Western Bay of Plenty District Council

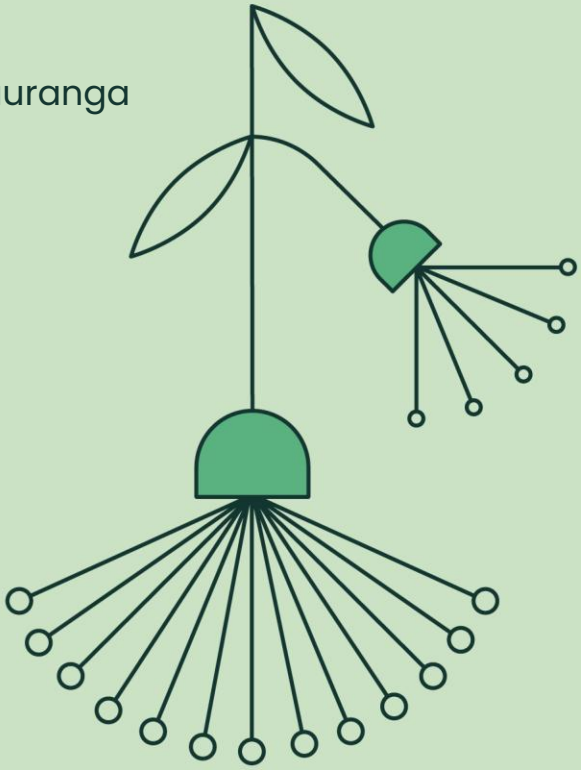
Mā tō tātou takiwā

For our District

Projects and Monitoring Committee

Kōmiti Whakakaupapa me Aroturuki

PRC26-1
Tuesday, 21 April 2026, 9.30am
Council Chambers, 1484 Cameron Road, Tauranga



Projects and Monitoring Committee

Membership:

Chairperson	Councillor Allan Sole
Deputy Chairperson	Councillor Laura Rae
Members	Councillor Shane Beech Councillor Tracey Coxhead Councillor Grant Dally Councillor Darlene Dinsdale Mayor James Denyer Councillor Graeme Elvin Councillor Rodney Joyce Deputy Mayor Margaret Murray-Benge
Quorum	Five (5)
Frequency	Bi-Monthly

Role:

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

Scope:

- Subject to agreed budgets and approved levels of service, to make decisions to enable delivery of the operational and capital programme of Council.
- To monitor the implementation of Council's strategies, plans and policies, and delivery of projects, as contained in the Long Term Plan or Annual Plan.
- To monitor the operational performance of Council's activities and services against approved levels of service.
- To monitor the effectiveness of Council and agency service agreements / contracts.
- 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.

- To monitor performance against the Priority One approved contract.
- To receive updates on community emergency response planning and community resilience work.

Power to Act:

The Committee is delegated the authority 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.
- Receive and consider staff reports as appropriate on the implementation of Council's strategies, plans and policies, and delivery of projects.
- Receive and approve reports on service delivery contracts performance.
- Make decisions to enable delivery of the operational and capital programme of Council.
- Approve contracts and related agreements for delivery of projects, as necessary.
- Confirm its own minutes.

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: Tuesday, 21 April 2026 at 9.30am

Order Of Business

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 - NGĀ MEMA KEI KONEI

3 IN ATTENDANCE - I TAE AKE

4 APOLOGIES - NGĀ WHAKAPAHĀ

5 CONSIDERATION OF LATE ITEMS - NGĀ TAKE TŌMURI

6 DECLARATIONS OF INTEREST - NGĀ TUKITUKINGA

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 TRANSFER OF EXCLUDED ITEMS - TE WHITINGA O TE AO MĀRAMA KI NGĀ TAKE MUNA

8 PUBLIC FORUM - WĀHANGA TŪMATANUI

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 PRESENTATIONS - NGĀ WHAKATAIRANGA

10 REPORTS - NGĀ PŪRONGO

10.1 PRECIOUS FAMILY RESERVE - RECONSIDERATION OF TOILET OPTIONS

File Number: A7184389

Author: Peter Watson, Reserves and Facilities Manager

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

1. Council have requested that staff prepare a report to reconsider the toilet facility in Precious Reserve Ōmokoroa that was approved by the Projects and Monitoring Committee on 10 June 2025.
2. This report considers options for the removal or relocation of the toilet facility and the costs and associated reputational risks for Council.
3. This report outlines the options available for the Committee's consideration.

RECOMMENDATION

1. That the Reserves and Facilities Manager's report dated 21 April 2026 titled 'Precious Family Reserve – Reconsideration of Toilet Options' be received.
2. That the report relates to an issue that is considered to be of **medium** significance in terms of Council's Significance and Engagement Policy.
3. That the Projects and Monitoring Committee approves:
    a. That the status quo remains - the toilet facility remains in place as per the original Committee decision and that staff undertake a "lessons learnt" process to enhance future infrastructure delivery projects; OR
    b. That the toilet facility be relocated to a new position on Precious Family Reserve (to be determined and subject to consent requirements) and recommends a budget of $145,000 to relocate the toilet facility be funded from rates in the 2026/27 Financial Year; OR
    c. That the toilet facility be removed from Precious Family Reserve and relocated to a different site elsewhere in the district and recommends a budget of $50,000 be funded from rates in the 2026/27 Financial Year to accommodate this.
4. That, if either Option 3b or 3c is adopted, staff undertake community consultation on the change of location of the toilet facility within Precious Family Reserve, or the removal of the toilet facility from the Reserve and the consequent reduction in level of service provision, and reports back to the Committee with the consultation outcome.

Note: If Option 3b or 3c is adopted the reasons for the decision are recorded as follows:

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BACKGROUND

4. The Projects and Monitoring Committee at a meeting held 10 June 2025, resolved to proceed with the installation of the toilet facility at Precious Family reserve at its consented location. Attached is the report dated 10 June 2025, including attachments, that has the background and rationale for the decision made by the Committee **(Attachment 1).**

   Note: It is essential that Attachment 1 be read in conjunction with this report to ensure full alignment with the history and process undertaken thus far so that the reader can understand the implication of any decision to be made.

5. There were several residents who were not satisfied with the Committee's 10 June 2025 decision and subsequently caused disruption during the installation of the toilet facility that required the intervention of the NZ Police.

6. Staff accept, with the benefit of hindsight, that there could have been better communication with the community and adjoining residents, particularly given the time between the concept plan consultation and the installation of the toilet facility (7 years) along with the fact that the toilet needed to be re-sited due to the required setbacks from existing underground sewer pipes.

7. There was also a recent incident when a person became locked in the toilet. This incident has been investigated, and it was discovered there were issues with the electronic locking mechanism. This issue has subsequently been resolved, and the toilet facility has been upgraded with the installation of the most up to date system available. It is important to note that the location of the toilet was not a contributing factor to the locking mechanism failure.

8. Given the criticism aimed at Council over it's community consultation process leading up to the installation of the toilet facility in 2025, if Council were to decide to remove the toilet facility(a reduction in level of service) or relocate it elsewhere on Precious Family Reserve, or to a new site in the district, further community engagement needs to be undertaken in order to understand the sentiment of the wider community, given that there is anecdotal evidence that some people are happy with the provision of the toilet facility on this popular walk/cycleway.

SIGNIFICANCE AND ENGAGEMENT

9. 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.

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

11. In terms of the Significance and Engagement Policy this decision is considered to be of **medium** significance because whilst the overarching resolution being passed is not of consequence to the bulk of ratepayers in the district, this is reflective of Council revisiting and reconsidering a previous Council decision thereby potentially undermining Council's general process around development of infrastructure in the district.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

12. If Council were to resolve to remove or relocate the toilet facility, further community consultation needs to be undertaken to understand the wider community's sentiment in this regard, particularly given the additional costs involved.

Interested/Affected Parties	Planned Consultation
Omokoroa Community Board	The community board would be given the opportunity to provide feedback on the removal or relocation of the toilet facility if either option is adopted
Tangata Whenua	Tangata whenua would be given the opportunity to provide feedback on the removal or relocation of the toilet facility if either option is adopted.
General Public	If the Committee resolves to remove or relocate the toilet facility, then there will need to be community consultation undertaken particularly given the additional funding that will be required.

ISSUES AND OPTIONS ASSESSMENT

13. The extent to which the following comparisons of options are completed depends on the significance and complexity of the decision as assessed above.

<table>
<tr><th colspan="2">Option A
Status quo remains - the toilet facility remains in place as per the original Council decision and that staff undertake a “lessons learnt” process to enhance future infrastructure delivery projects.</th></tr>
<tr><td>Assessment of advantages and disadvantages including impact on each of the four well-beings
Economic
Social
Cultural
Environmental</td><td>Advantages
Sunk project costs are realised
No further expenditure or rates impacts
Provides a public toilet as intended by the concept plan
No need for further community engagement and potential division within the community.
Council resources able to be allocated to other projects/issues
The level of service provided by the toilet facility remains for reserve and pathway users
Disadvantages
Continued dissatisfaction from a small defined group of residents.</td></tr>
<tr><td>Costs</td><td>None</td></tr>
<tr><th colspan="2">Option B
That the toilet facility be relocated to a new position on Precious Family Reserve (to be determined and subject to consent requirements) and recommends a budget of $145,000 to relocate the toilet facility be funded from rates in the 2026/27 Financial Year and staff undertake community consultation.</th></tr>
<tr><td>Assessment of advantages and disadvantages including impact on each of the four well-beings
Economic
Social
Cultural
Environmental</td><td>Advantages
Provides a public toilet as intended by the concept plan although in a different location
Provides an avenue for all residents to contribute to decision making
Disadvantages
Project costs incurred are sunk</td></tr>
</table>

	• Council resources shifted off other projects to undertake this unplanned work • General rates impact due to unplanned expenditure • New consent(s) required • Decommissioning of existing services required
Costs	$145,000 unfunded rates expenditure to be allocated through the 2026/27 Annual Plan
Option C That the toilet facility be removed from Precious Family Reserve and relocated to a different site elsewhere in the district and recommends a budget of $50,000 be funded from rates in the 2026/27 Financial Year to accommodate this and staff undertake community consultation.	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	**Advantages** • Provides an avenue for all residents to contribute to decision making **Disadvantages** • Does not provide a public toilet as intended by the concept plan • Project costs incurred are sunk • Council resources shifted off other projects to undertake this unplanned work • General rates impact due to unplanned expenditure • Community consultation required elsewhere in the district •
Costs	$50,000 unfunded rates expenditure to be allocated through the Annual Plan

STATUTORY COMPLIANCE

14. The resolutions for Option A meet:

    (a) Legislative requirements/legal requirements

(b) Current council plans/policies/bylaws

(c) Regional/national policies/plans.

15. The resolutions for Options B & C:

(a) Meet legislative requirements/legal requirements but do not align to Council's Concept Plan for The Precious Family Reserve and previous Council decisions.

(b) Under Section 80 of the Local Government Act 2002, (Inconsistent Decisions), if a new decision is significantly inconsistent with a previous policy or plan (such as the Concept Plan), the council must explicitly identify the inconsistency, provide reasons for it, and state whether they intend to amend the relevant policy.

16. Under the Act, a council must follow Section 80 if a decision is significantly inconsistent with any adopted policy or plan. The Precious Family Reserve toilet is a central feature of an existing, publicly consulted concept plan:

(a) The 2018 Concept Plan explicitly includes the facility to support the growing usage of the reserve. Choosing to remove it now would contradict that established plan.

(b) If the Council decides to remove the toilet, Section 80 requires us to:

(i) Identify the inconsistency with the 2018 plan.

(ii) Explain the reasons for the change (e.g., community opposition or environmental constraints).

(iii) State the intention regarding whether we will formally amend the Concept Plan to reflect this new direction.

FUNDING/BUDGET IMPLICATIONS

17. Should resolutions associated with Option B or Option C be approved, there will need to be unfunded budget allocated through the 2026/27 Annual Plan as described in the issues and options assessment.

ATTACHMENTS

1. Precious Family Reserve Public Toilet Location Options Report - 10 June 2025

10 REPORTS

10.1 PRECIOUS FAMILY RESERVE PUBLIC TOILET LOCATION OPTIONS

File Number: A6713235

Author: Peter Watson, Acting General Manager, Infrastructure Group

Authoriser: Miriam Taris, Interim Chief Executive Officer

EXECUTIVE SUMMARY

At its meeting on 10 March 2025 the Projects and Monitoring Committee received and considered a petition against the establishment of a new toilet facility in Precious Reserve, Ōmokoroa.

Staff were requested to provide advice and report back to the Committee.

This report considers the options available for the Committees consideration.

RECOMMENDATION

1. That the Acting General Manager, Infrastructure Group's report dated 10 June 2025 titled 'Precious Family Reserve public toilet location options' 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 approves the following option;
    a. Proceed with the installation of the toilet facility as shown on **Attachment 1** being the consented location or;
    b. Relocate the toilet facility to a new position on Precious Family Reserve as shown on **Attachment 2** and increase the budget to relocate the toilet by $50,000 funded from rates in the 2025/26 Financial Year or;
    c. The toilet facility be used at a different site elsewhere in the District.

BACKGROUND

1. The concept plan for Precious Family Reserve was adopted in 2018 following public consultation. The implementation of the concept plan outcomes has been delayed due to funding timing.
2. The siting of the toilet needed to shift from the area shown on the concept plan as there were siting constraints associated with the underground wastewater infrastructure that we not investigated at the time of the concept planning stage.
3. Based upon the new nearby site, a resource consent was required due to the toilet being in a floodable area as identified on the District Plan maps. A consent was

applied for and duly granted for the preferred site that avoids the underground pipes and storage tanks.

4. The toilet facility (**Attachment 3**) was subsequently ordered and paid for. The toilet is a 'drop in type' off the shelf facility that is manufactured in Gisborne and transported to site for installation on a foundation built on site.

5. Two/three residents became concerned when a consultant was setting up the site in anticipation of installation. The concerned residents then raised the matter with the Ōmokoroa Community Board. Staff provide the background to the situation to the community Board Chairman, who subsequently wrote to the concerned residents explaining Council's rationale behind the selected location. **Attachment 4**.

6. At it's meeting on 10 March 2025, the Committee adopted the following resolution

RESOLUTION PMC25-1.2

Moved: *Cr L Rae*

Seconded: *Deputy Mayor J Scrimgeour*

1. That the petition to halt the construction of a public toilet in the Precious Family Reserve, Ōmokoroa dated 10 March 2025 be received and the matter be referred to staff for advice and reported back to the Committee.

CARRIED

SIGNIFICANCE AND ENGAGEMENT

7. 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.

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

9. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance because the issue localised to a reserve and affects several adjoining residents.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

10. Consultation on the reserve concept plan was undertaken in 2017/18, which included the location of the toilet facility as shown on the attached concept plan (**Attachment 5**).

11. There was a public meeting held on site on 19 February where staff and several Ward Councillors attended a site meeting were approximately forty members of the public attended (**Attachment 6**) are the minutes taken by the meeting organiser. The meeting was recorded. It was agreed that the installation of the toilet facility would be delayed by one month to allow the adjoining residents time to prepare a petition to Council. The petition was considered at the 10 March Committee meeting.

12. Council also received submissions on the Precious Reserve toilet through the Kaimai Ward Reserve Management Plan review. A synopsis of these submissions (both for and against) are included as **Attachment 7**.

Interested/Affected Parties	**Completed/Planned Engagement/Consultation/Communication**		
Name of interested parties/groups	Local residents and those who signed the petition	Planned	Completed
Tangata Whenua	The resource consent process included input from tangata whenua		
General Public	Opportunity was provided by the petition organisers to involve the public input.		

ISSUES AND OPTIONS ASSESSMENT

Option A 3. That the Projects and Monitoring Committee approves the following option; d. Proceeds with the installation of the toilet facility as shown on Attachment A being the consented location or;	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	Advantages • Sunk project costs are realised • No need to renew consents for a different location on Precious Reserve. • No need for additional design costs • Further project delay minimised

	• Achieves compliance with Crime Prevention through Environmental Design (CPTED) principles • Provides a public toilet as intended by the concept plan Disadvantages • Residents and those who opposed the toilet location through the petition will be disappointed with the outcome • Places the toilet facility approximately 17 metres from a memorial seat.
Costs (including present and future costs, direct, indirect and contingent costs).	The facility has been purchased and costs incurred to date for the design and consenting costs.
Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).	
Option B That the Projects and Monitoring Committee approves the following option; 3. b Relocate the toilet facility to a new position on Precious Reserve as shown on Attachment A and increase the budget to relocate the toilet by $50,000 funded from rates in the 2025/26 Financial Year or;	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	Advantages; • Would provide some relief for several adjoining property owners. • Provides a public toilet as intended by the concept plan • Provides a public toilet to users of a public pathway Disadvantages:

	• Additional costs ($50K rates funding) • Lower compliance with Crime Prevention through Environmental Design (CPTED) principles • May not comply with disability access requirements
Costs (including present and future costs, direct, indirect and contingent costs).	Additional costs to obtain new resource consent due to floodable area and extended infrastructure eg sewer pipe, water, electricity .
Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).	
Option C That the Projects and Monitoring Committee approves the following option; 3. c The toilet facility be used at a different site elsewhere in the district.	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	Advantages; • Residents and those who opposed the toilet location through the petition will be satisfied with the outcome Disadvantages: • Concept plan outcome won't be achieved. • No toilet facility provided to users of a popular pathway
Costs (including present and future costs, direct, indirect and contingent costs).	Toilet facility has been paid for. An existing project budget would need to be allocated for installation at another site.
Other implications and any assumptions that relate to this option	

(Optional – if you want to include any information not covered above).	

STATUTORY COMPLIANCE

- *The Precious Reserve site has been granted a resource consent due to the floodable area identified on the District Plan hazard maps.*

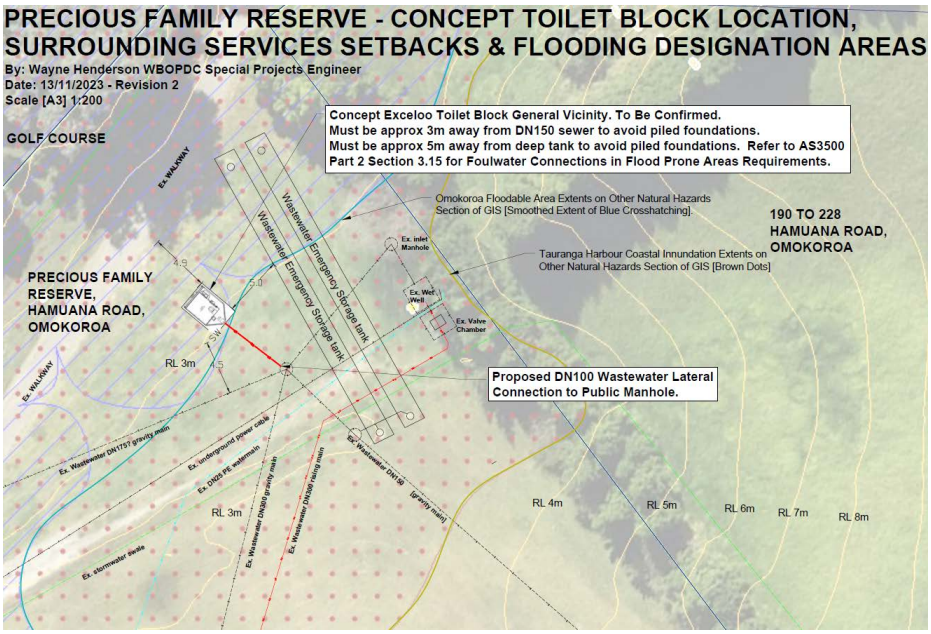
FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
	To relocate the toilet to around the corner behind the hedge would require an additional $50,000 from rates to achieve this outcome. Funding for the installation portion of the toilet could be reallocated to a different site should option three be adopted.

ATTACHMENTS

1. **Consented Site Location**
2. **Alternative Location Options**
3. **Toilet Facility**
4. **Omokoroa Community Board Chairperson email**
5. **Concept Plan**
6. **Summary of Consultation Meeting - 19 February 2025**
7. **Kaimai Ward RMP Submissions on Precious Reserve Toilet**

Attachment one – Consented site




Option B
Option A
190
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256
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CAVAN CLOSE
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110
264
250
262
260
266

Toilet Facility

Side facing adjoining properties 80 metres away

To:
Subject: FW: Precious Reserve Toilet - Outcome/Rationale
Date: Wednesday, 4 June 2025 3:54:21 pm
Attachments: image011.png
image012.png

From: Chris Dever
Sent: Thursday, 31 October 2024 1:09 PM
To:
Cc:
Subject: FW: Precious Reserve Toilet - Outcome/Rationale

Kia ora,

You raised an issue with the Ōmokoroa Community Board re the positioning of toilet facilities at the Precious Family Reserve.

Staff have investigated the possibility of relocating the toilet as per the submission raised at the Ōmokoroa Community Board hui on 24 September 2024. The following provides an explanation of the financial implications associated with relocating the toilet facility and the rationale for the decision made to adhere to the consented location.

The project cost for the consented location (site option 2) is currently $80k. Relocating the toilet facility to site option 3, would add approximately $50k to the project, making a total cost of $130k (a 40% increase in cost) and potentially delaying the project by one year to allow for preloading settlement to occur due to marine sediments.

The submission raised some points that staff believe can be mitigated by using a recessive colour paint on the facility and screen planting (e.g. Dark green).

Whilst staff appreciate the adjoining neighbours' concerns, the following points also needed to be taken into consideration:

- The properties are approximately 80 metres from the facility;
- Council needs to give due weighting to the needs of the reserves users vs adjoining neighbours;
- The toilet facility location was included in the Precious Reserve Concept Plan which underwent significant public consultation at the time;
- Council plans on some planting to screen the facility from adjoining neighbours;
- The backdrop to the facility, when viewed from properties, is large trees on the golf course, which will bring the facility into scale within the landscape environment;

- Site option 3 is not a good site when considered through a Crime Prevention Through Environmental Design (CPTED) assessment as there is no passive surveillance from the surrounding properties;
- Site 3 would also have the potential for upsetting the owners of the adjoining land by being placed close to the boundary without any consultation as they believed it was going where shown on the concept plan; and
- The facility is more accessible for maintenance access at the consented site.

Source: Cr Murray Grainger's email dated 2/10/2024

Thank you for taking the time to raise your concerns to the Community Board, although it is not the desired outcome for you, we hope you can acknowledge the points raised by staff in an effort to investigate the possibility of relocating.

Chris Dever

Chair, Ōmokoroa Community Board

Western Bay of Plenty District Council | For our people

E Chris.Dever@westernbay.govt.nz

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Precious Family Reserve Concept Plan
Decision Story

Thank you for taking part in the Concept Planning for Precious Family Reserve. We have completed the Plan and this document contains information on some of the key issues, themes of community feedback and the decisions.

What's the story?

Council looks after more than 200 reserves in the Western Bay. Our Reserve Management Plans set the rules for each reserve and provide a vision for how we use and develop public spaces for, and with, our communities. The Kaimai Ward Reserve Management Plan was prepared in October 2003, reviewed in October 2008, and again in August 2016. During the latest review, it was agreed that the existing concept plan for Precious Family Reserve would be reviewed.

Creating a draft plan

The draft concept plan was prepared from community feedback during the Kaimai Ward Reserve Management Plan review, information held on Council files and from the collective knowledge held by Council staff. Opportunities to provide initial feedback to the concept plan was available during the Long Term Plan Community Conversations held at Omokoroa on 6 May and 6 June 2017, and at Te Puna on 27 May 2017.

Engaging with the community

Community engagement for the draft plan started mid October 2017 with advertisements in local newspapers, written invitations to hapū, marae and stakeholders and a notice on Council's web page. Consultation ended on 20 November 2017. People gave feedback on the draft plan through our website, or by filling out submission forms at our libraries and offices.

A drop-in day to allow elected members and staff to provide information about the draft plan was held at Omokoroa on Saturday 21 October 2017.

Those who wished to have their say on the draft concept plan with elected members attended a meeting held in Council Chambers on 5 December 2018.

Our response to your feedback

We received 37 submissions with considerable positive feedback about the key features of the draft plan. A copy of the approved plan is provided in this decision story and if you are interested, all approved concept plans will be posted on our webpage for the next two months.

What will Precious Family Reserve be used for?

The land was purchased primarily to meet storm water management requirements but because of it's strategic location it can be developed to also function as a valuable recreation reserve. With the current and expected growth of Omokoroa, the Precious Family Reserve is a very important harbour access point. Its location close to the harbour, within handy walking and cycling distance for many residents, was evident from the feedback supporting continued passive use. Many also supported the ongoing development of the wetland.

The review of the Kaimai Ward Reserve Management Plan in 2016 also received similar comments plus a petition supporting passive recreation and a place to launch small kayaks, canoes and boats.

Many comments supported walkway only access to the beach.

Feedback on the need for a toilet at Precious Family Reserve was varied e.g. build it close to the water's edge, or we do not need a toilet at all. However, the majority of submissions were in favour of the location proposed – if it is demonstrated that it is needed. We acknowledge that availability of toilets and fresh drinking water outlets will be important for reserve users, particularly with the expected increased use.
We also received considerable support for parking nearer the foreshore. The location of the carpark in the plan is near the proposed toilet with vehicle access from Hamurana Road.
When community demand dictates, the final site layout details will be decided after investigations for storm water management have been carried out, as these could affect the locations of the toilet and carpark areas.

We will also be initiating a future review of Dog Exercise Areas in the District as signalled through our Dog Control Policy and Bylaw review in 2017.

What are we getting in the reserve?

As funding allows, we will continue to work on developing the walkways drains and wetlands.

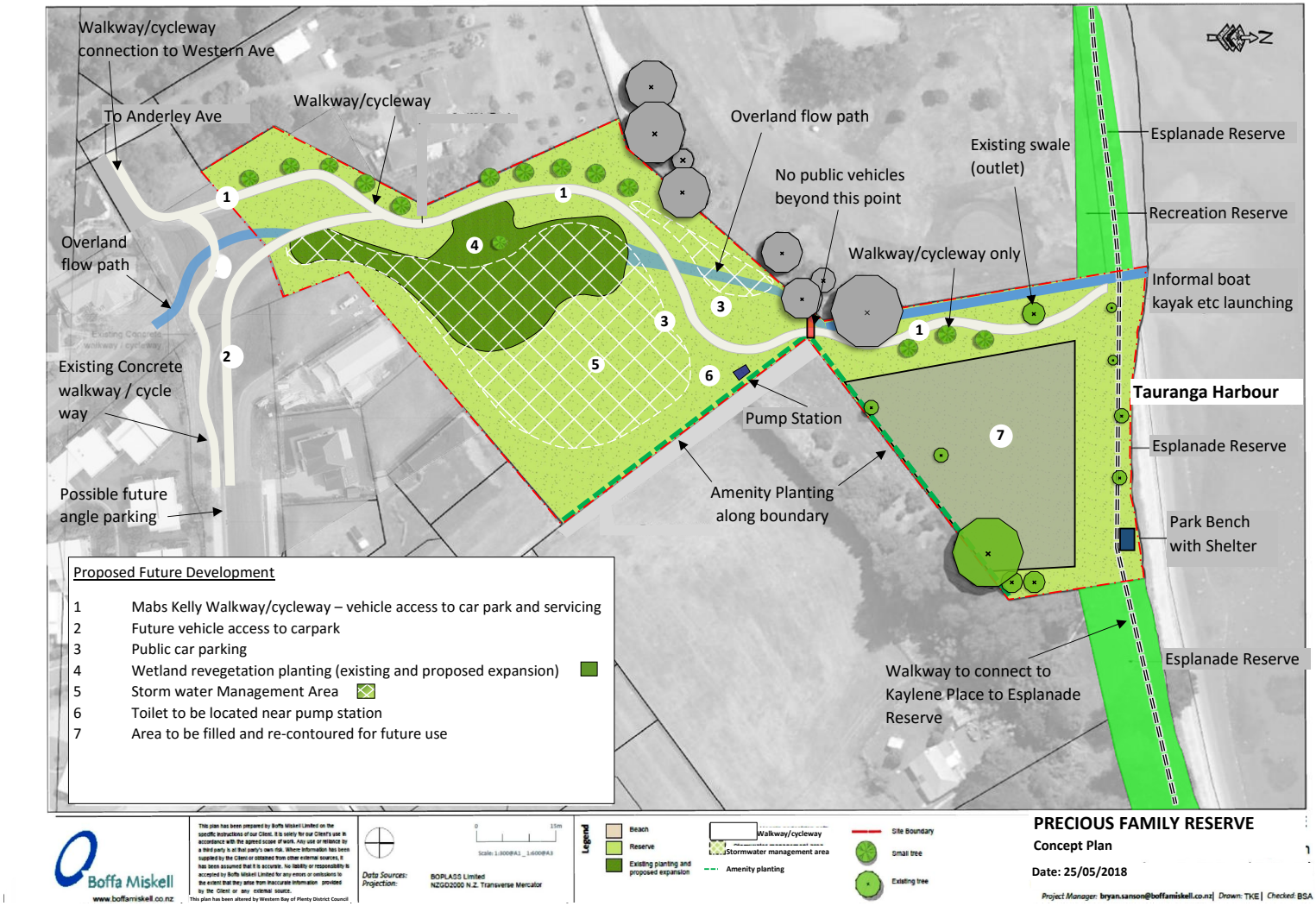
Several comments were received about more signage and naming the ponds however, the concept plan does not envisage naming the pond. We will consider installing more signs but we heard that we need to retain the natural feel of the area and not have too many signs. We currently have other projects dealing with signage and installation of story boards. We will work with hapū and the local community to clarify details about how to provide these on the respective sites in a manner that meets our signage policy. Park furniture, seats and tables enhance reserves and make a difference to all communities. Once the final design of the wetland and stormwater is completed, determining the location and timing will need monitoring to ensure furniture, seats and tables are in the best locations.

A few people asked whether there was an opportunity to install a playground. Our preference at this stage is to encourage users of playgrounds and play equipment in this part of Omokoroa to make use of the new skate path at the Omokoroa sportsground and the new play ground planned to be built alongside the skate path.

People concerned about planting of reserves can be assured that this will be guided by the location and environment of individual reserves and Council's planting policy. Similarly, our approach to managing rubbish on reserves is primarily to erect signage encouraging users of parks, walkways and cycle ways to take their refuse with them. We will continue to monitor the situation.

Implementation of concept plan

Following adoption of the concept plan, implementation estimates will be prepared and referred to Council for consideration to allocate funds.


Walkway/cycleway connection to Western Ave
To Anderley Ave
Walkway/cycleway
Overland flow path
No public vehicles beyond this point
Existing swale (outlet)
Esplanade Reserve
Recreation Reserve
Walkway/cycleway only
Informal boat kayak etc launching
Overland flow path
Existing Concrete walkway / cycle way
Pump Station
Tauranga Harbour
Esplanade Reserve
Amenity Planting along boundary
Possible future angle parking
Park Bench with Shelter
Walkway to connect to Kaylene Place to Esplanade Reserve
Esplanade Reserve
Proposed Future Development
1 Mabs Kelly Walkway/cycleway – vehicle access to car park and servicing
2 Future vehicle access to carpark
3 Public car parking
4 Wetland revegetation planting (existing and proposed expansion)
5 Storm water Management Area
6 Toilet to be located near pump station
7 Area to be filled and re-contoured for future use
Boffa Miskell
www.boffamiskell.co.nz
Data Sources:
Projection:
BOPLASS Limited
NZGD2000 N.Z. Transverse Mercator
Legend
Beach
Reserve
Existing planting and proposed expansion
Walkway/cycleway
Stormwater management area
Amenity planting
Site Boundary
Small tree
Existing tree
PRECIOUS FAMILY RESERVE
Concept Plan
Date: 25/05/2018

20 February 2025

Summary of Consultation Meeting held with the Western Bay of Plenty District Council to discuss the Precious Family Reserve Toilet

Date of Meeting :19 February 2025 Time: 3.00 pm to 4.30 pm

Overview

The Community Consultation Meeting held on February 19, 2025, focused on the proposed construction of a toilet facility in Precious Family Reserve, a project that has been in planning since 2016-2017. Council representatives discussed project details, including a budget of approximately $80,000 and the reasons for relocating the toilet due to underground infrastructure. Community members expressed significant concerns about the necessity of the facility, citing majority opposition from a recent survey, and questioned the lack of adequate consultation. The conversation also touched on the environmental implications, potential impacts on local residents, and alternative solutions, such as composting toilets. Despite discussions regarding the need for further community input and the possibility of postponing construction, the meeting ended with unresolved tensions and a commitment to organize a follow-up meeting to address ongoing concerns. Action items included the council potentially delaying the project for further consultation.

Notes

Introduction and Background (00:00 - 09:58)

- Meeting called to discuss proposed toilet construction in Precious Family Reserve
- Council representatives present to explain the project
- Community members gathered to express concerns
- Project has been in planning since 2016-2017
- Original location changed due to underground infrastructure

Toilet Project Details (09:58 - 19:22)

- Toilet to cost approximately $80,000 for construction
- Annual servicing cost estimated at $3,000 5.2 square meter structure planned
- Dark green colour chosen to blend with surroundings
- Location moved from original site due to underground chambers and pipes

Community Feedback (19:23 - 30:39)

- Residents first became aware of the project in September
- Community survey conducted showing majority opposition to the toilet
- Concerns raised about lack of recent consultation
- Questions about the need for a toilet in this location
- Residents feel the project is insensitive, especially regarding memorial seat

20 February 2025

Council's Perspective (30:39 - 39:26)

- Council explains the long-term planning process
- Concept plans are subject to change based on practical considerations
- Council emphasizes following standard procedures for all projects
- Discussion about the possibility of relocating the toilet and associated costs

Debate on Necessity and Location (39:26 - 47:32)

- Arguments made about seasonal usage of the beach
- Questions raised about the actual demand for a toilet facility
- Discussions about alternative locations and their feasibility
- Concerns about the impact on local residents' views

Environmental and Planning Considerations (47:32 - 57:43)

- Discussion about flood zones and building restrictions
- Questions about planting trees in the reserve and conflicts with underground infrastructure
- Debate on the consistency of council decisions regarding reserve usage
- Residents express frustration with perceived lack of transparency in the planning process

Attempts at Resolution (57:44 - 01:06:54)

- Councillors present their perspectives on the project
- Community members suggest alternative solutions and locations
- Discussion about the possibility of using composting toilets
- Debate on the balance between community wishes and council procedures

Next Steps and Closing Arguments (01:06:54 - 01:19:55)

- Council representatives explain the current stage of the project (procurement phase)
- Community members request a delay in construction
- Discussion about potential for further community consultation or petition
- Meeting concludes with unresolved tensions and a call for further community meetings

Action items
Unassigned

- Council to consider delaying the toilet construction for one month to allow for community petition (01:15:59)
- Community to organize a follow-up meeting to discuss next steps (01:14:46)
- Council to report back on the possibility of halting the project pending further consultation (01:12:42)

KAIMAI WARD RMP SUBMISSIONS ON PRECIOUS RESERVE TOILET-

Sub ID	Sub Name	Summary
3	[redacted]	* Strongly **supports** installation of a toilet at Precious Family Reserve. * Notes personal and shared community need for facilities during walks, citing frequent use of foliage due to lack of alternatives
11	[redacted]	* Criticises use of the 2018 plan, which doesn't reflect current realities (e.g. completed works). * **Opposes** the toilet block due to lack of consultation; cites a petition with 379 signatures. * General feedback: positive acknowledgment of progress on the draft RMP. It should be noted that the toilet petition was analysed and here are the actual stats - 1 person wanted the toilet at the planned location - 70 people wanted it at a different spot at Precious Reserve - 70 people wanted it a different location in Ōmokoroa - 234 people said no to any toilet anywhere - 1 person said they could provide a free quote for toilets and changing rooms 376 signatures in total
15	[redacted]	* Requests the reserve remain as is—a tranquil space for walking, reflection, and environmental appreciation. * Opposes public car access and the installation of a toilet, as suggested in the 2018 Concept Plan. * Wishes to uphold the original intentions of the reserve as negotiated by her and Uncle Jack Precious in the 1980s with Council.
21	[redacted]	**Oppose** toilet installation and vehicular access from both Anderley Ave and Hamurana Road. * Describe Council engagement as inadequate and outdated (based on the 2018 plan). * Urge Council to update the concept plan through renewed community consultation. * Support enforcing the non-vehicular designation of the Mabs Kelly Walkway and resurfacing the path. * Recommend vesting the reserve as Recreation or Local Purpose Reserve. * Seek action on dry riverbed weed management.

22	[redacted]	* Support placement of toilet only beside the pumping station (where sewerage infrastructure exists). * Express disappointment at not being included in discussions or petitions. * Request involvement before final decisions are made.
26	[redacted]	* Strongly **supports** the installation of a toilet at Precious Family Reserve, particularly for elderly and mobility-impaired users. *Commends the Cooney Reserve toilet and recommends a similar facility at Precious Reserve, possibly screened with native planting or murals to address aesthetic concerns. *Criticises the state of the toilets at Omokoroa Domain—unhygienic, inaccessible, and inadequate during large events like Whaka Ama. *Questions the adequacy and inspection of disabled toilet facilities across the district. *Expresses concern over the lack of portable toilets at major gatherings, calling for better event sanitation planning. *Submits a letter to Lizard News arguing that public toilets are a basic human necessity and opposing the protest against the proposed facility as elitist and unrealistic.
31	[redacted]	* Express disappointment that the Precious Reserve toilet proposal was paused; encountered technical issues attempting to submit feedback online. * Believes Council should consult parents with young children, not just residents concerned about views or seating. * Strongly supports a toilet facility, highlighting a lack of nearby toilets and inappropriate use of vegetation. * Suggests additional improvements including a playground, beach seating, and a kayak/dinghy rack to better support current and future users. * Notes Ōmokoroa is evolving and requires upgraded infrastructure for its changing population.
49	[redacted]	* Strongly **oppose** relocating the proposed toilet to the centre of the reserve without consultation. Cite a petition with 379 signatures and poor Council communication. Note the project is now on hold.
65	[redacted]	* Criticise Council's engagement on projects like the dog park and toilet, citing poor communication. * **Oppose** toilet development in current proposed location; say community lacks support.

10.2 BICYCLE LOCK UP FACILITY - PROLE ROAD

File Number: A7194175

Author: Annelie Badenhorst, Infrastructure Growth and Delivery Manager

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

This report seeks direction from the Projects and Monitoring Committee on whether to progress a proposed bicycle lock-up facility in Ōmokoroa.

The request for a bike lock-up has been raised through community channels which is outside the original scope of the Prole Road / Ōmokoroa Road Stage 1 Urbanisation works and was never envisaged as part of the project's original outcomes and benefits.

The proposal is to provide a facility (approximately 20 bike spaces) to support multi-modal transport use, particularly in connection with the nearby bus stop.

At this stage, only high-level feasibility and concept design have been undertaken.

An indicative capital cost of approximately $85,000 is anticipated, subject to confirmation of civil works and services.

Capital funding for the lock-up can be accommodated from identified underspends within the Ōmokoroa Stage 1 Urbanisation project, but additional funding would be required for ongoing maintenance activities.

RECOMMENDATION

1. That the Infrastructure Growth and Delivery Manager's report dated 21 April 2026 titled "Bicycle Lock-Up Facility – Prole Road" 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 approves **Option A:**
    a. Progress the proposed bike lock-up facility as a scope increase to the current project; and
    b. Approves an allocation of up to $85,000 to deliver the facility; and
    c. Approves an additional budget of $3,000 per year for ongoing operational maintenance; and
    d. Delegates authority to the General Manager Infrastructure Group to finalise location, design, and delivery.

OR

4. That the Projects and Monitoring Committee approves **Option B (Recommended):**
   a. Not progress the proposed bike lock-up facility as a scope increase to the current project; and
   b. Retain the savings of $85,000 from the Ōmokoroa Stage 1 Urbanisation project and prevent incurring an additional $3,000 per year of ongoing operational maintenance costs.

BACKGROUND

1. Council has recently delivered significant transport infrastructure in Ōmokoroa through the Prole Road and Ōmokoroa Road urbanisation Stage 1 projects.
2. As part of ongoing community feedback, a request has been raised for the provision of a secure bicycle lock-up facility to support access to public transport and encourage active transport options.
3. This request was not included in the original project scope, was never factored into the benefits of the original investment case and therefore represents scope creep.
4. An initial assessment has identified a feasible location within proximity to the bus stop.

PROPOSED CONCEPT

5. The proposed facility is a covered bicycle lock-up designed to accommodate approximately 20 bicycles.

CURRENT POSITION

6. A suitable location has been identified and a high-level concept developed.
7. The project can be delivered within an estimated budget of approximately $85,000, subject to final design and confirmation of any service or site constraints.
8. If the Committee approves the installation, Officers will:
   - Inform and seek feedback from the Community Board on the proposed location and approach, noting the request originated from the community;
   - Finalise design and address any service or constructability considerations;
   - Deliver the facility within the approved budget envelope; and
   - Incorporate an additional $3,000 per year into the Transportation Network Services Maintenance budget to accommodate ongoing operational maintenance.
9. The bike lock-up was never factored into Council's original Business Case for this project and so the benefit to cost ratio of undertaking this unplanned scope creep has never been properly evaluated against other investment opportunities across the district.

10. Given Council's current fiscal position, Officers recommend that the additional investment of operational maintenance could be better placed in other areas to provide for Council core services instead.

11. As a comparison, $3,000 is reflective of approximately 1% of the annual urban roadside mowing costs for Ōmokoroa or 2% of the annual cost of maintaining the gardens in Kamai Views.

12. The $3,000 per year has been estimated based off the following activities:

    (a) Mechanical servicing - $900 per year

    (b) Cleaning - $1,000 per year

    (c) Graffiti - $350 per graffiti removal response

SIGNIFICANCE AND ENGAGEMENT

13. The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against Council's Significance and Engagement Policy.

14. In terms of the Significance and Engagement Policy, this decision is considered to be of **low significance** because:

- It relates to a small-scale infrastructure addition;
- The cost is relatively low and contained;
- The impact is limited to the local community.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	**Completed/Planned Engagement/Consultation/Communication**		
Ōmokoroa-Kaimai Community Board	Ōmokoroa-Kaimai Community Board will be consulted with to confirm location and approach post-approval.	Planned	Completed
General Public	Feedback received via community channels.		

ISSUES AND OPTIONS ASSESSMENT

Option A Approve the facility as a scope increase, with a budget of approximately $85,000, additional Opex of $3,000 per year and delegation to finalise and deliver.	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	**Advantages:** • Responds to community feedback • Supports active transport **Disadvantages:** • Scope creep to current project • Requires reprioritisation of budgets
Costs (including present and future costs, direct, indirect and contingent costs).	$85,000 Capex $3,000 Opex per year
Option B Do not progress the facility and retain original scope and savings as well as prevent incurring additional opex costs	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	**Advantages:** • No additional costs incurred • Retains original project scope **Disadvantages:** • Does not respond to community request
Costs (including present and future costs, direct, indirect and contingent costs).	Nil

STATUTORY COMPLIANCE

15. No inconsistencies with legislative or policy requirements have been identified.

FUNDING/BUDGET IMPLICATIONS

16. Option A would result in a capital cost of $85,000 funded from savings within the Ōmokoroa Stage 1 Urbanisation project as well as an adjustment of $3,000 per year to the Transportation Network Services Maintenance budget to be funded from the Roading Rate.

17. Option B (Recommended) comes with no funding implications.

CONCLUSION

Officers recommend to not include the facility as a scope increase and to proceed with delivery as originally planned. This approach has been deemed as fiscally appropriate by ensuring that savings are retained, and operational maintenance funding is designated toward Council core services.

10.3 MAKETŪ GRINDER PUMP PROJECT

File Number: A7129889

Author: Kyna Kruithoed, Infrastructure Engineer - Stormwater & Wastewater

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

1. This report seeks approval to update the scope and delivery approach for the Maketū Grinder Pump programme.

RECOMMENDATION

1. That the Infrastructure Engineer (Stormwater/Wastewater) report dated 21 April 2026 titled "Maketū Grinder Pump Project" 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 approves the procurement of contractor/s for the supply and install of telemetry across all grinder pumps in Maketū via closed invited tender
4. That the Projects and Monitoring Committee delegates the award of contract works up to the value of $2.2M to the Chief Executive.
5. That the Projects and Monitoring Committee approves the allocation of $80,000 annually for the ongoing telemetry operational requirements.

BACKGROUND

1. Historically, high reactive call-out rates and frequent pump failures led to a focus on broad grinder pump replacement. A business case completed in 2025 has since identified that the primary driver of failures is the lack of telemetry and operational visibility, rather than pump age alone.
2. The recommended approach is a telemetry-first investment: installing telemetry across all grinder pumps to enable real-time monitoring, followed by progressive, condition-based pump replacement informed by performance data. This will reduce overflow risk, protect existing pump assets, and support a more proactive and efficient renewals programme.
3. Funding of approximately $2.7 million currently allocated for Maketū grinder pump renewals in the LTP, is proposed to be applied to the network-wide telemetry rollout, with subsequent pump replacements undertaken on a targeted, condition-based basis informed by telemetry data.

4. The Maketū wastewater network, commissioned in 2011, services approximately 554 residential properties via individual E-One grinder pumps. In recent years, the network has experienced increasing pump failure rates and high reactive call-out volumes, placing pressure on operational response and increasing the risk of wastewater overflows.

5. Prior to the completion of a formal business case, the prevailing assumption was that grinder pumps were reaching or at the end of their service life and failing largely due to age and condition. On this basis, funding was included in the Long-Term Plan for a programme of pump renewals.

6. Currently Council has very limited visibility of pump performance. The network operates without telemetry, relying on audible alarms at individual properties and manual reporting by residents. As a result, faults are often detected late, particularly where alarms are muted, or properties are unoccupied.

7. Investigations found that the dominant driver of pump failure is not pump age, but the absence of real-time monitoring. Without telemetry, pumps can continue operating under damaging conditions — such as dry running, blockages, or repeated fault cycling — until they are effectively destroyed. By the time failures are identified, pumps often require full replacement rather than repair, reinforcing a reactive and inefficient replacement model.

8. Following investigations a business case was commissioned **(Attachment 1)** which highlighted that continued focus on pump replacement alone does not address the underlying issue. Instead, improving operational visibility is critical to reducing failure rates, protecting pump assets, and lowering the risk of wastewater overflows.

9. The business case therefore recommends a telemetry-first approach:

   (a) Full installation of telemetry across all grinder pumps to provide remote control, real-time performance data, and alarms

   (b) Progressive, condition-based pump replacement informed by monitoring and performance data rather than failure events

10. This approach enables Council to:

   (a) Immediately reduce overflow and environmental risk

   (b) Protect existing pump assets from avoidable damage

   (c) Reduce reactive call-outs and emergency maintenance

   (d) Transition to a proactive, evidence-based pump renewals programme

11. Funding of approximately $2.7 million, currently included in the LTP for Maketū grinder pump renewals, aligns with the cost of a full telemetry rollout and is now recommended to be applied to this purpose, rather than pump renewals.

12. A project plan has been developed for roll out of the telemetry system. It is recommended to be delivered over three financial years, progressing from planning and procurement in FY25/26 to staged installation, commissioning, and close-out through FY27/28, with works sequenced to manage risk, minimise disruption, and enable effective delivery across multiple sites.

13. Communications and engagement shall be delivered in a structured, staged manner across the project, providing early notification, regular updates, and clear escalation pathways to ensure stakeholders and the Maketū community remain informed and supported throughout delivery.

PROCUREMENT APPROACH

14. Procurement for the Maketū Grinder Pump Telemetry Improvements will be undertaken in accordance with Council's Procurement Policy

15. The procurement will be undertaken via a closed invited tender using a Request for Quote process. Five experienced electrical contractors will be invited to tender, with up to two contractors appointed to deliver the works.

16. The scope is limited to the supply, installation, and commissioning of telemetry devices only. The procurement explicitly excludes grinder pump repairs or replacements, excavation, trenching, or other unrelated electrical works. This reflects the clearly defined scope, low complexity, and low delivery risk identified in the Procurement Plan.

SIGNIFICANCE AND ENGAGEMENT

17. 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.

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

19. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

20. The project will be delivered in staged phases, including with planning and procurement, followed by installation of telemetry units across all grinder pump sites, and ending with commissioning and close out activities. Each installation will follow a structured sequence to ensure efficient delivery and minimal disruption to residents.

21. Key stakeholder communication will be delivered through a mix of channels, tailored to both residents and non-resident property owners. Wider public communication will focus on keeping the broader Maketū community informed about the project, why it is happening, and what it means at a community level. This will be delivered by Council's Communications team.

22. Tangata whenua engagement will be undertaken for this project and will be coordinated and managed by the Western Bay of Plenty District Council–appointed Project Manager, in accordance with Council engagement protocols.

23. Engagement Plan for the Programme of works has been developed.

Interested/Affected Parties	**Completed/Planned Engagement/Consultation/Communication**
Maketū Community Maketū Community Board	**Planned**
Tangata Whenua	**Planned**

ISSUES AND OPTIONS ASSESSMENT

24. The key issue is determining the most effective investment approach to reduce grinder pump failures and wastewater overflow risk while improving long-term asset management at Maketū.

25. The business case confirmed that telemetry is the essential enabler for improved outcomes. Options therefore differ primarily on how grinder pumps are managed once telemetry is installed.

26. **Option A (Preferred Option) - Full installation of telemetry across all grinder pumps with targeted, condition-based replacement**

    Telemetry enables proactive management of pump performance and early fault detection. Existing Long-Term Plan funding for annual grinder pump renewals will continue on a year-by-year basis, with telemetry data used to determine which pumps require replacement. No increase in pump renewal funding is anticipated. Improved monitoring is expected to reduce reactive call-outs and maintenance costs. An $80,000 per year fee will apply to the telemetry system, it is expected this cost will be offset by the decrease in maintenance costs.

27. **Option B - Full installation of telemetry with bulk replacement of grinder pumps on a fixed cycle**

This option is not fully funded for in the LTP and would require an increase of approximately $1.33million to current budgets. Telemetry provides network visibility; however, pumps are replaced on a programmed cycle rather than condition. While existing renewal funding could be applied, this approach risks premature replacement of functional assets. An $80,000 per year fee will apply to the telemetry system, it is expected this cost will be offset by the decrease in maintenance costs.

28. **Option C - Status quo – reactive replacement without telemetry**

Pump replacements continue using existing renewal allowances but are driven by failure events. Without telemetry, Council remains reliant on resident reporting, leading to higher reactive call-outs, overflow risk remains high, increased maintenance costs, and inefficiencies in the use of renewal funding.

<table>
<tr><th colspan="2">Option A (Preferred Option)
Full installation of telemetry across all grinder pumps with targeted, condition-based replacement.</th></tr>
<tr><td>Assessment of advantages and disadvantages including impact on each of the four well-beings
Economic
Social
Cultural
Environmental</td><td><u>Economic</u>
Lowest whole-of-life cost, with a 50-year Net Present Cost (NPC) of approximately $7.7 million
Avoids premature replacement of functioning pumps, maximising asset life
Uses existing LTP pump renewal funding more efficiently by targeting replacements based on actual condition
Expected reduction in reactive call-outs and clean-up costs through early fault detection
Disadvantages
Higher upfront capital investment (compared to option C) of approximately $2.2 million for telemetry installation, plus ~$80,000 per annum operating costs
<u>Social</u></td></tr>
</table>

	Advantages: Improved reliability and response times; fewer emergency call-outs; reduced disruption to residents over time. **Disadvantages:** Requires coordinated access to private properties for telemetry installation. **<u>Cultural</u>** **Advantages:** Fully aligns with cultural and archaeological constraints by avoiding earthworks; minimises disturbance to land of high cultural significance; supports tikanga-appropriate delivery. **Disadvantages:** Requires careful access management and engagement, but impacts are limited and non-intrusive. **<u>Environmental</u>** **Advantages:** Significantly reduces risk of undetected wastewater overflows; protects sensitive coastal and cultural environments. **Disadvantages:** None significant.
Costs (including present and future costs, direct, indirect and contingent costs).	**Capital Expenditure: $2.2 million** (telemetry installation). **Operational Expenditure:** Approximately $80,000 per annum for monitoring. **Future costs:** Pump replacements undertaken progressively based on actual condition (indicative cost per grinder pump replacement: $3,300 per pump)– **Annual pump replacement costs** based on 6-13% replacement rate per annum: **$110,000 – $238,000** **Contingent costs:** The project budget includes a contingency allowance of approximately **10%** to manage unforeseen costs across the full programme

	Net Present Costs (50 Year Horizon) = $7.7 million
Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).	**Other Implications / Assumptions** Assumes no excavation is required at any site; works cease if excavation becomes necessary. Requires active use of telemetry data to realise benefits.
Option B Full installation of telemetry with bulk replacement of grinder pumps on a 10 yearly cycle regardless of individual condition.	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	**<u>Economic</u>** **Advantages:** Predictable replacement cycles and budgeting. **Disadvantages:** Higher whole-of-life cost due to premature replacement of functional assets, with a 50-year NPC of approximately $8 million Large capital cost spikes (approximately $1.83 million per replacement cycle) Less efficient use of existing LTP renewal funding **<u>Social</u>** **Advantages:** Consistent asset condition following replacement. **Disadvantages:** Greater disruption to residents during bulk replacement periods. **<u>Cultural</u>** **Advantages:** Telemetry installation can be non-intrusive. **Disadvantages:** Greater disruption to residents during bulk replacement periods. **<u>Environmental</u>** **Advantages:** Short-term reduction in failure risk following each replacement cycle.

	Disadvantages: Less efficient use of assets; increased environmental footprint from unnecessary replacements. No additional overflow risk reduction compared with Option A.
Costs (including present and future costs, direct, indirect and contingent costs).	**Capital:** Upfront Capital of Approximately $4.03 million for telemetry installation and full pump replacement roll out. This is **NOT** budgeted for in the LTP. **Future costs:** 10 yearly pump replacement cycle approximately $1.83 million (NPC). **Operating:** Approximately $80,000 per annum for monitoring. **Contingency costs:** High contingency costs due to unforeseen and ongoing reactive operational costs and higher environmental, compliance, and reputational risk – **15%** **Net Present Costs (50 Year Horizon) = $8 million**
Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).	**Other Implications / Assumptions** Assumes no excavation is required at any site; works cease if excavation becomes necessary. Requires active use of telemetry data to realise benefits.
Option C Status Quo – Reactive replacement with no telemetry	
Assessment of advantages and disadvantages including impact on each of the four well-beings • **Economic** • **Social** • **Cultural** • **Environmental**	**<u>Economic</u>** **Advantages:** Full replacement of all Grinder Pumps realised for approximately $1.83million. No telemetry operating costs. Lowest upfront spend and familiar model. **Disadvantages:** Inefficient use of renewal funding due to failure-driven replacement Higher long-term operational costs driven by reactive responses, clean-ups, and asset damage

	Estimated 50-year NPC of approximately $6.2 million **<u>Social</u>** **Advantages:** Immediate improvement in asset condition. **Disadvantages:** Continued reliance on residents to detect failures; higher risk of service disruptions over time. **<u>Cultural</u>** **Advantages:** None substantive. **Disadvantages:** Repeated unplanned and reactive responses to failure events increase cumulative disruption in a sensitive area **<u>Environmental</u>** **Advantages:** Temporary reduction in failure risk. **Disadvantages:** Ongoing high risk of undetected wastewater overflows and poor alignment with environmental best-practice expectations
Costs (including present and future costs, direct, indirect and contingent costs).	**Capital: $150,000 - $275,000 annually** based on replacement rates: 8–15% annually (2% increase to account for no operational oversight, preventative maintenance / dry-running). **Operational:** Clean up cost per failure: **$1,000** – Annual clean up costs based on 8-15% per annum replacement: **$44,320 – $83,100** **Contingency costs:** High contingency costs due to higher environmental, compliance, and reputational risk – **15%** **Net Present Costs (50 Year Horizon) = $6.2 million**

Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).	**Other Implications / Assumptions** Does not align with best practice asset management, compliance, cultural and environmental risk requirements.
Options Assessment Approach and use of NPC (Net Present Cost)	
Net Present Cost (NPC) has been used as a financial metric to understand and compare the long-term cost implications of the options assessed. NPC provides a consistent and transparent way to evaluate whole-of-life costs over the planning horizon and is intended to be used as important input into decision-making for infrastructure investment. NPC should not be used as the sole determinant for option selection. In the above assessment a lower NPC does not, on its own, indicate a superior outcome where there are material differences in environmental risk, service levels, operational resilience, or customer outcomes. While the preferred option has a higher NPC than the "do nothing" status quo ($7.7M compared to $6.2M), it outperforms both the bulk replacement option and the status quo across environmental, operational, and customer criteria, and enables long-term financial and operational sustainability.	

STATUTORY COMPLIANCE

29. The recommendations meet:
    - Legislative requirements/legal requirements
    - Current council plans/policies/bylaws
    - Regional/national policies/plans.

FUNDING/BUDGET IMPLICATIONS

30. The Maketū Grinder Pumps project, including the preferred Option A and C, has no direct implications for the current three-year Long-Term Plan (LTP) budget.

31. Option B is not funded for in the LTP and would require an increase of approximately $1.33million.

32. Funding of approximately $2.7 million has been allocated within the current three-year outlook to support the delivery of the approved scope. Depending on the option adopted, amendments to budgets in future Long-Term Plan cycles will be required beyond 2028 to accommodate ongoing operational and capital expenditure associated with asset replacement.

Budget Funding Information	Relevant Detail
Option A Full installation of telemetry across all grinder pumps with targeted, condition-based replacement.	First 3-Year Cost Profile • Telemetry capital cost: $1.9–$2.2 million (one-off) • Telemetry operating costs: approx. $80k per annum × 3 years = $240k • Pump replacements (reactive): typically, $110k–$240k per annum, depending on failure rates Indicative total over 3 years ~ $2.57 million
Option B Full installation of telemetry with bulk replacement of grinder pumps on a 10 yearly cycle regardless of individual condition.	First 3-Year Cost Profile • Telemetry capital cost: approx. $2.1–$2.2 million • Telemetry operating costs: $240k over 3 years • Planned bulk replacement allowance $1.83 million Indicative total over 3 years ~ $4.27 million (exceeds current budgets by $1.33million)
Option C Status Quo (Do Nothing) – Reactive replacement with no telemetry	First 3-Year Cost Profile • Reactive pump replacement (8%-15% annually): $150,000 - $275,000 annually • Clean up cost per failure: $1,000 – Annual clean up costs based on 8-15% per annum replacement: $44,320 – $83,100. Indicative total over 3 years ~ $585,000 - $1.07 million

ATTACHMENTS

1. **Maketū Grinder Pumps Business Case** ⇩

23 July 2025

MAKETU GRINDER PUMP SEWER SCHEME

BUSINESS CASE

Prepared for / **Western Bay of Plenty District Council**

Project No. / **V-1691**

Revision / 01

Vitruvius / give it strength
make it useful
deliver it beautifully

Document Control Record

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Rev	Date	Implemented By	Purpose/Change
0	8/07/2025		Original / Draft
1	23/07/2025	Vaughan / Arno	Updated based on WBoPDC Comments to include KPI's and BCR sensitivity testing.

Sign Off

		Signature
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Transmittal / Distribution

Date of Issue	To	To	To	Reason[1]
8/07/25	Tanya Coupe <Tanya.Coupe@westernbay.govt.nz>	Rhys Spicer <Rhys.Spicer@westernbay.govt.nz>	Shubham Asija <shubham.asija@octa.co.nz>	Draft for comments.
2./07/25	Tanya Coupe <Tanya.Coupe@westernbay.govt.nz>	Rhys Spicer <Rhys.Spicer@westernbay.govt.nz>	Shubham Asija <shubham.asija@octa.co.nz>	Final / Revision 1

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1 Executive Summary

The Maketu wastewater system, servicing 554 properties through E-One grinder pumps, is experiencing increasing failure rates as its assets approach the end of their life cycle. The system lacks remote monitoring, relying instead on residents to identify and report issues, which risks delayed response, environmental spills, and increased maintenance costs.

A robust optioneering process was undertaken to assess both technical solutions and delivery strategies. Multiple retrofit options were evaluated to enable remote monitoring, and two pump replacement strategies—reactive and bulk—were developed to form complete investment options. These were compared against a "do nothing" counterfactual to determine the most effective and financially sustainable approach.

This business case proposes a two-part solution:

1. **Full communications upgrade** using Sentinel T1 Insight Modules for real-time monitoring and SCADA integration.
2. **Reactive/condition-based pump replacement**, enabling efficient, data-driven asset management.

The preferred approach is a full, upfront rollout of the communications system, enabling visibility and risk mitigation across the entire network. Pump replacements would be guided by actual condition rather than fixed intervals, optimizing asset life and reducing unnecessary expenditure.

Economic modelling over a 50-year horizon shows this strategy (Option 1) provides a **Net Present Cost (NPC) of $7.7M.** While this is higher than the "do nothing" status quo NPC ($6.2M), the preferred option outperforms both bulk replacement and the "do nothing" status quo across environmental, operational, and customer criteria, and enables long-term financial and operational sustainability.

The plan includes:

- A $2.15M capital investment in communications.
- Ongoing $80k/year OPEX for monitoring.
- Gradual pump replacements averaging 6–13% per year.
- A robust risk management framework and phased implementation schedule.

2 Introduction

The Maketu wastewater network, commissioned in 2011, services approximately 554 residential properties via individual E-One grinder pumps. These pumps are now reaching the end of their design life, with failure rates increasing year on year. Compounding this issue is the lack of remote monitoring capability, which restricts Council's ability to detect faults and respond proactively.

This business case recommends a staged investment to retrofit remote monitoring and implement a condition-based replacement programme to ensure the long-term resilience of the Maketu wastewater network.

3 Problem Statement

The Maketu wastewater network's 554 E-One grinder pump systems servicing residential properties are approaching the end of their expected operational life and are exhibiting increasing failure rates—currently estimated at 8–10% (44–55 units) over the past two years—with projections indicating this could rise to 13% or more in the near term. This trend highlights a growing risk to system reliability and service continuity for the community.

A critical limitation of the current system is the lack of remote monitoring capability. Each pump unit is equipped only with a local audible alarm, requiring residents to recognize issues and report them manually to Council. This dependence on user vigilance introduces significant latency in incident response, particularly during periods when properties are unoccupied or residents are unaware of system alarms. Delayed response to pump failures can result in wastewater overflows, leading to environmental contamination, public health risks, reputational damage, and high reactive maintenance and cleanup costs.

The absence of proactive monitoring, coupled with ageing infrastructure and increased failure frequency, presents escalating risks to both residents and the surrounding sensitive coastal environment. Inaction or insufficient infrastructure upgrades could lead to widespread service disruptions, increased operational costs, and non-compliance with environmental regulations.

Regulatory compliance is a key driver for investment. Under the Resource Management Act (RMA) and regional plans, councils are responsible for preventing discharges of untreated wastewater into the environment. The absence of real-time monitoring increases the likelihood of undetected pump failures leading to overflows. This exposes Council to the risk of infringement notices, fines, or legal action—particularly where failures result in environmental damage or public health impacts. Continued reliance on a reactive operating model may be viewed by regulators as insufficient to meet best practice obligations.

Addressing these issues through strategic reinvestment—such as system-wide remote monitoring upgrades and planned pump replacements—is essential to safeguard public health, protect the environment, and ensure the long-term sustainability of Maketu's wastewater system.

4 Case for Investment

Addressing the problem will derive the following benefits:

- Reduce the risk of undetected failures and environmental overflows
- Reduce risk of exacerbated failure rates resulting from no preventative maintenance of pumps and potential "dry running" without secondary sensors.
- Enable real-time operational oversight and timely maintenance
- Extend the lifespan of existing pump assets
- Optimise capital planning and reduce lifecycle costs

- Improve customer service and protect public health

5 Economic Case

5.1 Technical Options Assessment

To address the increasing failure rates of grinder pumps in Maketu and the associated risks of wastewater overflows, a targeted upgrade to the wastewater network is proposed—centred on introducing remote monitoring and control capabilities across all residential pump stations.

Vitruvius conducted a technical options assessment to identify the most suitable solution for enabling remote monitoring across the Maketu network. Five retrofit and replacement options were evaluated (see Appendix A), considering:

- SCADA integration (non-negotiable)
- Capital cost and ongoing fees
- Installation complexity
- Functional capabilities (monitoring, control, expandability)

Option 5 – Sentinel T1 Insight Module was selected as the preferred technical solution due to its:

- SCADA compatibility (no third-party platform)
- Simple plug-and-play installation
- Expandability for level transducers
- Lower capital cost relative to other compliant options

This Option allows real-time monitoring and limited control functionality, providing a balance of affordability and operational value. The solution involves retrofitting each existing pump controller with this communications module. Once installed, the system enables real-time data transmission to Council operators, allowing for:

- Immediate alerts in the event of pump degradation or failure
- Remote condition monitoring and performance tracking
- Data-driven decision-making for scheduling maintenance and targeting pump replacements
- A reduced reliance on residents to detect and report faults, thereby lowering the risk of undetected overflows

This solution provides a balanced approach between cost, functionality, and future scalability. It is a key enabler of the wider investment programme, supporting a shift from reactive to proactive asset management across the Maketu wastewater network.

5.2 Roll-out Options

Following the identification of the preferred technical solution (Sentinel T1 Insight Module), this business case assessed the implementation strategy options to roll-out the preferred technical solution. The roll-out options considered both the roll-out of the communications upgrade and the management of pump replacements over time.

5.2.1 Communications Rollout Options

Two approaches were considered for implementing the communications upgrade using the preferred Sentinel T1 Insight Module solution (see Table 5-1).

Table 5-1: Communications Rollout options

Option	Description	Advantages	Disadvantages
Option A: Full Network Rollout (Recommended)	Install communications modules across all 554 properties in a single staged programme.	Immediate system-wide visibility and risk mitigation - Enables real-time monitoring of all pumps from Day 1 - Supports early detection of failures and proactive asset management - Accelerates transition to condition-based pump replacement model	-Higher upfront capital requirement - Requires full procurement and scheduling within one financial year
Option B: Staged Rollout Aligned with Pump Replacement	Install communications modules only when pumps are replaced (either reactively or through bulk replacement cycles).	Lower annual capital outlay- Simplifies installation logistics when paired with new pumps	-Delays realisation of full network visibility -Leaves parts of the network at elevated risk for overflow and undetected failure - Weakens effectiveness of condition-based pump replacement strategy. - Could lead to increased pump failure rates from "dry running" when pressure switch blinds

Preferred Approach:

Option A is recommended, as it ensures full remote oversight of the network regardless of pump generation or condition. The communications infrastructure enables early intervention, reduces environmental risk, and provides the necessary data foundation for smarter replacement and maintenance decisions. While Option B reduces short-term cost, it introduces unacceptable monitoring gaps and delays the benefits of proactive management.

