SmartGrowth - Development Trends

Technical Report 2012





Tauranga City

Western Bay of Plenty District Council

SmartGrowth
Building blocks to a better future

SmartGrowth: Development Trends Technical Report 2012

Western Bay of Plenty District
Tauranga City

2011 – 2012

Prepared by:
Resource Management Team
Corporate and Planning Services Group
Western Bay of Plenty District Council

Environmental Policy Division
City Directions Group
Tauranga City Council

December 2012

Table of Contents

1. Executive Summary

1.1 Building Activity

The level of construction activity in the Western Bay of Plenty sub-region increased over the July 2011 to June 2012 period, following several years of decline. Building consents issued for new dwellings increased by 30% over the sub-region from the previous year, the results varied between local authority areas (Tauranga City +47%, Western Bay of Plenty District -14%).

Building activity for new dwellings completed in Tauranga City has increased in Bethlehem, and Welcome Bay Urban Growth Areas (Greenfield UGA's) while decreasing in Pyes Pa, Ohauiti and Papamoa UGA's. Dwelling consents issued increased in most Greenfield UGA's with the exception of Ohauiti UGA which remained the same as 2010/2011 and Papamoa UGA which decreased refer to Table 1. This is a reversal from the trend observed in 2010/2011 where dwellings completed generally increased from the previous year while dwelling consents issued generally decreased. The Greenfield UGA's remain popular accounting for 71% of new dwellings completed and 79% of new dwelling consents issued for Tauranga City in 2011/2012. Established parts of Tauranga (non-UGA's) continue to accommodate household growth, with 20% of new dwelling consents issued within these areas in 2011/2012. For Western Bay of Plenty District construction in Greenfield UGA's decreased by 17% during 2011/2012 and the rural areas decreased by 11% during 2011/2012.

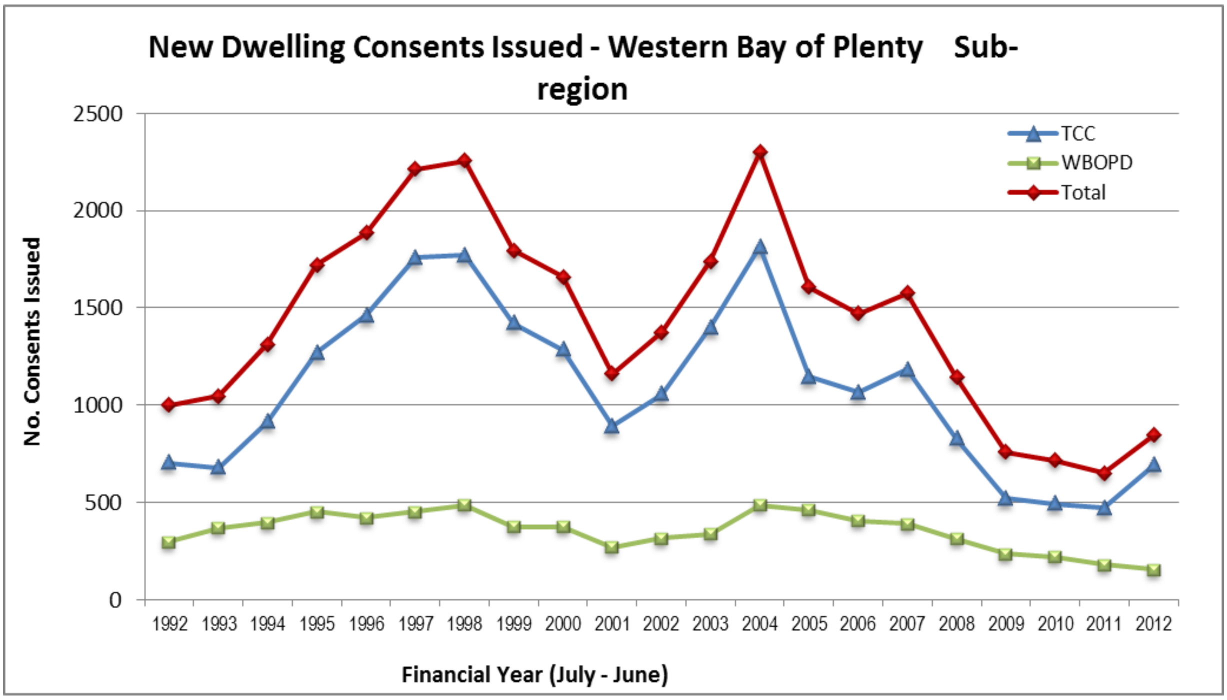


Chart 1 Comment:

Over 2011/2012 the total number of dwelling consents issued in the sub-region has increased by 30%. For Tauranga City there were 222 (or 47%) more dwelling consents issued during the July 2011 to June 2012 period compared to 2010/2011 results, while for Western Bay of Plenty District there were 26 (or 14%) fewer dwelling consents issued.

1.2 Subdivision Activity

Across the sub-region subdivision development in Western Bay District and Tauranga City displayed variance over the July 2011 to June 2012 period. The number of additional lots created at 224 stage has decreased by 20% in the Western Bay of Plenty District from 2010/2011 and is 46% down on the 5 year average. The number of additional lots created decreased by 65% in Tauranga City compared to 2010/2011 and is 78% down on the 5 year average. In the Western Bay of Plenty District the Greenfield UGA's showed very little subdivision development, decreasing by 42% between 2010/2011 and 2011/2012. In Tauranga City the majority of additional lots were created in Greenfield UGA's (78%) though the number of new lots created decreased by 55% from 2010/2011 results.

1.3 Residential Development Capacity

The Papamoa UGA has the largest Greenfield design capacity in Tauranga City, and approximately 20% of this capacity remains. Pyes Pa (East) UGA has the least remaining number of years of planned supply. Ohauiti, and Welcome Bay UGA's have 30% and 29% , Bethlehem UGA has 38%, while Pyes Pa West UGA has 93% of estimated yield remaining. The rezoning of Wairakei (Papamoa East Part 1) UGA to provide for additional growth capacity was made operative in May 2011, and at 30 June 2012 100% of its supply remained. It is noted that recent subdivision at Wairakei will be captured in the next report.

In the Western Bay of Plenty District, Waihi Beach UGA has the largest Greenfield design capacity and 37% of this capacity remains. Omokoroa is the UGA with the largest percentage capacity remaining with 47%. Katikati has both the least percentage capacity remaining (23%) and the least theoretical remaining number of year's supply (Refer to Table 9). In terms of the zoned land used Katikati is at 30% utilisation, Waihi Beach is at 17% and Omokoroa at 10% used measured by the number of lots that have reached final approval stage under Section 224 of the RMA. Te Puke has reached only 5% of its Stage I capacity (Refer to Table 7). There is plenty of zoned capacity in all these Greenfield UGA's within Western Bay of Plenty District.

A comparison of SmartGrowth 2011 Review projections with actual growth at the Western Bay of Plenty sub-regional level indicates that the number of dwellings completed is above the projection while dwelling consents issued and new lots created are below at June 2012.

Table 1. Trends Summary – Tauranga City – 2011/2012 Compared to 2010/2011

Area		Dwellings Completed	Dwellings Consented	New Lots Created
Urban Growth Area	Bethlehem	↑	↑	↓
Urban Growth Area	Pyes Pa	↓	↑	↓
Urban Growth Area	Ohauiti	↓	=	↓
Urban Growth Area	Welcome Bay	↑	↑	↑
Urban Growth Area	Papamoa	↓	↓	↓
Existing Urban Areas (infill)		↑	↑	↓
Rural Areas		↑	↑	↓

Table 2. Trends Summary – Western Bay of Plenty District – 2011/2012 Compared to 2010/2011

Area		Dwellings Completed	Dwellings Consented	New Lots Created
Urban Growth Area	Waihi Beach	↑	↓	↓
	Katikati	↓	↓	=
	Omokoroa	↑	↓	↑
	Te Puke	↑	↓	↓
	(Other than above)	↓	↑	↓
Rural Areas	Waihi Beach & Katikati wards	↑	↓	↑
	Te Puna / Minden	↓	↑	↑
	Kaimai / Ohauiti-Ngapeke	↓	↓	↓
	Maketu & Te Puke wards	↓	↑	↓

1.4 Business Land and Activity

The number of building consents issued increased for both new industrial buildings and new commercial buildings within Tauranga City since 2010/2011, while they decreased within the Western Bay of Plenty District over the 2011/ 2012 period. At present there is 107m^2 of industrial land per resident and 21m^2 of commercial land per resident in the subregion. Vacant industrial land is currently available at Te Maunga, Owens Place, Mount Maunganui, Tauriko, Sulphur Point, Greerton, Wairakei (Papamoa East), Waihi Beach, Katikati, Omokoroa, Paengaroa and Te Puke. A future employment area has been identified at Te Tumu (Tables 17 and 19). Vacant commercial land is available at Pyes Pa West/Tauriko, Bethlehem, Papamoa and Wairakei in Tauranga City and Omokoroa in Western Bay of Plenty. Additional commercial areas are planned for Te Tumu in the long term (Tables 16 and 19).

2. Introduction

Monitoring development trends in the Western Bay of Plenty District and Tauranga City assists both Councils in understanding the changing patterns of development in the sub-region. These statistics are collected as part of Councils Section 35 of the Resource Management Act 1991 obligations being a "duty to gather information, monitor and keep records".

This is the twelfth year that development trends have been monitored for the Western Bay of Plenty sub-region. From 2007, the report has been expanded to incorporate measures related to development as required by the Bay of Plenty Regional Policy Statement (RPS), and the SmartGrowth Strategy[1].

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 uptake rates and land availability for both residential and business land, permanent versus holiday residences, and rural subdivision to be monitored. Additionally comparison of actual growth against projected SmartGrowth dwelling growth is reported on.

To complement these new indicators and in order to continue the data time series, development trend statistics in this report include analysis of buildings constructed, particularly consents issued for new dwellings and commercial/industrial buildings, code of compliance issued for dwellings completed, and lots created through subdivision and vacant land uptake and rates of development within each local authority area.

[1] See Section 17A.4(xii) of 'Change No.2 to the Bay of Plenty Regional Policy Statement (Growth Management), operative 16 October 2009, and Section 7.5.4.1 of "SmartGrowth, The 50 Year Plan, May 2007".

3. Residential and Rural Land Trends

3.1 New Dwellings Completed

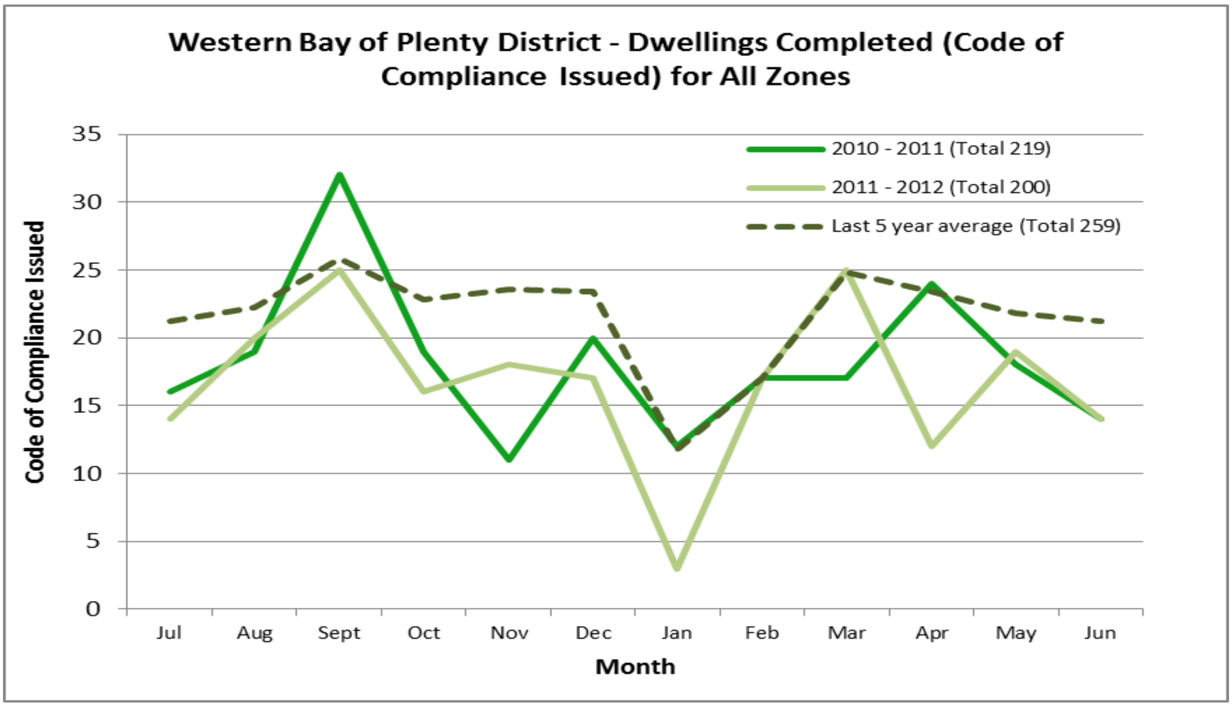


Chart 2 Comment:

In 2011/2012 year the number of Code of Compliance certificates that were issued in the Western Bay of Plenty District was 200. This is a 9% decrease since the previous year and a decrease of 23% on the last 5 year average. The monthly range of certificates issued during 2011/2012 was more evenly spread than the previous year with the lowest of 3 in January.

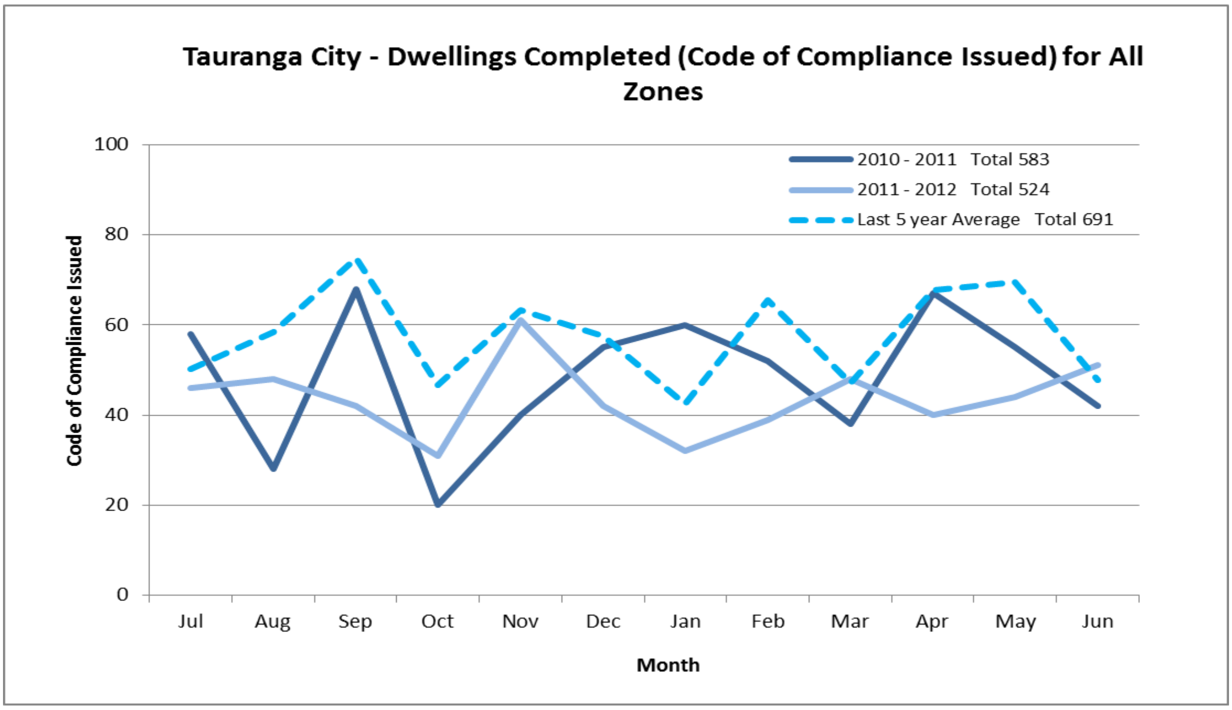


Chart 3 Comment:

In Tauranga City 524 dwellings were completed during 2011/2012, a decrease of 10% on 2010/2011 (583 issued) while down by 24% on the last 5 year average (691 issued). The monthly range of new dwellings completed in 2011/2012 ranged from 31 in October to 61 in November.

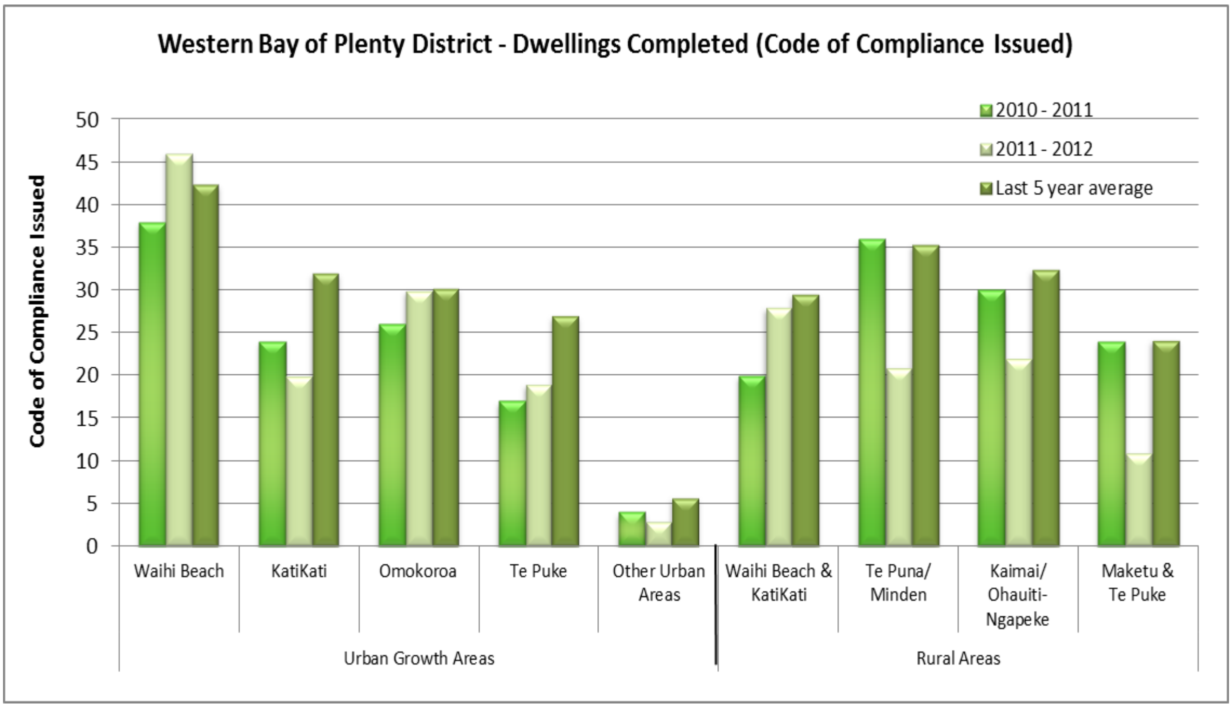


Chart 4 Comment:

In 2011/2012 the total number of dwellings completed in rural areas has decreased in comparison to 2010/2011. In the rural completions there is a decrease of 25% and the Greenfield UGA completions have an increased by 10% from 105 in 2010/2011 to 115 in 2011/2012. In 2011/2012 there were more dwellings completed in Greenfield UGAs (58%) than in the rural areas (42%).

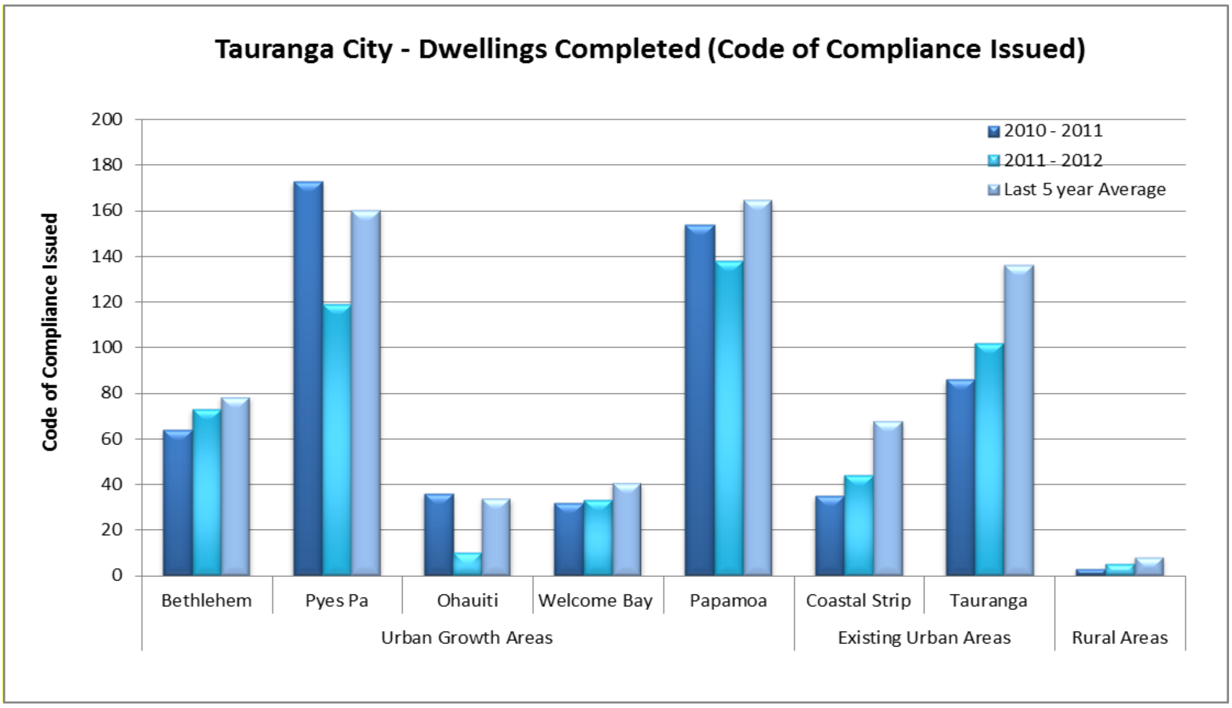


Chart 5 Comment:

Dwellings completed in 2011/2012 in Greenfield UGA's (373) were down 19% on 2010/2011 (459) and down 22% on the last 5 year average (478). Only Bethlehem and Welcome Bay UGA's recorded an increase from 2010/2011 results. For the existing urban areas, building activity in 2011/2012 (146) was up 21% from the previous year (121) while down 29% on the last 5 year average (201). An increase in dwellings completed in rural areas was recorded.

