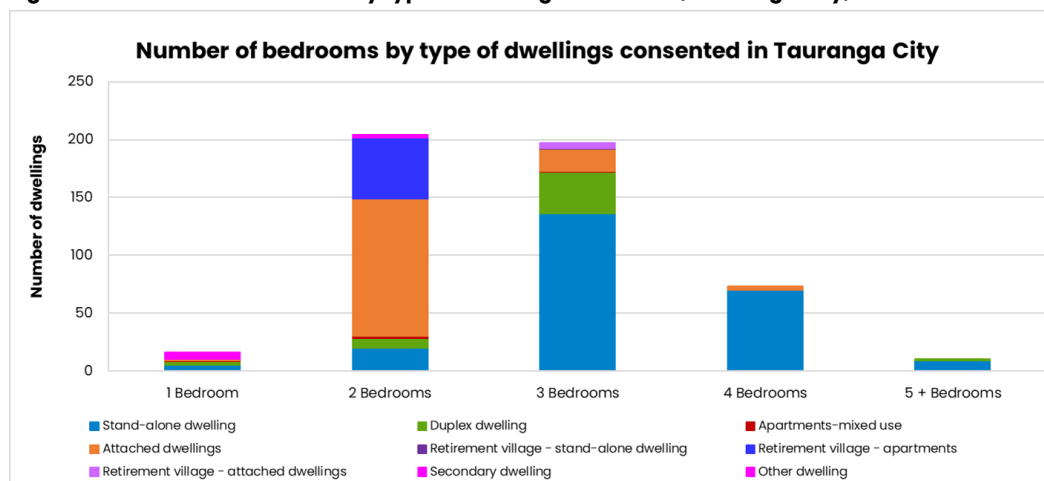


Table 27 Number of bedrooms by type of dwellings consented, Tauranga City, 2024

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

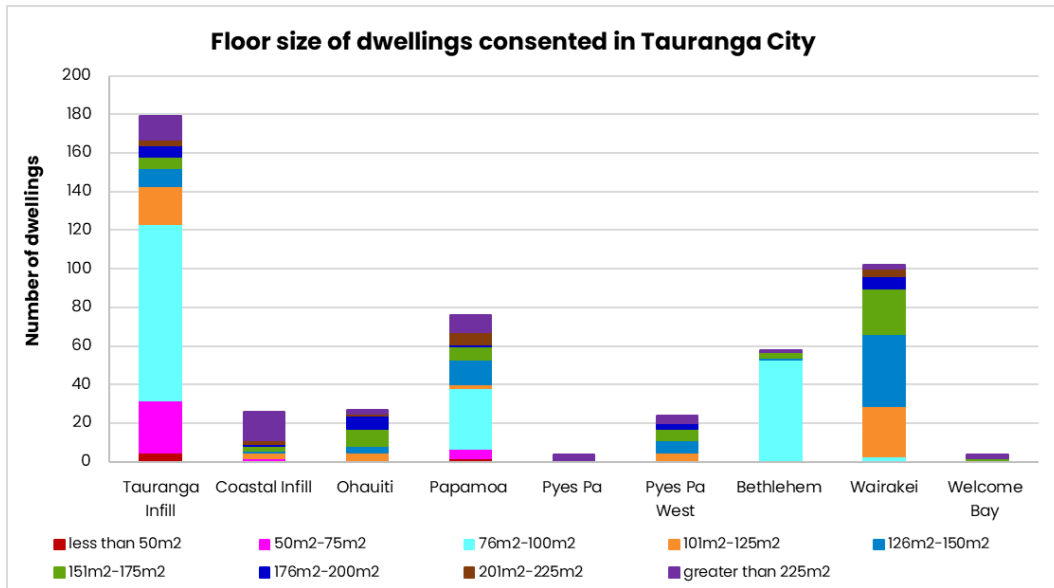
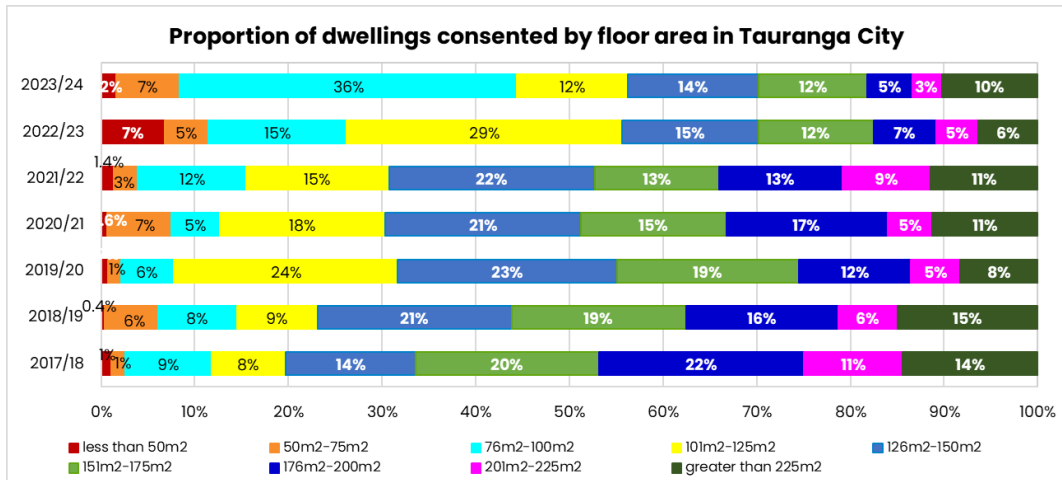


Table 28 Floor size for dwellings consented, Tauranga City, 2022 to 2024

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

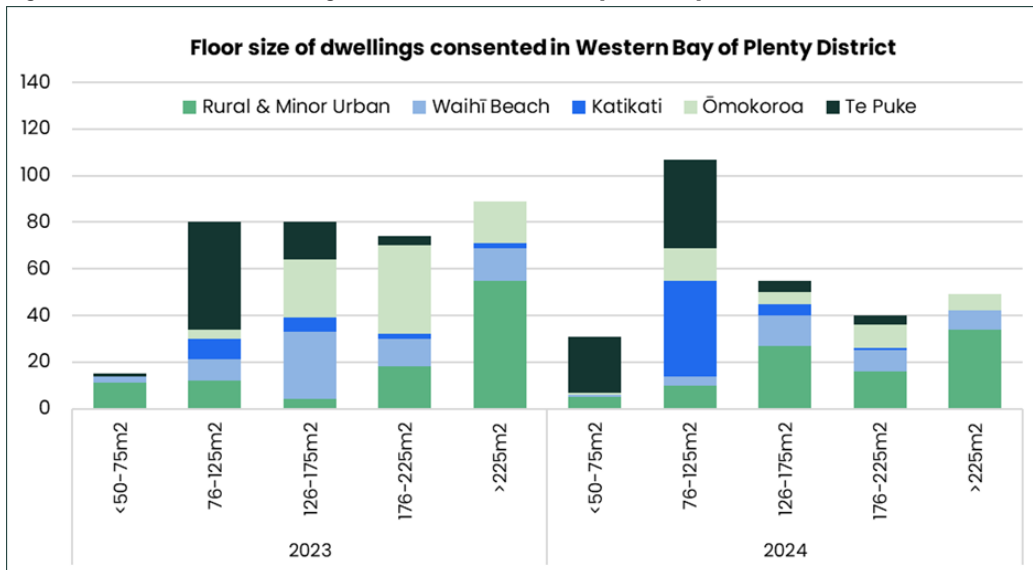


Table 29 Floor size for dwellings consented, Western Bay of Plenty District, 2022 to 2024

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

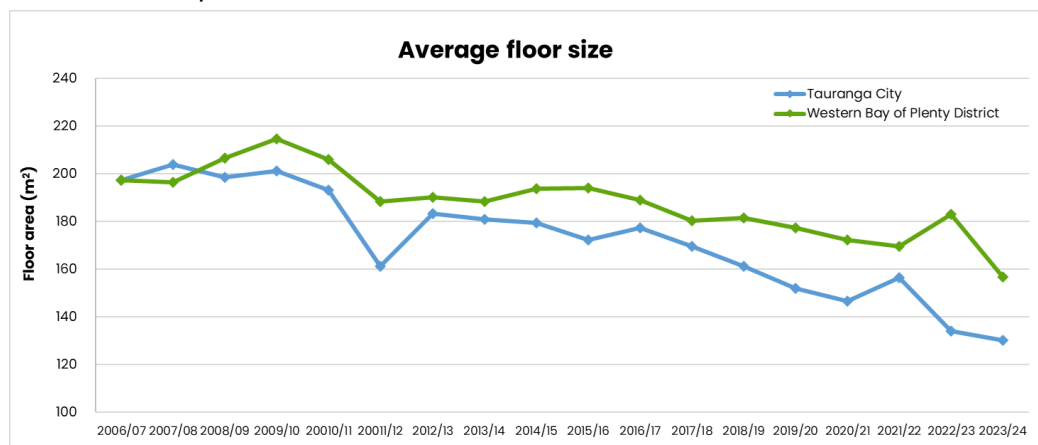
Residential statistics compiled by Stats NZ highlighted a notable trend towards smaller residential buildings in the sub-region. In 2023/24, the average floor size in Tauranga City was 130m², down from 197m² in 2006/07.

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

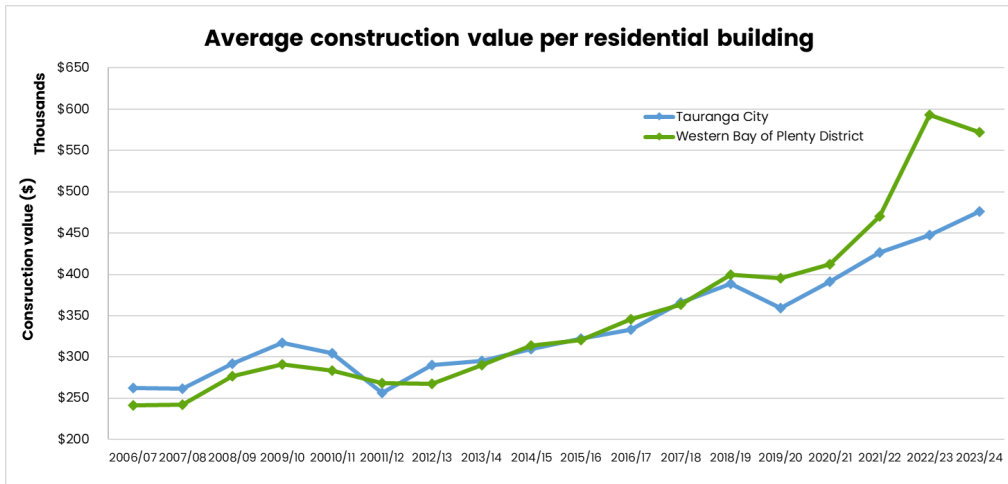
In contrast to the trend towards smaller floor sizes, the average construction value has increased significantly in the sub-region.