5.3 Cost of the Preferred Communications Upgrade Approach

To enable remote monitoring and control of all 554 residential grinder pump stations in the Maketu sewer scheme, the following cost breakdown outlines the capital and operational expenditure required for the implementation of communications infrastructure.

Table 5-2: Communications Capital Expenditure

Capital Expenditure (CAPEX)			
Item	**Unit Cost (NZD)**	**Quantity**	**Total Cost (NZD)**
Communication modules & level transducers	$2,000	554	$1,108,000
Installation labour	$300	554	$166,200
SCADA integration (driver upgrades)	Lump sum	1	$25,000
Controller upgrades *(assumed 90% replacement)*	$1,700	500 (90%)[1]	$850,000
Total Estimated CAPEX (rounded)			**$2,150,000**

Notes:

1 – Allowance for 90% of the existing controller to be upgraded, if they are not equipped with the correct Modbus port to accommodate the communications module. It is recommended that council conducts a status quo assessment to determine the true quantity of panels that needs to be replaced.

For budgeting purposes, the total CAPEX required for the communication modules is expected to be between **$1,9 - $2,2 Million** subject to the number of control panels that will require upgrades.

The communication system will require IoT (Internet of Things) sim cards to communicate which cost in the region of $12 per month per sim card including data. The direct **operational expenditure (OPEX)** relating to the communications is expected at **$80,000 per annum.**

5.4 PUMP REPLACEMENT OPTIONS

5.4.1 Pump Replacement Requirements

The E-one grinder pumps have a life expectancy of 20 years. Rather than all units failing at once at or near year 20, a bathtub-shaped failure distribution should be expected, with:

- **Low failure rates in early years 0-10** – Early failure is rare with modern Quality Control and warranties.
- **A steady increase in replacements around years 10–20** – The wear-out phase.
- **Tapering off post-20 years** as the last original pumps fail and replacements become staggered

Figure 1 illustrates the expected annual replacement curve assuming a uniform population of 554 units. A Weibull distribution ($\beta > 1$, typically 3–5 for mechanical components) for asset failure modelling was used.

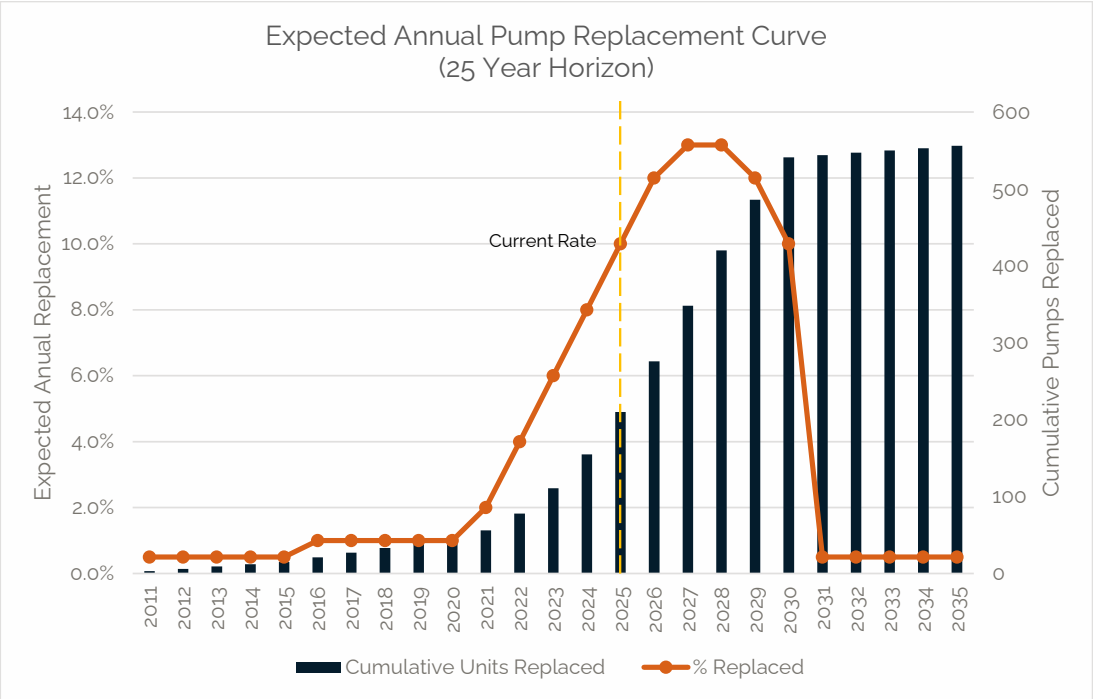

Figure 1 Typical pump replacement curve

WBoPDC verified that their current replacement rate is roughly 10% aligning with the model. It is expected that replacement will increase and peak at 13% per annum before tapering off as the system transforms to mostly second-generation pumps with fresh lifespans.

It is expected that to date 35-40% of pumps may already be replaced based on this model.

Figure 1, only represents the first-generation pumps in isolation and does not account for the 2nd generation (Gen 2) pump sets replaced and their independent life cycles.

The new (Gen 2) pumps will begin their own lifecycle from their installation year, not year 25. This creates a staggered second-generation onset, this will continue to a Gen 3 and Gen 4 and so on, as represented by Figure 2.

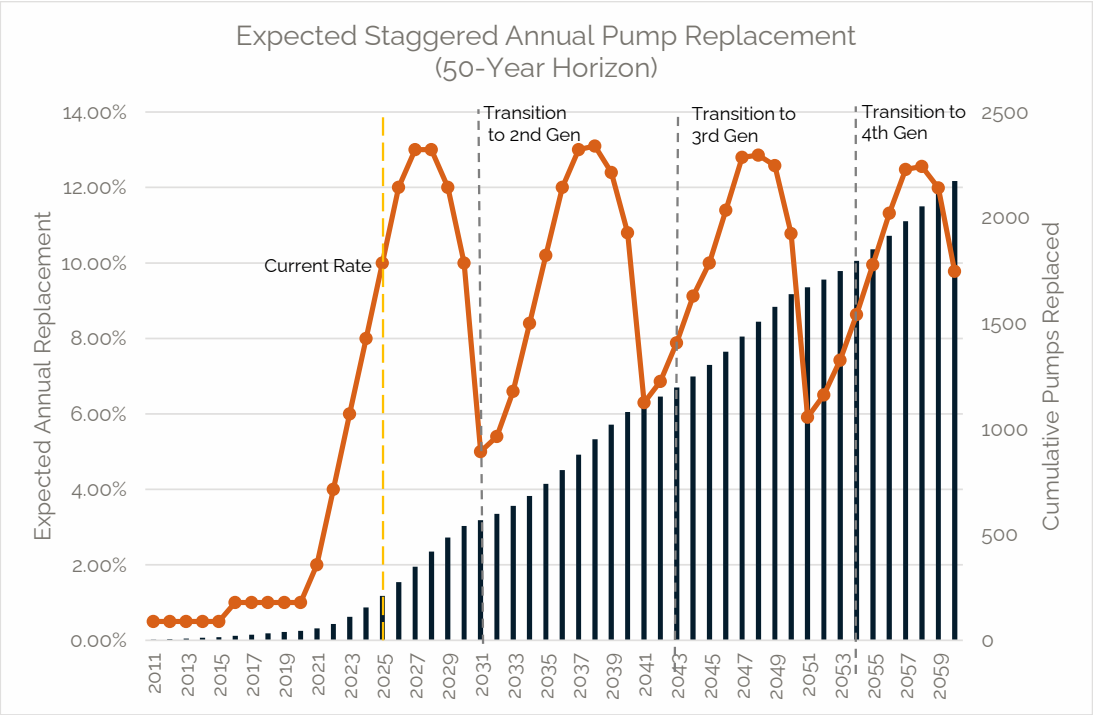

Figure 2 Typical Pump Replacement over 50-year horizon

The overlapping effect created by, previous and newer generations, beyond year 35 will create a somewhat stable staggering profile of replacement cycles between 6% and 13% (33 to 72 Units per annum) over spans of 11 years.

This replacement model was used to consider bulk replacement programs versus reactive replacement based on condition assessment and failure.

5.4.2 Pump Replacement Strategy Options

Following the identification of the preferred technical solution and preferred rollout strategy for the communications upgrade, two implementation strategies were evaluated for delivering the pump replacement programme in conjunction with the communications upgrade.

Option 1: Reactive Replacement Strategy

- Install communication modules immediately.
- Continue operating existing pumps until performance data indicates failure or inefficiency.
- Replace only failed or underperforming units, preserving remaining asset life.
- This approach is cost-effective in the short term and accounts for units already replaced in recent years.

Option 2: Bulk Replacement Strategy

- Simultaneous installation of communication modules and full pump replacements across all units.
- Higher upfront capital cost but minimizes maintenance requirements and reactive replacements for the next 10 years.
- Provides consistent performance and simplifies asset management.

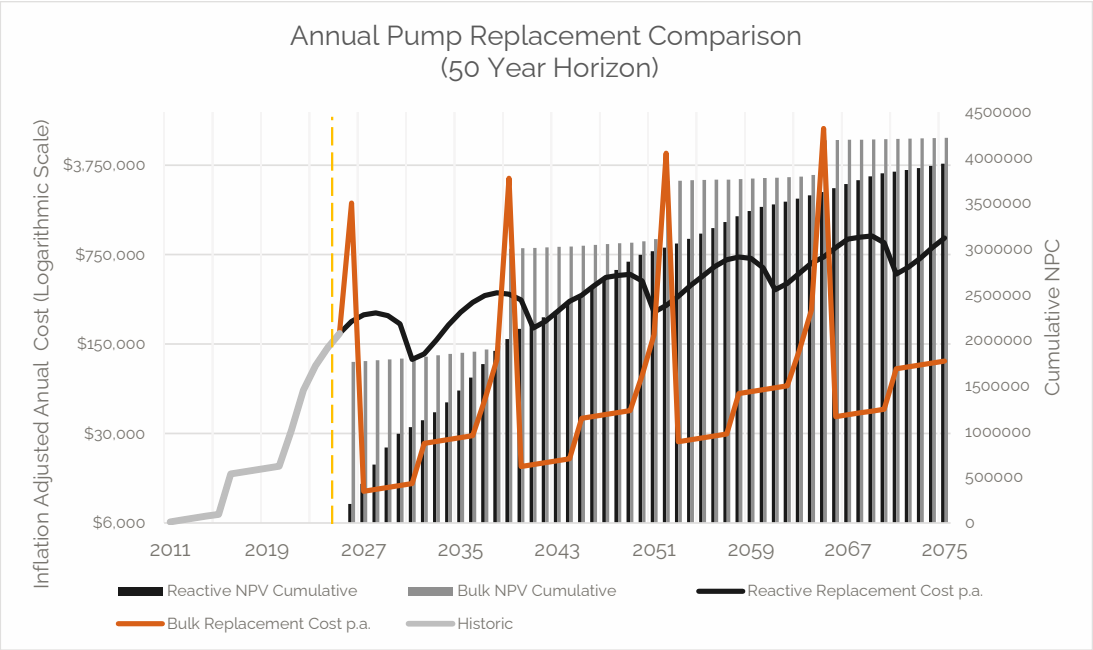

Figure 3, provides a visual representation of the annual cost and long-term Net Present Cost (NPC) of each of these pump replacement strategy options.

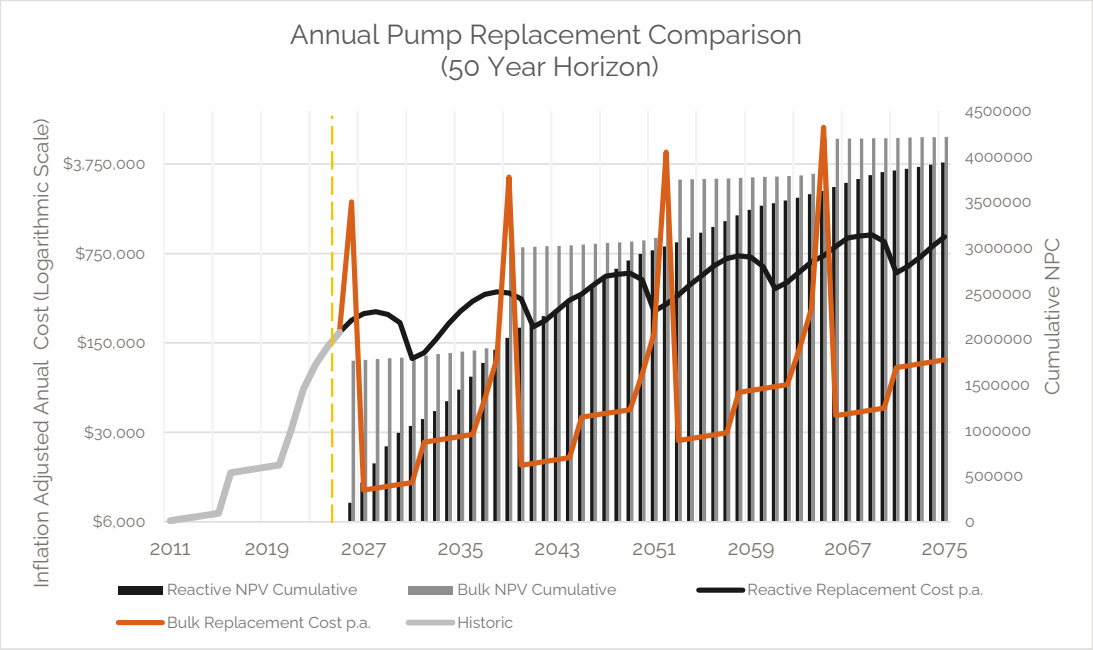

Figure 3 Reactive and Bulk Replacement Comparison

6 Options Assessment

To determine the most appropriate investment pathway for the Maketu sewer scheme an options assessment was undertaken. The options assessment comprised of a Multi-Criteria Analysis (MCA) and economic analysis of three options.

The recommended communications upgrade — retrofitting all residential grinder pump controllers with Sentinel T1 Insight Modules — was treated as a foundational element and paired with two different pump replacement approaches to form two complete options for evaluation:

Option 1: Reactive / Condition-Based Replacement with Communications Upgrade

Option 2: Bulk Replacement Every 10 Years with Communications Upgrade

These two investment options were assessed against a counterfactual (Option 3) representing a 'Do Nothing' scenario, in which no communications upgrades are implemented and pump replacements continue only in response to visible failure or resident-reported issues. This scenario retains the current reactive model, with limited visibility of pump performance, increased risk of undetected failures, and higher likelihood of environmental overflows and associated clean-up costs. Option 3 carries a high risk of non-compliance with environmental regulations, which could result in enforcement action, reputational damage, or financial penalties if overflows occur undetected or are not responded to promptly.

6.1 MULTI-CRITERIA ANALYSIS

To support the decision-making process, an MCA was undertaken to evaluate the following three options:

- **Option 1: Reactive / Condition-Based Replacement with Communications Upgrade**
- **Option 2: Bulk Replacement Every 10 Years with Communications Upgrade**
- **Option 3: Do Nothing (Status Quo – No Communications Upgrade, No Planned Replacements)**

Each option was assessed against six key evaluation criteria developed in alignment with the project objectives and broader Council priorities. The options were scored on a scale of 1 (Poor) to 5 (Excellent), based on their expected performance against each criterion. Scores were informed by technical analysis, risk evaluation, and expert judgment. A brief rationale accompanies each score to provide transparency in the evaluation process.

6.1.1 Evaluation Criteria

The selected criteria reflect the goals of the proposed intervention (the benefits listed in Section 4 of this business case) and the outcomes Council is seeking to achieve through improved pump and network performance:

- **Environmental Impact -** Reduce the risk of undetected failures and environmental overflows: The degree to which the option mitigates the risk of pump failures going unnoticed, thereby avoiding wastewater spills.
- **Operational Reliability -** Reduce risk of exacerbated failure rates from no preventative maintenance and pump "dry running": The ability to prevent operational conditions that accelerate wear or cause irreversible damage to pumps.
- **Remote Monitoring -** Enable real-time operational oversight and timely maintenance: The extent to which the solution provides live data for performance monitoring and issue detection.
- **Maximise Asset Life -** Extend the lifespan of existing pump assets: How well the strategy preserves current pump stock and avoids unnecessary early replacement.

- **Cost Efficiency -** Optimise capital planning and reduce lifecycle costs: The efficiency of the strategy in terms of long-term financial sustainability and cost management.
- **Customer outcomes -** Improve customer service and protect public health: The degree to which the approach improves reliability, reduces service disruptions, and safeguards health and environmental outcomes.

Table 6-1 presents the MCA analysis of the three options.

Table 6-1: Multi-Criteria Analysis

Criteria	Option 1: Reactive / Condition-Based		Option 2: Bulk Replacement Every 10 Years		Option 3: Do Nothing	
Environmental Impact Reduce undetected failures and environmental overflows	5	Real-time alerts and targeted replacement	5	Real-time alerts and targeted replacement	1	No remote alerting; higher overflow risk
Operational Reliability Reduce risk of dry running failure	5	Monitoring prevents dry-run scenarios	5	Monitoring prevents dry-run scenarios	1	Limited dry-run protection to a single sensor that can blind.
Remote Monitoring Enable real-time operational oversight and timely maintenance	5	Full SCADA integration enables live tracking	5	Full SCADA integration enables live tracking	1	No operational visibility
Maximise Asset Life Extend lifespan of existing pump assets	5	Maximises life by avoiding early replacement	3	Prematurely retires usable assets	5	Assets run to failure, some life used fully
Cost Efficiency Optimise capital planning and reduce lifecycle costs	5	Lowest NPC, staged CAPEX	4	Predictable CAPEX, but higher NPC	2	Low initial cost, but high OPEX and risk
Customer outcomes Improve customer service and protect public health	5	Reduces risk of spills. Customers only contacted when replacement is needed	3	Reliable, but inefficient asset use. Customers contacted at least once every 10 years for pump replacement	1	Higher risk of incidents and poor customer experience
Compliance Monitoring – Record keeping and monitoring as per the Water Services Act.	5	Full SCADA integration enables storing of data and develop required reporting data.	5	Full SCADA integration enables storing of data and develop required reporting data.	1	No data collection at source level.
Total	35		30		12	

6.1.2 Summary of Results

The MCA demonstrates that Option 1 – Reactive / Condition-Based Replacement is the strongest performer, achieving the highest total score (35/35). It outperforms the other options across all criteria, particularly in areas relating to operational visibility, environmental risk reduction, and financial sustainability. The addition of remote monitoring through the Sentinel T1 communications modules is central to enabling this outcome, allowing Council to transition to a data-informed, condition-based asset management model.

Option 2 presents some advantages in terms of operational simplicity and predictability but performs poorly on asset utilisation and lifecycle efficiency due to the premature replacement of functioning pumps.

Option 3, representing the status quo, scores lowest across most criteria. While it avoids short-term capital outlay, it presents unacceptable risks to public health, environmental outcomes, and long-term financial efficiency.

The MCA supports the selection of Option 1 as the recommended approach. When combined with the proposed communications upgrade, this strategy enables Council to deliver a financially sustainable, operationally resilient, and environmentally responsible solution for the management of the Maketu wastewater network.

6.2 Economic Analysis

An economic analysis was conducted to evaluate the long-term cost-effectiveness of three complete options for upgrading the Maketu sewer scheme. Each option includes the communications upgrade and a pump replacement strategy and is assessed over a 50-year period using a Net Present Cost (NPC) framework. This approach captures both capital and operational costs, accounts for the time value of money, and enables comparison of long-term financial sustainability.

Options Assessed

- **Option 1: Reactive / Condition-Based Replacement (Preferred)**
- **Option 2: Bulk Replacement Every 10 Years**
- **Option 3: Do Nothing (Status Quo)**

Methodology and Assumptions

The analysis followed standard lifecycle costing principles. Key assumptions are presented in included:

Table 6-2: Economic Analysis assumptions

Parameter	Value
Number of Pumps	554
Unit Pump Replacement Cost (2025)	$3,300
Communications Upgrade CAPEX	$2.15 million
Communications OPEX	$80,000 per annum
Clean-up Cost per Failure (Option 3)	$1,000
Planning Horizon	50 years

Discount Rate	4.00%
Inflation (cashflow modelling only)	3.5%

All figures are expressed in real 2025 NZD. While inflation was used to model projected cashflows, NPC calculations were based on uninflated costs to maintain consistency with standard economic evaluation practices (see Table 6-3).

Table 6-3: Comparison of Complete Options

Option	NPC (50 yrs)	Description & Cost Profile	Advantages	Disadvantages
1. Reactive / Condition-Based *(Preferred)*	$7.7M	• Includes $2.15M comms CAPEX • $80k/year comms OPEX • Annual pump replacements ($110k–$238k) • Replacement rates: 6–13% annually	• Lowest NPC • Maximises pump life • Defers CAPEX • Reflects asset condition • Scalable	• Requires robust asset management • Variable workload • Risk if monitoring is inadequate
2. Bulk Replacement (Every 10 yrs)	$8.0M	• Includes $2.15M comms CAPEX • $80k/year comms OPEX • 10-year pump replacement cycle ($1.83M/cycle) • Some annual reactive costs	• Predictable budgets • Low failure risk • Simple contract management	• Higher NPC • Premature replacement • High upfront cost every 10 years
3. Do Nothing	$6.2M	• No comms upgrade • Pumps replaced only upon failure • Clean-up cost $1,000/failure • Replacement rates: 8–15% annually *(2% increase to account for no preventative maintenance / dry-running).*	• Lowest upfront spend • Familiar model	• High environmental risk • No system visibility • Delayed response • Poor asset utilisation

Incremental Cost of Investment

To better understand the true financial impact of the preferred option, an incremental analysis has been undertaken comparing the Net Present Cost (NPC) of **Option 1 – Reactive / Condition-Based Replacement** against the counterfactual **Do Nothing** scenario.

While the **Do Nothing** option avoids upfront capital investment, it results in significant reactive maintenance and failure-related costs over time, due to the absence of remote monitoring and continued reliance on reactive asset replacement.

Scenario	NPC (50 years)	Notes
Option 1: Reactive / Condition-Based (Preferred)	**$7.7M** (confirmed)	Includes communications upgrade and condition-based pump replacement

Option 3: Do Nothing	**$6.2M**	Based on reactive pump failure rates +2% and $1,000 per clean-up event
Incremental Cost	**$1.5M**	Option 1 NPC minus Do Nothing NPC

The **incremental cost** is the additional investment required to upgrade the network. This incremental cost should also be considered alongside the significant **non-monetised benefits** delivered by the preferred option, including improved service levels, reduced overflow risks, and greater public health and environmental protection.

Benefit Cost Ratio (BCR) Investigation:

Table 6-4: Benefit Cost Ratio Assessment

Parameter	Value	Source/Notes
Option 1 – NPC	$7.7M	Includes comms upgrade + 50-year OPEX and pump replacements
Option 3 – Do Nothing NPC	$6.2M	Based on reactive replacement and clean-up costs
Includes:		
Avoided clean-up costs (assumed)		Based on estimated increase in failure due to no monitoring $1,000/event x 60 events/year avg = $60,000/year = ~$1.3M NPC
Avoided premature replacement costs		From not bulk-replacing functioning pumps early ~$1.0M
Incremental Cost of Option 1	**$1.5M**	Option 1 minus Option 3
Reduced reactive maintenance and call-outs	~$500/year/pump = ~$275k/year = ~$6.0M NPC	Conservative estimate; based on industry experience where monitoring reduces maintenance overhead
Total Present Value of Benefits (conservative)	**$6M**	Monetized only partially; public health and reputational benefits excluded

Estimated Benefit Cost Ratio

An incremental cost-benefit analysis was undertaken to assess the value of the preferred option relative to the Do Nothing scenario. While the total Net Present Cost (NPC) of the preferred option is $7.7 million, this includes many baseline costs already present in the status quo. The incremental cost of upgrading from the Do Nothing scenario is $1.5 million, and this investment is estimated to deliver $6 million in monetised benefits over the planning horizon. This results in an **incremental Benefit–Cost Ratio (BCR) of 4.0**, indicating strong value for money.

- Incremental BCR = 6/1.5 = 4
- A **BCR > 1.0** indicates the project delivers more value than it costs. The BCR is modest but reasonable for a renewal project, especially one focused on resilience, risk mitigation, and efficiency.

- This BCR does **not** include hard-to-monetize but significant benefits such as:
    - Reduced environmental risk and consent non-compliance
    - Improved public health and customer satisfaction
    - Regulatory reporting efficiencies under the Water Services Act

The assumptions in the benefit cost ratio were conservative. However, sensitivity tests were conducted using the incremental BCR to show the impact of even less favourable conditions. The following sensitivity tests were undertaken.

Sensitivity Test	Change tested	Impact on total cost	Incremental BCR
Higher SIM card cost.	Cost of SIM/data increases by 25% ($100,000 per annum)	Total cost increases to $8.1M	3.0
Higher pump failure rates. Or reduced expected pump life	Pump replacement rate increases by 200% (i.e. pumps replaced twice as much as the original model)	Total cost increases to $11.6M (Increased replacement from 2700 to 5400 units over analysis period)	1.1

6.2.1 Financial Sustainability and Value for Money

This investment is financially sustainable when considered in the context of long-term savings and risk mitigation:

- **Reduced Reactive Maintenance Costs** – Remote monitoring enables early detection, reducing emergency response costs.
- **Optimised Asset Replacement** – Replacing pumps based on condition rather than age improves lifecycle efficiency.
- **Avoidance of Penalties** – Minimised environmental overflows reduce the risk of fines and clean-up costs.
- **Future Scalability** – SCADA integration enables network-wide digital transformation.

Although no Benefit-Cost Ratio (BCR) has been calculated, avoided failure-related costs are captured in the NPC comparison. Including them again as monetised benefits would risk double-counting. A robust NPC assessment is considered appropriate for infrastructure renewal projects of this nature.

The preferred option also delivers important **non-monetised benefits**, such as improved public health, environmental outcomes, community confidence, and better customer service—strengthening the investment case.

6.2.2 Recommendation

The recommended approach is to proceed with **Option 1: Reactive / Condition-Based Replacement**, supported by the communications upgrade. This option delivers the lowest NPC, enables data-driven maintenance, and offers strong long-term resilience. A transition to targeted bulk replacement in future catchments may be considered where condition data supports it. The Do Nothing scenario is not recommended due to high risk and low value.

7 Financial Case

The financial case assesses the affordability and sustainability of the recommended option: Reactive / Condition-Based Pump Replacement with Communications Upgrade. This option represents a cost-effective and operationally efficient approach, combining real-time remote monitoring with data-driven pump replacement over the life of the network.

The financial analysis includes three core cost components:

- A one-off capital investment to retrofit all 554 properties with communications modules and level transducers.
- Annual operational costs to support SCADA connectivity and monitoring.
- A long-term pump replacement programme, replacing pumps only as required based on condition data, with replacement rates averaging 9% per year.

Table 7-1 presents the estimated real (uninflated) cost profile over a 50-year planning horizon. These values are expressed in 2025 dollars to ensure consistency and enable straightforward comparison with Council's broader investment planning. All costs have been rounded for clarity.

Table 7-1: 50-year cost profile for the recommended option

Cost Component	Unit Rate	Quantity / Frequency	Total (50-Year Real Cost)
Communications Modules + SCADA Integration	**Lump sum**	**One-off installation (Year 1)**	**$2,150,000**
– Modules + Transducers (554 units)	$2,000 per unit	554	$1,108,000
– Installation Labour	$300 per unit	554	$167,000
– Controller Upgrades (90%)	$1,700 per unit	500 units	$850,000
– SCADA Driver Integration	Lump sum	One-off	$25,000
Communications OPEX (IoT SIM/data fees)	$12 per month/unit	$80,000 per year	$4,000,000
Pump Replacement Programme (Reactive)	$3,300 per pump	~2700 replacements over 50 yrs[1]	~$9,000,000
Total Real Cost (50-Year Horizon) – 2025 Dollars	—	—	**~$15,150,000**

[1] *Assumes 6–13% of pumps replaced annually based on condition, averaging 9%, adjusted for existing second-generation replacements.*

8 Commercial Case

The commercial case outlines how the preferred option could be procured to ensure value for money, effective delivery, and alignment with Council's procurement principles.

There are two key procurement components:

1. Communications Upgrade Procurement

The rollout of communications modules and associated SCADA integration could be delivered as a single package via a competitive tender process or through direct negotiation with a preferred supplier (e.g. the vendor of the Sentinel T1 modules). A comprehensive value-for-money and technical assessment of communications options has already been undertaken as part of the business case, demonstrating that Option 5 (Sentinel T1) provides the best balance of cost, functionality, SCADA compatibility, and installation efficiency. Given this and noting that the Sentinal T1 has only one local supplier within New Zealand, a direct engagement model may be appropriate, subject to alignment with Council procurement policy and pricing confirmation.

2. Pump Replacement Procurement

Pump replacement works could be procured either as part of a bundled delivery package alongside the communications upgrade or through separate delivery streams. Given the nature of the work and the existing pump infrastructure, it may be appropriate for Council to continue using its current pump replacement contractor, subject to confirmation that pricing remains competitive and service levels are appropriate. Alternatively, pump supply and installation could be competitively tendered to test the market and provide price assurance, particularly if large-scale or staged replacements are required.

9 Management Case

The Management Case outlines how the proposed solution will be delivered to ensure successful implementation. It demonstrates that the project is achievable, well-governed, and aligns with best practice in infrastructure delivery. This section describes the delivery approach, key roles and responsibilities, project governance, and risk management strategies.

Given the scale and importance of the proposed communications upgrade and pump replacement programme in Maketu, effective planning and coordination will be essential. Council's existing contract arrangements provide a strong foundation for delivery, while a staged rollout supported by robust monitoring and reporting processes will ensure performance, value for money, and minimal disruption to the community.

9.1 Project Timeline

It is proposed that the project be implemented over **two primary stages**:

- Stage 1: **Communications Infrastructure Upgrade** (FY2026/27)
- Stage 2: **Ongoing Reactive/Condition-Based Pump Replacements** (FY2027 onward)

The below implementation plan is a sample plan and should be adjusted based on budget allocation.

Stage 1: Communications Upgrade – FY2026/27

Milestone	Target Date

Project approval and budget allocation	August 2025–September 2026
Procurement of equipment and contractor engagement	Q2 FY2026/27 (Oct–Dec 2026)
Site assessment and panel compatibility audit	August 2025– September 2026
Installation of communication modules and controller upgrades	Q3–Q4 FY2026/27 (Jan–June 2027)
SCADA system upgrade and commissioning	Q3 FY2026/27 (Jan–Mar 2027)
System testing, training and handover	Q4 FY2026/27 (Apr–June 2027)

Stage 2: Reactive Replacement Phase – FY2027 to FY2076

Milestone	Ongoing Implementation
Pump condition tracking begins (remote system live)	July 2027
Yearly pump condition assessments & planning	Annual, starting FY2027/28
Reactive replacements based on performance	As needed, approx. 6–13% annually
Data review and refinement of replacement models	Biannual
Strategic review and performance audit	Every 5 years

9.2 Project Structure and Management

Role	Responsibility
Project Sponsor (WBoPDC)	Governance oversight, funding approval, strategic direction
Project Manager (Internal or Appointed Consultant)	Day-to-day coordination, milestone tracking, contractor management
SCADA/IT Team	Integration of remote monitoring systems, data management
Contractor (Installation)	Installation of communication modules, panel upgrades
Asset Management Team	Long-term condition monitoring, replacement tracking, reporting
Operations and Maintenance Team	Emergency response, reactive replacements, customer interface

9.3 Stakeholders and Engagement Strategy

Stakeholder	Interest / Involvement	Engagement Strategy
Maketu Residents	Continued service reliability, minimised overflows	Inform via mailouts, public meetings, FAQs
WBoPDC Asset & Operations Teams	System integration, data use, maintenance planning	Weekly coordination during rollout; training support
IT/SCADA Engineers	Systems compatibility, integration, future-proofing	Involve early in procurement and testing
Regional Council (BOPRC)	Environmental compliance and monitoring	Regular updates on environmental risk mitigation
Iwi and Tangata Whenua	Environmental protection, cultural considerations	Engage early to discuss environmental impacts
Contractors/Suppliers	Supply of hardware and fieldwork	Clear performance specs and timeframes in contracts

The proposed implementation plan ensures that the **communication system upgrade is completed within FY2026/27**, enabling the shift to a **cost-effective, condition-based replacement strategy.** The structure ensures sound project management, stakeholder engagement, and mitigation of key technical and financial risks, aligning with WBoPDC's goals for sustainable infrastructure investment and environmental resilience.

9.4 Risk Management

Effective risk management is essential to ensure the successful delivery of the Maketu wastewater upgrade project. The proposed intervention—comprising the rollout of communications modules and a long-term pump replacement strategy—presents a range of technical, operational, financial, and stakeholder-related risks.

This section outlines the key project-specific risks identified to date, along with their potential impacts, likelihood of occurrence, and mitigation strategies. The register supports informed decision-making and ensures that appropriate controls are in place to manage uncertainty throughout the project lifecycle.

The risks have been assessed based on their likelihood and consequence, with a focus on those factors most relevant to the local context in Maketu, the technical nature of the upgrades, and Council's delivery environment.

9.5 Monitoring and Review

Ongoing monitoring and review are essential to ensure the success of the Maketu wastewater system improvements and to maximise the return on investment. The implementation of remote monitoring technology and condition-based pump replacement enables a proactive asset management approach; however, its performance must be periodically evaluated to ensure it continues to deliver the intended outcomes.

Technology Review

It is recommended that the selected communications and monitoring solution be reviewed at least once every ten years. This review should assess whether the solution remains the most cost-effective and technically suitable option on the market, and whether it continues to meet Council's operational and strategic requirements.

Any alternative solution considered must demonstrate compatibility with the Council's broader SCADA framework and meet core functional requirements, including remote monitoring, pump performance analytics, and integration with asset management systems. In parallel, the review process should consider whether Council's operational needs or regulatory requirements have changed in a way that warrants updating the system's capabilities.

Key Performance Indicators (KPIs)

To support effective performance monitoring and enable continuous improvement, the following KPIs should be tracked and reported on a regular basis (e.g. quarterly and annually). These indicators will provide visibility into the operational performance of the network and allow early identification of emerging issues:

KPI	Description
System Reliability and Performance Indicators	
Response Time to Pump Failures	Average time from alarm/failure detection to on-site response (Target of less than 24 hours for all failures)
Number of Pump Failures	Total number of pump failures per reporting period
Number of Overflow Events	Number of recorded wastewater overflow incidents per year, including severity and duration
Customer and Public Health Metrics	
Customer Complaints / Satisfaction	Number of complaints received relating to pump performance or service quality
Community Engagement	Percentage of residents engaged through surveys, meetings, or feedback channels. Evaluate impact of educational programmes to reduce failures related to foreign material damaging pumps.
Asset Management and Replacement	
Preventative Maintenance Interventions / Condition Based Replacement	Number of maintenance actions initiated via remote monitoring or diagnostics. Track the effectiveness of the data driven replacement strategy.
System Availability (Uptime)	Percentage of time communications and monitoring systems are operational

Asset Lifespan Monitoring	Track lifespan of individual pumps and determine average lifespan. Measure the effectiveness of proactive asset management in extending asset life.
Controller or Monitoring Module Failures	Frequency of faults or issues with the communications hardware or software.
Cost and Financial Metrics	
Cost per Failure Response	Average cost incurred per reactive failure response (labour, travel, cleanup)
Net Present Cost (NPC)	Track total NPC for the project, including capital and operational costs to measure overall financial sustainability.
Capital Expenditure Compliance	Percentage of actual CAPEX vs. budgeted CAPEX (target: within 5% variance) to track the adherence to budget.

These KPIs should be embedded into Council's asset management and operational reporting frameworks. Results should inform annual reviews of maintenance practices and feed into any future investment planning or refinement of the replacement strategy.

To monitor some of the above KPIs effectively, a dashboard or reporting system could be established that automatically pulls data from monitoring systems (SCADA).

Risk ID	Risk Description	Impact	Likelihood	Consequence	Risk Rating	Mitigation Strategy
R1	Incomplete or outdated records of existing control panels	May result in over- or under-estimation of upgrade scope and costs for communications modules and controllers	Medium	High	High	Conduct a physical audit or detailed desktop review of control panels before confirming procurement scope
R2	Ongoing pump failures outpace the planned rollout of comms and replacements	Increased overflow risk and reputational damage	Medium	High	High	Prioritise high-risk areas in rollout; install comms modules early to enable targeted asset management
R3	Limited capacity of the incumbent contractor to scale up and meet rollout timeframes	Schedule slippage and cost escalation	Medium	Medium	Medium	Engage early with incumbent contractor; confirm capacity and consider augmenting with additional contractors if needed
R4	Local installation logistics complicated by property access or resident engagement	Delays in accessing properties, potential refusals or disruption	Medium	Medium	Medium	Implement a strong community engagement plan; coordinate closely with property owners and schedule with flexibility
R5	IoT connectivity issues in remote or low-signal areas of Maketu	Real-time monitoring compromised for some pump stations	Medium	Medium	Medium	Undertake signal testing prior to installation; install external antennae where needed; investigate alternative tech
R6	Integration challenges with Council's existing SCADA platform	Reduced functionality or delays in achieving remote monitoring capability	Medium	Medium	Medium	Confirm SCADA integration requirements early; involve Council's ICT/SCADA team in procurement and testing. Determine resource requirements. Develop a general Functional description detailing how signals should be

						interpreted, stored and illustrated on SCADA.
R7	Cost escalation due to inflation or market pressure on electrical and civil works	Potential funding shortfall	Medium	Medium	Medium	Apply appropriate inflation allowances; review cost estimates during procurement; allow for value engineering
R8	Communications system fails to perform as expected post-commissioning	Inability to transition to condition-based asset management; reputational risk	Low	High	Low	Specify proven technology; require commissioning tests, warranties and vendor support arrangements. Trail tests have been completed and proven to work in area.
R9	Council resourcing limits ability to act on real-time data (i.e. maintenance, targeted pump replacement)	Benefits of communications upgrade not fully realised	Medium	Medium	Medium	Align internal resourcing plans with system rollout; provide training and protocols for staff
R10	Ineligibility or delay in securing co-funding for the communications upgrade	Greater reliance on local rates funding	Medium	Medium	Medium	Prepare funding applications early; demonstrate resilience, climate adaptation, and cost efficiency benefits

10 Conclusion

The Maketu Sewer Scheme is facing rising failure rates among its legacy grinder pump network, posing increasing risks to public health, environmental safety, and operational performance. The current absence of real-time monitoring limits Council's ability to respond proactively, resulting in reliance on residents for fault detection and increased risk of undetected overflows.

This business case identifies a two-part solution: the full rollout of communications modules across all 554 pump stations, and a reactive/condition-based pump replacement strategy. Together, these interventions deliver a future-focused, financially sustainable approach that enhances system resilience, supports data-driven asset management, and reduces the likelihood of environmental and service failures. Compared to a bulk replacement approach or a 'do nothing' counterfactual, the preferred option offers the best balance of cost efficiency, asset longevity, and risk mitigation.

It is recommended that the project proceed with implementation of the proposed communications upgrade in a single staged rollout, coupled with a condition-based pump replacement strategy guided by real-time monitoring data.

Next steps to advance the project include:

- Confirming internal budget allocation and procurement pathways for rollout.
- Conducting a status assessment of existing control panels to finalise scope and cost.
- Engaging with the incumbent contractor (where appropriate) for delivery planning.
- Applying for potential co-funding opportunities to offset capital investment.
- Initiating stakeholder engagement with residents, iwi, and regulators to support successful implementation.

This business case reflects the specific operational, environmental, and community context of Maketu. It aligns with Council's broader infrastructure and resilience objectives, and supports compliance with public health and environmental regulations. Continued engagement with stakeholders will be critical to ensuring transparency, fostering community confidence, and delivering a long-term solution that meets the needs of residents today and into the future.

Appendix

A

Control and Oversight Options Assessment

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To:	Rhys Spicer (Western Bay of Plenty District Council)		
From:	Arno Louw (Vitruvius)		
CC:	Tanya Coupe (Western Bay of Plenty District Council)		
Date:	2 July 2025		
Project Name:	**Maketu grinder pump sewer**	**Project Ref:**	V-1691
Subject:	**Control and oversight options assessment – Revision 1**		

Revision History

Rev	Date	Implemented By	Purpose/Change
0	23/06/2025		Original
1	2/07/2025	Arno Louw	Updated based on additional information from WBoPDC. Includes allowance for panel replacement and evaluation weighting criteria.

1 Introduction

The Maketu sewer scheme is currently experiencing operational challenges due to the failure of grinder pumps, which lack remote monitoring capabilities. Approximately 550 low-pressure grinder pumps are installed within the scheme, many of which are prone to failure.

Western Bay of Plenty District Council (WBoPDC) has indicated that the scheme was originally installed in the early 2000s, and many pump units are now reaching the end of their service life. A replacement rate of approximately 10% per annum is expected going forward.

This technical note evaluates potential solutions to implement remote monitoring and alarm systems that will enable WBoPDC operators to proactively manage maintenance and respond to pump failures before they result in service disruptions or overflows.

2 Problem Statement

The existing E-One grinder pump system includes a local control panel, with no network connectivity, that monitors pump current to detect overpressure. In the event of a blockage or overpressure, the controller shuts down the pump and attempts a restart after a delay.

Each pump is also equipped with a pressure switch that determines whether sufficient fluid is present in the wet well to initiate or stop pumping. However, the limited instrumentation and lack of network connectivity mean that failures are not communicated to operators in real-time.

While the current control panels include audible alarms, these can be muted by property owners. It has come to Council's attention that some homeowners disable these alarms and fail to notify Council of malfunctions, resulting in unreported failures and potential overflows.

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3 Objectives

Vitruvius participated in a project kick-off meeting hosted by WBoPDC on 23 May 2025, which included representatives from operations, asset management, and controls and telemetry teams.

The following key (non-negotiable) objectives were identified for the proposed upgrades:

- **Remote Monitoring/Oversight** – The system must provide real-time remote alarms and fault notifications to operators.
- **SCADA Integration**: The solution must be compatible with and able to integrate into WBoPDC's existing SCADA network.

Other objectives identified:

Objective / Functions	Priority
Control – Ability to remotely stop and/or start pumps	This is considered a nice to have
Additional instrumentation in wet well to monitor level. (Level transducer plus floats)	This is considered high priority as it links with improved remote oversight and could provide additional information for diagnostics and wastewater compliance reporting.
Operational Data - Pump run status and Current drawn	This is considered a high priority as it provides remote oversight and an ability to back calculate flow volume for compliance monitoring.
Integration with existing pumps	Considered Medium Priority – Ease of integration without the need to replace pumps or complicated retrofitting.

4 Identified Options

Following discussions between WBoPDC and various suppliers, the following options have been identified to enable remote monitoring and control of the existing grinder pump systems:

- Option 1 – Upgrade to Onebox IOTA system (With new pump Set)
- Option 2 – Replace panel with Onebox IOTA system (Retro fit existing pump Set)
- Option 3 – Install E-One Sentry Advisor hardware to existing control panel
- Option 4 – Replace panel with Aquatech OmniSmart Control Panel (Retro fit existing pump Set)
- Option 5 – Install 37 South Site Sentinel T1 Insight Module to existing control panel

Option 1 – Upgrade to IOTA OneBox System (with New Pump Set)

The IOTA OneBox system, currently in use at Te Puna, is a comprehensive smart controller that operates through a web-based platform hosted by IOTA. This controller is not directly compatible with the existing E-One pump units used in Maketu.

This option requires the complete replacement of the existing pump set with a compatible unit, installation of the IOTA OneBox controller, and installation of level transducers and float switches within the wet well for operational control.

- **Unit Cost (Excl. Installation):** $6,044 (Includes new pump and Instrumentation)
- **Annual Hosting Fee:** $80 per unit
- **Note:** Additional civil and installation works required.

Source: Ecoflow – IOTA OneBox

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Figure 1 IOTA Onebox Source: https://www.ecoflow.co.nz/

Option 2 – Retrofit IOTA OneBox System to Existing Pump Set
This option explores the feasibility of retrofitting the IOTA OneBox to the existing E-One pumps by disabling the internal pressure switch. The existing local controller would be replaced with the OneBox system, and level transducers and floats would be installed within the wet well.

- **Unit Cost (Excl. Installation):** $2,222
- **Transducer and High-Level Float Cost:** $900
- **Annual Hosting Fee:** $80 per unit
- **Note:** Requires moderate modification to existing system.

Source: Ecoflow – IOTA OneBox

Option 3 – Install E-One Sentry Advisor Hardware to Existing Control Panel
The Sentry Advisor is a plug-and-play remote monitoring module designed to integrate with the existing E-One control panels. It provides real-time monitoring of key parameters including current draw, voltage, operation cycles, runtime, overpressure alarms, and pump status. However, it does not offer control functionality or the ability to add additional inputs. Data is transmitted via a third-party web-based platform.

- **Unit Cost (Excl. Installation):** $650
- **Annual Hosting Fee:** $100 per unit
- **Note:** Installation is relatively straightforward and typically requires minimal intervention.

Source: Ecoflow

Option 4 – Retrofit Aquatech OmniSmart Control Panel to Existing Pump Set
This option involves replacing the existing control panel with the Aquatech OmniSmart OS1000B system. Similar to Option 2, it requires bypassing the internal pump pressure switch. Unlike the IOTA system, OmniSmart connects directly to WBoPDC's SCADA network without relying on a third-party hosted server.

- **Unit Cost (Excl. Installation):** $2,200
- **Transducer and High-Level Float Cost:** $900
- **Annual Hosting Fee:** $12 per month / $ 144 per annum – WBoPDC manages SIM cards directly
- **Note:** SCADA integration offers seamless communication with Council systems.

Source: Aquatech

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Figure 2 Aquatech Omnismart Source: https://www.aquatecenviro.com/

Option 5 – Install 37 South Site Sentinel T1 Insight Module to Existing Control Panel
The Sentinel T1 Insight Module, supplied by M2M and manufactured by 37 South (Australia), is a compact add-on device similar to the Sentry Advisor. However, it offers enhanced functionality, including limited remote control capabilities and external I/O inputs for connecting level transducers or floats. It integrates directly with WBoPDC's SCADA system.

- **Unit Cost (Excl. Installation):** $1,055
- **Transducer and High-Level Float Cost:** $900
- **Annual Hosting Fee:** $12 per month / $ 144 per annum – WBoPDC manages SIM cards directly
- **Note:** Provides a balance between cost-effectiveness and enhanced monitoring/control capabilities.

Figure 3 Sentinel T1

Several of the existing control panels, installed in 2011/12, are outdated and lack the necessary Modbus communication port, as confirmed by Jacques from WBoPDC. To implement Options 3 and 5, these panels will need to be replaced.

Ecoflow has provided a quote of $1,300 for the full replacement of each panel. Vitruvius has requested Ecoflow to explore the possibility of replacing only the circuit board as a more cost-effective

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alternative. However, for the purpose of this assessment, Options 3 and 5 have been evaluated based on the full panel replacement cost.

The exact number of panels requiring replacement is currently unknown; it has been conservatively assumed that approximately 90% will need to be replaced. **$650,000 was added to the capital cost of options 3 and 5 (this excludes labour).**

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5 Options assessment

The options identified in Section 4 was assessed and refined based on the priorities identified within Section 3.

Table 1 Long List Assessment

Option	Remote Oversight[2]	Remote Control	SCADA Integration	Install Complexity	Additional Instrumentation	Estimate Cost[1]
~~**Option 1** – Onebox IOTA (Complete)~~	☑	☑	3rd Party Host with monthly subscription.	High – Pump replacement, Panel replacement, Instrumentation install in wet well.	Multiple sensors in wet well (Transducer & Floats)	$ 3,325,000 Plus $44,000 per annum subscription.
~~**Option 2** – Onebox IOTA (Retrofit)~~	☑	☑	3rd Party Host with monthly subscription.	Very High – Retrofit to existing pump set, need to disable pressure switch and replace existing control panel.	Multiple sensors in wet well (Transducer & Floats)	$ 1,717,200 Plus $44,000 per annum subscription.
~~**Option 3** – E-One Sentry Advisor~~	☑	☒	3rd Party Host with monthly subscription.	Low – Plugs into existing controller.	Limited to existing pressure switch	$ 1007,500[3] Plus $55,000 per annum subscription.
Option 4 – Aquatech Omnismart (Retrofit)	☑	☑	Direct to SCADA, no monthly subscription.	Very High – Retrofit to existing pump set, need to disable pressure switch and replace existing control panel.	Multiple sensors in wet well (Transducer & Floats)	$ 1,705,000 Plus $80,000 per annum to manage data sim card.
Option 5 –Sentinel T1 Insight Module	☑	☑	Direct to SCADA, no monthly subscription.	Low – Plugs into existing controller.	Multiple sensors in wet well (Transducer & Floats)	$ 1,725,250[3] Plus $80,000 per annum to manage data sim card.

Notes:
1- Estimates based on 550 units and include allowance for a level transducer. Does not include installation costs.
2- Includes real time operational data from controller (Option 3 limited to existing controller data and no additional inputs)
3- Includes panel replacement cost of 550 units (90%)

Key:

Excellent
Average
Very Poor

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Table 2 Technical Options Assessment (Scoring)

Criteria	Weight	Option 1 IOTA OneBox (New Pump)	Option 2 IOTA OneBox (Retrofit)	Option 3 Sentry Advisor	Option 4 OmniSmart	Option 5 Site Sentinel T1
Capital Cost		$ 3,325,000	$ 1,717,200	$ 1,502,500	$ 1,705,000	$ 1,725,250
Ongoing Costs (Hosting / Data Fees)		$ 44,000	$ 44,000	$ 55,000	$ 80,000	$ 80,000
Life Cycle Cost (25 Years)		$ 4,425,000	$ 2,817,200	$ 2,877,500	$ 3,705,000	$ 3,725,250
CAPEX /OPEX Score	40%	3.06	**7.40**	**7.25**	5.00	4.96
SCADA Integration	20%	1	1	1	**10**	**10**
Ease of Installation	10%	6	4	**10**	4	**10**
Control Functionality	15%	**10**	**10**	0	**10**	**8**
Monitoring Capability	10%	**10**	**10**	6	**10**	**10**
Scalability & Expandability	5%	6	7	3	**8**	**10**
Total Weighted Score (/10)	**100%**	**4.82**	**6.41**	**4.85**	**7.30**	**7.69**

Scoring Key:

Excellent/Best in Class	= 10
Good	= 7-9
Moderate	= 4-6
Poor	= 1-3
None / NA	= 0

Calculation, Considerations & Justification

- CAPEX/OPEX Score calculated based on $Total\ Cost\ Grade = \frac{Median\ Total\ Cost - Option\ Total\ Cost}{Median\ Total\ Cost} \times 10 + 5$
- **Option 1** has the highest cost and least compatibility with existing assets. Although feature-rich, it requires full pump set replacements, making it less practical for quick large-scale deployment and cost efficient. Option 1 also lacks the ability to integrate with existing SCADA infrastructure.
- **Option 2** avoids pump replacement but still has high upfront and ongoing costs with limited integration into existing SCADA infrastructure. This option has a higher installation risk with modification of the existing pumps.
- **Option 3** A cost penalty of $495 k was added to this option to allow for level transducers, which it does not support, for fair cost comparison. This option is the lowest-cost option but provides monitoring only, without control or expandability.
- **Option 4** is strong in SCADA integration and provides full functionality, but its capital cost is significantly higher than Option 5. Also comes with installation risk of requiring modifying the existing pumps.

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- **Option 5** (Site Sentinel T1 Insight) **scored the highest** due to:
  - Low capital cost.
  - Direct SCADA compatibility.
  - Expandable I/O for additional instrumentation. (Oversight and network reporting)
  - Balance between monitoring and control capabilities.
  - Ease of installation for quick large-scale deployment.

6 Support & Installation

Options 1 to 3 has limited integration with the existing SCADA infrastructure and they do not meet the non-negotiable requirements.

Both Option 4 (Aquatech Omnismart) and Option 5 (Sentinel T1 Insight Module) are manufactured in Australia by reputable suppliers, with readily available replacement stock.

M2M, the local distributor of the Sentinel T1, has advised that they typically maintain a stock of approximately 100 units, with the capacity to procure an additional 100–150 units per month. Due to the module's simplicity, installation rates of up to 50 units per week are achievable.

Installation of level transducers may require trenching and the installation of new conduit between the control panel and the wet well, which will be more time-consuming than the installation of the modules themselves.

For Option 4, level transducers are essential for the new control panel installation, and the existing pump pressure switches will need to be disabled. The estimated time on site to complete these works ranges from 1 to 2 days per location.

For Option 5, the module can be installed quickly via plug-in connection. The associated level transducer is used for monitoring purposes only and may be installed in a separate phase if needed. M2M indicated that they have a suitable level transducer with a shielded cable that could be installed through the existing power and control conduit from the control panel therefore eliminating the need for civil works.

7 Recommendations

Option 5 – Install 37 South Site Sentinel T1 Insight Module is the **recommended solution** based on the following:

- **Low capital cost** ($1,725.250) including level transducer and 90% panel replacements. Excluding labour costs.
- **SCADA integration** aligns with WBoPDC's telemetry and operational strategy.
- Offers **monitoring plus limited remote-control** capabilities through inhibiting the pump operation with a remote serial command
- **Expandability** with spare I/O to add level transducers for enhanced oversight.
- **Simple installation**, reducing disruption and labour costs.

This option strikes the best balance between cost, functionality, and scalability for a network-wide upgrade of 550 units. It provides WBoPDC with a future-proof solution that can be incrementally enhanced as operational requirements evolve, without incurring high ongoing costs.

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Verification & Approval for Issue

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10.4 DEVELOPMENT TRENDS REPORT 2025 OVERVIEW

File Number: **A7175386**

Author: **Chloe Thyne, Research and Monitoring Analyst**

Authoriser: **Annika Lane, General Manager Strategy and Community**

EXECUTIVE SUMMARY

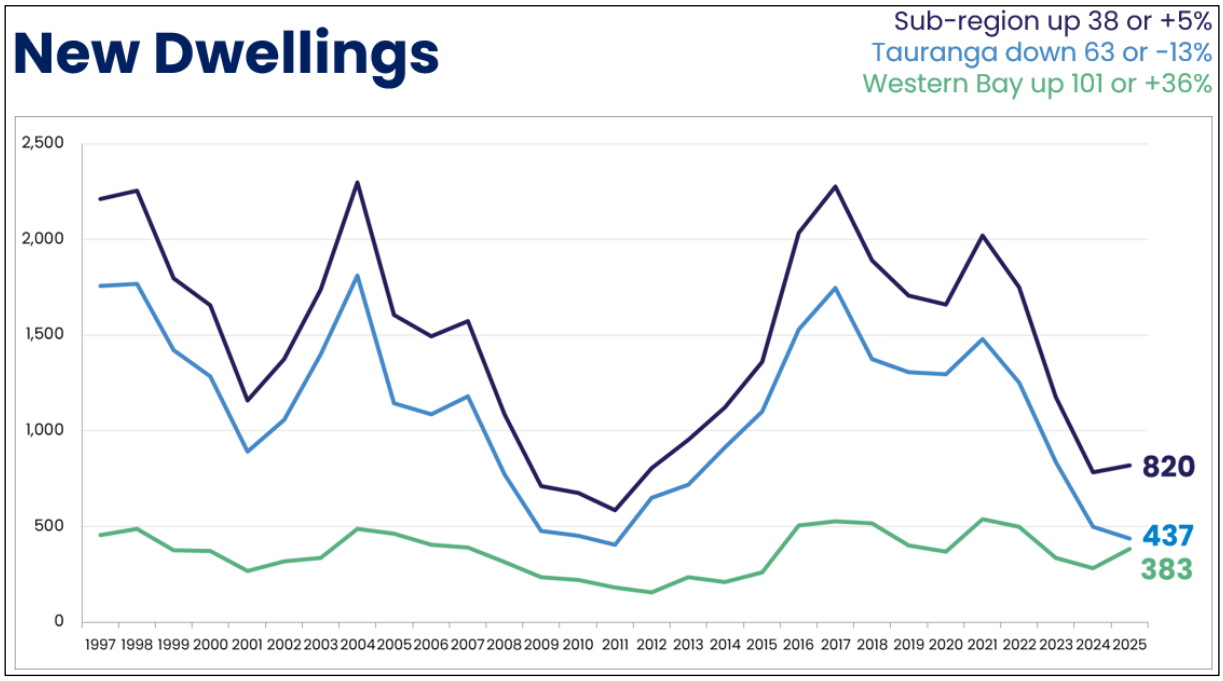
1. The purpose of this paper is to provide an overview of the SmartGrowth Development Trends Report 2025, which was completed and published in December 2025.
2. The report is produced annually by the SmartGrowth partners for the Western Bay of Plenty sub-region, with this report covering the period 1 July 2024 - 30 June 2025. 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 2025 report is attached, along with a Summary document setting out the key findings.

RECOMMENDATION

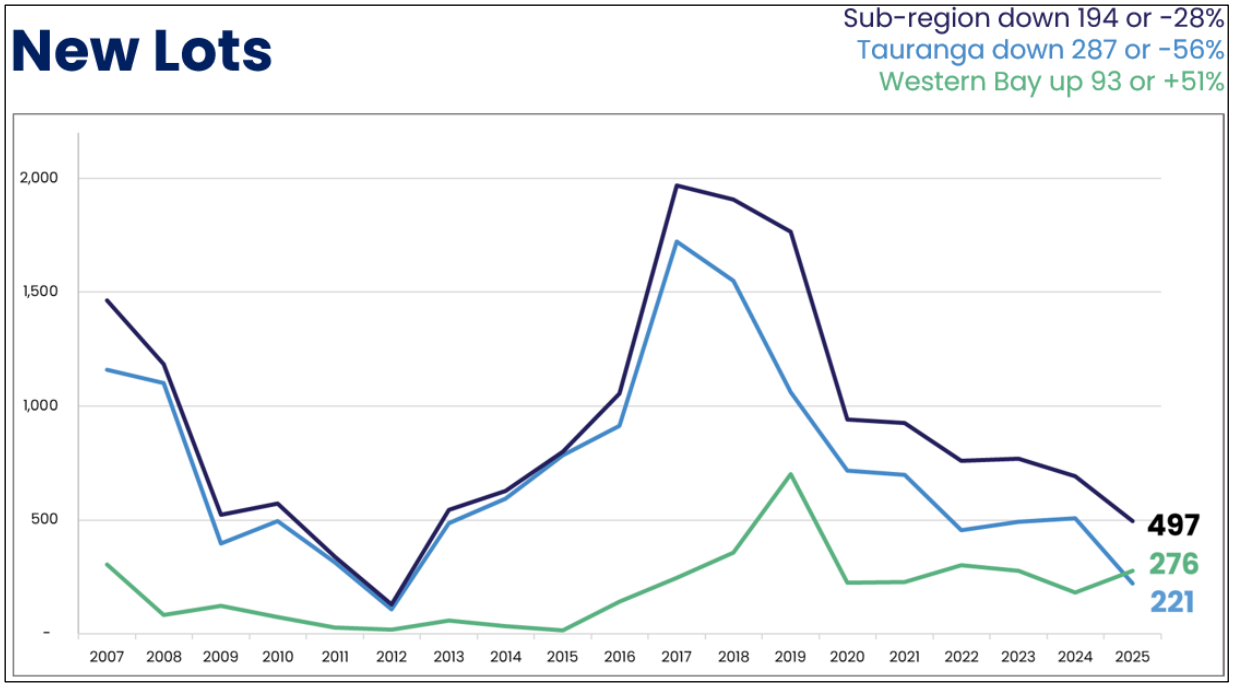
1. That the Research and Monitoring Analyst's report dated 21 April 2026 titled 'Development Trends Report 2025 Overview' be received.
2. That the report relates to an issue that is considered to be of **low** significance in terms of Council's Significance and Engagement Policy.
3. That the Projects and Monitoring Committee receives the Summary Report as set out in **Attachment 1** and receives the Development Trends Report 2025 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. Across the sub-region, residential building activity improved slightly in 2024/25, while subdivision activity continued to decline compared to the previous year.
6. In 2024/25, Western Bay of Plenty District consented 383 new dwellings, up by 36% on the previous year. Tauranga City consented 437 new dwellings, down by 13%. A total of 820 new dwellings were consented across the sub-region, up by 5% overall.

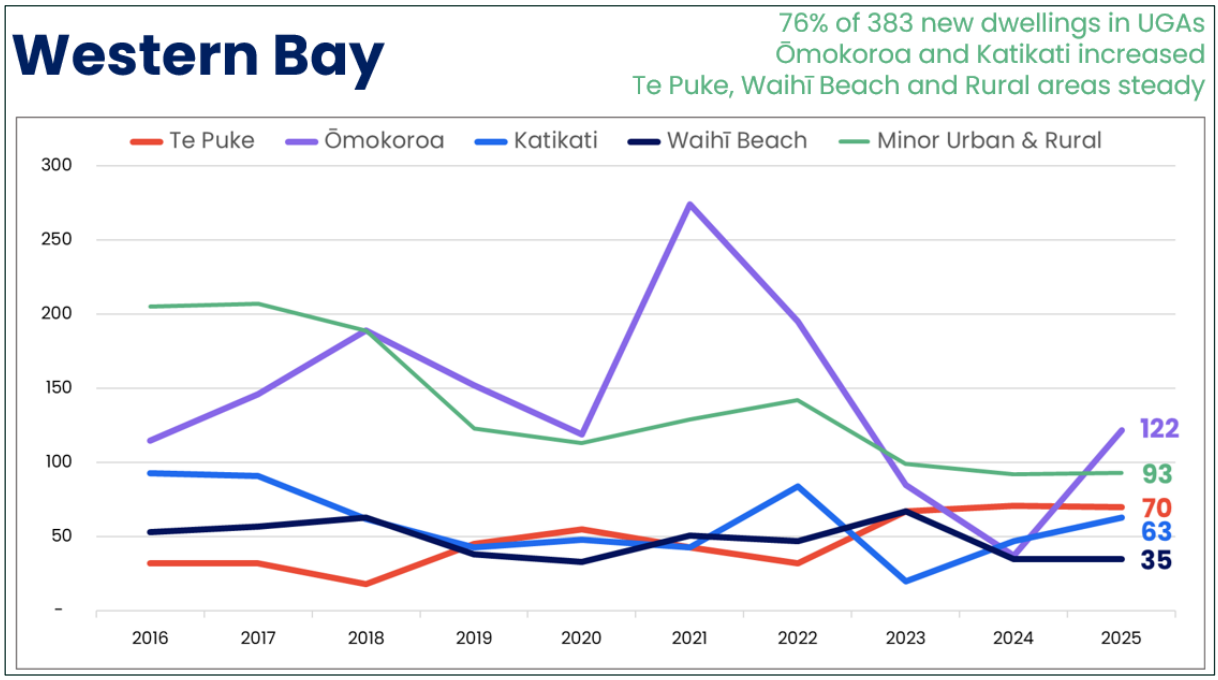


7. In 2024/25, 276 new lots were created in Western Bay of Plenty District, up by 51% on the previous year, largely due to a rebound in Ōmokoroa, and overtaking Tauranga City for the first time. Tauranga City declined substantially by 56% to 287 new lots. A total of 497 new lots were created in the sub-region, down by 28% overall.



8. In Western Bay of Plenty District, urban growth areas attracted 76% of new dwellings consented in 2024/25, with 122 in Ōmokoroa, 70 in Te Puke, 63 in Katikati and 35 in Waihī Beach. Development in Ōmokoroa has rebounded markedly this year, after declining for the three years prior since the peak of 2020/21.

9. Dwellings consented in rural and minor urban areas were steady at 93 for the year.



10. The majority of dwellings consented were standalone at 61%, followed by multi-unit dwellings at 23% and duplexes at 6%. 70% were single storey dwellings.

11. Due to intensification and affordability pressures, dwellings are getting smaller overall, down by 6m^2 to 151m^2 average floor size.

12. Construction cost is $3,280/m^2. Construction cost doubled in the prior 7 years, being a major contributor to the residential building downturn.

13. Median selling price increased by 2% to $1,039,798. Average rent decreased by 1% to $573 per week.

14. Regarding business land, Rangiuru has the most vacant industrial land in the sub-region at 265 ha, and Te Puke has 113 ha. Katikati, Te Puna, Ōmokoroa and Waihī Beach have smaller areas of vacant industrial land ranging from 25-40 ha each.

15. There were 10 Commercial buildings and 1 Industrial building consented for the year.

16. A summary of key findings from the report has been produced to provide a snapshot for the District in **Attachment 1.** Refer to the full report in **Attachment 2** for full details of development trends.

SIGNIFICANCE AND ENGAGEMENT

17. 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

18. The report was received and key findings were presented to the SmartGrowth Leadership Group on 15 December 2025. Key findings, particularly relating to

Papakāinga, were also presented to the Combined Tāngata Whenua Forum on 4 March 2026. The report has been published on Western Bay of Plenty District Council and Tauranga City Council websites on 12 December 2025, and on the SmartGrowth website in February 2026.

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

19. 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

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

ATTACHMENTS

1. **SmartGrowth Development Trends Report 2025 - SUMMARY**
2. **SmartGrowth Development Trends Report 2025 - FINAL**

Image: Classic Builders

Western Bay of Plenty District

Development Trends Summary Report 2025

Western Bay of Plenty District Council

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 2024 to 30 June 2025. Please refer to the Full Report for all development details across the sub-region.

Key trends

Residential building and subdivision activity recovered in 2025, largely due to a significant increase in Ōmokoroa.

New dwellings consented increased by 101 or 36% to 383. New lots created increased by 93 or 51% to 276.

Median selling price increased by 2% or $16,338 to $1,039,798 in the 12 months to 30 June 2025.