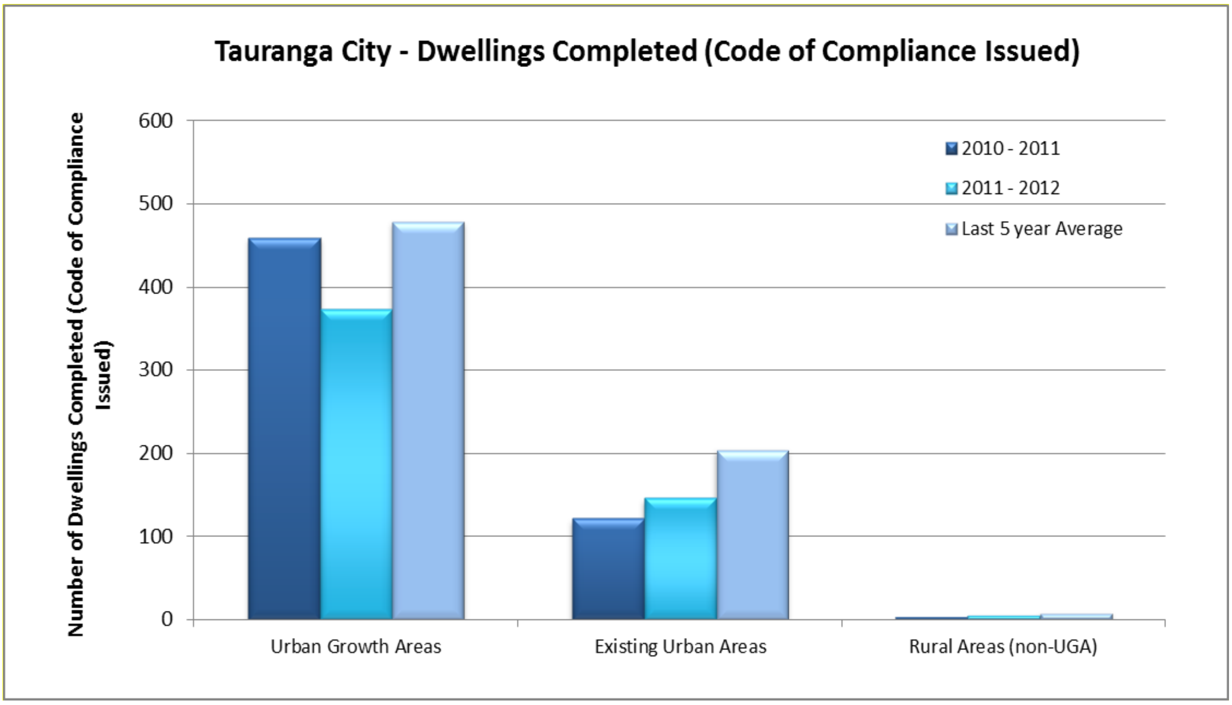


Chart 6 Comment:

During 2011/2012, 71% of dwellings completed occurred within Greenfield UGA's, 28% within existing urban areas, and less than 1% in rural zoned areas. For the Greenfield UGA's the number of dwellings completed in 2011/2012 (373 completed) was down on the previous 12 months (459 completed) while down on the last 5 year average (478 completed). For the existing urban areas (146 completed) numbers were up on both the previous 12 months (121 completed) while down on the last 5 year average (204 completed). Dwellings completed in Rural areas increased, from 3 in 2010/2011 to 5 in 2011/2012.

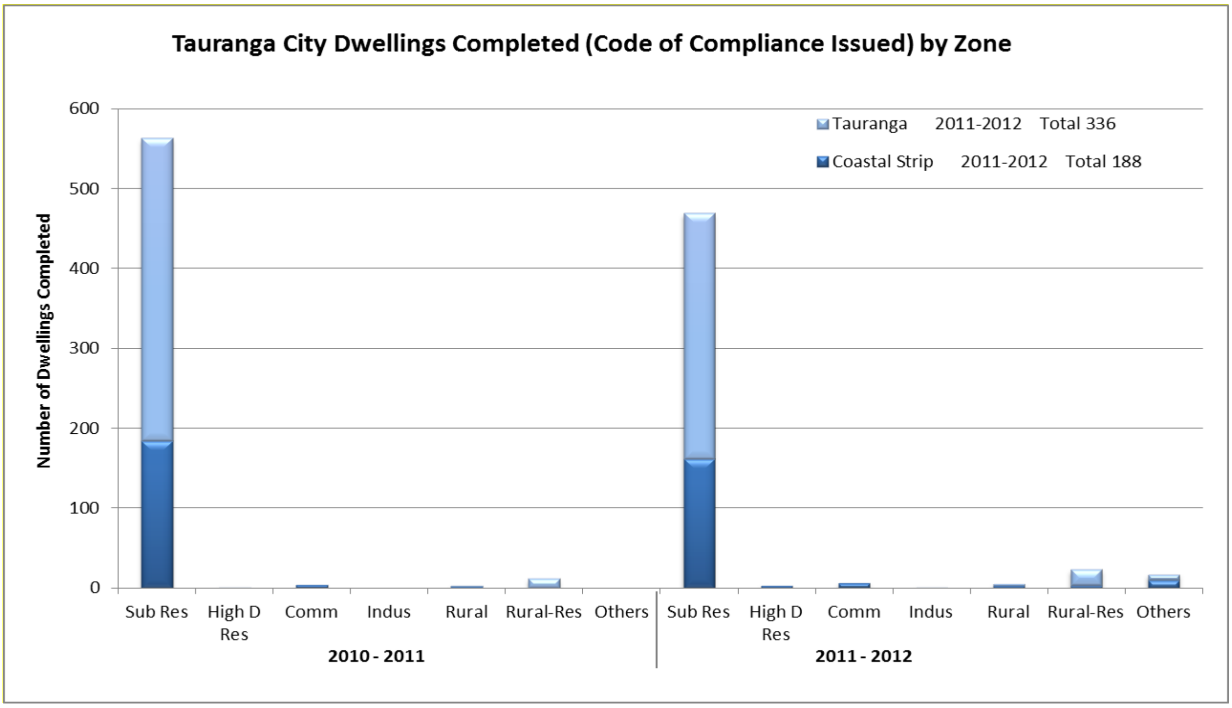


Chart 7 Comment:

As expected the vast majority of dwellings completed in 2011/2012 were within the Suburban Residential zone (90% or 469) with 59% (or 307) of these created in the Tauranga area. There were less dwellings completed in the Suburban Residential zone than in 2010/2011 while more dwellings were completed in the High Density Residential, Commercial, Industry, Rural Residential, Rural and "others" zones. The area split between dwellings completed was 188 (or 36%) in the Coastal Strip area and 336 (or 64%) in the Tauranga area.

Note: In the new Tauranga City Plan "Residential A" zone is now "Suburban Residential" (Sub Res) zone, and "Residential H" is now "High Density Residential" (High D Res) zone.

3.2 New Dwelling Consents Issued

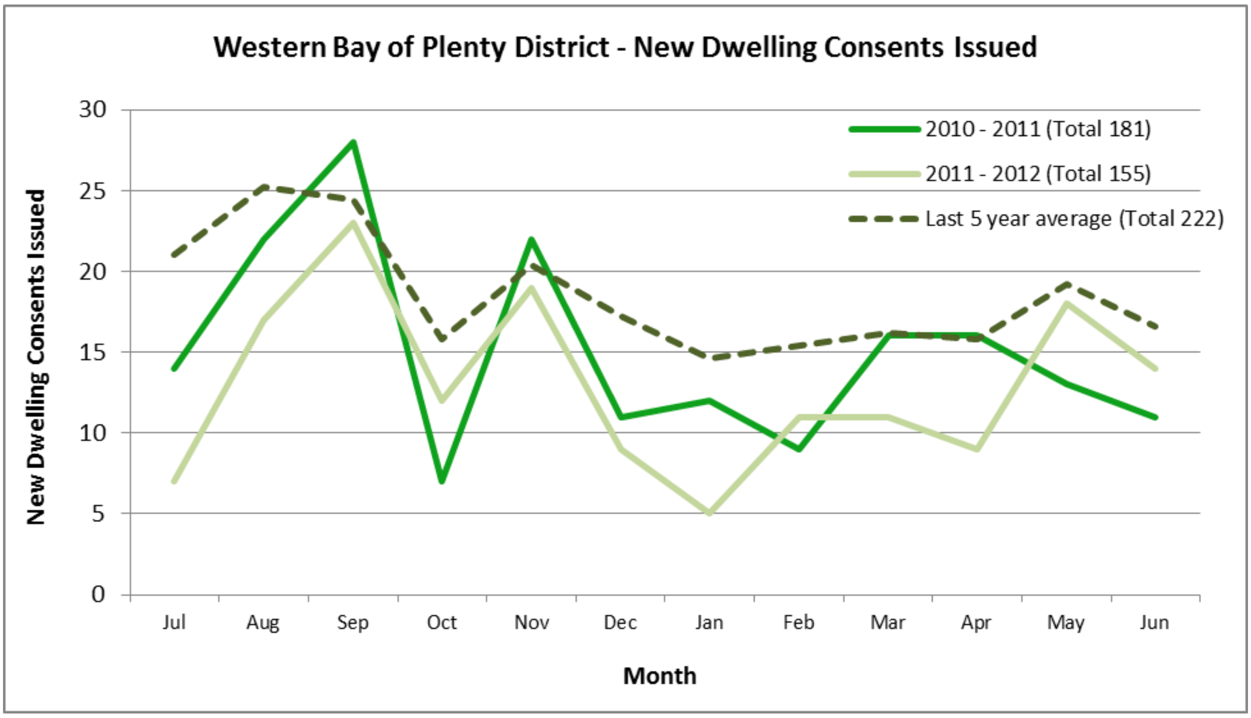


Chart 8 Comment:

In 2011/2012 there were 155 new dwelling consents issued in the Western Bay of Plenty District, a decrease of 14% since the previous year and a 30% decrease on the last 5 year average. The monthly range of certificates issued during 2011/2012 varied from the highest (23) in September to the lowest (5) in January.

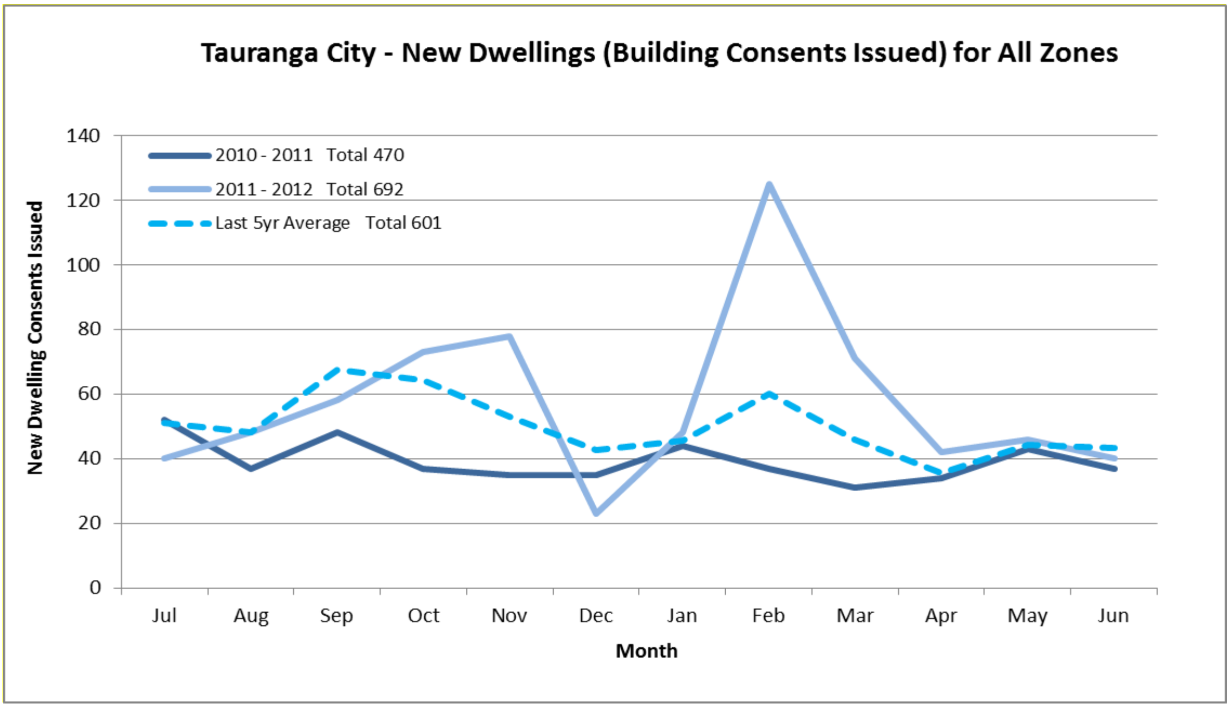


Chart 9 Comment:

Building consents were issued for 692 new dwellings in Tauranga City during 2011/2012, an increase of 47% on 2010/2011 (470 issued) and up by 15% on the 5 year average (601 issued). The monthly range of new dwelling consents issued in 2011/2012 ranged from 23 in December to 125 in February. The February count of 125 dwelling consents included 79 dwelling consents issued for the new Ryman Retirement Village development in Bethlehem UGA.

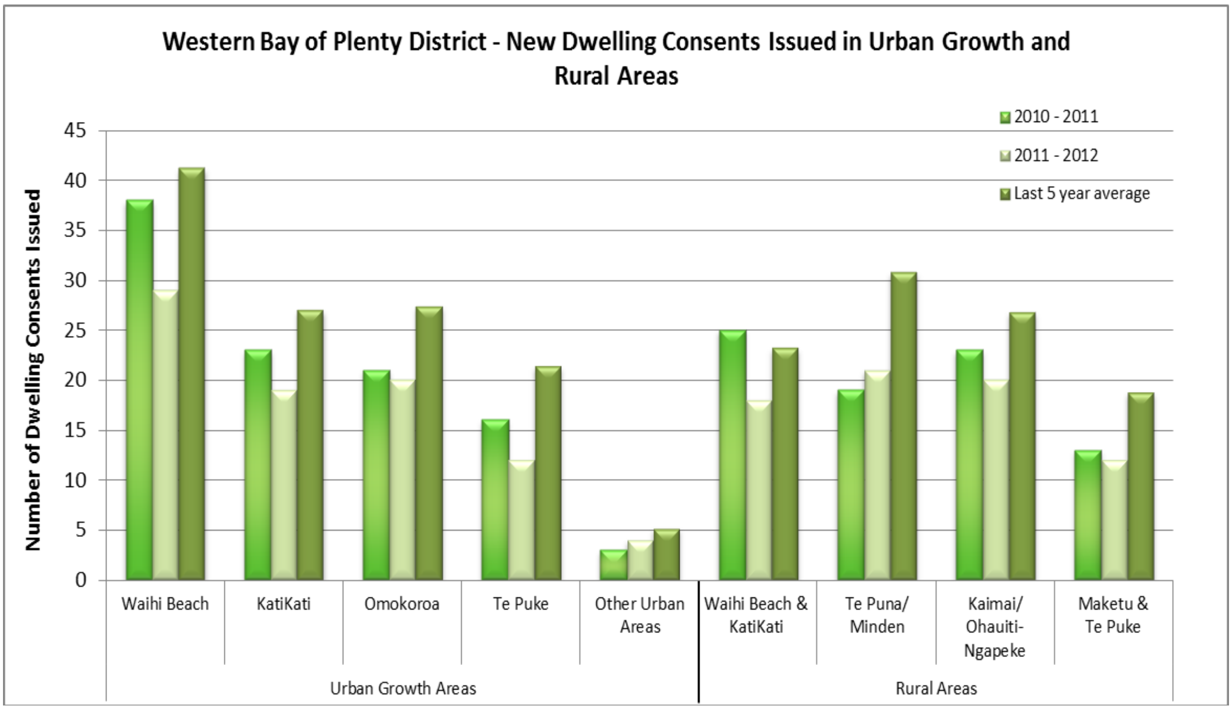


Chart 10 Comment:

The level of housing development decreased in all Rural and Greenfield UGAs in 2011/2012. There is a 18% decrease in the Greenfield UGA's from 2010/2011 to 2011/2012. In the rural areas there was a decrease of new dwelling consents issued of 11% in 2010/2011 to 2011/2012. In Waihi Beach UGA there was a decrease of 24% from 2010/2011 to 2011/2012. All areas are below the 5 year averages.

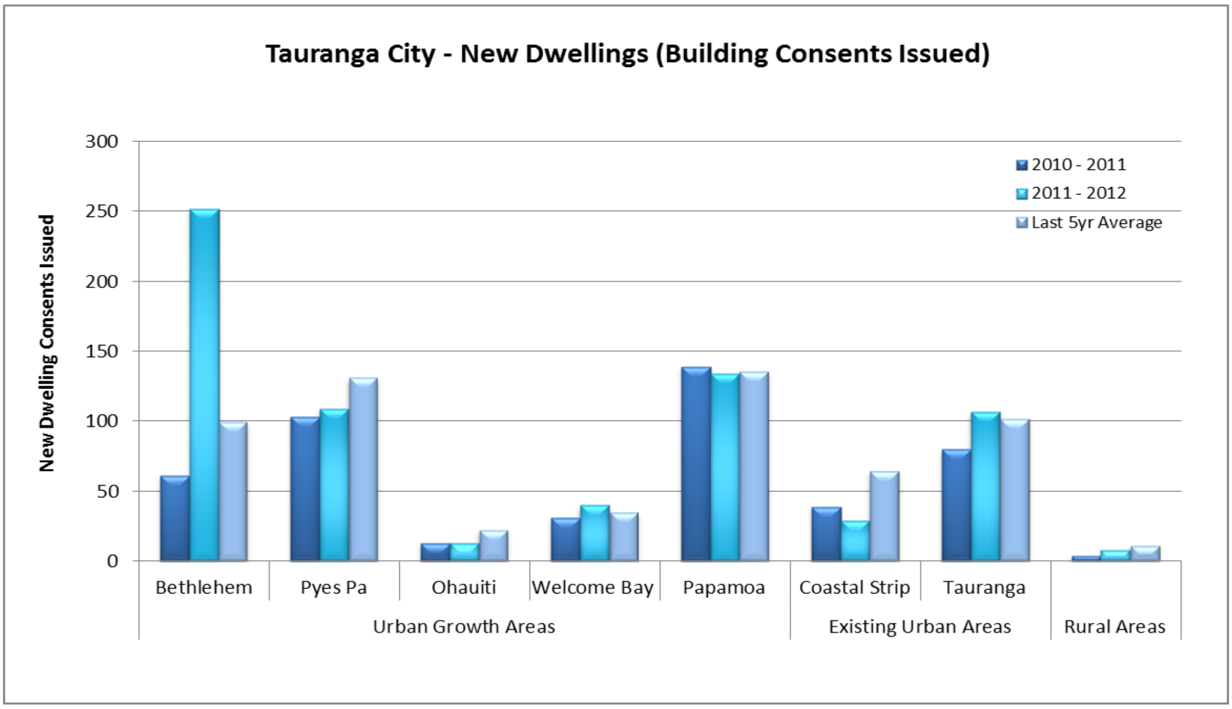


Chart 11 Comment:

Dwelling consents issued in 2011/2012 in Greenfield UGA's were up 58% on 2010/2011 and up 29% on the last 5 year average. Greenfield UGA's, with the exception of Ohauiti UGA (same as 2010/ 2011) and Papamoa UGA, experienced increases in 2011/2012 from 2010/2011 results. For the existing urban areas, building activity in 2011/2012 increased by 17 consents while rural areas increased by 4 consents.