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



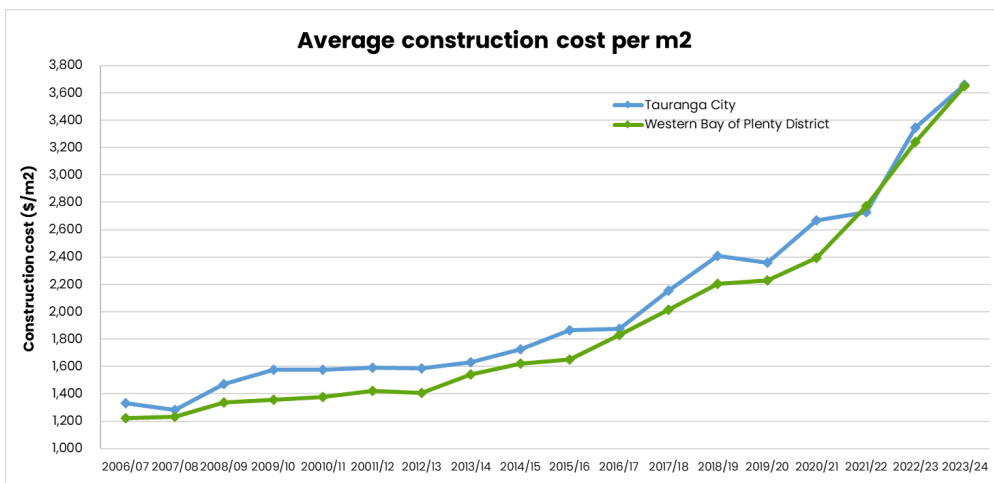
Source: Stats NZ Infoshare

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

Average Construction Value (\$)	Trend	\$ Change	% Change
Tauranga City			
This year			
476,474			
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			
572,385			
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

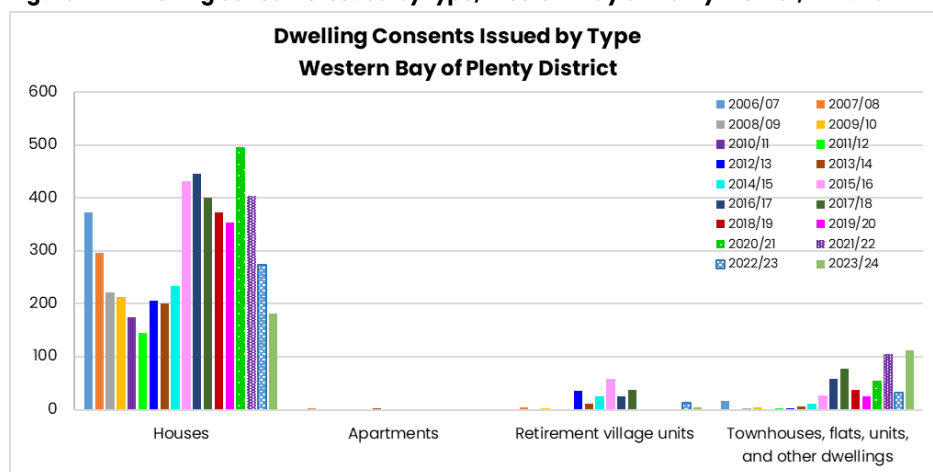
Residential Building Consents Issued by Type

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.

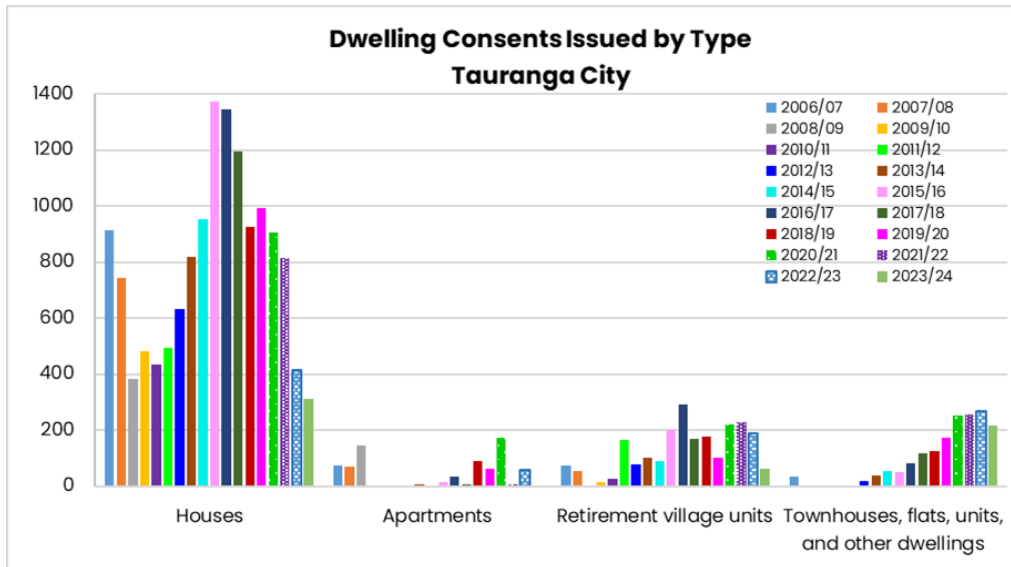
Figure 47 Dwelling consents issued by type, Western Bay of Plenty District, 2006 to 2024



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	-36%
Last 5 years (average)	↓	1,142	-48%
Last 10 years (average)	↓	1,301	-54%
Western Bay of Plenty District			
This year		299	
Last year	↓	320	-7%
Last 5 years (average)	↓	412	-27%
Last 10 years (average)	↓	430	-31%
Western Bay of Plenty Sub-region			
This year		892	
Last year	↓	1249	-29%
Last 5 years (average)	↓	1,554	-43%
Last 10 years (average)	↓	1,731	-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 Ohauiti 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
Waihi 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

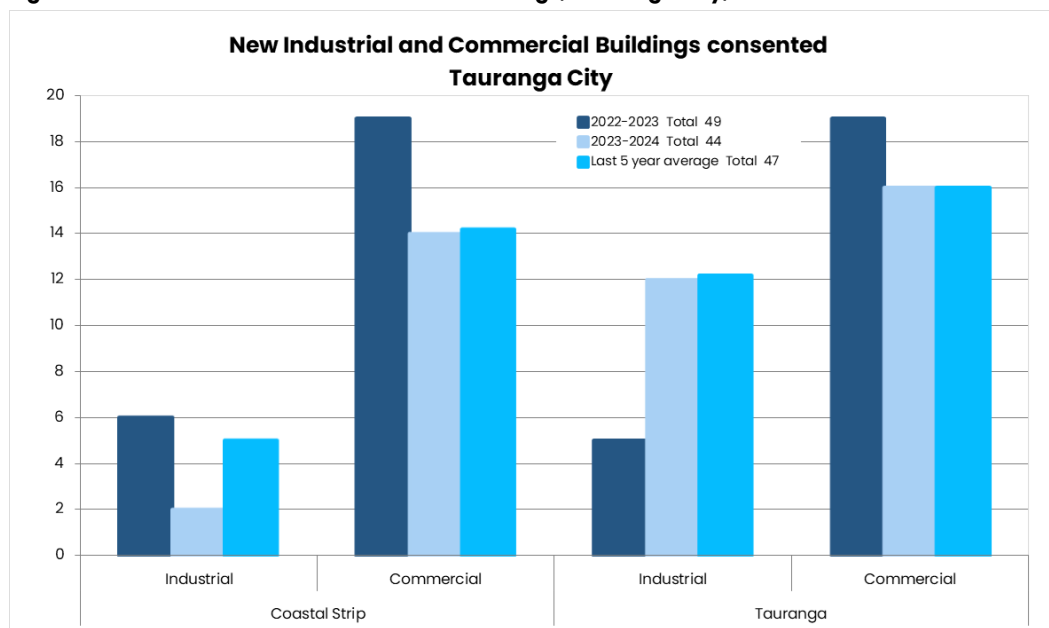
Tauranga City

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 Rangiuru, 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

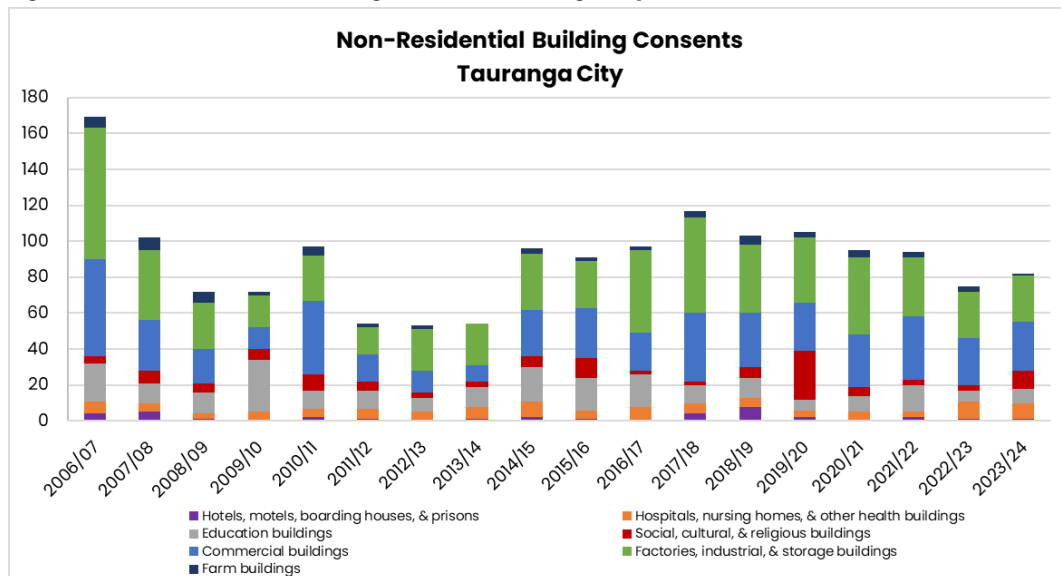
Non-Residential Building Consents Issued by Type

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.

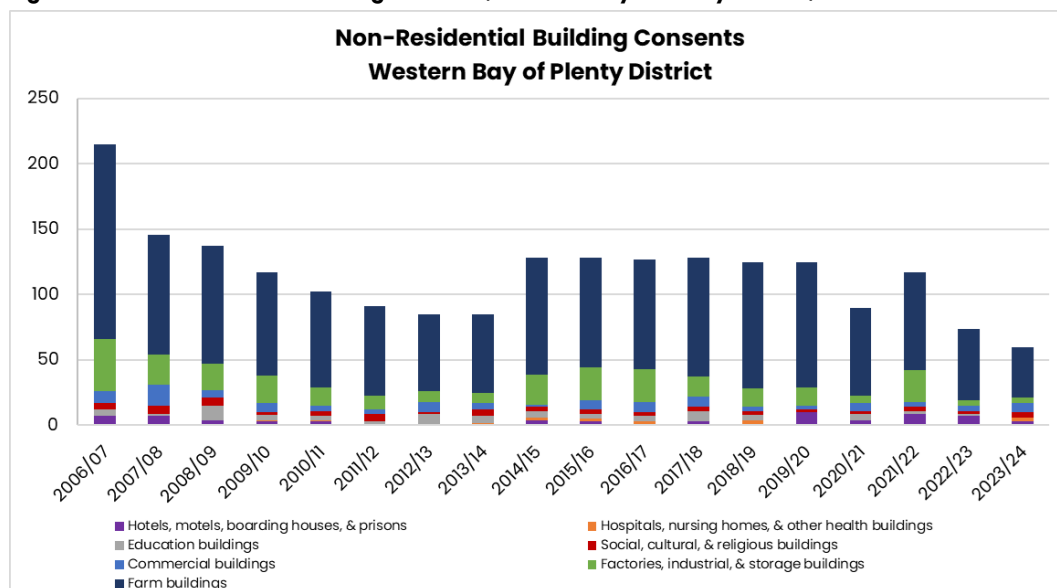
Of the 82 non-residential building consents issued in Tauranga City, 53 (or 65%) were for commercial, industrial, factory, and storage buildings. For Western Bay of Plenty District, 39 (or 65%) of the non-residential building consents were for farm buildings.