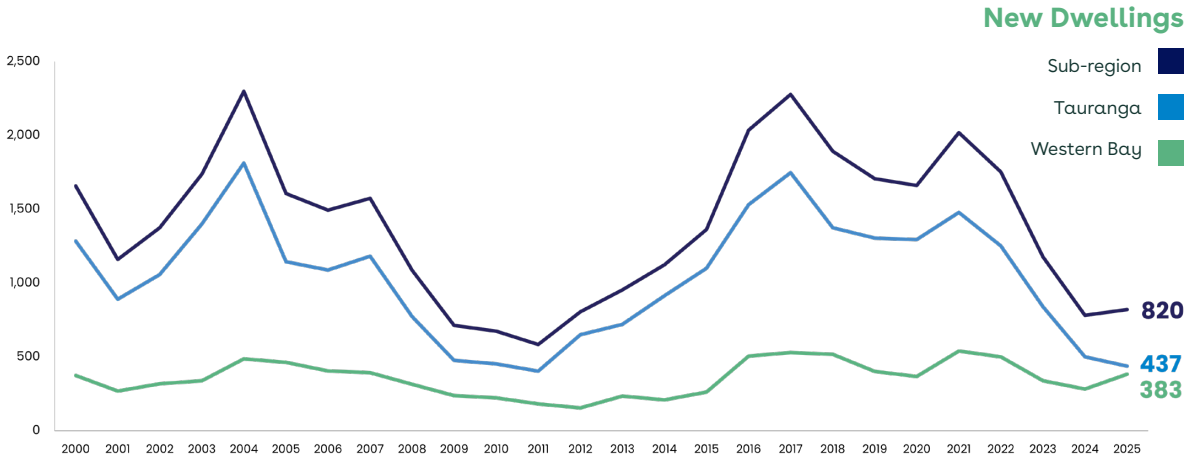
76% of new dwellings were in urban growth areas of Ōmokoroa (122), Te Puke (70), Katikati (63) and Waihī Beach (35).

Average weekly rent decreased by 1% or $8 to $573 per week in the 12 months to 30 June 2025.

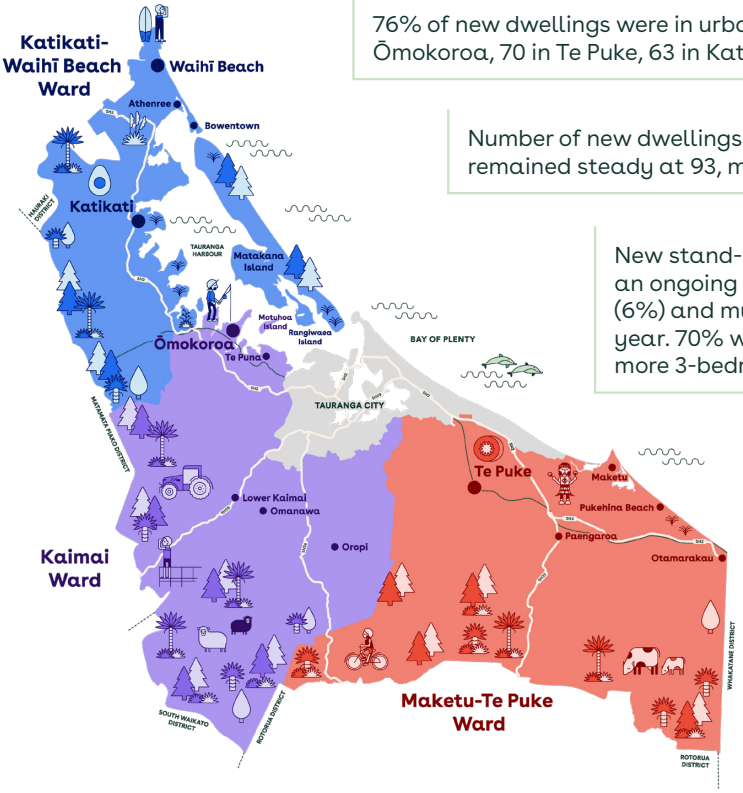
81% of new lots created were in urban growth areas of Ōmokoroa (164), Waihī Beach (42), Te Puke (9) and Katikati (8).

The majority of new dwellings were stand-alone at 61%, multi-units at 23% and duplexes at 6%. 70% were single storey and 26% were double storey dwellings.

Of a total 62 non-residential consents, 10 commercial buildings and 1 industrial building were consented this year.



New dwellings



76% of new dwellings were in urban growth areas, with 122 in Ōmokoroa, 70 in Te Puke, 63 in Katikati and 35 in Waihī Beach.

Number of new dwellings in rural and minor urban areas remained steady at 93, making up 24%.

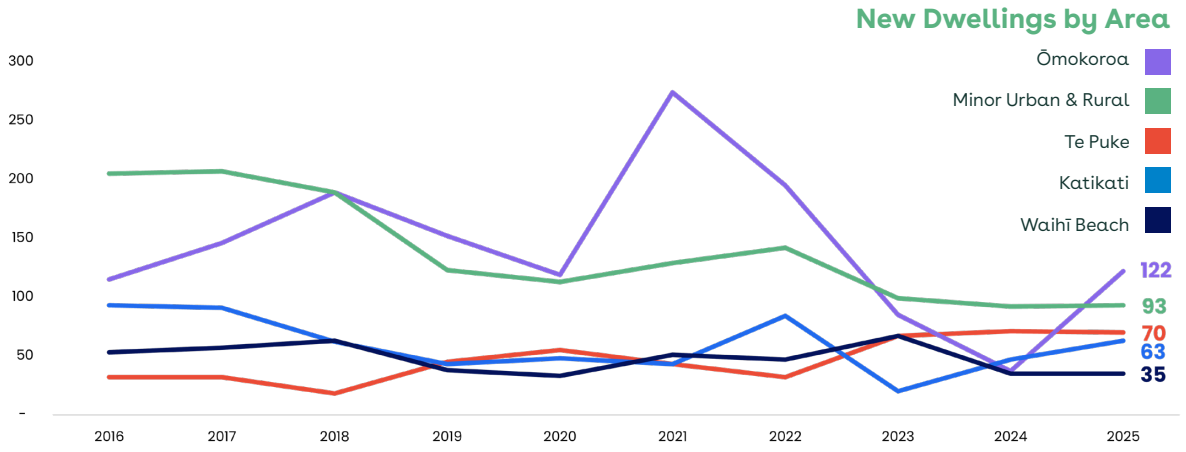
New stand-alone dwellings declined to 61%, an ongoing downward trend as more duplexes (6%) and multi-units (23%) were built this year. 70% were single storey dwellings, and more 3-bedroom dwellings were built.

There is 31% remaining dwelling capacity in the District. Ōmokoroa has 2,321 potential dwellings, Katikati has 1,430, Te Puke has 1,372, and Waihī Beach has only 293 remaining.

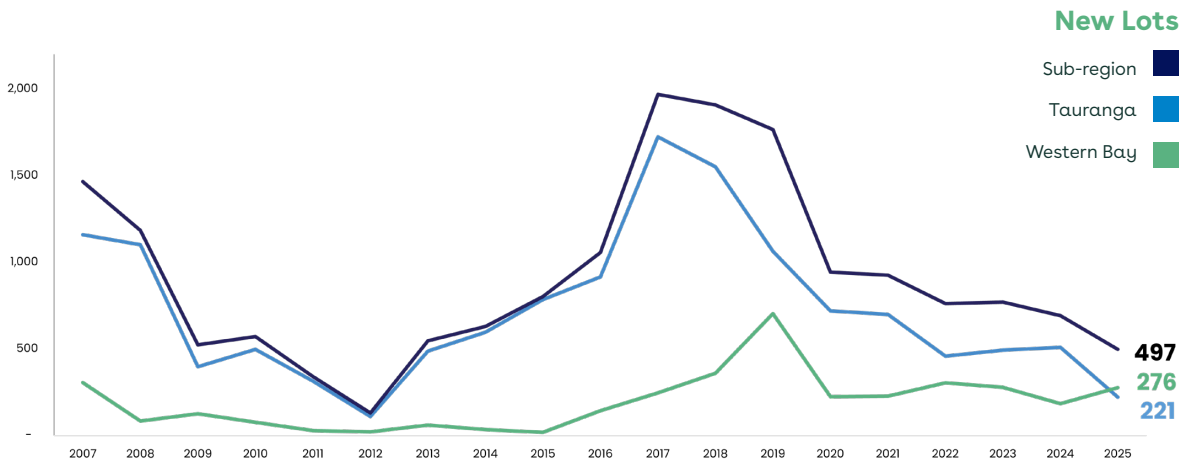
The number of new dwellings in Ōmokoroa has rebounded to a substantial 122 this year.

Ōmokoroa had a significant recovery with 164 new lots in greenfield areas. Waihī Beach increased to 42 new lots due to a 29 lot subdivision in Athenree. Katikati and Te Puke were significantly down with only 8 and 9 new lots each.

Rural new lots were 23 for Otawa Rangiuru Pongakawa, 7 for Kaimai Kopurererua Kaitemako Waiorohi, 5 for Waiau Tahawai Aongatete and 5 for Pahoia Te Puna Minden.



New lots



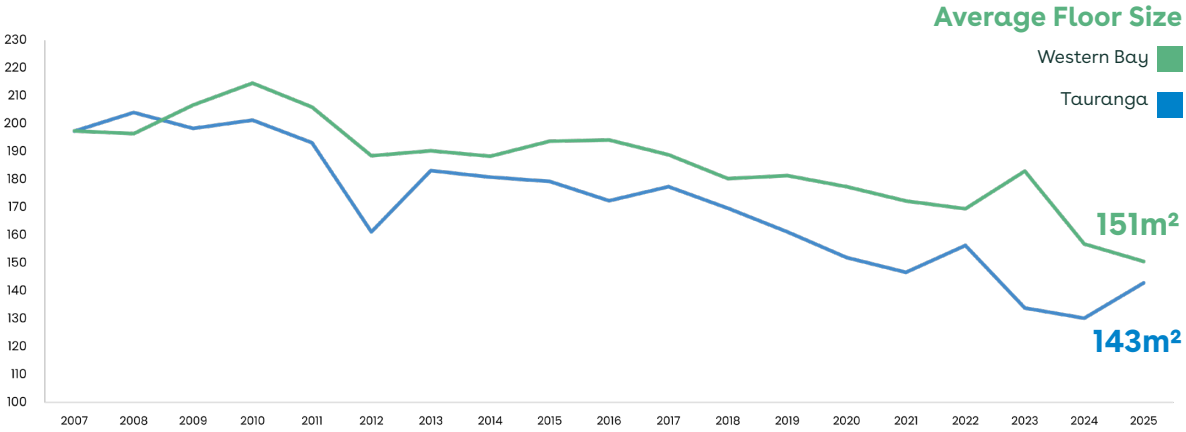
Section and house sizes

Section size for new dwellings varies by urban growth area. Katikati shifted from smaller sites last year to the majority of sites being 751-1,000m² this year.

Ōmokoroa's dwellings were built on 326-500m² sites for smaller dwellings and >1,000m² sites for larger stand-alone houses. Te Puke had a much higher number of >1,000m² sites being intensified into multi-dwelling developments.

With higher densities in urban areas, average dwelling floor size continues to decline, down by 6m² to 151m².

Rural areas continue to have new dwellings built on sites greater than 1,000m².



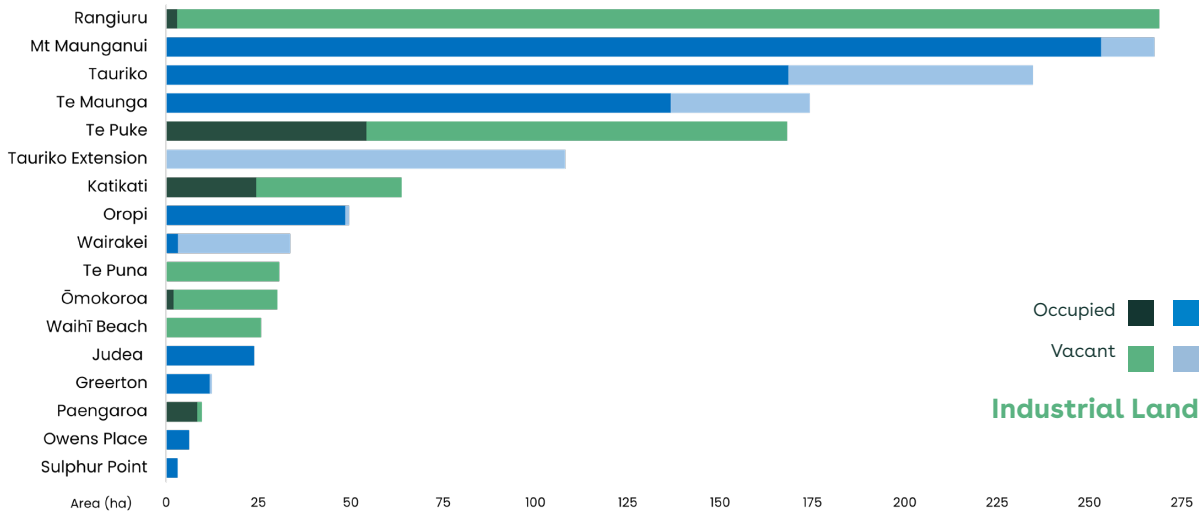
Business land

There are 55.38 ha of Commercial zoned land and 619.50 ha of Industrial zoned land in the District.

The largest areas of vacant Industrial land are located at Rangiuru, Te Puke and Katikati in the Western Bay of Plenty District, and at Tauriko, Te Maunga and Wairakei in Tauranga City.

Of 62 non-residential consents for the year, 10 were for new commercial buildings and 1 was for a new industrial building.

Farm buildings and Factory, industrial and storage buildings are the most common types of non-residential consents.



SmartGrowth Development Trends Technical Report 2025

Tauranga City

Western Bay of Plenty District Council

BAY OF PLENTY REGIONAL COUNCIL TOI MOANA

SmartGrowth
Building our futures together

Development Trends Technical Report 2025

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

Tauranga City
Western Bay of Plenty District
2025

Prepared by:
City Planning and Growth Division
Strategy, Partnerships and Growth Group
Tauranga City Council

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

December 2025

Table of Contents

Executive Summary

Every year, the SmartGrowth partnership publishes the joint Development Trends Report for the Western Bay of Plenty Sub-region. The report presents key trends in subdivision activity, residential and non-residential development and population growth 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 to show how development is evolving over time.

The partner Councils collect the development statistics as part of the monitoring requirements under the Resource Management Act 1991, SmartGrowth Strategy, Bay of Plenty Regional Policy Statement, and the National Policy Statement on Urban Development. These development insights assist both Councils and other SmartGrowth partners to understand development patterns and changes across the sub-region.

The following sections outline the development highlights as at 30 June 2025.

Western Bay of Plenty Sub-region

In the sub-region, residential building activity improved slightly in 2025, while subdivision activity continued to decline compared to the previous year.

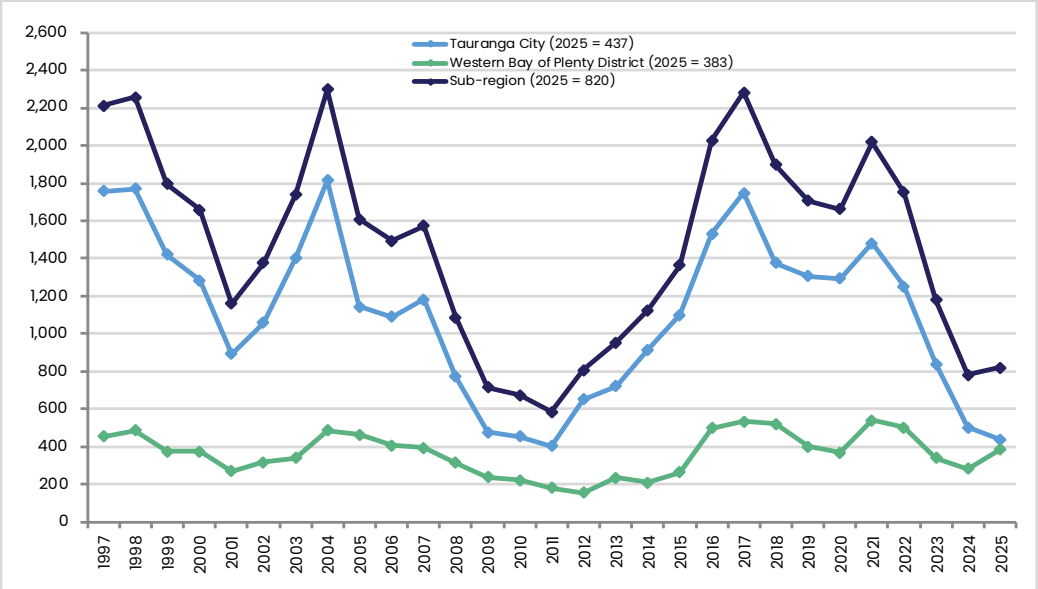
New dwellings consented increased by 5% while new lots created fell by 28%. These trends reflect ongoing economic pressures, including high construction costs, limited supply of developable land, and reduced demand. Although interest rates have eased slightly, broader market conditions continue to constrain development momentum.

In recent years, both dwelling and section sizes have become smaller, further highlighting the impact of rising construction costs, affordability challenges and changing lifestyle and life stage needs.

Residential Building and Subdivision Activity

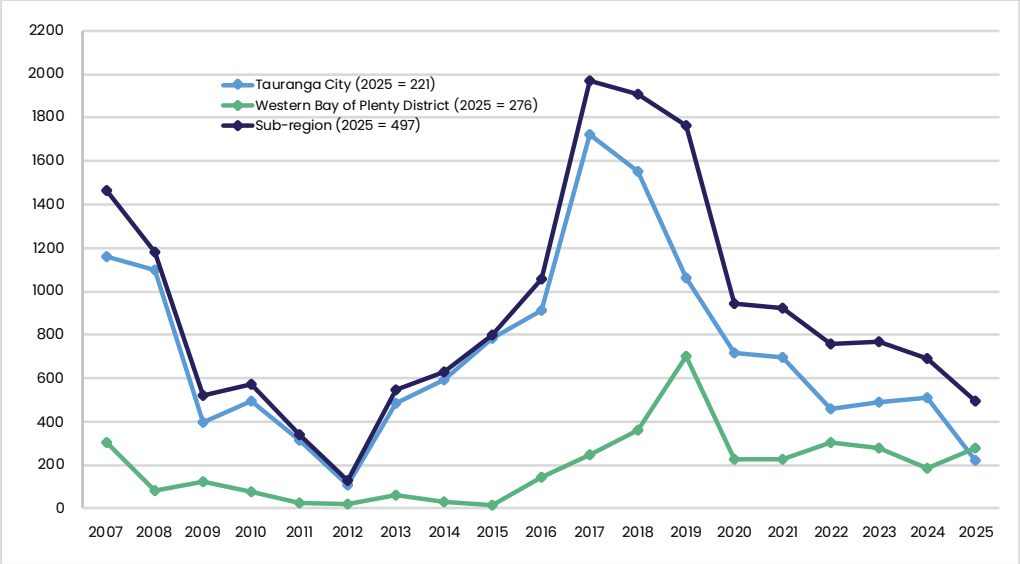
- In 2025, the sub-region had 820 new dwellings consented, reflecting a 5% increase from the 782 dwellings consented in 2024. The net increase is attributable to more residential development in Western Bay of Plenty District, offsetting a reduction in Tauranga City.

Figure 1 New dwellings consented, Western Bay of Plenty Sub-region, 1997 to 2025



- Subdivision activity in the sub-region was at its peak in 2017, but has slowed down continuously, reaching the lowest point in 2025 at 497 new lots created. It declined by 28% from the previous year's 691 new lots.

Figure 2 New lots created, Western Bay of Plenty Sub-region, 2007 to 2025



Residential Development Capacity

- The sub-region had 1,602 dwellings consented in the two years between 1 July 2023 and 30 June 2025, only 15 dwellings lower than the SmartGrowth projection of 1,617 dwellings in the same period.
- Of the total estimated dwelling yield for the sub-region's greenfield UGAs, 31% capacity or 15,631 potential dwellings remained as at 30 June 2025.

Business Land and Building Activity

- Vacant industrial zoned land is available at Mount Maunganui, Tauriko, Te Maunga, Oropi, Wairakei (Pāpāmoa East) and Greerton in Tauranga City and at Rangiuru, Te Puke, Katikati, Te Puna, Ōmokoroa, Waihī Beach and Paengaroa in Western Bay of Plenty District.
- Vacant commercial land in greenfield UGAs is available at Bethlehem, Pāpāmoa and Wairakei in Tauranga City and at Ōmokoroa in Western Bay of Plenty District.
- Over the last 5 years, the number of new industrial and commercial buildings consented ranged from 38 to 59 annually, with 38 new buildings recorded in 2025.
- In 2025, the sub-region recorded a historic low of just 135 non-residential building consents.

Tauranga City

July 2024 to June 2025 Comparison with previous year

	Indicator	Trend	Actual Change	Percent Change
	Dwellings consented	↓	-63	-13%
	New lots created	↓	-287	-56%
	Dwelling sale prices	↓	-$12,000	-1.4%
	Dwellings sold	↓	-336	-14%
	Dwelling rents	↓	-$11	-2%
	Average floor area	↑	13m²	10%
	2-bedroom dwellings	↓	-84	-41%
	3-bedroom dwellings	↑	29	15%
	Non-residential building consents	↓	-9	-11%

Residential Building and Subdivision Activity

- Tauranga City had a 13% reduction in new dwellings consented from 500 units in 2024 to 437 units in 2025.
- Around 57% of residential development occurred in greenfield urban growth areas (UGAs) and 41% occurred in existing infill and intensification areas.
- Among the UGAs, Wairakei had the most development of 30% while Pyes Pa, Ohauiti and Welcome Bay had the least at 1% each.
- Pyes Pa West and Wairakei recorded increases of 13 and 29 dwelling units, respectively, compared to the previous year while Bethlehem, Ohauiti and Pāpāmoa recorded declines in dwellings consented in the same period.
- Subdivision activity declined by 56% from 508 new lots created in 2024 to 221 in 2025.
- The number of new lots created in 2025 was lowest in 13 years at 221 lots, with 62% in the infill areas surpassing greenfield UGAs. 90% of the new lots in the infill areas were located in the Tauranga urban area, primarily resulting from infill subdivision to accommodate multi-unit development.
- 38% (84) of the new lots were created in the greenfield UGAs, with 39% of these located in Pyes Pa West and 33% in Wairakei.

Table 1 Trends summary compared to previous year, Tauranga City, 2025

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

- A total of 937 dwellings were consented between 1 July 2023 to 30 June 2025 which aligned with the SmartGrowth projections in the same period. While the overall dwelling numbers matched, monthly data showed variation between projections and actual number of dwellings consented.
- Remaining greenfield UGA capacity was 30% or 10,215 potential dwellings as at 30 June 2025.
- Tauriko West and Ohauiti South greenfield UGAs, which were recently rezoned for residential development, had the highest percentage of capacity remaining at 100% or 3,350 potential dwellings, while Welcome Bay UGA had the lowest remaining dwelling capacity of 8% or 175 potential dwellings.
- Keenan Road and Te Tumu future greenfield UGAs are currently being progressed.

Residential Sales and Rents[1]

- Median selling price (12-month rolling average) decreased by 1% or $12,000 to $852,750 in the 12 months to 30 June 2025.
- Average dwelling rent (12-month rolling average) decreased by 2% or $11 to $656 per week in the 12 months to 30 June 2025.

Dwelling Typology

- The main dwelling types consented in 2025 were stand-alone dwellings, duplexes, attached dwellings and retirement village units.
- The proportion of stand-alone dwellings consented increased from 48% in 2024 to 59% in 2025. Conversely, duplexes and attached dwellings declined from 38% to 31% and retirement village units decreased from 12% to 8%.
- The proportion of single storey dwellings increased from 42% in 2024 to 56% in 2025 while double storey dwellings declined from 44% to 32%.
- 52% of dwellings consented had 3 bedrooms, 27% had 2 bedrooms and the remaining 21% had 1 bedroom (3%), 4 bedrooms (15%) and 5+ bedrooms (3%). The proportion of 3-bedroom dwellings increased from 39% in 2024 to 52% in 2025 while 2-bedroom dwellings declined from 41% to 27% in the same period.
- Dwellings with floor areas smaller than 100m^2 accounted for 25% of all the dwellings consented while the next three larger size categories each comprised between 15% to 22% of all dwellings consented during the year.
- Average floor area (143m^2) of residential buildings was 13m^2 larger than the previous year.

Business Activity

- 28% or 255.6 ha of industrial land remained vacant in 2025 with 66 ha in the Tauriko area and 108 ha in Tauriko extension south of Belk Road.
- 30 ha of commercial land in the UGAs remained vacant, with 25 ha or 83% in Wairakei.
- 27 industrial and commercial buildings were consented, 17 buildings fewer than the previous year's total of 44 buildings.

[1] Dwelling sale 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 2024 to June 2025 Comparison with previous year

	Indicator	Trend	Actual Change	Percent Change
	Dwellings consented	↑	101	36%
	New lots created	↑	93	51%
	Dwelling sale prices	↑	$16,338	2%
	Dwellings sold	↓	-41	-8%
	Dwelling rents	↓	-$8	-1%
	Average floor area	↓	-6m²	-4%
	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 36% increase in new dwellings consented from 282 units in 2024 to 383 units in 2025.
- 76% of new dwellings were in UGAs of Ōmokoroa (122), Te Puke (70), Katikati (63) and Waihī Beach (35). Number of new dwellings in the rural and minor urban areas remained steady at 93.
- Subdivision activity also increased by 51% or 93 new lots created, from 183 in 2024 to 276 in 2025.
- 81% of new lots created were in UGAs of Ōmokoroa (164), Waihī Beach (42), Te Puke (9) and Katikati (8). Number of new lots created in minor urban and rural areas were up by 7 to 53.
- Ōmokoroa had a significant recovery in development compared to the previous 2 years.

Table 2 Trends summary compared to previous year, Western Bay of Plenty District, 2025

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

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

Residential Development Capacity

- Western Bay of Plenty District had 15 less dwellings consented compared to SmartGrowth dwelling projections from 1 July 2023 to 30 June 2025.
- As at 30 June 2025, the District had 31% capacity or 5,416 potential dwellings remaining in urban growth areas. Ōmokoroa had the largest remaining capacity available at 2,321 dwellings, while Waihī Beach had the lowest remaining capacity at 293 dwellings.

Residential Sales and Rents

- Median selling price (12-month rolling average) increased by 2% or $16,338 to $1,039,798 in the 12 months to 30 June 2025.
- Average dwelling rent (12-month rolling average) decreased by 1% or $8 to $573 per week in the 12 months to 30 June 2025.

Dwelling Typology

- The majority of dwellings consented in Western Bay of Plenty District were stand-alone dwellings at 61%, multi-units at 23% and duplexes at 6%.
- 70% were single storey dwellings and 26% were double storey dwellings.
- 3-bedroom dwellings declined further to 42%, in favour of 1-2 bedroom dwellings which increased to 39%. 4-bedroom dwellings continued their ongoing decline to 15%, and 5+-bedroom homes remained in very low numbers at 3% of all dwellings consented.
- Accordingly, average floor area of 151m^2 was smaller by 6m^2 compared to the previous year.

Business Activity

- Western Bay of Plenty District has 619.50 ha of operative Industrial zoned land and 52.37 ha of Commercial zoned land.
- 82% or 503.64 ha of Industrial zoned land was vacant and 15% or 92.61 ha was occupied at 30 June 2025 (3% or 16.10 ha was allocated as reserve).
- 10 commercial buildings and 1 industrial building were consented in 2025.

1 Introduction

This year marks the 24th year that Tauranga City Council and Western Bay of Plenty District Council have jointly monitored and reported development trends in the sub-region. This ongoing collaboration helps both Councils, other SmartGrowth partners and stakeholders to understand changing and evolving development patterns, and to meet 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 has incorporated development measures that relate to the Bay of Plenty Regional Policy Statement (RPS) and SmartGrowth[2] 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 District[3]) 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 six 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. The updated SmartGrowth Strategy 2024-2074[5] for the sub-region was approved by all partners on 17 July 2024. It also builds on the direction and programme laid out in the Urban Form and Transport Initiative (UFTI)[6] framework.

[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 Waihī 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.

[5] SmartGrowth Strategy 2024-2074 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 integrated 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.

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 guides[7] 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.23
		Prices	Dwellings Sold	p.26
		Rents	Nominal Dwelling Rents	p.25
		Prices/Rents	Ratio of Dwelling Sale Prices to Rents	p.27
		Floor Size	Average Floor Area per Residential Building	p.51
		Prices	Average Value per Residential Dwelling Consent	p.53
		Type	Building Consents by Type	p.54
		Rents	Detailed Geographic Data on Dwelling Rents	p.25
		Prices	Detailed Geographic Data on Dwelling Sale Prices	p.24
	Business	Type	Non-Residential Building Consents by Type	p.65
b) Supply of dwellings	Residential	New Lots	New Lots Created	p.15
		New Dwellings	New Dwelling Consented	p.13
		New Dwellings	New Dwellings Consented Compared to Dwelling Projections	p.17
c) Housing affordability	Residential	Prices	Mortgage Affordability Index Deposit Affordability Index	p.28 p.28
		Rents	Rental Affordability Index Proportion of Average Rent to Household Income	p.29 p.29

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.

Data for category b) is provided by Tauranga City Council and Western Bay of Plenty District Council.

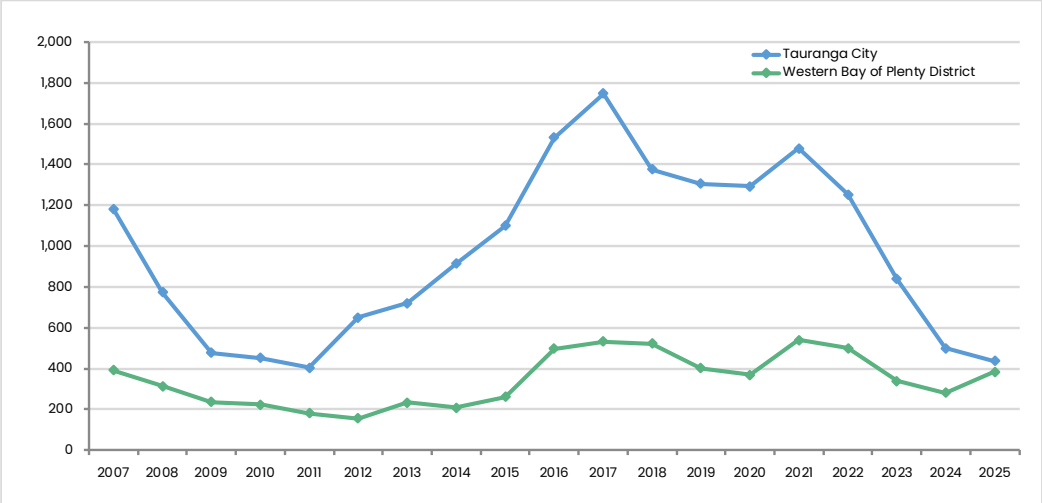
The definition/explanation and sources of data for indicators listed in category c) are contained in Appendix 2.

[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 2025



Residential building activity in the sub-region increased by 5% (38 dwellings) in 2025 compared to the previous year. This net growth is driven primarily by increased residential development in Western Bay of Plenty District.

There is a clear contrast in residential development between the two local authorities. Tauranga City experienced a 13% decline (63 dwellings) while Western Bay of Plenty District recorded a significant 37% increase with 101 more dwellings consented in 2025 than the previous year, bringing activity near to the 5 and 10 year averages.

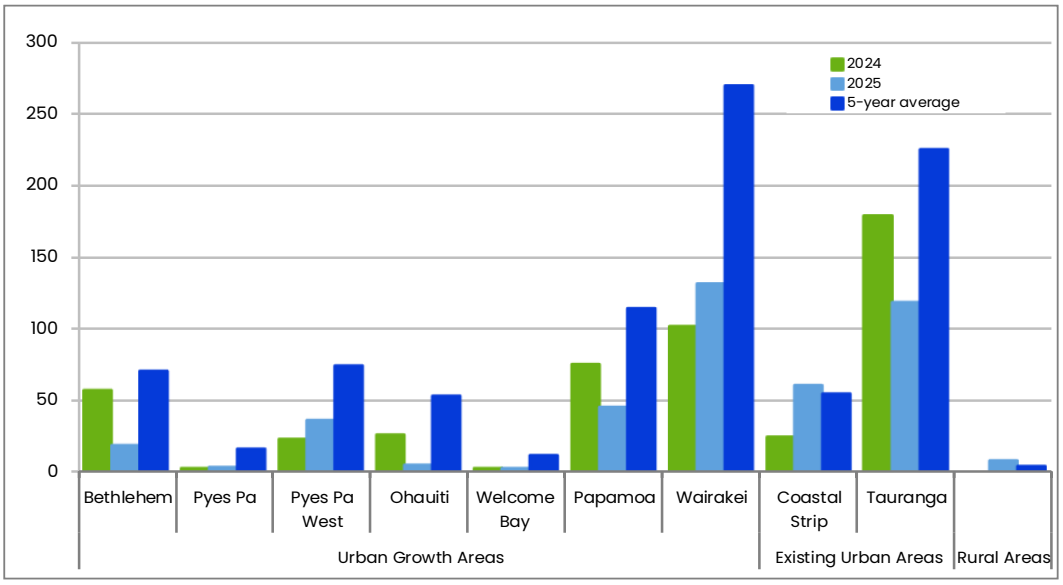
In Western Bay of Plenty District's urban growth areas, 76% or 290 dwellings were consented in Waihī Beach, Katikati, Ōmokoroa and Te Puke, up from 190 new dwellings in 2024.

The level of sub-regional activity overall remains at about 50% of the average over the last 10 years.

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

Dwelling Consents Issued		Trend	Change	% Change
Tauranga City				
This year	437			
Last year	500	↓	-63	-13%
Last 5 years (average)	901	↓	-464	-51%
Last 10 years (average)	1,176	↓	-739	-63%
Western Bay of Plenty District Total				
This year	383			
Last year	282	↑	101	36%
Last 5 years (average)	409	↓	-26	-6%
Last 10 years (average)	437	↓	-54	-12%
Western Bay of Plenty District Urban				
This year	290			
Last year	190	↑	100	53%
Last 5 years (average)	298	↓	-8	-3%
Last 10 years (average)	297	↓	-7	-2%
Western Bay of Plenty Sub-region				
This year	820			
Last year	782	↑	38	5%
Last 5 years (average)	1,310	↓	-490	-37%
Last 10 years (average)	1,613	↓	-793	-49%

Figure 4 New dwellings consented by growth area, Tauranga City, 2021 to 2025



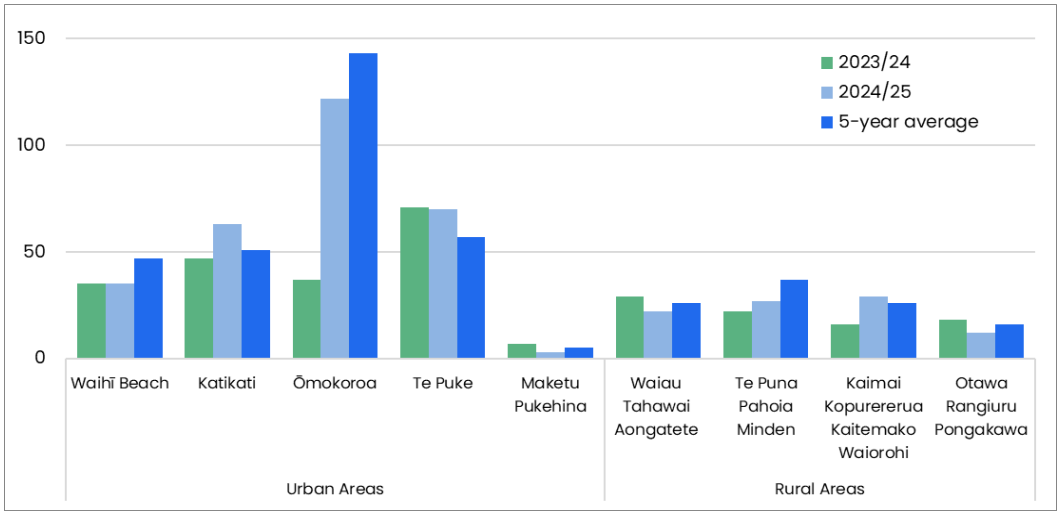
In 2025, Tauranga City had 437 new dwellings consented, marking a 13% decline from the 500 dwellings recorded in the previous year. Around 57% of residential development (249 dwellings) occurred in the greenfield UGAs, while 41% (179 dwellings) occurred in the existing and intensification areas. The remaining 2% (9 dwellings) were in the rural areas.

Within the UGAs, Wairakei accounted for more than half of the development in these areas at 131 dwellings. In contrast, Pyes Pa, Ohauiti and Welcome Bay contributed only 2% each (4 to 6 dwellings).

Among the UGAs, Pyes Pa West had the biggest proportional increase in development by 54% (13 dwelling units) while Wairakei had the biggest numerical increase with 29 more dwellings – a 28% increment from the previous year. Conversely, Bethlehem, Ohauiti and Pāpāmoa recorded declines ranging from 21 to 38 dwellings, representing reductions of 39% to 78%. All of the UGAs had lower development compared to the five-year averages, with decreases ranging from 51% to 89%.

Of the 179 dwellings consented in the existing urban or intensification areas, 66% (118 dwellings) were located in the Tauranga infill areas while the remaining 34% (61 dwellings) were located in the Coastal Strip.

Figure 5 New dwellings consented by growth area, Western Bay of Plenty District, 2021 to 2025

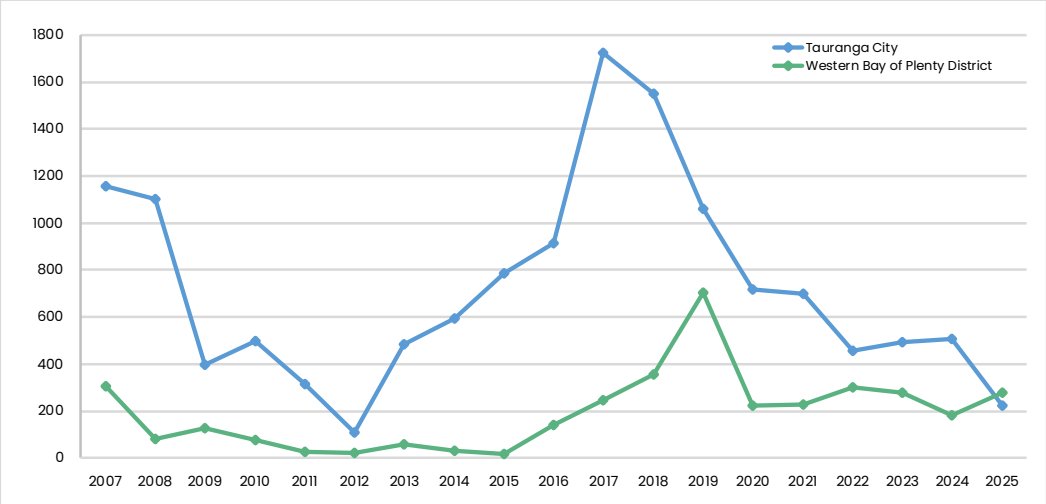


In Western Bay of Plenty District, 76% of dwelling consents issued were in urban growth areas.

Ōmokoroa had a significant increase to 122 consents in 2025. Te Puke had a similar number as last year at 71 consents, as did Waihī Beach at 35 consents, while Katikati increased from 47 to 63 consents. Dwelling consents in minor urban and rural areas remained steady at 93 consents, up by 1 consent on the previous year.

New Lots Created

Figure 6 New lots created, Tauranga City and Western Bay of Plenty District, 2007 to 2025



The continued shortage in supply of residential zoned land in Tauranga City and low market demand for dwellings have brought subdivision development to a very low 221 new lots created in 2025. This is equivalent to less than half of the previous year's 508 new lots created, and just 15% of the 2017 peak.

Subdivision activity in Western Bay of Plenty District peaked in 2019 totalling 703 new lots, with 391 created in greenfield Ōmokoroa, and 92 in Te Puke that year. Since then, new lots have averaged 243 per year until 2024, and increased to 282 in 2025 (about 40% of the 2019 peak), with urban areas growing to 81% of all new lots created.

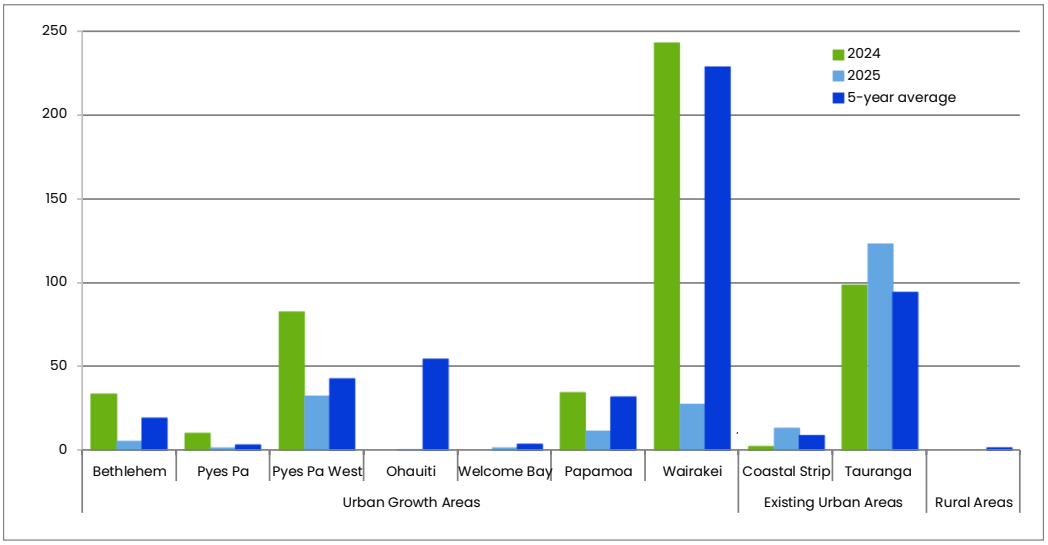
However, the level of combined sub-regional subdivision activity remains at about 70% of the average over the last 5 years.

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

New Lots Created		Trend	Change	% Change
Tauranga City				
This year	221			
Last year	508	↓	-287	-56%
Last 5 years (average)	475	↓	-254	-54%
Last 10 years (average)	834	↓	-613	-74%
Western Bay of Plenty District Total				
This year	276			
Last year	183	↑	93	51%
Last 5 years (average)	249	↑	27	11%
Western Bay of Plenty District Urban				
This year	223			
Last year	137	↑	86	63%
Last 5 years (average)	196	↑	27	14%

Western Bay of Plenty Sub-region				
This year	497			
Last year	691	↓	-194	-28%
Last 5 years (average)	724	↓	-227	-31%

Figure 7 New lots created by growth area, Tauranga City, 2021 to 2025

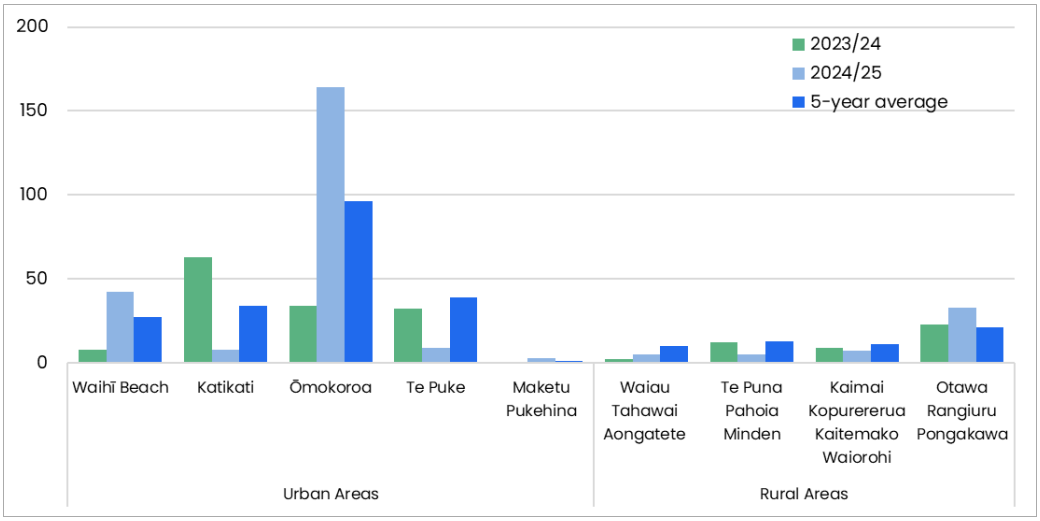


In 2025, Tauranga City recorded its lowest level of subdivision activity in the past 13 years, with only 221 new lots created. For the first time since monitoring began in 1998, the majority of new lots (62%) were created within existing urban areas, surpassing those in the greenfield UGAs. Of these, 90% were located in the Tauranga urban area, primarily resulting from infill subdivision to accommodate multi-unit developments.

Greenfield UGAs experienced a record low of just 84 new lots created, marking a 79% decrease compared to the previous year. Among the UGAs, Wairakei contributed 29 new lots, experiencing the steepest decline of 89%.

Over the past 5 years, greenfield UGAs contributed 78% of the new lots created, while the existing urban areas accounted for 22%. Among the UGAs, Wairakei had 62% of the new lots while other UGAs contributed between 1% and 15%. In the existing urban areas, the majority (91%) of the new lots created were located in the Tauranga urban area and 9% were in the Coastal Strip.

Figure 8 New lots created by growth area, Western Bay of Plenty District, 2021 to 2025



For Western Bay of Plenty District, new lots created in 2025 show a significant recovery in Ōmokoroa with 164 new lots, being mostly 52 in Te Awanui Waters, 41 in Kayelene Place, 36 in Harbour Ridge, and 22 in Prole Road. Waihī Beach had a jump up to 42 new lots due to a 29-lot subdivision in Athenree. Katikati and Te Puke were significantly down on the previous year, with only 8 and 9 in each urban growth area respectively. Maketu and Pukehina Beach had 3 new lots combined.

New lot numbers were only 5 for Waiau Tahawai Aongatete, 5 for Te Puna Pahoia Minden, and 7 for Kaimai Kopurererua Kaitemako Waiorohi. Otawa Rangiuru Pongakawa had a higher level of 23 new lots created in 2025, in small numbers throughout the year, rather than in larger developments.

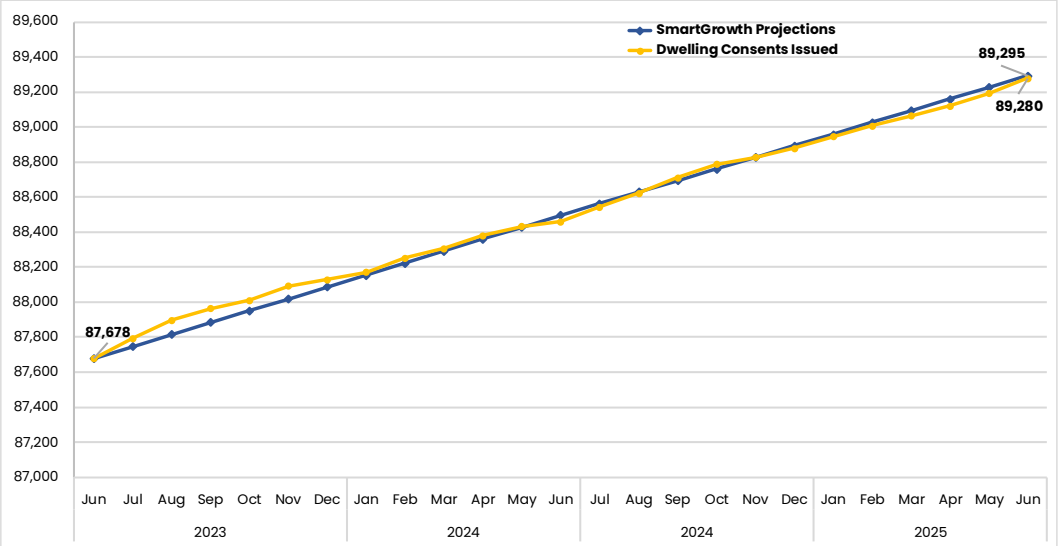
Comparison with SmartGrowth Projections

SmartGrowth adopted the population and household projections produced by the National Institute of Demographic and Economic Analysis (NIDEA) in 2014. Since 2018, Tauranga City and Western Bay of Plenty District have revised the population projections to reflect changes driven by several factors, including the impacts of COVID-19, particularly on migration and supply chains, updated population estimates and projections from Stats NZ, and more recently, identified constraints in housing supply.

In June 2023, the population for the Western Bay of Plenty sub-region was 217,700. The population of the sub-region is projected to increase to 286,880[8] people (+69,180 people) by 2053, while the number of dwellings is projected to increase from 87,678 to 121,294 over that period.

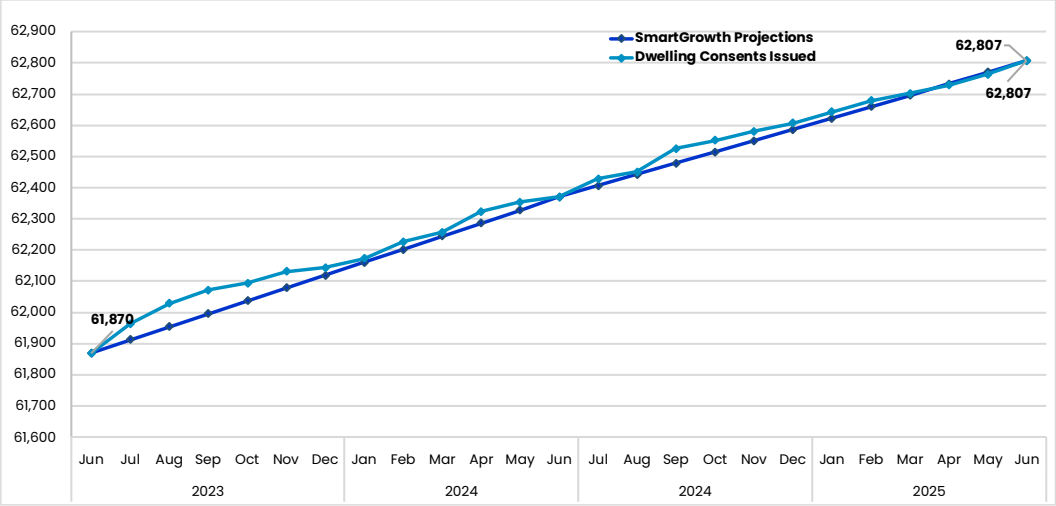
[8] SmartGrowth population projections for Tauranga City were reviewed in August 2025 and Western Bay of Plenty District LTP projections were updated in April 2023.

Figure 9 New dwellings consented compared to SmartGrowth projections, Western Bay of Plenty Sub-region, 2023 to 2025



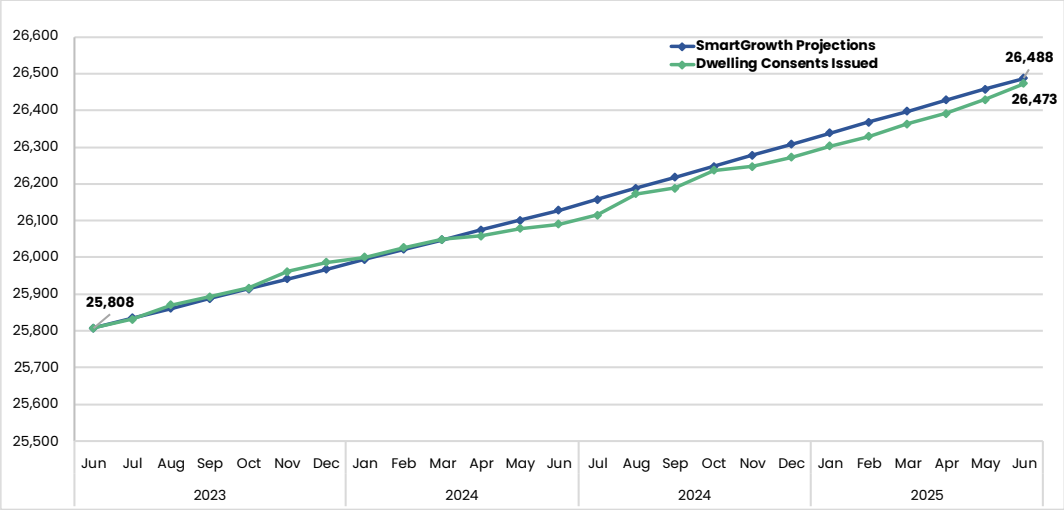
Western Bay of Plenty Sub-region had a total of 1,602 dwellings consented between 1 July 2023 and 30 June 2025. The number of dwellings consented closely aligned with the SmartGrowth dwelling projections in the same period, with a difference of only 15 dwellings in 2025.

Figure 10 New dwellings consented compared to SmartGrowth projections, Tauranga City, 2023 to 2025



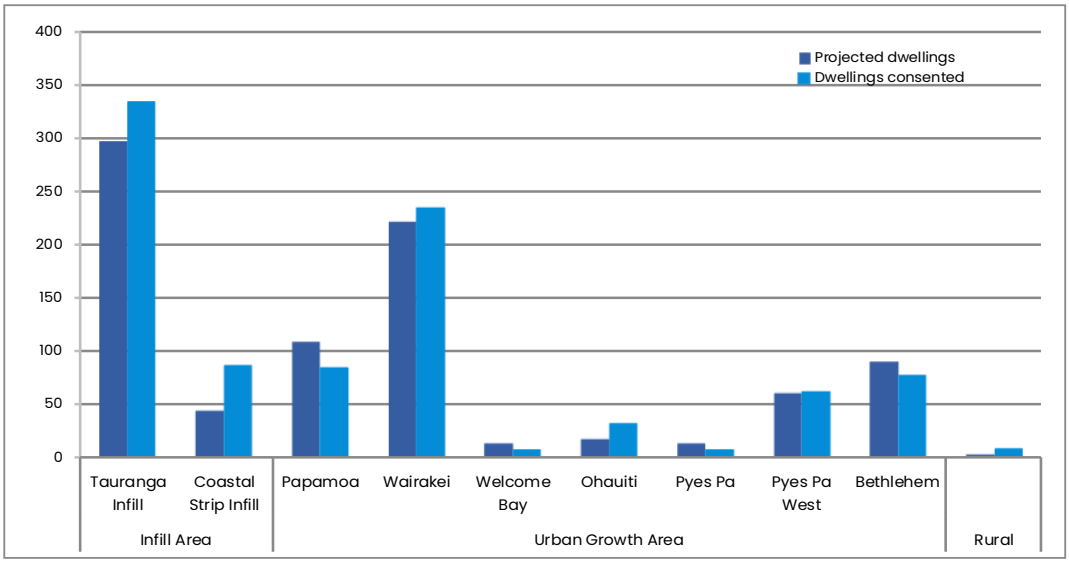
Tauranga City had 937 dwellings consented from 1 July 2023 to 30 June 2025. The number of dwellings consented aligned with the SmartGrowth projections during the reference period.

Figure 11 New dwellings consented compared to SmartGrowth projections, Western Bay of Plenty District, 2023 to 2025



Western Bay of Plenty District had 665 dwellings consented from 1 July 2023 to 30 June 2025. The number of dwellings closely aligned with the SmartGrowth dwelling projections in the same period, being a difference of only 15 less dwellings.

Figure 12 New dwellings consented compared to SmartGrowth projections by growth area, Tauranga City, 2024 to 2025



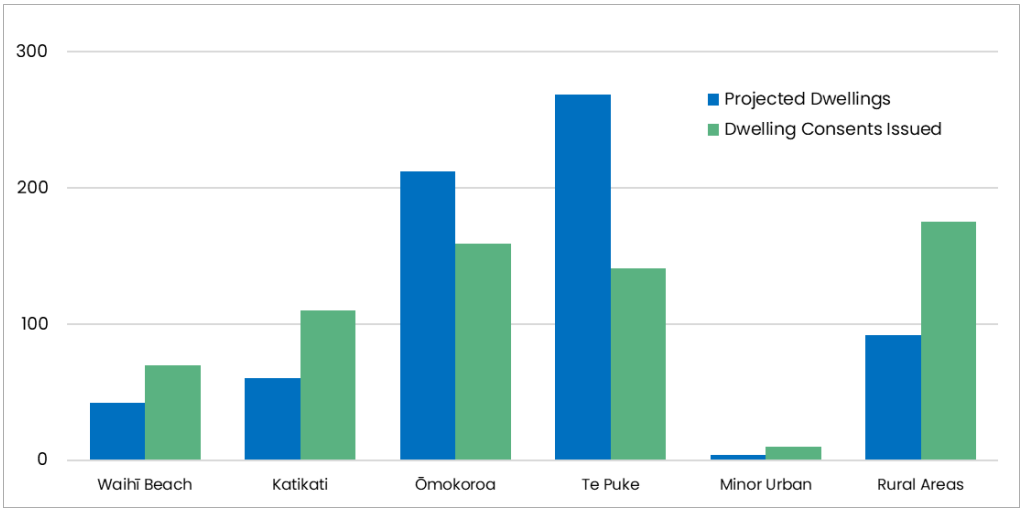
From July 2023 to June 2025, a total of 937 dwellings were consented in Tauranga City which closely aligned with SmartGrowth projections in the same period. A shortfall of 3% from the projections was observed in dwellings consented in the UGAs. Among the UGAs, Wairakei, Ohauiti and Pyes Pa West recorded between 2 to 15 more dwellings than projected during the 2-year period while the rest of the UGAs had shortfalls between 5 to 23 less dwellings.

In Tauranga City's existing urban areas, residential growth exceeded projections by 13%, with 80 more dwellings than anticipated. Of this growth, 54% occurred in the Tauranga infill areas and 46% in the Coastal Strip.

Multi-unit developments were concentrated in the infill and intensification areas, particularly in:

- Gate Pa - 35 dwellings across consents of 4 to 19 units
- Greerton - 48 dwellings across consents of 5 to 12 units
- Ōtūmoetai - 17 dwellings across 2 consents
- Tauranga South and Tauranga Hospital - 29 dwellings across consents of 3 to 8 units
- Yatton Park - 15 dwellings across consents of 4 to 9 units.

Figure 13 New dwellings consented compared to SmartGrowth projections by growth area, Western Bay of Plenty District, 2024 to 2025



From July 2023 to June 2025, the 665 dwelling consents issued in the Western Bay of Plenty District were only 15 less than the SmartGrowth dwelling projection of 680.

Ōmokoroa and Te Puke had 53 and 128 dwellings less than projected, whereas Waihī Beach and Katikati consented 28 and 50 more dwellings than projected. In Maketu and Pukehina Beach, 6 more dwellings were consented than projected, and in rural areas, 83 additional dwellings were consented compared to SmartGrowth projections, all combining to even out the shortfall in Ōmokoroa and Te Puke.

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, Tauriko West and Ohauiti South greenfield UGAs, which were recently rezoned for residential development, had the highest percentage of capacity remaining at 100% or 3,350 dwellings, while Welcome Bay UGA had the lowest remaining dwelling capacity of 8% or 175 dwellings, refer to Table 6.[9]

Pāpāmoa UGA which has the largest expected yield, has estimated potential for a further 960 dwellings. A high number of these are expected to be constructed in the Maranui Street area which includes the Mangatawa Block.

[9] Have been reviewed in response to Proposed Plan Change 33 (PPC 33) Enabling Housing Supply, and via the Population and Dwelling Projection Allocation Review, August 2025, Tauranga City Council (the 2025 Review).

Wairakei UGA in Pāpāmoa East was made operative in May 2011, providing further capacity for an estimated 5,700 dwellings. At 30 June 2025 it had remaining dwelling capacity of 2,050 dwellings (36% of capacity remaining).

Bethlehem UGA estimated yield has been increased to better reflect proposed developments, new higher density zoning opportunity, and development aspirations. It has the highest remaining capacity (2,390 dwellings) and highest percentage of capacity remaining (38%).

Keenan Road and Te Tumu 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 2028 it is estimated that capacity for a further 8,210 dwellings will remain in the current operative greenfield UGAs, which is 24% of the total estimated yield of these UGAs, falling to 3,255 dwellings (or 10% of total yield) by 2035. For the future greenfield UGAs it is anticipated that a further 8,900 dwelling capacity will be added to the yield by 2036.

Table 6 Dwelling growth rate and projected uptake by urban growth areas, Tauranga City, 2025

				Short term (3 years)		Medium Term (10 years)	
Greenfield Urban Growth Area (UGA)	Estimated Yield - Total Dwellings	Total dwellings (existing and consented) at June 2025	Remaining capacity as at June 2025	Estimated uptake July 2025 – June 2028	Estimated remaining capacity at June 2028	Estimated uptake July 2028- June 2035	Estimated remaining capacity at June 2035
Bethlehem[1]	6,350	3,960	2,390	300	2,090	840	1,250
Pyes Pa	2,960	2,675	285	45	240	130	110
Pyes Pa West[1]	2,950	2,410	540	190	350	240	110
Ohauiti	2,105	1,640	465	45	420	265	155
Welcome Bay	2,160	1,985	175	50	125	90	35
Pāpāmoa	8,050	7,090	960	335	625	400	225
Wairakei[2]	5,700	3,650	2,050	700	1,350	1,140	210
Tauriko West	3,000	0	3,000	340	2,660	1,660	1,000
Ohauiti South	350	0	350	0	350	190	160
UGA (current) Sub-Total	**33,625**	**23,410**	**10,215**	**2,005**	**8,210**	**4,955**	**3,255**
Te Tumu[3]	6,500	0	0	0	0	0	6,500
Keenan Road[3]	2,400	0	0	0	0	0	2,400
UGA (future) Sub-Total	**8,900**	**0**	**0**	**0**	**0**	**0**	**8,900**
Greenfields Total	**42,525**	**23,410**	**10,215**	**2,005**	**8,210**	**4,955**	**12,155**

[1] The UGA yields have been increased from estimates published in the 2024 Development Trends report in response to PPC 33 and proposed developments as allocated in the Population and Dwelling Projection Allocation Review, Tauranga City Council, August 2025 (the 2025 Review).

[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 released from 2036 under the 2025 Review.

Western Bay of Plenty District

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

In 2025, Ōmokoroa has the largest remaining capacity with 2,321 potential dwellings or 47%. Katikati and Te Puke have dwelling capacity remaining at a similar level of 1,430 (36%) and 1,372 (29%) dwellings each. Waihī Beach has the lowest remaining capacity available due to coastal inundation areas, at only 293 dwellings or 8%.

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, 2025

				Short Term (3 years)		Medium Term (10 years)	
Urban Growth Area	**Total capacity (dwellings)[3]**	**Total dwellings (existing and consented) June 2025**	**Remaining capacity June 2025**	**Projected uptake July 2025–June 2028**	**Estimated remaining capacity June 2028**	**Estimated uptake July 2028–June 2035**	**Estimated remaining capacity June 2035**
Waihī Beach	3,511	3,218	293	62	231	66	165
Katikati[1]	3,975	2,545	1,430	90	1,340	285	1,055
Ōmokoroa[2]	4,985	2,664	2,321	488	1,833	1,128	705
Te Puke	4,723	3,351	1,372	426	946	468	478
Urban Total	**17,194**	**11,778**	**5,416**	**1,066**	**4,350**	**1,947**	**2,403**

[1] Katikati capacity calculation includes the Park Road Dairy Farm and Tetley Road Orchard.
[2] Ōmokoroa includes Stages 1, 2 and 3.
[3] Total dwellings capacity from HBA 2022.

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 an 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 SA2 areas 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 residences 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.

[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) in 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.

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, Waiorohi and Kopurererua have the least unoccupied dwellings at 5% to 6%.

3 Dwelling Sales, Prices and Rent

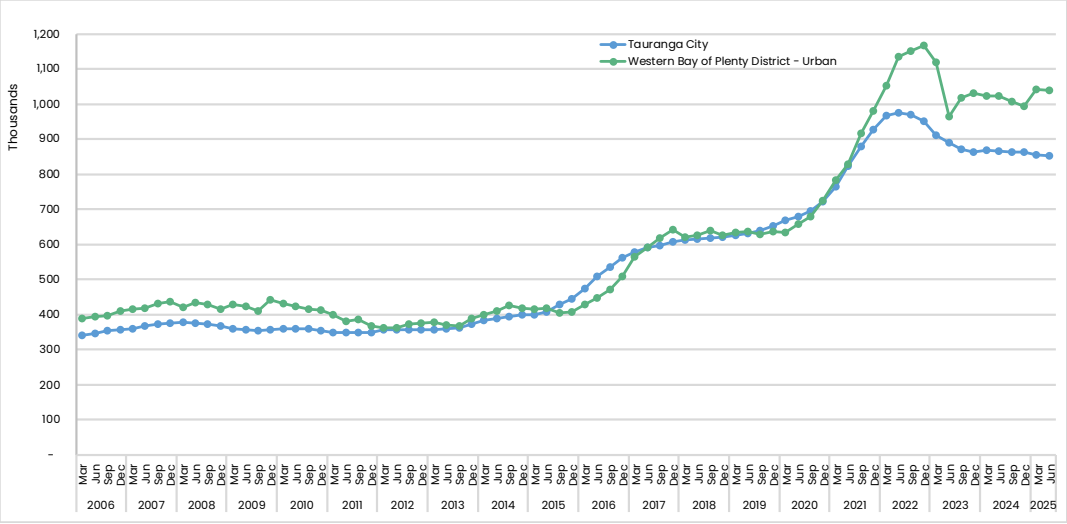
Dwelling Sale Prices

Figure 14 and Table 8 show that the housing market experienced a significant surge in dwelling sale prices following the COVID-19 pandemic, with Tauranga City reaching peak average prices of nearly $1 million ($975,000) and Western Bay of Plenty District registering close to $1.2 million.

From 2023 onward, the sub-region's housing market has shown a cooling trend, with Tauranga City's median price decreasing by 1% from $854,250 in 2024 to $852,750 in 2025. This represents a notable decline of 13% from the peak median price of $975,375 observed in 2022.

In contrast, average median house prices in Western Bay of Plenty District urban areas have increased by 2% or $16,000 to $1.04 million in 2025 from 2024. However, there has been a similar decline to Tauranga from the peak median price observed in 2022.

Figure 14 Median dwelling sale prices (12-month rolling average), Tauranga City and Western Bay of Plenty District, 2006 to 2025



Source: HUD NPS-UD

Table 8 Dwelling Sale Prices (12-month rolling average[1])

Dwelling Sale Prices ($)		Trend	$ Change	% Change
Tauranga City				
June 2025	852,750			
June 2024	864,750		-12,000	-1.4%
June 2021	822,750		30,000	4%
June 2016	508,500		344,250	68%
Western Bay of Plenty District Urban				
June 2025	1,039,798			
June 2024	1,023,460		16,338	2%
June 2021	828,256		211,542	26%
June 2016	447,089		592,709	133%

[1] Dwelling sale price 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, hence it is typically lower than the observed/actual market selling prices. The rolling average also smooths the fluctuations in the time series prices.