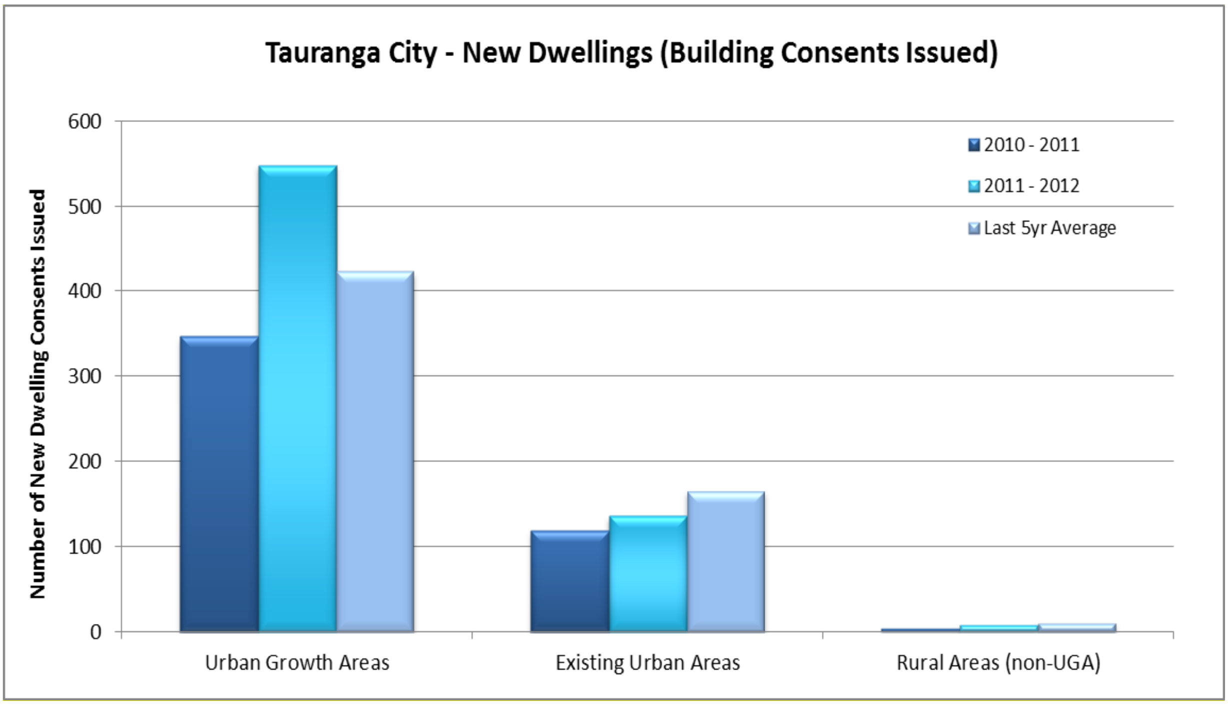


Chart 12 Comment:

During 2011/2012, 79% of new dwelling consents issued occurred within Greenfield UGA's 20% within existing urban areas, while 1% were issued in rural zoned areas. For the Greenfield UGA's the number of consents issued in 2010/2011 (548 consents issued) were up on the previous 12 months (347 issued) and up on the last 5 year average (601 issued). For the existing urban and rural areas (144 issued) numbers were above the previous 12 months (123 issued) while below the last 5 year average (177 issued).

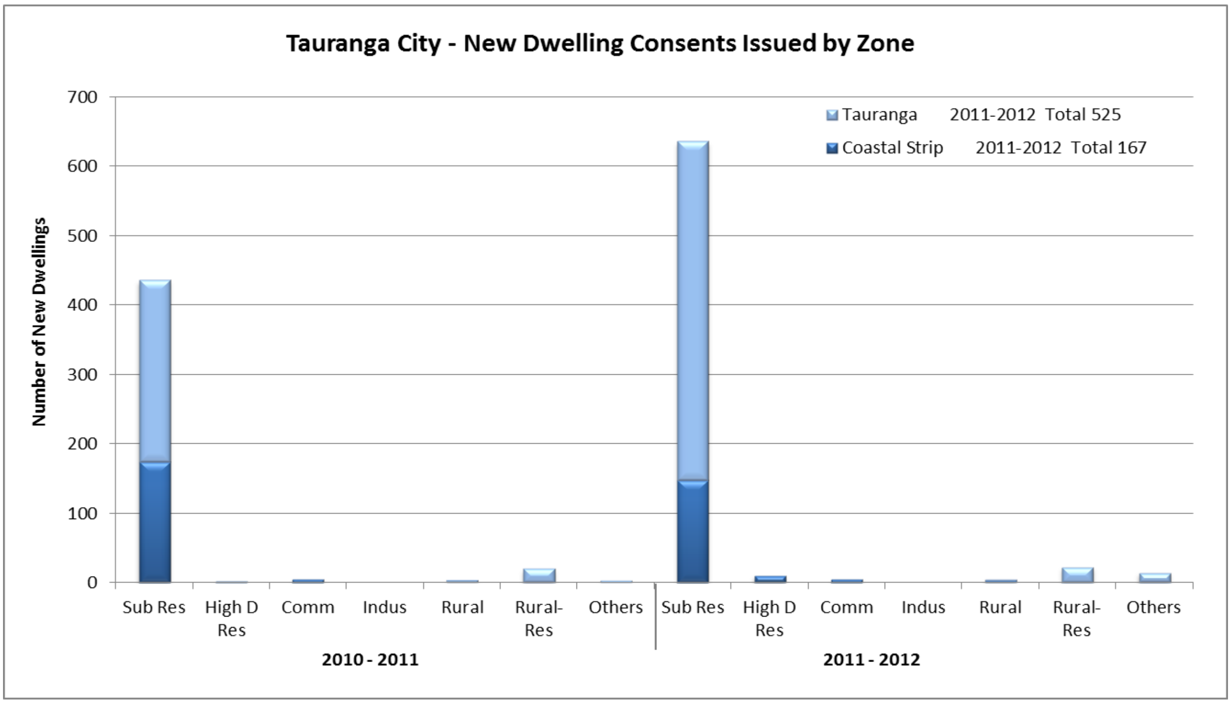


Chart 13 Comment:

As expected the vast majority of new dwellings created in 2011/2012 were within the Suburban Residential zone (636 or 92%) with 488 (or 71%) of these created in the Tauranga area. Increases from 2010/2011 results were recorded in the Suburban Residential, High Density Residential, Rural, Rural Residential and "Others" zones, while the Commercial zone recorded the same number of dwelling consents as the previous year. The area split between new dwelling consents issued was 167 (or 24%) in the Coastal Strip area and 525 (or 76%) in the Tauranga area.

Note: In the new Tauranga City Plan "Residential A" zone is now "Suburban Residential" (Sub Res) zone, and "Residential H" is now "High Density Residential" (High D Res) zone

3.3 New Lots Proposed and Consents Granted

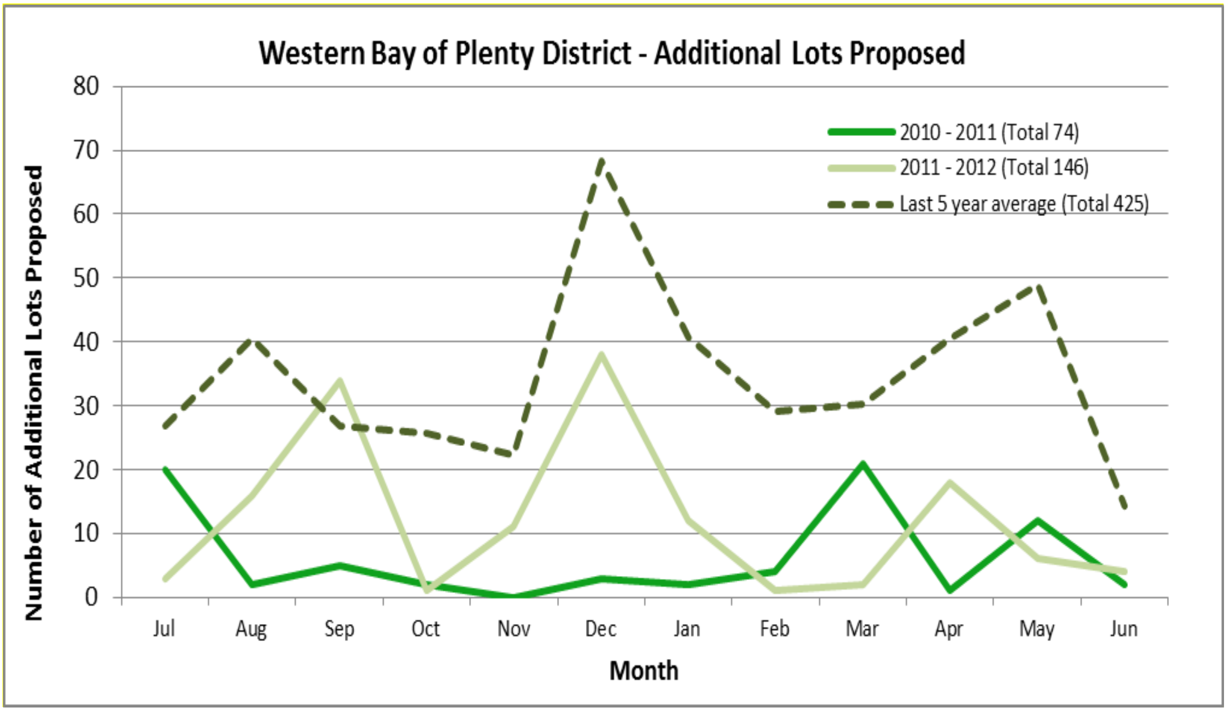


Chart 14 Comment:

In 2011/2012 there were 146 additional lots proposed in the Western Bay of Plenty District, a significant increase of the number additional lots proposed of 74 in the previous year and a 65% decrease on the last 5 year average. The large amount of applications (38) in December is due to unit title subdivisions in Fair View - Ballantyne Golf Course.

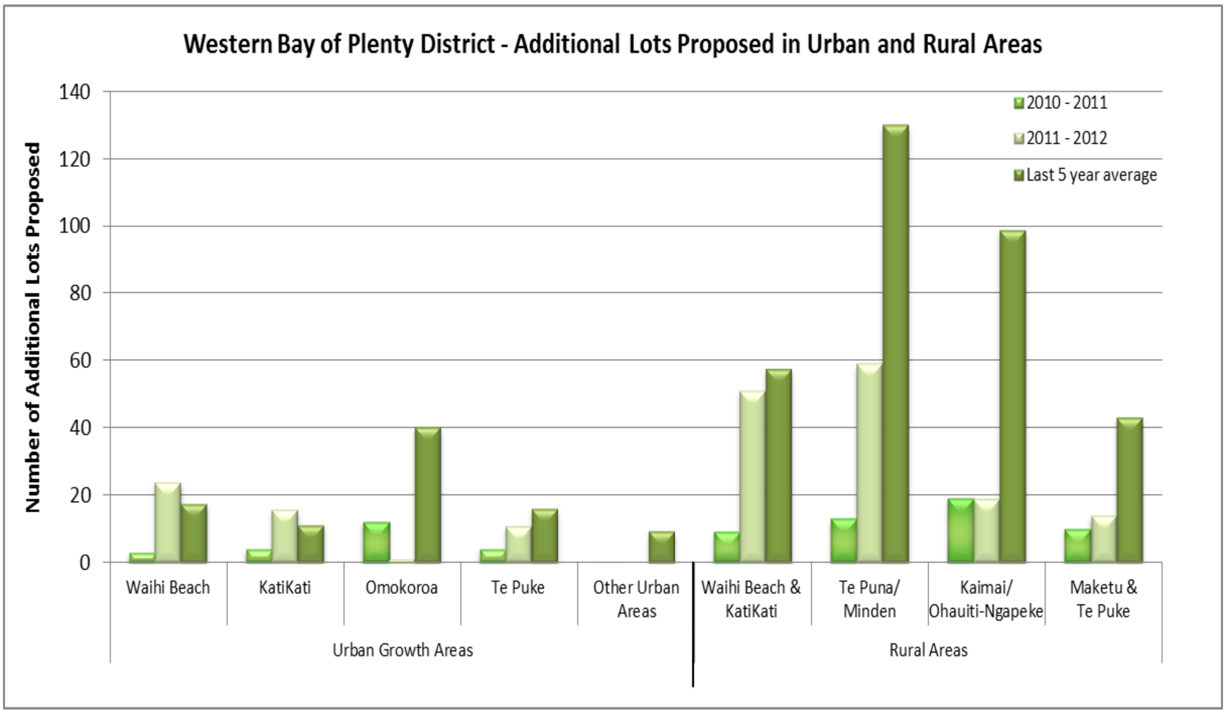


Chart 15 Comment:

Additional lots proposed in both the Greenfield UGA's and rural areas increased from 2010/2011 to 2011/2012. The Greenfield UGA's increased from 23 additional lots proposed in 2010/2011 to 39 additional lots in 2011/2012. The rural areas increased with a significant number from 51 in 2010/2011 to 107 additional lots proposed in 2011/2012.

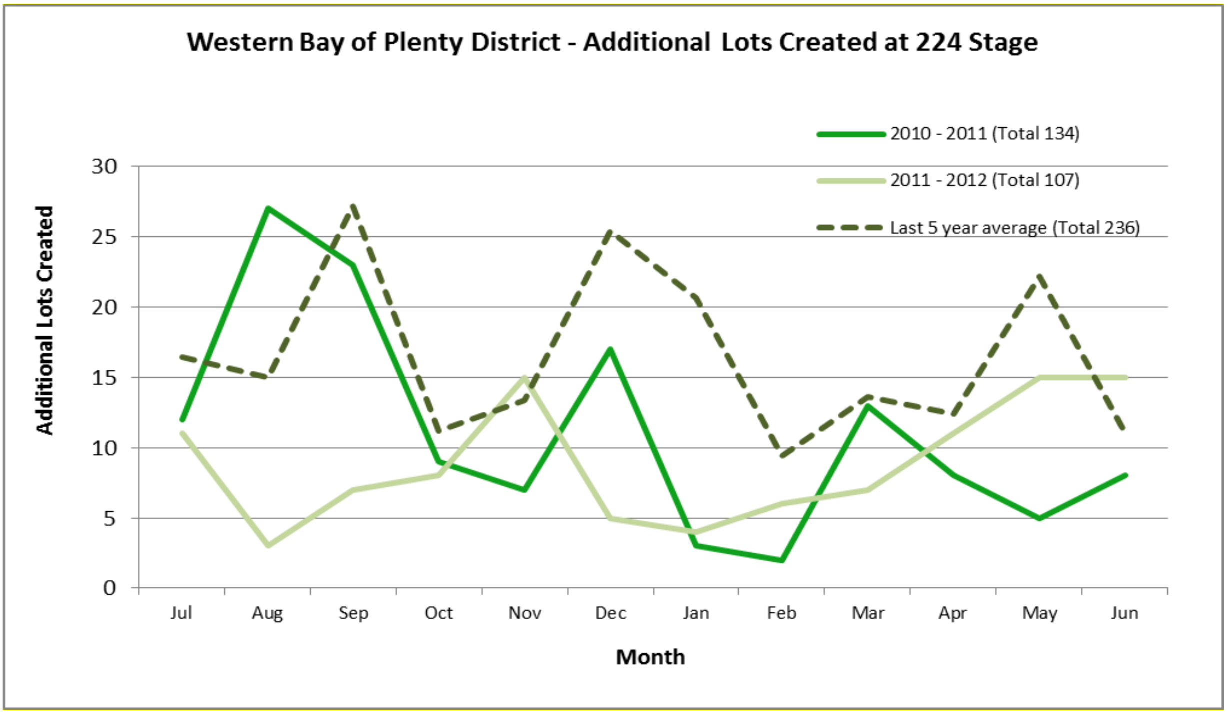


Chart 16 Comment:

During 2011/2012 the total number of additional lots obtaining 224 Stage in the Western Bay of Plenty District declined by 20% and compared with the last 5 year average the figures decreased by 46%. The highest number of additional lots created at stage 224 increased in May with 67% and in August it decreased by 89% from 2010/2011 to 2011/2012.

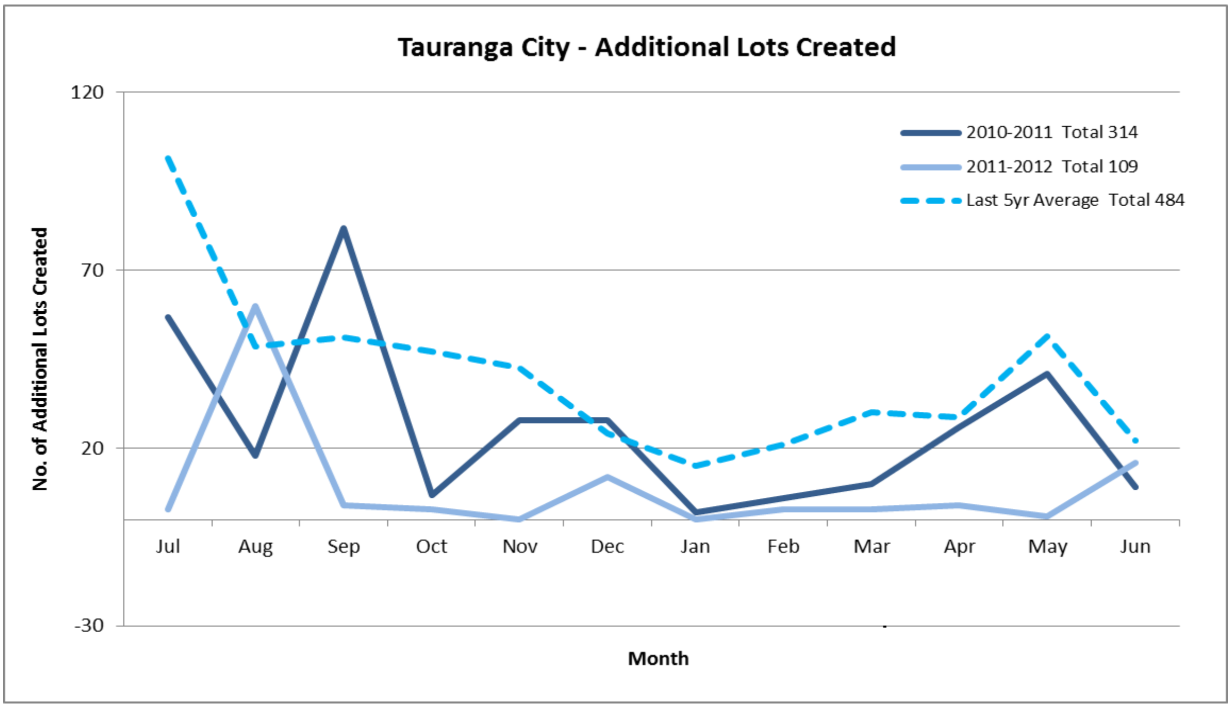


Chart 17 Comment:

The total number of additional lots created within Tauranga City during 2011/2012 was lower than 2010/2011 (a decrease of 65% from 314 to 109 lots) while 78% lower than the 5 year average of 484 lots. A high of 60 new lots was recorded in August 2011 and a low of 0 new lots in November 2011 and January 2012.

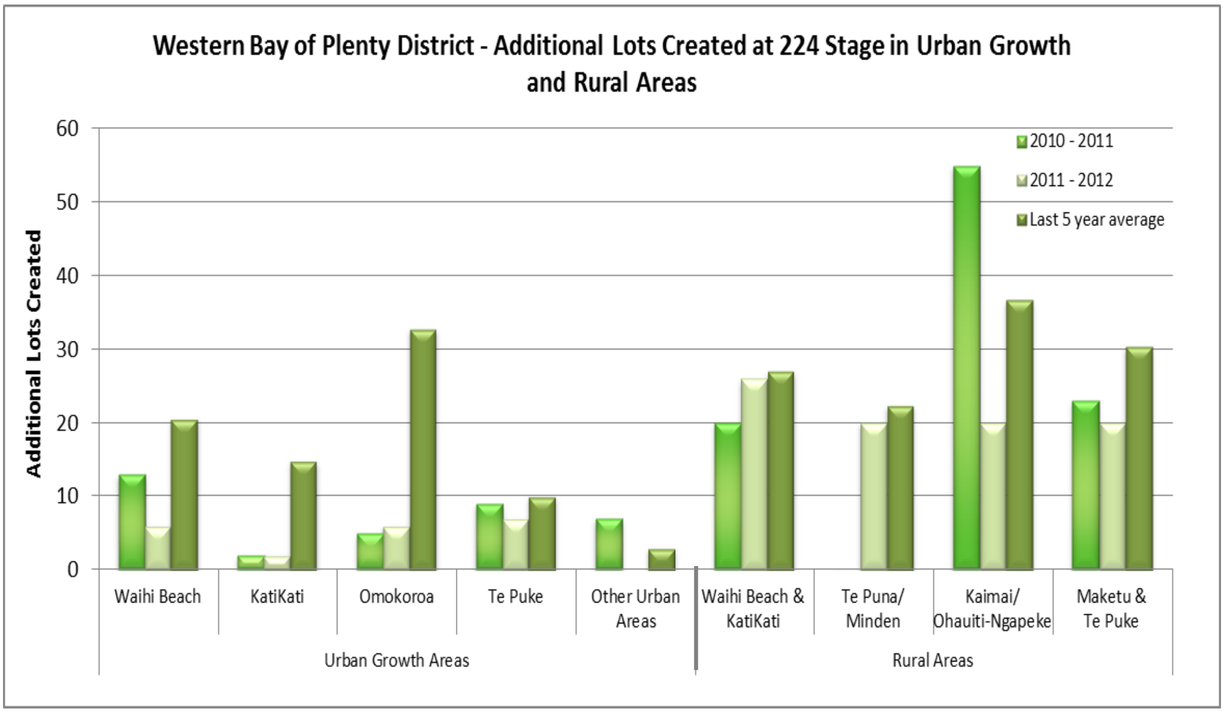


Chart 18 Comment:

In the rural areas the number of additional lots created at 224 stage decreased by 12% and Greenfield UGA decreased by 28% from 2010/2011 to 2011/2012. In the rural areas subdivision is higher than in the urban areas. Waihi Beach UGA experienced a decrease of 54% from 2010/2011 and in the rural areas, Kaimai/Ohauti-Ngapeke, decreased from 55 to 20 lots created in 2011/2012.