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	82		
Last year	75	↑	9%
Last 5 years (average)	90	↓	-9%
Last 10 years (average)	96	↓	-15%
<i>Western Bay of Plenty District</i>			
This year	60		
Last year	74	↓	-19%
Last 5 years (average)	93	↓	-35%
Last 10 years (average)	110	↓	-45%
<i>Western Bay of Plenty Sub-region</i>			
This year	142		
Last year	149	↓	-5%
Last 5 years (average)	183	↓	-22%
Last 10 years (average)	206	↓	-31%

Source: Stats NZ Infoshare

Non-Residential Building Consents by Construction Value

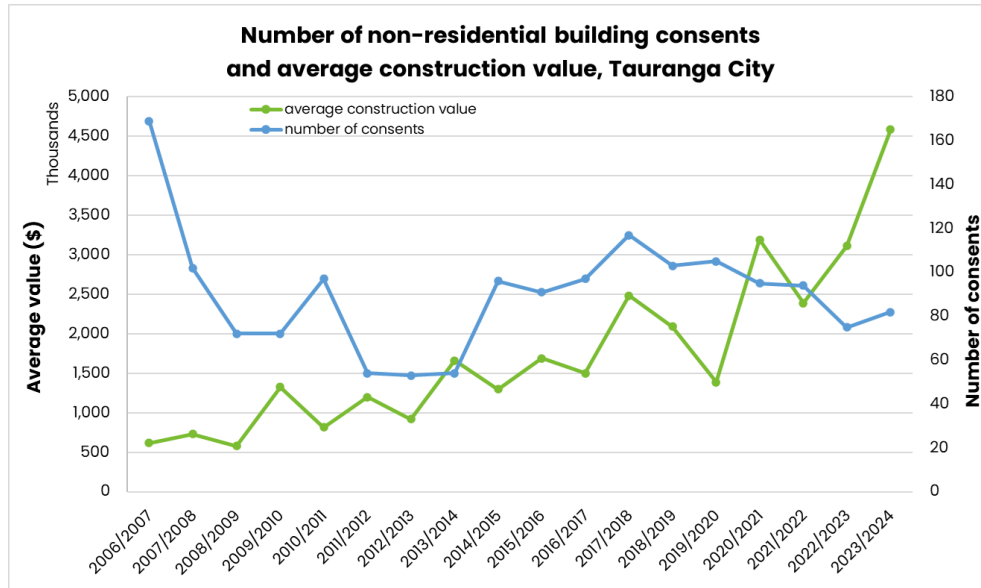
Construction activity in the sub-region was notably high in 2017/18 with a total of 245 consents of non-residential nature, but significantly declined by 42% or 142 consents in 2023/24.

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

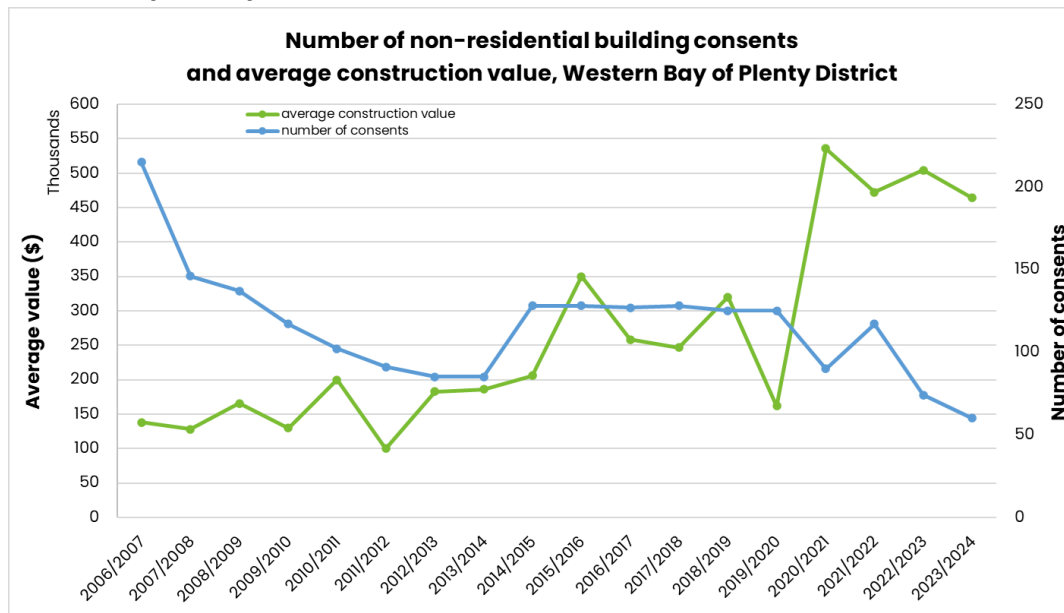
consents having a \$4.6 million average value per consent suggested a strong demand for high-value non-residential construction projects in the City.

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 – Waiau, Tahawai, Aongatete, Pahoia, Te Puna, Minden, Matakana Island, Kopurererua, Kaimai, Waiorohi, Kaitemako, Otawa, Rangiuuru, 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).

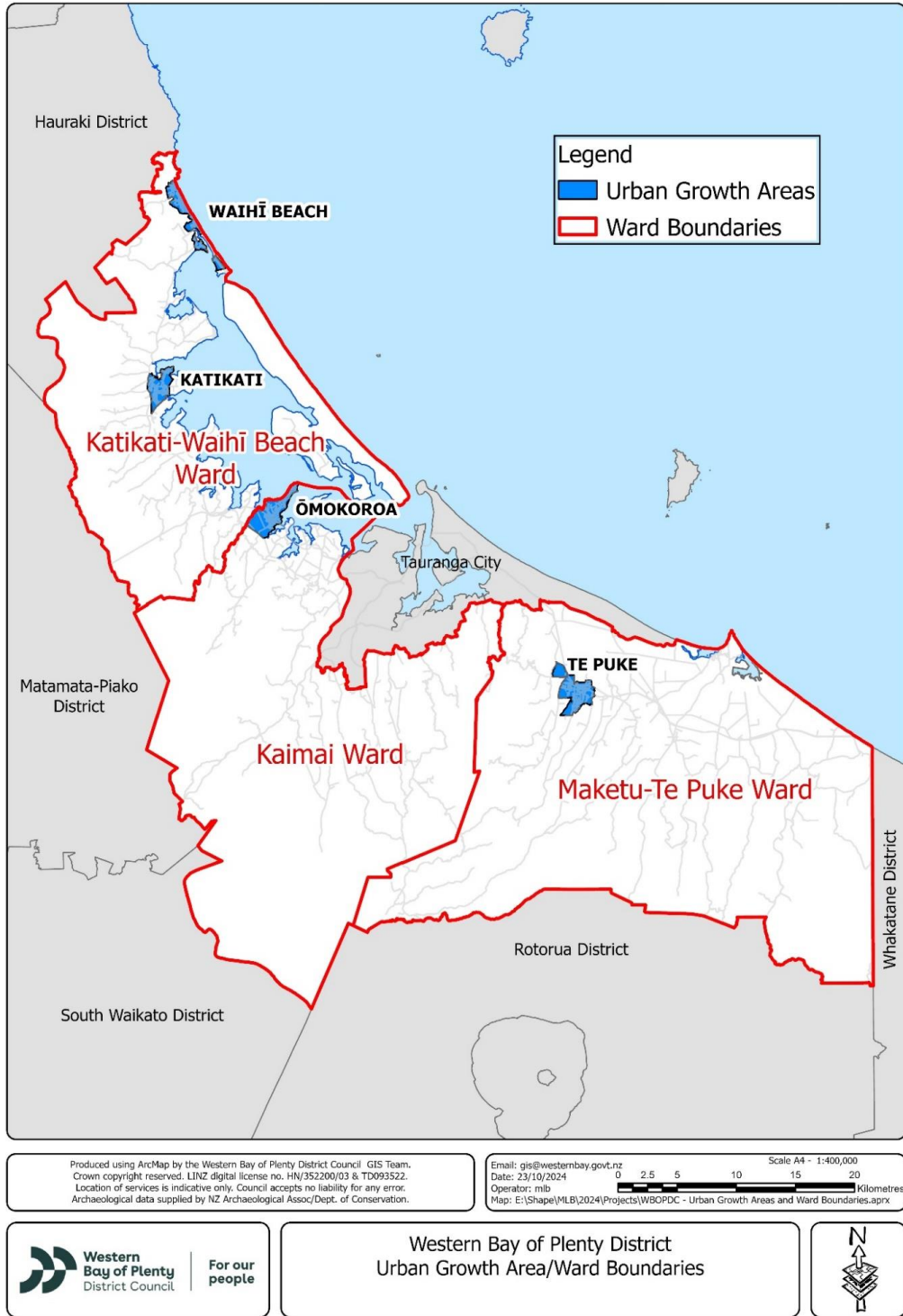
Western Bay of Plenty District

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



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

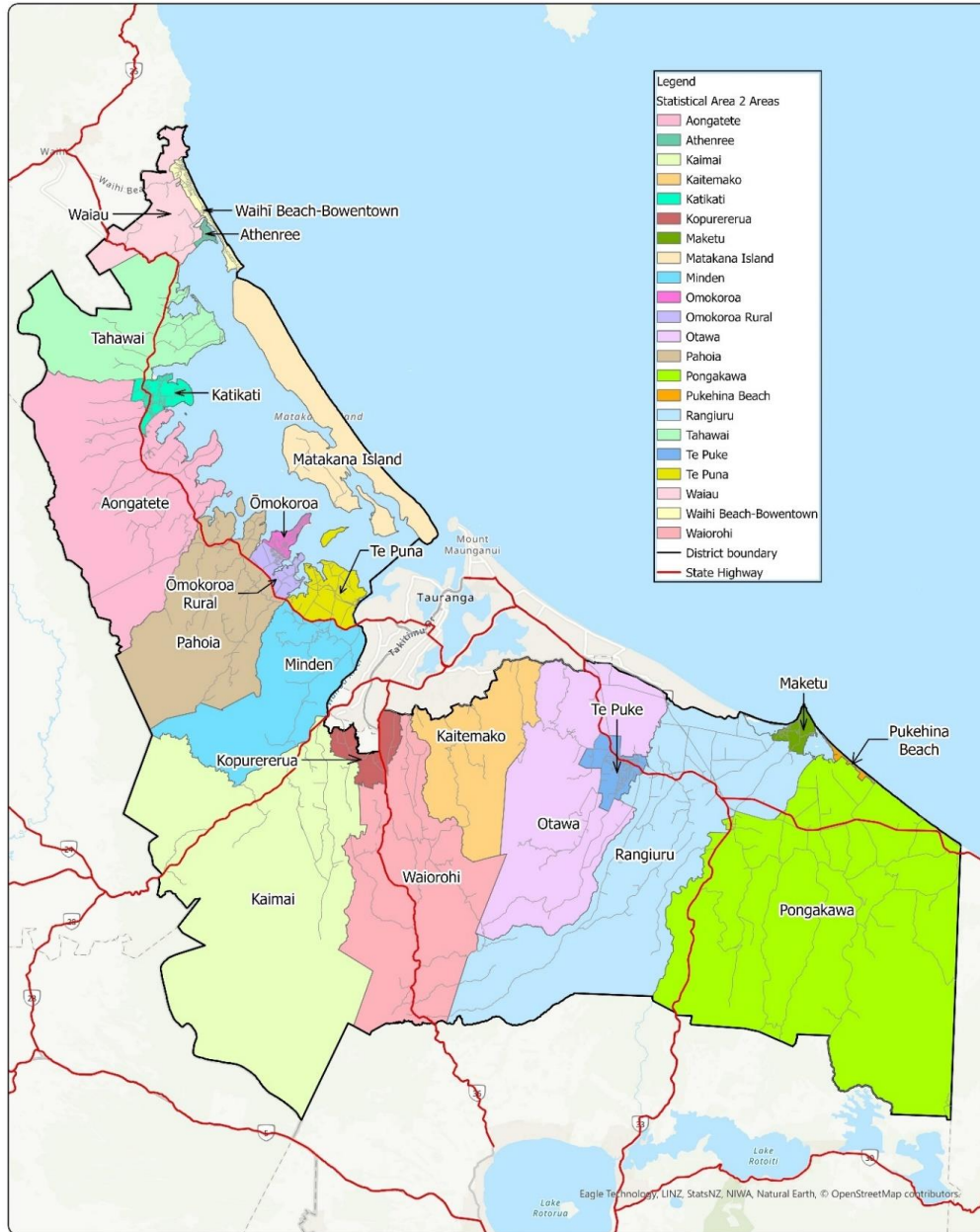
Western Bay of Plenty District

Statistical Area 2	Population	Occupied Dwellings	Unoccupied Dwellings	Total Dwellings	Unoccupied Total Ratio (%)
Waihī 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
Rangioru	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