The sub-region's housing market has shown a dynamic shift over the past year, with several area units experiencing strong growth while others registered declines.

In Tauranga City, price increases ranged from modest gains of 2% in Pacific View to a significant 77% in Kaitemako, which recorded the highest increase. In contrast, declines ranged from 1% to as much as 60%, with Matapihi experiencing the steepest drop. Other area units that have shown growth of more than 20% include Bethlehem, Bellevue, Ōtūmoetai North, Ōtūmoetai South and Mount Maunganui North.

In Western Bay of Plenty District, median sale prices range from $561,000 to $2.49 million, with Tahawai recording the lowest price and Otawa (Upper Pāpāmoa) recording the highest price. Otawa recorded the highest growth of 89%. Other area units that have shown growth of more than 20% include Te Puke East, Athenree, Pongakawa, Minden and Paengaroa. Declines in house prices range from 2% to 39%, with the lowest decline recorded for Te Puke West and the steepest in Tahawai.

Figure 15 Dwelling sale prices, June 2025

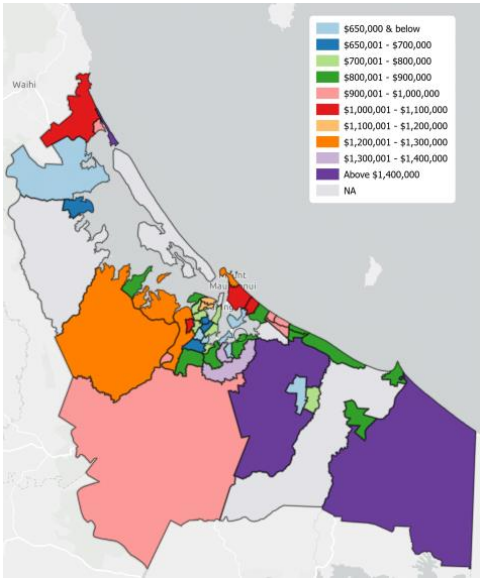
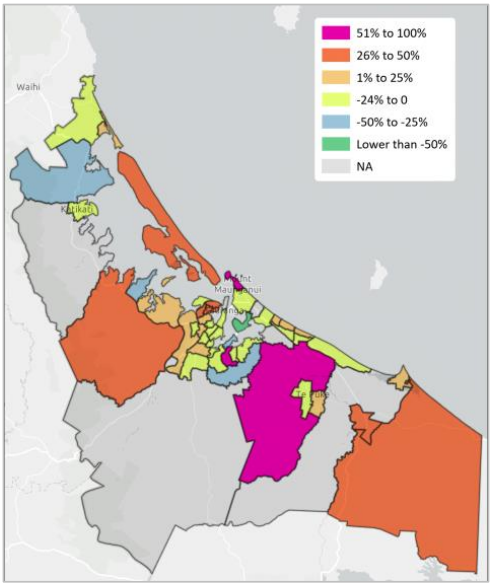


Figure 16 Change in dwelling sale prices, June 2023 to June 2025

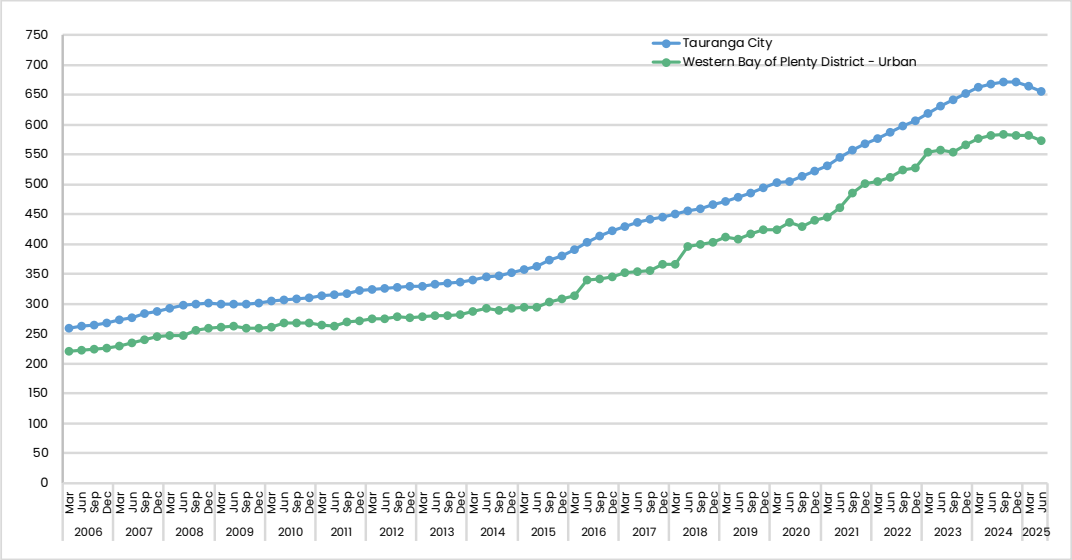


Dwelling Rents

Rental prices in Tauranga City are typically higher than in Western Bay of Plenty District urban areas (Waihī 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.

Rental prices this year were more than 20% higher than they were 5 years ago. However, rental prices in the sub-region were lower during the year, with average weekly rent becoming cheaper by 2% or $11 in Tauranga City and 1% or $8 in Western Bay of Plenty District. Refer to Appendix 1 for an explanation of this indicator.

Figure 17 Dwelling rents, Tauranga City and Western Bay of Plenty District Urban, 2006 to 2025



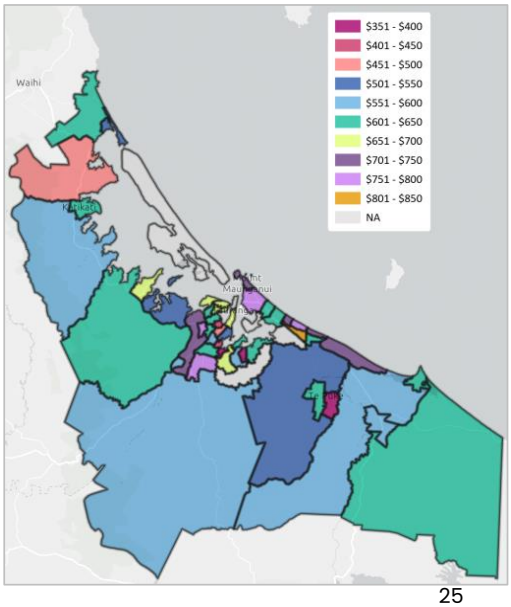
Source: HUD

Table 9 Dwelling rents

Dwelling Rents ($)		Trend	$ Change	% Change
Tauranga City				
June 2025	656			
June 2024	667	↓	-11	-2%
June 2021	545	↑	111	20%
June 2016	403	↑	253	63%
Western Bay of Plenty District Urban				
June 2025	573			
June 2024	581	↓	-8	-1%
June 2021	461	↑	112	24%
June 2016	339	↑	234	69%

Source: HUD NPS-UD

Figure 18 Weekly dwelling rents, June 2025

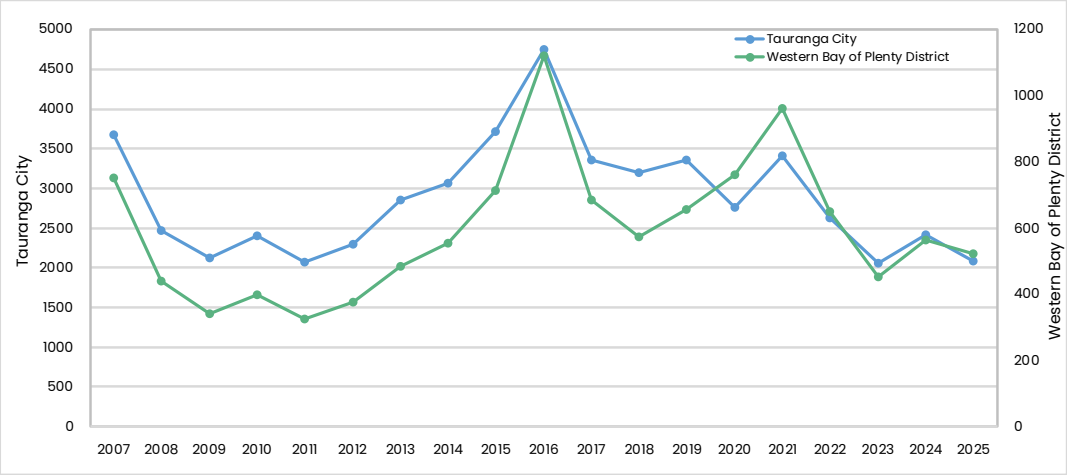


Dwellings Sold

Figure 19 shows that following the decline from a sharp peak in 2016, the sub-region's housing market experienced a notable surge in 2021 at 4,374 dwellings sold. Tauranga City and Western Bay of Plenty District accounted for 78% and 28% of these sales, respectively. This second peak, although lower than the 2016 high, likely reflects the impact of post COVID-19 economic stimulus, low interest rates and renewed buyer confidence.

From this recovery point, sales have declined steadily, falling by 40% to around 2,600 dwellings in 2025. This downward trend suggests a cooling market potentially driven by changing financial conditions, affordability pressures and buyer behaviour. Refer to Appendix 1 for an explanation of this indicator.

Figure 19 Dwellings sold, Tauranga City and Western Bay of Plenty District, 2007 to 2025



Source: HUD

Figure 20 Dwellings sold, 2025

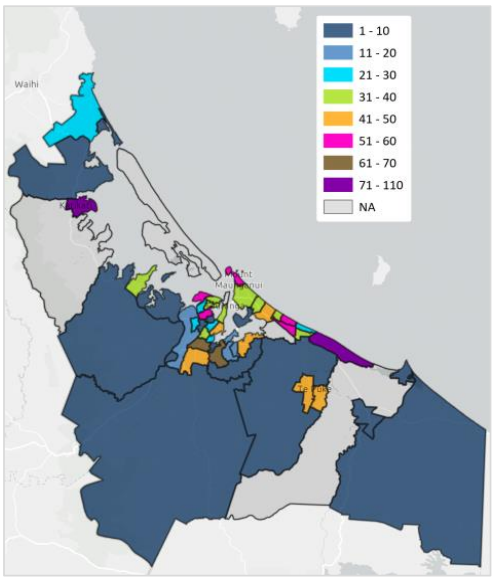
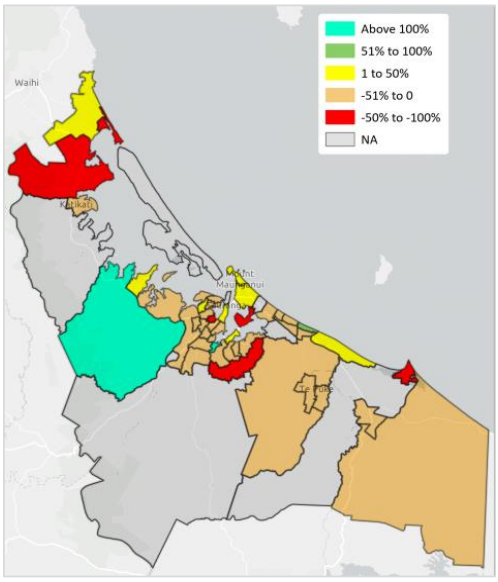


Figure 21 Percentage change in annual dwellings sold, 2024 to 2025

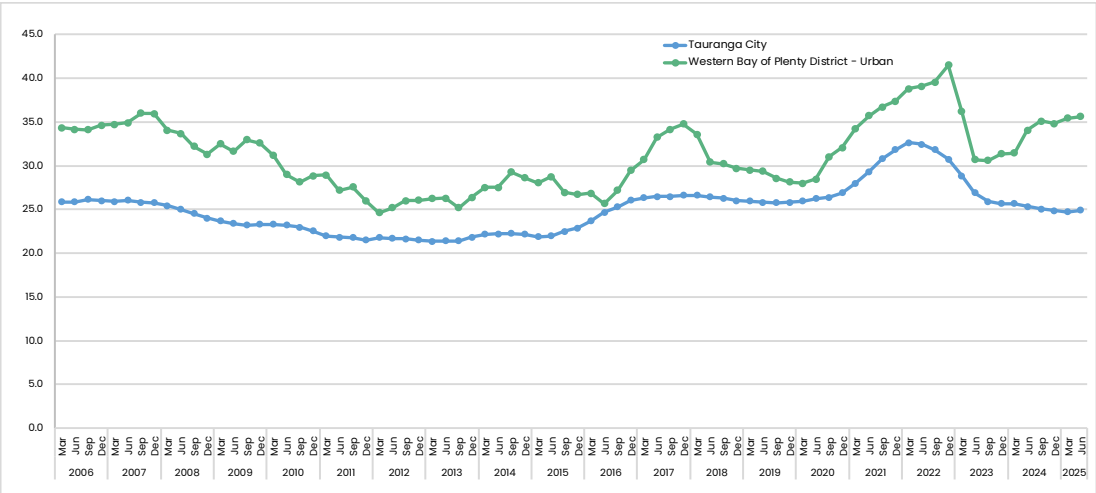


Ratio of Dwelling Sale Prices to Rents

The ratio of dwelling sale prices to rents provides another indicator of housing affordability. In Tauranga City, the ratio was highest (32.7) in March 2022, but has continuously decreased reaching 24.9 in June 2025. This indicates a relative improvement in home ownership affordability compared to the previous year's level of 25.3. However, it remains high compared to historical levels, likely indicating ongoing affordability challenges.

In contrast, the urban areas of Western Bay of Plenty District have historically recorded higher sales to rent ratios, with more pronounced fluctuations. The ratio peaked at 41.5 in December 2022 and declined to 35.6 in June 2025. While this decline suggests improving affordability, the level remains relatively high, suggesting that renting continues to be more financially accessible than purchasing a home at these times. 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, 2006 to 2025



Source: HUD

4 Housing Affordability

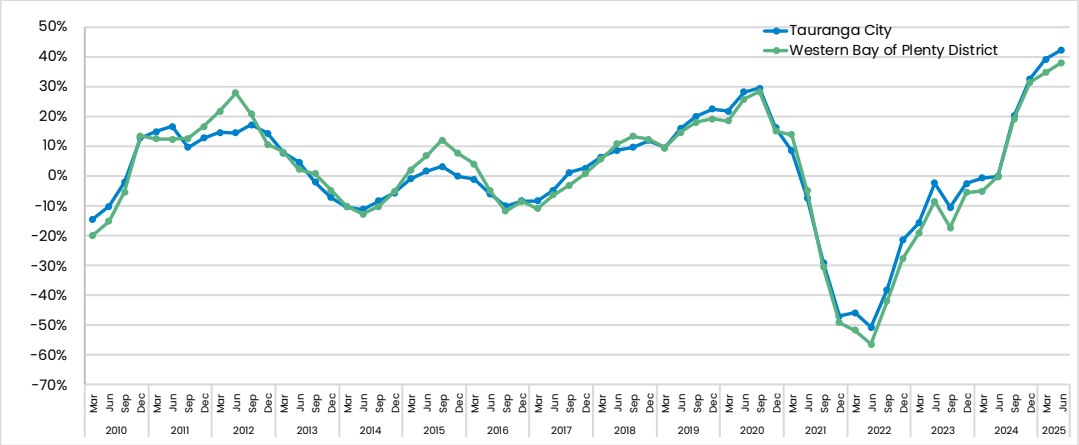
In November 2022, the Ministry of Housing and Urban Development introduced the Change in Housing Affordability Indicators (CHAI) for housing affordability. The indicators include changes in mortgage affordability, deposit affordability and rental affordability. A positive change in these indicators indicates improving affordability and negative change indicates declining affordability. Please see Appendix 2 for definition 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 growth in median household disposable (after tax) income.

The cooling of the housing market in the sub-region translates to improvement in mortgage serviceability as shown by positive change in mortgage affordability from near zero in June 2024 to 42% in Tauranga City and 38% in Western Bay of Plenty District in June 2025 (Figure 23). The index change indicates that servicing a mortgage has become more affordable, making conditions more favourable for prospective home buyers compared to the previous year.

Figure 23 Annual change in mortgage affordability index, Tauranga City and Western Bay of Plenty District, 2010 to 2025



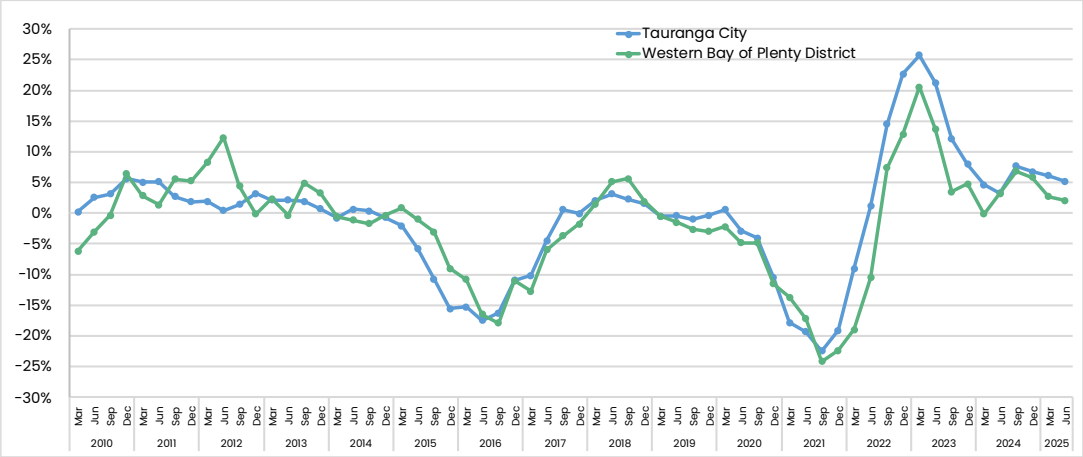
Source: HUD

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.

Securing a deposit has worsened in the last two years, as shown by changes in deposit affordability of 26% in Tauranga City and 21% in Western Bay of Plenty District in March 2023 to 5% and 2% respectively in June 2025. This means it has become more difficult to secure a deposit in the sub-region recently.

Figure 24 Annual change in deposit affordability index, Tauranga City and Western Bay of Plenty District, 2010 to 2025



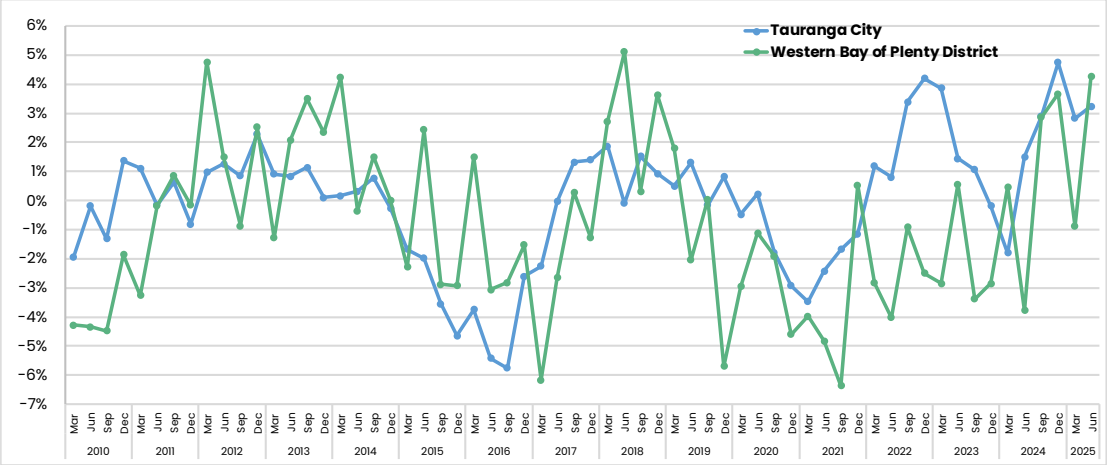
Source: HUD

Change in Rental Affordability Index

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

Rental affordability in the sub-region has slightly improved in the last 12 months to June 2025. In Tauranga City, the change in rental affordability increased from 2% to 3%, while in Western Bay of Plenty District, it increased from below zero to 4%.

Figure 25 Annual change in rental affordability index, Tauranga City and Western Bay of Plenty District, 2010 to 2025



Source: HUD

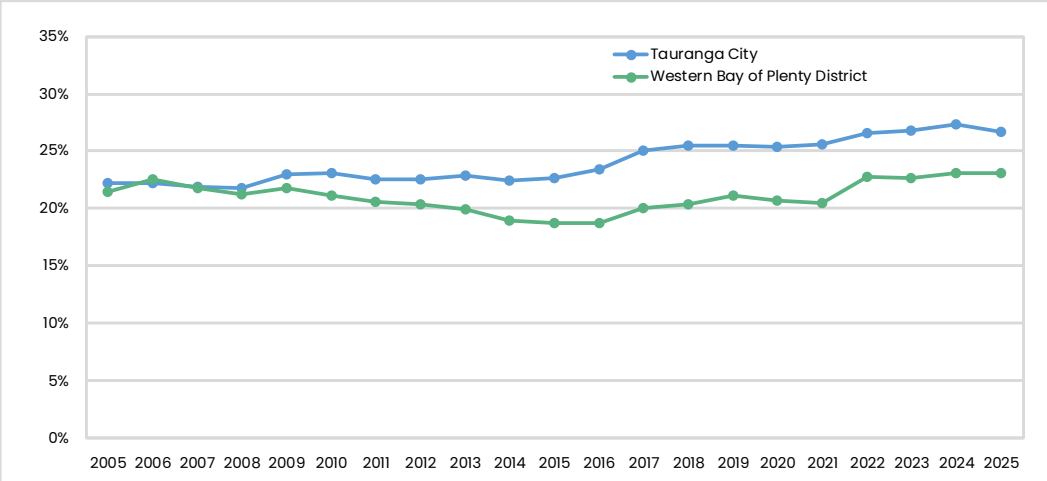
Proportion of Average Rent to Household Income

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.

Over the last two years, rental affordability in Tauranga City has shown slight improvement. The proportion of average annual rent to household income decreased by 1% from 2024 to 27% in 2025, suggesting that a slightly smaller portion of household income is required to cover rent. While still close to 30%[14], a benchmark often used to indicate rental stress, this downward shift reflects a modest easing in rental pressure for households.

In contrast, Western Bay of Plenty District maintained a stable proportion of average annual rent to household income ratio of 23% across 2024 and 2025. This consistency indicates that rental affordability has remained relatively steady, and comfortably below the stress threshold. Compared to Tauranga City, the District continues to offer more favourable rental conditions and less financial strain on renting households.

Figure 26 Proportion of average rent to household income, Tauranga City and Western Bay of Plenty District, 2005 to 2025



Source: Infometrics

5 Residential Section Size

New Lots Created

Tauranga City

In the three year period between 2023 and 2025, there has been a clear shift toward smaller section sizes.

The proportion of sections 175m² and below increased significantly from 10% in 2023 to 39% in 2025, indicating a strong trend toward more compact housing developments. Meanwhile, the 176–325m² category, which previously dominated at 51% in 2023, dropped sharply to 25% in 2025.

Larger section sizes have remained relatively stable but low in proportion. Sections 326–500m² fluctuated, decreasing from 21% in 2023 to 12% in 2024, then rising slightly to 19% in 2025. The 501–750m² range saw a similar dip and partial recovery. Sections 751–1000m² and greater than 1000m² consistently accounted for a small share of the market, with the latter increasing modestly from 5% to 7% over the period. Overall this pattern may suggest an emerging shift toward higher density development, potentially driven by the shortage of residential zoned land and recent changes to City Plan rules to enable greater housing density.

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

There was also a shift in the most common section size, from 176m² to 325m² in 2024 at 48% of all new lots, to smaller than 175m2 at 39% of all new lots in 2025. Larger lots of more than 500m² continue to make up a smaller fraction of new subdivisions. Subdivision of these lots are expected to occur in the future, particularly in medium density residential zones.

Table 10 Residential lot/section size of new lots created, Tauranga City, 2023 to 2025

Residential Lot/ Section Size (m²)	Dwelling yield per ha	2023		2024		2025	
		Number	Percent	Number	Percent	Number	Percent
175 & below	40 & above	50	10	139	27	86	39
176-325	21-39	247	50	245	48	56	25
326-500	14-21	100	21	63	12	42	19
501-750	9-14	58	12	22	4	21	10
751-1,000	7-9	6	1	9	2	0	0
Above 1,000	Below 7	31	6	30	6	16	7
Total		**492**	**100**	**508**	**100**	**221**	**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

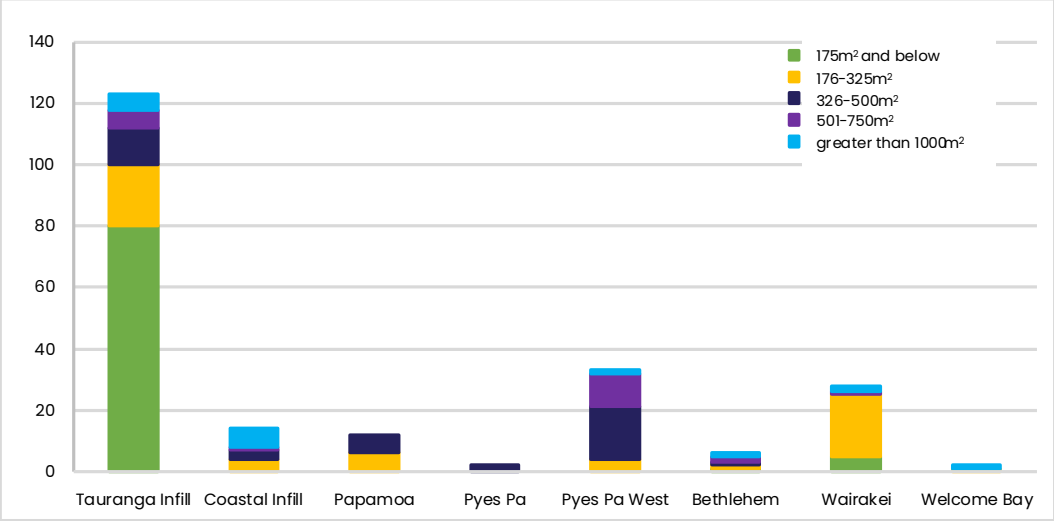
Compared to previous years, a greater share of new lots was created in existing urban areas during 2025, accounting for 62% of total new lots, while greenfield UGAs contributed the remaining 38%.

The majority of smaller lots measuring 175m² and below were concentrated in the Tauranga infill areas, making up 93% of those lot sizes, with only 7% located in the greenfield UGAs. In contrast, more larger lots were created in the greenfield UGAs, which accounted for 58%, compared to 42% in existing urban areas.

All of the smaller lots within the existing urban areas were created in the Tauranga infill area. Among the larger lots in these areas, 75% were located in Tauranga infill area and 25% in the Coastal Strip. Within the UGAs, Pyes Pa West contributed 42% of the larger lots, followed by Wairakei at 30%, with the remaining 28% distributed across other UGAs.

The increase in smaller lots in the existing urban areas reflects both the shortage of residential-zoned land and a growing interest toward more intensified development.

Figure 27 Residential lot/section size of new lots created, Tauranga City, 2025



Historical Residential Lot Size

The shortage in supply of land zoned for residential development is more evident in 2025 compared to the previous years, with only 221 new lots created. This is the lowest level since the peak in 2017 when more than 1,600 new lots were created.

Historically the predominant residential lot size was 326-500m², which consistently accounted for the largest share of new lots created between 2015 and 2021, ranging from 31% to 59%. The second most common lot size during this period was 501-750m², which also held a substantial share, peaking at 53% in 2012. These figures reflect a development pattern focused on medium to large lots.

From 2016 onward, a gradual decline in the proportion of these two lot sizes became evident, accompanied by a steady rise in smaller lots. By 2021, lots measuring 176–325m² had overtaken the previously dominant category, reaching 31%, while the 175m² and below category began to emerge more prominently, climbing to 5%. This trend accelerated sharply in subsequent years, with the smallest lot size category reaching 39% in 2025, becoming the new dominant lot size. At the same time, the share of 176–325m² lots dropped to just 19%.

It must be noted that new lots created and section size information does not fully capture the extent of residential development activity, as certain types of development such as multi-unit dwellings (e.g. apartments, terraced or attached dwellings) are often created under unit title arrangements rather than fee simple subdivisions. Additionally, some types or category of residential development, like retirement villages, may not require subdivision at all. Therefore, section size information may not reflect the full range or intensity of residential development occurring in the City.

Figure 28 Residential lot/section size for new lots created, Tauranga City, 2006 to 2025

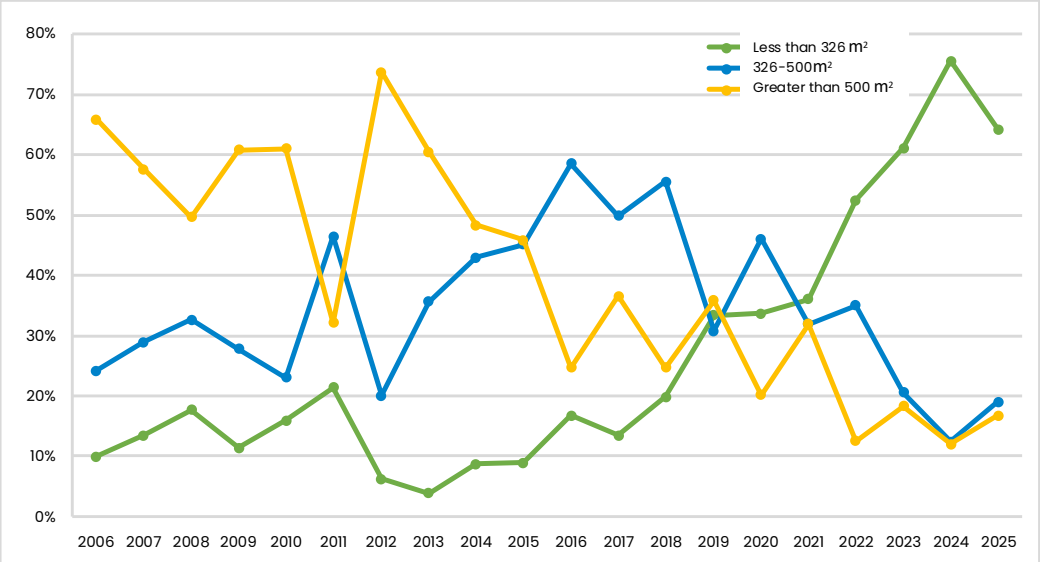
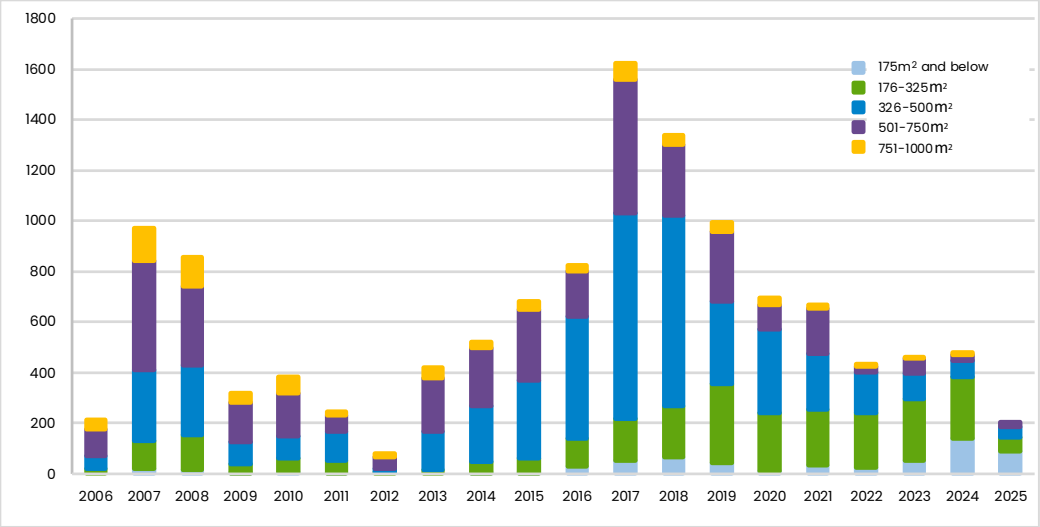


Figure 29 Residential lot/section size of new lots created, Tauranga City, 2006 to 2025



The additional 221 new lots created in 2025 brought Tauranga City's residential land stock to 47,559 lots/sections as at 30 June 2025. These lots were in the four residential zones including high density urban residential, city living – residential and mixed use, medium density/suburban residential and Wairakei residential zones. The majority or 97% of these lots were in the medium density/suburban (90%) and Wairakei (7%) residential zones. Further, Wairakei has been rezoned with some areas being medium and high density residential. 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, 2025

City Plan Zone[1]	Lot/section size	Number of lots/sections	Percent
High density residential	< 325m²	420	1
	325m² – 500m²	75	<1
	> 500m²	298	1
City Living – residential and mixed use	< 325m²	32	<1
	325m² – 500m²	46	<1
	> 500m²	266	1
Medium density/Sub-urban residential	< 325m²	2,385	5
	325m² – 500m²	9,458	20
	> 500m²	31,118	65
Wairakei residential	< 325m²	1,371	3
	325m² – 500m²	1,414	3
	> 500m²	676	1
Total		**47,559**	**100**

[1] Excludes other zones where residential development has occurred and/or is expected to occur: Future Urban, Neighbourhood Centre (Wairakei), Ngāti Kahu Papākainga, 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. This year Katikati shifted from smaller sites in 2024 to the majority of sites being 751-1,000m² in 2025. Ōmokoroa's higher number of dwellings were mainly being built on 326-500m² sites for smaller dwellings, and >1,000m² sites for larger 3 and 4 bedroom stand-alone houses. Te Puke had a much higher number of sites of >1,000m² being intensified into multiple dwelling developments this year. Rural areas continue to have dwellings consented largely on sites greater than 1000m².

Figure 30 Residential lot/section size, Western Bay of Plenty District, 2024 to 2025

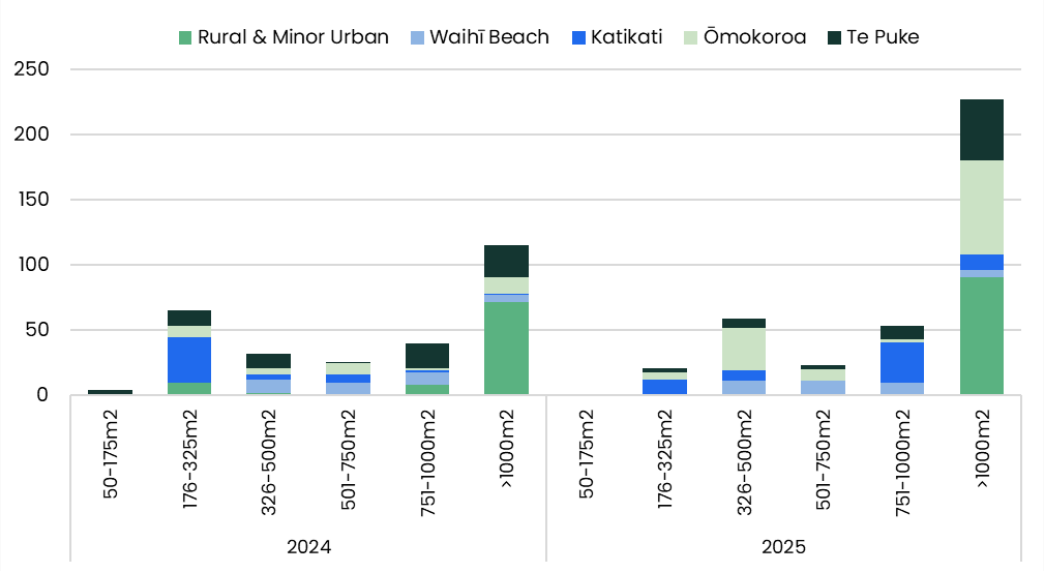


Table 12 Residential lot/section size for dwellings consented, Western Bay of Plenty District, 2023 to 2025

Residential Lot/Section Size (m²)	Dwelling yield per ha	2023		2024		2025	
		Number	Percent	Number	Percent	Number	Percent
50-175	40+	0	0	4	1	0	0
176-325	21-39	52	15	65	23	21	7
326-500	14-21	62	18	32	11	59	21
501-750	9-14	56	17	26	9	23	8
751-1,000	7-9	27	8	40	14	53	19
>1,000	<7	141	42	115	41	227	80
Total		**338**	**100**	**282**	**100**	**383**	**100**

Table 13 Residential lot/section size for dwellings consented, Western Bay of Plenty District, 2025

Residential Lot/Section Size (m^2)	Waihī Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
50-175	0	0	0	0	0
176-325	0	12	6	3	0
326-500	11	8	33	7	0
501-750	10	0	9	3	1
751-1,000	9	31	2	10	1
>1,000	5	12	72	47	91
Total	**35**	**63**	**122**	**70**	**93**

6 Dwelling Density

Residential Dwelling Density

Tauranga City

As at August 2025, Wairakei has achieved the highest nett area dwelling density of 18.2 dwellings per ha in the developed areas and 31.1 dwellings per ha in the proposed undeveloped areas, which together deliver an overall nett area dwelling density of 20.9 dwellings per ha. Pyes Pa West (the Lakes) and Pāpāmoa have overall nett area dwelling densities of 13.7 and 13.5 dwellings per ha respectively of nett area. 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 12.4, Pyes Pa East 12.3, Ohauiti 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.

Table 14 Residential dwelling density by urban growth areas, Tauranga City, August 2025

Residential Development	Growth area	Dwelling density (dwellings per ha)		
		Gross area[1]	Nett area[2]	Nett site area[3]
Developed	Bethlehem	12.05	12.14	15.08
	Pyes Pa West	13.33	13.67	19.68
	Pyes Pa East	12.03	12.3	15.73
	Ohauiti	11.42	11.62	14.66
	Welcome Bay	10.51	10.65	13.82
	Pāpāmoa	13.31	13.47	17.95
	Wairakei	17.70	18.24	25.54
Proposed	Bethlehem	20.44	20.44	32.20
	Pyes Pa West	15.03	15.03	17.44
	Pyes Pa East	14.01	14.01	17.73
	Ohauiti	10.88	10.88	12.34
	Welcome Bay	16.52	16.52	22.68
	Pāpāmoa	29.74	29.74	36.48
	Wairakei	31.13	31.13	53.80
	Bethlehem	12.30	12.38	15.47
	Pyes Pa West	13.41	13.73	19.55
	Pyes Pa East	12.04	12.31	15.74

Residential Development	Growth area	Dwelling density (dwellings per ha)		
		Gross area[1]	Nett area[2]	Nett site area[3]
Total	Ohauiti	11.41	11.60	14.59
	Welcome Bay	10.63	10.77	13.99
	Pāpāmoa	13.61	13.77	18.32
	Wairakei	20.39	20.90	30.45

[1] Gross Area includes everything within the full greenfield UGA boundary – includes all roads, business areas, schools, 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, August 2025

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	280.26	3,199	272	3,471	12.38
Pyes Pa West	182.24	2,239	259	2,498	13.71
Pyes Pa East	180.12	2,187	31	2,218	12.31
Ohauiti	145.83	1,598	93	1,691	11.60
Welcome Bay	141.35	1,443	79	1,522	10.77
Pāpāmoa	767.70	10,063	510	10,573	13.77
Wairakei	255.93	3,445	1,903	5,348	20.90

[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 9.28 dwellings per ha. Katikati and Te Puke have similar net area dwelling densities of 7.43 and 7.34 dwellings per ha respectively. Ōmokoroa net area dwelling density has increased to 6.56 dwellings per ha this year due to more dwellings built, and has historically large lots in the rural area with only one dwelling.

Being the second year providing these density maps for the District, more work will be done to exclude areas that are undevelopable or unlikely to be developed, and densities will increase accordingly.

Table 16 Residential dwelling density in urban growth areas, Western Bay of Plenty District, 2025

Urban Growth Area	Dwelling density (dwellings per ha)		
	Gross area[1]	Net area[2]	Net site area[3]
Waihī Beach	7.06	9.28	10.90
Katikati	6.71	7.43	9.42
Ōmokoroa	4.98	6.56	7.85
Te Puke	7.03	7.34	8.87

[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, 2025

Urban Growth Area	Net area (ha)	Dwellings	Vacant sections	Total yield	Residential density (dwellings per ha)
Waihī Beach	328.76	2,888	165	3,053	9.28
Katikati	304.39	2,218	45	2,263	6.71
Ōmokoroa	402.75	2,438	207	2,645	6.56
Te Puke	439.81	3,015	77	3,092	7.03

For Western Bay of Plenty District, dwelling density is calculated within residential area boundaries, rather than by Stats NZ SA2 boundaries, so dwelling numbers do not correlate directly with Census.

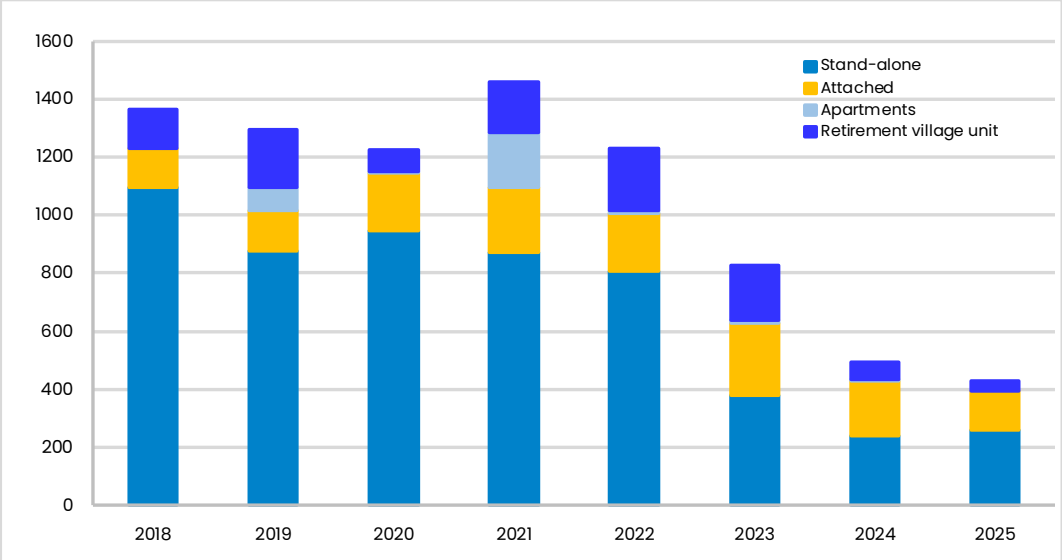
7 Dwelling Typology

Type of Dwellings Consented

Tauranga City

Figure 31 shows a gradual shift in housing typologies[15] in Tauranga City, with stand-alone dwellings consistently dominating the market in earlier years, accounting for 80% of all dwelling units consented in 2018. Other dwelling types, attached dwellings and retirement village units made up a relatively smaller share of 9% and 10%, respectively. Although stand-alone homes remained the most common typology throughout, the proportion declined over time to 59% in 2025.

Figure 31 Main type of dwellings consented, Tauranga City, 2018 to 2025



[15] Tauranga City classifies dwellings into the following types: stand-alone dwellings, duplex, attached dwellings, apartments (residential and mixed use), retirement village units and secondary/minor dwellings.
Tauranga City further classifies 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.

This downward trend in stand-alone homes was accompanied by consistent growth in attached dwellings (duplexes and townhouses) from 10% in 2020 to 31% in 2025.

Retirement village units remained a substantial component of between 6% and 23%, although their share dropped to 8% in 2025. Although there were no apartments consented in 2025, this typology was a minor component in the years prior, at 1% to 13%, with its highest share in 2021 primarily attributed to Elizabeth Towers apartments.

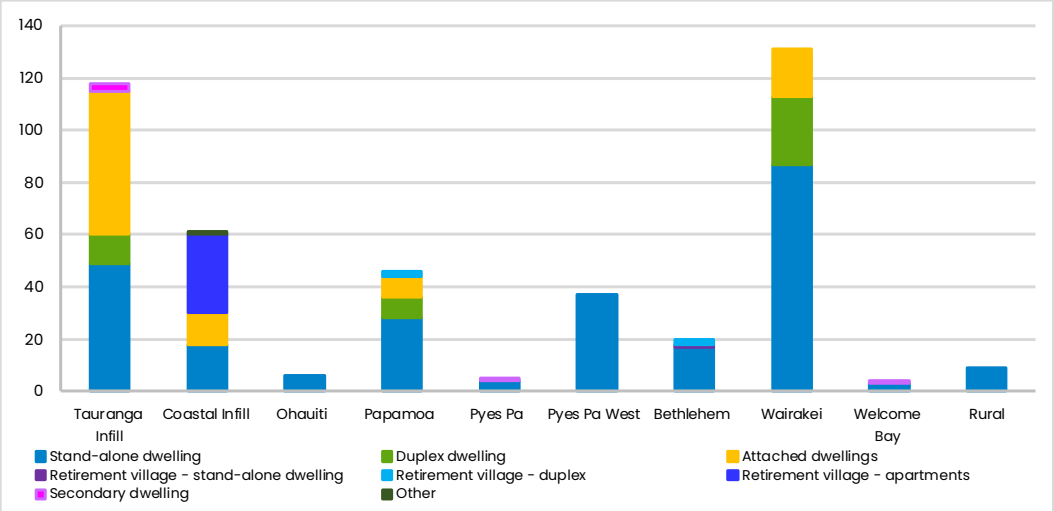
Overall, these changes and shifts in housing typologies illustrate a diversifying housing landscape, with attached dwellings and retirement village units gaining ground, while stand-alone homes remain dominant but less prevalent.

Table 18 Type of dwellings consented, Tauranga City, 2023 to 2025

Dwelling Typology	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
Stand-alone dwelling	378	45	240	48	258	59
Duplex	66	8	48	10	45	10
Attached dwellings	186	22	142	28	93	21
Secondary/minor/other dwelling	13	2	8	2	6	1
Apartments – residential	0	0	0	0	0	0
Apartments – mixed use	6	1	4	1	0	0
Subtotal	649	77	442	88	402	92
Retirement village unit – stand-alone dwelling	12	1	1	<1	1	<1
Retirement village unit – duplex	53	6			4	1
Retirement village unit – attached dwellings	105	13	4	1	0	0
Retirement village unit – apartment	20	2	53	11	30	7
Subtotal	190	23	58	12	35	8
Total	**839**	**100**	**500**	**100**	**437**	**100**

In the last three years, the proportion of dwellings consented in infill areas has gradually increased from 33% in 2023 to reach 43% in 2025. Conversely, dwellings consented in the greenfield UGAS declined from 65% to 57% in the same period.

Figure 32 Type of dwellings consented by growth area, Tauranga City, 2025



In 2025, Wairakei and Pāpāmoa stood out among the urban growth areas for their diverse mix of dwelling typologies. Wairakei accounted for 33% and Pāpāmoa for 11% of all stand-alone dwellings consented during the year. Notably, these were the only two UGAs where duplex dwellings were consented, contributing 58% and 18%, respectively, to the total number of duplexes across all UGAs. In contrast, all 37 dwellings consented in Pyes Pa West were stand-alone, while Bethlehem recorded just 20 consents, the majority (17) also being stand-alone.

The Tauranga infill area had the second highest share of total dwellings consented at 27%, following Wairakei's 30%. Within Tauranga infill area, the mix included 43% stand-alone, 9% duplex, and 45% attached dwellings. Meanwhile, the Coastal Strip contributed 14% of total consents, with a distinctive composition: 30% stand-alone, 20% attached, and 40% retirement village units that were all part of the MetLifeCare retirement village.

Additionally, 5 secondary dwellings were consented during the year, maintaining a consistent share of 1%, the same as the previous year. These dwellings were an additional or studio unit, an alteration or conversion of a garage or rumpus room, or alteration to the main dwelling, resulting in an additional independent dwelling unit.

Tauranga City Plan Zone

With Plan Change 33 becoming operative during the year, there are significant changes across City Plan zones in both the infill and UGAs. Areas that were previously zoned suburban residential and Wairakei residential were reclassified into medium and high density residential zones, meaning development activity in 2025 can no longer be directly compared to the former zoning framework.

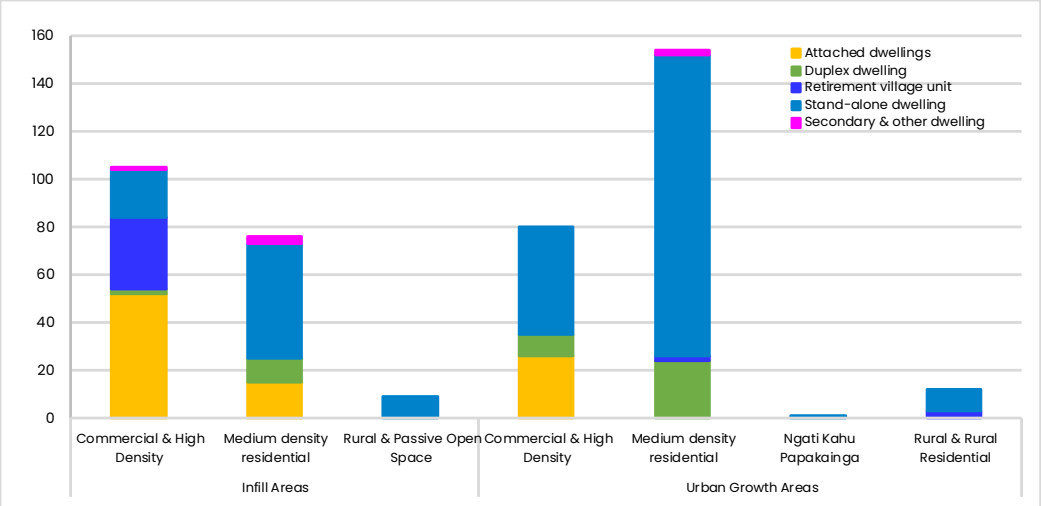
In the UGAs, around 62% of the dwellings were consented in the medium density residential zones, 29% in the high density and 4% in the commercial zones. Infill areas showed a different pattern, with 55% of dwellings located in the high density residential zones and 40% in the medium density residential zones.

Within the infill high density residential zones, nearly half of the dwellings consented were attached dwellings while the 30 retirement village units representing 29% of the total were part of the MetLifeCare Retirement Village. In the medium density residential zones in the infill areas, stand-alone dwellings made up more than 60% of the dwellings consented.

Conversely, in the UGAs, stand-alone dwellings were more prominent across both the medium and high density residential zones in the UGAs comprising 62% and 82%, respectively. In the commercial zone, 8 of the 9 dwellings consented were attached – notably a pentaplex and a triplex in the Parton Road commercial zone.

Of the 45 duplex dwellings consented across the infill and UGAs, 75% were located in the medium density residential zones, with the remaining 25% or 11 dwellings in the high density residential zones.

Figure 33 Type of dwellings consented by City Plan zone and growth area, Tauranga City, 2025



Western Bay of Plenty District

Numbers of stand-alone dwellings increased in number to 232 in 2025, yet continued to decline as a proportion of total dwellings consented to 61%, down from 84% in 2023 and 65% in 2024. 79 stand-alone dwellings were built in rural areas, 76 in Ōmokoroa, 33 in Waihī Beach, and 22 each in Katikati and Te Puke.

Due to the recent MDRS rules, duplex and multi-unit dwellings combined increased to 111 dwellings or 29% of all new builds, with an almost equal number of 48 in Te Puke due to intensification of larger existing sites, and 46 in Ōmokoroa, all being new dwellings in Pip Lane and Kayelene Place built by the New Zealand Housing Foundation. 14 minor dwellings were consented, all in rural areas, and 26 retirement village units were built in a single development by Council at Heron Crescent in Katikati.

Figure 34 Types of dwellings consented, Western Bay of Plenty District, 2024 to 2025

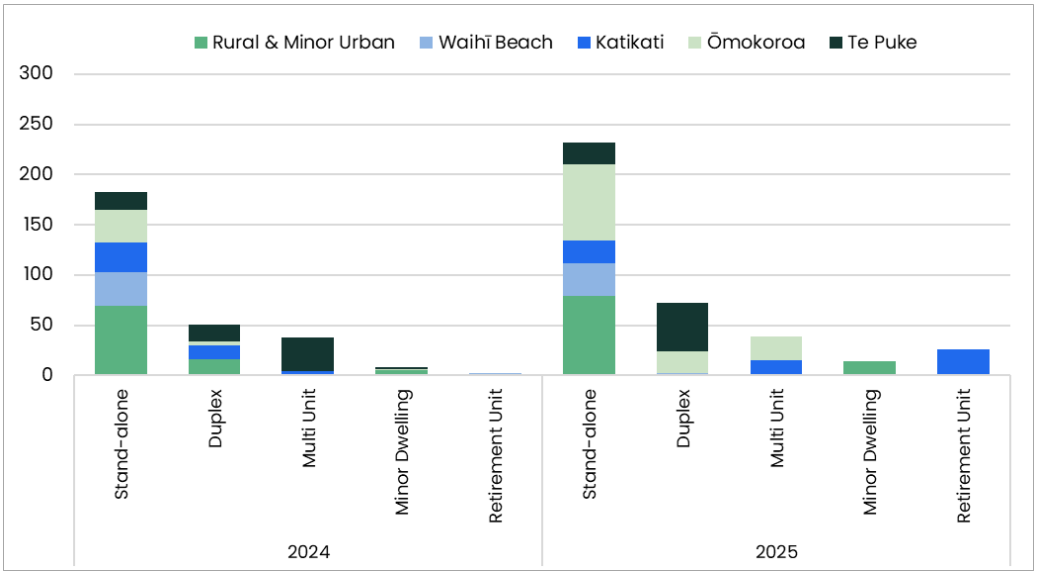


Table 19 Types of dwellings consented, Western Bay of Plenty District, 2023 to 2025

Dwelling Typology	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
Stand-alone dwelling	284	84	183	65	232	61
Duplex dwelling	18	5	51	18	24	6
Multi-unit dwelling	6	2	38	13	87	23
Minor dwelling	12	4	8	3	14	4
Retirement village unit	18	6	2	1	26	7
Total	**338**	**100**	**282**	**100**	**383**	**100**

Table 20 Types of dwellings consented, Western Bay of Plenty District Urban and Rural, 2025

Dwelling Typology	Waihī Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
Stand-alone dwelling	33	22	76	22	79
Duplex dwelling	2	0	22	48	0
Multi-unit dwelling	0	15	24	0	0
Minor dwelling	0	0	0	0	14
Retirement village unit	0	26	0	0	0
Total	**35**	**63**	**122**	**70**	**93**

Papakāinga Housing

Papakāinga housing generally refers to communal, whānau based residential development around marae or on shared Māori land. For the first time in 2025, number of dwelling consents issued on multiply-owned Māori land have been reported, covering the period from 2000-2025. This work will evolve in the future, with the goal of identifying the difference between additional dwellings and papakāinga housing. This year's reporting doesn't cover papakāinga housing on General land, and a process is being developed to capture this information in future reporting.

Tauranga City

Since 1 July 1999, a total of 189 dwellings have been consented on multiply owned Māori land across Tauranga City.

The 11 housing units consented in 2025 were higher than the previous year's 6 units, and above the last 5, 10, and 20 year averages (between 7 to 8 dwellings per annum). Of the 11 dwellings consented in 2025, 5 were in Kairua, 2 in Welcome Bay, 2 in Matapihi, 1 in Bethlehem, and 1 in Poike. Of the 6 dwellings consented in 2024, 3 were in Te Reti and 3 in Matapihi.

Of the 189 dwellings consented, 130 (69%) were for new houses to be built on site, 3 (2%) were for new transportable dwellings to be moved to site, and 56 (30%) were for existing homes to be relocated to site.

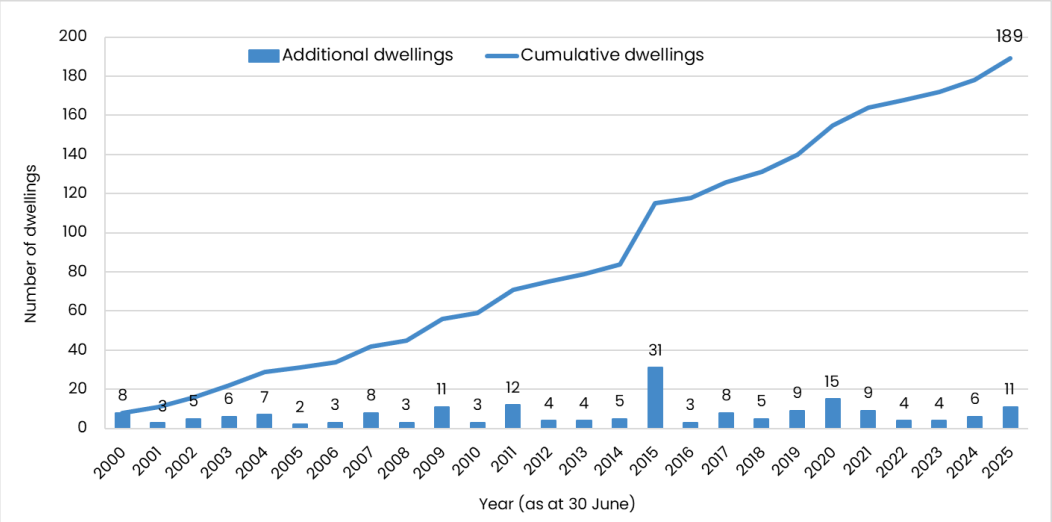
In addition to residential developments, multiply owned Māori land has also been leased for other purposes including commercial residential activity. In Tauranga City, 511 retirement units[16] have been consented on leased multiply owned Māori land since 2009 at Pacific Lakes retirement village in Pāpāmoa, which are not included in residential counts.

[16] Includes serviced apartments/units where services are provided like meals, cleaning, etc.

Table 21 Dwellings consented on Māori land, Tauranga City, 2000-2025

Tauranga City	Dwellings Consented
2025	11
2024	6
5 year average	7
10 year average	7
20 year average	8

Figure 35 Dwellings consented on Māori land, Tauranga City, 2000-2025



Western Bay of Plenty District

Since 1 July 1999, a total of 198 dwellings have been consented on multiply owned Māori land across the Western Bay of Plenty District.

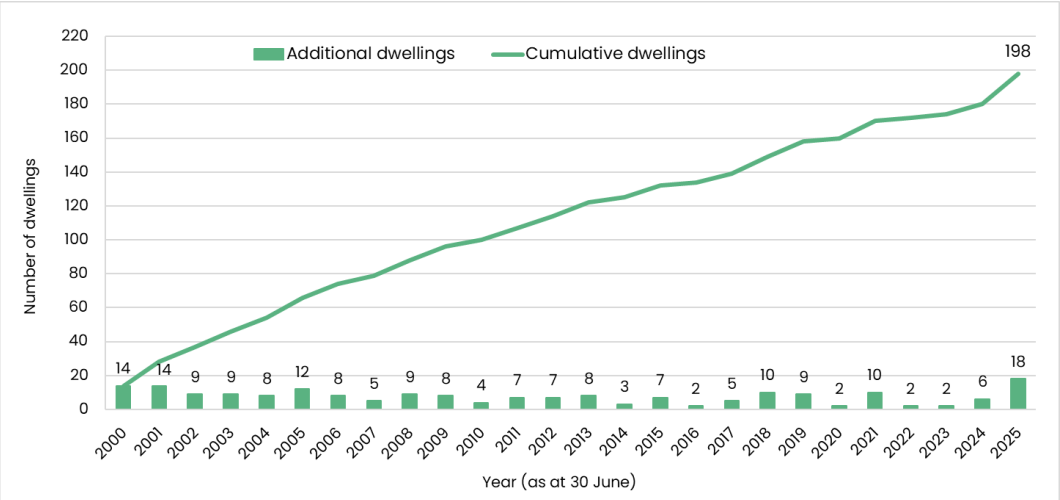
18 dwellings consented in 2025 were triple the previous year's 6 dwellings, due to a 10-unit development at Tuapiro Marae, and well above the last 5, 10, and 20 year averages of 7 to 8 dwellings per annum. Otherwise, 5 cabins were built at Rangiuru, 2 dwellings at Kaitemako and 1 dwelling at Waihī Beach-Bowentown this year.

Of the total 198 dwellings consented since 2000, 107 (54%) were for new houses to be built on site, and 91 (46%) were for new or existing homes to be relocated to site.

Table 22 Dwellings consented on Māori land, Western Bay of Plenty District, 2000-2025

Western Bay of Plenty District	Dwellings Consented
2025	18
2024	6
5 year average	8
10 year average	7
20 year average	7

Figure 36 Dwellings consented on Māori land, Western Bay of Plenty District, 2000-2025



Number of Storeys

Tauranga City

Table 23 shows that in the last three years, Tauranga City has experienced a shift in the vertical composition of dwellings being consented. In 2023, single storey dwellings dominated, accounting for 65% of all the dwellings consented. This dropped significantly to 56% in 2025.

This shift is reflected in the growing share of multi-storey dwellings. 2-storey dwellings have shown growth from 27% in 2023 to 32% in 2025. Similarly, 3-storey dwellings increased from 6% to 12% in the same period. The combined increase in 2- and 3-storey dwellings directly correlates with the reduced dominance of single storey homes.

In 2025, Wairakei had the biggest proportion of single level dwellings at 41% up from the previous year's 39% and followed by Tauranga infill areas at 18%. For double storey dwellings, Tauranga infill areas had the biggest share at 41%, followed by Wairakei at 23%. The 52 dwellings that make up the 12% of 3-storey dwellings were located in Tauranga infill areas (31% or 16 dwellings), Coastal Strip (67% or 35 dwellings) and 1 dwelling was in Pyes Pa West. Most or 44 of these dwellings were part of the MetLifeCare Retirement Village in Te Maunga North and the attached dwellings (triplex and quadruplex) in Yatton Street and Edgecumbe Road.

Figure 37 Number of storeys of dwellings consented, Tauranga City, 2025

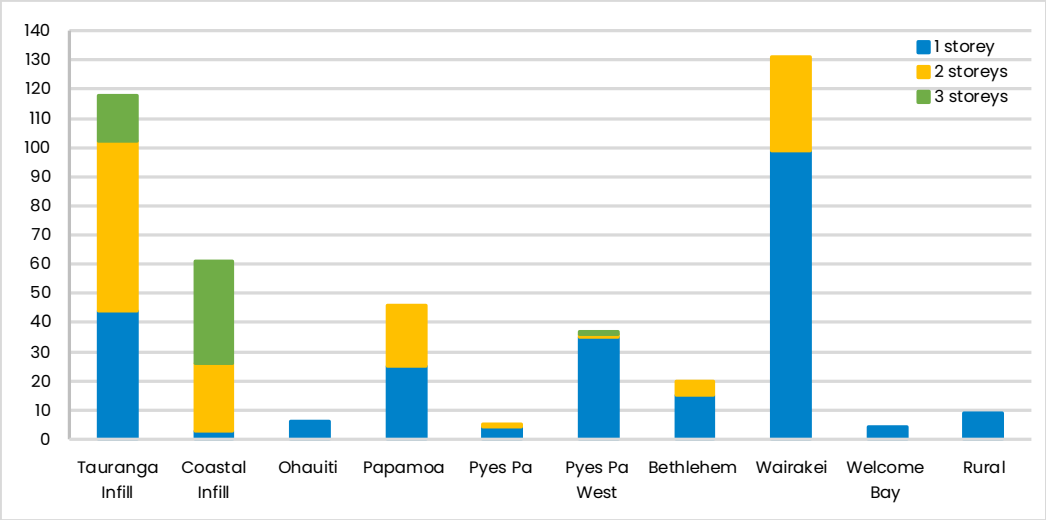


Table 23 Number of storeys of dwellings consented, Tauranga City, 2023 to 2025

Number of Storeys	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
1	544	65	210	42	244	56
2	225	27	222	44	141	32
3	50	6	15	13	52	12
4	20	2	53	11	0	0
Total	**839**	**100**	**500**	**100**	**437**	**100**

Western Bay of Plenty District

In 2025, single storey dwellings declined to 70% of all dwellings consented, yet 2-storey dwellings increased by only 1% to 26%. The increase in 3-storey dwellings up to 4% can be attributed to the multi-units built at Pip Way in Ōmokoroa by the New Zealand Housing Foundation. After only building single storey homes last year, Katikati consented 34 2-storey dwellings this year.

Figure 38 Number of storeys of dwellings consented, Western Bay of Plenty District, 2024 to 2025

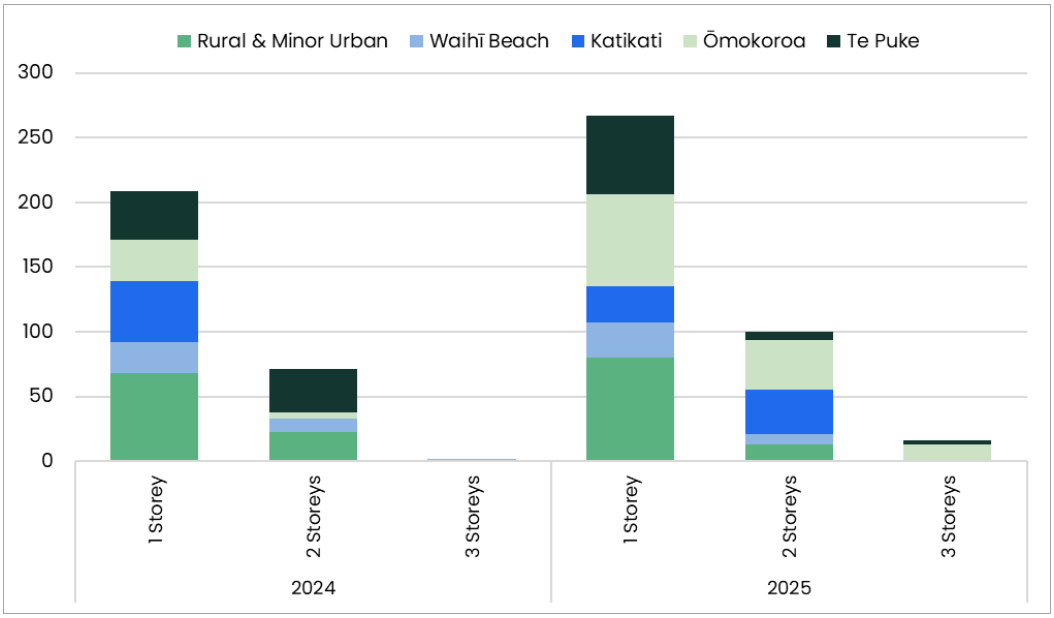


Table 24 Number of storeys of dwellings consented, Western Bay of Plenty District, 2023 to 2025

Number of Storeys	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
1	284	84	209	74	267	70
2	50	15	71	25	100	26
3	4	1	2	1	16	4
Total	**338**	**100**	**282**	**100**	**383**	**100**

Table 25 Number of storeys of dwellings consented, Western Bay of Plenty District Urban and Rural, 2025

Number of Storeys	Waihī Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
1	27	28	71	61	80
2	8	34	39	6	13
3	0	1	12	3	0
Total	**35**	**63**	**122**	**70**	**93**

Number of Bedrooms

In 2024, 2-bedroom dwellings became the most common type for the first time. However, in 2025 3-bedroom dwellings had regained dominance among the new dwellings consented in Tauranga City. This dominance highlights the versatility and appeal of these homes across a range of household types.