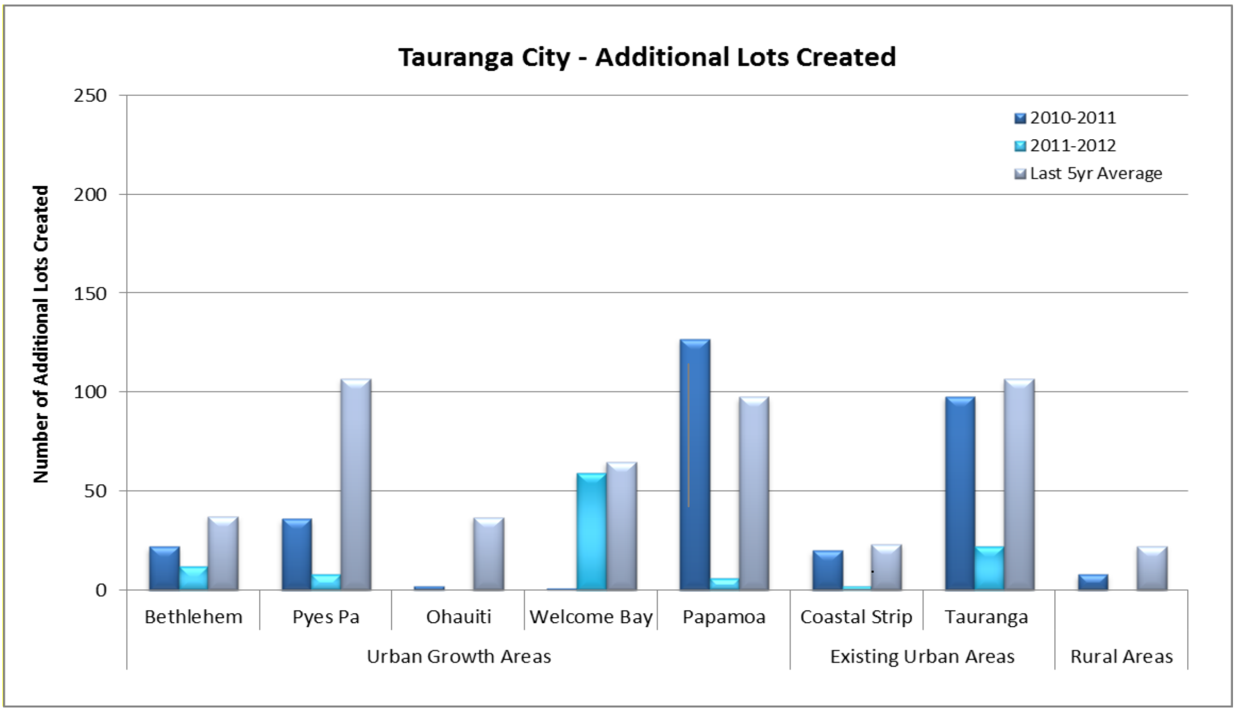


Chart 19 Comment:

The largest number of additional lots created during the 2011/2012 financial year were within Greenfield UGA's (85 lots or 78%), while 24 lots were created in existing urban areas. Subdivision development within Bethlehem, Ohauiti, Pyes Pa and Papamoa UGA's decreased in 2011/2012 in comparison with 2010/2011 results, while a significant increase was recorded in Welcome Bay UGA. The existing urban areas and Rural areas decreased from 2010/2011 results in 2011/2012.

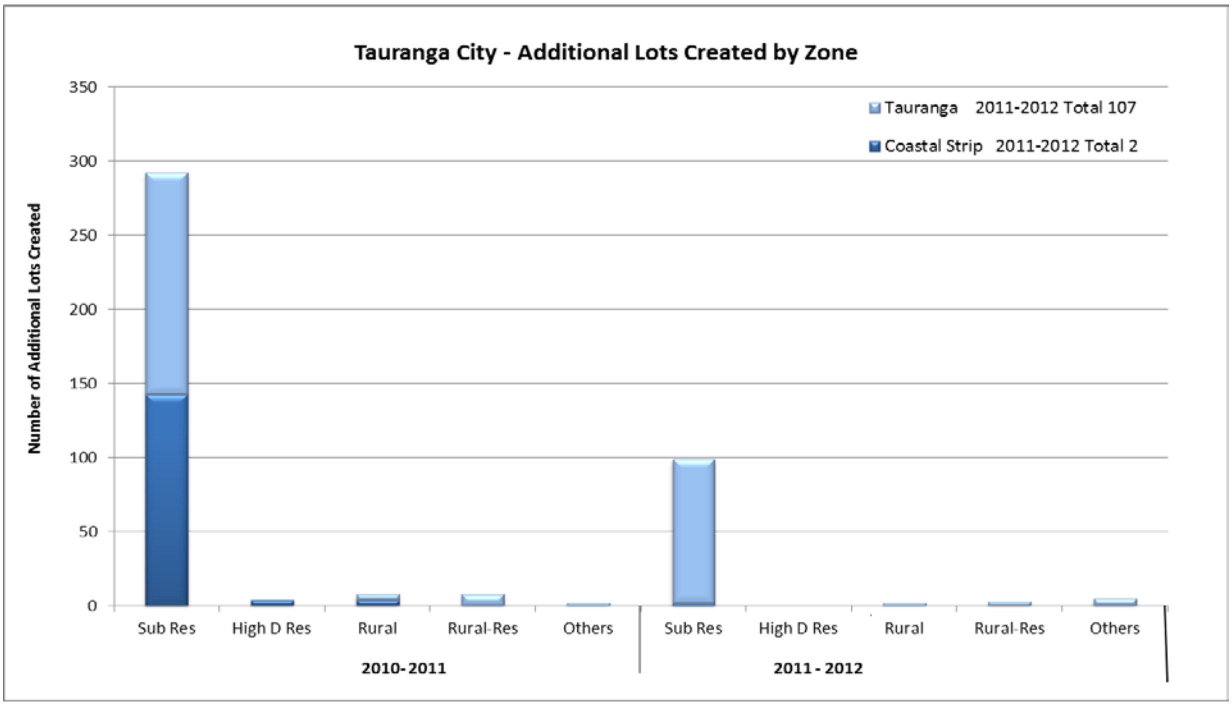


Chart 20 Comment:

During 2011/2012 most additional lots created in Tauranga City have been within the Suburban Residential zone (99 lots or 91%), with 97 (or 89%) of these lots created in the 'Tauranga' area. Subdivision within the zones decreased from 2010/2011 results, with the exception of the "Others" zone category. The area split between new lots created was 2 (or 2%) in the Coastal Strip area and 107 (or 98%) in the Tauranga area.

Note: In the new Tauranga City Plan "Residential A" zone is now "Suburban Residential" (Sub Res) zone, and "Residential H" is now "High Density Residential" (High D Res) zone.

3.4 Comparison with SmartGrowth Projections

Forecasts of growth in population and households have been made for SmartGrowth by the University of Waikato. Population in the Western Bay of Plenty sub-region is projected to increase from 130,000 people in 2001 to 286,000 people by 2051, while households are projected to increase from 49,000 to 120,000 over that period.

Under the SmartGrowth Approved Revised 2011 forecasts[2] the Western Bay of Plenty sub-region is expected to accommodate 74% through Greenfield developments and 26% through intensification/ Infill to 2051. This is a forecast estimate. At June 2012 the Greenfield and intensification/ infill percentage split for the sub-region was 73%/ 27% (see Table 3).

Table 3. Growth Type - March 2006 (Census) to June 2012.

	Additional Dwellings[1]	% of Growth
Tauranga		
Greenfield	3,449	72%
Intensification\ Infill	1,316	28%
Western Bay of Plenty District		
Greenfield	1,309	76%
Intensification\ Infill	414	24%
WBOP Sub-Region		
Greenfield	4,758	73%
Intensification\ Infill	1,730	27%

[1] Calculated from Dwellings Completed (Code of Compliance) results.

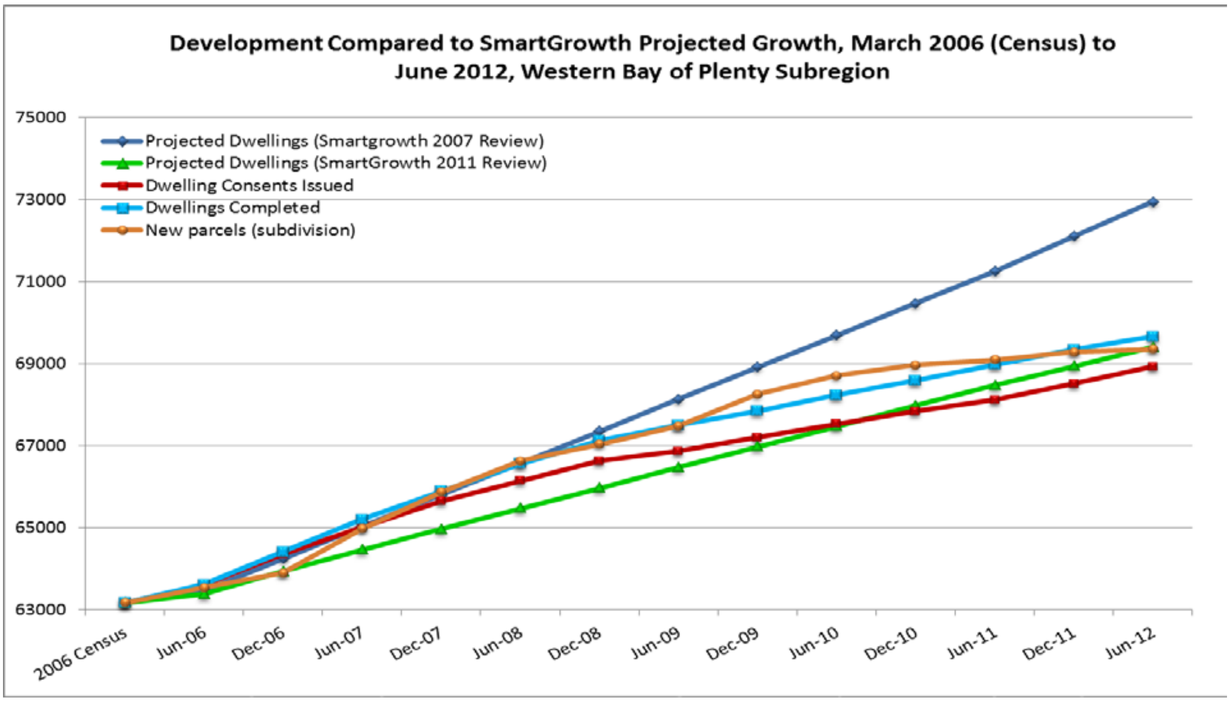


Chart 21 Comment:

Between March 2006 and June 2012 - 6,488 new dwellings were completed, 335 above the 6,153 dwellings projected under the current SmartGrowth 2011 Review Forecast. Over this period 5,761 dwelling consents were issued which was 392 lower than forecast, while 6,147 new parcels were created, which was 6 below forecast.

[2] A review of the SmartGrowth forecasts and their allocation was undertaken as part of the 10 Year Plan process in late 2010. The revised forecasts were endorsed by the SmartGrowth Implementation Management Group in early 2011 (**SmartGrowth 2011 Forecast**). In the earlier **SmartGrowth 2007 Forecast** the Western Bay of Plenty subregion was expected to accommodate 71% of future additional growth in Greenfields developments and 29% through intensification up to 2051.

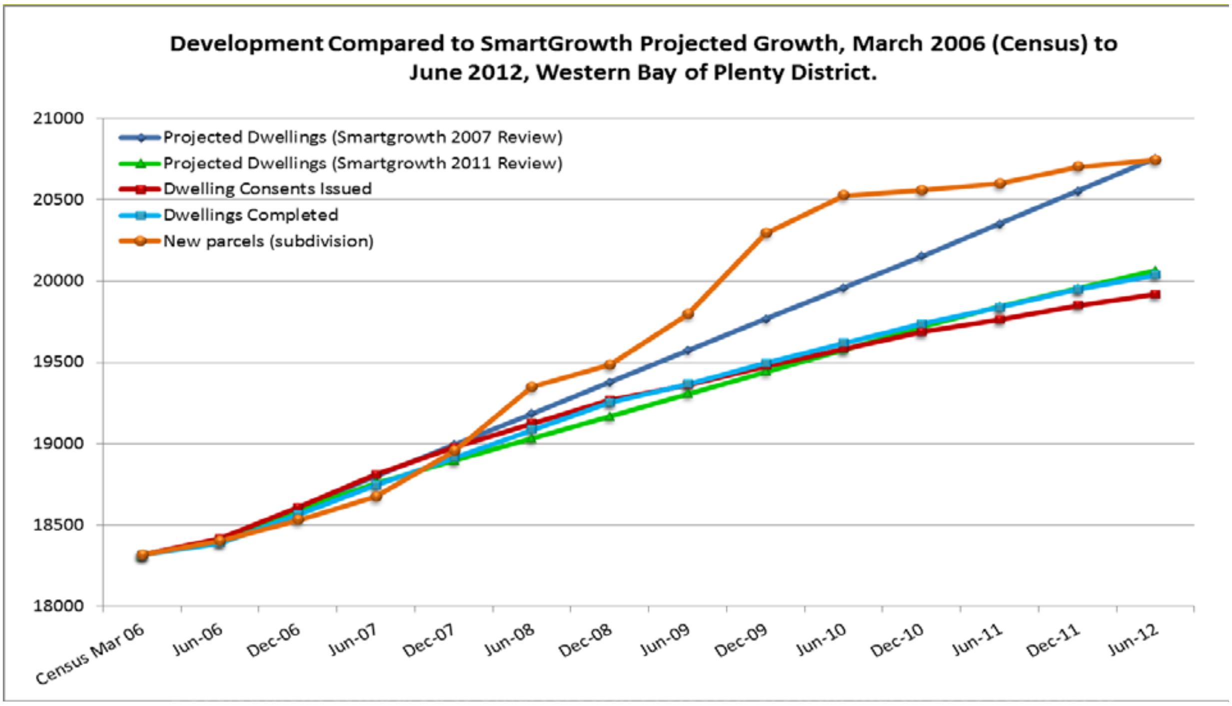


Chart 22 Comment:

Between March 2006 and June 2012 - 1,723 dwellings were completed, 1,603 dwelling consents issued and 2,392 new lots were created in Western Bay of Plenty District. In comparison to the current SmartGrowth 2011 Forecast, 60 more dwellings were completed, 60 less dwelling consents were issued and 729 more parcels created than projected.

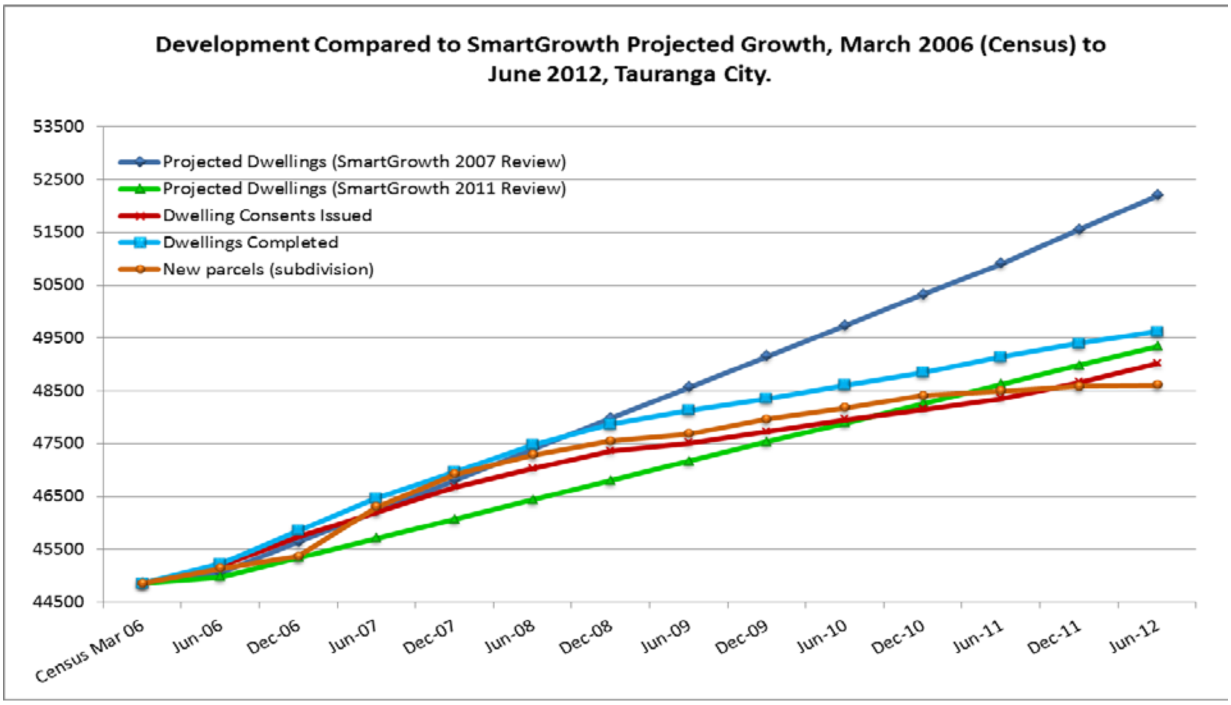


Chart 23 Comment:

Between March 2006 and June 2012 - 4,765 dwellings were completed, 4,158 dwelling consents issued and 3,755 new lots created in Tauranga City. In comparison to the current SmartGrowth 2011 Forecast, 275 (+6%) more dwellings were completed, 332 (-7%) less dwelling consents issued and 735 (-16%) less lots created than projected. For new lots results it is noted that the predictive value of this measure is reduced as it does not include unit title developments which are issued at the time of, or after, dwelling construction.

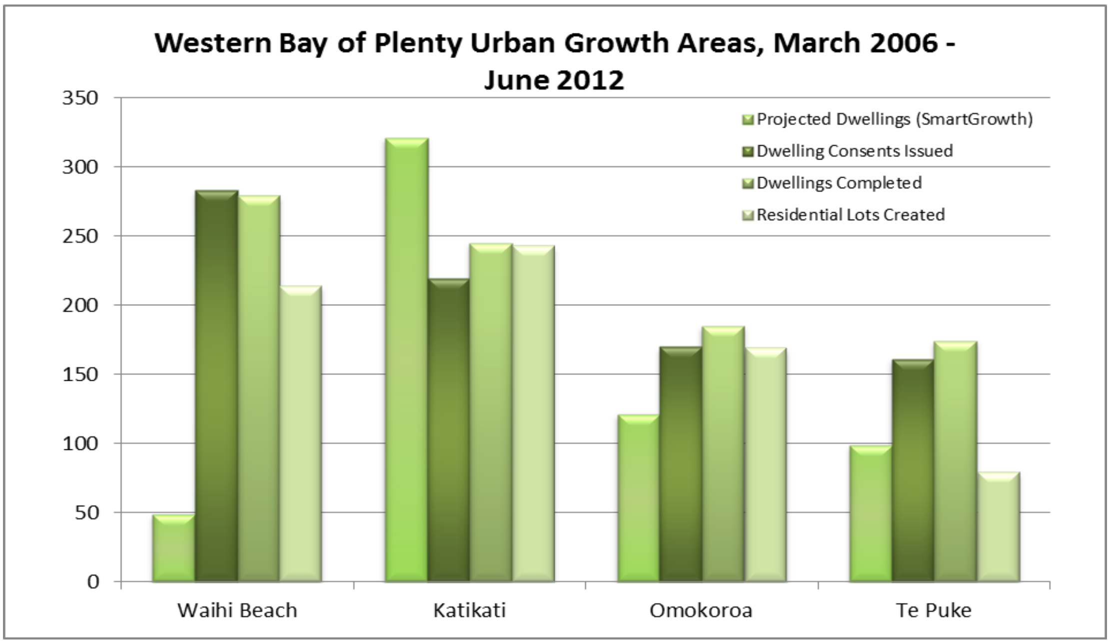


Chart. 24 Comment:

Between March 2006 and June 2012 Waihi Beach, Omokoroa and Te Puke showed growth above SmartGrowth projections. In comparison to the current SmartGrowth 2011 Forecasts between March 2006 and June 2012 more dwellings consents were issued than forecasted in all areas except Katikati.