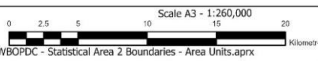
Statistical Area 2 Maps

Western Bay of Plenty District



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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

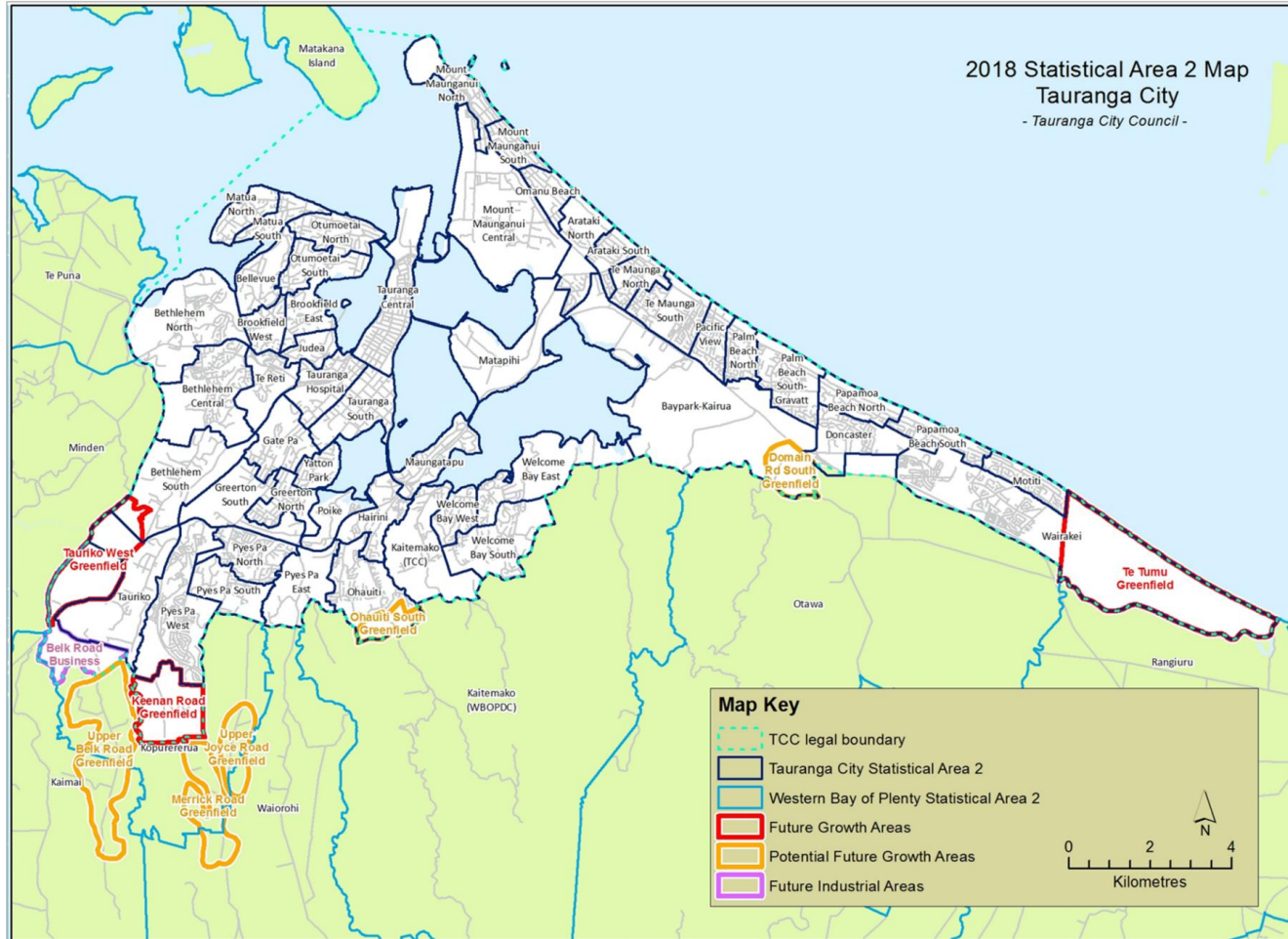
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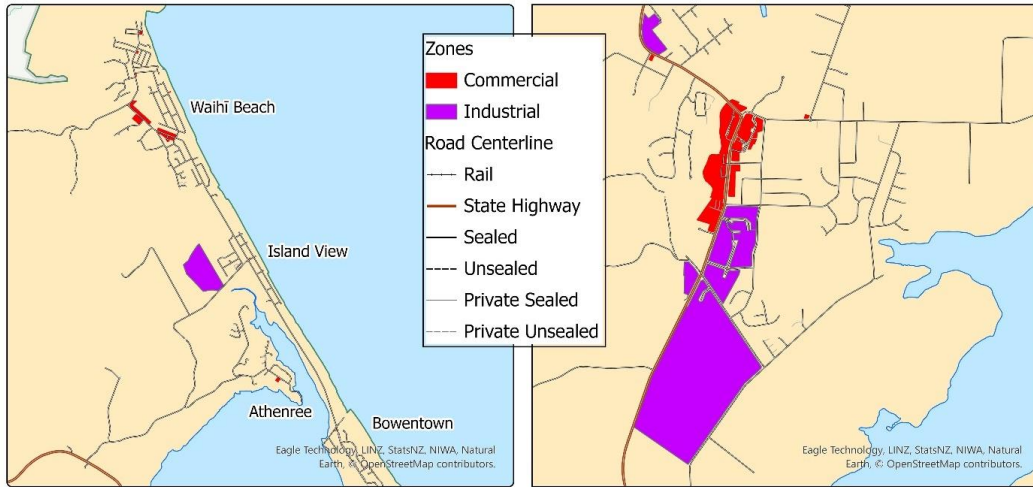
Western Bay of Plenty District
 Statistical Area 2 Areas



Tauranga City

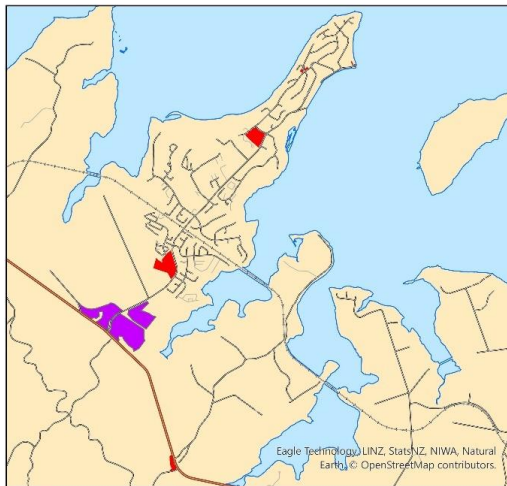


Western Bay of Plenty District

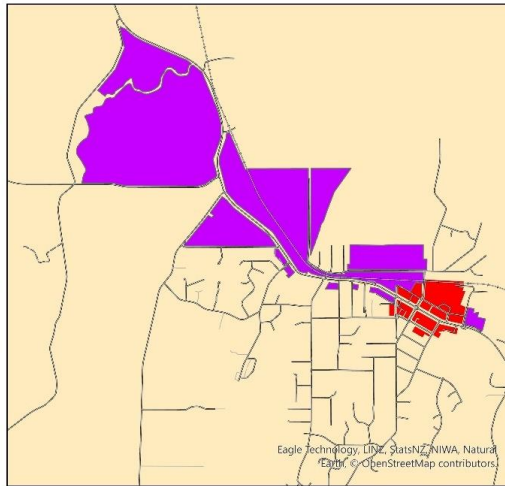


WAIHĪ BEACH

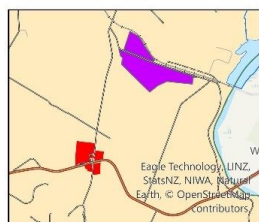
KATIKATI



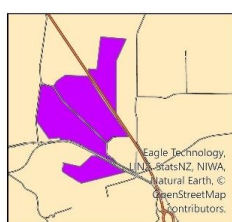
ŌMOKOROA-WHAKAMARAMA



TE PUKE



TE PUNA-MINDEN



RANGIORUA



PAENGAROA



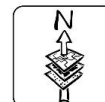
MAKETU-PUKEHINA BEACH

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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

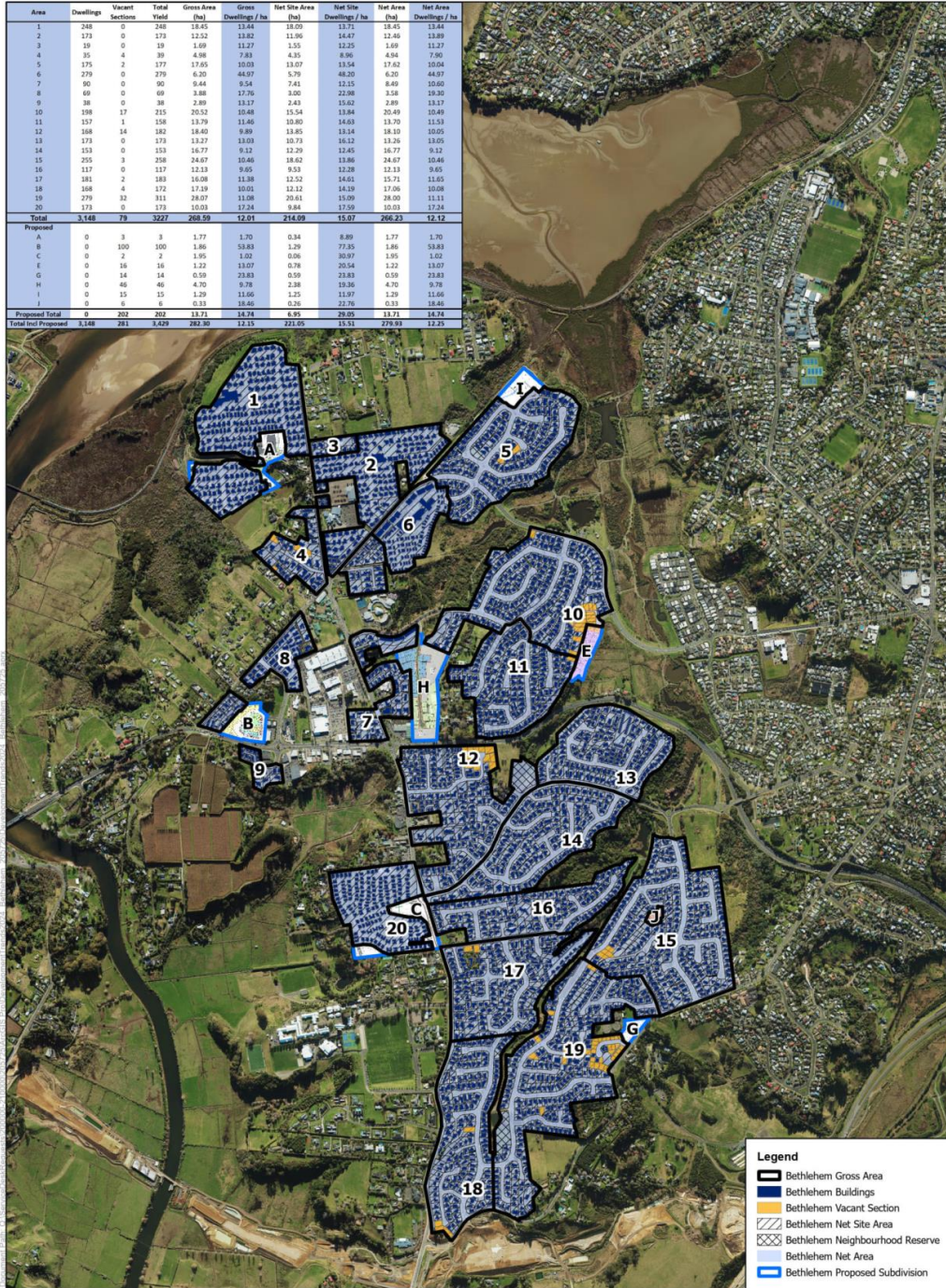
Y = number of vacant sections (in both developed areas and proposed development)

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

0 100 200 400 600 m
1:13,000 @ 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.