In Western Bay of Plenty District, proportion of 3-bedroom dwellings declined further to 42%, in favour of 1-2 bedroom dwellings which increased to 39%. 4-bedroom dwellings continued their ongoing decline to 15%, and 5+ bedroom homes remained in very low numbers at 3% of all dwellings consented.

Tauranga City

In 2025, more than half of the dwellings consented in Tauranga City had 3 bedrooms. Of these dwellings, Wairakei had the largest proportion at 44%, followed by Tauranga infill area at 15%.

The 2-bedroom dwellings made up 27% of all dwellings consented during the year, with almost 75% in the existing urban areas while the remaining 25% was spread across the UGAs.

Most (12 out of 14) of the 1-bedroom dwellings consented were located in the existing urban areas.

All of the areas had their share of 4+ bedroom dwellings, with the number of units ranging from 1 to 20 dwellings, and Wairakei recording the biggest number, followed by Pyes Pa West.

Figure 39 Number of bedrooms of dwellings consented, Tauranga City, 2025

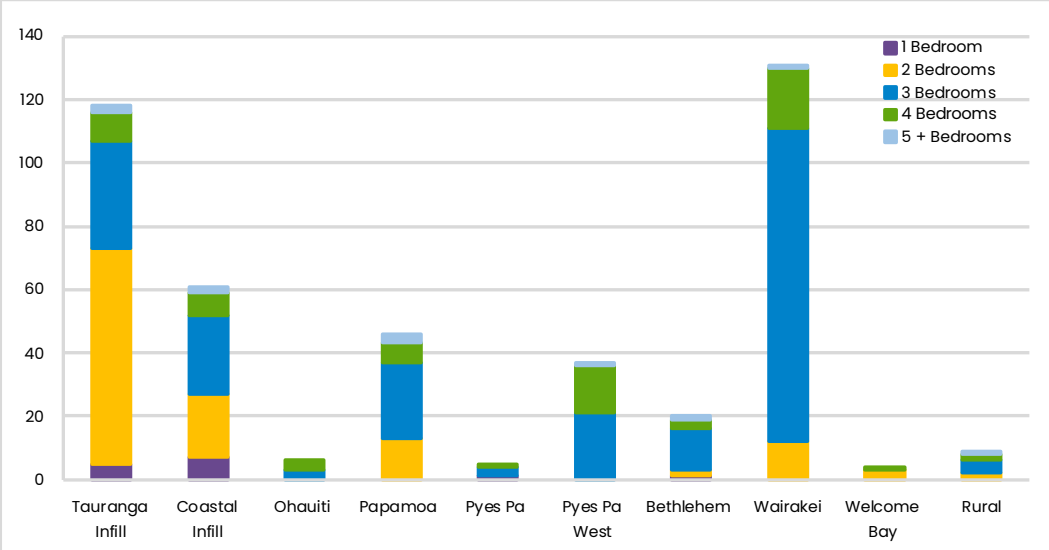


Table 26 Number of bedrooms of dwellings consented, Tauranga City, 2023 to 2025

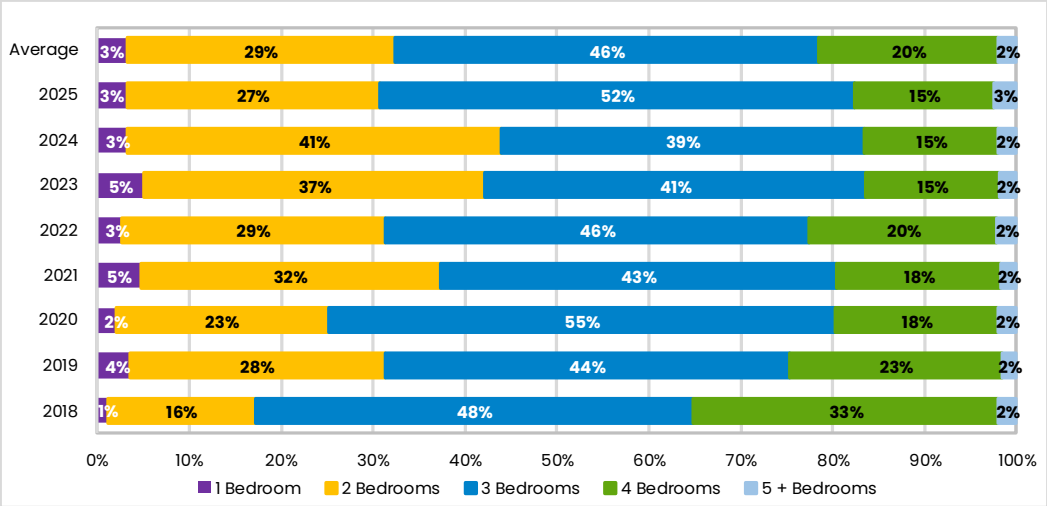
Number of Bedrooms	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
1	43	5	16	3	14	3
2	311	37	204	41	120	27
3	347	41	197	39	226	52
4	122	15	73	15	66	15
5 and above	16	2	10	2	11	3
Total	**839**	**100**	**500**	**100**	**437**	**100**

In 2023, 3-bedroom homes in Tauranga City made up the largest share of 41% (347), dipping slightly to 39% in 2024 (197), and increased to 52% (226) in 2025. Despite fluctuations in total dwelling numbers, 3-bedroom dwellings remained the most prominent typology, suggesting strong and stable demand for mid-sized homes.

2-bedroom dwellings were the second most common in 2024, when these dwellings accounted for 41% of all dwellings. However, the share dropped significantly to 27% in 2025. On average, these dwellings comprised 29% of all the dwellings consented in the last 8 years.

Other bedroom categories (1, 4 and 5) remained relatively minor in terms of contribution to housing development. 1-bedroom homes consistently made up just 3-5%, while 4-bedroom homes held a steady 15% each year. Dwellings with 5 or more bedrooms stayed below 3%, showing limited demand for very large homes.

Figure 40 Number of bedrooms of dwellings consented, Tauranga City, 2018 to 2025



Western Bay of Plenty District

The effects of MDRS and PC92 are clear in the last two years with 1-2 bedroom dwellings increasing from a mere 14% in 2023 to 39% in 2025. Due to the ongoing increase in 1- and 2- bedroom dwellings being consented, the proportion of 3-bedroom dwellings continued to decline to 42% from 58% two years ago, and 4-bedroom dwellings continued their decline also to 15% from 26% two years ago. 5+-bedroom homes remained in very low numbers at 13 for the year, with the majority in rural areas.

There are marked differences by urban growth areas, with Te Puke consenting 46 1-2 bedroom homes, 23 3-bedroom homes, and only 1 4-bedroom home. Katikati showed a similar profile with 32 1-2 bedroom homes, 29 3-bedroom homes and only 2 4+-bedroom homes. Whereas Ōmokoroa's dwellings in Te Awanui Waters and Harbour Ridge were largely 3-4 bedroom homes this year, with no 1-bedroom homes built at all in the area. Waihī Beach tended towards larger homes with 27 out of 35 being 3-5+ bedroom homes. Dwellings consented in rural and minor urban areas were a mix of different number of bedrooms.

Figure 41 Number of bedrooms of dwellings consented, Western Bay of Plenty District, 2024 to 2025

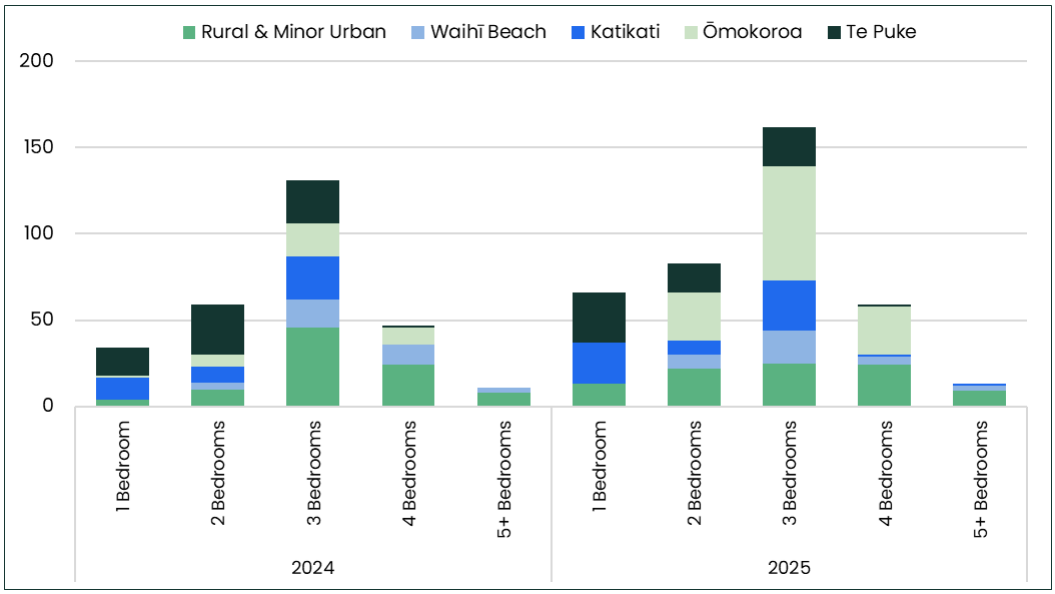


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Table 27 Number of bedrooms of dwellings consented, Western Bay of Plenty District, 2023 to 2025

Number of Bedrooms	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
1	10	3	34	12	66	17
2	36	11	59	21	83	22
3	196	58	131	46	162	42
4	88	26	47	17	59	15
5+	8	2	11	4	13	3
Total	**338**	**100**	**282**	**100**	**383**	**100**

Table 28 Number of bedrooms of dwellings consented, Western Bay of Plenty District Urban and Rural, 2025

Number of Bedrooms	Waihī Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
1	0	24	0	29	13
2	8	8	28	17	22
3	19	29	66	23	25
4	5	1	28	1	24
5+	3	1	0	0	9
Total	**35**	**63**	**122**	**70**	**93**

Number of Bedrooms by Dwelling Typology

Tauranga City

The proportion of stand-alone dwellings increased from 48% in 2024 to 59% in 2025. Of these dwellings, 60% had 3-bedrooms while other bedroom categories have proportions of 2% to 24%. Attached dwellings were the second most common typology at 21%, with the majority (69%) having 2 bedrooms and 29% had 3 bedrooms. Duplexes were 10% of all dwellings consented, with the majority or 58% having 3 bedrooms. Larger homes having 4 or more bedrooms were predominantly stand-alone dwellings. The 30 apartments in MetLifeCare Retirement Village were spread across the 1, 2, and 3-bedroom categories.

Figure 42 Number of bedrooms by type of dwellings consented, Tauranga City, 2025

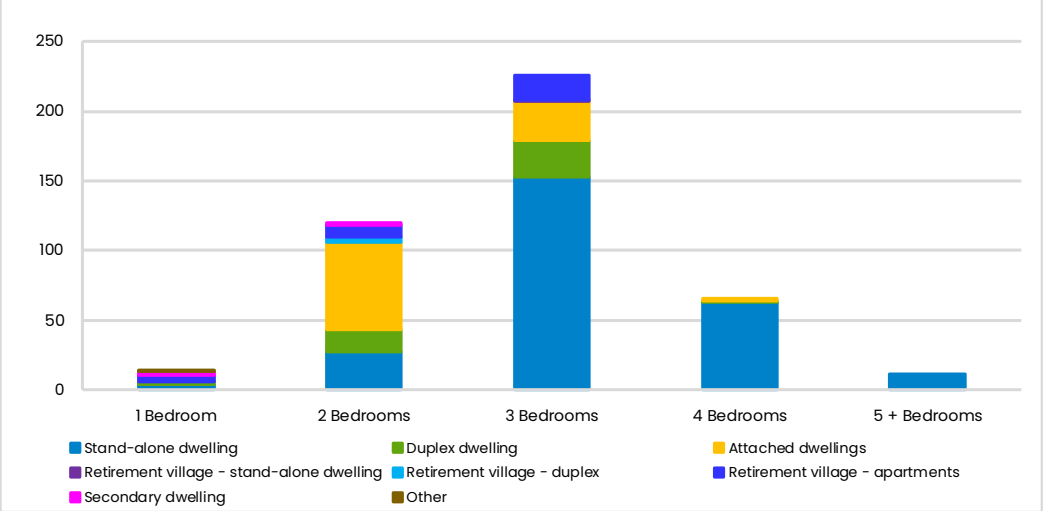


Table 29 Number of bedrooms by type of dwellings consented, Tauranga City, 2025

Type of Dwelling	Number of bedrooms					Total
	1	2	3	4	5+	
Stand-alone dwelling	4	27	155	63	11	260
Duplex dwelling	2	16	26	1	0	45
Attached dwellings	0	63	26	2	0	91
Secondary/minor dwelling/other	4	2	0	0	0	6
Subtotal	10	108	207	66	11	402
Retirement village unit – stand-alone dwelling	0	0	1	0	0	1
Retirement village unit – duplex	0	4	0	0	0	4
Retirement village unit – attached dwellings	0	0	0	0	0	0
Retirement village unit – apartment	4	8	18	0	0	30
Subtotal	4	4	19	0	0	35
Total	**14**	**120**	**226**	**66**	**11**	**437**

Floor Area of Dwellings

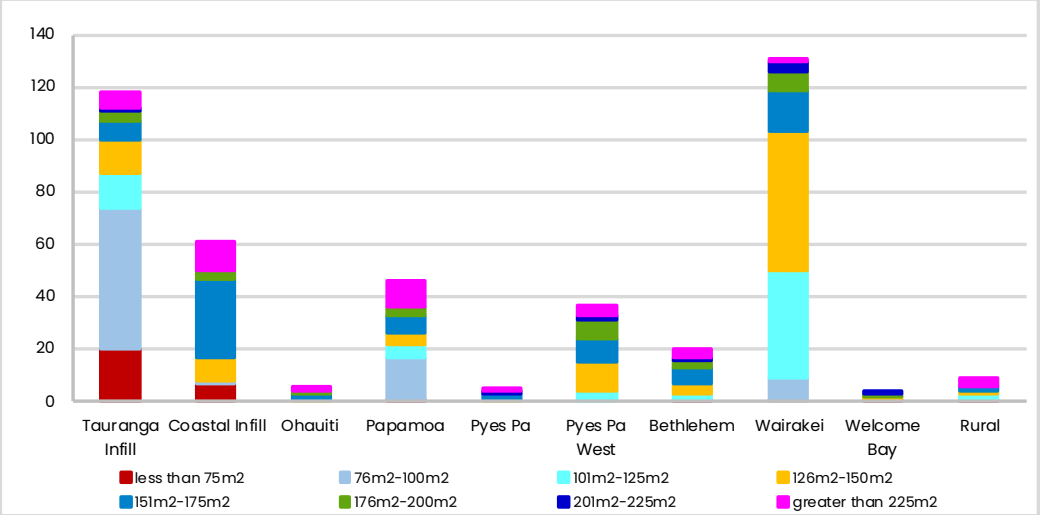
Tauranga City

In Tauranga City, smaller dwellings have become increasingly common over time, particularly those under 100m². The share of homes smaller than 75m² rose from just 2% in 2018 to a peak of 11% in 2023, dropping slightly to 7% in 2025. Similarly, the 76-100m² category increased significantly to 36% in 2024, its highest point, and dropped to 18% in 2025.

Medium-sized homes between 101m² and 150m² remained consistently popular, with the 101–125m² category peaking at 29% in 2023 and holding steady at 15% in 2025. Dwellings with 126-150m² floor areas fluctuated but returned to 22% in 2025, matching its 2022 level.

Larger homes over 150m² have substantially decreased from a combined 47% in 2018 to 18% in 2025.

Figure 43 Floor area of dwellings consented, Tauranga City, 2025

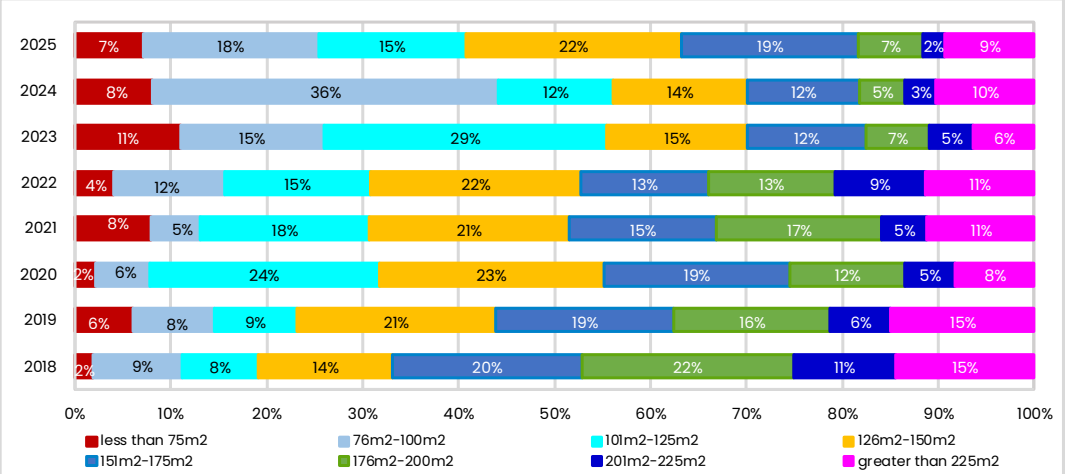


In 2025, the majority (74%) of the smaller homes were located in the existing urban areas and the remaining 26% were spread across Pāpāmoa, Bethlehem, Wairakei and Welcome Bay, each contributing between 1% to 15%. In contrast around 77% of the medium sized homes were consented in the UGAs, with Wairakei alone accounting for 57% of all dwellings in this category. Larger homes were evenly distributed in all areas, with Coastal Infill contributing 27% and all other areas ranging from 1% in Welcome Bay to 17% in Wairakei.

Table 30 Floor area of dwellings consented, Tauranga City, 2023 to 2025

Floor Area (m²)	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
Less than 75	96	12	42	9	31	7
76-100	124	15	180	36	80	18
101-125	247	29	59	12	67	15
126-150	122	15	70	14	98	22
151-175	103	12	58	11	81	19
176-200	56	7	24	5	29	7
201-225	38	5	16	3	10	2
Greater than 225	53	6	51	10	41	9
Total	**839**	**100**	**500**	**100**	**437**	**100**

Figure 44 Proportion of dwellings consented by floor area in Tauranga City, 2018 to 2025



Western Bay of Plenty District

In line with the growth in number of smaller homes with 1-2 bedrooms, 27% of dwellings in 2025 had the smallest floor area of <50-75m², and a further 27% had the second smallest floor area of 76-125m². Combined to 54%, these reflect an increase of almost double from only 28% two years ago. Larger homes continue to decline over time. Katikati and Te Puke share a similar profile with almost all dwellings consented being smaller at <50-125m². Whereas in Ōmokoroa, 70% of dwellings were larger than 125m². Waihī Beach had a range of floor areas, as do rural and urban areas, with a tendency towards larger dwellings.

Figure 45 Floor area of dwellings consented, Western Bay of Plenty District, 2024 to 2025

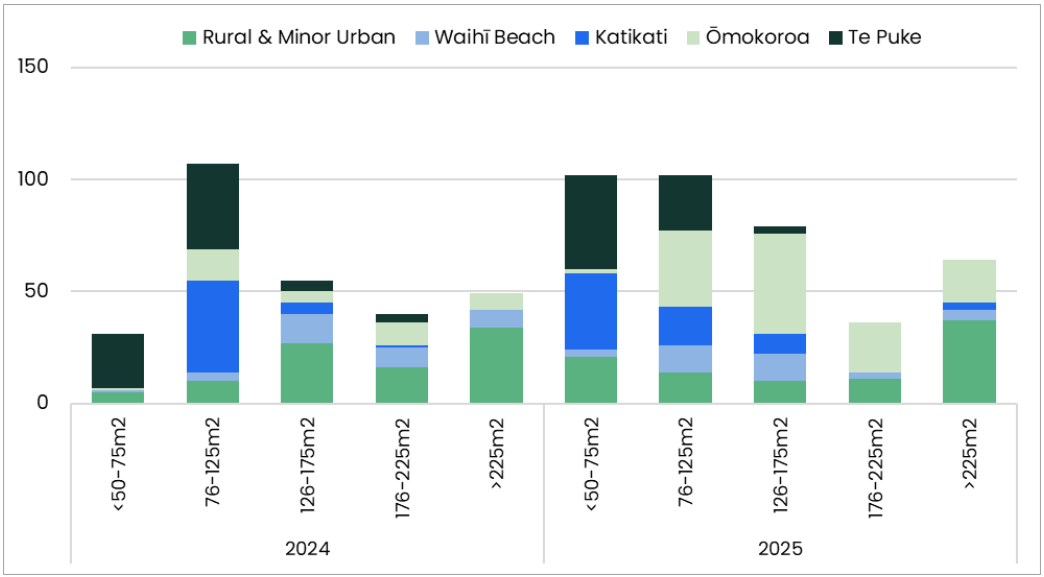


Table 31 Floor area of dwellings consented, Western Bay of Plenty District, 2023 to 2025

Floor Area (m²)	2023		2024		2025	
	Number	Percent	Number	Percent	Number	Percent
<50-75	15	4	31	11	102	27
76-125	80	24	107	38	102	27
126-175	80	24	55	20	79	21
176-225	74	22	40	14	36	9
>225	89	26	49	17	64	17
Total	**338**	**100**	**282**	**100**	**383**	**100**

Table 32 Floor area of dwellings consented, Western Bay of Plenty District Rural and Minor Urban, 2025

Floor Area (m²)	Waihī Beach	Katikati	Ōmokoroa	Te Puke	Rural and Minor Urban
<50-75	3	34	2	42	21
76-125	12	17	34	25	14
126-175	12	9	45	3	10
176-225	3	0	22	0	11
>225	5	3	19	0	37
Total	**35**	**63**	**122**	**70**	**93**

Historical Floor Area per Residential Building

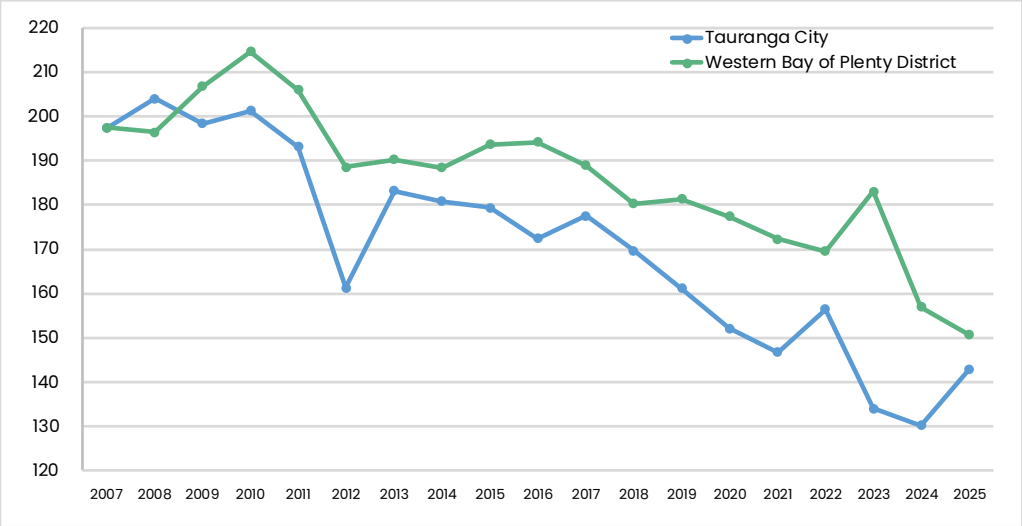
Residential statistics from Stats NZ show that homes in the sub-region have become smaller over time. In 2007, the average floor area in Tauranga City was 197 m², which decreased to 143 m² in 2025. Western Bay of Plenty District exhibited a similar trend, starting at the same average floor area of 197 m² in 2007 and reducing to 151m² in 2025.

The reduction in Tauranga City is largely driven by the increasing prevalence of multi-unit developments with smaller dwellings, particularly in the infill areas, as well as stand-alone homes built on compact sections such as those in Wairakei. A key factor is the rising construction cost which has led to the development of smaller homes to keep them affordable for buyers.

Despite the overall downward trend, Tauranga City's average floor area of 143m² in 2025 was 13m² larger than the previous year and just 1m² larger than 5 years ago. Compared to the last decade, however, it marked a cumulative reduction of 11m² indicating a shift toward denser housing preference/options among residents in the City.

In contrast, Western Bay of Plenty District's average floor area of 151m² reflected a reduction of 6m² from the previous year, 16m² in the last 5 years, and 25m² over the past decade.

Figure 46 Average floor area per residential building, Tauranga City and Western Bay of Plenty District, 2007 to 2025



Source: Stats NZ Infoshare

Table 33 Average floor area, Tauranga City and Western Bay of Plenty District

Average floor area (m²)		Trend	Change	% Change
Tauranga City				
This year	143			
Last year	130	↑	13	10%
Last 5 years (average)	142	↑	1	1%
Last 10 years (average)	154	↓	-11	-7%
Western Bay of Plenty District				
This year	151			
Last year	157	↓	-6	-4%
Last 5 years (average)	167	↓	-16	-10%
Last 10 years (average)	174	↓	-23	-13%

Source: Stats NZ Infoshare

Construction Value per Residential Dwelling

While residential buildings in the sub-region have become smaller, the average construction value behaved differently between the two local authorities.

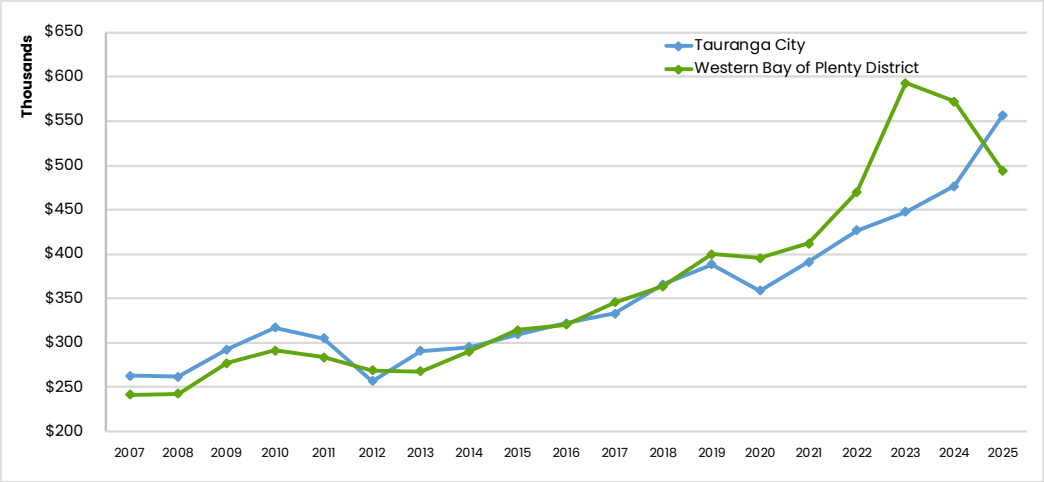
In 2025, Tauranga City's average construction value increased by 17%, nearly $80,000 more per residential building from the previous year and a significant 21% over the last 5 years. This rise in construction value is likely driven by several factors, including higher material and labour costs and broader inflationary pressures that continuously affect the construction industry as a whole.

In contrast, average construction value in Western Bay of Plenty District has decreased by 14% or a little over $72,000 per building and 3% or $14,000 cheaper than 5 years ago.

Average construction costs in Tauranga City steadily increased and reached more than $3,890 per square metre in 2025, 6% higher than the previous year. This average construction cost was heavily influenced by one development and drops to $3,736 per m^2 when the project is excluded.

In the Western Bay of Plenty District, the average construction cost was $3,280 per square metre, making it more affordable to build than the previous year. This represented a 10% decrease or $368 cheaper compared to the previous year, although it is still $213 more than the average 5 years ago.

Figure 47 Average construction value per residential building, Tauranga City and Western Bay of Plenty District, 2007 to 2025



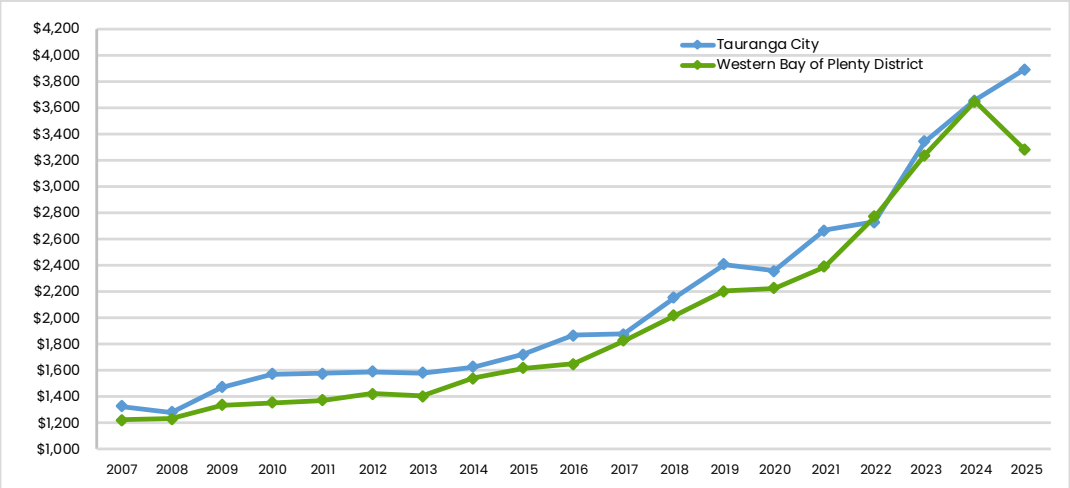
Source: Stats NZ Infoshare

Table 34 Average construction value, Tauranga City and Western Bay of Plenty District

Average construction value ($)		Trend	$ Change	% Change
Tauranga City				
This year	556,333			
Last year	476,474	↑	79,859	17%
Last 5 years (average)	459,757	↑	96,576	21%
Last 10 years (average)	406,658	↑	149,675	37%
Western Bay of Plenty District				
This year	494,176			
Last year	572,385	↓	-78,209	-14%
Last 5 years (average)	508,433	↓	-14,257	-3%
Last 10 years (average)	436,756	↑	57,420	13%

Source: Stats NZ Infoshare

Figure 48 Average construction cost per square metre, Tauranga City and Western Bay of Plenty District, 2007 to 2025



Source: Stats NZ Infoshare

Table 35 Average construction cost per square metre, Tauranga City and Western Bay of Plenty District

Average Construction Cost per m² ($)		Trend	$ Change	% Change
Tauranga City				
This year	3,892			
Last year	3,659	↑	233	6%
Last 5 years (average)	3,258	↑	634	19%
Last 10 years (average)	2,696	↑	1196	44%
Western Bay of Plenty District				
This year	3,280			
Last year	3,648	↓	-368	-10%
Last 5 years (average)	3,067	↑	213	7%
Last 10 years (average)	2,526	↑	754	30%

Source: Stats NZ Infoshare

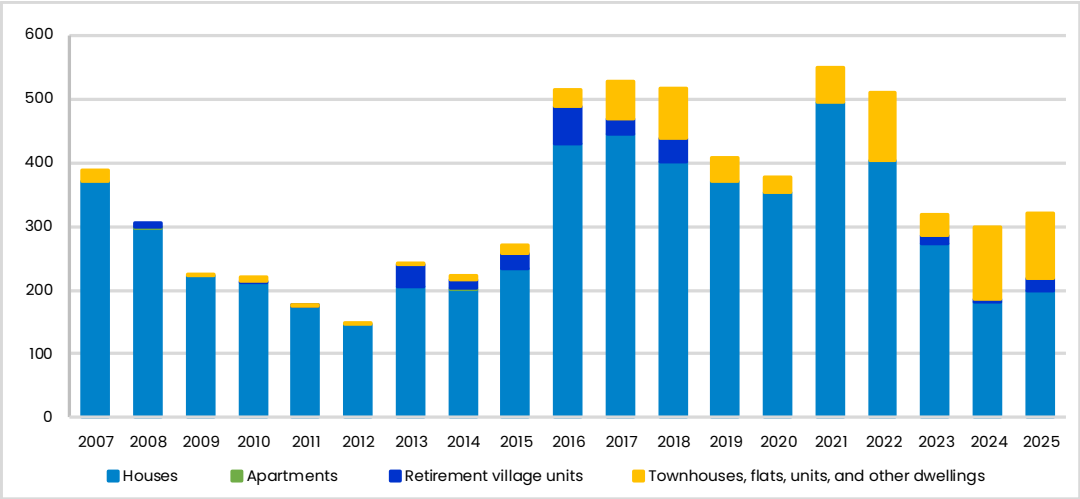
Residential Building Consents Issued by Type

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 sub-region's residential building sector has experienced a significant contraction with a combined drop of 47% in residential buildings consented from 2007 to 2025. Specifically, Tauranga City had a substantial reduction of 22% from 2024 to 2025. The trend was even more significant compared to the five and ten-year averages with reductions of 52% and 63%, respectively. Western Bay of Plenty District has an opposite trend with an increase of 7% in 2025 compared to the previous year. Compared to the previous 5 and 10 years, the District's residential sector had a reduction of 20% and 26%, respectively.

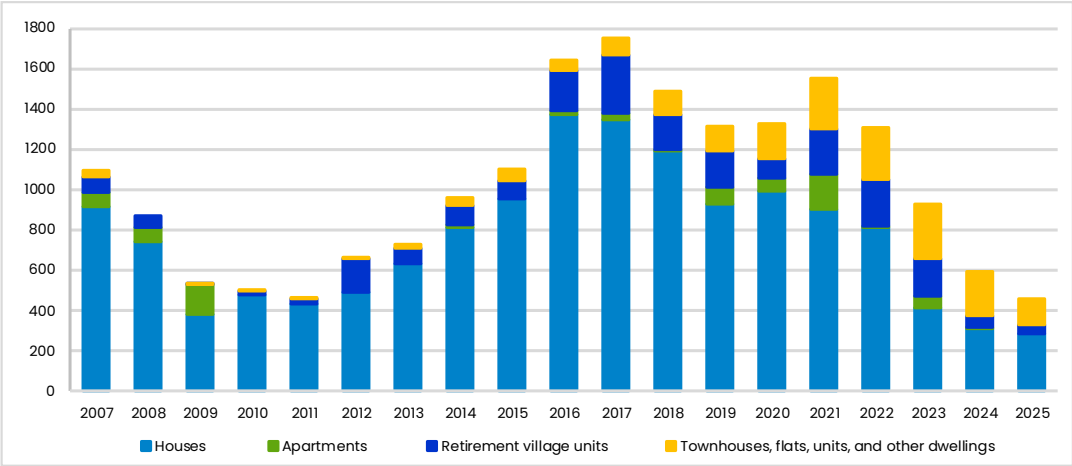
[17] Residential statistics from Stats NZ were included in addition to Figures 47 and 48 to provide time-series data from 2006.

Figure 49 Dwelling consents issued by type, Western Bay of Plenty District, 2007 to 2025



Source: Stats NZ Infoshare

Figure 50 Dwelling consents issued by type, Tauranga City, 2007 to 2025



Source: Stats NZ Infoshare

Table 36 All residential buildings, Tauranga City and Western Bay of Plenty District

All Residential Buildings		Trend	Change	% Change
Tauranga City				
This year	463			
Last year	593	↓	-130	-22%
Last 5 years (average)	969	↓	-506	-52%
Last 10 years (average)	1,237	↓	-774	-63%
Western Bay of Plenty District				
This year	321			
Last year	299	↑	22	7%
Last 5 years (average)	400	↓	-79	-20%
Last 10 years (average)	435	↓	-114	-26%

Western Bay of Plenty Sub-region				
This year	794			
Last year	892	↓	-98	-11%
Last 5 years (average)	1,369	↓	-575	-42%
Last 10 years (average)	1,672	↓	-878	-53%

Source: Stats NZ Infoshare

Over time, Tauranga City's residential building composition has moved away from a dominance of stand-alone houses toward a more diverse mix. While houses still make up a significant portion, its share has declined in recent years, the lowest being 45% in 2023. In contrast, apartments have steadily increased, reaching up to 27% in the mid 2000s, although its share has gone down to 5% in the last 5 years. Retirement village units and townhouses/flats/units have also grown, with the latter peaking at 36% in 2024, indicating a response to aging demographics and demand for more compact, accessible living options.

In Western Bay of Plenty District, the transition has been more gradual but still notable. Historically dominated by stand-alone houses, often exceeding 95% in the mid 2000s, the District has recently seen a decline to around 62% in 2025. While apartments remained non-existent, the share of townhouses, flats, and other dwellings has climbed significantly, reaching 37% in 2024. Retirement village units have progressed through the development pipeline, with a 26-unit development at Heron Crescent in Katikati accounting for 6% of new dwellings consented in 2025.

Table 37 Dwelling types, Tauranga City and Western Bay of Plenty District, 2025

Period	Territorial Authority	Houses	Apartments	Retirement Village Units	Townhouses, Flats, Units, and Other Dwellings
Last 12 months	Tauranga City	62%	-	10%	28%
	Western Bay of Plenty District	62%	-	6%	32%
Last 5 years	Tauranga City	57%	5%	15%	23%
	Western Bay of Plenty District	78%	-	2%	20%

Source: Stats NZ Infoshare

Table 38 Stand-alone dwellings, Tauranga City and Western Bay of Plenty District, 2025

Stand-alone Dwellings		Trend	Change	% Change
Tauranga City				
This year	286			
Last year	312	↓	-26	-8%
Last 5 years (average)	547	↓	-261	-48%
Last 10 years (average)	857	↓	-571	-67%
Western Bay of Plenty District				
This year	198			
Last year	182	↓	16	9%
Last 5 years (average)	311	↓	-113	-36%
Last 10 years (average)	356	↓	-158	-44%
Western Bay of Plenty Sub-region				
This year	484			
Last year	494	↓	-10	-2%
Last 5 years (average)	858	↓	-374	-44%
Last 10 years (average)	1,213	↓	-729	-60%

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 assessment.

Commercial Zoned Land

Tauranga City

Tauranga City has 281.6 ha of Commercial zoned land as at July 2025. 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 39. 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 2033-2038 planning period. A map of Commercial zoned areas is provided in Appendix 7.

Table 39 Operative and future Commercial zoned land, Tauranga City, 2025

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	
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	
15th 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 42 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 40.

Table 40 Uptake of Commercial zoned land, Tauranga City, 2025

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	3.39	9
Pyes Pa West – Tauriko	13.51	0	-
Pāpāmoa East - Wairakei	33.60	25.17	75
Total	**107.51**	**30.01**	**28**

[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 2025.

[2] The occupied area at Parton Road commercial area also includes a retirement home (7.4 ha), a stormwater pond (2.8 ha), a camp ground (1.2 ha) and a number of housing developments that have been completed and under construction.

Western Bay of Plenty District

Western Bay of Plenty District has a total of 52.37 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 transition zone) and Katikati with 9.71 ha (plus 1.47 ha in the transition zone). Te Puna and Waihī 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 transition zone at Waihī 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 41 Operative and future Commercial zoned land, Western Bay of Plenty District, 2025

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

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 42 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) which is currently under construction. The future Te Tumu urban growth area is expected to provide for some of that loss of employment land at Wairakei.

Tauranga City Council approved Plan Change 35 in November 2024 that made Tauriko industrial land extension south of Belk Road operative. This provided an additional 108 ha of industrial land.

Table 42 Operative and future Industrial zoned land, Tauranga City, July 2025

Location	Industrial Land (Ha)	
	Operative	Future
Judea	23.7	
Mount 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	**1,113.8**	**60.3**

[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 advised that Tauriko extension south of Belk Road in Tauriko is expected to yield approximately 108 ha of net industrial land.

Table 43 shows that as at July 2025, Tauranga City had 912.51 ha of general industrial zoned land, with approximately 28% (255.64 ha) remaining vacant. A significant share of this vacant land is concentrated in the Tauriko area, including 66 ha within the existing Tauriko industrial zone and 108 ha in the Tauriko extension south of Belk Road. Together, these areas account for around 68% of the City's total vacant general industrial land.

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 2025.

Table 43 Uptake of Industrial zoned land, Tauranga City, July 2025

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	0	0	0	3.26	20.46	23.73	23.73
Mount Maunganui	5.25	9.02	14.27	0.14	0	253.07	253.21	267.48
Oropi	0.89	0	0.89	0.59	5.28	42.72	48.58	49.47
Greerton	0	0.41	0.41	0.00	0	11.87	11.87	12.28
Sulphur Point	0	0	0	0.07	0	2.97	3.04	3.04
Te Maunga	35.64	0.19	35.83	8.42	25.33	104.61	138.36	174.19
Owens Place	0	0	0	0	0	6.13	6.13	6.13
Wairakei[4]	30.21	0.00	30.21	3.35	0	0	3.35	33.56
Tauriko	63.95	2.08	66.03	20.42	0	148.18	168.60	234.63
Tauriko Extension[5]	0	0	108.00	0.00	0	0.00	0.00	108.00
Total	**135.94**	**11.70**	**255.64**	**32.99**	**33.87**	**590.01**	**656.87**	**912.51**
Port Industry Zone[3]								
Within Port Security Fence	0.58	1.01	1.60	0	0	155.53	155.53	157.13
Outside Port Security Fence	0.07	1.29	1.35	0	0	32.00	32.00	33.35
Total	**0.65**	**2.30**	**2.95**	**0**	**0**	**187.53**	**187.53**	**190.48**

[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] 3.35 ha balance of the Wairakei industrial land for Pāpāmoa East Interchange and classified "Vacant but not available."

[5] 108 ha of industrial land at Tauriko extension (south of Belk Road) as advised by Element IMF.

While there was 255.6 ha identified as vacant industrial land, it is estimated that this will decrease as certain areas are developed for industrial activity (e.g. as parts of industrial zoned land is used for road corridors and stormwater reserves, and steep or low-lying undevelopable land is deducted), see Table 44.

The 2025 Industrial Land Survey estimated 23.6 ha of zoned industrial land in Tauriko would be lost to escarpments, and future roads and stormwater ponds, leaving approximately 62.7 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 66 ha of vacant land, approximately 55.8 ha was ready to be occupied for industrial activity (subdivided, earthworked, services in place). A few parcels have current or lapsed building consents for business or commercial purposes. More opportunities to purchase or lease land from new owners compared to the previous year's survey (August 2024) was observed during the July 2025 survey, with 40 properties with buildings and 14 vacant sites available for purchase or lease in Tauriko.

Table 44 Status of vacant industrial zoned land, Tauranga City, July 2025

General Industrial Zone	Gross (all vacant land)	Nett (estimate)[1]	Ready to go land[2]
Judea			
Mount Maunganui	14.27	14.27	14.27
Oropi	0.89	0.89	0.89
Greerton	0.41	0.41	0.41
Sulphur Point			
Te Maunga	35.83	27.98	2.59
Owens Place			
Wairakei	30.21	22.66	
Tauriko[3]	66.03	62.7	55.81
Tauriko extension[4]	108.00		
Subtotal	**255.64**	**128.94**	**73.97**
Port Industry Subtotal	**2.95**	**2.95**	**2.95**
Total	**258.59**	**131.89**	**76.92**

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.
4. Nett developable area of land yet to be estimated.

Of the vacant industrial land in Tauranga City, 74 ha of industrial land was assessed to be ready to be occupied for industrial activity, and 84 properties with buildings and 14 vacant sites were available for purchase or lease as at July 2025.

The extension of Tauriko Business estate south of Belk Road has been zoned for industrial use, adding approximately 108 ha to the City's industrial land supply. However, this land area is expected to reduce over time as land is developed for infrastructure such as roads, stormwater ponds, and as areas unsuitable for development are excluded.

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 Rangiuru, 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. Waihī Beach has an additional 25.57 ha of industrial land.

Table 45 Operative Industrial zoned land, Western Bay of Plenty District, 2025

Location	Industrial Land (ha) 2025[6]
	Operative
Waihī Beach	25.57
Katikati	65.95
Te Puna	30.58
Ōmokoroa	30.02
Te Puke	187.42
Rangiuru	270.39
Paengaroa	9.57
Total	**619.50**

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, Rangiuru 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 Rangiuru 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 46 Uptake of Industrial zoned land, Western Bay of Plenty District, 2025

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)**
Waihī 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
Rangiuru		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.

[18] Housing and Business Capacity Assessment 2022, SmartGrowth, March 2023.
[19] SmartGrowth Strategy 2024-2074, SmartGrowth, July 2024.

- 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 Rangiuru, Waihī Beach, Te Puke, Te Puna and Katikati.
- 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 SmartGrowth Strategy 2024-2074 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 47. The 'business land' ratio has been split into Industrial and Commercial zoned land. Industrial zoned land is considerably higher in total than commercial zoned land, resulting in more industrial land per resident, and reflecting the more expansive nature of this type of business activity.

Table 47 Ratio of Industrial and Commercial zoned land per person, Western Bay of Plenty Sub-region, 2025

Territorial Authority	2025 Estimated Resident Population[1]	Industrial Land (ha)	Area (ha) Industrial Land per resident	Commercial Land (ha)	Area (ha) Commercial Land per resident
Tauranga City	161,000	1,174.10	0.0073	283.00	0.0018
Western Bay of Plenty District	60,100	619.50	0.0103	55.38	0.0009
Total	**221,100**	**1,793.60**	**0.0081**	**338.38**	**0.0015**

[1] Stats NZ population estimate as at October 2025

Industrial and Commercial Building Consents Issued

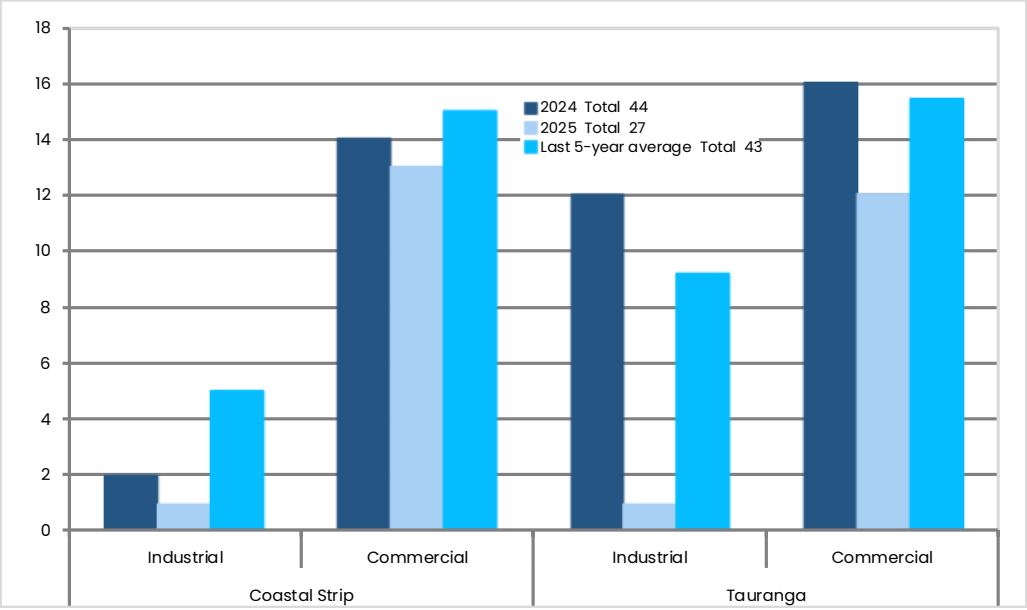
Tauranga City

In the past decade, the 2025 period marked the lowest level of business activity in Tauranga City, with only 27 new industrial and commercial buildings consented, 17 buildings fewer than the previous year's total of 44 buildings and 16 below the last 5 year average.

Of the 27 buildings, the Coastal Strip and Tauranga area had nearly equal shares, with the Coastal Strip recording just one more building than Tauranga. Both areas consented only one industrial building, while the Coastal Strip had a slight edge in commercial buildings with one more than Tauranga area.

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 51 New industrial and commercial buildings, Tauranga City, 2023 to 2025



Western Bay of Plenty District

New Commercial buildings consented increased from 8 consents in 2024 to 10 in 2025. This year consents were for: Waihī Beach Library and service centre; a Lifeguard Hub and storage facility in Bowentown; visitor centre and ranger office for Omanawa Falls; a childcare centre in Ōmokoroa; a coolstore for EastPack in Te Puke; 2 coolstores for DMS Progrowers in Te Puke; accommodation for seasonal kiwifruit workers in Paengaroa; a carwash facility in Te Puke; and relocation of a farm building to be a rural museum in Paengaroa. The Industrial consent issued was for 6 Industrial units in Katikati.

Table 48 Consents for Industrial and Commercial buildings, Western Bay of Plenty District, 2014 to 2025

Year	Industrial Building Consents	Commercial Building Consents
2014	0	0
2015	0	0
2016	4	2
2017	6	5
2018	4	3
2019	0	8
2020	1	3
2021	1	3
2022	0	3
2023	0	10
2024	1	8
2025	1	10
5 Year Average	**0.6**	**6.8**

Non-Residential Building Consents Issued by Type

Stats NZ publishes non-residential consent statistics for all local authorities. It is important to note that "consents" refers not only to approvals for new buildings, but also to project stages and additions/alterations to existing buildings. For instance, the construction of 90 Devonport Road building involved multiple separate consents throughout its development.

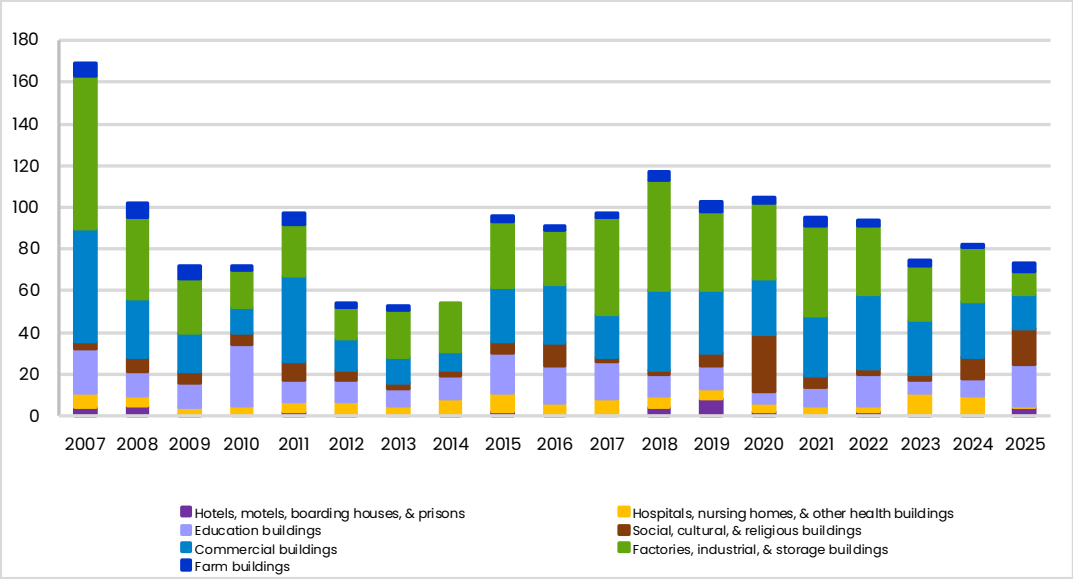
In the sub-region, the count of non-residential building consents varied notably between the Western Bay of Plenty District and Tauranga City, reflecting their distinct characteristics and economic activities.

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. Between 2007 and 2025, these buildings comprised 62% to 86% of all non-residential building consents issued, with the lowest proportion recorded in 2025.

In 2025 the sub-region issued a total of 135 non-residential building consents, 7 less consents than the previous year. Tauranga City accounted for 73 of these consents and Western Bay of Plenty District had 62 consents.

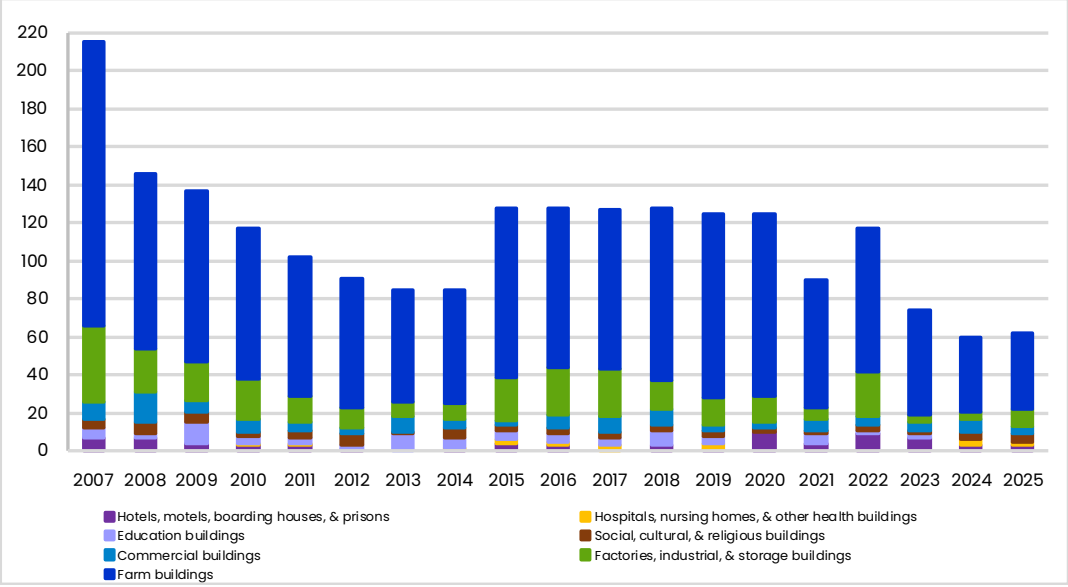
Of the 73 non-residential building consents issued in Tauranga City, 27 (37%) were for commercial, industrial, factory, and storage buildings. For Western Bay of Plenty District, 40 (65%) of the non-residential building consents were for farm buildings.

Figure 52 Non-residential building consents, Tauranga City, 2007 to 2025



Source: Stats NZ Infoshare

Figure 53 Non-residential building consents, Western Bay of Plenty District, 2007 to 2025



Source: Stats NZ Infoshare

Table 49 Non-residential building consents, Tauranga City and Western Bay of Plenty District

Non-residential building consents		Trend	Change	% Change
Tauranga City				
This year	73			
Last year	82	↓	-9	-11%
Last 5 years (average)	84	↓	-11	-13%
Last 10 years (average)	93	↓	-20	-22%
Western Bay of Plenty District				
This year	62			
Last year	60	↑	2	3%
Last 5 years (average)	81	↓	-19	-23%
Last 10 years (average)	104	↓	-42	-40%
Western Bay of Plenty Sub-region				
This year	135			
Last year	142	↓	-7	-5%
Last 5 years (average)	165	↓	-30	-18%
Last 10 years (average)	197	↓	-62	-31%

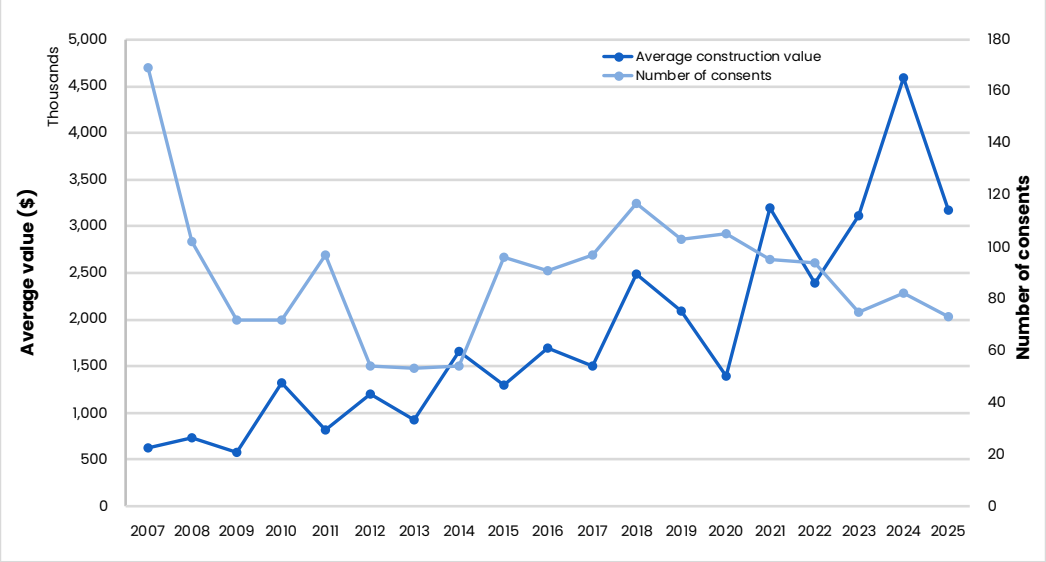
Source: Stats NZ Infoshare

Non-Residential Building Consents by Construction Value

In the last eight years, construction activity in the sub-region has declined significantly, dropping from a peak of 245 non-residential building consents in 2018 to just 135 consents in 2025. This represents a slump of 45% over the period, and a dip of 5% compared to the previous year.

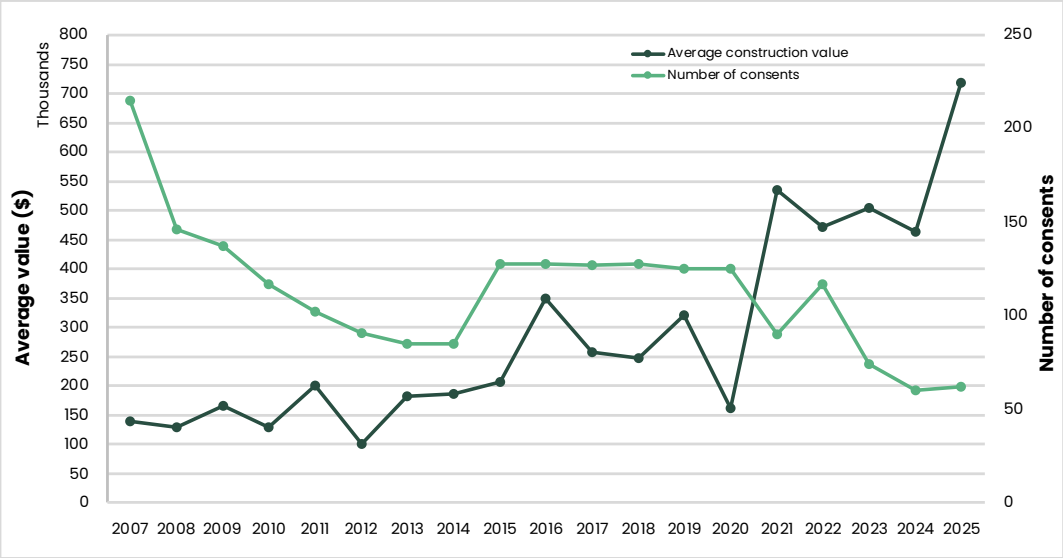
Changes in average construction values for non-residential consents from 2024 to 2025 showed a striking contrast between Tauranga City and Western Bay of Plenty District. While Western Bay of Plenty District experienced a sharp increase of 55%, Tauranga City posted a significant decline of 31%.

Figure 54 Non-residential building consents and average construction value, Tauranga City, 2007 to 2025



Source: Stats NZ Infoshare

Figure 55 Non-residential building consents and average construction value, Western Bay of Plenty District, 2007 to 2025



Source: Stats NZ Infoshare

Commercial and Industrial Building Consents

Commercial building consents in Tauranga City fluctuated considerably in terms of cost between 2007 and 2025. The lowest recorded cost was $5.7 million in 2009 during a period of subdued development activity. The highest cost was $169 million in 2024 when commercial projects also comprised a significant share of 45% to the total cost of non-residential consents issued in the City. However, this level of activity was not sustained and declined sharply the following year, with commercial consents falling to $60 million and accounting for just 26% of the total cost of non-residential consents issued.

Over the 18-year period from 2007 to 2025, the cost of factories, industrial and storage building consents in Tauranga City showed only modest growth, from $47 million to $53 million despite the considerable time elapsed. This relatively flat trend suggests a long-term consistency in industrial investments, with 2025 costs only slightly exceeding those recorded nearly two decades earlier. Within this steady pattern, the cost of consents surged to an unprecedented $229.2 million in 2021, which also accounted for 76% of the total non-residential consents cost. This may have been possibly driven by pandemic-related urgency and strong demand for logistics and warehousing infrastructure, an example being the Winstone Wallboards factory at Tauriko. The 2025 share of 23% of these building types to all non-residential buildings was several points below the long term average of 36%.

When combined, commercial and industrial building consents made up 49% of all non-residential building consents issued in 2025, well below the long term average share of 67%.

Table 50 Value and proportion of commercial and industrial building consents to all non-residential building consents, Tauranga City, 2007 to 2025

	Commercial building consents		Factories, industrial, and storage building consents	
Year	Value of consents (million $)	Percent of non-residential building consents	Value of consents (million $)	Percent of non-residential building consents
2007	40.7	39	46.7	45
2008	24.7	33	33.7	45
2009	5.7	14	23.7	57
2010	8.5	9	8.9	9
2011	40.5	51	19.0	24
2012	36.0	56	7.9	12
2013	8.5	18	22.4	46
2014	15.0	17	37.9	42
2015	48.8	39	47.8	38
2016	69.2	45	42.1	27
2017	28.9	20	46.8	32
2018	161.4	56	74.4	26
2019	62.8	29	94.6	44
2020	50.0	34	58.0	40
2021	27.0	9	229.2	76
2022	38.6	17	88.8	40
2023	101.0	43	62.0	27
2024	169.0	45	90.4	24
2025	59.7	26	53.0	23

Source: Stats NZ Infoshare

In Western Bay of Plenty District, the value of commercial building consents have remained relatively modest over the 18-year period, at $1.6 million in 2007 to $3.5 million in 2025. In terms of proportion, these were equivalent to 5% and 8% of all non-residential consents. The lowest value was recorded at $0.7 million in 2019 and the highest was $11.4 million in 2023.

The share of commercial consents within the total non-residential consents varied widely, with the lowest proportion recorded in 2019 at 2% of all non-residential consents issued. While the value was highest in 2023, its share of 31% during this time remained below from the highest recorded proportion of 44% in 2013.

From 2024 to 2025, the value of non-residential consents related to factories, industrial, and storage buildings increased from $6.3 million to $21.3 million. This marked a corresponding growth in share to all non-residential building consents from 23% to 48%, and a significant increase from its long term average share of 40%.

The recent growth in the combined share of commercial and industrial consents suggests strengthening focus on industrial and logistics infrastructure, reflecting broader economic priorities and interest toward production and service oriented development in the District.

Table 51 Value and proportion of commercial and industrial building consents to all non-residential building consents, Western Bay of Plenty District, 2007 to 2025

	Commercial building consents		Factories, industrial, and storage building consents	
Year	Value of consents (million $)	Percent of non-residential building consents	Value of consents (million $)	Percent of non-residential building consents
2007	1.6	5	18.0	60
2008	5.5	29	5.7	30
2009	0.8	4	14.0	62
2010	2.9	19	6.0	39
2011	6.8	33	6.4	32
2012	0.8	9	1.9	21
2013	6.8	44	1.2	8
2014	3.5	22	2.4	15
2015	1.1	4	12.6	48
2016	5.7	13	19.3	43
2017	5.3	16	17.5	53
2018	2.3	7	14.8	47
2019	0.7	2	11.6	29
2020	0.8	4	8.4	42
2021	5.5	12	32.7	68
2022	3.9	7	37.0	67
2023	11.4	31	7.8	21
2024	4.4	16	6.3	23
2025	3.5	8	21.3	48

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 six 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 2023 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 Development[20]

Dwelling sale 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 sale 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 sale prices compared with changes in income. Positive changes in the affordability index imply greater affordability as incomes are increasing faster than house sale prices. Negative changes imply declining affordability as house sale 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 sale 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 – Waihī Beach-Bowentown/Athenree, Katikati, Ōmokoroa, Te Puke.
Tauranga City – Medium Density Residential, High Density Residential, Pāpāmoa East Employment, Wairakei Town Centre (Core), Wairakei Town Centre (Fringe), Urban Marae Community, 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-Waitao, Otawa, Rangiuru, Pongakawa-Paengaroa.
Tauranga City – Rural, Rural Marae Community, and Te Tumu Future Urban zones.

Western Bay of Plenty District – Minor urban areas

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

Tauranga City – Coastal Strip

Refers to Mount Maunganui-Pāpāmoa, specifically the area units of Mount Maunganui North, Mount Maunganui Central, Mount Maunganui South, Omanu Beach, Matapihi, Arataki North, Arataki South, Te Maunga North, Te Maunga South, Pacific Lakes, Pacific View, Palm Beach North, Palm Beach South-Gravatt, Pāpāmoa Beach North, Pāpāmoa Beach South, Baypark-Kairua, Doncaster, Wairakei West, Wairakei Central, Motiti and Wairakei East-Te Tumu. "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 Waihī 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 23% of all building consents issued. New dwellings include 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), Tauriko West, Ohauiti, Ohauiti South, 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. Plan Change 33: Enabling Housing Choice to the Tauranga City Plan enables higher density in key residential and commercial areas across the City.

Western Bay of Plenty District

The settlements of Waihī 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.