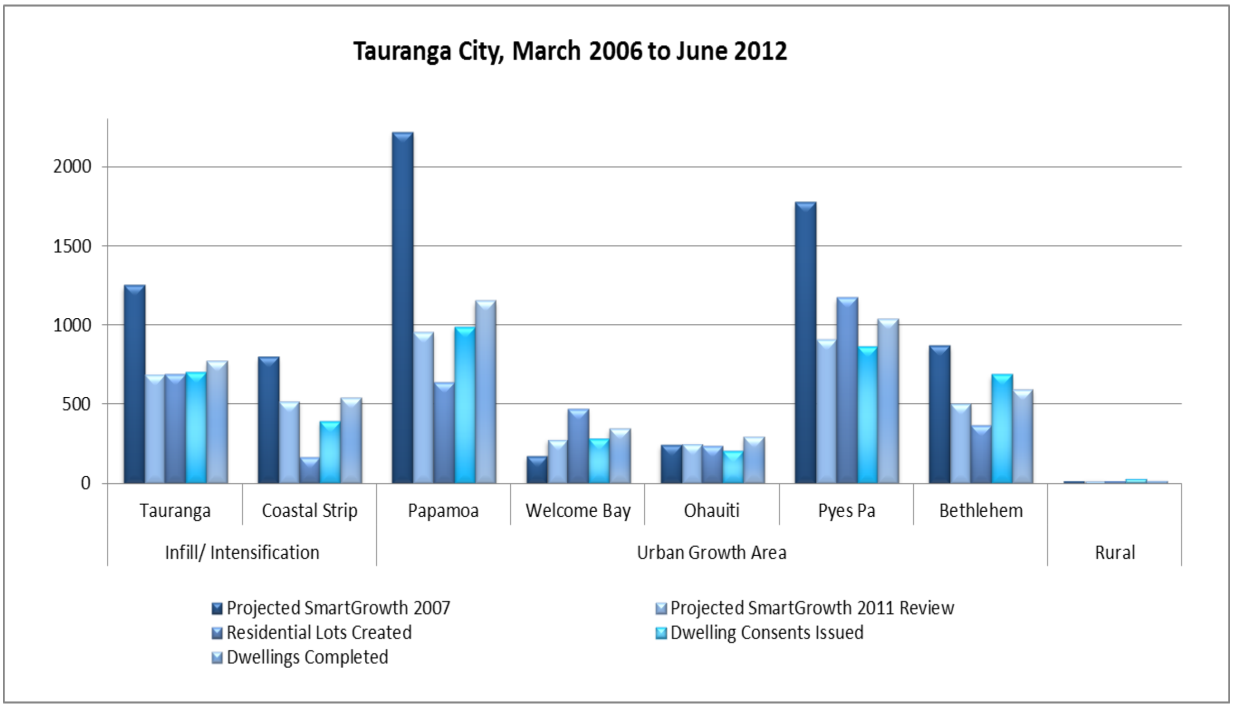


Chart 25 Comment:

In comparison to the current SmartGrowth 2011 Forecasts between March 2006 and June 2012 more dwellings were completed than forecast in all areas. For dwelling consent issue, more were issued than forecast in Tauranga Intensification\ Infill area, Rural areas, and Papamoa and Bethlehem UGA's. For residential lots completed, more lots were created than forecast in Tauranga Intensification\ Infill area, and in Welcome Bay, and Pyes Pa UGA's, while the remaining areas were below forecast.

3.5 Average Residential Section Sizes

Tauranga City

Average section sizes vary from 214 m^2 in the High Density Residential zone in Mount Maunganui to 1,330 m^2 in Ohauiti UGA as at June 2012, refer to Table 4. The infill areas are more indicative of the average section sizes being achieved in the Suburban Residential zone where the average section size is 722 m^2. The large section sizes recorded for the UGA's reflect the large areas of Suburban Residential zoned land which have not yet been subdivided for residential urban development but are included in the calculation. Overall, the average section size for Suburban Residential, City Living and High Density Residential zoned land has decreased from 801 m^2 at June 2011 to 794 m^2 at June 2012, but as noted this is heavily influenced by larger Greenfield land parcels.

The 'Tauranga City Development Map' map (Appendix 3) identifies the Greenfield UGA's and City Plan Zones. The infill areas are comprised of the Suburban Residential, City Living and High Density Residential zoned areas outside the Greenfield UGA boundaries. The Mount Maunganui intensification area refers to High Density Residential zoned land to the northwest of Banks and Salisbury avenues. The City Living intensification area refers to land zoned City Living surrounding the Tauranga CBD.

Table 4. Average Residential Section Sizes in Tauranga City

Growth Type		As at 30 June 2011		As at 30 June 2012	
Intensification General Intensification (Infill) Urban Growth Area (Greenfield)	Residential Zoned Area[1]	Total Dwellings	Average Section Size (Area/ Dwellings) m^2	Total Dwellings[2]	Average Section Size (Area/ Dwellings) m^2
Mt Maunganui Res H Node	26.5	1,236	214	1,236	214
City Living	25.4	654	388	654	388
Tauranga Infill	1,754.0	22,052	795	22,127	793
Coastal Strip Infill	444.6	8,289	536	8,308	535
Bethlehem	271.5	2,088	1,300	2,159	1,258
Pyes Pa	179	1,661	1,078	1,716	1,043
Pyes Pa West	18.9	161	1,174	208	909
Ohauiti	138.7	1,034	1,341	1,043	1,330
Papamoa	722.3	8,312	869	8,436	856
Welcome Bay	168.1	1,331	1263	1,359	1,237
Total	**3,749**	**46,818**	**801**	**47,246**	**794**

[1] The "Residential Zoned Area" includes the Suburban Residential, High Density Residential, and City Living zones.
[2] Total Dwellings at March 2006 Census plus new dwellings completed in the March 2006 to June 2012 period. Dwellings completed in City Plan zones other than the Suburban Residential, High Density Residential, and City Living zones are not included in this count.
Note: The next Development Trends Report (2012/2013 year) will introduce a new method of calculating average section sizes related to developed residential zoned land. This will provide a new base from which future section size changes will be measured.

Western Bay of Plenty District

The average size of lots created within stage 1 of each Greenfield UGA varies widely across the Western Bay of Plenty District. The methodology used to obtain these figures differs from Tauranga City to include lot sizes of new parcels created during the 2010/2011 financial year only. Average lot sizes have increased in all areas except Te Puke UGA due to several new large lots being subdivided in preparation for further final subdivision.

Table 5. Average Residential Section Sizes in Greenfield Urban Growth Areas (Stage 1) in the Western Bay of Plenty District

Urban Growth Areas	Average lot size (m^2) of lots created between July 2011 and June 2012
Waihi Beach Stage 1	10288
Katikati Stage 1	6115
Omokoroa Stage 1	5204
Te Puke Stage 1	1032

The Western Bay of Plenty District Development Map in Appendix 3 identifies the locations of the Greenfield UGA's and Appendix 6 contains maps showing the extent and location for each Stage 1 (pre 2021) area.

3.6 Residential Growth Sequencing

The Regional Policy Statement (RPS) requires that Greenfield UGA development proceed in a way that provides for the efficient utilisation of infrastructure within the immediate preceding growth area before the development of the subsequent growth area. Under the RPS Greenfield development shall proceed towards a target net yield of 15 dwellings per hectare. This will apply to new Greenfield UGA's, not the earlier operative Greenfield UGA's created in the 1990's.

Tauranga City

In Tauranga City Pyes Pa West, West Bethlehem and Wairakei Greenfield UGA areas have City Plan provisions that promote a stepped approach toward the achievement of the RPS target yield requirement. Over time, future planned Greenfield UGA's will also be treated in a similar manner. By comparison the established Greenfield UGA's were created in the 1990's, before the RPS "target" policy was in effect.

At June 2012, 99% of Stage 1 and 23% of Stage 2 of the Pyes Pa West UGA had reached RMA section 224 stage, refer to Table 6.

Papamoa East Stage 1 (Wairakei UGA) rezoning was made operative in May 2011. The design capacity of Development Areas 1A and 1B are included in Table 6, as these are the first areas of Wairakei Residential zoned land that must be developed. Overall the estimated dwelling yield for Wairakei UGA is 3,285 dwellings. While consent has been issued for a 50 lot subdivision at Wairakei UGA in Development Area 1B, it had not reached s.224 stage by 30 June 2012.

Table 6. Capacity Uptake of Pyes Pa West and Wairakei UGA's in Tauranga City

Urban Growth Area	Design Capacity	Number of Residential Lots Created at RMA 224 Stage at June 2011	% Capacity Utilised
Pyes Pa West Stage 1	369	366	99%
Pyes Pa West Stage 2	653	153	23%
Wairakei Area 1A	500	0	0%
Wairakei Area 1B	500	0	0%

Western Bay of Plenty District

There is a general policy aim of 80% capacity signalled by the Regional Policy Statement for capacity in stage 1 to be utilised before stage 2 areas become operational. Omokoroa UGA has the largest design capacity in the District and 10% of its lot capacity has reached RMA 224 stage, this is the same as the previous year, refer to Table 7. Te Puke's stage 1 design capacity is the second largest of the UGA's but currently only 5% capacity has been utilised, the lowest percentage in the District. High levels of subdivision development in Katikati UGA during 2006/2007 resulted in capacity of stage 1 reaching a quarter full this is now at 30% as of June 2011. At Waihi Beach UGA 17% of stage 1's lot capacity has reached 224 stage.

Table 7. Capacity Uptake of Urban Growth Areas in the Western Bay of Plenty District

Urban Growth Area	Stage 1 Design Capacity	Number of Residential Lots Created at 224 Stage at June 2012	Stage 1 - % Capacity Utilized
Waihi Beach	1241	210	17%
Katikati	757	230	30%
Omokoroa	1659	169	10%
Te Puke	1347	73	5%

Te Puke Stage 1 = Whitehead Avenue & Dudley Vercoe Drive areas

3.7 Growth Rates – Land Availability

SmartGrowth requires that uptake rates and land availability for residential development be monitored. This is based on zoned residential land.

Tauranga City

Of the operative Greenfield UGA's, Pyes Pa UGA has a remaining theoretical yield of 4 years left before capacity is reached, with remaining capacity of 360 dwellings, refer to Table 8. Bethlehem UGA has capacity for a further 1,668 dwellings. Potential for a further 2,251 dwellings remains in Papamoa UGA, the majority of these in the Maranui Street area which includes the Mangatawa Block. Pyes Pa West UGA had only realised 7% of capacity at June 2012. Papamoa East Stage 1 Wairakei area was made operative in May 2011, providing further capacity for an estimated 3,285 dwellings.

Other Greenfield areas have been identified for future urban development and are programmed for strategic release as per the RPS.

Table 8. Growth Rate of Urban Growth Areas in Tauranga City

Urban Growth Area	Estimated Yield - Total Dwellings	2006 Census (March) - Total Dwellings	Dwelling Completed March 2006 - June 2011	Dwelling Completed[1] July 2011 - June 2012	Remaining Capacity	Last 3 years	Years Left[2]	% Capacity Remaining
Bethlehem	4,333	2,071	520	74	1,668	199	25	38%
Pyes Pa	2,363[3]	1,170	762	71	360	273	4	15%
Pyes Pa West	2,926	0	162	47	2,717	127	64	93%
Ohauiti	1,680	887	284	9	500	68	22	30%
Welcome Bay	2,052	1,121	312	34	585	90	20	29%
Papamoa	11,153	7,746	1,028	128	2,251	398	17	20%
Wairakei	3,285	0	0	0	3,285	0	20[4]	100%
Total	**27,792**	**12,995**	**3,068**	**363**	**11,366**	**1,155**		

[1] Dwellings Completed is derived from Code of Compliance Certificate issued for dwellings.
[2] The remaining number of years supply is rounded down to the nearest year to present and is calculated from the average rate of uptake over the past 3 years for each Greenfield UGA. It is likely that development will slow as capacity is neared which may increase the theoretical number of 'years left'.
[3] Pyes Pa UGA capacity has been increased from 2,129 to 2,363 dwellings in 2011/12 as recent survey results indicate that a 12 dwelling per hectare yield is being achieved rather than a 10 dwellings per hectare yield which was the original divisor.
[4] As no dwellings have yet been completed in Wairakei UGA the number of "years left" is based on assumed uptake in the SmartGrowth 2011 Forecast Review, where by 2031 it is assumed that 97% of the yield has been realised.

Western Bay of Plenty District

Omokoroa UGA has the largest theoretical capacity remaining in the District with 47% (refer to Table 9) and 37 years left until capacity is reached at the rate experienced in the last 3 years. Katikati UGA has the lowest theoretical yield of 22 years uptake left and 23% capacity remaining; this has risen from 20 years reported last year due to the continued low levels of uptake in the July 2011 to June 2012 period. The largest design capacity in the District is currently Waihi Beach UGA with 4263 potential dwellings. Uptake in this Greenfield UGA in terms of the number of dwellings built increased 50% last year, up to 46 from 38 new dwellings completed, and a total of 2668 dwellings built at June 2012. Although Waihi Beach UGA does not have the highest % capacity remaining, it has capacity for the highest number of potential dwellings remaining with 1595.

The design capacity in Te Puke UGA is over 3100 dwellings making Te Puke the second largest in the District behind Waihi Beach UGA. 29% capacity remains equating to a further 47 years supply at current uptake levels. Other Urban Areas has 668 capacity remaining in terms of potential dwelling numbers, however, these areas have also experienced the lowest demand for new dwelling consents issued over the last 3 years resulting in relatively higher levels of capacity (30%) and theoretical yield (182 years) remaining.

Table 9. Growth Rate of Urban Growth Areas in the Western Bay of Plenty District

Urban Growth Area	Design Capacity - Total Dwellings	2006 Census (March) - Total Dwellings	CCC Issued March 2006 - June 2011	CCC Issued July 2011 - June 2012	Remaining Capacity	Last 3 Years	Years Left[2]	% Capacity Remaining
Waihi Beach	4263	2401	221	46	1595	135	35	37%
Katikati	2481	1676	214	20	571	78	22	23%
Omokoroa	2161	964	150	30	1017	82	37	47%
Te Puke	3156	2080	151	19	906	58	47	29%
Other Urban Areas	2194	1491	32	3	668	11	182	30%
Total	**14255**	**8612**	**768**	**118**	**4757**	**364**		

[1] Te Puke UGA's design capacity was recalculated following Plan Change 25 to rezone Dudley Vercoe Drive to residential in December 2006.

[2] CCC – Code of Compliance Certificate

3.8 Total Dwellings Estimate

The growth rates for Tauranga City and the Western Bay of Plenty District, calculated by the number of dwellings completed (houses built) since the Census are shown in Tables 10 and 11 below.

Table 10. Total Dwellings in Tauranga City

Year	Dwelling CCC[1] Issued	Total Dwellings	% Change
Census as at 2006		44,919	
1/3/06-30/6/06	371	45,290	0.8%
1/7/06-30/6/07	1237	46,527	2.7%
1/7/07-30/6/08	1016	47,543	2.2%
1/7/08-30/6/09	657	48,200	1.4%
1/7/09-30/6/10	477	48,677	1.0%
1/7/10-30/6/11	532	49,209	1.1%
1/7/11 - 30/6/12	475	49,684	1.0%

[1] CCC – Code of Compliance Certificate. Note: Census as at 7 March 2006 for **occupied** dwellings was 40,635.

Table 11. Total Dwellings in the Western Bay of Plenty District

Year	Dwelling CCC[1] Issued	Total Dwellings	% Change
Census as at 2006		18,315	
1/3/06 - 30/6/06	77	18,392	0.4%
1/7/06 - 30/6/07	355	18,747	1.9%
1/7/07 - 30/6/08	341	19,088	1.8%
1/7/08 - 30/6/09	282	19,370	1.5%
1/7/09 - 30/6/10	253	19,623	1.3%
1/7/10 - 30/6/11	219	19,842	1.1%
1/7/11 - 30/6/12	200	20,042	1.0%

[1] CCC – Code of Compliance Certificate. Note: Census as at 7 March 2006 for occupied dwellings was 15,741.

3.9 Occupied/Unoccupied Dwelling Ratio

SmartGrowth requires that “permanent” vs. “holiday residences” be monitored. A comparison of Census night occupied dwelling with unoccupied dwelling counts provides one indication of this. A Census area unit map is provided in Appendix 4. New information will only be available after the 2013 Census.

Tauranga City

For Tauranga City the coastal strip Census area units of Mount Maunganui North, Omanu, Arataki, Papamoa Beach East, Pacific View, Palm Beach, and Palm Springs all registered an unoccupied dwellings proportion of 10% or greater on Census night suggesting a higher rate of holiday residence in these areas, refer to Table 12. These results correspond with the traditional holiday nature of the coastal strip. Outside the coastal strip only Tauranga Central, Inlet-Tauranga Harbour and Tauranga City-Marinas CAU’s exceeded 10%.

Table 12. Occupancy of Dwellings in Tauranga City (2006 Census)

Census Area Unit	2006 Occupied Dwellings	2006 Unoccupied Dwellings	2006 Total Dwellings	Unoccupied/ Total Ratio (%)
Papamoa Beach East	1191	162	1353	12%
Palm Springs	1152	294	1446	20%
Doncaster	564	39	603	6%
Matapihi	201	18	219	8%
Inlet-Tauranga Harbour	6	3	9	33%
Waikareao Estuary	0	0	0	0%
Motuopae Island	0	0	0	0%
Kairua	123	9	132	7%
Bethlehem East	1146	66	1212	5%
Bethlehem	810	60	870	7%
Pacific View	1017	114	1131	10%
Palm Beach	1338	168	1506	11%
Gravatt	963	90	1053	9%
Mt Maunganui North	1791	801	2592	31%
Omanu	2073	360	2433	15%
Tauranga City-Marinas	48	9	57	16%
Arataki	2061	240	2301	10%
Te Maunga	2163	222	2385	9%
Matua	1980	150	2130	7%
Bellevue	1197	51	1248	4%
Otumoetai North	1731	138	1869	7%
Otumoetai South	1374	99	1473	7%
Brookfield	1791	99	1890	5%
Te Reti	591	33	624	5%
Judea	915	54	969	6%
Gate Pa	1071	63	1134	6%
Greerton	1797	108	1905	6%
Pyes Pa	1080	87	1167	7%
Yatton Park	810	45	855	5%
Poike	294	30	324	9%
Hairini	1959	126	2085	6%
Maungatapu	1071	66	1137	6%
Tauranga Hospital	774	39	813	5%
Tauranga South	1881	159	2040	8%
Tauranga Central	1044	141	1185	12%
Sulphur Point	6	0	6	0%
Kaitemako	468	21	489	4%
Welcome Bay West	1059	57	1116	5%
Welcome Bay East	1095	63	1158	5%
Total	**40635**	**4284**	**44919**	**10%**

Western Bay of Plenty District

In the Western Bay of Plenty District the coastal settlements of Island View-Pios Beach and Waihi Beach show the highest ratios of unoccupied dwellings with 62% and 46% respectively signifying a high number of holiday homes in these areas, refer to Table 13. Athenree and Matakana Island also indicate a relatively high proportion of non-permanent residences, each with more than 20% of homes unoccupied at Census time. Pongakawa despite being a rural area displays a reasonably high proportion of unoccupied dwellings (19%) largely due to the inclusion of the coastal settlement of Pukehina within the area unit. Maketu Community, another settlement located on the Western Bay of Plenty District's coast has a similar ratio of unoccupied dwellings to Pongakawa (17%), while Omokoroa has a smaller proportion of non-permanent residences than other coastal settlements, with 13%.

Table 13. Occupancy of Dwellings in the Western Bay of Plenty District (2006 Census)

Census Area Unit	2006 Occupied Dwelling Count	2006 Unoccupied Dwelling Count	2006 Total Dwelling Count	Unoccupied/ Total Ratio (%)
Waihi Beach	825	711	1536	46%
Athenree	252	84	336	25%
Katikati Community	1470	117	1587	7%
Maketu Community	450	90	540	17%
Omokoroa	918	138	1056	13%
Island View-Pios Beach	246	402	648	62%
Te Puna	861	57	918	6%
Inlet-Tauranga Harbour Omokoroa	0	0	0	0%
Matakana Island	84	27	111	24%
Inlet-Tauranga Harbour North	0	0	0	0%
Tahawai	675	87	762	11%
Aongatete	963	120	1083	11%
Minden	1479	81	1560	5%
Kaimai	1785	102	1887	5%
Ohauiti-Ngapeke	240	18	258	7%
Upper Papamoa	756	48	804	6%
Paengaroa	321	15	336	4%
Rangiuru	693	69	762	9%
Pongakawa	1098	264	1362	19%
Te Puke West	1014	54	1068	5%
Te Puke East	1611	90	1701	5%
TOTAL	**15741**	**2574**	**18315**	**14%**

3.10 Population Distribution

The Proposed Regional Policy Statement (RPS) requires that population distribution be monitored, assessed and reported. New information will only be available after the 2013 Census.

Tauranga City

As at March 2006, the greatest proportion of the population of Tauranga City resided within the Tauranga Infill area (50.1%), while Coastal Strip infill and Papamoa UGA accounted for a further 17.5% and 16.5% respectively, refer to Table 14. Mount Maunganui North intensification area (High Density Residential zone) housed the least people attributed to the smaller geographic size and the holiday nature of the area.