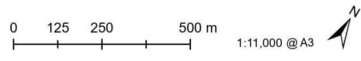
Pyes Pa Dwelling Density 2024



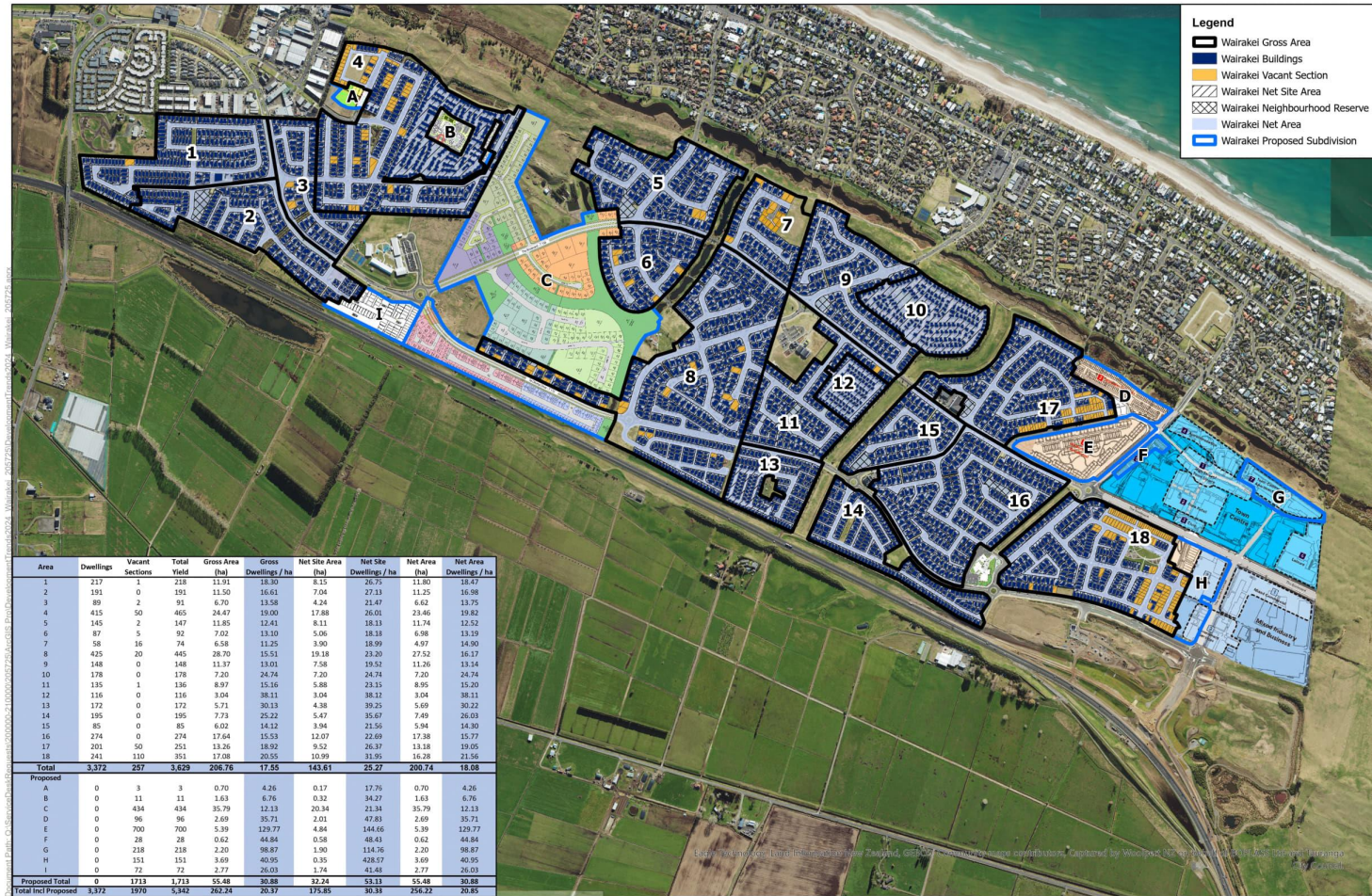
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Pyes Pa West Dwelling Density 2024



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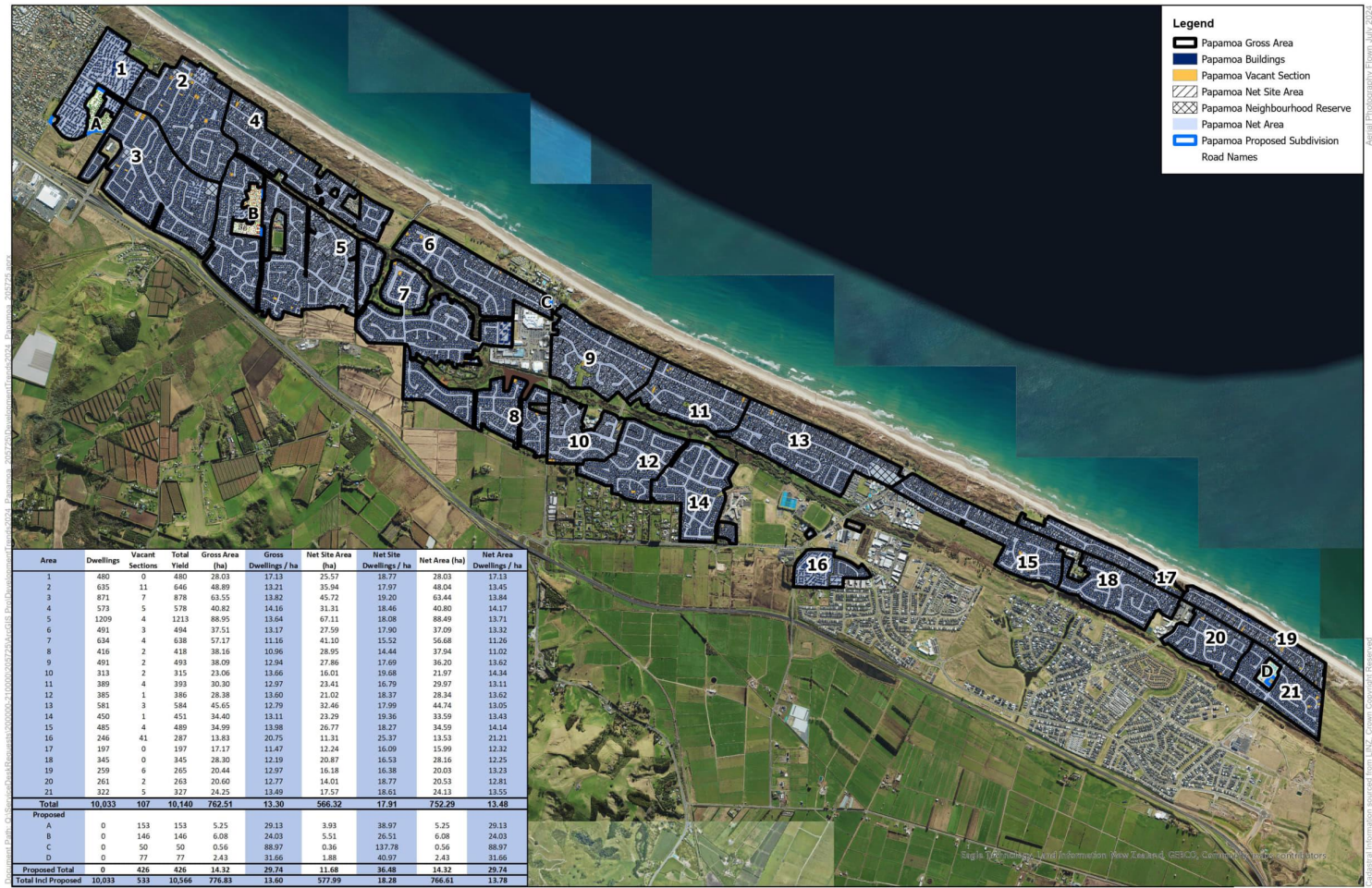
Wairakei Dwelling Density 2024

0 100 200 400 600 m 1:1,000 @ A3

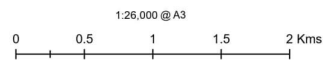


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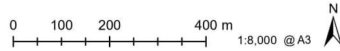
Papamoa Dwelling Density 2024



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.



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:

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

Gross Area excludes land zoned Rural Residential.

Net Area refers to Gross Area less land that is:

- For stormwater ponds and detention areas;
- Geotechnically constrained as unstable;
- Set aside to protect significant ecological, cultural, heritage or landscape values;
- Set aside for non-local recreation, esplanade reserves or access strips that form part of a larger regional, sub-regional, or district network;
- 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:

- For local and collector roads;
- 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:

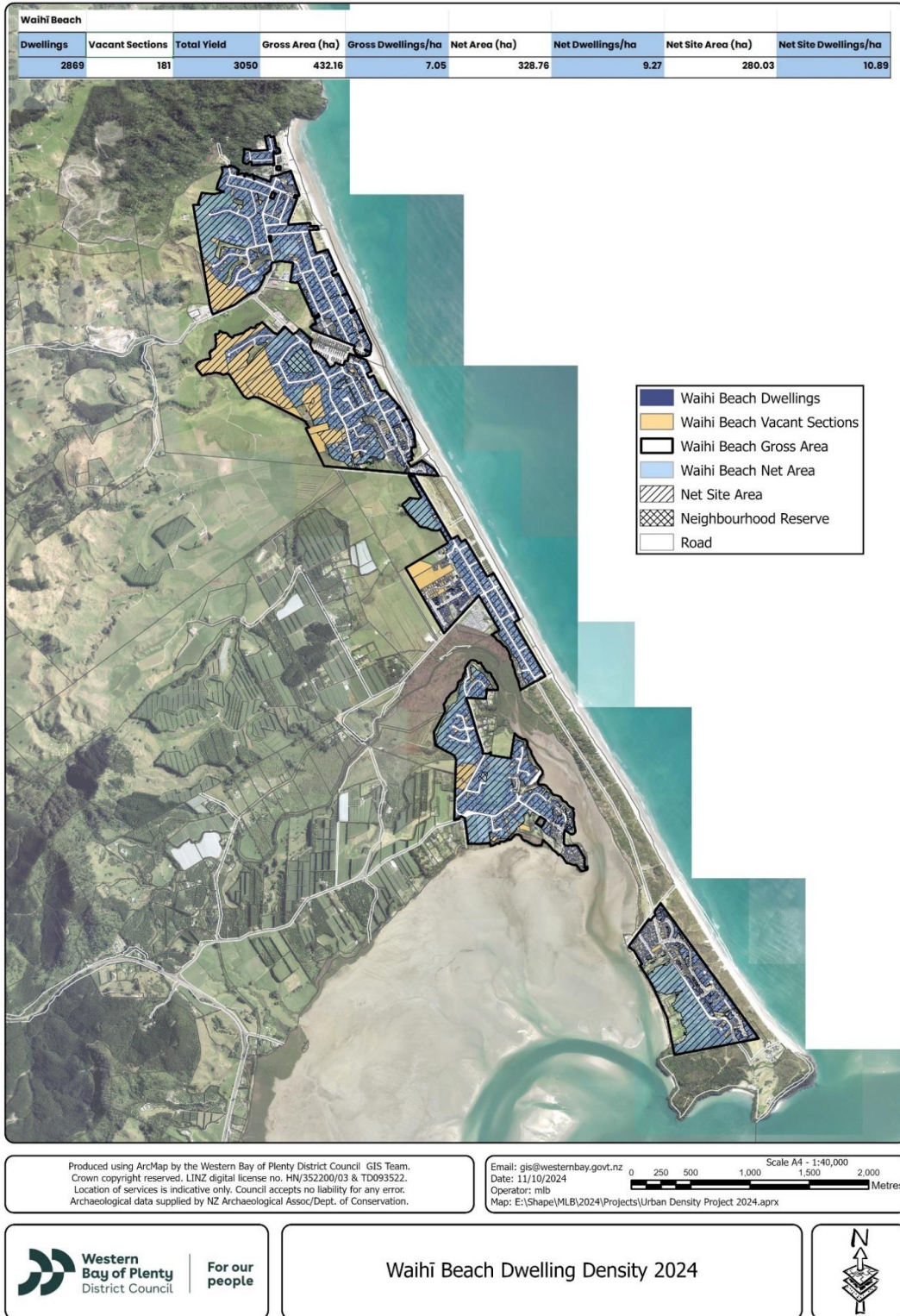
X = number of dwellings in developed areas

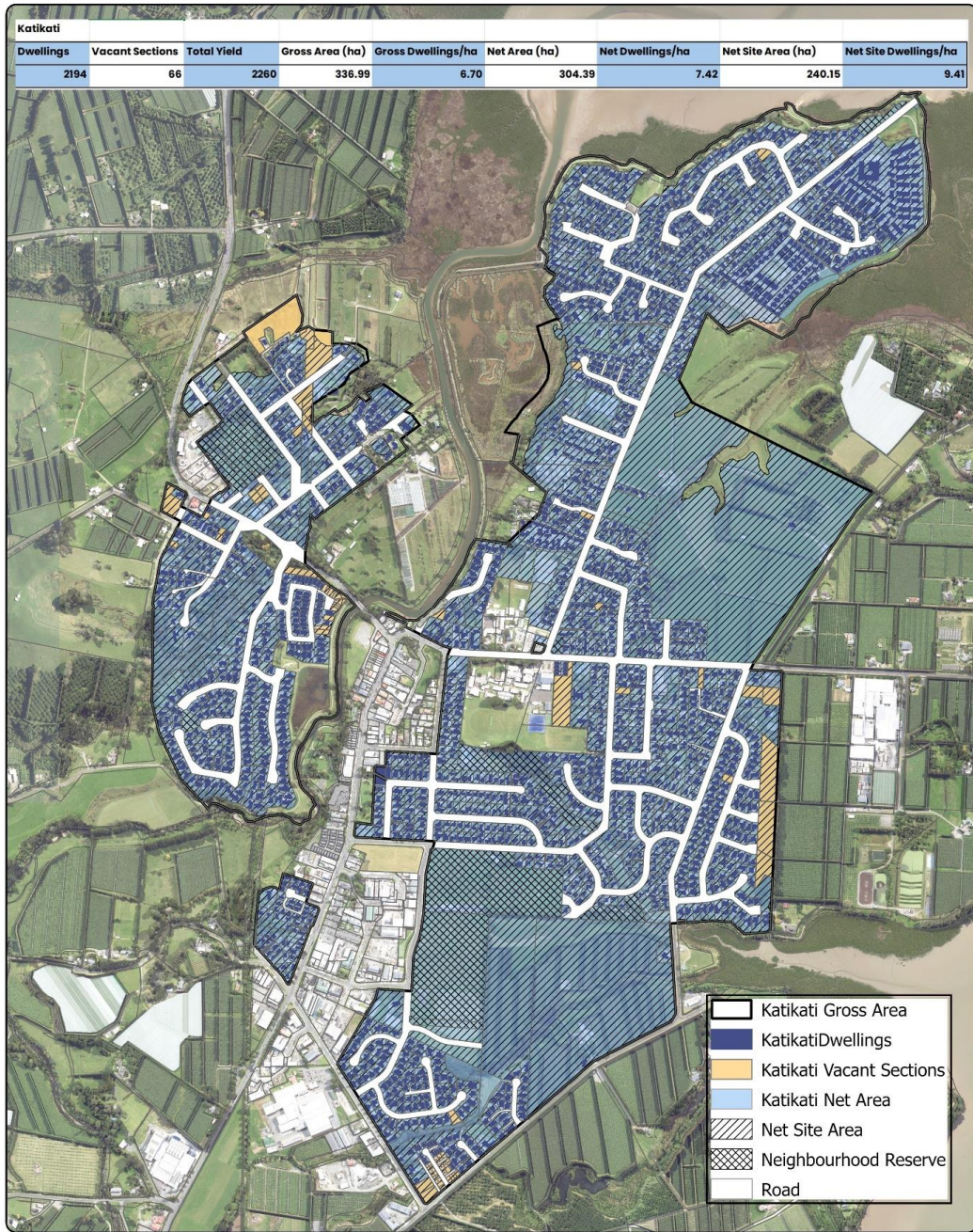
Y = number of vacant sections (in both developed areas and proposed development)

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





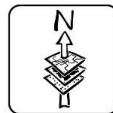
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
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 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

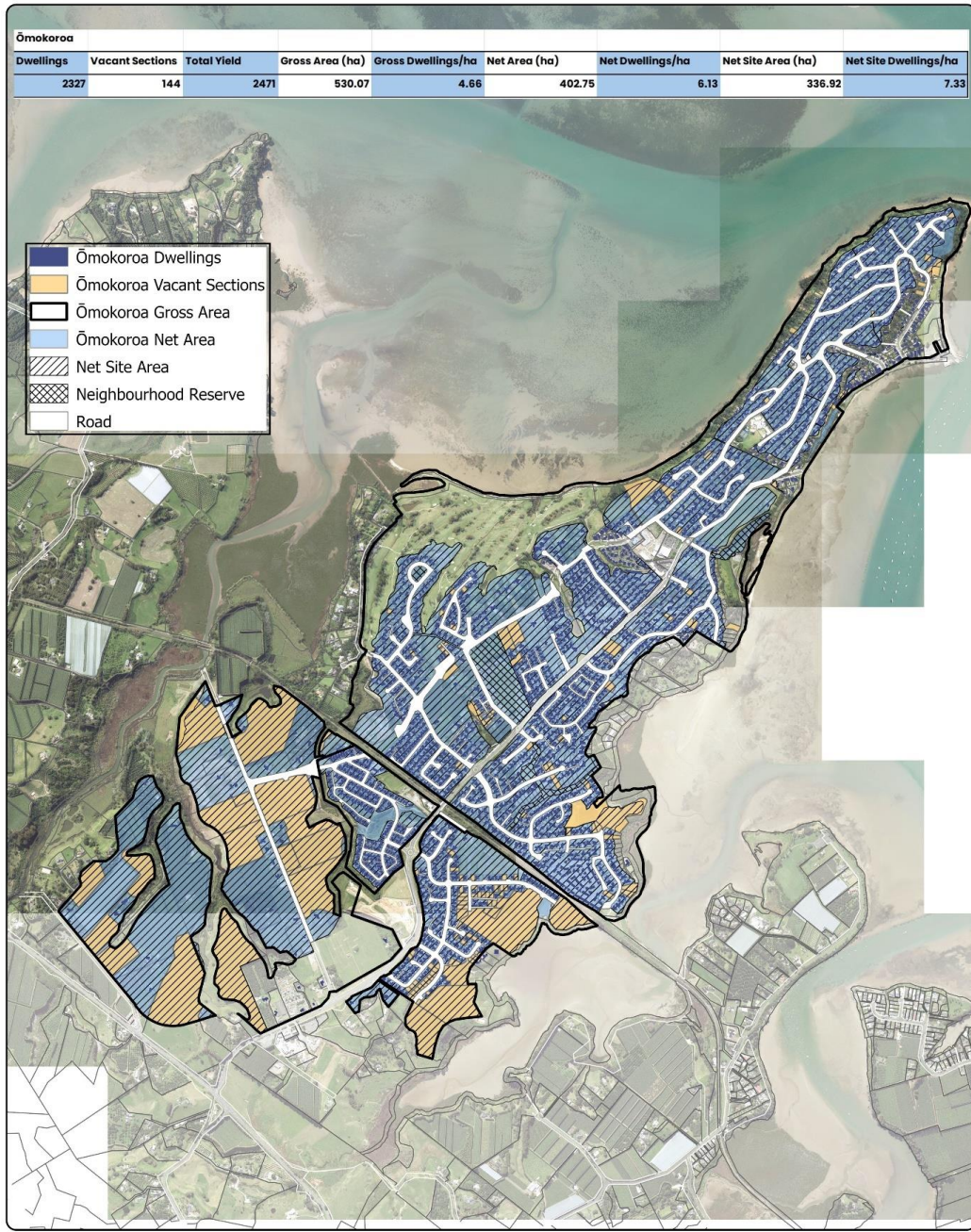
Email: gis@westernbay.govt.nz
 Date: 21/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx

Scale A4 - 1:15,000
 0 100 200 400 600 800 Metres



Katikati Dwelling Density 2024





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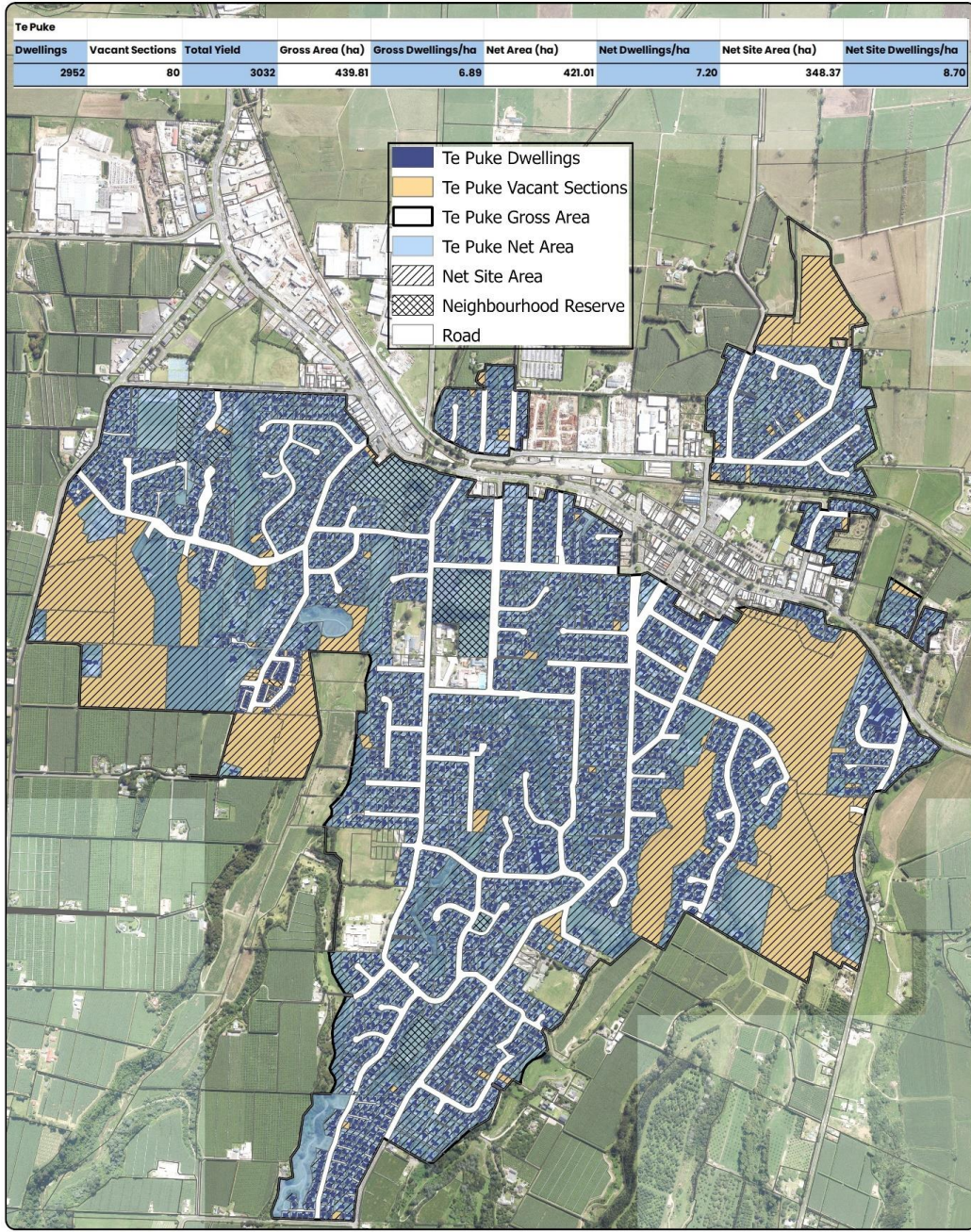
Email: gis@westernbay.govt.nz
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Scale A4 - 1:24,000
 0 100 200 400 600 800 1,000 Metres



Ōmokoroa Dwelling Density 2024





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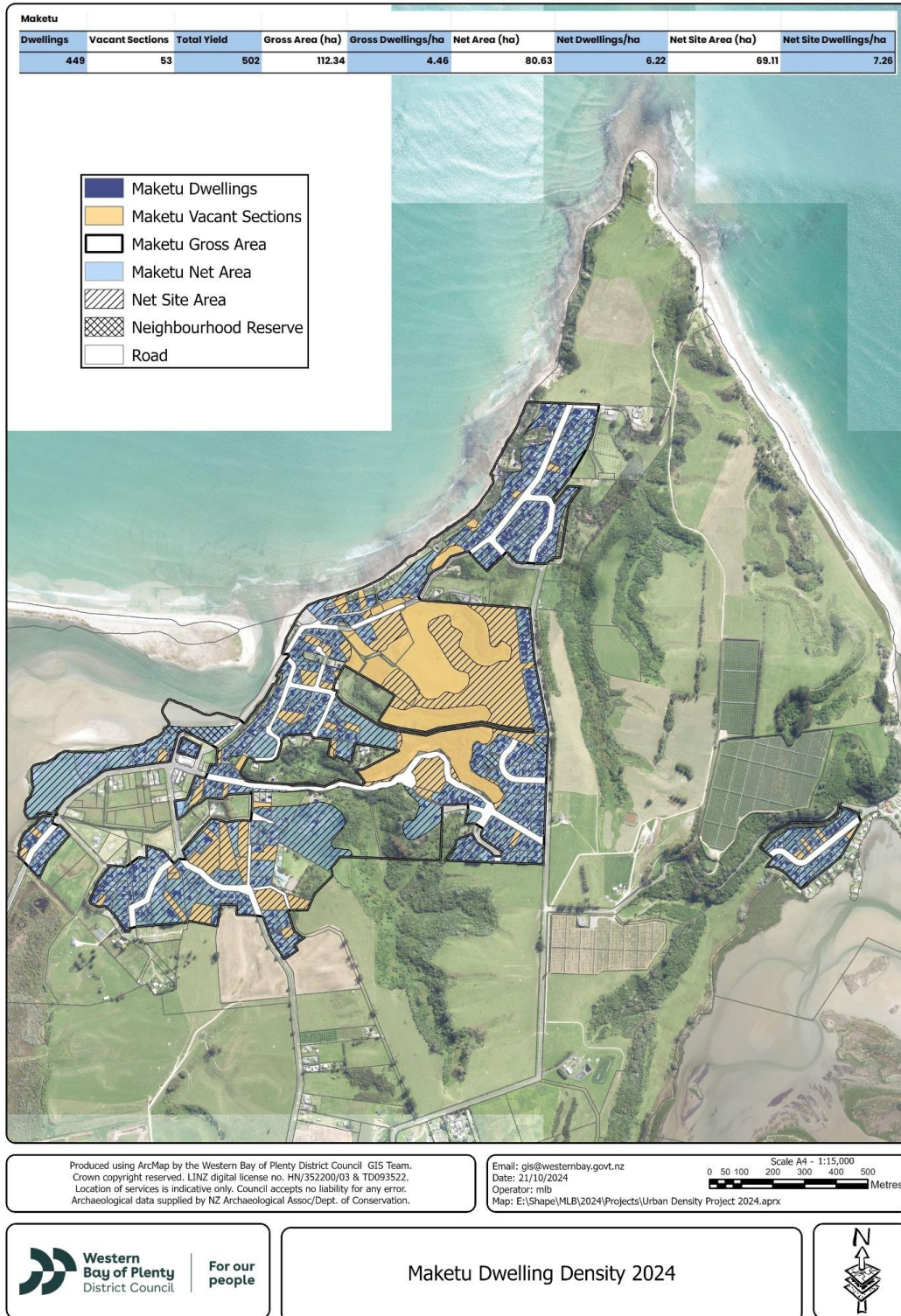
Email: gis@westernbay.govt.nz
 Date: 21/10/2024
 Operator: mlb
 Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx

Scale A4 - 1:17,000
 0 100 200 400 600 800 Metres



Te Puke 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	
Rangioru	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	

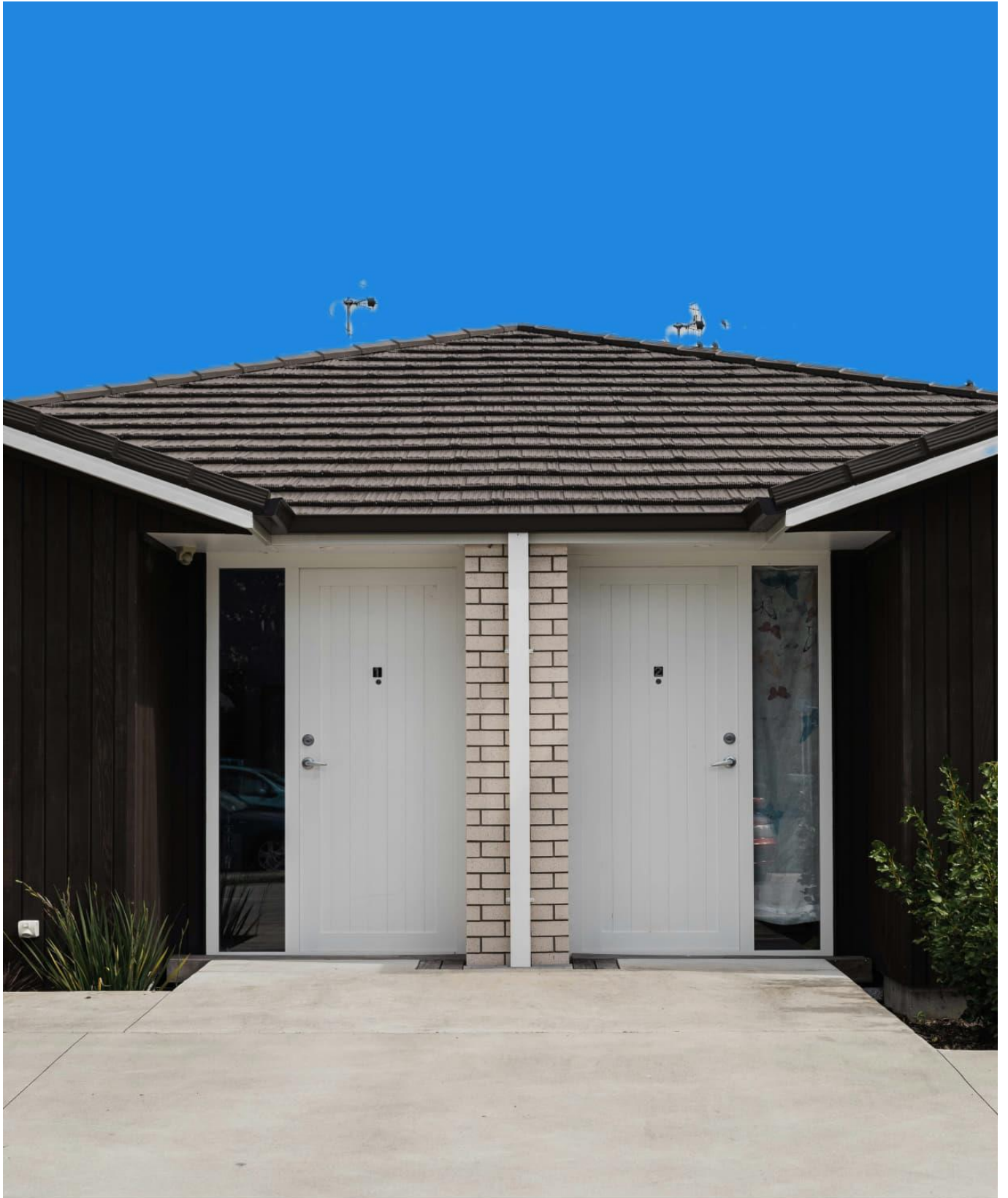
Statistical Area 2	Stand-alone Dwelling	Duplex Dwellings	Multi Unit Dwellings	Minor Dwelling	Retirement Village Unit
Waiorohi	4				
Kaitemako (Waitao)	6				
Otawa	6				
Rangiuru	1				
Pongakawa-Paengaroa	12				
RURAL AREAS	65	16	0	5	0
DISTRICT TOTAL	183	51	38	8	2

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		
Omokoroa	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	
Omokoroa	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



Development Trends Summary Report 2024

Western Bay of Plenty District



The Development Trends Report is a technical report produced each year by Western Bay of Plenty District Council and Tauranga City Council.

It is required by SmartGrowth, the Regional Policy Statement and the National Policy Statement on Urban Development.

The report tracks trends in residential development and subdivision, measuring new lots created and new dwellings built. It also tracks trends in dwelling typology, house sales, house prices, rents, affordability, capacity, industrial and commercial land, and non-residential consents.

This summary report focuses on findings for the Western Bay of Plenty District from 1 July 2023 to 30 June 2024.

Please refer to the [Full Report](#) for all development details across the sub-region.

Key trends



Residential building and subdivision activity have slowed in the last two years to historically low levels.



New dwellings consented declined by 56 or 17% to 282. New lots created declined by 94 or 34% to 183.