High Density Areas	this classification is applied to development within the high density areas of Mount Maunganui North, City Centre and Commercial Business zones. Also includes the areas zoned "High Density" under the Operative Tauranga City Plan (via PC33).
Residential infill/Intensification	existing urban areas zoned High Density residential in Mount Maunganui, Te Papa (Gate Pa, Greerton, Tauranga South, Tauranga Central, Tauranga Hospital, Yatton Park), and Tauranga West (Bellevue, Brookfield, Judea, Matua, Otumoetai, Te Reti). Also includes Medium Density residential zoned areas where a land parcel is 650 m^2 or with the potential to enable subdivision.
Rural Infill	Areas of Tauranga City with Rural zoning outside the Greenfield UGAs
Residential Greenfield UGAs	any land parcel which is subdivided within greenfield UGAs (constituting "traditional" rezoning of rural land to residential, and subdivision and development for residential purposes).

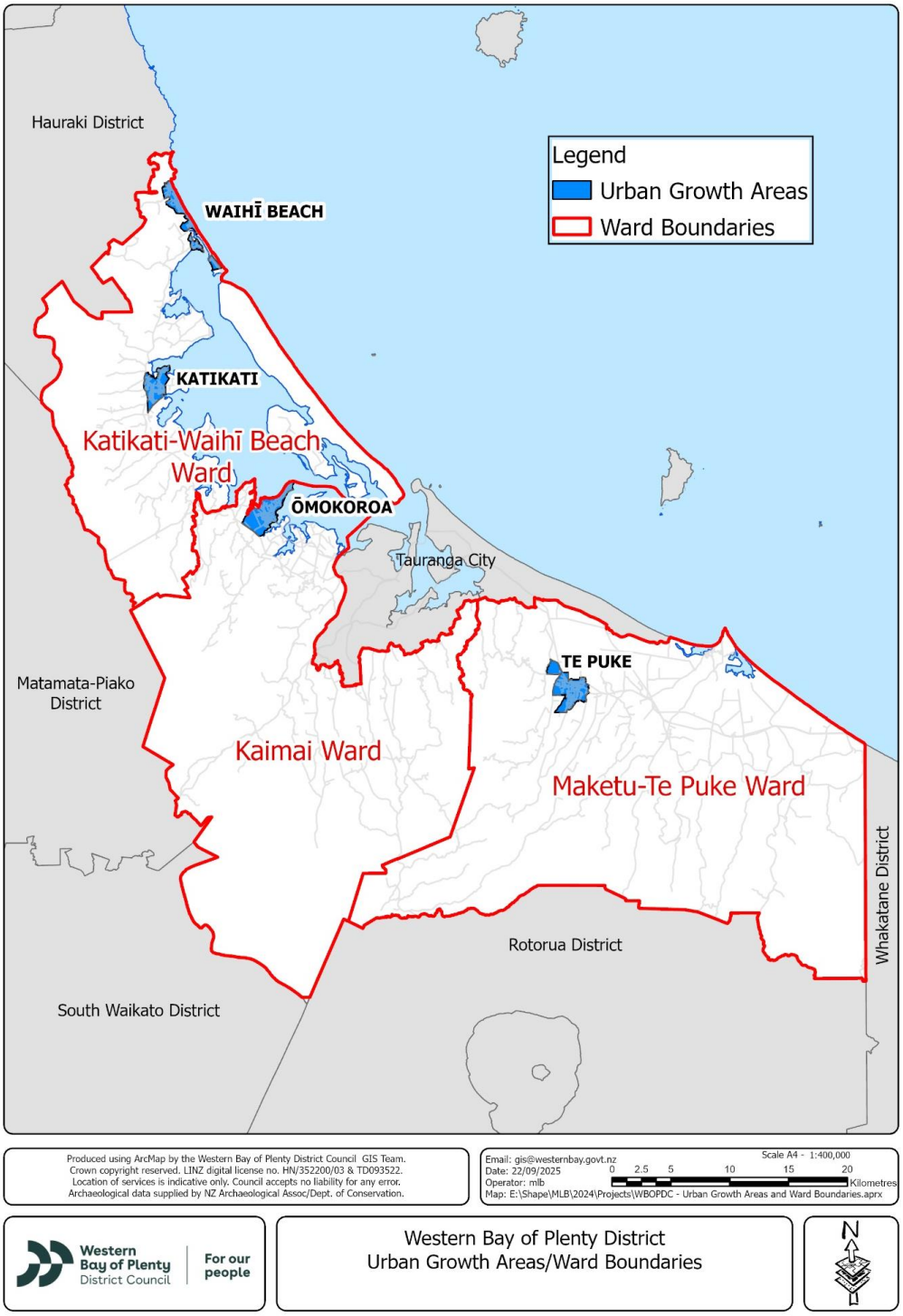
Western Bay of Plenty District

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



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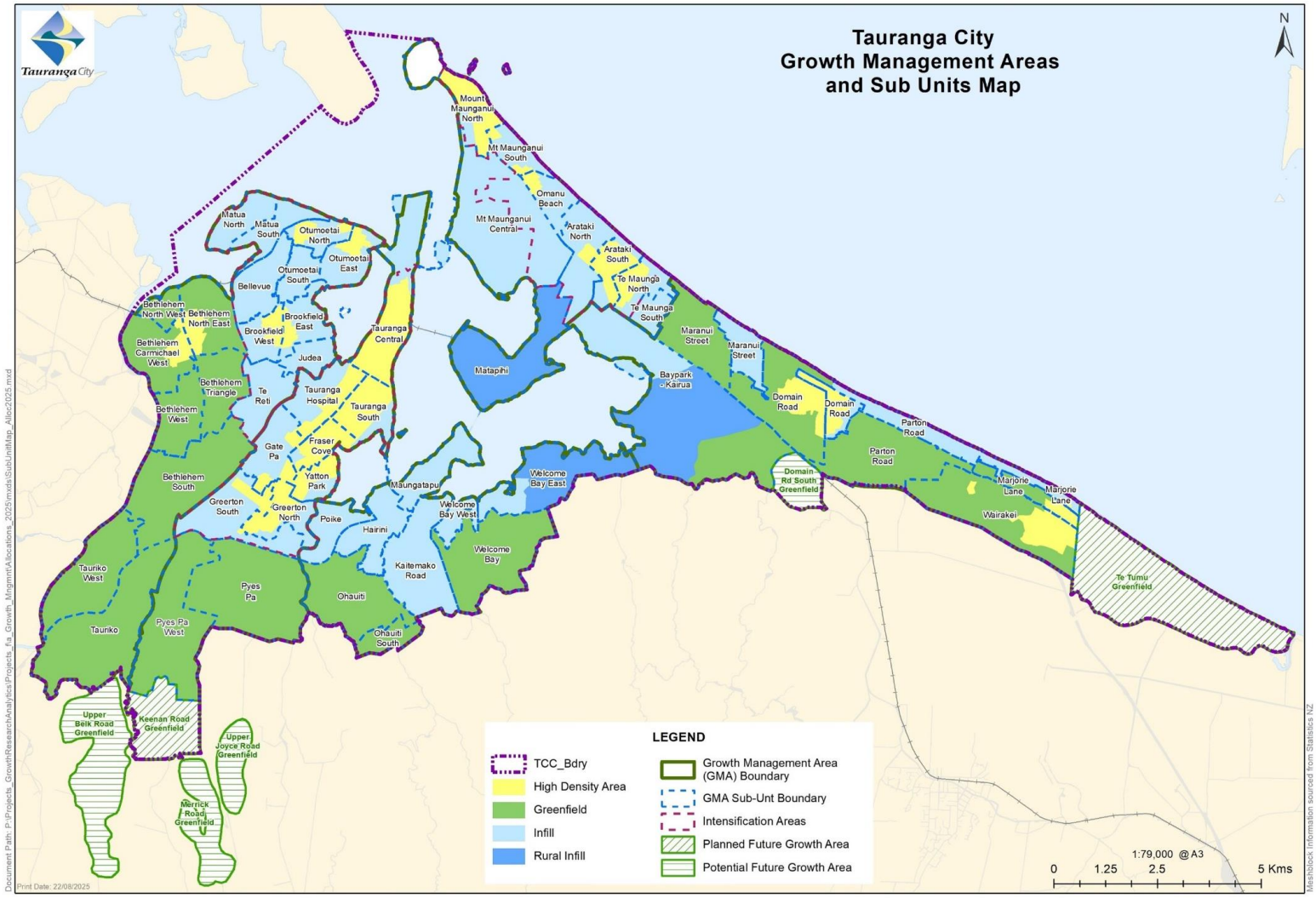
Tauranga City



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
Ohauiti	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**

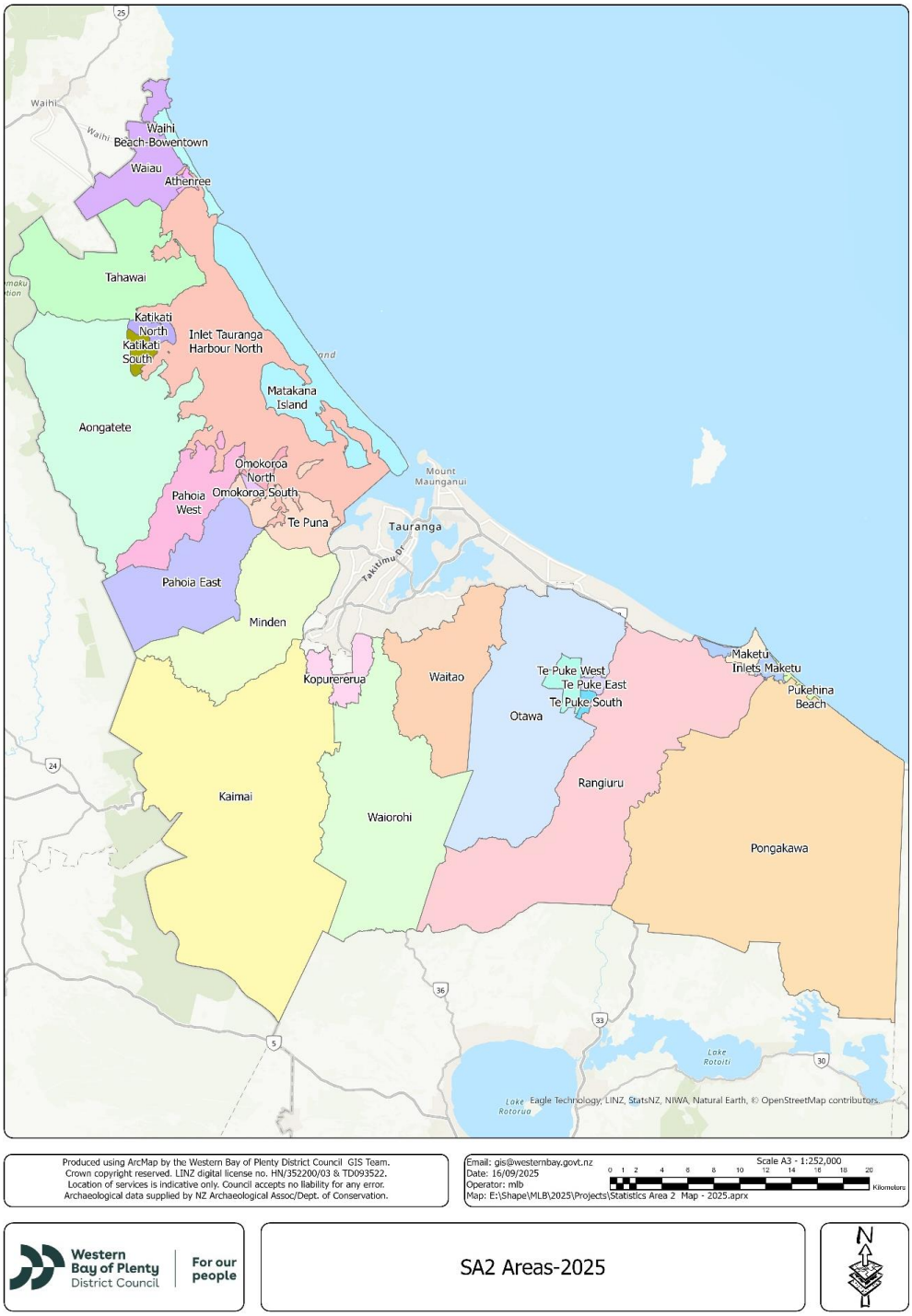
Western Bay of Plenty District

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
Rangiuru	2,832	870	108	978	11
Maketu	1,311	441	108	549	20
Pukehina Beach	885	339	318	663	48
Pongakawa	3,261	1,038	147	1,191	12
TOTAL	**56,184**	**20,238**	**3,669**	**23,907**	**15**

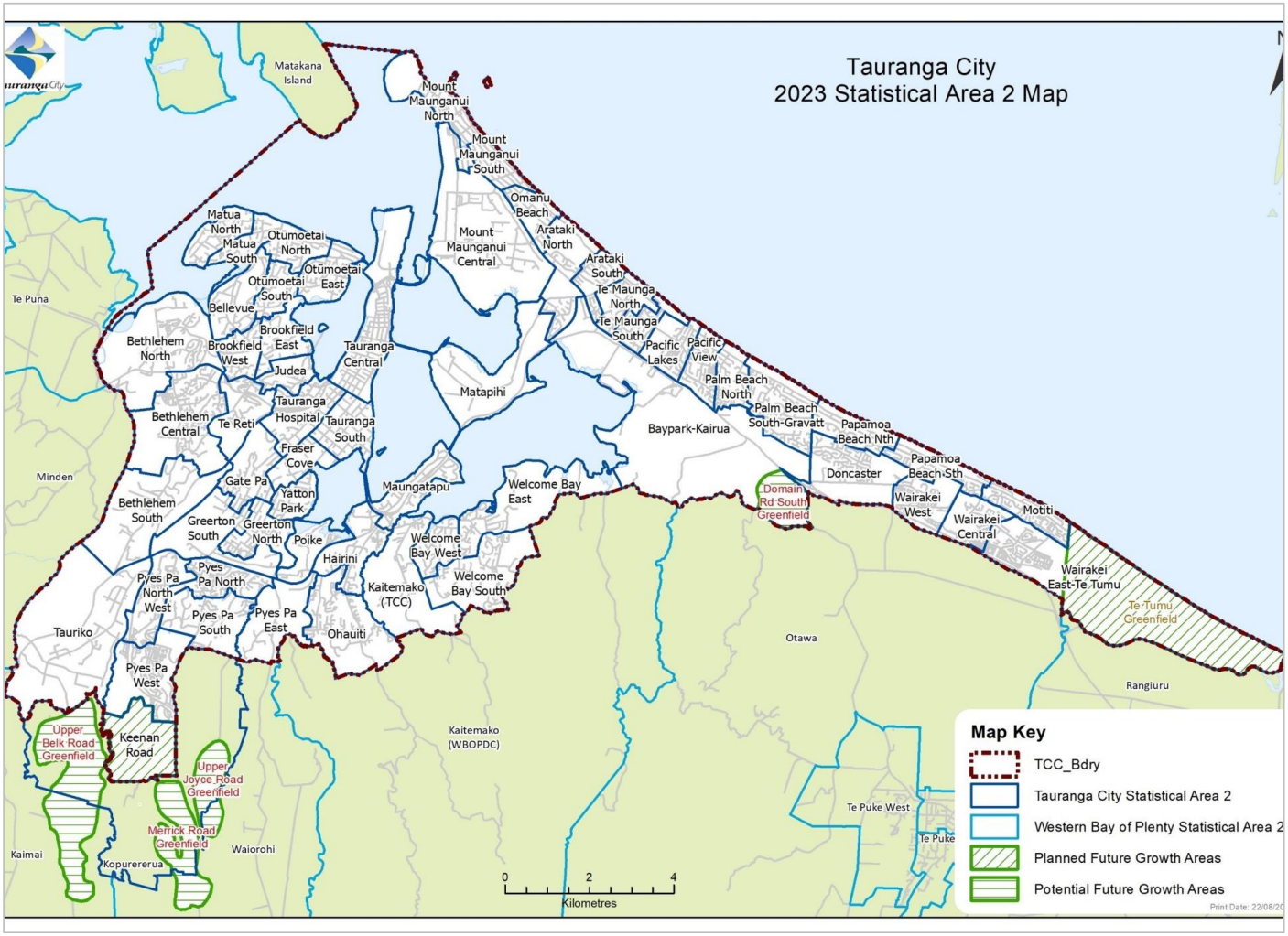
Appendix 6

Statistical Area 2 Maps

Western Bay of Plenty District



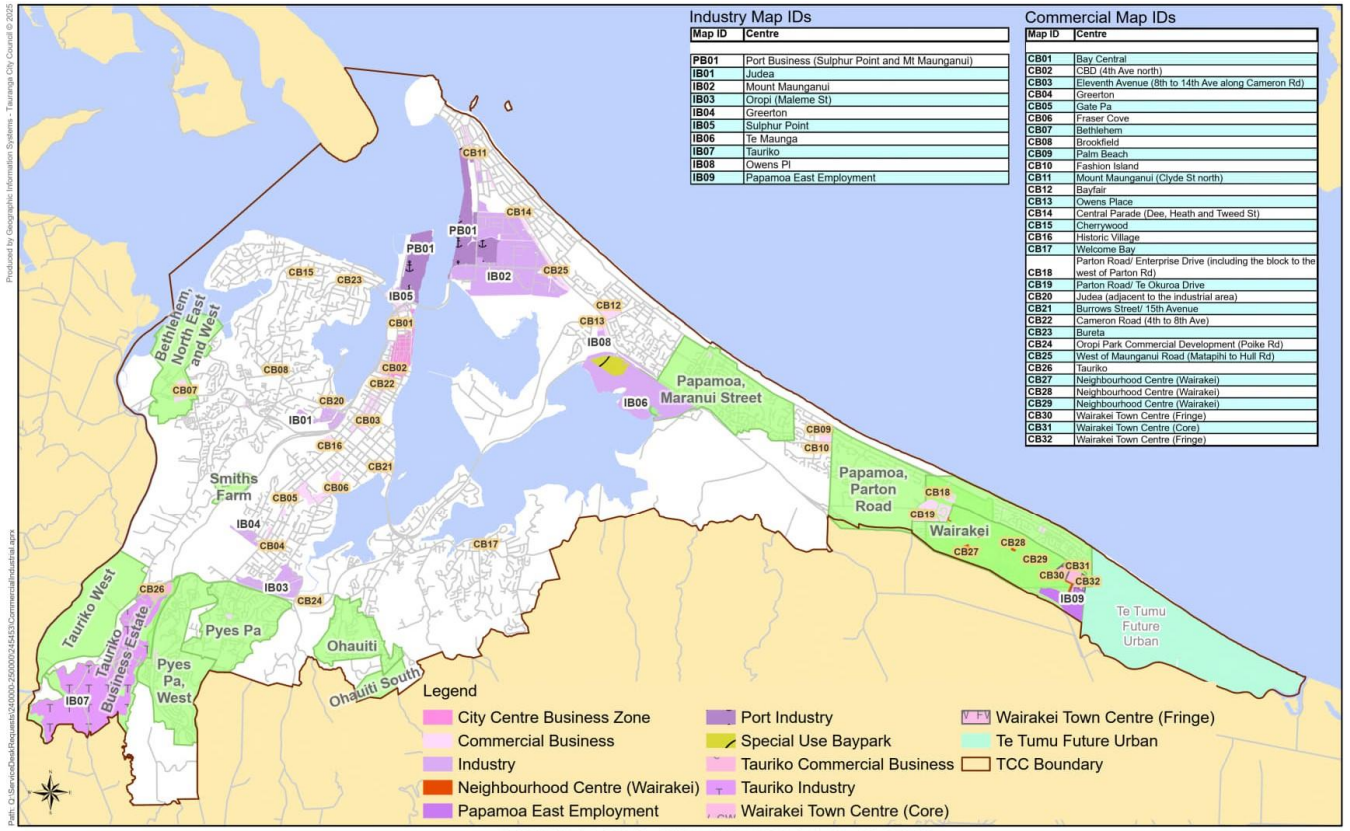
Tauranga City



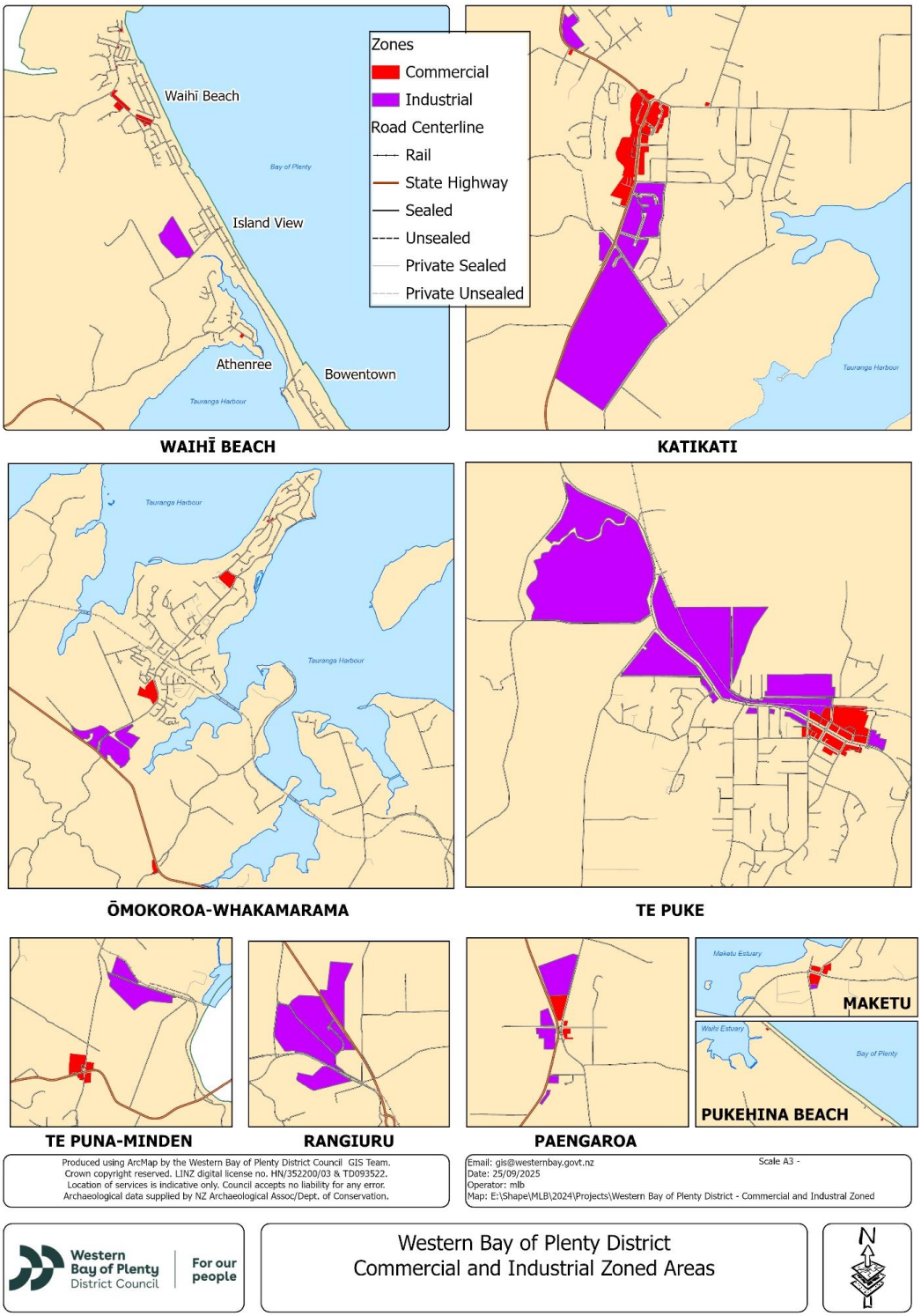
Appendix 7

Commercial and Industrial Zoned Areas

Tauranga City



Western Bay of Plenty District



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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

$$\textbf{Dwelling density} = \frac{\sum_{i=1}^{n} Xi + Yi}{\sum_{i=1}^{n} Zi}$$

where:

X = number of dwellings in developed areas

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

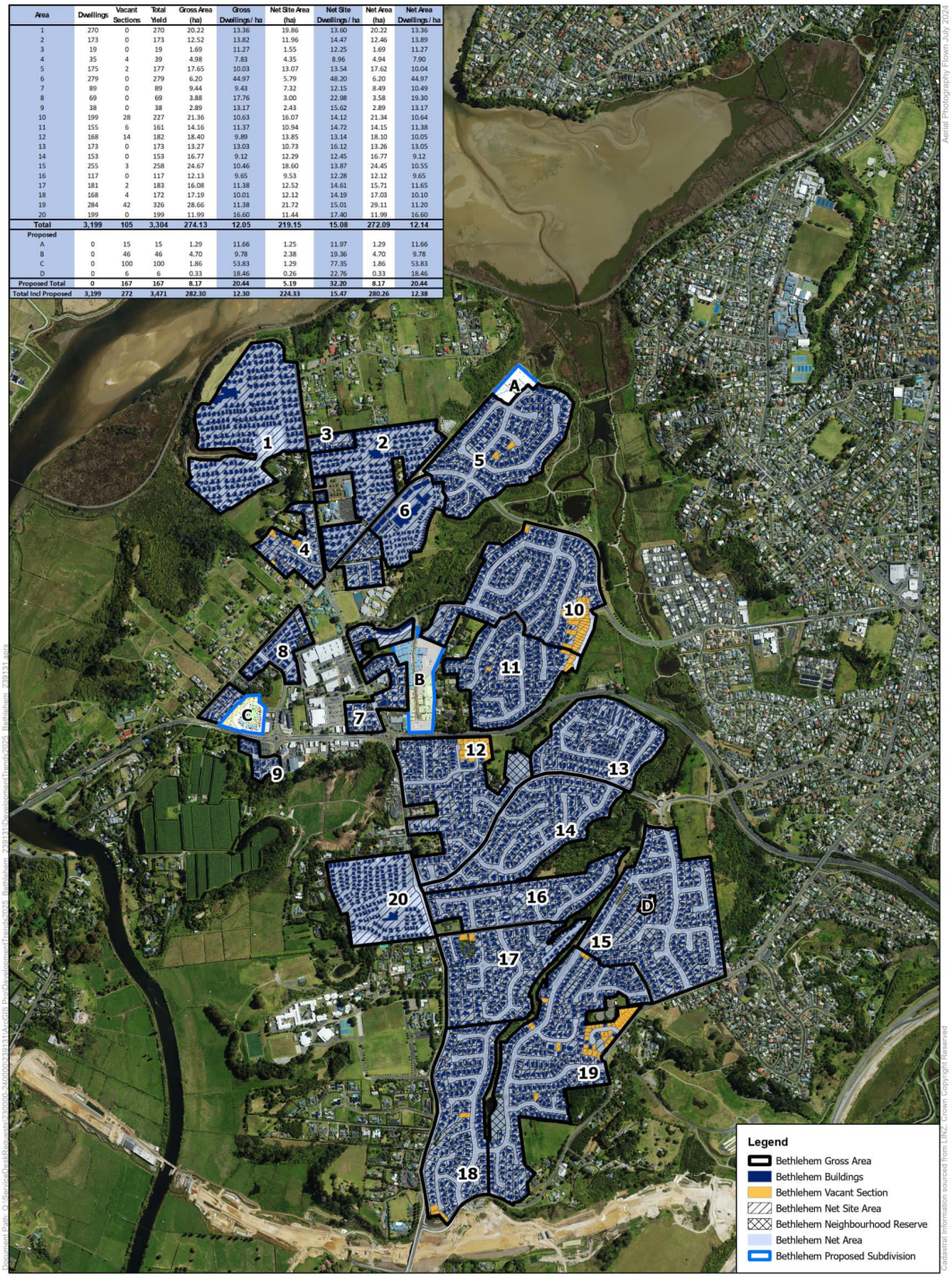
Z = area in ha

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

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings/ ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	270	0	270	20.22	13.36	19.86	13.60	20.22	13.36
2	173	0	173	12.52	13.82	11.96	14.47	12.46	13.89
3	19	0	19	1.69	11.27	1.55	12.25	1.69	11.27
4	35	4	39	4.98	7.83	4.35	8.96	4.94	7.90
5	175	2	177	17.65	10.03	13.07	13.54	17.62	10.04
6	279	0	279	6.20	44.97	5.79	48.20	6.20	44.97
7	89	0	89	9.44	9.43	7.32	12.15	8.49	10.49
8	69	0	69	3.88	17.76	3.00	22.98	3.58	19.30
9	38	0	38	2.89	13.17	2.43	15.62	2.89	13.17
10	199	28	227	21.36	10.63	16.07	14.12	21.34	10.64
11	155	6	161	14.16	11.37	10.94	14.72	14.15	11.38
12	168	14	182	18.40	9.89	13.85	13.14	18.10	10.05
13	173	0	173	13.27	13.03	10.73	16.12	13.26	13.05
14	153	0	153	16.77	9.12	12.29	12.45	16.77	9.12
15	255	3	258	24.67	10.46	18.60	13.87	24.45	10.55
16	117	0	117	12.13	9.65	9.53	12.28	12.12	9.65
17	181	2	183	16.08	11.38	12.52	14.61	15.71	11.65
18	168	4	172	17.19	10.01	12.12	14.19	17.03	10.10
19	284	42	326	28.66	11.38	21.72	15.01	29.11	11.20
20	199	0	199	11.99	16.60	11.44	17.40	11.99	16.60
Total	3,199	105	3,304	274.13	12.05	219.15	15.08	272.09	12.14
Proposed									
A	0	15	15	1.29	11.66	1.25	11.97	1.29	11.66
B	0	46	46	4.70	9.78	2.38	19.36	4.70	9.78
C	0	100	100	1.86	53.83	1.29	77.35	1.86	53.83
D	0	6	6	0.33	18.46	0.26	22.76	0.33	18.46
Proposed Total	0	167	167	8.17	20.44	5.19	32.20	8.17	20.44
Total Incl Proposed	3,199	272	3,471	282.30	12.30	224.33	15.47	280.26	12.38



Bethlehem Dwelling Density 2025

0 100 200 400 600 m

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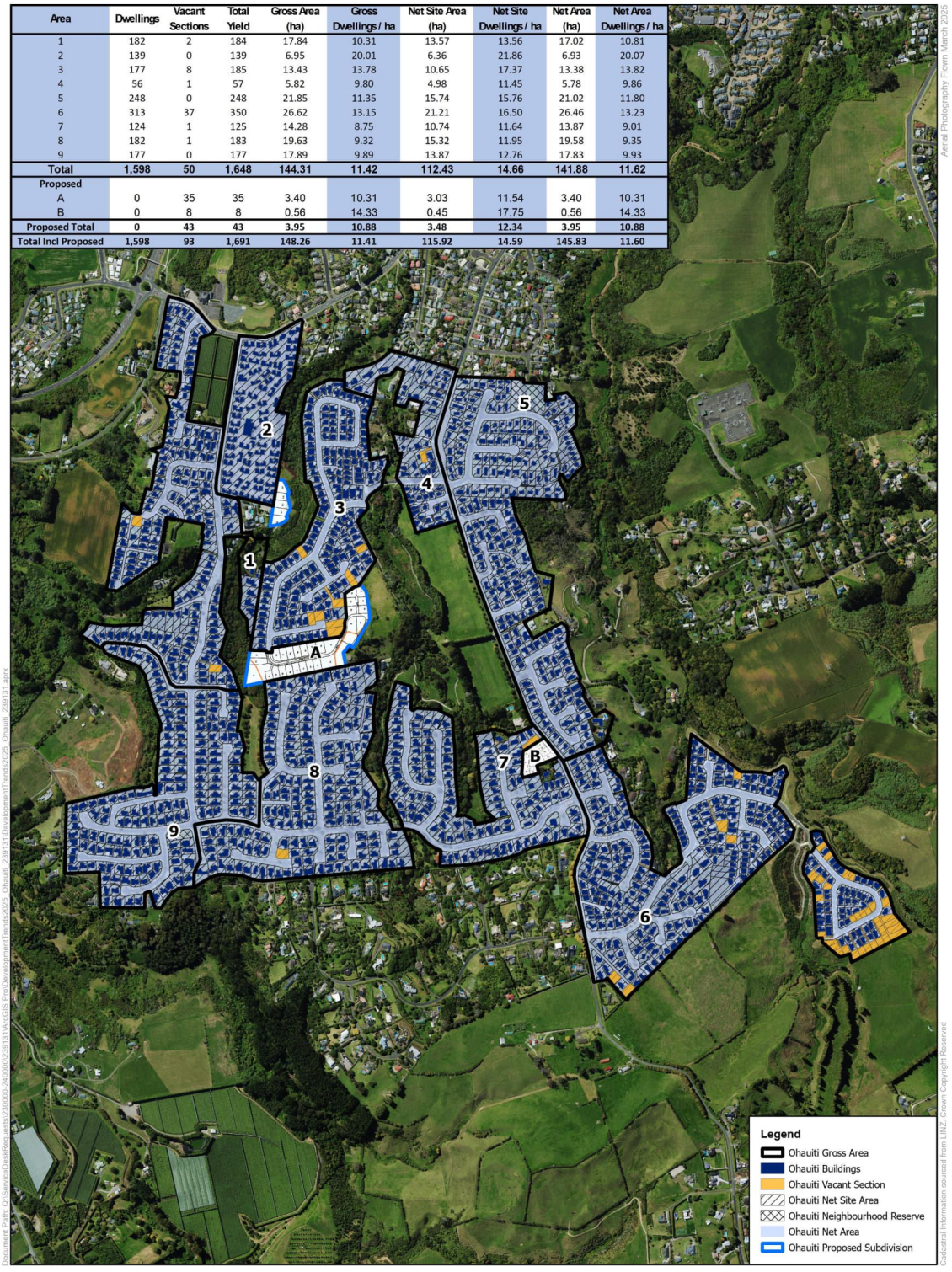
Tauranga City

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	182	2	184	17.84	10.31	13.57	13.56	17.02	10.81
2	139	0	139	6.95	20.01	6.36	21.86	6.93	20.07
3	177	8	185	13.43	13.78	10.65	17.37	13.38	13.82
4	56	1	57	5.82	9.80	4.98	11.45	5.78	9.86
5	248	0	248	21.85	11.35	15.74	15.76	21.02	11.80
6	313	37	350	26.62	13.15	21.21	16.50	26.46	13.23
7	124	1	125	14.28	8.75	10.74	11.64	13.87	9.01
8	182	1	183	19.63	9.32	15.32	11.95	19.58	9.35
9	177	0	177	17.89	9.89	13.87	12.76	17.83	9.93
Total	**1,598**	**50**	**1,648**	**144.31**	**11.42**	**112.43**	**14.66**	**141.88**	**11.62**
Proposed									
A	0	35	35	3.40	10.31	3.03	11.54	3.40	10.31
B	0	8	8	0.56	14.33	0.45	17.75	0.56	14.33
Proposed Total	**0**	**43**	**43**	**3.95**	**10.88**	**3.48**	**12.34**	**3.95**	**10.88**
Total Incl Proposed	**1,598**	**93**	**1,691**	**148.26**	**11.41**	**115.92**	**14.59**	**145.83**	**11.60**



Ohauiti Dwelling Density 2025

0 100 200 400 m

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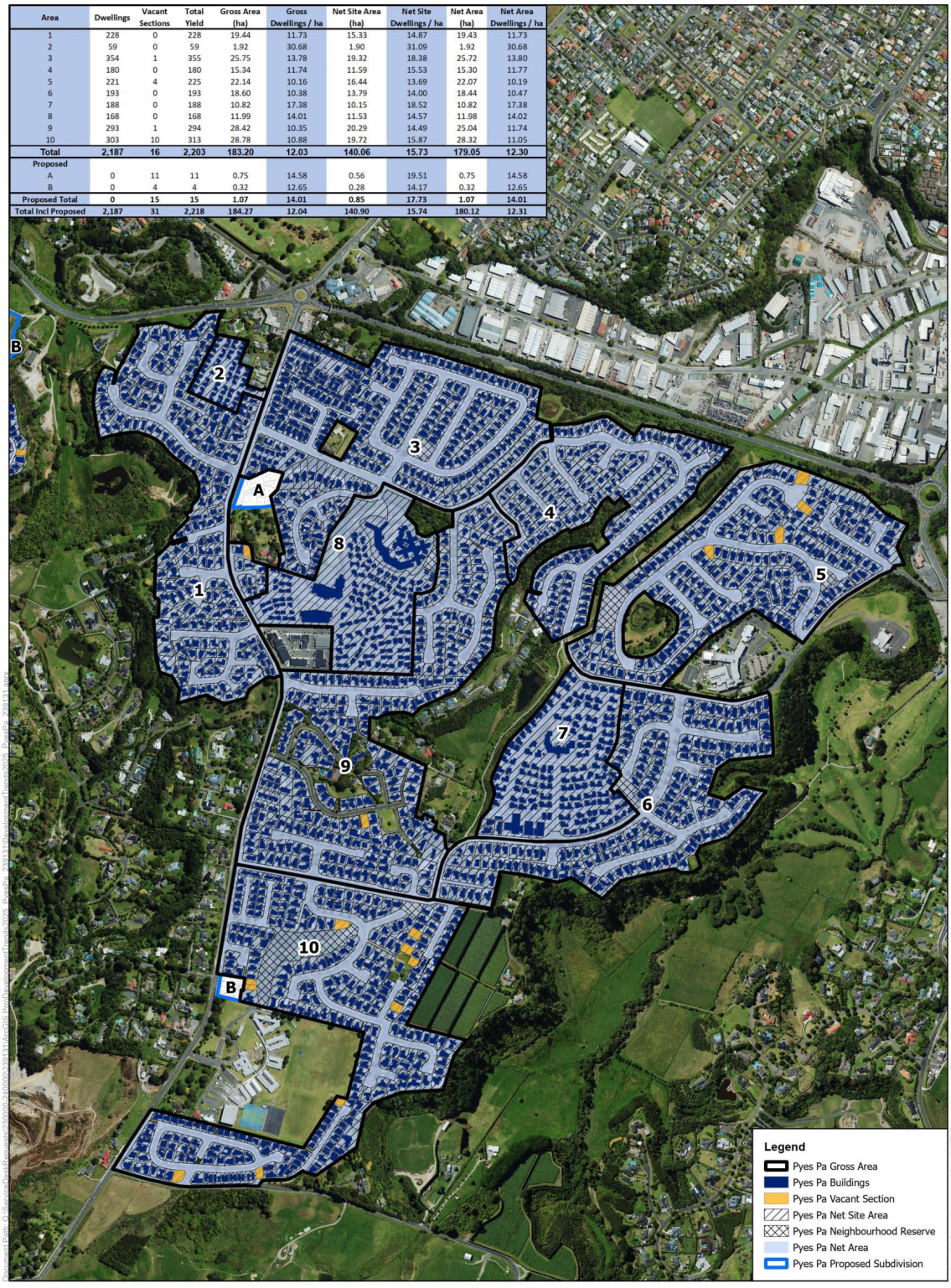
Tauranga City

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	228	0	228	19.44	11.73	15.33	14.87	19.43	11.73
2	59	0	59	1.92	30.68	1.90	31.09	1.92	30.68
3	354	1	355	25.75	13.78	19.32	18.38	25.72	13.80
4	180	0	180	15.34	11.74	11.59	15.53	15.30	11.77
5	221	4	225	22.14	10.16	16.44	13.69	22.07	10.19
6	193	0	193	18.60	10.38	13.79	14.00	18.44	10.47
7	188	0	188	10.82	17.38	10.15	18.52	10.82	17.38
8	168	0	168	11.99	14.01	11.53	14.57	11.98	14.02
9	293	1	294	28.42	10.35	20.29	14.49	25.04	11.74
10	303	10	313	28.78	10.88	19.72	15.87	28.32	11.05
Total	**2,187**	**16**	**2,203**	**183.20**	**12.03**	**140.06**	**15.73**	**179.05**	**12.30**
Proposed									
A	0	11	11	0.75	14.58	0.56	19.51	0.75	14.58
B	0	4	4	0.32	12.65	0.28	14.17	0.32	12.65
Proposed Total	**0**	**15**	**15**	**1.07**	**14.01**	**0.85**	**17.73**	**1.07**	**14.01**
Total Incl Proposed	**2,187**	**31**	**2,218**	**184.27**	**12.04**	**140.90**	**15.74**	**180.12**	**12.31**



Pyes Pa Dwelling Density 2025

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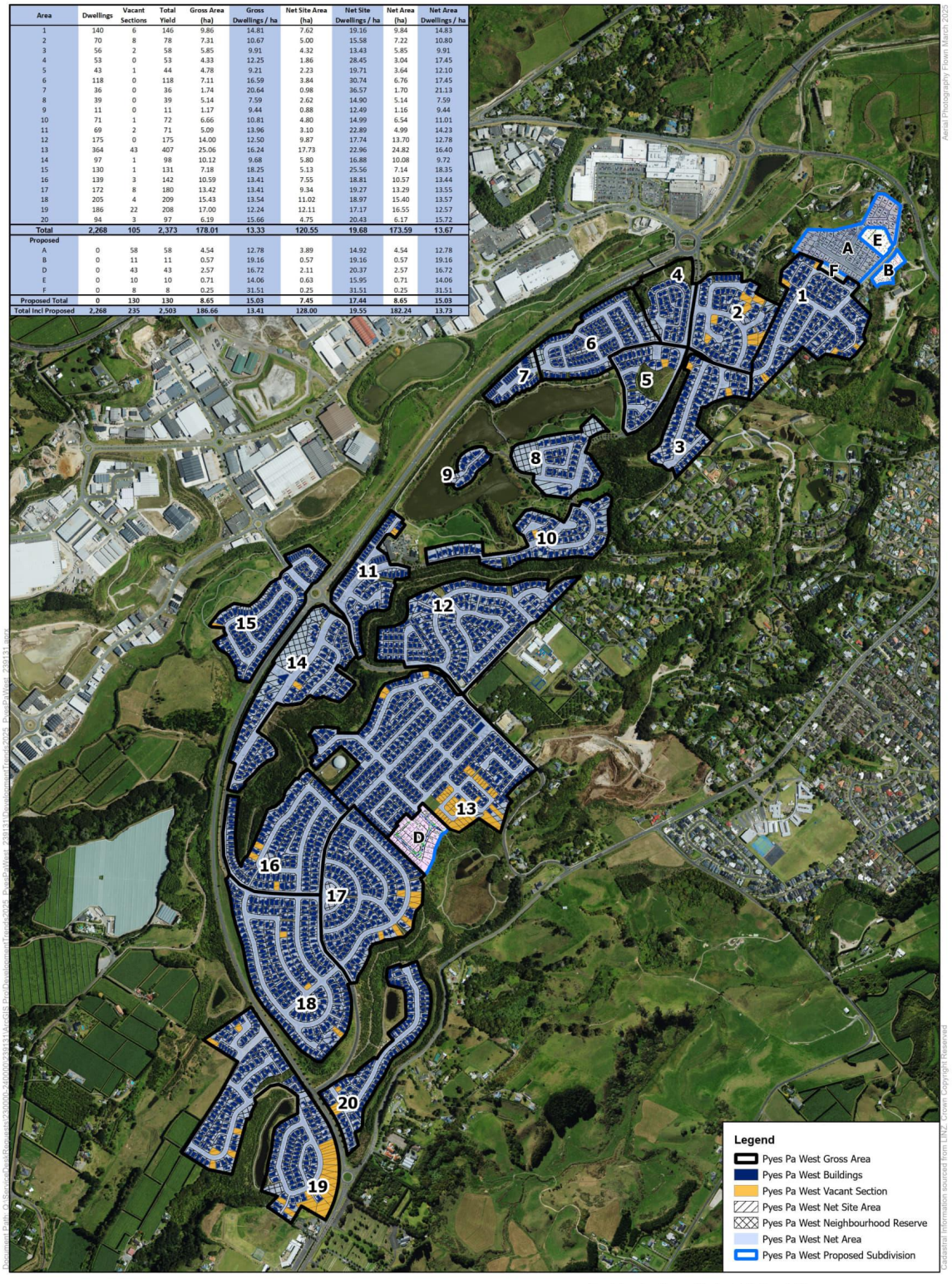
Tauranga City

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	140	6	146	9.86	14.81	7.62	19.16	9.84	14.83
2	70	8	78	7.31	10.67	5.00	15.58	7.22	10.80
3	56	2	58	5.85	9.91	4.32	13.43	5.85	9.91
4	53	0	53	4.33	12.25	1.86	28.45	3.04	17.45
5	43	1	44	4.78	9.21	2.23	19.71	3.64	12.10
6	118	0	118	7.11	16.59	3.84	30.74	6.76	17.45
7	36	0	36	1.74	20.64	0.98	36.57	1.70	21.13
8	39	0	39	5.14	7.59	2.62	14.90	5.14	7.59
9	11	0	11	1.17	9.44	0.88	12.49	1.16	9.44
10	71	1	72	6.66	10.81	4.80	14.99	6.54	11.01
11	69	2	71	5.09	13.96	3.10	22.89	4.99	14.23
12	175	0	175	14.00	12.50	9.87	17.74	13.70	12.78
13	364	43	407	25.06	16.24	17.73	22.96	24.82	16.40
14	97	1	98	10.12	9.68	5.80	16.88	10.08	9.72
15	130	1	131	7.18	18.25	5.13	25.56	7.14	18.35
16	139	3	142	10.59	13.41	7.55	18.81	10.57	13.44
17	172	8	180	13.42	13.41	9.34	19.27	13.29	13.55
18	205	4	209	15.43	13.54	11.02	18.97	15.40	13.57
19	186	22	208	17.00	12.24	12.11	17.17	16.55	12.57
20	94	3	97	6.19	15.66	4.75	20.43	6.17	15.72
Total	**2,268**	**105**	**2,373**	**178.01**	**13.33**	**120.55**	**19.68**	**173.59**	**13.67**
Proposed									
A	0	58	58	4.54	12.78	3.89	14.92	4.54	12.78
B	0	11	11	0.57	19.16	0.57	19.16	0.57	19.16
D	0	43	43	2.57	16.72	2.11	20.37	2.57	16.72
E	0	10	10	0.71	14.06	0.63	15.95	0.71	14.06
F	0	8	8	0.25	31.51	0.25	31.51	0.25	31.51
Proposed Total	**0**	**130**	**130**	**8.65**	**15.03**	**7.45**	**17.44**	**8.65**	**15.03**
Total Incl Proposed	**2,268**	**235**	**2,503**	**186.66**	**13.41**	**128.00**	**19.55**	**182.24**	**13.73**



Pyes Pa West Dwelling Density 2025

0 125 250 500 m

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Tauranga City

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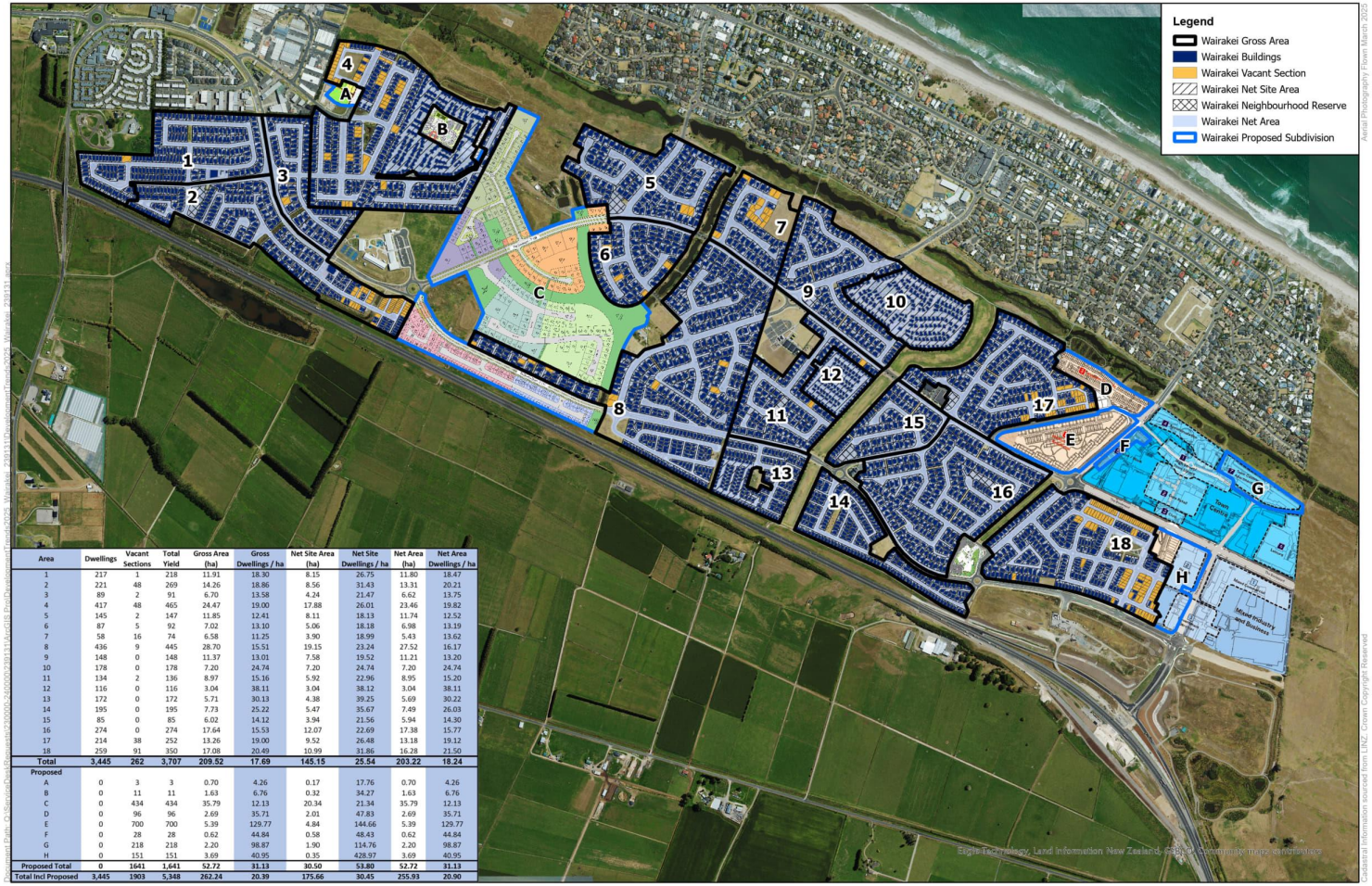

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	217	1	218	11.91	18.30	8.15	26.75	11.80	18.47
2	221	48	269	14.26	18.86	8.56	31.43	13.31	20.21
3	89	2	91	6.70	13.58	4.24	21.47	6.62	13.75
4	417	48	465	24.47	19.00	17.88	26.01	23.46	19.82
5	145	2	147	11.85	12.41	8.11	18.13	11.74	12.52
6	87	5	92	7.02	13.10	5.06	18.18	6.98	13.19
7	58	16	74	6.58	11.25	3.90	18.99	5.43	13.62
8	436	9	445	28.70	15.51	19.15	23.24	27.52	16.17
9	148	0	148	11.37	13.01	7.58	19.52	11.21	13.20
10	178	0	178	7.20	24.74	7.20	24.74	7.20	24.74
11	134	2	136	8.97	15.16	5.92	22.96	8.95	15.20
12	116	0	116	3.04	38.11	3.04	38.12	3.04	38.11
13	172	0	172	5.71	30.13	4.38	39.25	5.69	30.22
14	195	0	195	7.73	25.22	5.47	35.67	7.49	26.03
15	85	0	85	6.02	14.12	3.94	21.56	5.94	14.30
16	274	0	274	17.64	15.53	12.07	22.69	17.38	15.77
17	214	38	252	13.26	19.00	9.52	26.48	13.18	19.12
18	259	91	350	17.08	20.49	10.99	31.86	16.28	21.50
Total	**3,445**	**262**	**3,707**	**209.52**	**17.69**	**145.15**	**25.54**	**203.22**	**18.24**
Proposed									
A	0	3	3	0.70	4.26	0.17	17.76	0.70	4.26
B	0	11	11	1.63	6.76	0.32	34.27	1.63	6.76
C	0	434	434	35.79	12.13	20.34	21.34	35.79	12.13
D	0	96	96	2.69	35.71	2.01	47.83	2.69	35.71
E	0	700	700	5.39	129.77	4.84	144.66	5.39	129.77
F	0	28	28	0.62	44.84	0.58	48.43	0.62	44.84
G	0	218	218	2.20	98.87	1.90	114.76	2.20	98.87
H	0	151	151	3.69	40.95	0.35	428.97	3.69	40.95
Proposed Total	**0**	**1641**	**1,641**	**52.72**	**31.13**	**30.50**	**53.80**	**52.72**	**31.13**
Total Incl Proposed	**3,445**	**1903**	**5,348**	**262.24**	**20.39**	**175.66**	**30.45**	**255.93**	**20.90**

Wairakei Dwelling Density 2025

0 100 200 400 600 m
1:11,000 @ A3

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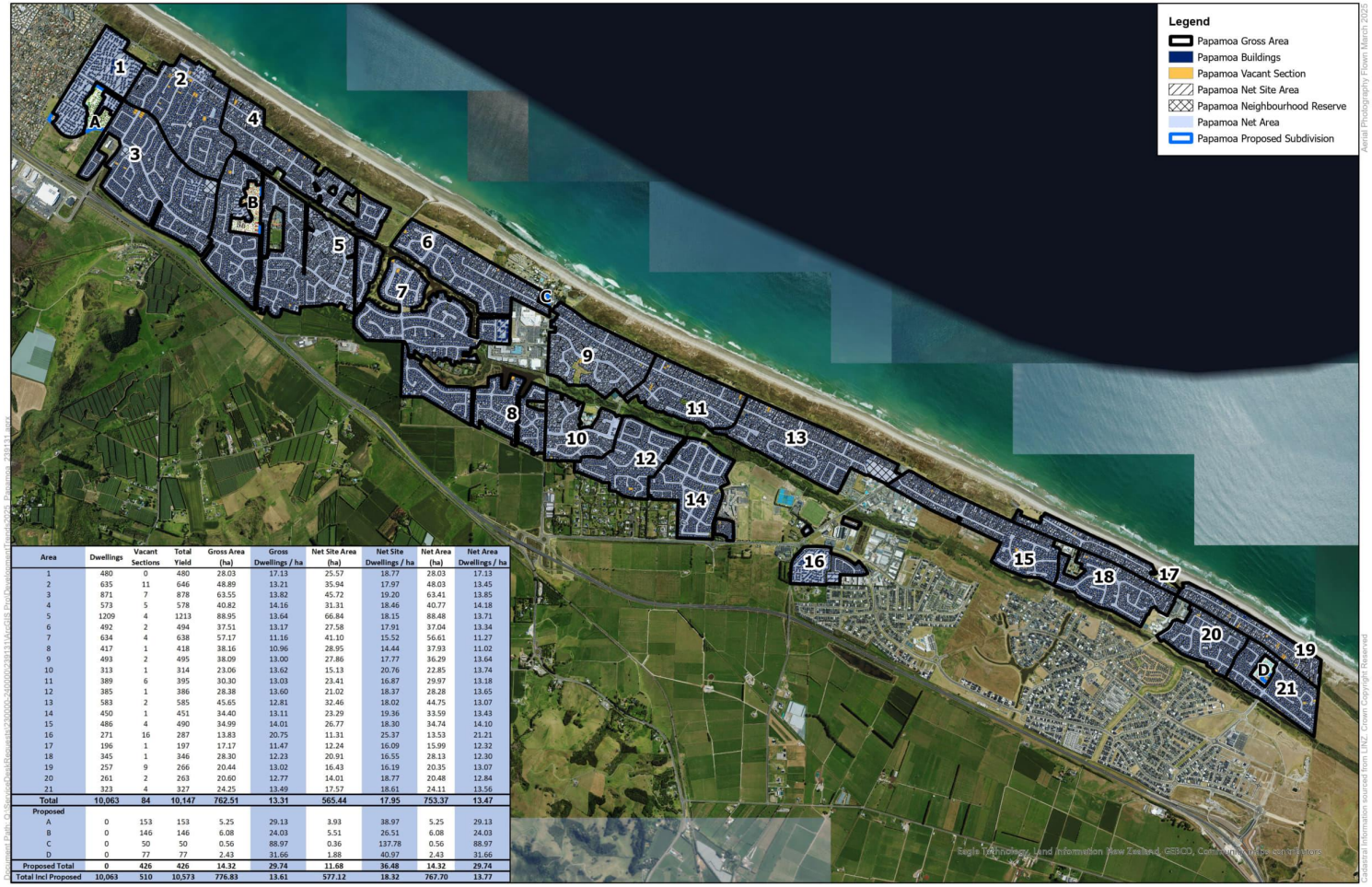

Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	480	0	480	28.03	17.13	25.57	18.77	28.03	17.13
2	635	11	646	48.89	13.21	35.94	17.97	48.03	13.45
3	871	7	878	63.55	13.82	45.72	19.20	63.41	13.85
4	573	5	578	40.82	14.16	31.31	18.46	40.77	14.18
5	1209	4	1213	88.95	13.64	66.84	18.15	88.48	13.71
6	492	2	494	37.51	13.17	27.58	17.91	37.04	13.34
7	634	4	638	57.17	11.16	41.10	15.52	56.61	11.27
8	417	1	418	38.16	10.96	28.95	14.44	37.93	11.02
9	493	2	495	38.09	13.00	27.86	17.77	36.29	13.64
10	313	1	314	23.06	13.62	15.13	20.76	22.85	13.74
11	389	6	395	30.30	13.03	23.41	16.87	29.97	13.18
12	385	1	386	28.38	13.60	21.02	18.37	28.28	13.65
13	583	2	585	45.65	12.81	32.46	18.02	44.75	13.07
14	450	1	451	34.40	13.11	23.29	19.36	33.59	13.43
15	486	4	490	34.99	14.01	26.77	18.30	34.74	14.10
16	271	16	287	13.83	20.75	11.31	25.37	13.53	21.21
17	196	1	197	17.17	11.47	12.24	16.09	15.99	12.32
18	345	1	346	28.30	12.23	20.91	16.55	28.13	12.30
19	257	9	266	20.44	13.02	16.43	16.19	20.35	13.07
20	261	2	263	20.60	12.77	14.01	18.77	20.48	12.84
21	323	4	327	24.25	13.49	17.57	18.61	24.11	13.56
Total	**10,063**	**84**	**10,147**	**762.51**	**13.31**	**565.44**	**17.95**	**753.37**	**13.47**
Proposed									
A	0	153	153	5.25	29.13	3.93	38.97	5.25	29.13
B	0	146	146	6.08	24.03	5.51	26.51	6.08	24.03
C	0	50	50	0.56	88.97	0.36	137.78	0.56	88.97
D	0	77	77	2.43	31.66	1.88	40.97	2.43	31.66
Proposed Total	**0**	**426**	**426**	**14.32**	**29.74**	**11.68**	**36.48**	**14.32**	**29.74**
Total Incl Proposed	**10,063**	**510**	**10,573**	**776.83**	**13.61**	**577.12**	**18.32**	**767.70**	**13.77**

Papamoa Dwelling Density 2025

1:26,000 @ A3

0 0.5 1 1.5 2 Kms

N

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Area	Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings / ha	Net Site Area (ha)	Net Site Dwellings / ha	Net Area (ha)	Net Area Dwellings / ha
1	234	1	235	19.35	12.14	14.96	15.71	19.18	12.25
2	169	4	173	17.28	10.01	12.95	13.35	17.23	10.04
3	320	2	322	31.48	10.23	22.70	14.19	31.14	10.34
4	173	1	174	14.17	12.28	10.72	16.23	14.10	12.34
5	69	1	70	7.29	9.60	5.63	12.44	7.27	9.63
6	207	14	221	23.54	9.39	18.62	11.87	23.17	9.54
7	271	9	280	27.17	10.31	21.14	13.24	26.42	10.60
Total	**1,443**	**32**	**1,475**	**140.28**	**10.51**	**106.72**	**13.82**	**138.50**	**10.65**
Proposed									
A	0	47	47	2.85	16.52	2.07	22.68	2.85	16.52
Proposed Total	**0**	**47**	**47**	**2.85**	**16.52**	**2.07**	**22.68**	**2.85**	**16.52**
Total Incl Proposed	**1,443**	**79**	**1,522**	**143.13**	**10.63**	**108.79**	**13.99**	**141.35**	**10.77**

Welcome Bay Dwelling Density 2025

0 100 200 400 m

1:8,000 @A3

N

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Tauranga City

Western Bay of Plenty District Definition of Net Area

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

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

Gross Area excludes land zoned Rural Residential.