Table 14. Population Distribution in Tauranga City (2006 Census)

Development Type	Area	2006 Census Usually Resident Population	% Population Distribution
Infill	Coastal Strip	18,156	17.5%
	Tauranga	51,918	50.1%
Greenfield	Pyes Pa	2,943	2.8%
	Welcome Bay	3,033	2.9%
	Ohauiti	2,307	2.2%
	Bethlehem	5,607	5.4%
	Papamoa	17,124	16.5%
Intensification	Mt Maunganui North	1,167	1.1%
	City Living	1,311	1.3%
	Total	**103566**[2]	**100.0%**

[2] This figure does not include counts for 'Tauranga City–Marinas' and 'Inlet-Tauranga Harbour' Census area units (60 and 9 people respectively at 2006 Census).

Western Bay of Plenty District

Rural areas of the Western Bay of Plenty District contained the largest proportion of the population at Census time (March 2006), with 57.5%. The rural population was spread evenly between Te Puna/Minden, Kaimai/Ohauiti-Ngapeke and Maketu and Te Puke wards with over 6000 people in each or approximately 15%, refer to Table 15. Rural areas of Waihi Beach and Katikati wards contained 10.8% or 4529 people.

41.4% of the population resided in Infill areas with the largest number (15.1%) in Te Puke. Omokoroa contained the smallest proportion of infill residents with 4.3%. Greenfield stage 1 areas only accounted for 1.0% of the District's population reflecting the limited amount of development in these areas at the time of the Census.

Table 15. Population Distribution in the Western Bay of Plenty District

Development Type	Area	2006 Census Usually Resident Population	% Population Distribution
Infill	Waihi Beach	2452	5.8%
	Katikati	3726	8.9%
	Omokoroa	1788	4.3%
	Te Puke	6311	15.1%
	Other Urban Areas	3067	7.3%
Greenfield	Waihi Beach Stage 1	145	0.3%
	Katikati Stage 1	29	0.1%
	Omokoroa Stage 1	165	0.4%
	Te Puke Stage 1	87	0.2%
Rural Areas	Waihi Beach & Katikati Wards	4529	10.8%
	Te Puna/Minden	6556	15.6%
	Kaimai/Ohauiti-Ngapeke	6428	15.3%
	Maketu & Te Puke Wards	6635	15.8%
	Total	**41918**[1]	**100.0%**

[1]The District total is less than recorded by the 2006 Census due to the population of one meshblock in Pyes Pa West Greenfield being excluded. This area is considered part of Tauranga City's Greenfield areas.

4. Business Land Trends

4.1 Zoned Business Land

Both SmartGrowth and the Proposed Regional Policy Statement (RPS) require that business land area, uptake rates and land availability be monitored. This is done by using zoned land as the basis.

Tauranga City

Commercial Zoned Land

As at June 2012, there was 284.9 hectares of Commercial zoned land in Tauranga City. The Central Business District (CBD) in Tauranga Central is the largest area of 'Commercial' zoning at 36.7 ha, 0.4 ha greater in area than Parton Road in Papamoa refer to Table 16. Smaller neighbourhood centres include Cherrywood, Bureta, and Welcome Bay. Supermarket based neighbourhood shopping centres include Bethlehem, Brookfield and Gate Pa. In May 2011 rezoning of 43.1 hectares of land at Wairakei in Papamoa East for commercial purposes was made operative.

Future rezoning of land for commercial business activity is planned in Te Tumu in Papamoa East. Te Tumu is proposed to be released for both business and residential development well into the future. A map of Commercial zoned areas is provided in Appendix 5.

Table 16. Operative and Future Commercial Zoned Land in Tauranga City

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	9.4	
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	36.3	
Judea	2.7	
Wairakei Town Centre	26.8	
Wairakei Neighbourhood Centres	16.3	
Te Tumu[1]		40.0
Other[2]	31.2	
Total	**284.9**	**40.0**

[1] The Te Tumu figure is highly indicative, being a preliminary estimate derived from the SmartGrowth estimate of 100 ha of future "Business" land which is likely to be a mix of commercial and industrial 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.

Industrial Zoned Land

For Tauranga City, the largest area of industrial zoning is at Mount Maunganui, while the smallest area is at Sulphur Point, refer to Table 17. In May 2011 rezoning of 100.3 hectares of land for industrial purposes (Papamoa East Employment zone) was made operative at Wairakei in Papamoa East.

A future area of “business” zoned land is anticipated for Te Tumu in Papamoa East.

The location and extent of the current Industry, Port Industry, Tauriko Industry, Papamoa East Employment zoned areas is provided in Appendix 5.

Table 17. Operative and Future Industrial Zoned Land in Tauranga City

Location	Industrial Land (Ha)	
	Operative	Future
Judea	25.4	
Mt Maunganui	298.6	
Greerton	12.8	
Oropi (Maleme St)	52.3	
Owens Place	8.4	
Sulphur Point	7.3	
Port Industrial	163.5	
Te Maunga	195.4	
Tauriko	264.4	
Wairakei	100.3	
Te Tumu[1]		60.0
Total	**1128.4**	**60.0**

[1]The Te Tumu figure is highly indicative, being a preliminary estimate derived from the SmartGrowth estimate of 100 ha of future "Business” land which is likely to be a mix of commercial and industrial activity.

Western Bay of Plenty District

Commercial Zoned Land

No new land has been zoned Commercial in the 2011/2012 year. The largest areas of zoned commercial land in the Western Bay of Plenty District are located in the urban areas of Katikati and Te Puke with more than 14 ha in each town, refer to Table 18. 6.90 ha of commercial land currently exist at Waihi Beach, largely consisting of the Wilson Road shopping centre and an additional 1.53 ha is zoned for future commercial purposes.

Smaller neighborhood centres are located in Te Puna, Paengaroa and Omokoroa. 13 ha of commercial land have been planned for Stage 2 of the Omokoroa Structure Plan.

Other settlements in the District such as Athenree, Island View/Pios Beach, Minden, Pukehina and Maketu are serviced by comparatively small commercial areas up to 2ha in size.

Table 18. Operative and Future Commercial Zoned Land in the Western Bay of Plenty District

Location	Commercial Land (ha)	
	Operative	Future[1]
Waihi Beach	6.90	1.53
Athenree	0.38	
Island View-Pios Beach	0.14	
Katikati	14.2	
Omokoroa	4.11	13.00
Minden	1.06	
Te Puna	5.79	
Te Puke	14.92	
Pukehina	0.43	
Maketu	0.88	
Paengaroa	2.27	
Total	**51.08**	**14.53**

[1]Future Commercial zoned land (Waihi Beach) and planned Commercial land in Omokoroa Structure Plan Stage 2.

Industrial Zoned Land

The town in the Western Bay of Plenty District with the largest amount of Industrial land is Te Puke with 166 ha zoned, refer to Table 19. In Te Puke West an additional 72 ha of Industrial land is zoned to meet future needs in the town and is expected to yield an additional 45 ha. Katikati also contains a significant area of Industrial land with 66.38 ha zoned at present. Omokoroa has been identified as an area that will require Industrial land and 29.68 ha has been identified in Stage 2 of the Omokoroa Structure Plan which is now operative.

In the western end of the District the Te Puna Rural Business Zone contains 30.53 ha while Rangiuru in the eastern end contains 276.62 ha of Industrial land zoned in preparation for the Rangiuru Business Park.

Table 19. Operative and Future Industrial Zoned Land in the Western Bay of Plenty District

Location	Industrial Land (ha)	
	Operative	Future
Katikati	66.90	
Waihi Beach	25.58	
Omokoroa	35.64	
Te Puna	30.58	
Te Puke	166.22	
Maketu	0.11	
Paengaroa	3.40	
Rangiuru	276.83	
Total	**605.26**	**0.00**

[4]Industrial land in Te Puke includes 45 Hectares from Plan Change 70 which is dependent on roading and infrastructure upgrades.

4.2 Availability and Uptake Rates

Tauranga City

Industrial Zoned Land

In Tauranga City's industrial areas vacant land was identified at all industrial areas except Oropi and Judea - refer to Table 20. Overall 47% (or 452.59 hectares) of zoned industrial land in Tauranga City was vacant as at January 2011, with 54% (or 244.73 hectares) of this vacant land located at Tauriko industrial area. The average annual uptake of Industry zoned land in Tauranga City is 11.1 hectares per year[1].

Table 20. Uptake of Industrial Zoned Land in Tauranga City

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]
Industrial[2]								
Judea	0	0	0	0.17	3.43	21.18	24.78	**24.78**
Mt Maunganui	14.89	16.94	31.83	2.85	0	263.99	266.83	**298.66**
Oropi	0	0	0	1.91	6.16	44.25	52.32	**52.32**
Greerton	0.41	0.81	1.22	0.36	0	11.25	11.60	**12.82**
Sulphur Point	0	0.14	0.14	0	0	7.12	7.12	**7.26**
Te Maunga	69.40	4.62	74.02	7.74	59.10	46.18	113.02	**187.03**
Owens Place	0.37	0	0.37	0	0	7.99	7.99	**8.36**
Tauriko	236.22	8.51	244.73	0	0	19.09	19.09	**263.81**
Wairakei	100.30	0	100.30	0	0	0	0	**100.30**
Total	**421.59**	**31.00**	**452.59**	**13.02**	**68.69**	**421.03**	**502.74**	**955.33**

[1] "Vacant" no structures and are 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.
[2] As at January 2011. For further detail see 'Tauranga City Industrial Land Survey 2011', Tauranga City Council, June 2011. The next industrial land survey is programmed for January 2013.
[3] This survey does not include Port Industry Zone land (163.5 hectares) as the majority of this zone applies to the Port of Tauranga which is not accessible for survey.

Commercial Zoned Land

Of Tauranga City's Greenfield UGAs, vacant land was identified within the Bethlehem, Pyes Pa West/ Tauriko, Papamoa (Palm Beach and Parton Road) and Papamoa East (Wairakei) commercial zoned areas, refer to Table 21.

Table 21. Uptake of Commercial Zoned Land in Tauranga City

Urban Growth Area Commercial Centres[1]	Area Zoned Commercial (ha)	Vacant Commercial Zoned Land (ha)	Percentage (%) Vacant
Bethlehem	9.36	0.39	4%
Papamoa - Palm Beach	8.55	2.12	25%
Papamoa - Parton Road	36.33	19.42	54%
Pyes Pa West - Tauriko	13.51	13.51	100%
Papamoa East - Wairakei	43.1	43.1	100%
Total	**110.85**	**78.54**	**71%**

[1]As at June 2012. Only Commercial zoned areas with remaining vacant land in Greenfield UGAs are included in this survey.

Western Bay of Plenty District

Industrial Zoned Land

In the Western Bay of Plenty District, vacant areas of industrial land exist in Waihi Beach, Te Puna, Katikati, Omokoroa, Te Puke and Rangiuru. The figures in table 22 were obtained in February 2012.

Table 22. Uptake of Industrial Zoned Land in the Western Bay of Plenty District

Industrial Zone					
Area	**Vacant (ha)**	**Total Vacant (ha)**	**Not Available (ha)**	**Total Occupied (ha)**	**Total Area (ha)**
Katikati	41.16	41.16	4.32	21.42	66.90
Te Puna	0	0	30.58	0	30.58
Omokoroa	31.85	31.85	0	3.79	35.64
Waihi Beach	0	0	25.58	0	25.58
Te Puke	25.11	25.11	79.81	61.30	166.22
Rangiuru	17.62	17.62	233.23	25.98	276.83
Paengaroa	1.10	1.10	0.00	2.30	3.40
Maketu	0	0	0.11	0	0.11
TOTAL	116.84	116.84	373.63	114.79	605.26
%	34.33%	34.33%	109.78%	33.73%	177.83%

4.3 Business Land / Population Ratio

SmartGrowth requires that the business land/ population ratio be monitored, refer to Table 23. The ratio has been split into "Industrial" and "Commercial" zoning. For the sub-region land zoned industrial is considerably higher to that zoned commercial resulting in more industrial land per resident reflecting the more expansive nature of this type of business activity.

Table 23. Ratio of Industrial and Commercial Zoned Land per Person in the Western Bay of Plenty Sub region

Territorial Authority	Usually Resident Population 2006 Census	Forecast Resident Population at June 2012[1]	Industrial Land (ha)	Area (ha) Industrial Land per resident at June 2012	Commercial Land (ha)	Area (ha) Commercial Land per resident at June 2012
Tauranga City	103,635	116,180	1128.4	0.0097	284.9	0.0025
Western Bay of Plenty District	42,075	45,863	605.26	0.0132	52.85	0.0012
Total	**145,710**	**162,043**	**1,733.66**	**0.0107**	**337.75**	**0.0021**

[1] Based On SmartGrowth 2011 Forecast.

4.4 Industrial and Commercial Building Consents Issued

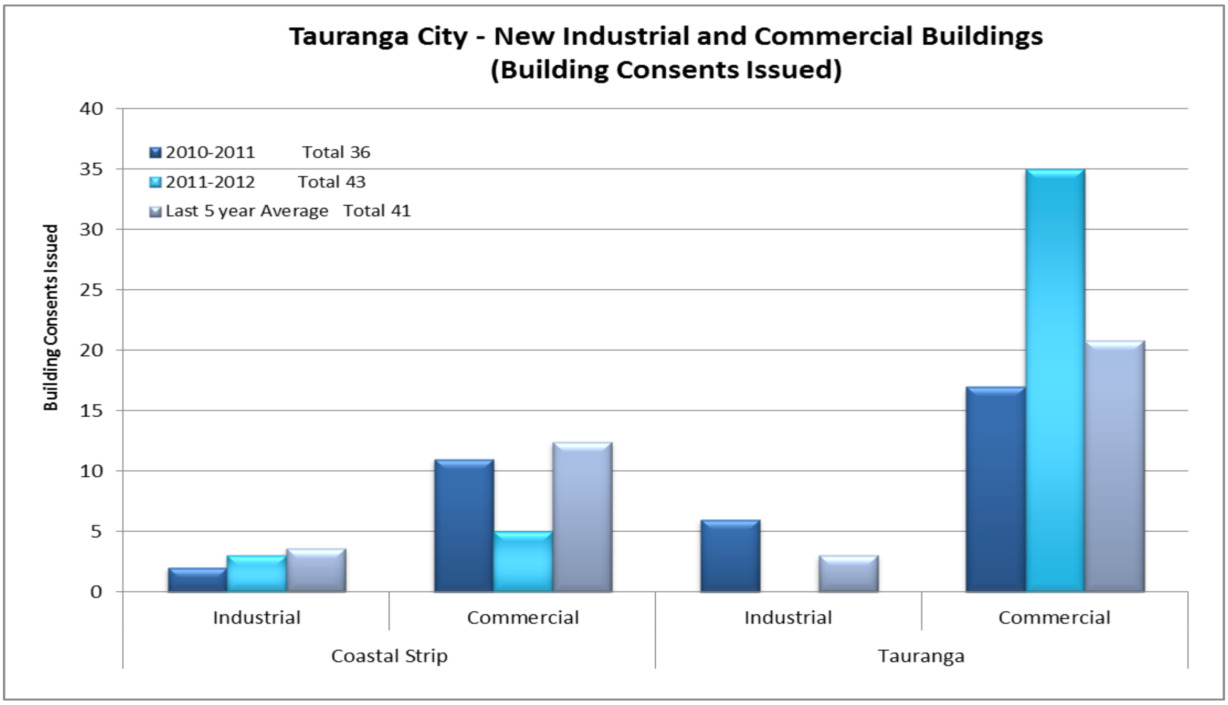


Chart 26 Comment:

Numbers of building consents issued for new industrial and commercial buildings increased in 2011/2012 in comparison with 2010/2011 results. New buildings consented for industrial activities in the Coastal Strip was 1 above 2010/2011 results while 1 below the 5 year average, while the results for the Tauranga area were 6 and 3 below respectively. New buildings consented for commercial activities in the Coastal Strip were 6 below the previous years result, and 7 below the 5 year average, while Tauranga area recorded 18 above the 2010/2011 results and 14 above the last 5 year average.

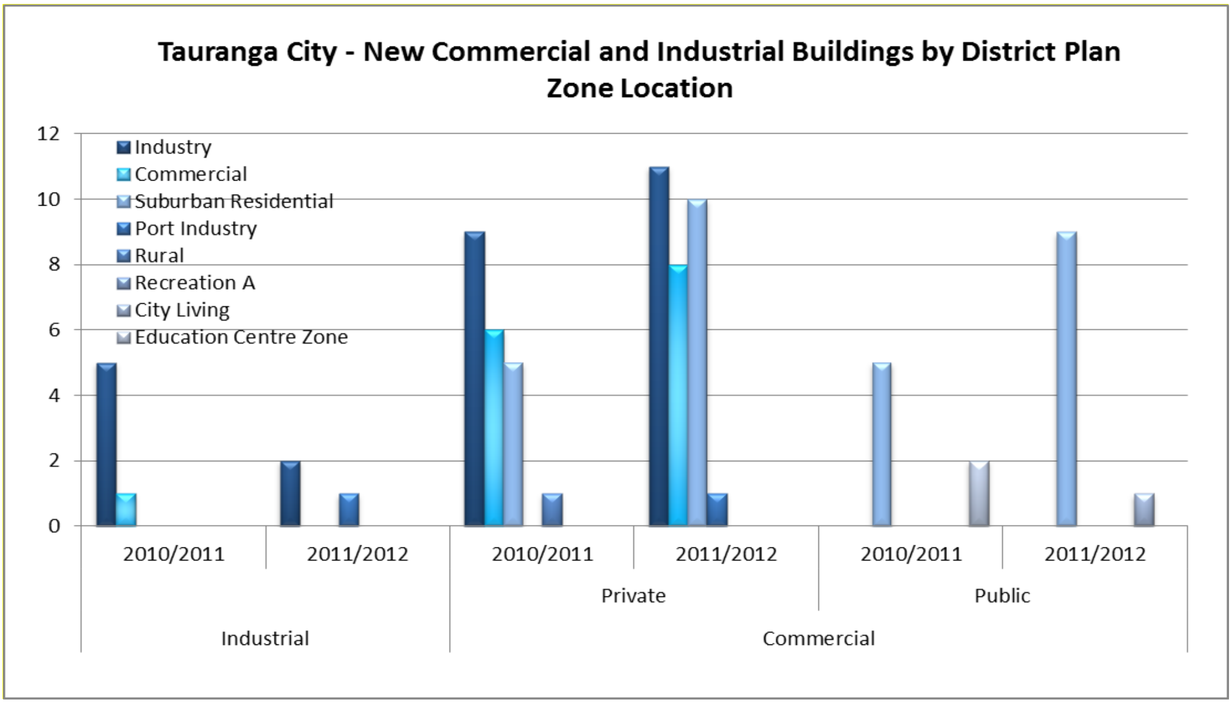


Chart 27 Comment:

The number of industrial buildings locating in an industry or Commercial zone remained at 100% in 2011/2012 (or 3 of 3 consents issued). New commercial buildings consented were classified as either "public" (for public buildings such as schools and public hospitals) or "private" (for businesses such as private clinics, offices, retail premises, retirement villages). The number of private commercial buildings locating in an Industry or Commercial zone decreased from 71% (or 15 of 21 consents issued) in 2010/2011 to 67% (or 20 of 30 consents issued) in 2011/2012. These included storerooms for an office, additional cabins at a private campground and retirement village facilities. For public commercial buildings, all were located outside Industry and Commercial zones in both 2010/2011 (7 consents) and 2011/2012 (7 consents), however one of the 2011/12 consents was on a site half zoned "City Living – Mixed Use" (for the new Tauranga Police Station currently under construction on Monmouth Street).

Western Bay of Plenty District

The total number of consents issued for new commercial and industrial buildings in the Western Bay of Plenty District decreased during 2011/2012 in comparison with the 2010/2011 year. This year's figures are still down on the last 5 year average.

Table 24. Consents for Industrial and Commercial Buildings in the Western Bay of Plenty District

Year	Industrial Building Consents	Commercial Building Consents
01/7/2006 - 30/6/2007	10	6
01/7/2007 - 30/6/2008	13	8
01/72008 - 30/6/2009	3	2
01/7/2009 - 30/6/2010	5	4
01/7/2010 - 30/6/2011	9	2
01/7/2011 - 30/6/2012	3	0
5 Year Average	**6.6**	**3.2**

Appendix 1

Explanation of Development Terms

"Urban" refers to subdivisions or dwelling consents in:

Western Bay of Plenty District - Residential, Commercial, Industrial, or Multi zones.

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

"Rural" refers to subdivisions or dwelling consents in:

Western Bay of Plenty District - Rural, Future Urban, Rural-residential or Lifestyle zones.

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

Other terms used:

Western Bay of Plenty District – "Other urban areas" refers to minor urban areas such as Maketu, Pukehina, Paengaroa, Te Puna, Tanners Point, Kauri Point etc.

Tauranga City – "Coastal Strip" refers to Mt Maunganui-Papamoa, specifically the area units of Mt Maunganui North, Omanu, Matapihi, Arataki, Te Maunga, Pacific View, Palm Beach, Gravatt, Papamoa Beach East, Palm Springs, and Doncaster. "Tauranga" refers to all other area units in Tauranga City.

Greenfield UGA – Greenfield Urban Growth Area.

SP – Structure Plan.

Subdivision Process

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

Stage 1 Subdivision Plan

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

Stage 2 Survey Plan

This is approved under section 223 RMA. This approval has a legal life of up to 3 years.

Stage 3 Final Approval

Occurs under section 224 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 UGA's to rural subdivision is expected to increase as infrastructure is improved at Waihi Beach, Katikati, Omokoroa and Te Puke.