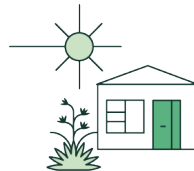
Median selling price increased by 10% or \$96,272 to \$1,062,089 in the 12 months to 30 June 2024.



The number of dwellings sold remained the same.



Average weekly rent increased by 6% or \$33 to \$578 in the 12 months to 30 June 2024.



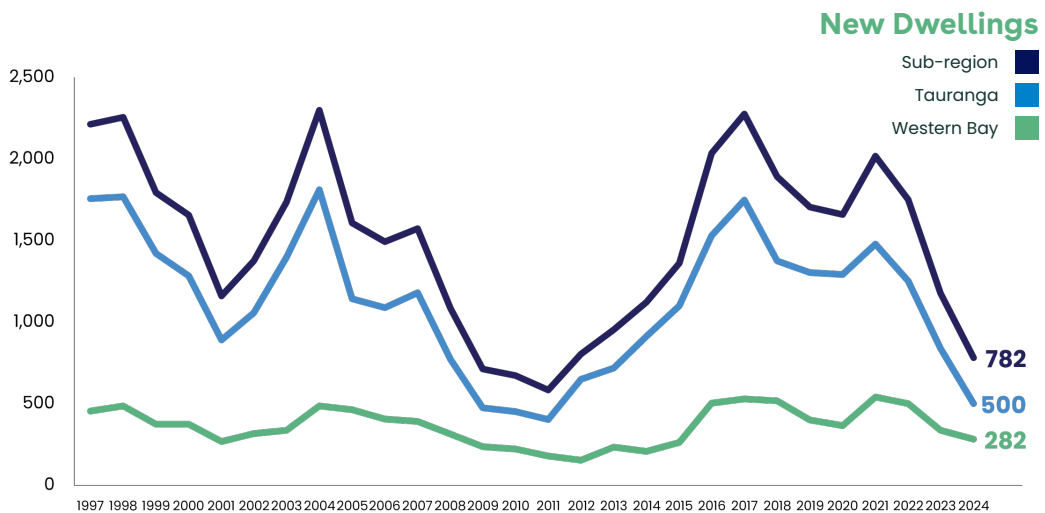
The slowdown reflects broader economic pressures of high interest rates, inflation in building costs, shortage of developable land and decrease in demand.



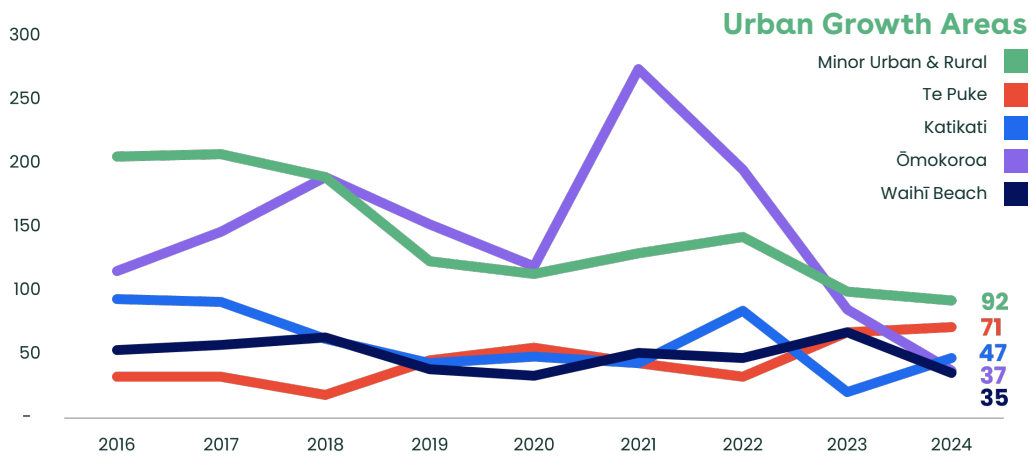
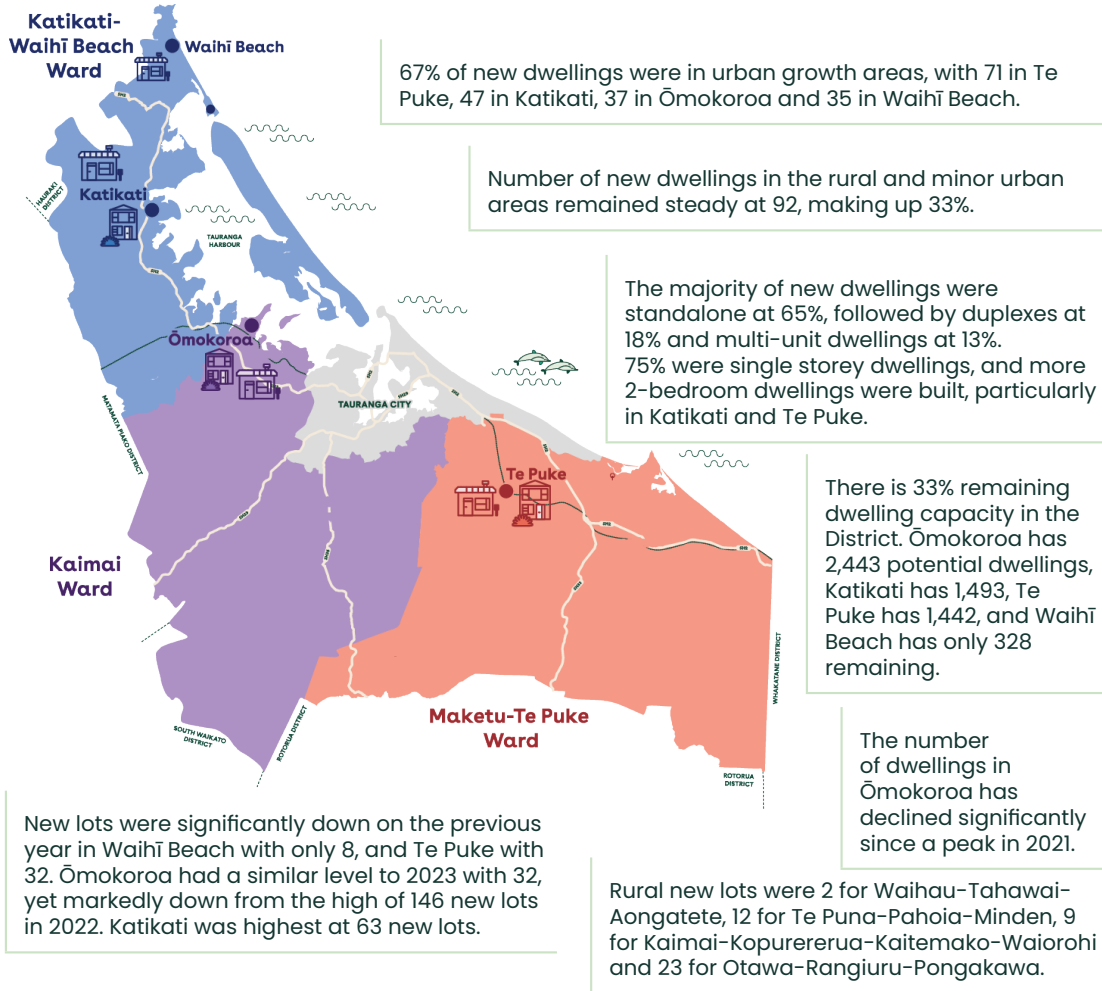
Other growth regions across New Zealand are seeing similar trends, consistent with the cyclical nature of economic and property markets.



As with previous recoveries, residential building and subdivision activity are expected to rebound in time.



New homes and sections



Section and house sizes

Section size for new dwellings varies by urban growth area, with Katikati having the majority of smaller sites sized 176–325m² this year.

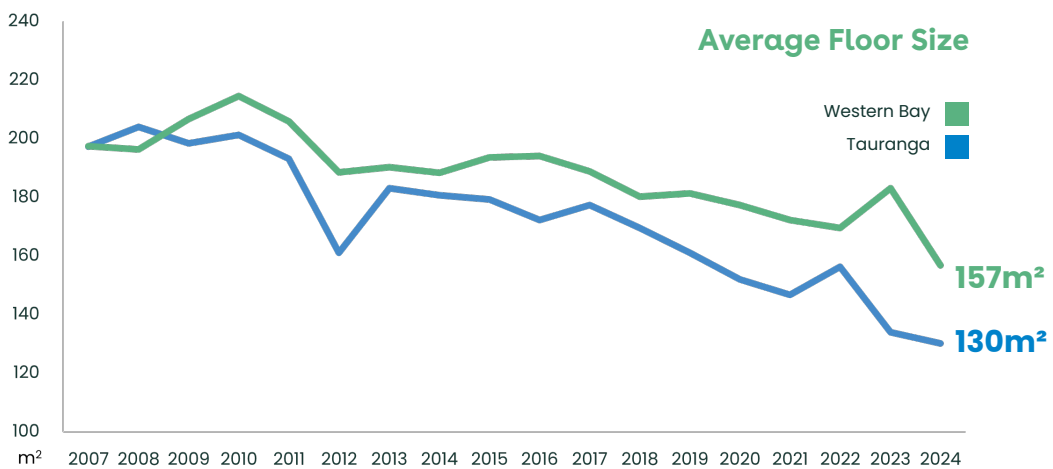
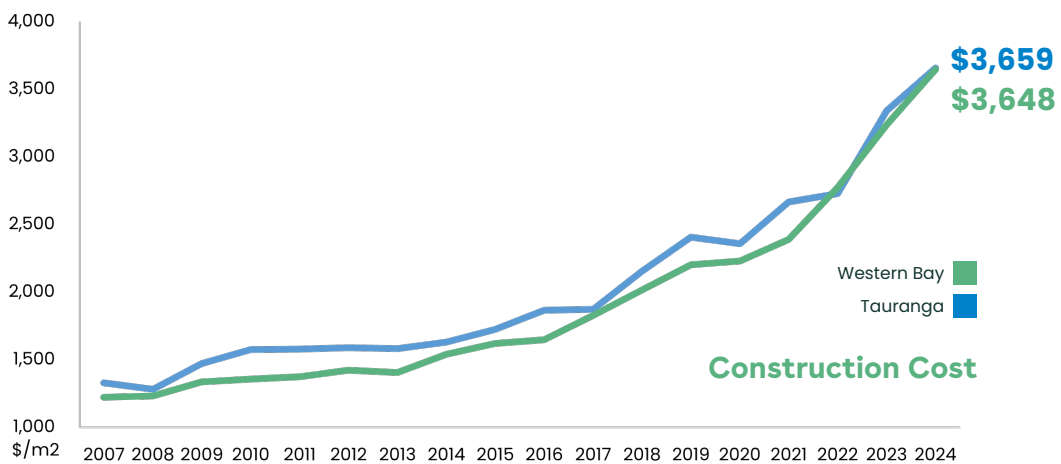
Te Puke has a range of section sizes, with some larger sites of 750m²+ being developed this year into multi-unit dwellings.

With higher densities in rural areas, average dwelling floor size continues to decline, down by 26m² to 157m².

Rural areas continue to have new dwellings built on sites greater than 1000m².

Closely related to average floor size is construction cost, up by 13% this year to \$3,648 per m².

Notably, construction cost has doubled in the last 7 years.



Business development

Western Bay of Plenty district has zoned 55.38 ha of Commercial land and 619.50 ha of Industrial land.

Across the sub-region, the largest areas of vacant Industrial land are located at Rangiuuru, Te Puke and Katikati in the Western Bay of Plenty District, and at Tauriko, Te Maunga and Wairakei in Tauranga City.

There were 142 non-residential building consents, with 9 being for new buildings.

Farm buildings, factories, industrial and storage buildings and commercial buildings made up the most common types of non-residential consents across the sub-region.