Net Area refers to Gross Area less land that is:

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

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

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

Calculation of dwelling density

$$\textit{Dwelling density} = \frac{\sum_{i=1}^{n} Xi + Yi}{\sum_{i=1}^{n} Zi}$$

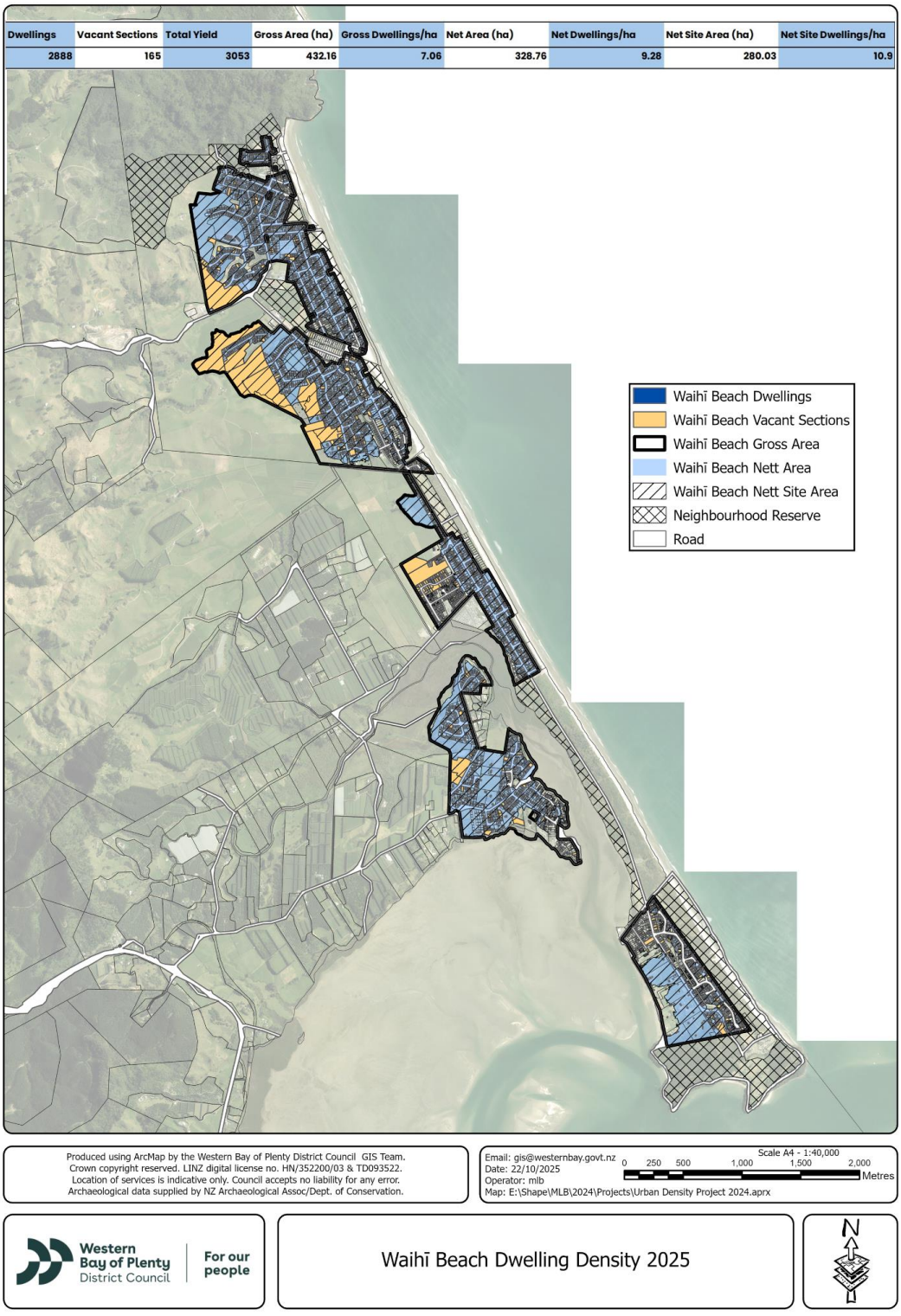
Where:

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

Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings/ha	Net Area (ha)	Net Dwellings/ha	Net Site Area (ha)	Net Site Dwellings/ha
2888	165	3053	432.16	7.06	328.76	9.28	280.03	10.9



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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: 22/10/2025
Operator: mlb
Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx

Scale A4 - 1:40,000
0 250 500 1,000 1,500 2,000 Metres

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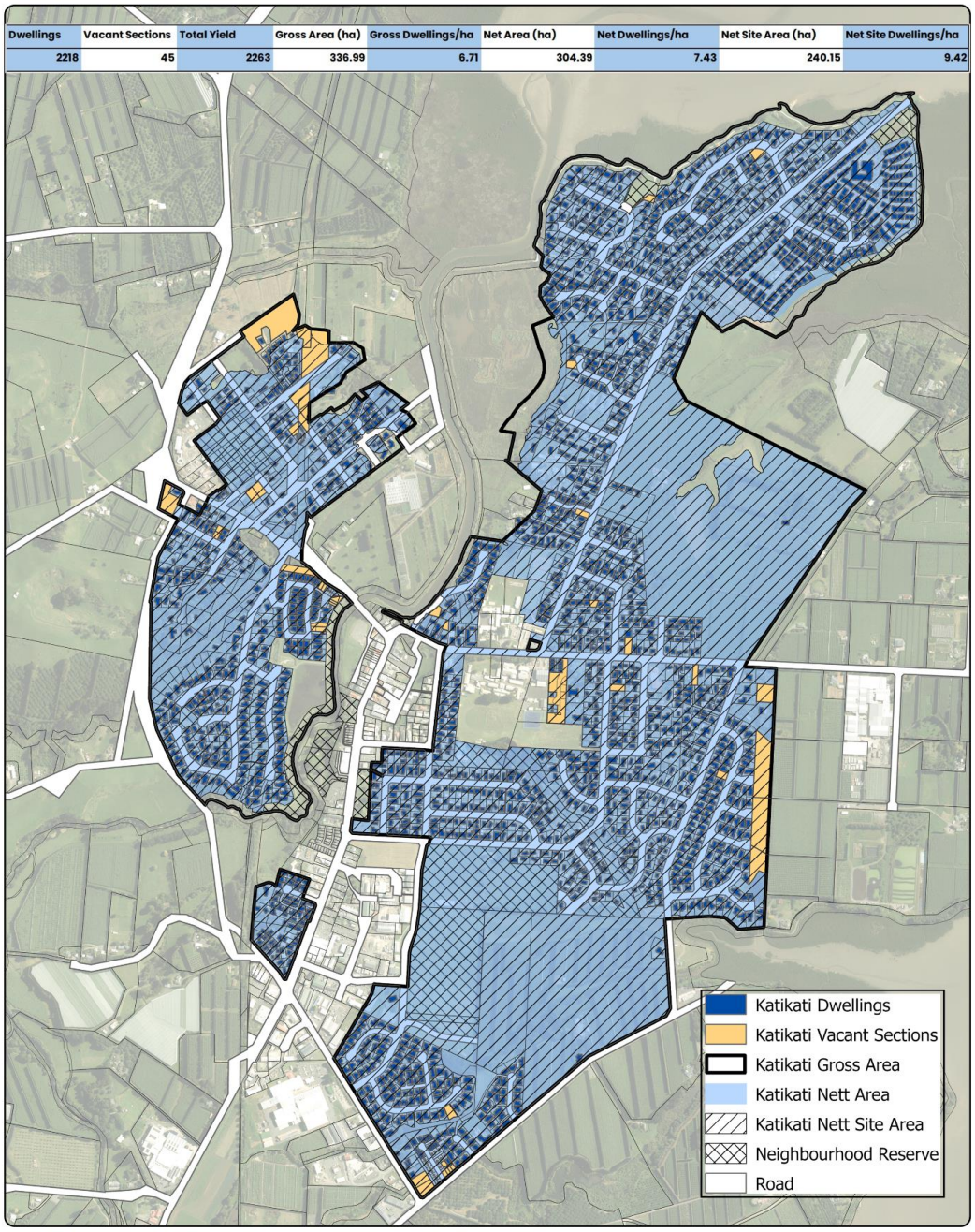
Waihī Beach Dwelling Density 2025

N

Dwellings	Vacant Sections	Total Yield	Gross Area (ha)	Gross Dwellings/ha	Net Area (ha)	Net Dwellings/ha	Net Site Area (ha)	Net Site Dwellings/ha
2218	45	2263	336.99	6.71	304.39	7.43	240.15	9.42



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Email: gis@westernbay.govt.nz
Date: 22/10/2025
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

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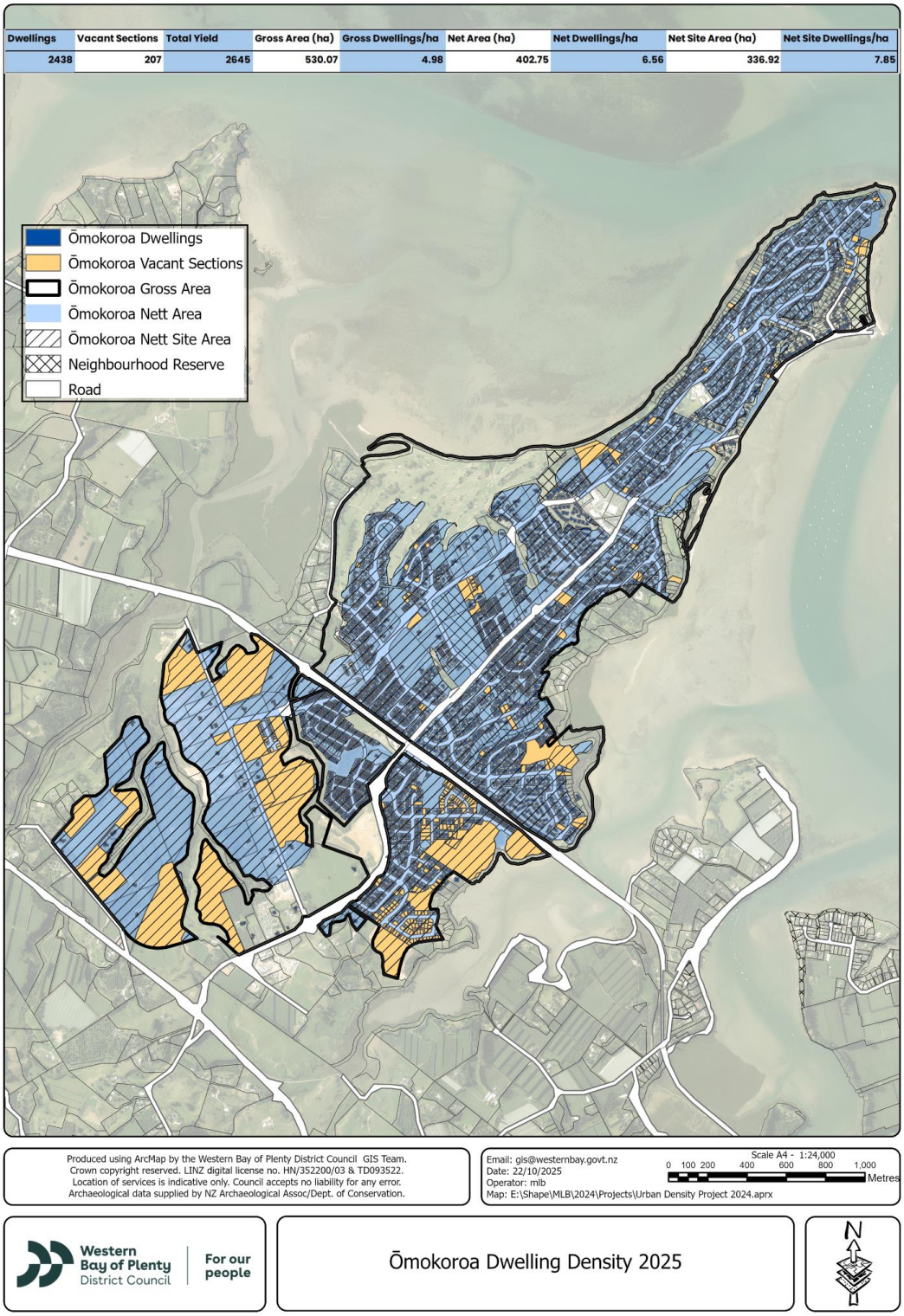
Katikati Dwelling Density 2025

N


Dwellings
Vacant Sections
Total Yield
Gross Area (ha)
Gross Dwellings/ha
Net Area (ha)
Net Dwellings/ha
Net Site Area (ha)
Net Site Dwellings/ha
2438
207
2645
530.07
4.98
402.75
6.56
336.92
7.85
Ōmokoroa Dwellings
Ōmokoroa Vacant Sections
Ōmokoroa Gross Area
Ōmokoroa Nett Area
Ōmokoroa Nett Site Area
Neighbourhood Reserve
Road
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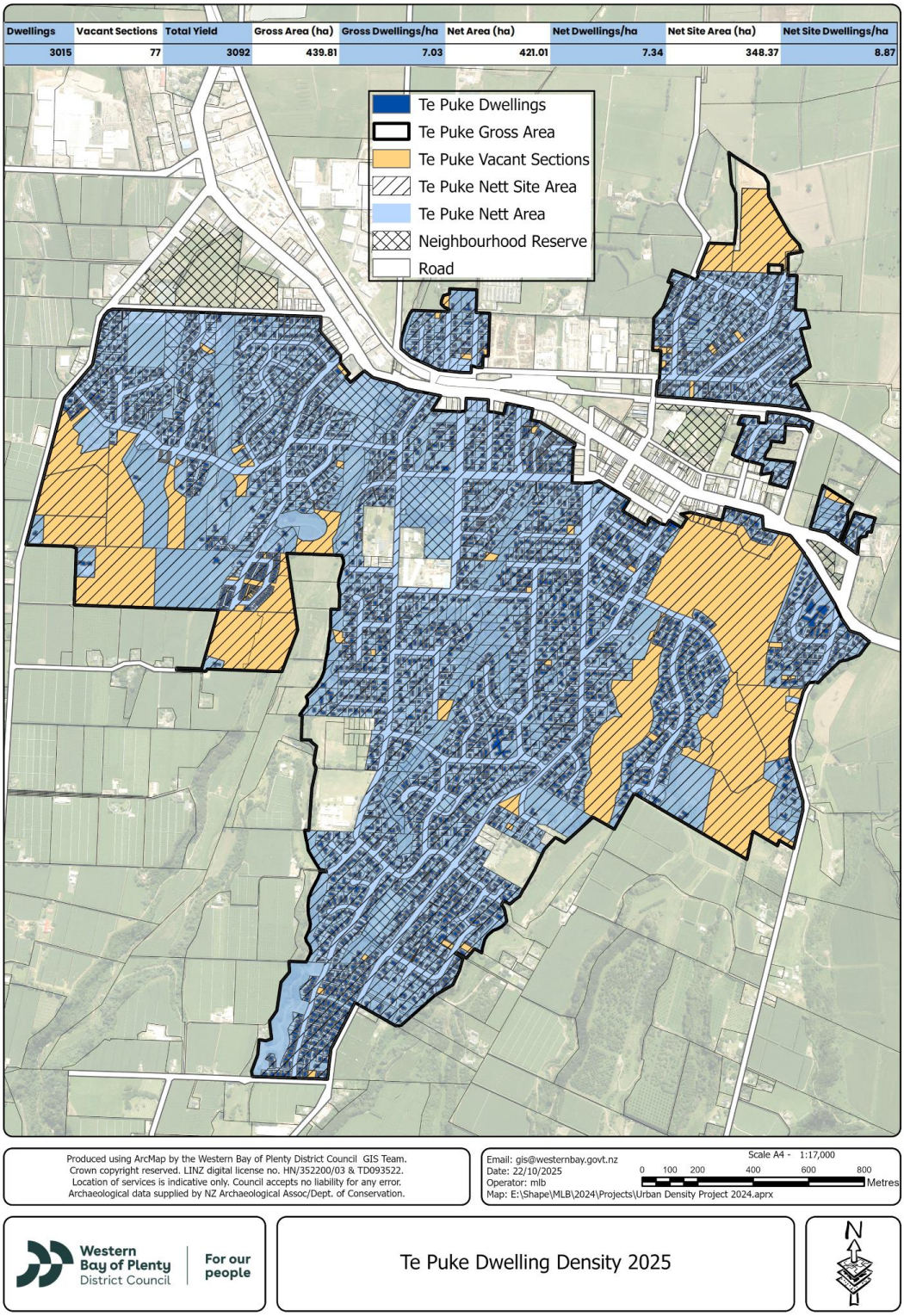
Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.
Email: gis@westernbay.govt.nz
Date: 22/10/2025
Operator: mlb
Map: E:\Shape\MLB\2024\Projects\Urban Density Project 2024.aprx
Scale A4 - 1:24,000
0 100 200 400 600 800 1,000
Metres
Western Bay of Plenty District Council
For our people
Ōmokoroa Dwelling Density 2025
N


Dwellings
Vacant Sections
Total Yield
Gross Area (ha)
Gross Dwellings/ha
Net Area (ha)
Net Dwellings/ha
Net Site Area (ha)
Net Site Dwellings/ha
3015
77
3092
439.81
7.03
421.01
7.34
348.37
8.87
Te Puke Dwellings
Te Puke Gross Area
Te Puke Vacant Sections
Te Puke Nett Site Area
Te Puke Nett Area
Neighbourhood Reserve
Road
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Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.
Email: gis@westernbay.govt.nz
Date: 22/10/2025
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
Western Bay of Plenty District Council
For our people
Te Puke Dwelling Density 2025
N

Appendix 9

Western Bay of Plenty District New Lots and Dwelling Consents

New Lots New Dwellings Number of Storeys	NEW LOTS	DWELLING CONSENTS	1 Storey	2 Storeys	3 Storeys
Waihī Beach-Bowentown	10	33	25	8	
Athenree	32	2	2		
Katikati	8	63	28	34	1
Ōmokoroa	164	122	71	39	12
Te Puke	9	70	61	6	3
URBAN GROWTH AREAS	**223**	**290**	**187**	**87**	**16**
Maketu		1	1		
Pukehina Beach	3	2	2		
MINOR URBAN AREAS	**3**	**3**	**3**	**0**	**0**
Waiau		1		1	
Tahawai		13	12	1	
Aongatete	5	8	7	1	
Matakana Island					
Pahoia	2	4	3	1	
Te Puna	1	6	5	1	
Minden	2	17	15	2	
Kaimai	2	5	4	1	
Kopurererua		5	5		
Waiorohi		7	7		
Kaitemako-Waitao	5	12	11	1	
Otawa	4	7	5	2	
Rangiuru	4	2	2		
Pongakawa-Paengaroa	25	3	1	2	
RURAL AREAS	**50**	**90**	**77**	**13**	**0**
DISTRICT TOTAL	**276**	**383**	**267**	**100**	**16**

Dwelling Typology	Stand-alone Dwelling	Duplex Dwellings	Multi Unit Dwellings	Minor Dwelling	Retirement Village Unit
Waihī Beach-Bowentown	31	2			
Athenree	2				
Katikati	22		15		26
Ōmokoroa	76	22	24		
Te Puke	22		48		
URBAN GROWTH AREAS	**153**	**24**	**87**	**0**	**26**
Maketu	1				
Pukehina Beach	2				
MINOR URBAN AREAS	**3**	**0**	**0**	**0**	**0**
Waiau	1				
Tahawai	13				
Aongatete	8				
Matakana Island					
Pahoia	2			2	
Te Puna	5			1	
Minden	14			3	
Kaimai	4			1	

Dwelling Typology	Stand-alone Dwelling	Duplex Dwellings	Multi Unit Dwellings	Minor Dwelling	Retirement Village Unit
Kopurererua	3			2	
Waiorohi	6			1	
Kaitemako-Waitao	10			2	
Otawa	6			1	
Rangiuru	1			1	
Pongakawa-Paengaroa	3				
RURAL AREAS	**76**	**0**	**0**	**14**	**0**
DISTRICT TOTAL	**232**	**24**	**87**	**14**	**26**

Number of Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
Waihī Beach-Bowentown		6	19	5	3
Athenree		2			
Katikati	24	8	29	1	1
Ōmokoroa		28	66	28	
Te Puke	29	17	23	1	
URBAN GROWTH AREAS	**53**	**61**	**137**	**35**	**4**
Maketu				1	
Pukehina Beach		1	1		
MINOR URBAN AREAS	**0**	**1**	**1**	**1**	**0**
Waiau			1		
Tahawai		8	5		
Aongatete	1	3	2		2
Matakana Island					
Pahoia	2			2	
Te Puna		1	3	1	1
Minden	2	5	4	6	
Kaimai	1	1	1		2
Kopurererua	1	1	2		1
Waiorohi	2		1	3	1
Kaitemako-Waitao	2		2	7	1
Otawa	1		1	4	1
Rangiuru		1	1		
Pongakawa-Paengaroa	1	1	1		
RURAL AREAS	**13**	**21**	**24**	**23**	**9**
DISTRICT TOTAL	**66**	**83**	**162**	**59**	**13**

Dwelling Floor Area	<50-75m² Floor Area	76-125m² Floor Area	126-175m² Floor Area	176-225m² Floor Area	>225m² Floor Area
Waihī Beach-Bowentown	3	11	11	3	5
Athenree		1	1		
Katikati	34	17	9		3
Ōmokoroa	2	34	45	22	19
Te Puke	42	25	3		
URBAN GROWTH AREAS	**81**	**88**	**69**	**25**	**27**
Maketu			1		
Pukehina Beach	1	1			
MINOR URBAN AREAS	**1**	**1**	**1**	**0**	**0**
Waiau					1
Tahawai	10	1		1	1

Dwelling Floor Area	<50-75m² Floor Area	76-125m² Floor Area	126-175m² Floor Area	176-225m² Floor Area	>225m² Floor Area
Aongatete	2	3	1		2
Matakana Island					
Pahoia	1	1			2
Te Puna	1				5
Minden	2	3	2	2	8
Kaimai				1	4
Kopurererua		2		1	2
Waiorohi	2	1		2	2
Kaitemako-Waitao	1	1	4		6
Otawa		1	1	2	3
Rangiuru	1		1		
Pongakawa-Paengaroa				2	1
RURAL AREAS	**20**	**13**	**9**	**11**	**37**
DISTRICT TOTAL	**102**	**102**	**79**	**36**	**64**

Parcel Land Area	50-175m² Land Area	176-325m² Land Area	326-500m² Land Area	501-750m² Land Area	751-1,000m² Land Area	>1,000m² Land Area
Waihī Beach-Bowentown			11	9	8	5
Athenree				1	1	
Katikati		12	8		31	12
Ōmokoroa		6	33	9	2	72
Te Puke		3	7	3	10	47
URBAN GROWTH AREAS	**0**	**21**	**59**	**22**	**52**	**136**
Maketu				1		
Pukehina Beach					1	1
MINOR URBAN AREAS	**0**	**0**	**0**	**1**	**1**	**1**
Waiau						1
Tahawai						13
Aongatete						8
Matakana Island						
Pahoia						4
Te Puna						6
Minden						17
Kaimai						5
Kopurererua						5
Waiorohi						7
Kaitemako-Waitao						12
Otawa						7
Rangiuru						2
Pongakawa-Paengaroa						3
RURAL AREAS	**0**	**0**	**0**	**0**	**0**	**90**
DISTRICT TOTAL	**0**	**21**	**59**	**23**	**53**	**227**

Western Bay of Plenty District
1 July 2024 – 30 June 2025


SMITH
RAILWAY
RAILWAY

11 INFORMATION FOR RECEIPT - KŌRERO TE WHIWHIA

11.1 INFRASTRUCTURE SERVICES PROJECT UPDATES

File Number: A7151928

Author: Tracy Gaby, Executive Assistant Infrastructure Group

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

To monitor and provide updates to the Projects and Monitoring Committee on current projects, contracts and works programmes.

More detailed information can be found on some projects on the link below.

https://yourplace.westernbay.govt.nz/

The attached Scorecard Report provides an activity-wide update on performance across Council activities. It summarises key results, non-financial and financial commentary to support a whole-of-activity view.

RECOMMENDATION

1. That the Executive Assistant Infrastructure Group's report dated 21 April 2026 titled "Infrastructure Services Project Updates" be received.

PROJECT UPDATES

1. TRANSPORT

1.1 Projects completed since last update:

Projects completed since mid 2025 include:

- Athenree Road pavement rehabilitation (RP2,914 - 3,433)
- Old Coach Road pavement rehabilitation/seal widening (RP5,500 - 6,150 and RP9,340 - 9790)
- No 3 Road pavement rehabilitation/seal widening (RP4,550 - 5,010)
- Rotoehu Road seal extension (RP12,539 - 13,539)
- No. 1 Road pavement rehabilitation/seal widening (RP580 - 1,960)
- Tetley Road pavement rehabilitation (RP196 - 533 and RP1,006 - 1,605)
- No.4 Road bridge replacement
- 1307 Te Puke Highway seal extension
- Storm (Jan 23) damage repairs:
    - Kaiate Falls Road (RP580)
    - Upper Ohauiti Road (RP11,541)

  - Ngamuwahine Road (RP1,442)
  - Bledisloe Park Ave (RP440)
- Te Puke Quarry Road - 800m x 1.5m concrete footpath

1.2 No 1 Road pavement rehabilitation (RP13 - 580)

Construction of roller compacted concrete (RCC) pavement between RP0 and RP200 is 50% complete. The contractor will return in July to construct the remainder.

Construction of the granular pavement and stormwater upgrades between RP200 and 580 was impacted by delays to relocation of Powerco assets but is now back on track. Staff expect that the contractor will complete the works mid-April.

1.3 Boucher Avenue (RP840 - 2235)/No 2 Road (RP0 - 650) Pavement Rehabilitation

The contractor's progress on the Boucher Avenue Rehabilitation has been slow and consequently the project will not be completed this year. The stormwater renewals, pedestrian crossing upgrades, and pavement rehabilitation work is complete between the Lenihan Drive and (just south of) Cameron Road Intersections. The contractor has disestablished from site to avoid disrupting the transportation of the kiwifruit harvest and will return in September to complete the remainder of the works.

1.4 No. 3 Road (RP11,813 - 12,813) Seal Extension

The project has experienced delays due to contractor resourcing constraints and now weather. The site was damaged by the storm event in late March 2026 requiring the contractor to rework a few areas. It is now expected that all works will be completed by May 2026 (subject to favourable weather).

1.5 Wilson Road North (RP5,100 - 6,060) Pavement Rehabilitation

Construction of pavement renewal, drainage upgrades, seal widening, and a new footpath over the 860m long section of road south of the Church Road/School Road intersection. The works are currently underway and are expected to be complete mid-June 2026.

1.6 McLaren Falls Road (RP2,925 - 3,685) Pavement Rehabilitation

Construction of pavement renewal, drainage upgrades, and seal widening over a 760m long section of McLaren Falls Road, south of the park entrance. The works are expected to start early September 2026 and take 16 weeks to complete.

1.7 Seaforth Road (RP5,186 - 6,150) Pavement Rehabilitation

Construction of pavement renewal, drainage upgrades, and seal widening, and footpath upgrades between the Pio Road Intersection and the south recreation reserve. Construction is expected to start early September and take 32 weeks to complete.

1.8 Storm (Jan 23) Damage Repairs Oropi Gorge Road Slip Remediation

- **Oropi Gorge Road** - 100m realignment of the carriageway away from an under slip. Expected to be complete mid-June 2026.

- **Arawa Avenue** - construction of a timber post and rail retaining wall to remedy a under slip. Procurement of a contractor is underway, and staff expect that the works will commence in late April/May 2026. There is koiwi (human remains) present at this site where staff are working closely with iwi reps, the archaeologist and Heritage NZ.

- **Poripori Road** - Remediation of two under slips. One via the construction of a timber post and rail retaining wall. The other via geometric alignment of the carriageway away from the slip. Procurement of a contractor is underway, and staff expect that the works will commence in late April/May 2026.

1.11 School Variable Speed Limits

A combination of static and electronic variable speed limit signs will be installed at 26 schools across the District. Site assessments and sign locations have been confirmed, and school drop-off/pick-up times have been confirmed.

Procurement is underway for supply and installation of the signs which is expected to begin late April 2026. Most signs are expected to be installed by July 2026.

1.12 Pongakawa Bush Road Stormwater Improvements

Construction of stormwater upgrades of first 1500m of unsealed section of Pongakawa Bush Road.

Total project cost is estimated $3M, with $1.5M currently approved by New Zealand Transport Agency (NZTA). Works will proceed from the top of the catchment to the extent funding allows, with additional funding to be sought.

We are finalising the design and will soon seek landowner agreement and resource consent over the coming months. Construction is expected to commence in October 2026.

1.13 January 2026 Storm Recovery

The extreme weather event on 21 January 2026 has caused many under slips across the district's roading network. Some roads are closed and on others priority 'give-way' controls have been implemented to prevent vehicles from travelling too close to the edge of the carriageway. Te Puke Quarry Road is most affected, and a section of the road is currently closed because of the danger to road users. Initial geotechnical investigations are underway to better understand the extent of the damage and to help inform the funding application to NZTA. Once funding is approved, further assessment, design, and consenting shall be necessary before remedial works can be constructed.

1.14 Waihī Beach Road

A small section of Waihī Beach Road has flushed which means that the skid resistance is deficient. Until a treatment can be applied the road section is covered by a 50kph Temporary Speed Limit which is appropriate but frustrating for motorists. To rectify the flushing, we propose to heat the road surface and spread hot stone chips. This treatment was trialled on Maniatutu Road but was not wholly successful. The contractor is returning to site this month to try again with a different chip size. If we are not satisfied that the contractor can implement this treatment successfully, we will resurface the bends with either a large stone chipseal or Stone Mastic Asphalt (SMA).

Unfortunately, our response to these issues has been impacted by three factors:

1. The very wet summer which has impacted our contractor's ability to carry out surfacing work.
2. The 21 January storm and subsequent events which have caused damage to the network. Considerable effort is needed to procure suppliers for remedial works and manage and supervise them once construction begins. To cope with this increase in workload less time has been spent on 'Business as usual' (BAU).

2. RECREATION AND LEISURE

2.1 Precious Toilet

A report is being presented at the 21 April 2026 - Projects and Monitoring Committee meeting to consider future options relating to the toilet.

2.2 Katikati Landing Jetty

This project is now complete. Staff are working with the Katikati Open Air Art Group and a Sculpturer on the placement and installation of the new Humphrey. This project is funded by the Open Air Art Group.

2.3 Dave Hume Pool Bulkhead and Liner Project

The Pool was opened prior to Christmas 2025, and we are working through the commissioning period. We are having to do some additional upgrades for the power supply and better ventilation for the changing rooms since putting on doors for off summer season heating. This project remains under budget.

2.4 Ōmokoroa Golf Course Foreshore Esplanade Reserve Erosion

Consent obtained – construction of the timber seawall is well underway, approximately 65% complete.

2.5 Ahi Pātiki Pathway (Athenree Crossing)

The Resource Consent application was publicly notified 22 January 2026 and submissions close 23 March 2026. Almost all the submissions received to date have been very supportive and a small number are seeking to be heard at a Hearing. Next steps: Bay of Plenty Regional Council (BOPRC) reviews the submissions and delivers a report for Commissioners to consider, including options for the public Hearings process (assuming they decide to hold one).

A funding strategy report is progressing and a "Safety In Design" review process has been initiated.

2.6 Te Puke New Pool

Site investigations will be undertaken in early March/April 2026 to test the feasibility of 4 sites (Jubilee Park, Te Puke Domain, Centennial Park and Donovan Park).

2.7 Rock Revetments

A coastal renewal project will commence in March 2026 for the renewal of rock revetments at MacMillan Reserve (Katikati), Park Road (Maketu), Beach Grove (Ōmokoroa). This work is scheduled for completion in August 2026.

2.8 Minden Lookout

This project has been in construction for several months and is scheduled to open in late April 2026.

2.9 Tui Reserve Playground Renewal

This work started late in March and should be completed in May 2026.

2.10 Katikati Dog Park

Dog exercise equipment that has been constructed by the Katikati Menzshed has been installed at the park.

2.11 Waihī Beach Sand Push Up Consent

Council has recently been granted a resource consent from BOPRC which will enable Council to undertake sand push ups following major storm events to assist with the recovery of the dune system.

3. WATER SERVICES

3.1 Te Puke Wastewater Treatment Plant Upgrade

The construction contract was awarded to McConnell Dowell under a Design and Build model in October 2025. The contractor mobilised to site in January 2026, and the project has now transitioned from preliminary design into detailed design. Early construction activities have commenced, including site establishment and ground improvement works using deep soil mixing. The project is progressing in line with the current programme, with commissioning targeted for 2028. Engagement with iwi and stakeholders remains ongoing alongside delivery of the project.

3.2 Te Puke Alternative Discharge

A project team is being established to continue the Investigations into alternative discharges for the Te Puke Waste Water Treatment Plant. A meeting with Te Ohu Parawai was held on 31 March 2026 to finalise project team and structure.

3.3 Maketū Wastewater Treatment Plant – Irrigation Field Renewal

Contractors completed minor renewals and upgrades of components within the irrigation field. The aim of this work was to return the irrigation field back to compliance and to a state it can be tested and future renewal options assessed. The testing and assessment have finished and the conclusion from this is that the entire irrigation field needs to be replaced. This will continue into the next financial year with forecast completion October 2026.

3.4 Katikati Wastewater Treatment Plant Upgrade – Moving Bed Biofilm Reactor (MBBR)

This project is now complete and will not be reported on in future.

3.5 Waihī Beach Wastewater Treatment Plant Upgrade

Please refer to the paper within the 21 April 2026 - Projects and Monitoring Committee Agenda. Future updates will be reported on in the Infrastructure Services Project Updates papers.

3.6 Ōmokoroa Youngson Water Treatment Plant Upgrade and Reservoir

This project is now complete and will not be reported on in future.

3.7 Athenree and Wharawhara Water Treatment Plant Upgrades

This project is now complete, however re-occurring Issues at the Athenree Water Treatment Plant has meant fluoridisation into this supply has been paused.

Council has experienced ongoing blockages in the hydrofluorosilicic acid (HFA) dosing system due to crystallisation, affecting consistent dosing. As a precaution, HFA dosing at Athenree has been paused while the cause is confirmed and a reliable solution is implemented. Work is underway with technical specialists and suppliers to identify the root cause and adjust system configuration and operations to prevent recurrence. There is no public health risk with the Issue Identified, just that we are unable to dose consistently. Ministry of Health (MOH) have been notified.

3.8 Pongakawa Water Treatment Plant Upgrade

Council has resolved to proceed with construction of the ultraviolet (UV) reactor and associated ancillary works. A second stage of the project has been planned for the construction of a 300m³ treated water reservoir which will be undertaken at a later stage through an open procurement process.

Council has secured a new lease agreement with KiwiRail for the land required for the upgrade and all land issues are now resolved. We are currently awaiting building consent approval under the KiwiRail lease agreement. The grant for construction approval from KiwiRail is currently being finalised, with contract negotiations still ongoing between KiwiRail and Council. This needs to be secured before we can execute the contract with Fulton Hogan. In parallel, contract negotiations with Fulton Hogan are also underway. We are targeting to have both agreements finalised by the end of April 2026.

3.9 Muttons Water Treatment Plant Upgrade

Staff have completed monitoring of the recently installed filters and UV treatment. As a result, some modifications will be made to increase efficiency.

Work is ongoing to secure land for additional upgrades required at the water treatment plant. A land transfer agreement will be sent in May to the landowners' lawyers for review and approval.

3.10 Ohourere, Wilson Road, Tahawai Water Treatment Plant Upgrade

This project is now complete and will not be reported on in future.

3.11 Te Puke Watermain Renewal – Boucher Avenue

Construction of the new watermain is underway and will be completed ahead of road rehabilitation works to ensure water infrastructure is not impacted during the rehabilitation works. The last sections of the new pipe are being commissioned over the next couple of weeks. The reinstatement will follow this.

3.12 Maketū Watermain Renewal – Little Waihi Road

This project is now complete and will not be reported on in future.

3.13 District Wide Backflow Protection Programme

To meet drinking water compliance standards, backflow protection is required across the District. The team are surveying and assessing risks and hazards which then identify the right level of protection required to prevent backflow contaminating the reticulation. This is progressing well throughout all supply zones.

3.14 Katikati Watermain Renewal – Kotahi Lane

This project is now complete and will not be reported on in future.

3.15 Eastern Supply Zone Alternative Supply – Groundwater Exploration

Groundwater exploration for alternative water supply has not been successful at 950 and 1146 No. 3 Road. Further exploration is currently underway on No. 1 Road to increase the capacity of groundwater supply. After pump tests, this site is looking favourable for development. The intention is to return to No. 3 and No. 2 Road to continue exploration for alternative supply. Following exploration at No. 2 Road and No. 3 Road a report will be taken to Council to seek direction on preferred site for development into production bores.

3.16 Maketū Wastewater Grinder Pump Renewals

Please refer to the paper within the 21 April 2026 - Projects and Monitoring Committee Agenda. Future updates will be reported on in the Infrastructure Services Project Updates papers.

3.17 Waihī Beach Stormwater – Earth Dam and One Mile Creek Improvements

Feasibility and optioneering is broadly complete. There has been significant escalation in costs largely related to the works in One Mile Creek which will be presented to Council in May 2026. Focus for the team now is on engagement with impacted property owners and development of concept design.

3.18 Waihī Beach Stormwater – Improvements

Waihī Beach Stormwater – Improvements Package including works at Wilson Park, Beach Road Boardwalk and Athenree Montessori School stormwater now awarded. Works are anticipated to commence in April 2026.

Included In this package of works are:

- Wilson Park and The Crescent Stormwater Improvements.
- Athenree Montessori Flood Alleviation Works
- Didsbury Drive mound Removal
  Beach Road Boardwalk Drain Replacement

3.19 Brighton Reserve Diversion and Darely Drain Renewal

Tonkin and Taylor are underway with concept design of the re-diversion of stormwater through Brighton Reserve and the renewal of the Darley Drain outlet. Ground and service investigations, including CCTV, are currently underway to better understand where services are located and what the ground conditions are. This information will be key to inform the design phase and ensure the concept design alignment is feasible.

3.20 Otawhiwhi Stormwater Drain and Pio Shores Improvements

A high-level options report has been completed. Engagement with key Tangata Whenua representative at Otawhiwhi is currently underway with a preferred option identified. Awaiting confirmation from Tangata Whenua representative that the wider whanau at Otawhiwhi agrees on the approach for the stormwater drain. Once this is confirmed, design will commence.

3.21 Katikati Wastewater Outfall Renewal

Planning for the replacement of the Katikati wastewater marine outfall is progressing, with technical assessments underway, including hydraulics and pump station performance, consenting for geotechnical investigations, and preliminary design for replacement. Engagement with Tangata Whenua and key stakeholders is ongoing through Te Ohu Waiora.

A report will be brought to Council in April/May 2026 seeking approval to commence procurement of a contractor to support the pipeline replacement. An Early Contractor Involvement (ECI) approach is proposed to enable contractor input into the consenting and detailed design process.

3.22 Highfields Pond

Council has been exploring options for weed management at Highfields Pond and the installation of a maintenance jetty. Council is currently awaiting a quote and scope of work from NZ Waterways which involves the introduction of grass carp into the pond to manage the aquatic weed. It is understood that Tauranga City Council have had success with this approach in the ponds located in their region and so this is currently Council's preferred method. Council is also awaiting a quote from a Contractor for the installation of a maintenance jetty. Regular communications have been had with the Radio Yachting Club to ensure they are kept up to date.

4. GROWTH AND DELIVERY

4.1 Temporary Roundabout corner State Highway 2 and Ōmokoroa Road

Construction is progressing well, with road foundation layers complete. Remaining works include final surfacing, barriers, signage, and landscaping. Asphalt supply and fibre relocation may impact timing of final surfacing; however, the project remains on track for a 30 April 2026 milestone, significantly improved from the earlier August programme.

4.2 Tangimoana (Heartwood Ave) Bridge

The bridge is now in use by pedestrians and cyclists. The project is in final close-out, with remaining standard completion and safety review items being addressed as part of normal close-out activities. These items do not affect the safe use of the bridge or its primary function. The budget remains favourable, with savings still forecast.

4.3 Ōmokoroa Stage 1 Urbanisation and Industrial Road

Works are progressing in line with programme and budget. Ōmokoroa Road surfacing, barriers, and streetlighting are advancing, and Industrial Road achieved Practical Completion in February with minor close-out items underway. Weather remains the key delivery risk for final surfacing. Completion is expected by 30 April 2026.

4.4 Ōmokoroa Stage 2 Urbanisation

The project continues to progress, with completion forecast for mid-August 2026, reflecting programme impacts from ground conditions, additional retaining wall scope, and previously unidentified services. Cost pressures have been identified and are being managed within the wider Ōmokoroa programme. Construction is advancing well, with key risks understood and actively managed.

4.5 Prole Road Urbanisation

Practical Completion has been achieved, with the project now in close-out. Remaining works include minor defect resolution, safety review items, and legalisation. Minor additional costs identified through close-out are being assessed and managed within the overall project position. Close-out activities are progressing as expected.

4.6 Ōmokoroa Industrial – Permanent Pond

The contract has been awarded, and the project is moving into delivery, with site establishment commencing in March 2026. Stakeholder coordination and

consenting alignment are progressing well. Opportunities for funding support through the National Infrastructure Funding and Financing (NIFF) are being explored, given the project's link to Stage One Stormwater Treatment. The project is on track.

5. OPERATIONS

5.1 Heron Cres Elder Housing Units

This project is now complete and will not be reported on in future.

5.2 Te Ara Mātauranga - Waihī Beach Library

This project is now complete and will not be reported on in future.

5.3 CCTV

This project is now complete and will not be reported on in future.

5.4 Resource Recovery

A second Resource Recovery centre has been set up in Prole Road, Ōmokoroa. This has meant the Katikati centre has been able to move into more specialised areas such as a tools and DIY materials that have been donated or recovered. They are also recovering resources through dismantling and sending on for further recovery processing, this includes e-waste and household appliances. In Te Puke, Colab are developing a proposal to create niche resource recovery services.

5.5 Katikati Arts Junction

This project is now complete and will not be reported on in future.

5.6 Clarke Road, Te Puna

All 4 lots are now under contract. 224 has just been issued and sent to Land Information New Zealand (LINZ) for title to be issued. Civils are nearly complete with some minor works still to be undertaken in the Reserve area.

5.7 Storage Facility, Ōmokoroa

Plans are in place for the management and operation of the storage facility. Council took over the operation on 1 April 2026.

6. RECOVERY OFFICE

6.1 Background

A Red Heavy Rain Warning was issued for the Bay of Plenty from the morning of Wednesday 21 January to Thursday 22 January 2026. During this time the Western Bay of Plenty experienced heavy rain and strong winds, with many rain gauges across the district recording more than 100mm, and a peak of 395mm over 48 hours in Tauapiro.

Some parts of the district received rainfall levels equivalent to a 1 in 100-year (1% AEP) to 1 in 500-year (0.2%AEP) event.

A local State of Emergency was declared for the Bay or Plenty at 12.42 on 21 January and the Western Bay of Plenty District Council's Emergency Operations Centre (EOC) was activated.

Tragically a slip in Welcome Bay resulted in the loss of two lives, 52 building were assessed with 22 having placards attached to the building, 77 roads were closed to slips however, by 30 January most roads had reopened. Two remain closed, some routes have suffered damage and will require major repairs.

Once the declaration had been lifted, work commenced on establishing the Recovery Office. Support for the community and those directly impacted by the event continued during this period.

6.2 Western Bay Recovery Office

A Western Bay of Plenty Recovery Office was formally established on 9 March 2026 to lead the recovery following the January 2026 event.
The following is an update on the key deliverables of the Recovery Office.

Recovery Plan

The development of a Recovery Plan will guide the objectives and actions of the Recovery Office. At the time of preparing this report the plan was being finalised, when signed off by the Chief Executive Office the plan will be made available to Councillors and the public.

Navigators

Recovery is more than rebuilding infrastructure, it is about supporting people to rebuild their lives and restore their emotional, social, economic and physical wellbeing.

The Navigator service is a wraparound service to ensure that those who require assistance are supported. The service must be timely, effective and well-coordinated. Support may range from simply connecting with the right funding or health organization to navigating council's regulatory requirements or assisting with advocating with insurance companies.

Navigation service is a well recognised activity of recovery, hence the connections to key service providers is quickly available to Navigators.

Suburbs	Customers Affected	MRF Recipients	Business	Customers Contacted as of 20th March 2026
Athenree	2			1
Katikati	14	8	4	9
Matakana Island	1	1	1	
Ōmokoroa	8			2
Tahawai	7	3		5
Waihī Beach	7	4	2	3
Waitao/Reid	26	11	3	20
Welcome Bay	17	8	5	7
Grand Total	**82**	**35**	**15**	**49**

Iwi Marae Hapu Engagement and Resilience

Generally, Marae have withstood the weather event well, however, we are aware that one Marae received minor building damage, another has concerns that riverbank erosion is threatening the road access, also the safety risk from some mature trees is of concern for some Marae.

Iwi and hapu of Western Bay of Plenty District are asking for better alignment with emergency response and recovery efforts across the District.

The Marae Resilience framework being developed during this recovery will better align and coordinate councils, marae hapū and iwi of Western Bay so our communities continue to be well supported.

Building

Rapid Building Assessments are undertaken in accordance with the Building Act 2004, they are a brief, emergency inspection and the purpose is to determine if buildings are safe to enter, identifying immediate structural, geotechnical, or hazardous threats.

Total Properties Assessed	**52**	
Total Properties Placarded	22	
Total Current Placards	18	Reduced from 22 because 4 properties have either been

		reassessed or remedial works undertaken.
Current Red Placard	0	Entry is prohibited
Current Yellow Y1	7	Y1 placard specifies restricted access to parts of the building only. This means that parts of the building have sustained damage or are at risk from external hazards.
Current Yellow Y2	8	Y2 placard specifies that access to the building is allowed on a short-term basis only, with supervision. These numbers include the 2 buildings that were demolished
Current White	3	Safe to occupy
Pending Assessment	2	

One of Council's Building Control Officer is located within the Recovery Office and continues to support the community with enquiries and monitoring of changes to circumstances for buildings with Placards.

Funding

Funding for recovery will come from a range of sources, including council operating and capital budgets, insurance recoveries, central government support and targeted relief funds. Council will continue to work closely with Government agencies such as the Ministry of Business innovation and Employment, the Ministry of Social Development, Ministry for the Environment, Health NZ, Te Puni Kokiri, and Waka Kotahi to access both financial assistance and practical support.

Infrastructure

At this point the recovery of our infrastructure will be reported under the separate activities: Transport, Three waters and Park and Reserves.

ATTACHMENTS

1. **Scorecard - March 2026**


Scorecard Report
As at March 2026

Key Highlights

The Scorecard report focusses on the period as at end of March 2026:

- Major infrastructure delivery continues across the district, including wastewater treatment plant upgrades at Te Puke and Waihī Beach, stormwater improvement works, and multiple transport pavement rehabilitation projects now substantially complete or in delivery.
- Storm response and recovery has been a major focus this quarter. With the establishment of a Recovery Office emergency repairs are largely completed and longer-term remediation and resilience programmes are underway across transport, stormwater and wastewater networks.
- Growth and development activity remains subdued, with dwelling consents at 54% of full-year projections, reflecting current economic conditions, while subdivision activity is comparatively stronger at over 90% of forecast.
- The 2025 Triennial Local Government Election was successfully delivered, with all seats filled, a new governance structure established, and induction and capability-building programmes completed for elected members.
- Significant progress has been made on the Local Water Done Well programme, with extensive financial, governance and operational due diligence completed jointly with Tauranga City Council. Council resolved to proceed with establishing a joint Water Organisation, including stormwater under an integrated “one-water” approach, with detailed establishment planning now underway toward a 1 July 2027 start.
- Council remains responsive in a challenging environment, balancing reform impacts, climate-related events, affordability pressures, and funding constraints while maintaining service delivery and progressing strategic priorities.

Note: Financial results in this report are presented as at February 2026, while non-financial performance commentary reflects activity through to March 2026. This timing difference reflects standard reporting cut-offs to ensure accuracy and completeness of information.

Western Bay of Plenty District Council

Growth Monitoring

Key Measures	Projection 2025/26	YTD Actual 2025/26	Narrative
Dwelling Consents Issued	436	**236**	YTD dwelling consents are only 54% of the annual projection.
New Lots Created	411	**380**	YTD new lots are 92% of the annual projection.

Activity Summary

Data is for the 9 month YTD period of 1 July 2025 – 31 March 2026.

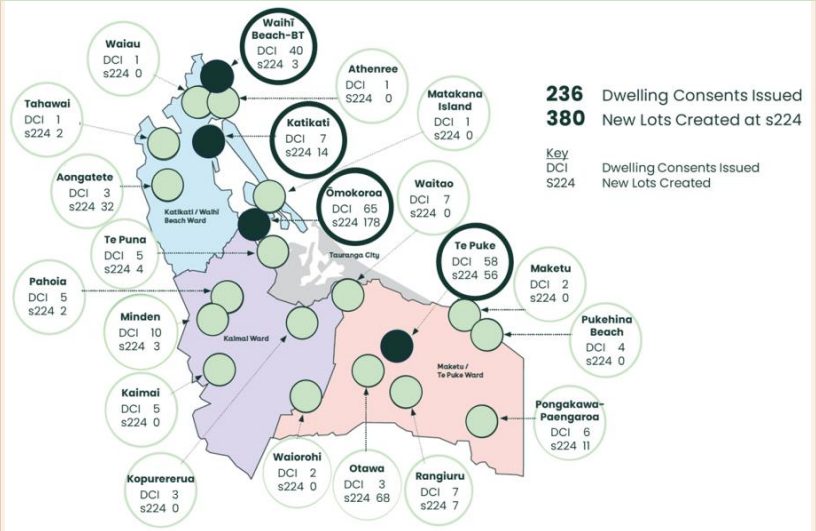
Dwelling Consents Issued

- **236** dwelling consents were issued so far this financial year.
- 177 were from Residential areas and 59 from Rural areas.
- Top Residential areas were Ōmokoroa (65), Te Puke (58) and Waihī Beach (40).
- Only 7 dwellings have been consented in Katikati this year so far.
- Top Rural areas were Minden (10), Waitao (7) and Rangiuru (7).
- Year to date, 236 dwelling consents are at 54% of the annual projection of 436.

New Lots Created at s224

- **380** new lots were created so far this financial year.
- 251 were from Residential areas and 129 from Rural areas.
- Top Residential areas were Ōmokoroa (178) and Te Puke (56).
- Top Rural areas were Otawa (68) being 67 lots at the Seddon St development in Te Puke, and Aongatete (32), being 28 lots at Tye Rd.
- Year to date, 380 new lots are at 94% of the annual projection of 411.

Development across the District Q3 2025/26



Development Outlook

- The residential development market remains economically challenging.
- There are some standouts - North 12 in Te Puke with 43 lots sold and construction beginning, and Classic Developments in Ōmokoroa (Puna Rua) with 22 sold in Stage 1 and up to 28 new building consents due in the next 2-3 months.
- Some larger developments remain which are approved, but yet to progress into civil works on site and reach title.
- There are no announcements from developers at this time of new applications exceeding 50 lots pending.

Western Bay of Plenty District Council

Groups of Activities

Representation

Key measures	Target	Result (YTD)	Narrative
Percentage of meetings attended by Elected Members and Community Board members. - Elected Members at Council and committee meetings. - Community Board Members at Community Board meetings.	≥80% ≥80%	92% 90%	
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	2	Includes one joint forum

Activity Summary

- Local government triennial elections took place in October 25. This was the first election under Council's new representation arrangement, with 33 elected member seats (Mayor and 9 councillors and 23 community board members). All seats were filled with no subsequent by-elections required. Voter return was 38.06%, a slight increase on the previous election. Some new initiatives were implemented for the election, with candidate videos, a digital pre-election report and orange voting bins placed throughout the district.
- Following the election, a comprehensive induction programme was provided for elected members, including foundation days with keynote speakers on leadership and governance, ward bus tours and marae visits, a council 'expo' and a variety of staff presentations. An intranet resource – WestWing - was created for elected members.
- A new governance structure for the triennium was established, with fewer committees and more frequent Council meetings. Terms of Reference and a meeting schedule were adopted.
- A review of community board role and delegations was undertaken, in consultation with the community boards. A final decision will come to Council shortly.

Operational Context

- The operating context for our Representation activity (elected members) continued to be influenced by the implementation and development of Government reforms, in particular the Local Water Done Well reform programme and local government reform.
- Central government initiatives such as local government reorganisation (particularly the creation of water organisations and the reshaping of regional councils), rates and financing reform, regional deals and possible electoral reform impact operational context.
- Annual Plan and Long-Term Plan development and consultation is underway.

Financial Summary

Representation	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Representation Revenue	3,219	3,220	(2)	(0%)	4,830	67%
Representation Expenses	3,152	3,083	(69)	(2%)	4,624	68%
Representation Surplus/(Deficit)	**67**	**138**	**(71)**	**(52%)**	**207**	**32%**

Actuals are accepted as being in line compared to budget year to date.

Key Takeaway

- Government's ongoing reform programme will continue to demand significant decisions from elected members, which will likely be reflected in increased numbers of meetings and workshops, and increased time demand on elected members.
- 'Business as usual' will become established for committees as the triennial pattern of meetings develops, and as community boards become familiar with and implement their revised delegations.

Planning for the future

Key measures	Target	Result (YTD)	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

- 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.
- 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

- The Annual Plan 2026/27 has been adopted for consultation. Key topics include transportation funding, water charging, approach to funding community boards, fluoride free tap (Waihī Beach) and rates affordability.
- Pre-engagement on the Long Term Plan in conjunction with our four local spatial plans has been completed, with four family fun days across the district and online opportunities.
- The Natural Hazards work programme will continue, focusing on liquefaction guidance and additional mapping information.
- Policy and Planning activities are on track for the third quarter, with significant progress made on several projects and engagement underway for others.
- There have been significant proposed legislative changes across resource management, simplifying local government, core services, rate capping, infrastructure funding and financing, and development levies. Submissions to these legislative changes have been prepared on behalf of Council and lodged.

Financial Summary

Planning for the future	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Planning for the Future Revenue	2,881	2,871	11	0%	4,306	67%
Planning for the Future Expenses	2,532	2,865	332	12%	4,341	58%
Planning for the Future Surplus/(Deficit)	**349**	**6**	**343**	**(5911%)**	**(35)**	**(985%)**

Revenue is on track with the year-to-date budget.
Expenses are $332k below budget, mainly due to $168k underspend on operational projects, $111k lower consultant and legal fees, and $32k savings in personnel costs from vacancies and maternity leave.

Key Takeaway

- 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 (YTD)	Narrative
The city/district/region is prepared for and can effectively respond to an emergency.	Advan-cing	Achieved	
Percentage of rostered staff that are trained in emergency management	≥80%	NA	

Activity Summary

- Service Delivery Contractors provided their six monthly reports for the period 01 July to 31st December 2025, highlighting local initiatives and collaborations.
- Funding grants were managed and distributed including Community Matching Fund, three rounds of Community Events Fund, and the Pukehina Development Fund.
- The first quarter of 2026 has been dominated by the severe weather events of 21st January and 26th March. A recovery office has been set up with key staff secondments. Two rounds of the Mayoral Relief Fund were distributed. Staff were also represented on the Western Bay Emergency Response Fund – a collaboration with BayTrust, TECT, Acorn and TCC.
- Housing Networks continue to operate, with Te Puke establishing a Housing Leadership Group chaired by Accessible Properties Ltd. In October a specific presentation on local housing data was presented to a wide audience and is available on Council's website.
- Housing developments on whenua Māori have advanced at Tawhitinui and Tuapiro marae.
- Community collaborative networks are operating in Te Puke, Waihī Beach and Ōmokoroa, and continue to build community capacity and capability, leveraging local resources
- The strength of our local volunteers was highlighted again through the severe weather events where Community Response Teams played a key part along with supporting organisations.

Operational Context

- Civil Defence Emergency Management demands are very high for the organisation at present, following the severe weather events of 21st January and 26th March.
- Community organisations continue to face a constrained funding environment, compounded by the severe weather events that place a new demand on philanthropic funding.
- Staff are working closely with key funders BayTrust, TECT, Acorn, and BOPRC and TCC to share information and collaborate where there are shared priorities and the ability to achieve better outcomes by working together.

Financial Summary

Communities	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Communities Revenue	11,128	8,775	2,354	27%	13,578	82%
Communities Expenses	8,870	9,223	352	4%	13,382	66%
Communities Surplus/(Deficit)	**2,258**	**(448)**	**2,706**	**604%**	**196**	**1152%**

Revenue surpassed the budget by $2.4 million, mainly from $2.2 million in unplanned subsidies and grants, including $1.8 million for Heron Crescent and others.
Expenses were $352k below budget, with savings in hall improvements and maintenance, particularly due to lower costs for Elder Housing and new construction at Heron Crescent.
**This activity is part of the Communities Group of Activities, so the financials include Community Facilities and Libraries and Service Centres.*

Key Takeaway

- A challenging environment: Many of the organisations we work closely with are finding the current environment pretty tough. We continue to work with other key funders to provide consistent support within our own constraints and encourage collaboration and working together to achieve outcomes.

Community Facilities

Key measures	Target	Result (YTD)	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

- 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

- The relationship with Elder Housing Tenants and Hall Committees continues to be managed well, with no issues to report.
- Council's Property Team have taken over day to day operations of The Ōmokoroa Storage facility from 1 April 2026. This property was acquired under the PWA as part of the Active Reserve purchases.

Financial Summary

Communities	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Communities Revenue	11,128	8,775	2,354	27%	13,578	82%
Communities Expenses	8,870	9,223	352	4%	13,382	66%
Communities Surplus/(Deficit)	**2,258**	**(448)**	**2,706**	**604%**	**196**	**1152%**

Revenue surpassed the budget by $2.4 million, mainly from $2.2 million in unplanned subsidies and grants, including $1.8 million for Heron Crescent and others.
Expenses were $352k below budget, with savings in hall improvements and maintenance, particularly due to lower costs for Elder Housing and new construction at Heron Crescent.

**This activity is part of the Communities Group of Activities, so the financials include Community Building and Libraries and Service Centres.*

Key Takeaway

- We have completed many large projects recently. These include Heron Cres Elder housing, Te Ara Mātauranga - Waihī Beach Library and the remediation works at Katikati Arts Junction.

Libraries and Service Centres

Key measures	Target	Result (YTD)	Narrative
Number of library and service centre providing multiuse community spaces. Aim is one in each of the four urban centres (Te Puke, Katikati, Waihī Beach and Ōmokoroa)..	1 centre	3 centres	
Number of physical visits to libraries and service centres per annum.	>270,000	227,210	As at end of March 26.

Operational Context

- Educating customers regarding going cashless by the end of the year which means we will not be accepting cash. We will assist them with this transition to set up Direct Debits or Automatic Payments or alternatively direct them to the nearest bill pay NZ Post.

Activity Summary

Contact Centre (Phones/Emails/Antenno/Website)
From January to March (Monday to Friday, 8pm to 5pm), we received **11,539** calls, plus **1,366** Building Inspection Calls, **1291** Call Backs, and **7,648** Emails. The leading five wrap-up categories for all calls included:

- Rates & Water inquiries, Utilities Water Services, Transportation, Kerbside Collective, and Libraries.

During after-hours (weekends, public holidays, and 5pm to 8am), TCC answered **1688** calls on our behalf,

- With Noise, Utilities, Roading, Animal Services, and Litter/Refuse being the top five wrap-up categories

9,385 SR.'s were raised The leading five wrap-up categories for SR.'s included:

- Local Road, Reserves & Facilities, Compliance & Enforcement, Water (Utilities), and Customer Service Planning.

Customer feedback
Using our Mindful real-time survey, we received 107, with a customer satisfaction of 89.2%. The negative feedback was primarily about the activity they were working with within council. From their feedback we were able to ensure the business unit contacted the customer and talked through their concerns. Others were contacted by a Team Lead or a supervisor to follow-up on/clarify concerns.

Library and Service Centres
Customer Satisfaction rating stands at 97%.
As at of 31 March there were **227,210** physical visits, **206** events with **4,355** attendees exceeding the KPI of 180 events per annum.
Te Puke AA had **11,843** transactions.

Financial Summary

Communities	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Communities Revenue	11,128	8,775	2,354	27%	13,578	82%
Communities Expenses	8,870	9,223	352	4%	13,382	66%
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Expenses were $352k below budget, with savings in hall improvements and maintenance, particularly due to lower costs for Elder Housing and new construction at Heron Crescent.

**This activity is part of the Communities Group of Activities, so the financials include Community Facilities and Community Building.*

Key Takeaway

Our library spaces are busier than ever, showing us how important our presence in our communities is.

Regulatory Services

Key measures	Target	Result (YTD)	Narrative
Average number of days to process each category of Resource Consent application	<22 days	17	As at end of March 2026.
Average number of days to process building consent applications (Statutory timeframe is 20 working days).	<20 days	13	As at end of March 2026.

Activity Summary

Building Services
- **Consents**: 98% of applications were issued within the 20 working day statutory timeframe. We are experiencing a recent (Q3) increase in our BC applications which has lifted our application numbers 11% up from previous YTD.
- **Inspections**: We have seen a 11.8% increase in inspections for Q3 of this financial year compared to the previous year. Wait times are currently 2-3 days which aligns with industry expectations and regulatory requirements.

Resource Consents
- **Activity**: Statutory timeframes were met for 88% of resource consent applications year to date. YTD, the total number of consent applications has reduced by 23% compared to the same period in 2024/25 (245 for 2025/2026 compared to 319 for same period in 2024/25). Of the total received, approximately 59% are land use applications and 41% are for subdivision.

Activity Summary

Compliance and Monitoring
- **Freedom Camping**: No summer ambassadors were provided for 25/26 summer season impacting infringement notices issued, with a 240% increase above previous year.
- **Resource Consent monitoring**: 495 resource consents monitored for 2025/26 as required.
- **Health service requests**: 94% of health service requests were resolved within 7 days.
- **Alcohol Licensing:** 249 applications have been received for 25/26. 100% of alcohol applications have been processed within the seven-day timeframe.

Animal Control
- **Registration**: 98.07% of known dogs in the district are registered meeting the annual measure in a timely manner. Approximately 180 dogs are still unregistered.
- **Enforcement and Investigation**: Impounded dogs have increased by 38%, and increased infringement notices have been issued, which reflects increased and proactive approach to dog control issues.

Operational Context

- Building - Economic caution and confidence is reflected in a slow increase in volumes of Building Consent applications from the industry. Monthly fluctuations in application numbers are making numbers hard to predict for year end however the trend continues upwards for the 2025/26 year.
- Planning - We remain in an uncertain economic climate with the overall number of applications reducing compared to the same time last year. There have been very few new applications for large scale subdivision (i.e. 50+ lots), however, we are receiving complex land use consents (e.g. schools, McDonalds, function venues).

Key Takeaway

- There is uncertainty across the market generally. We are seeing variable volumes across the consenting environment.

Regulatory Services

Financial Summary

Regulatory	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Regulatory Revenue	11,859	10,921	938	9%	15,960	74%
Regulatory Expenses	10,576	10,673	97	1%	16,021	66%
Regulatory Surplus/(Deficit)	**1,283**	**248**	**1,035**	**417%**	**(61)**	**2103%**

Revenue is $938k above budget, driven by higher building consent revenue from applications and inspections (+$501k), Land Information Memorandum (+$109k), Non-Notified Fees (+$253k), Dog Registration Fees (+$43k), and Swimming Pool Audits (+$37k). Despite this positive trend, staff remain cautious due to market volatility.
Expenses are generally on budget, with personnel costs $545k under and legal fees $191k under, offset by increased spend on consultants ($570k) and professional services ($115k).

The positive financial position is reflected as a significant surplus, noting that a minimal sum only was anticipated based on uncertain market conditions.

* *This activity is part of the Regulatory Group of Activities, so the financials include Building, Resource and Animal Services and Compliance and Monitoring activities.*

Recreation and Open Spaces (activity summary not updated due to timing issue)

Key measures	Target	Result (YTD)	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%	NA	
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

- Operating costs vs Levels of Service remain a challenge.
- There has been a recent growth flush which has created some challenges. Additional resource was brought in and when combined with cooler nights the growth flush is getting back under control.
- The procurement of Swimming Pool services for the next four years is underway.
- Staff are negotiating a cultural sites maintenance contract as per our social procurement strategy for the Western end of the district. This involves the maintenance of six pa sites.

Activity Summary

- The Dave Hume pool Bulkhead and Liner contract has been let and work has commenced. The liner has been ordered and progress is being made towards completing designs for other upgrade improvements. The Trust is waiting for the outcome of several funding applications to cover off on their 30% share of investment.
- The Reserves Maintenance Contract is tracking well although there has been a recent growth flush with additional resources brought in to get on top of the growth.
- 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 the main projects being: the construction of Dave Hume pool upgrades, Panepane new wharf, Coastal and marine renewal projects.
- TECT Park – On-going conversations with TMMI regarding the surrender of the lease and commercial conversations with Thunder Ridge. Thunder Ridge has provide a presentation to Council
- A Section 17 A review has commenced for Recreation and Open Spaces maintenance.

Financial Summary

Recreation and Open Spaces	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Recreation and Open Spaces Revenue	11,278	10,272	1,006	10%	15,767	72%
Recreation and Open Spaces Expenses	8,999	9,411	412	4%	14,116	64%
Rec & Open Spaces Surplus/(Deficit)	**2,279**	**862**	**1,418**	**165%**	**1,651**	**138%**

Revenue is $1 million above budget, driven by $243k extra in subsidies and grants, including $695k unbudgeted grants for Katikati Pool. Forestry proceeds exceed budget by $372k but are partly offset by $202k in harvest expenses. Rental income is $382k above budget due to lease timing and new agreements.
Expenses are $412k under budget, with finance costs $252k below budget, personnel costs $61k under due to a vacancy, maintenance $38k under, and vehicle charges $22k under from vacancy savings.

Key Takeaway

- Significant capital works projects are on track
- The reserves maintenance contract is progressing
- Progress is being made on social procurement initiatives

Stormwater

Key measures	Target	Result (YTD)	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	2	Two flooding events occurred in January and March 2026
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	

Operational Context

- Increased pressure from the community to improve stormwater open drain maintenance, particularly in public facing drains. Report will be brought to Projects and Monitoring committee in June for an improved LOS.
- Some damage to stormwater assets following recent storms.
- An increase in services requests for the stormwater activity has been experienced following the January and March storms.

Activity Summary

- Contract has been awarded for the Wilson Park, Boardwalk and Athenree Montessori School stormwater improvement works.
- Preliminary design for Waihī Beach Dam removal, Darly drain outlet re-diversion and Wallnutt Ave pipe renewal is underway.
- Update sent to the Waihī Beach community on projects in early April.
- Staff have been working on options for improved management of the Highfields pond. An internal submission will be made to the 2026/27 Annual Plan on options.

Financial Summary

Stormwater	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Stormwater Revenue	6,146	6,972	(826)	(12%)	10,458	59%
Stormwater Expenses	4,748	4,166	(582)	(14%)	6,249	76%
Stormwater Surplus/(Deficit)	**1,398**	**2,806**	**(1,408)**	**(50%)**	**4,209**	**33%**

Revenue is $826k below budget, with developer contributions $1.7m under budget due to timing. Vested asset revenue is $907k above budget as non-cash income from developer assets.
Expenses exceed budget by $582k, mainly due to $872k higher internal interest costs. Maintenance and utilities are under budget by $252k and $91k, respectively.

Key Takeaway

- Programme of works for improved stormwater management in Waihī Beach is progressing well.
- The stormwater network has been under pressure recently with the January 26 and March 26 events, but these events were larger than Councils Levels of Service for stormwater.

Transportation

Key measures	Target	Result (YTD)	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.

Operational Context

- Procurement of new road maintenance contracts is approximately 80% complete.
- Two contracts remain to be awarded – cyclic maintenance/emergency response and Matakana Island routine maintenance.
- The cyclic maintenance contract is expected to be awarded late April 2026.
- Procurement of the Matakana Island contract will commence in September/October 2026.

Activity Summary

- All damage arising from the Jan 26 storm has been rectified except for two sites on Poripori Road. Procurement of a contractor to complete remedial works is currently underway.
- Design and investigation of stormwater improvements for Pongakawa Valley Rd is complete. The next phase -negotiation of land entry agreements and consenting, is underway.
- The No. 1 Rd pavement rehabilitation project is substantially complete. The contractor will return to site in July 26 to complete the remaining 100m length of roller compacted concrete pavement.
- The first stage of the Boucher Ave/No 2 Rd pavement rehabilitation project is complete. The contractor will return to site in September 26 to complete the remaining works.
- Construction of pavement rehabilitation and improvements on Wilson Rd North is underway and is expected to finish during July 26.
- Investigation, design, and procurement of a contractor for the 26/27 rehabilitation programme is complete. Construction will commence early September on Seaforth Road.
- Procurement of suppliers of the supply and installation of variable speed limit signs outside schools is underway. Installation of all signs is expected to be complete by September 26.
- Design and investigation of remedial works for sites impacted by the Jan 26 storm is underway. The total cost is estimated to be $18M.

Financial Summary

Transportation	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	%	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Transportation Revenue	45,195	43,437	1,758	4%	72,086	64%
Transportation Expenses	24,068	24,434	367	2%	38,416	63%
Transportation Surplus/(Deficit)	**21,127**	**19,002**	**2,125**	**11%**	**33,670**	**66%**

Revenue is $1.8 million above budget, mainly due to $2.5 million from Ōmokoroa Structure Plan roading projects. Vested assets are $766k below budget because of limited transportation assets processed, which depends on development timing.
Expenses are $367k under budget, with depreciation $933k over budget and maintenance $1,097k over budget, mainly from street trees and berms. Pavement maintenance is $1,937k under budget, and consultant and legal fees saved $329k.

Key Takeaway

- Delivery of routine maintenance and renewal activities has been severely impacted by the number and intensity of extreme weather events experienced since the start of 2026.

Water Supply

Key measures	Target	Result (YTD)	Narrative
Ability of reservoirs to provide a minimum of 24-hour daily demand.	100%	100%	
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%	There have been no network or demand issues which has resulted in our reservoir levels remaining stable.

Operational Context

- Ongoing issues with Fluoridation at the Athenree WTP Fluoride dosing has stopped. Staff are working to resolve the issue.
- All WTP across the district are now compliant with Taumata Arowai standards, with the exception of Pongakawa WTP. A project is underway to install a UV plant at Pongakawa which will then bring this site in line with current standards.
- Overall maintenance contractor costs is tracking below historical for the water activity, mainly due to less breaks and issues over this financial year.

Activity Summary

- Construction of Youngson Water Treatment Plant (WTP) and new Reservoir is now complete and the plant is fully operational .
- Exploration for water supply in Eastern Supply Zone is progressing well. Sites being explored include No1, No2 and No3 Road.
- Larger watermain renewals planned for the 2026/27 are largely complete with some minor renewals works still to be undertaken.
- Design for new UV at Pongakawa WTP is underway.

Financial Summary

Water Supply	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Water Supply Revenue	10,728	10,911	(183)	(2%)	16,101	67%
Water Supply Expenses	13,027	13,737	710	5%	20,606	63%
Water Supply Surplus/(Deficit)	**(2,299)**	**(2,827)**	**528**	**(19%)**	**(4,505)**	**51%**

Revenue: Actuals align with the year-to-date budget. Developer contributions are $285k below budget, and subsidies are $527k below. Metered water charges exceed budget by $353k, and vested asset revenue is $137k above budget.
Expenses: Expenses are $710k under budget, with maintenance costs $703k below budget year to date.

Key Takeaway

- We are on track to have all WTPs across the district compliant by the end of the FY2027.
- Overall the water supply activity is performing well, with no significant operational issues.

Natural Environment and Sustainable Living

Key measures	Target	Result (YTD)	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

- The environment sector is struggling with funding sustainability. The Jobs for Nature contracts and Te Mana o Te Wai contracts have ended, leaving a significant gap in funding for projects, programmes and initiatives. This gap cannot be filled by local funders.
- The sector has built a lot of capacity over the last 5 years. The challenge now is to keep being able to deliver on the gains made.
- For Council, we are focussed on being smart about how we support projects and looking to build collaboration as much as possible.