In Tauranga City, the uptake of urban land in Greenfield UGA's is calculated from Section 224/new title information to indicate the proportion of planned capacity that has been "urbanised". 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 Consent and Code of Compliance Issue for Dwellings

Western Bay of Plenty District

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

Tauranga City

Building consents issued for new dwellings make up about 45% of all building consents and code of compliance issued. New dwellings are recorded in a similar manner to the Western Bay of Plenty District, including new dwellings, relocated dwellings and conversions of existing buildings to dwellings; it does not include additions or alterations to existing dwellings. Where dwellings are demolished or removed from a site, or changed in use to a non-residential activity, they are deducted from the "new dwelling" count to produce an "additional dwelling" count for comparison with the SmartGrowth dwelling projections in Section 3.4 of this report. This distinction between "new dwellings" and "additional dwellings" was not made in previous Development Trends reports, where only "additional dwellings" were reported. This has resulted in slightly higher dwelling counts in sections 3.1 and 3.2 of the 2012 SmartGrowth Development Trends report.

Residential Growth Areas

Western Bay of Plenty District

These areas are the settlements of Waihi Beach (including Island View, Pios Beach, and Athenree), Katikati, Omokoroa and Te Puke. These areas have been identified as the urban growth centres for the District in the Western Bay of Plenty District Council Long Term Council Community Plan 2006–2016.

All residential growth areas in the District; Te Puke, Katikati, Waihi Beach and Omokoroa, are now serviced by comprehensive sewerage schemes while the communities of Maketu/Little Waihi and Pukehina are currently served by septic tanks. Plans for a wastewater collection, treatment and disposal system or transfer pipeline for these areas are currently progressing.

The Western Bay of Plenty District Plan contains different subdivision standards in recognition of the ability of areas to accommodate future growth. This is dependent upon infrastructure availability, particularly wastewater disposal.

- For unsewered urban areas, a minimum net lot size of 1600m^2 is required to subdivide, as the minimum net lot size is 800m^2. To allow for access ways, 1800m^2 is used for monitoring purposes for subdivision potential.
- For sewered urban areas, a minimum net lot size of 700m^2 is required to subdivide, as the minimum net lot size is 350m^2. To allow for access ways, 800m^2 is used for monitoring purposes for subdivision potential except in Omokoroa where a minimum lot size of 400m^2 is permitted in Stage 1 and a minimum of 600m^2 is allowed in the existing village.

For monitoring purposes, the future growth potential of areas is limited largely by the sewerage systems available.

Tauranga City

The Greenfield UGA's are the developing suburbs of Bethlehem, Pyes Pa, Pyes Pa West, Ohauiti, Welcome Bay, Wairakei (Papamoa East) and Papamoa. The Greenfield UGA's are part of a comprehensive infrastructure planning approach to "greenfield" urban development. Areas outside the identified Greenfield UGA's do not have services supplied to them. In this way the Council manages the development uptake of land.

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.

Vacant Land

Vacant residential land is identified in the sub-region as either ***infill*** or ***greenfield***. Monitoring infill subdivisions tells us the rate of land uptake within established residential areas. It is likely that infill subdivisions will continue, especially close to main commercial areas.

In Western Bay of Plenty District, a subdivision yield of 11 sections per hectare is used for determining the development potential of residential greenfield areas. This figure is reflective of current development patterns. In Tauranga City, the yield varies from 9 to 15 sections per hectare in response to physical constraints (e.g. topography) and to the strategic intent for each Greenfield UGA structure plan.

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.

Residential infill	existing urban areas of Western Bay District where a land parcel is $800m^2$ or with the potential to enable subdivision to a minimum lot size of $350m^2$. Except in Omokoroa where a minimum lot size of $400m^2$ is permitted in Stage 1 and a minimum of $600m^2$ is allowed in the existing village.
Residential greenfield	any land parcel which is subdivided within Greenfield UGAs (constituting "traditional" rezoning of rural land to residential, and subdivision and development for residential purposes).

In the Western Bay of Plenty District a practical figure of potential infill development is calculated by taking the number of developed lots over $800m^2$ (sewered) and $1800m^2$ (unsewered) in a residential zone and multiplying this figure by 56%[1].

Tauranga City

In Tauranga City the potential for infill and higher density development has been assessed through the SmartGrowth project. In the SmartGrowth Adopted 2007 forecasts the Western Bay of Plenty subregion was expected to accommodate 71% of future additional growth to 2051 in Greenfields developments and 29% through intensification. Under the SmartGrowth Approved Revised 2011 forecasts the Western Bay of Plenty subregion is expected to accommodate 74% through Greenfields

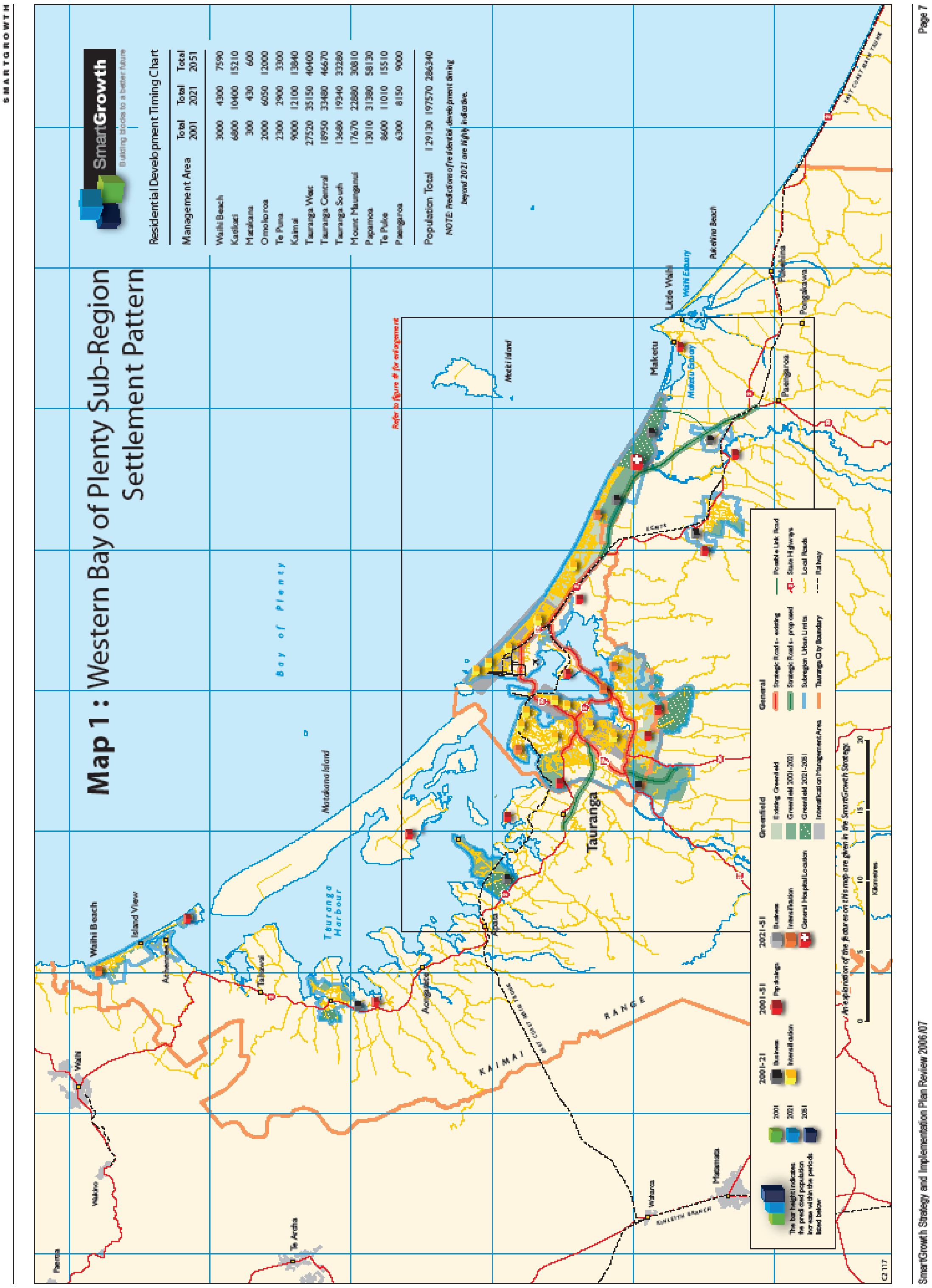
[1] Theoretical calculations assume that every developed lot has only one dwelling, and that it is positioned in such a way that there is enough spare land to locate an additional dwelling. This of course is incorrect and a theoretical figure is produced when all of these properties are calculated. To obtain a more realistic figure of properties that could be further developed, the theoretical figure is multiplied by 56% to give a practical figure. This percentage was obtained through a desktop analysis of aerial photographs of Waihi Beach in late 1998. A sample area was examined to obtain a realistic number of developed properties that had potential for further development, without shifting the existing dwelling, and a comparison made back to the theoretical figure calculated for that exercise.

developments and 26% through intensification to 2051. Intensification includes both ‘residential intensification’ and ‘residential infill’.

Residential Intensification	currently this classification is applied to development within the High Density Residential zoned area northwest of Salisbury and Banks avenues, and City Living zoned area where greater density is permitted. Other areas are being explored for future residential intensification as per SmartGrowth.
Residential infill	existing urban areas of Tauranga where a land parcel is 650 m^2 or with the potential to enable subdivision to a minimum lot size of 325 m^2.
Residential Greenfield	any land parcel which is subdivided within Greenfield UGA’s (constituting “traditional” rezoning of rural land to residential, and subdivision and development for residential purposes).

Appendix 2

SmartGrowth Sub-Regional Map

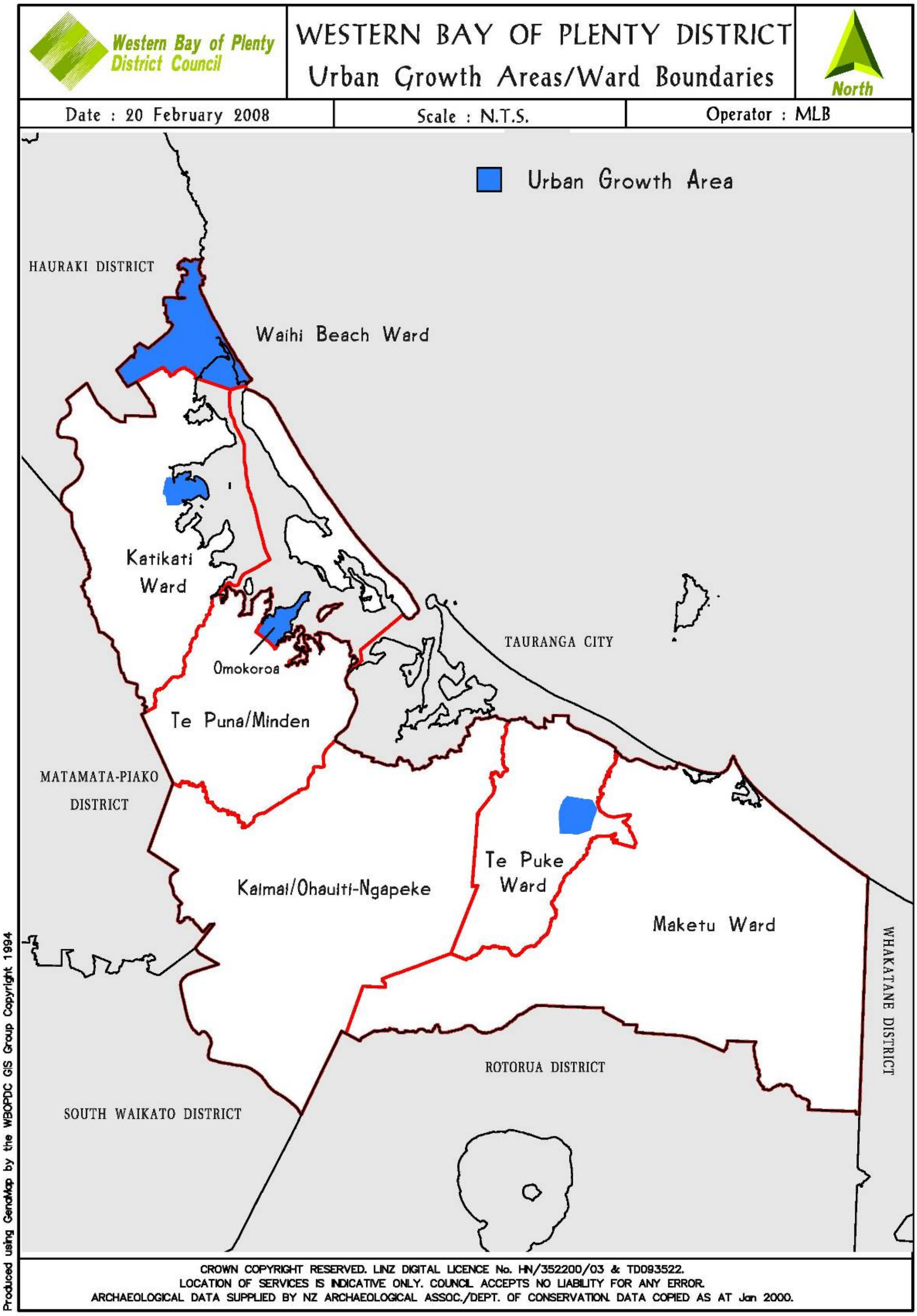


Management Area	Total 2001	Total 2021	Total 2051
Waihi Beach	3000	4300	7590
Katikati	6800	10400	15210
Matakana	300	430	600
Omokoroa	2000	6050	12000
Te Puna	2300	2900	3300
Kaimai	9000	12100	13840
Tauranga West	27520	35150	40400
Tauranga Central	18950	33480	46670
Tauranga South	13680	19340	33280
Mount Maunganui	17670	22880	30810
Papamoa	13010	31380	58130
Te Puke	8600	11010	15510
Paengaroa	6300	8150	9000
Population Total	129130	197570	286340

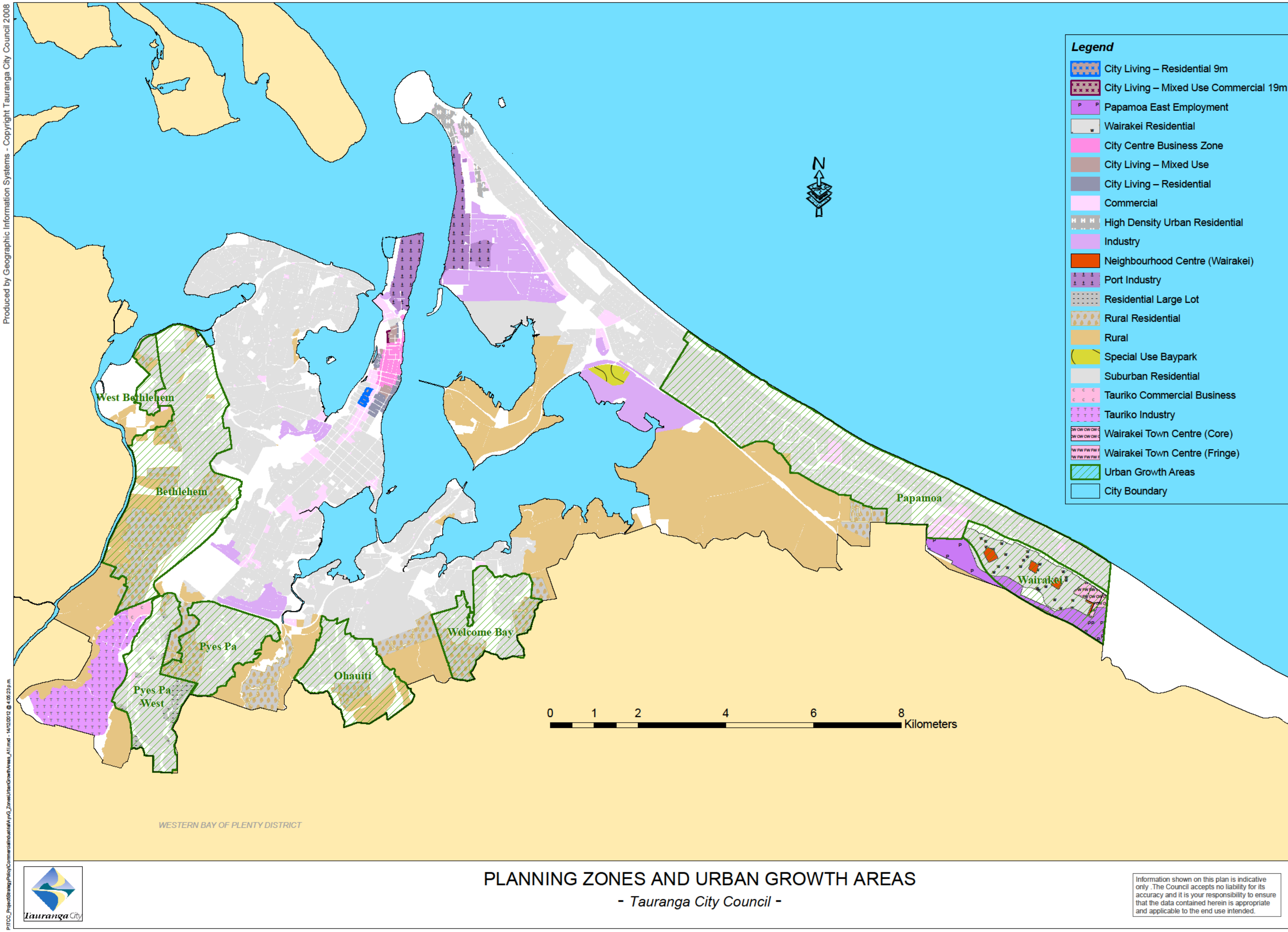
NOTE: Predictions of residential development timing beyond 2021 are highly indicative.