Activity Summary

- Service delivery contractors provided their six-monthly reports for the period 01 July to 31st December 2025, highlighting local initiatives and collaborations.
- The Pest Free Parks initiative is continuing to develop its framework of ensuring Council's operational budgets can leverage biodiversity outcomes by maximising the value of philanthropic funding and volunteers within Council's parks and reserves network.
- Council continues to work closely with other funders through the Environmental Funders Network which includes TCC, BOPRC, BayTrust, TECT, Acorn, Horizon Trust and Rotorua Trust.
- Under Sustainable Living, council is working closely with the Kai Resilience Network and supporting delivery of their key strategy, Mana Kai Mana Ora (the sub-regional food security strategy). The current cost of living crisis means food security continues to be a high priority and local opportunities exist to improve access and reduce food waste, which aligns with Council's Waste Management and Minimisation Plan.

Financial Summary

Natural Environment	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Natural Environment Revenue	953	878	74	8%	1,317	72%
Natural Environment Expenses	1,139	1,193	55	5%	1,825	62%
Natural Environment Surplus/(Deficit)	**(186)**	**(315)**	**129**	**41%**	**(508)**	**37%**

Actuals are accepted as being in line compared to budget year to date.

Key Takeaway

- The way Council works with other funders to support the environment sector is really important in the current environment. Without a consistent and ongoing funding programme, there is a risk the capacity built up over the last few years will be reduced. This in turn will see areas that are currently pest free and regenerating, reverting back.

Wastewater

Key measures	Target	Result (YTD)	Narrative
Compliance with resource consents for each wastewater scheme:			Katikati Nitrogen is now compliant, with the MBBR system performing well.
- Katikati	≥90%	94%	
- Maketu/Little Waihi	≥96%	100%	
- Te Puke	≥90%	98.9%	
- Waihi Beach	≥97%	98.3%	
- Ongare Point	≥95%	97%	
The number of dry weather sewage overflows from Council's sewerage system, expressed per 1000 sewerage connections to that sewerage system. *Note: only applies when less than 1mm of rain has fallen in a 24hour period.*	<2	0.09	Two heavy rainfall events in this quarter put pressure on the WWTPs with high inflows which caused a small number of non-compliances

Activity Summary

- The capital works programme is primarily focused on wastewater treatment plant upgrades across the district. With Te Puke being the main focus.
- Te Puke Wastewater Treatment Plant (WWTP) project is tracking well with the contractor onsite from January 2026. The design has moved into final detailed design phase.
- Waihī Beach WWTP tender has closed, and a report will be presented to Council at the 21 April meeting for contract award.
- No further breaks have occurred at the Katikati outfall pipeline this quarter.
- Detailed condition assessment of the Katikati outfall pipeline is underway this will help inform how the pipeline can be managed until replacement is completed.
- We are working with Bay of Plenty Regional Council to resolve a disposal field issue at the Maketu wastewater treatment plant.

Operational Context

- Upgrades of the Katikati WWTP have improved the overall compliance of the plant.
- High cost of new/replacement infrastructure due to material costs and increasing environmental/cultural standards.
- A number of overflows in the Katikati and Waihī Beach networks occurred during the January and March storms. Investigations into improving the resilience of the network, during severe weather is underway.

Financial Summary

Wastewater	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Wastewater Revenue	14,874	17,292	(2,418)	(14%)	27,739	54%
Wastewater Expenses	14,147	14,699	551	4%	22,048	64%
Wastewater Surplus/(Deficit)	**727**	**2,594**	**(1,867)**	**(72%)**	**5,691**	**13%**

Revenue is $2.4m below budget, mainly due to $1m less from developer contributions and $1.5m less in subsidies for the Te Puke WWTP upgrade. Rangiuru Business Park to be invoiced for subsidy. Vested asset revenue is $226k above budget.
Expenses are $551k under budget, with maintenance costs $1.6m below budget partly due to lower-than-expected outfall break costs. Internal interest costs are $1.3m over budget, and depreciation is $317k under budget.

Key Takeaway

- Continued focus on the Te Puke and Waihī Beach Wastewater Treatment Plant upgrades will ensure compliance long term for these schemes.
- Operational expenditure is tracking under budget, largely due to no breaks occurring on the pipeline in recent month.

Solid Waste

Key measures	Target	Result (YTD)	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%	60%	SWAP audit carried out in December 25.
Total kerbside waste to landfill per household per annum (Council kerbside waste).	<250kg	NA	Measured annually.

Operational Context

- Investigate alternate markets for recyclable material.
- Looking for opportunities to deliver better waste services to the District.
- Kerbside Education continues to try and reduce contamination at the kerbside.

Activity Summary

- Continue to work in partnership with Waikato Regional Council and Bay of Plenty Regional Council for a waste strategy and Infrastructure Plan for the central North Island.
- A second Resource Recovery Centre has been set up in Prole Road, Ōmokoroa. This has meant the Katikati centre has been able to move into more specialised areas such as a tools and DIY materials that have been donated or recovered. They are also recovering resources through dismantling and sending on for further recovery processing, this includes e-waste and household appliances.
- In Te Puke, Colab have developed a proposal to create niche resource recovery services at the Te Puke Recycling Centre.

Financial Summary

Solid Waste	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Solid Waste Revenue	4,740	4,325	415	10%	6,488	73%
Solid Waste Expenses	3,780	3,949	169	4%	5,923	64%
Solid Waste Surplus/(Deficit)	**960**	**376**	**584**	**155%**	**564**	**170%**

Revenue is $415k over budget, mainly because the quarterly Waste Minimisation Levy of $601k received exceeds the year-to-date budget of $216k, resulting in a $385k variance.
Expenses are in line with the year-to-date budget.

Key Takeaway

- Community Resource recovery is progressing well.
- Kerbside education is being prioritised to drive down contamination rates.
- Working collaboratively to reach better outcomes.

Economic Development

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

Activity Summary

- Service Delivery contractors provided their six-monthly reports, highlighting local initiatives and collaborations.
- The January 21st landslide tragedies has had an impact on the local visitor economy. Tourism BOP is working with local organisations to address some of these challenges. Key assets including Mauao and Papamoa Hills Regional Park are currently closed. The Hauraki Rail Trail has also sustained significant damage.
- Some great local events were held in early January including AvoFest and Waihī Beach Summer Fair. These are aimed at visitors as well as the local community.
- Tourism Bay of Plenty are progressing a sub-regional 'branding' conversation, and are looking for support from WBOPDC for this work.
- Some discussions have been held about setting up a digital visitor kiosk in Waihī Beach. These are a great tool for visitors to an area to have access to. They are being set up in key locations by Tourism BOP who then operate the kiosks. In Waihī Beach this would potentially be a partnership between Tourism BOP and Waihī Beach Events and Promotions.
- The Experience Te Puke Kiwifruit Capital of the World, based out of Capitol Theatre in Te Puke, is an exciting new development being led by local organisations and people, with significant support from Te Puke EDG.

Operational Context

- The economic downturn continues to impact the local economy. The construction sector in particular is flat. The changing global market (especially additional tariff costs) is likely to have a negative impact at the local level.
- Our service delivery contractors are continuing to work hard to support the local economy. The national focus on increasing tourism is something we are working to benefit from locally.
- Work on the Regional Deal is being supported by Priority One. A Regional Deal is seen as key to address some of the sub-region's infrastructure challenges and therefore support sustained economic growth over the longer term.

Financial Summary

Economic	Actual YTD ($000)	Revised Budget YTD ($000)	Variance Actual v Budget YTD ($000)	Variance Actual v Budget YTD %	Revised FY Budget ($000)	Actual YTD as a % of FY Budget
Economic Revenue	911	892	20	2%	1,337	68%
Economic Expenses	892	1,139	247	22%	1,225	73%
Economic Surplus/(Deficit)	**19**	**(247)**	**266**	**108%**	**112**	**17%**

Expenses are $247k below the budget.
Grants have been $227k under budget year to date, though we anticipate they will align closely with the budget by the end of the year.

Key Takeaway

- The sector is collaborating more and is increasing its capacity to support local businesses and the local economy.

11.2 2025-2026 FREEDOM CAMPING REPORT - DISTRICT WIDE

File Number: A7221330

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EXECUTIVE SUMMARY

The purpose of this paper is to provide the Council and Community Boards with feedback on the compliance and monitoring service for freedom camping, as well as the seasonal monitoring activities delivered to communities during the 2025–26 monitoring period.

RECOMMENDATION

1. That the Compliance and Monitoring Manager's report dated 21 April 2026 titled 2025-2026 Freedom Camping Report – District Wide be received.

REPORT BACKGROUND

Since December 2015, Council has progressively developed its approach to freedom camping issues and seasonal monitoring services across the district. Seasonal monitoring was first introduced in 2015 following a review of the Freedom Camping Bylaw, with an emphasis on ensuring compliance among freedom campers during the peak holiday period.

Over time, the service has expanded to include parking management in the town centre and dog patrols in Waihī Beach by responding to community concerns about non-compliance with dog restrictions in the prohibited area of the main beach.
The seasonal freedom camping monitoring service is District -wide and now covers 42 designated freedom camping sites across the district.

From 2020 to 2025, Summer Ambassadors formed a key part of Council's freedom camping monitoring programme. However, with MBIE no longer providing additional funding, the programme could not continue for the current season. As a result, Council relied on its contractors to deliver both education and enforcement functions.

SEASONAL MONITORING REQUIREMENTS

Freedom camping, parking and dog control activities are managed by Council's compliance and monitoring team. This includes warranting of contractor's staff, training of contractors, management of infringements, waiver requests, website information and complaint handling.

Watchdog Security Limited provides Council's contracted seasonal monitoring service, including after-hours noise and dog control.

The freedom camping and seasonal freedom camping service is currently delivered by Watchdog as follows:

- **Freedom camping - complaint response (District wide)**
  24/7 service year-round
- **Freedom camping monitoring**
  Weekend patrols from (and including) Labour Weekend to Easter Monday.
  Daily patrols from the third Friday in December to 6 February 2026 (inclusive).

Monitoring of dogs on beaches for the 2025-26 season in Waihī Beach was carried out by Council's Animal Services Team, who patrolled the beach in their vehicles. Parking in the Waihī Beach town centre is overseen by Council's Parking and Bylaws Officer (although for the 2025-26 peak season, it was on a limited basis).

MONITORING - RECORDING SYSTEM - TICKETOR

Council uses a specialised compliance infringement system called Ticketor for compliance staff and contractors. This system is managed by way of an app on the phone of staff and contractors, and it records information in an easily recoverable format. Ticketor records vehicle details on site at the time of the officers monitoring visit and is used to issue infringements for non-compliance.

DOGS ON BEACHES IN WAIHĪ BEACH

Dog patrols took place over the peak holiday period (17 December 2025 to 7 February 2026) to assess compliance with the prohibited area and time restrictions for dogs being on the beach (9.00 am to 7.00 pm). This service was undertaken by Council's Animal Services Team who patrolled the beach to deter non-compliance.

PARKING SERVICE FOR 2025-2026

Council implemented a Licence Plate Recognition (LPR) vehicle at the end of 2025 to support parking monitoring in Te Puke, Katikati, and seasonal monitoring in Waihī Beach. During the initial rollout of the programme, most of the monitoring activity was focused in Te Puke. While this resulted in a high number of infringements being issued in this area, it is expected that infringement numbers will decrease over time as the community becomes more aware of Council's monitoring.

As a result of the initial focus in Te Puke, there was limited monitoring in Waihī Beach over the peak holiday season. Despite this, only a small number of complaints were received, and Council's Parking Officer observed a high level of compliance during the monitoring that did occur.

FREEDOM CAMPING SERVICE FOR 2025-2026

Compliance monitoring and enforcement of the Freedom Camping Bylaw was carried out by Watchdog Security. Weekend monitoring was undertaken between Labour Weekend and Easter, with daily monitoring occurring from 19 December through to (and including) Waitangi Weekend.

There was a significant increase in the number of freedom camping infringements issued during the 2025–26 seasonal monitoring period. A total of 601 infringement notices were issued in 2025–26, compared with 152 in 2024–25. This increase reflects both the important role the Summer Ambassadors played in educating freedom campers, as well as what is believed to be a rise in freedom camping activity this season due to the current economic conditions.

The table below presents the freedom camping monitoring data from the 2025–26 period, alongside the previous year for comparison:

Table 1: Freedom camping infringements comparison 2024-25 and 2025-26 (October-Feb)

Month	**Number of infringements 2024-25**	**Number of infringements 2025-26**	**Notes**
October	5	11	Most freedom camping infringements were for camping in an undesignated area (258), not camping in a self-contained vehicle (208), camping in a prohibited area (119), and camping for more than 3 nights (14)
November	35	110	
December	31	203	
January	80	230	
February	1	47	

The table below details the locations where freedom camping infringements were issued for the period October 2025- February 2026.

Table 2 Breakdown of infringements by location.

Freedom Camping Site	Number of infringements Issued
Anzac Bay	1
Bowentown Domain Formed Carpark	41
Brighton Reserve	86
Centennial Park	2
Digglemann Park	1
Donovan Park	7
Dotterel Point Reserve	21
Haiku Park	2
Huharua Park	6
Island View Esplanade Reserve (Tuna Avenue)	46
Island View Reserve	71
Jubilee Park	110
Kaiate Falls Scenic Reserve	1
Kauri Point Historic Reserve	6
Landscape Road	11
Macmillan Reserve	7
Maketu Surf Club Reserve	7
Maramatanga Park Tennis Club	1
McMillan Road Reserve	3
Midway Park	2
Motunau Park	5
Omokoroa Domain	20
Otamarakau Beach Access	4
Paengaroa Domain	4
Pahoia Domain	11
Park Road (Maketu)	40
Plummers Point Road	1
Pohutukawa Park (The Esplanade)	26
Tanners Point Utility Reserve	6
Te Puna Station Road Reserve	1
Tuapiro Reserve	28
Uretara Domain	10
Vessey Stewart Reserve	1
Wairoa Road Reserve	1
Waitui Reserve	11
Grand Total	**601**

Jubilee Park received the highest number of infringements, primarily because it is the largest freedom camping area in Te Puke. The site also attracts a high number of seasonal kiwifruit pickers, who frequently use the area due to its central location.

The second-highest number of infringements occurred at Brighton Reserve in Waihī Beach, primarily because it is a seasonal freedom camping site where camping is prohibited during the summer months.

Island View Reserve followed closely behind. Customer feedback indicated that the existing signage is not well placed, and a request has been submitted for two additional signs to be installed at this location. It is anticipated that improved signage will support higher levels of compliance from freedom campers.

INFRINGEMENT WAIVERS

A high number of requests to waive infringement notices have been received. These are approved when the camper can provide evidence of compliance. For example, this may occur when a camper meets the self-containment requirements but has failed to display their certificate.

A significant number of waiver requests were also received from individuals stating they were not physically present in their vehicle at the time the infringement was issued, and they left the site upon returning to their vehicle without freedom camping. This prompted a review of our enforcement process and the timing of when contractors were issuing infringements.

As a result, contractors have been instructed to take an educational approach when patrolling before 9pm, with infringements only to be issued after 9pm and only when they are certain a vehicle is occupied. Evidence such as condensation, open windows, or other indicators may support this assessment; however, contractors must also document that they observed an occupant or detected movement when knocking. Where possible, a photograph will be taken to support the decision.

It is anticipated that implementing this process will reduce both the number of infringements issued and the volume of waiver requests received.

We continue to see an increase in homelessness within our District. While individuals who are homeless are exempt from receiving freedom camping infringements, our Compliance Officers work closely with these individuals with the aim of moving them on from these sites as quickly as possible. When dogs are involved, our Animal Services team are also included to ensure the animals are registered and under control.

FUNDING CONSIDERATION

Infringement revenue is used to offset the operational costs of delivering the seasonal monitoring service.

FUTURE CONSIDERATIONS

The Self-Contained Motor Vehicles Legislation Act 2023 is now in force and the Act has stipulated the following timeline with regards to freedom camping vehicle compliance and the transition to amended requirements.

7 June 2024 – Self containment certification can only be issued by certification authorities under the new requirements (Green warrants).

7 December 2024 – Rental vehicles must be certified under the new requirements and display their green warrant as evidence of self-containment.

7 June 2026 – All vehicles must be certified under the new requirements and display their green warrant as proof of self-containment. MBIE has extended the compliance deadline from 7 June 2025 to allow more time for vehicles to meet the new standards.

We are already seeing vehicles displaying green warrants, and registrations can be checked on the national register to confirm certification under the new requirements. There is also an emerging trend of potential counterfeit green stickers being used. This risk will be mitigated by verifying vehicle registrations through the national register to confirm whether a vehicle is legitimately certified.

We are also engaging with our contractors to understand how the introduction of this additional verification step may impact their workload in the field, as vehicle registration details will need to be entered into both Ticketor and the national register.

Looking ahead, we will review the revenue received from freedom camping infringements and determine if there is sufficient revenue headroom to fund a revised Summer Ambassador service for the 2026-27 season. Summer ambassadors provide a valuable role in supporting compliance, and feedback from the Waihi Beach Community Board has been that they would wish to continue this service, if possible.

Options to continue the service will need to consider the cost and benefits both from a service and financial perspective.

Appendix A

Freedom Camping Site	Number of infringements Issued
Anzac Bay	1
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Donovan Park	7
Dotterel Point Reserve	21
Haiku Park	2
Huharua Park	6
Island View Esplanade Reserve (Tuna Avenue)	46
Island View Reserve	71
Jubilee Park	110
Kaiate Falls Scenic Reserve	1
Kauri Point Historic Reserve	6
Landscape Road	11
Macmillan Reserve	7
Maketu Surf Club Reserve	7
Maramatanga Park Tennis Club	1
McMillan Road Reserve	3
Midway Park	2
Motunau Park	5
Omokoroa Domain	20
Otamarakau Beach Access	4
Paengaroa Domain	4
Pahoia Domain	11
Park Road (Maketu)	40
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Tanners Point Utility Reserve	6
Te Puna Station Road Reserve	1
Tuapiro Reserve	28
Uretara Domain	10
Vessey Stewart Reserve	1
Wairoa Road Reserve	1
Waitui Reserve	11
Grand Total	**601**

11.3 REGULATORY OPERATIONS REPORT- MARCH 2026

File Number: A7024367

Author: Dougal Elvin, Compliance and Monitoring Manager

Authoriser: Alison Curtis, General Manager Regulatory Services

EXECUTIVE SUMMARY

1. To provide information to the Projects and Monitoring Committee on key regulatory activities. This information includes operational updates, trends in consents, current activities of interest, emerging compliance issues and operational impacts of legislative changes

RECOMMENDATION

That Compliance and Monitoring Manager's report dated 21 April 2026, titled 'Regulatory Operations Report – March 2026' be received.

BACKGROUND

2. This report is to inform the committee of matters that relate to activities undertaken by the regulatory consenting teams, including building services, environmental consents, compliance and monitoring, and development within the Regulatory Services group.

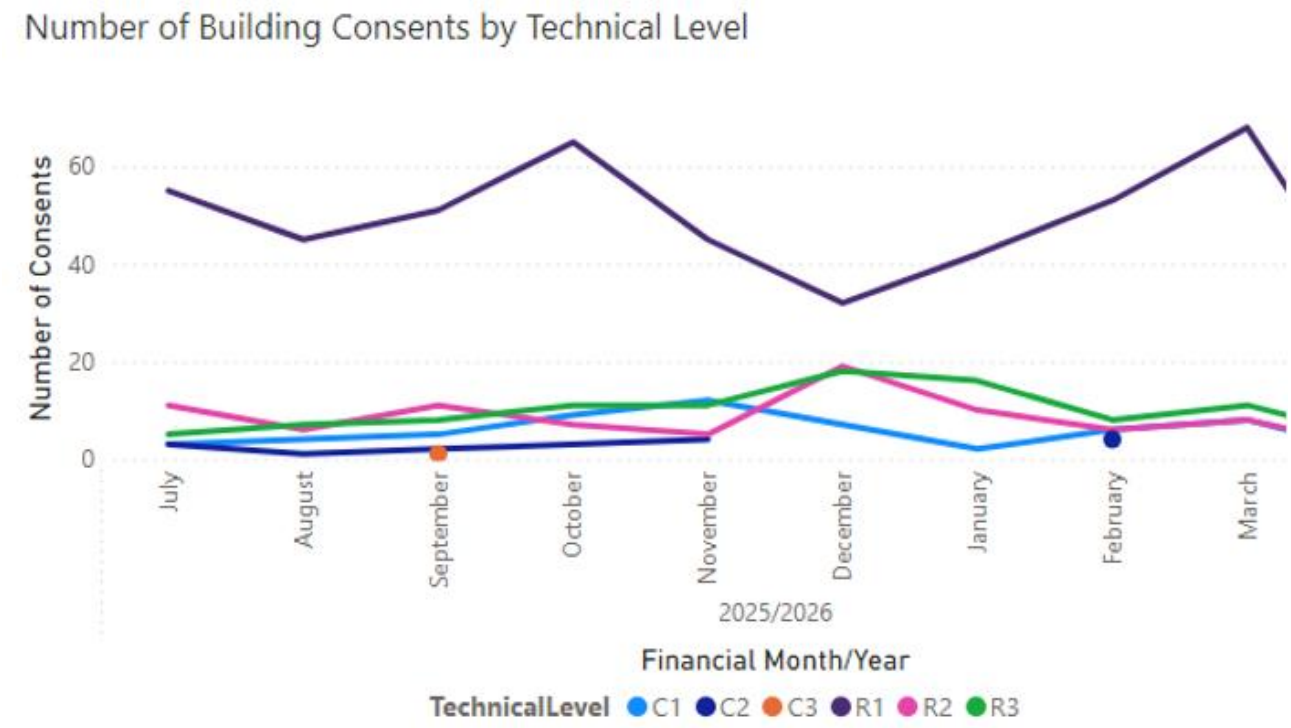
3. Council has a statutory function to delivery regulatory functions across a number of Acts and Regulations, including:

- Building Act, Regulations and Building Code
- Resource Management Act, Regulations, District Plan and NES
- Fast-track Approvals Act
- Sale and Supply of Alcohol Act & Food Act
- Dog Control Act
- Land Transport Act
- Freedom Camping Act

4. These activities are detailed in the Regulatory Services activities in the LTP to deliver on community outcomes, why we undertaken these activities are to ensure:

- We can all enjoy a healthy and safe environment and
- Our environment is clean, green and valued.

REGULATORY PERFORMANCE - BUILDING SERVICES



BUILDING CONSENTING COMMENTARY

Consenting

2025/2026 year-to-date consenting is tracking at similar or slightly firmer levels than the same period in 2024/2025, with monthly volumes sitting in the high-50s to low-70s and showing greater consistency. While we are yet to complete the financial year, current data suggests stabilisation with the potential to finish close to, or marginally above, 2024/2025 totals if the present monthly run rate is maintained, though there is not yet clear evidence of a significant upward shift

Inspections

2025/2026 year to date inspections is tracking higher than the same period in 2024/2025, with monthly figures consistently in the high 400s and showing less volatility. Though not yet a return to the higher activity levels seen in earlier years.

Legislative Changes- Minor Detached Residential Units (MDRU's)

Council officers have implemented changes resulting from the introduction of the Building Act Amendment and National Environmental Standard for Detached Minor Residential Units (NES-DMRU). Since implementation of the NES-DMRU on 15 January 2026 there have been seven (7) DMRU's (minor dwellings) allowed to proceed without the need for resource consent.

Specific impacts have been to ensure that:

- Educational resources and assistance for interested property owners is available on Council's website

- Staff are educated and prepared to implement the new NES-DMRU requirements
- PIM processes have been implemented in line with legislated requirements
- Fee recovery for consenting processes

We have had 22 applications, and Officers have been providing courtesy calls to applicants before payment if the application does not meet the exemption requirements.

There is still significant confusion by property owners around the requirements and we are receiving a high volume of enquiries, and some frustration from property owners that their proposals do not qualify for exemptions due to land risk, and the specific build parameters to meet exemption criteria.

Building Compliance Issues

As already noted, there is significant confusion with the new Granny Flat legislation which has increased the number of reports of illegal building work as people attempt to site the legislation as justification.

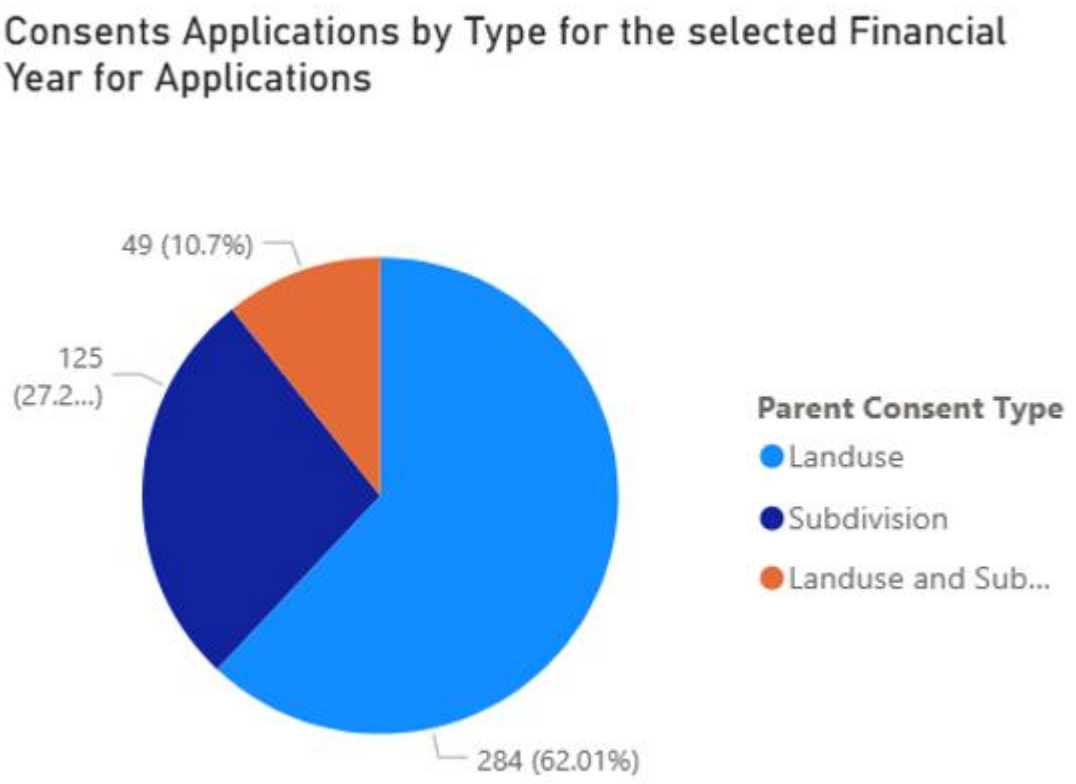
Push back on fees continues across the business particularly for compliance related issues such as swimming pool inspections.

There has also been a noticeable increase in challenging the technical decisions of staff. Predominantly due to the increased use of AI technology.

Rangiuru

MountPAC is the lead development in Stage 1 of the business park. They are proposing a 65,000m^2 kiwifruit packing and processing facility. The building consent for Stage 1 (civil works and foundations) has been approved. Stage 2 for the main superstructure is currently processing and Stage 3 for the exterior/ internal fitout yet to be lodged.

REGULATORY PERFORMANCE - RESOURCE CONSENTING



RESOURCE CONSENTING COMMENTARY

The total number of all application types remains the same as last year, however, the number of new resource consent applications has reduced by 23%.

The number of resource consent applications for subdivisions has increased, however, new applications for large scale subdivisions has decreased.

There has been a significant increase in 'other' application types associated with subdivision processes and there has been an increase in s223/s224 certificates (which allow for new titles to be created) indicating that a reasonable number of new lots are being created.

Complex land use consents continue to be received for 'out of zone' activities and more complex sites (e.g. with natural hazard risk).

When the Planning Bill is enacted resource consents will be processed in accordance with the transitional consenting framework until new Land Use Plans are developed. We are currently working to understand the implications of this change to ensure our team is ready for this change.

Resource Consents granted

Location:	Consented Activity:
15 Minden Road, Te Puna	Establishment and operation of a private, elective surgery hospital facility
Binnie Road, Katikati	11 Lot residential subdivision
Riapeti Rise, Ōmokoroa	10 Lot residential subdivision
323 Plummers Point Road, Plummers Point	To establish and operate a wellness centre place of assembly for up to 20 guests
60 Prole Road, Ōmokoroa	9 Lot residential subdivision
14 Edgehill Place, Te Puke	Extension to Bupa Retirement Village, including 10 additional residential villas and 35 care rooms
Glen Isla Place, Waihi Beach	Installation of a buried rock revetment (seawall) at Waihi Beach

Resource Consent applications (in progress)

Location:	Proposal:
157 Waikite Road, Welcome Bay	129 Lot residential subdivision residential in the Rural Zone adjacent to the TCC boundary.
54A Chard Road	Land use for wedding venue and corporate functions
Pyes Pa Road	Alteration to Designation for Tauranga City Council cemetery expansion
MacLoughlin Drive, Te Puke	To establish and operate a primary school (as part of Bethlehem College) for up to 450 students and an early childhood education centre ("ECEC") for up to 80 children on the site, with associated buildings and infrastructure
28 Kayelene Plance, Ōmokoroa	To establish and operate a primary school (as part of Bethlehem College) for up to 450 students and staff on the site, with associated buildings and infrastructure.
69 Prole Road, Ōmokoroa	To establish seasonal worker accommodation facility in the medium density residential zone. that will cater for a maximum of 184 seasonal workers during peak season and up to 100 workers off-peak
1-3 Henry Road, Katikati	To establish and operative a new McDonalds restaurant and drive through.
Seaforth Road, Waihi Beach	To extend the existing rock revetment (seawall) at Waihi Beach

Hayward Road, Minden	44 Lot subdivision
Maketu Road, Maketu	To establish and operate a function venue within a former packhouse
29 Prole Road, Ōmokoroa	26 Lot subdivision
Mermaid Place, Waihi Beach	32 Lot subdivision
Athenree / Waihi Beach	WBOPDC project for Athenree to Waihi Beach walkway/cycleway

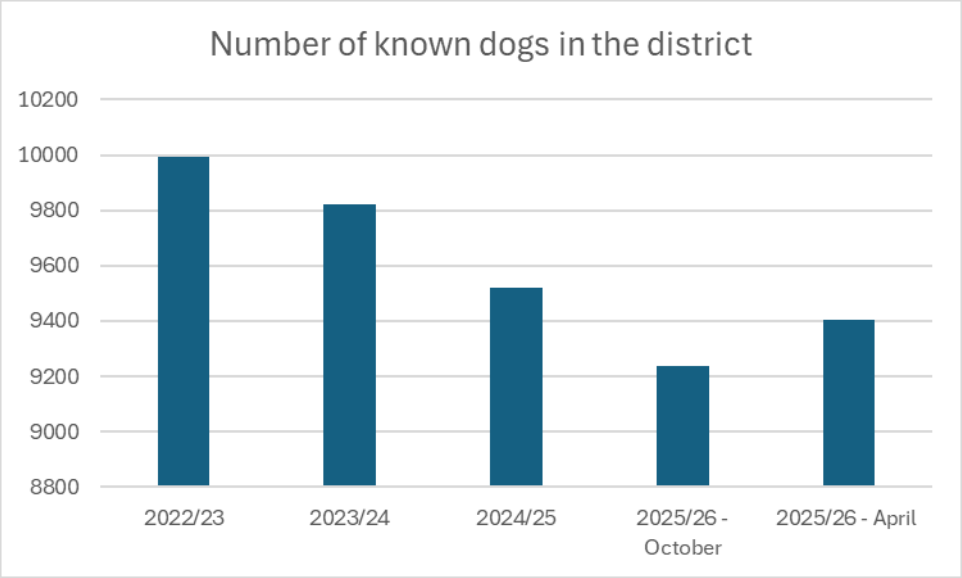
COMPLIANCE & MONITORING COMMENTARY

Animal Services

Known dog numbers declined over several years but have recently begun to increase, driven by improved identification and registration, with affordability continuing to influence registration behaviour. We currently stand at 9405 known dogs in the district. Financial constraints are possibly the number one reason why numbers have fluctuated.

Recent fatal dog attacks across the nation have brought dog control into the spotlight.

The government have made their expectations clear through their recent dog control guidelines that they expect Councils to make full use of the Dog Control Act to safeguard their communities.



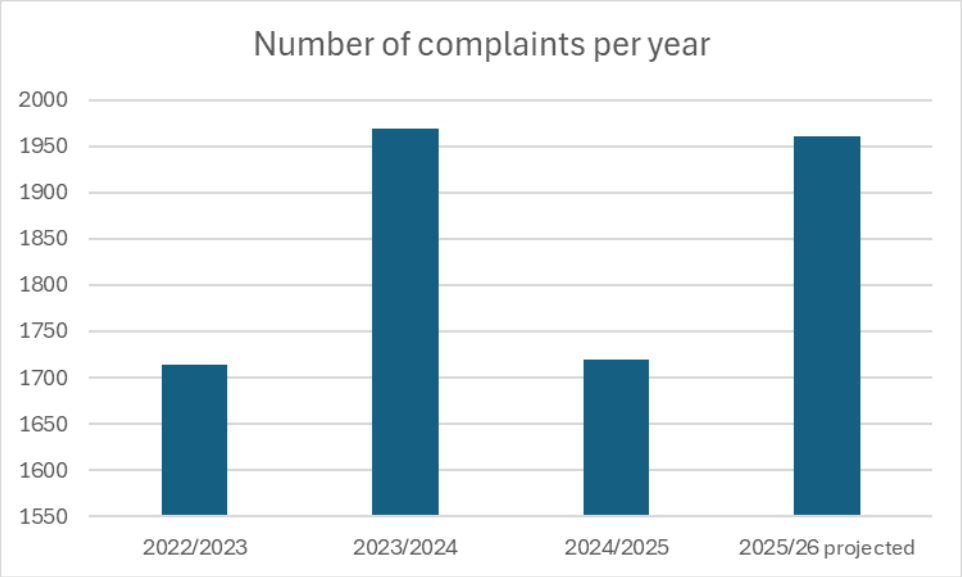
Alcohol

Recent amendments to the legislation for on-licence premises such as cafes, restaurants and taverns mean they can now sell alcohol on the sacrosanct days without the burden of ordering food. Further proposed changes include restaurants being able to obtain an off-licence subject to certain conditions.

Alcohol fees have remined the same since the Sale and Supply of Alcohol Act came into existence in 2013, and this has been raised with Govt through submissions as does not reflect Council costs.

Resource Consent & Bylaw compliance

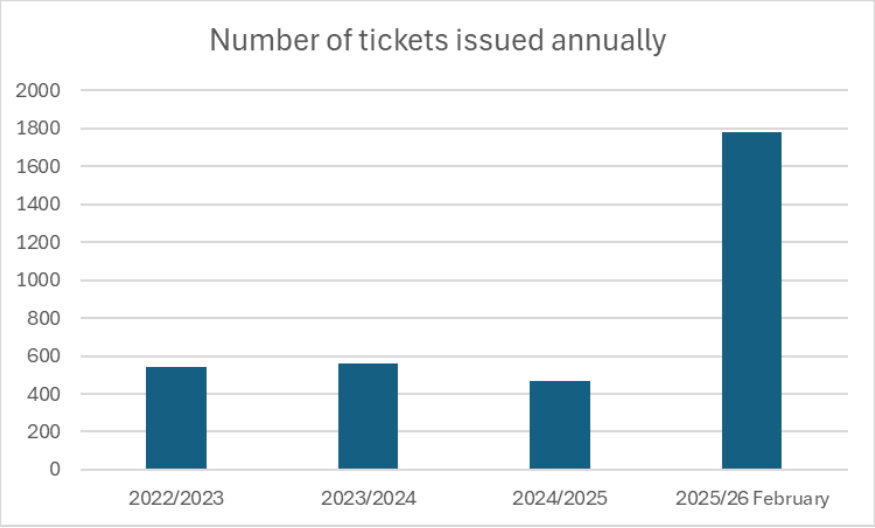
The number of complaints is steadily increasing over the years, but with a dip in 2024/25. This year's number of complaints is projected to be about 1961.



Parking

The number of parking tickets issued started to dwindle from 2021/22. Covid hit our shores on 2020, and we've observed a steady decline in the number of tickets issued monthly. We used to manage the district with just two parking wardens; one based in Katikati and one based in Te Puke.

Since December 2025 we have utilised camera mounted car using technology which captures images of vehicles parking illegally, which also addresses health and safety issues for officers with aggressive and threatening behaviour. The use of the vehicle also enables the parking officer to adapt and be flexible to changing community needs.



Environmental changes

Since Covid (2020) there has been a noticeable shift in the behaviour and tolerance of the community towards staff.

The government has significantly increased the penalty fees of parking and freedom camping infringement notices. Our teams have experienced significant push-back in the number of people who request waivers and/or wish to challenge the legitimacy of receiving a ticket.

Artificial Intelligence (AI) and social media have paved the way for anyone to now challenge receiving a ticket or penalty of any kind. Subsequently this has placed far more pressure on staff to be able to respond to AI generated arguments and legal challenges.

FAST-TRACK APPROVALS ACT (FTAA) UPDATE

The council is actively involved in several applications under the Fast-track legislation. The status of each below:

Pre-Referral Consultation phase:

Tauriko West Route Protection Works (NZTA):

- Not a listed application with the EPA.
- Location: State Highway 29/ State Highway 29A - Omanawa Road to Barkes Corner including Cambridge Road and Tauriko/ 'Route K' alignment works.
- Looking to refine the designations in place across TCC and WBOPDC District Plans, including alterations to those designations providing property owners, businesses and the community with certainty on where transport routes will be in the future, which can help people make informed decisions about their own land and the development of that land.
- Target is a substantive application lodged with the Environmental Protection Authority (EPA) by 31 July 2026.
- In the early phase working through the application overview and identifying specialists across WBOPDC, TCC and BOPRC.

Pre-Submission to the EPA:

Wairakei South (Bell Road Limited Partnership):

- One of 149 Listed applications with the EPA (FTA-090).
- Location: Bell Road.
- Proposal: For 2750 residential dwelling and 80ha employment zone covering 18 stages constructed over 15-20 years.
- Council have been actively involved with the pre-application since July 2025.
- The applicants are working with the Council and BOPRC to work through the key issues fronting the application. These relate to matters such as three waters

infrastructure, cultural heritage, transportation, geotechnical, stormwater and built environment.

- The applicants were intending to formally submit the application to the EPA at the end of March; however, appears more likely late April 2026.

EPA Processing Phase:

Katikati Quarries (2001) Limited (J.Swap Contractors Ltd):

- One of 149 Listed applications with the EPA (FTA-295).
- Location: End of Wharawhara Road, Katikati.
- Proposal: to increase quarry from 30ha to 80ha in size.
- No activity on this application at this time.

Kaimai Hydro-Electric Power Scheme Re-Consenting (Manawa Energy)

- One of 149 Listed applications with the EPA (FTA-056).
- Application for reconsenting of resource consent decisions granted by BOPRC to the current consent holders which are due to expire. Application sought for 35-year renewal term utilising the FTAA process.
- WBOPDC no active involvement – engaged only as the land falls within WBOPDC jurisdiction. No land use consent reasons under the WBOPDC District Plan were identified.
- Feedback provided to the EPA with a formal decision from the Panel pending by 19 May 2026.

EPAA Decision Phase:

Takitimu North Link – Stage 2 (NZTA)

- One of 149 Listed applications with the EPA (FTA-097).
- The substantive application was notified to Council on 6 August 2025 for the Stage 2 Minden to Ōmokoroa extension of Stage 1 currently under construction.
- On 19 March 2026, the EPA released their decision to approve the application subject to consent conditions which Council had a significant role in preparing.
- To date there has been no indication of an appeal.

11.4 HOUSING ACTION PLAN 2024 PROGRESS UPDATE

File Number: **A7237219**

Author: **Jodie Rickard, Community and Strategic Relationships Manager**

Authoriser: **Annika Lane, General Manager Strategy and Community**

EXECUTIVE SUMMARY

1. The purpose of this report is to provide the third progress report to the Projects and Monitoring Committee on implementation of the Housing Action Plan 2024.

RECOMMENDATION

That the Community and Strategic Relationships Manager's report dated 21 April 2026, titled 'Housing Action Plan 2024 Progress Update', be received.

BACKGROUND

2. Council established Enabling Housing as one of five strategic priorities and a key focus of the 2024-2034 Long Term Plan and other work we do. The following goals and roles were determined for Council to progress Enabling Housing as a strategic priority.

   a) *What we want to achieve: Housing that is affordable, accessible, habitable with security of tenure, and appropriate to our life stages and differing needs.*

   b) *What we see our role being:*

      (i) *Leader - The lead agency for facilitating local housing strategies and action plans to deliver local housing outcomes.*

      (ii) *Enabler - Providing opportunities for housing through land use zoning, infrastructure to support housing development, accessing Central Government funding, and streamlining the consent process.*

      (iii) *Provider - Specific housing projects delivered that align with community needs identified in local housing plans and making use of opportunities Council can provide with its elder housing portfolio.*

3. This strategic priority has laid the foundation for setting the continued direction and priorities in Council's housing work. In June 2024, the Strategy and Policy Committee adopted Housing Action Plan 2024.

HOUSING ACTION PLAN 2025/26 PROGRESS

4. There are 29 actions in the Housing Action Plan, set out in three parts. Each part and progress against the actions is set out below.

Part 1 - Actions that support outcomes across the entire housing continuum

1. **Facilitate local housing networks to develop and implement place-based housing strategies, including providing a strong evidence base for strategies by completing local housing needs assessments**

   Aims for the Te Puke and Katikati Housing Networks are to build cross sector connections, along with galvanising action and partnerships for delivery. The early development of a clear shared picture of the local housing systems, via evidence-based housing needs reports, has supported the drafting of housing systems plans providing an agreed direction for both networks. We work in collaboration with iwi, local businesses, developers, social housing providers, social and health service providers, community groups, and central government to implement the local housing plans.

Katikati Housing Network outcomes since June 2025

- Briefing network members on building regulation and RMA reforms,
- Building the network's knowledge of housing needs in the area and seeing a new developer go on to build units to meet a known gap in housing provision (accessible, long term secure rental housing). That project was successful and the developer is seeking more opportunities in Katikati, at
- Continued focus on housing needs of older people. This continues to be useful for entities who see and refer people requiring housing such as Katikati Community Centre, Rereatukahia marae, Te Rūnanga o Ngāi Tamawhariua Health and Social Services, Grey Power and Tuapiro marae (all network members),
- The next opportunity to consider in Katikati is Council's elder housing village at Tui Place, Katikati – noting that no work has been undertaken to date.

Te Puke Housing Network outcomes since June 2025

The Te Puke Housing Network has been operating for four years now. The network supports information sharing and identification of opportunities for collaboration. It also provides useful information to Council to inform Council's policy and regulatory processes (such as Spatial Planning, FINCO reductions policy). A key factor in delivering housing in Te Puke is the policy settings that are now in place. These are the Medium Density Residential Standards that apply in Te Puke and Council's finco reduction policy for community housing.

The Housing Network has now established a Housing Leadership Group (HLG). This group is chaired by Tania Wilson from Accessible Properties. The HLG aims to have a pipeline of projects that are priorities to be delivered, and to engage directly with central government on these investment opportunities.

Over 100 new social / community housing units have been built in Te Puke in the last 3 years, which is a significant contribution towards meeting local housing needs.

- Since June 2025 the following developments have opened and / or are under construction:
    - Te Puke Baptist Church - Six accessible units (completed and fully tenanted) - Leased to Tauranga Community Housing Trust for social housing tenancies.
    - Tauranga Community Housing Trust – 29 social housing new build units, including 14 one-bedroom units at 18 Station Road and a further 13 homes 42 Macloughlin Drive made up of five one-bedroom and eight two-bedroom units (completed and fully tenanted).
    - Accessible Properties have completed four standalone, 'infill' houses, plus a 5-unit development in Seddon Street which opened in February 2026. All are now tenanted (4x2-bed, 1x3-bed). 2 x 2-beroom dwellings and 2 x 4 bedroom dwellings are currently under construction. Building consent has been lodged for a unit development on Cameron Road (2 x 1 bedroom and 6 x 2 bedroom unit development) and building consent is due to lodge for a 7 x 2-bedroom unit development on Seddon Street. A total of 28 dwellings.
- The Government's new Flexi-Fund for community housing has opened for expressions of interest. The HLG is targeting specific projects for the first round of the Flexi-Fund and is developing a strategic pipeline of projects to present as investment opportunities post-2027.

2. **Spatial planning in accordance with requirements of Future Development Strategy**

- Work is progressing on the Te Puke Spatial Plan looking at the urban areas of Te Puke, with consideration for the connections to and from Waitangi and Manoeka. The spatial plan provides a blueprint for growth and development within identified areas for the next 30 to 50 years. Community engagement has been carried out, and the project is now considering in more depth the transportation congestion issues before progressing to a draft spatial plan. This rephasing provides an opportunity to realign the spatial plan timing with the three northern spatial plans and the community wide engagement currently being carried out. Further feedback is being sought on issues such as the transport and connectivity, a library and customer service centre, infrastructure, and a preferred location for a pool.
- Spatial Plans are being prepared for the three northern areas of Te Puna and Minden, Katikati, Waihī Beach, Bowentown and Athenree over the next two years. This will align with the future requirements of a sub-regional or regional spatial plan as signalled in the latest government announcements on replacing the Resource Management Act (RMA). Spatial planning plays a key role in setting the direction for a range of Council work programmes including the Long-Term Plan.
- The Spatial Plans will be based on the scope signalled in the RMA Blueprint for reform. This includes housing, infrastructure, social infrastructure, environmental

constraints, potential future zoning and tangata whenua aspirations. We are proposing to complete spatial plans in partnership with mana whenua and with a large amount of community input through meaningful community engagement events. Important conversations with our communities will help us reaffirm our planning approach in the lead up to a new planning system.

- We have prepared baseline reports for each of the spatial plans and commenced our agreed communications and engagement approach. This has included the formation of community ideas forums for the three northern spatial plans, with members selected for each of the spatial planning areas made up of Councillors, community board members, hapu representatives, and members of the community.
- A series of workshops were held through October 2025 to January 2026 with forum members on a range of spatial planning topics. This included a specific session on housing, exploring the current housing system in each place, current housing needs, and what the future might look like. The feedback and ideas from the forum members have been compiled into reports for public information and has helped shape the request for community wide feedback currently underway.
- We are aiming to have each of the Spatial Plans completed by mid 2027 alongside the Te Puke Spatial Plan which has been rephased to align with these related projects.

3. **Knowledge sharing and engagement e.g. via Council's website, housing networks, and other specific forums.**

Information is available on Council's website on a wide range of housing topics along with links to further information. This ranges from ways to get assistance with housing, details of Council's housing work programme, Council's support for development of affordable housing via Financial Contribution (FINCO) reductions, our contribution to funding the Healthy Housing Programme, housing on whenua Māori, getting into home ownership via shared home ownership programmes, where to find help if struggling to meet housing costs and more.

We continue to brief the two housing networks, in Katikati and Te Puke, on the government housing reforms, most recently on the building reforms.

4. **Internal Council process improvement, including timeframes for consenting**

- A Resource Consent Business Improvement plan was developed in late 2024 focusing on the following key themes: improved relationships with key developers, a more cohesive Council supportive approach to development in the district, and ensuring staff are well supported. A key action to date is the implementation of a new system that enables better tracking of consent lodgement, allocation and processing timeframes, which is leading to more effective management of workflows and workloads.

- In the Building Consents service area, Council is currently sitting at 98-100% compliance with the 20-day timeframe and the average number of days for a building consent application currently sits at 13 days. An IANZ audit has just been completed with a favourable result noting only a few minor improvements to be made. As a Building Consenting Authority, we are required to be audited for re-accreditation every two years.

5. **Monitoring and sharing data and indicators of local housing situations**

Over the last 9 months housing data has been shared extensively. Key data sources are:

- The four housing research reports in housing affordability and housing stress, completed by Ian Mitchell (Livingstone and Associates) Bev James (BeV James Public Policy and Research Ltd) and Kay Saville-Smith (CRESA).
- Development Trends Report 2025 (for financial year 2024-25).
- Census 2023
- Ministry of Housing and Urvan Development housing data dashboards.

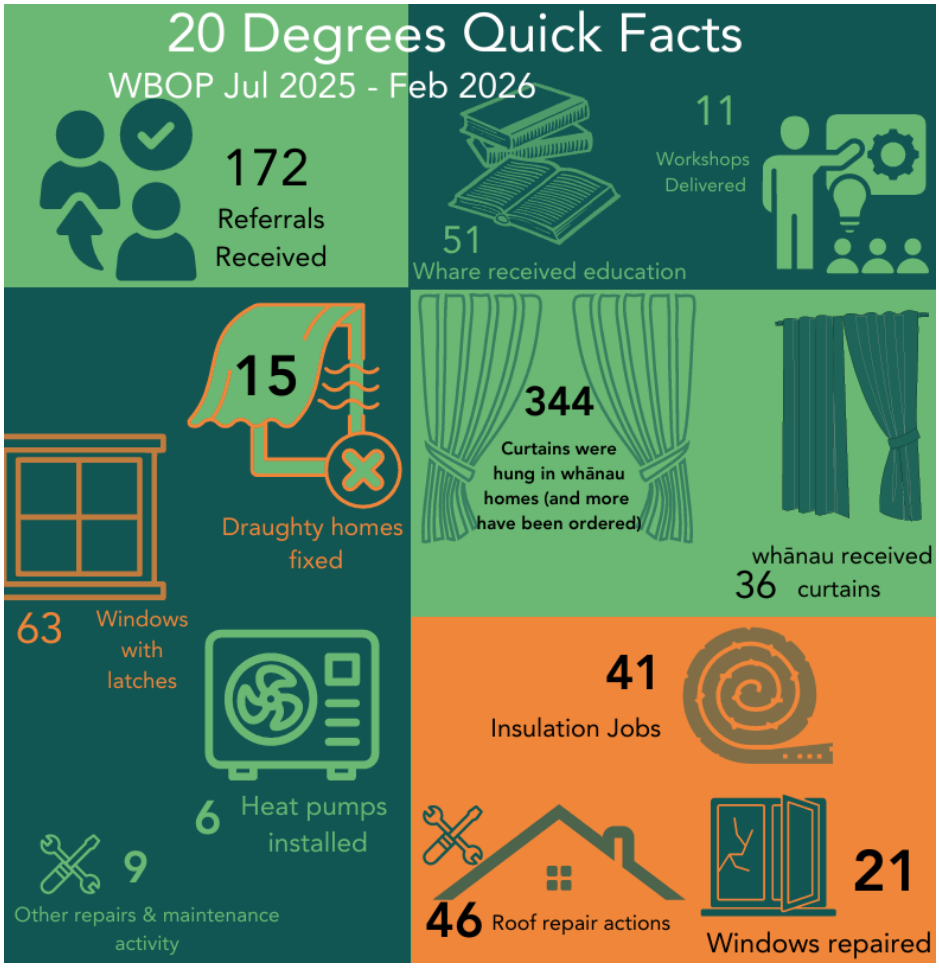
This information has been shared via the following platforms:

- A presentation and Q and A session with report author Ian Mitchell from Livingstone and Associates, summarising and analysing the outcomes of the four housing research reports. The presentation was held in Council chambers on 24th October. It was very well attended with good feedback received.
- Key housing data from the data sources above has been included in the Baseline Reports for the Te Puna / Minden, Katikati and Waihī Beach Spatial Plans. Local housing data was presented in a specific housing session as part of the community ideas forums.
- SmartGrowth's housing working group are using data from the four housing research reports and development trends reports for the refresh of the Housing Systems Plan.
- The Development Trends report 2025 is available on the SmartGrowth, TCC and WBOPDC websites. The report is prepared with Tauranga City Council (TCC) and provides a comprehensive picture of supply and demand, dwelling sales, prices and rent, housing affordability, residential section size, dwelling density and dwelling typologies. While residential activity improved slightly in 2025 compared to 2024 for the sub-region, data to date for the 2025/26 year shows a constrained development and housing sector.
- Internal data is shared via the Internal Housing Operational Group, so that key Council staff are up to speed with what is happening across the housing system.

6. **Support provision of habitable housing: warm, dry healthy homes**

a. Continue to partner with the Twenty Degrees Programme for improving housing quality in high needs communities.

Twenty Degrees is a jointly funded programme with TECT, BayTrust, Horizon Trust, Rotorua Energy Trust, Ministry of Health and MBIE. In the 8 months to February 2026, the following outcomes were delivered for Western Bay households:



The website link below provides details of one whanau's experience with Twenty Degrees:

A Tauranga whānau's journey from a cold and mouldy home, to warmth, dignity and hope | 20 Degrees

b. *Provide information about the range of healthy homes programmes to our communities, (including low interest/no interest loans).*

Details about the Twenty Degrees Programme are on Council's website under *Homes for Our Communities*. (https://www.westernbay.govt.nz/Council/strategic-priorities/homes-for-our-communities).

Information about no interest/low interest loans for healthy homes upgrades have been published on Council's website.

c. *Provide information about energy efficient homes, including cleaner heating options.*

We provide information about government's Warmer Kiwi Homes program, energy efficient homes and cleaner heating options on Council's website.

7. **Support provision of accessible housing**

   Information about accessible housing is available on Council's website under *Homes for Our Communities,* incorporating information about Lifemark design guidance.

8. **Explore the District Plan and other tools to incentivise design and construction for access and mobility**

   Information about accessible housing guidance is available on Council's website under Homes for Our Communities. Providing private market homes which are accessible is an incentive to the development industry as accessible homes are suitable for a wide population now, and into the future.

Part 2 - Specific Actions on Housing Delivery: project delivery in the short term

9. **Redevelop Council's Elder Housing in Katikati**

   The 26 new elder housing units on Heron Cresent in Katikati are now fully tenanted. The tenant application and selection process has shown Council is providing the housing to a cohort of seniors in housing need, some in significant housing need, coming from highly unsuitable and from very tenuous living situations.

   Changes in central government funding priorities mean it is unlikely that further funding will be available for Council-led projects. Funding opportunities do exist for other providers, however, and we can explore partnership opportunities for redevelopment projects.

10. **Support current housing project initiatives on whenua Māori across the District:**

a. **Facilitate feasibility studies and progress next steps for whenua Māori housing development with Te Arawa ki Tai**

   Council has supported the completion of comprehensive development feasibility on eight land blocks in the Te Arawa ki Tai area to determine how many homes could be developed on each block. The next stage is to develop a strategy to identify funding opportunities and progress towards housing build.

   Papakainga is considered within the Regional Deal and has some specific objectives within it to progress this, further information will be available once the deal is made public.

b. **Facilitate feasibility studies and next steps for whenua Māori housing development at Tuapiro marae**

   Council supported development feasibility at Tuapiro Marae. Resource consent application has been granted for 10 papakāinga and the FINCO reduction has been applied. Kaumatua units are now on site, with work progressing to achieve code of compliance.

c. **Support whenua Māori housing development at Tawhitinui marae**

Council continues to work with Tawhitinui marae on progressing their housing aspirations for 22 dwellings. Whānau are continuing to progress the papakāinga build despite funding challenges.

d. **Progress changes to the District Plan to support Papakāinga developments**

- The process for making changes to the District Plan to support Papakāinga developments was commenced via Plan Change 96 – Papakāinga in 2023. The purpose of the Plan Change is to revise District Plan rules to better support papakāinga development, for homes and community facilities on certain Māori land. Papakāinga development offers a culturally significant solution to a lack of housing by providing homes and community facilities on whenua Māori, allowing whānau to live according to Te Ao Māori and strengthening their connection to the land.
- The current District Plan includes rules intended to enable papakāinga development, but these rules have not fully supported the aspirations of Māori for developing papakāinga as intended. The changes aim to provide a greater opportunity for the development of papakāinga on ancestral land, while also managing the adverse effects development has on the environment. Council carried out pre-engagement with tangata whenua and early engagement with the wider community and key stakeholders to help shape the Plan Change in 2024. This was before receiving confirmation from Te Puni Kōkiri, (government's principal policy advisor on Māori wellbeing and development), that national direction for papakāinga will be developed as part of the Resource Management Reform and a National Environmental Standard is proposed.
- In May 2025, Government opened consultation on changes to national direction to the RMA including a National Environmental Standard for Papakāinga. Government also enacted the Resource Management (Consenting and Other System Changes) Amendment Act 2025 which introduced provisions that limit Councils' options to proceed with plan change processes ahead of further reforms to the resource management system. With these factors in play the progress on this plan change paused and most recently has stopped in accordance with legislative requirements. We expect the national environmental standard will be released mid-year 2026.

11. **Explore options to utilise Council-owned land in Kotahi Lane, Katikati, to leverage housing outcomes that meet identified gaps in the housing continuum.**

An in-house site analysis was completed incorporating constraints and opportunities of the site regarding developing housing. Feedback from private developers has been constraints of the site mean the ability to develop affordable housing is significantly limited.

Options to utilise Council-owned land to leverage housing outcomes that meet identified gaps in the housing continuum will continue to be considered where opportunities arise.

Part 3 - Further Actions based on income quintiles across the housing continuum

Income Quintile 1. Emergency Housing, Social and Community Housing

12. **Council staff ensure homeless people have access to information about where to obtain support to access housing.**

In October 2025, Council updated our brochure '*Need a hand to get a roof over your head? Help is at hand*' which lists information about ways to help people into housing as well as a range of other support services. Council staff who connect with people who are homeless, offer them the information and Council libraries & service centres have them on display. The brochure is updated annually.

Staff across Council groups have regular meetings coordinated by the strategic housing programme lead and use an internal guidance document to work in collaboration to address complex homeless situations. This includes having clear processes for when and how to use regulatory powers and making referrals to external support agencies.

13. **Remain an active member of Kāinga Tupu Homelessness Taskforce and contribute to implementation of the Kāinga Tupu WBOP Homelessness Strategy 2023 – 2028.**

The Taskforce has been in operation for over 6 years now. In the last six months staff have contributed to the completion of the 2025 Annual Report. Heading into 2026, Kāinga Tupu has gone through a refresh with a new coordinator role now contracted through Pacific Growth Services. A new Memorandum of Understanding for the agencies who sit on the governance committee is under preparation. The Homeless Services Providers Network will also hold regular meetings in 2026.

14. **Support social housing developments in Te Puke, in partnership with other potential providers**

See details in Te Puke Housing Network Update in Action 1, Page 3.

15. **Support social housing development in Katikati, in partnership with Kāinga Ora**

Over the last two years, Kāinga Ora has completed a significant strategic and operational review. In 2025 the agency announced a divestment strategy, selling homes and vacant land to reduce debt while maintaining its current social housing stock (and in some instances redeveloping that to meet specific local needs). The property Kāinga Ora owns at 24 Middlebrook Drive Katikati is on the list of properties to be divested. Council continues discussions with Kāinga Ora about the future of this property.

There are currently no registered community housing providers actively developing housing in Katikati, however some are looking at future opportunities and we continue to liaise with them around those opportunities.

16. **Continued provision of Council incentives to enable social and community housing via Council's FINCO reductions**

Accessible Properties NZ Limited recently accessed a Finco reduction in their seven-unit development on Seddon Street in Te Puke as they are providing social housing. Accessible Properties have also purchased a property consented for 8 dwellings and are in the process of updating the consent to access the reduction as they are to provide social housing under this consent.

Abbeyfield Properties Limited (Abbeyfield NZ Incorporated) have accessed a finco reduction for a 14-bedroom accommodation facility as a community housing provider for the over 65.

Income Quintile 2. Affordable/Assisted Rental and Assisted Ownership

17. **Advocate for assisted ownership programs and communicate these to WBOPDC communities**

Details about current assisted home ownership programs are available on Council's website. We continue to advocate for and support these programmes primarily via our housing networks.

18. **Monitor implementation of inclusionary zoning in other jurisdictions, and potentially explore inclusionary zoning in the district**

To date there has been no further action on the use of inclusionary zoning. We are not aware of any other Councils that have implemented it.

19. **Identify and support new project opportunities as they emerge**

We continue to identify projects through the housing networks, and through our consents and environmental planning teams who have regular meetings with local developers.

20. **Monitor MSD's' Accommodation Supplement uptake as an indication of affordability**

The most up to date data we have on the Accommodation Supplement uptake for the Greater Tauranga area (includes Western Bay of Plenty) is a comparison between 2019 and 2023. In 2019, the Accommodation Supplement accounted for 17% of all MSD benefits paid in Greater Tauranga totalling $64.8 million. This increased to $77.8 million in 2023, an increase of 20%.

In 2023 $11.2M was paid to owner occupiers and $66.5M was paid to renters.

From 2 March 2026, changes to the Accommodation Supplement will see income from all boarders in a household being taken into account when calculating the rate of accommodation supplement. Prior to 2 March 2026, board payments were

included as income and used to assess the rate of Accommodation Supplement only when there were three or more boarders in a household.

21. **Explore and enable Build-to-Rent (BTR) opportunities, at below market rent rates.**

"Build to Rent is a transformational way of living. Offering high-quality purpose-built rental homes where you can put down roots and stay as long as you like" (quote from Property Council NZ build to rent website).

Bureta Park Build-to-Rent is the first BTR project in the sub region. Construction of the total 89 homes in Tauranga has started with a mix of two and three-bedroom homes. The development will provide 89 homes for sale and to rent; 50% of each. Purpose Capital has partnered with Mike Greer Homes to deliver this project. While this project is not in our district, it is significant, as it is the first of its kind to be delivered locally, and hopefully the first of more.

22. **Use Council-owned land to develop joint initiatives for housing developments that contribute assisted rental and assisted ownership models to the market**

In 2024 Council worked with Ministry of Housing and Urban Development (MHUD) to access the Affordable Housing Fund, to enable redevelopment of Council's elder housing at Heron Crescent, Katikati.

The Affordable Housing Fund is now exhausted. Staff are continuing conversations with MHUD and other funding partners to identify future opportunities for redevelopment of Council-owned land.

23. **Continued provision of Council incentives to enable assisted rental and assisted home ownership by Māori and community housing providers, via Council's FINCO's reductions**

FINCO reductions continue to support the financial viability of projects enabling much needed assisted home ownership and assisted rental homes in the district.

In late 2025, Council approved a FINCO waiver for one additional dwelling on maori land at 9 Waipa Road as it did not meet the Reduction Policy (which requires applications for 2 or more dwellings).

Income Quintile 3 to 5. Private market including affordable housing

24. **Review the rural and residential zone provisions for minor dwellings in the District Plan, including consideration of Tiny Homes**

As of January 2026, new legislation has been introduced, aiming to make it easier to build small, self-contained, and detached houses, commonly known as 'granny flats' on property with an existing home on it. This is a simpler 'exemption' process rather than a full Building Consent. The interest has been strong, and to date we have received 15 applications for a Granny Flat exemption. 2 of the 6 issued so far have met the criteria of the exemption.

25. **Seasonal Worker Accommodation - update accommodation assessment, last completed in 2017, in partnership with kiwifruit sector and determine what future actions may be needed.**

    This work is underway and includes engagement with a range of stakeholders There are a wide range of factors to consider:

    The allocation of RSE worker caps was raised in New Zealand by 1,250 in 2024/25.

- Changes in workforce requirements or not: Packhouse automation is being implemented to reduce labour requirements during peak periods. Efforts to increase the number of people in permanent employment in the kiwifruit industry are also underway. However, gold, and red kiwifruit plantings are increasing, with an extra 10-15 million trays of production coming online each year. Both varieties are more labour-intensive to grow than green, and there is limited opportunity for automation on orchard.
- Zespri is forecasting an increase in total supply from 195 million trays in the 2024 harvest season to 228 million trays in 2029.
- The focus of the review is to assess accommodation needs for kiwifruit workforce in the district and determine approaches Council could take within our scope of influence to address identified issues.

26. **Explore and enable Build-to-Rent (BTR) opportunities, at market rent rates**

    See details listed on Bureta Park Build-to-Rent in **Action 21**. Whilst this project is not in our district, it is significant as it is the first of its kind to be delivered locally, and hopefully the first of more.

27. **Explore and enable affordable to purchase opportunities, (e.g. affordable License to Occupy, Secure Homes Programs)**

    There is interest from the development sector to develop affordable License to Occupy housing in the district. The time from early conversations about development ideas and/or proposals to actual projects can be long, however. The benefit of having this incorporated in Council housing plans and local housing network plans is the need for alternative tenures is clear, backed up by data driven evidence base.

28. **Monitor Medium Density Residential Standards delivery in Te Puke and Ōmokoroa**

<u>Ōmokoroa</u>

MDRS delivery is less evident in Ōmokoroa, as mostly greenfield 3–4-bedroom standalone dwellings are being built, as in previous years. A total of 86 dwelling consents have been issued this year to date, with 85 on greenfield land, and 1 an infill minor dwelling:

- Ōmokoroa Country Club - 12 x 2 bedrooms

- NZ Housing Foundation Kayelene Place - 18 x 2/3/4 bedrooms
- Classic Developments - 14 x 3 bedrooms
- Lighthouse Abron - 7 x 3 bedrooms
- Individual developers - 34 x 3/4 bedrooms
- In addition, current Resource Consents being processed on MDRS zoned land in Ōmokoroa (as at 24 March 2026):
- 127 Ōmokoroa Road – 41 Lots (infill)
- 149 Prole Road – 73 Lots (greenfield)

Te Puke

Te Puke shows a different picture, with MDRS being used to increase dwelling numbers on existing sites, and Te Mania Stage 4 having multiple greenfield duplex dwellings. A total of 65 dwelling consents have been issued this year to date, with 38 on greenfield land, and 27 infill dwellings on existing sites:

- BOP Housing Equity Fund & Flowerday Homes - 36 x mainly 3 bedrooms, of which 13 are duplex dwellings
- Individual developers - 29 x 2/3 bedrooms
- In addition, current Resource Consents being processed on MDRS zoned land in Te Puke (as at 24 March 2026):
- New resource consent for 24 MacLoughlin Drive
- 81A Dunlop Road – 13 lots (greenfield)
- 24 Glen Terrace – 6 dwellings (infill)
- 269 Boucher Ave – 6 lots (infill)

29. **Ensure Council planning tools enable and encourage delivery of a mix of housing typology and price points – this includes a review of the residential zone provisions in the District Plan to explore ways to deliver a range of housing typologies**

    The MDRS and the spatial plans enable and encourage delivery of a mix of housing typology and price points.

12 RESOLUTION TO EXCLUDE THE PUBLIC - WHAKATAU KI TE PORO I TE MAREA

RESOLUTION TO EXCLUDE THE PUBLIC

RECOMMENDATION

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
12.1 - Waihī Beach Wastewater Treatment Plant Upgrade	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7