Appendix 3

Western Bay of Plenty District Development Map

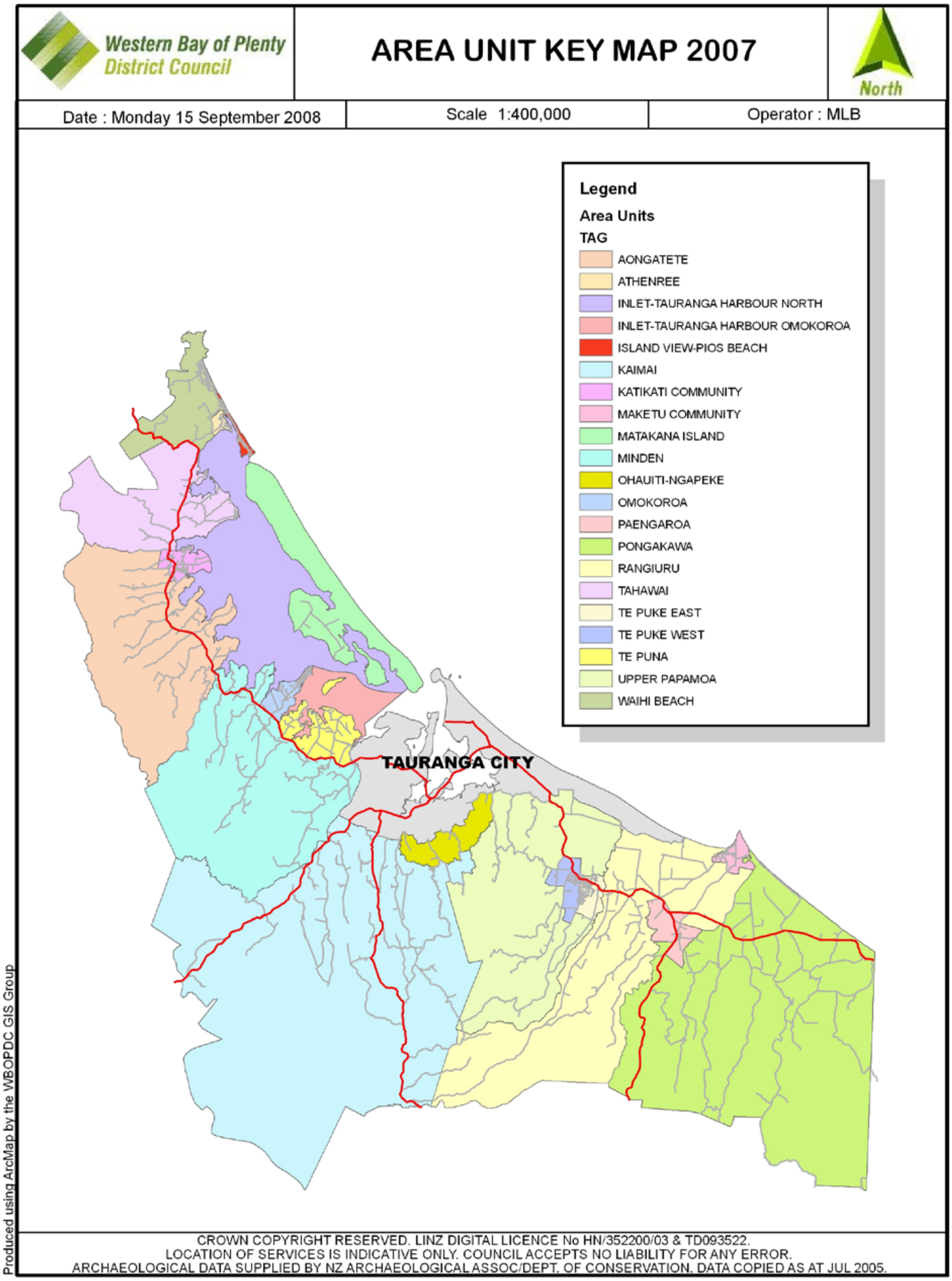


Tauranga City Development Map

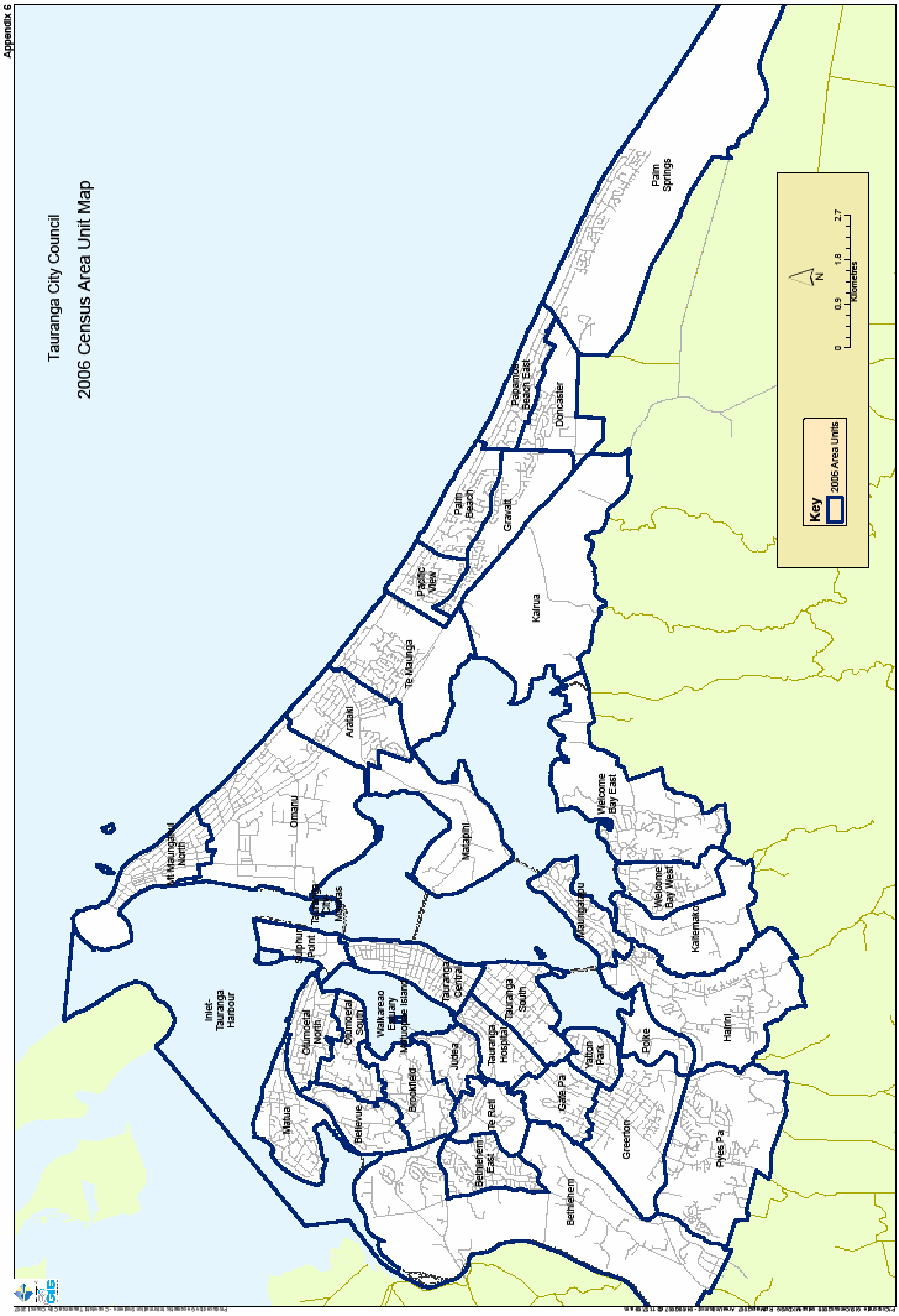


Appendix 4

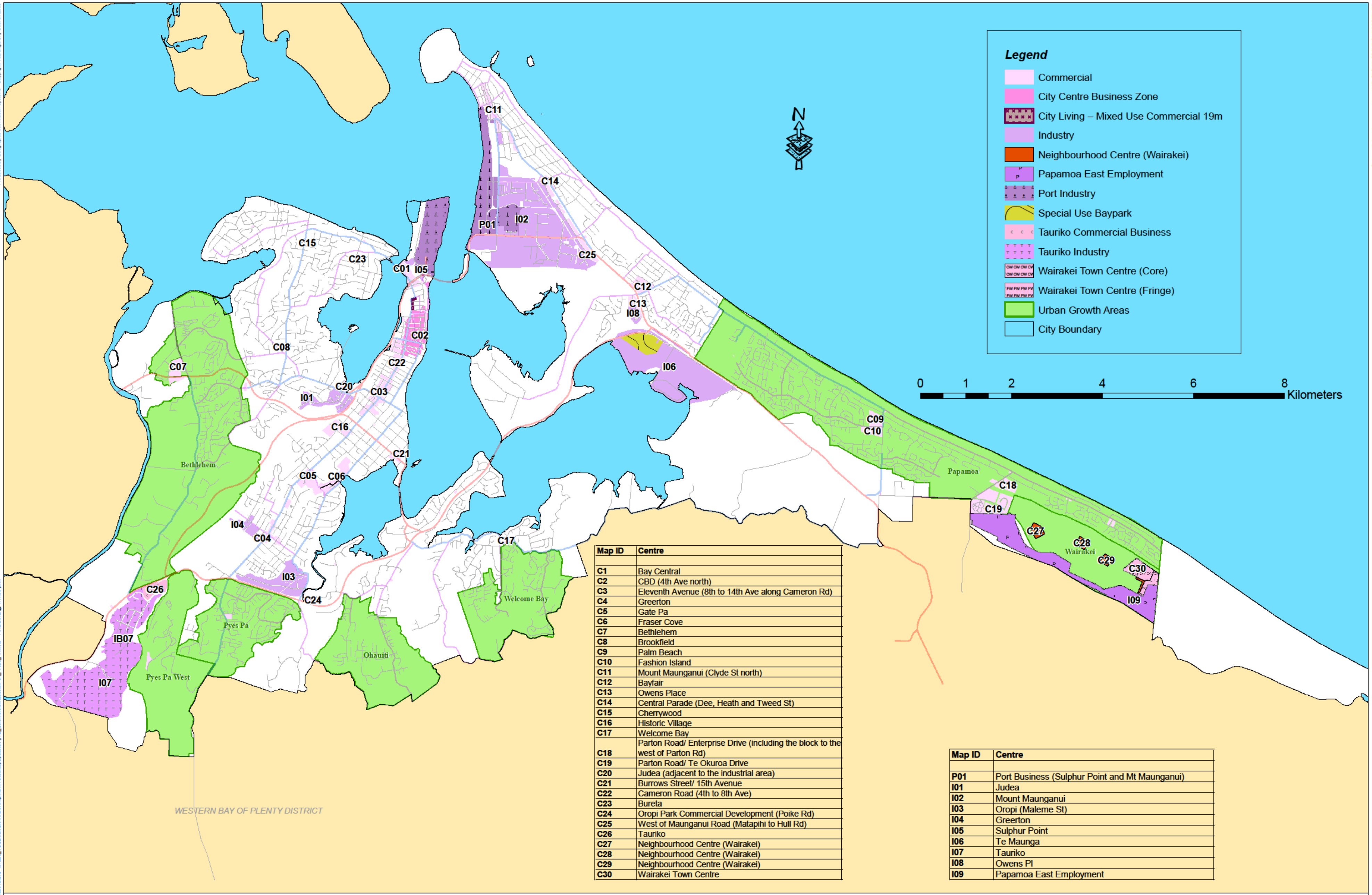
Western Bay of Plenty District Census Area Unit Map



Tauranga City Census Area Unit Map (2006 Census)



Appendix 5 Tauranga City Commercial and Industry Zoned Areas



Map ID	Centre
C1	Bay Central
C2	CBD (4th Ave north)
C3	Eleventh Avenue (8th to 14th Ave along Cameron Rd)
C4	Greerton
C5	Gate Pa
C6	Fraser Cove
C7	Bethlehem
C8	Brookfield
C9	Palm Beach
C10	Fashion Island
C11	Mount Maunganui (Clyde St north)
C12	Bayfair
C13	Owens Place
C14	Central Parade (Dee, Heath and Tweed St)
C15	Cherrywood
C16	Historic Village
C17	Welcome Bay
C18	Parton Road/ Enterprise Drive (including the block to the west of Parton Rd)
C19	Parton Road/ Te Okuroa Drive
C20	Judea (adjacent to the industrial area)
C21	Burrows Street/ 15th Avenue
C22	Cameron Road (4th to 8th Ave)
C23	Bureta
C24	Oropi Park Commercial Development (Poike Rd)
C25	West of Maunganui Road (Matapihi to Hull Rd)
C26	Tauriko
C27	Neighbourhood Centre (Wairakei)
C28	Neighbourhood Centre (Wairakei)
C29	Neighbourhood Centre (Wairakei)
C30	Wairakei Town Centre

Map ID	Centre
P01	Port Business (Sulphur Point and Mt Maunganui)
I01	Judea
I02	Mount Maunganui
I03	Oropi (Maleme St)
I04	Greerton
I05	Sulphur Point
I06	Te Maunga
I07	Tauriko
I08	Owens Pl
I09	Papamoa East Employment

Tauranga City

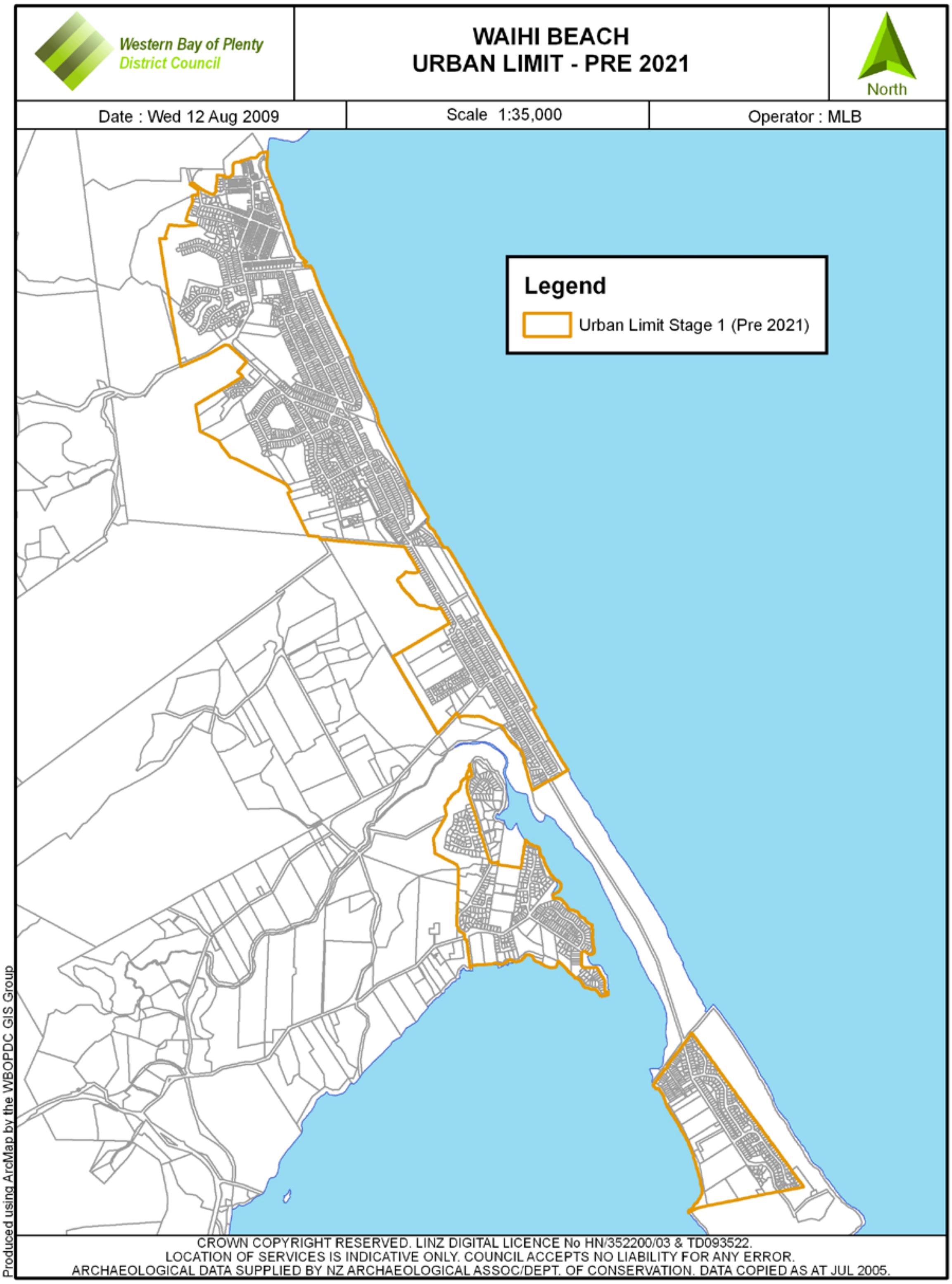
COMMERCIAL and INDUSTRY AREAS

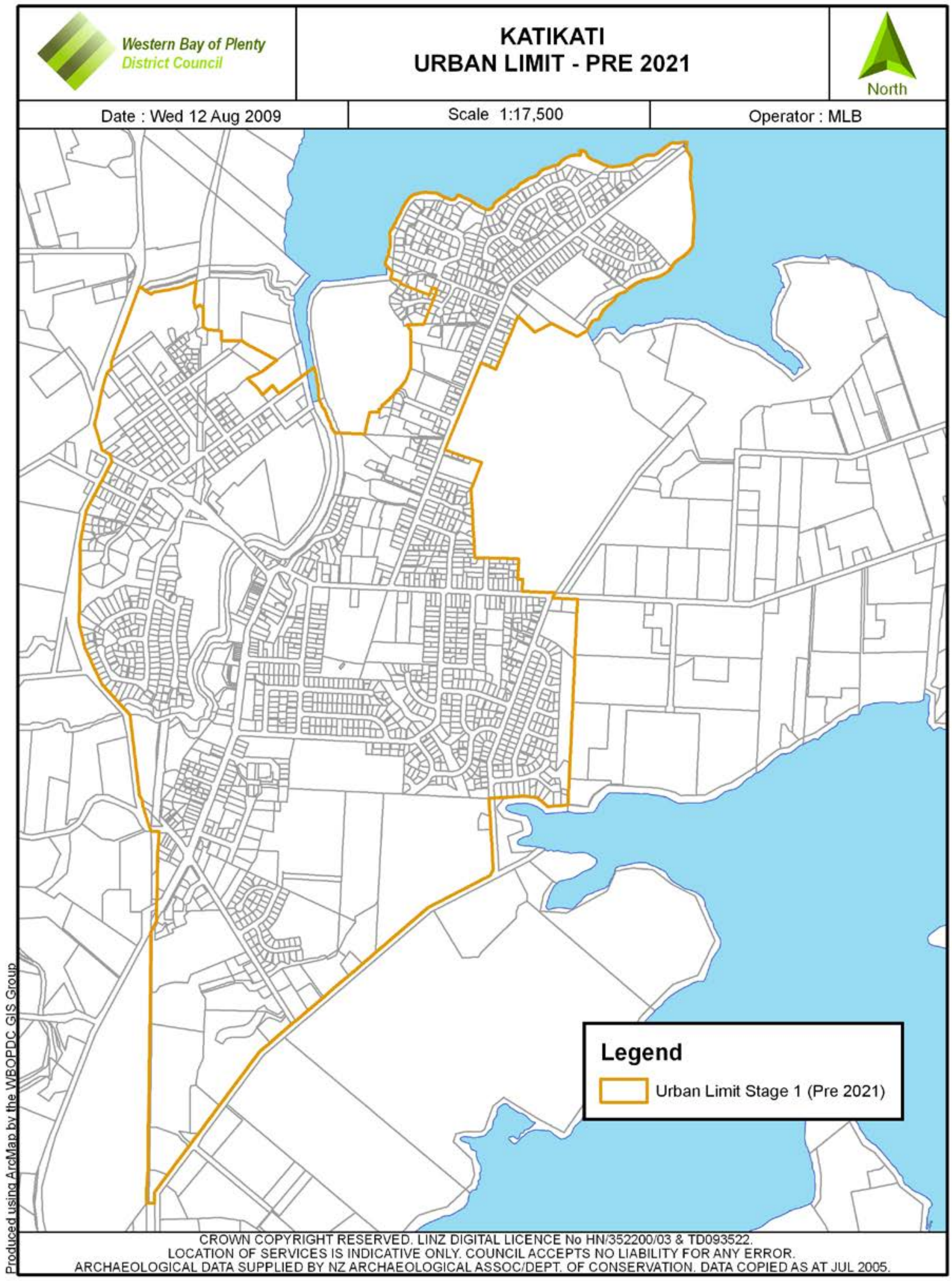
- Tauranga City Council -

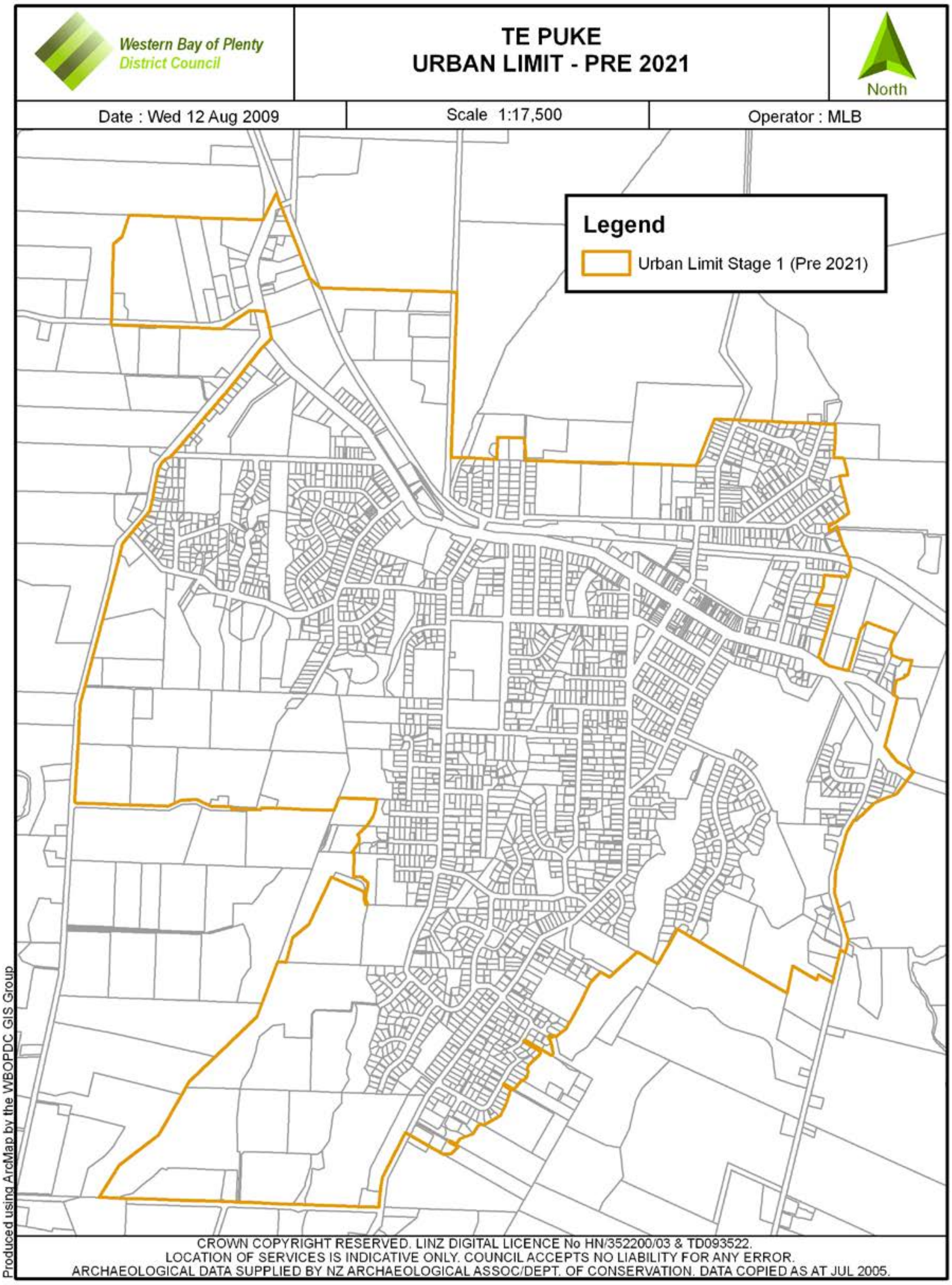
Information shown on this plan is indicative only .The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

Appendix 6

Western Bay of Plenty District Stage 1 Areas For Urban Growth Area Sequencing



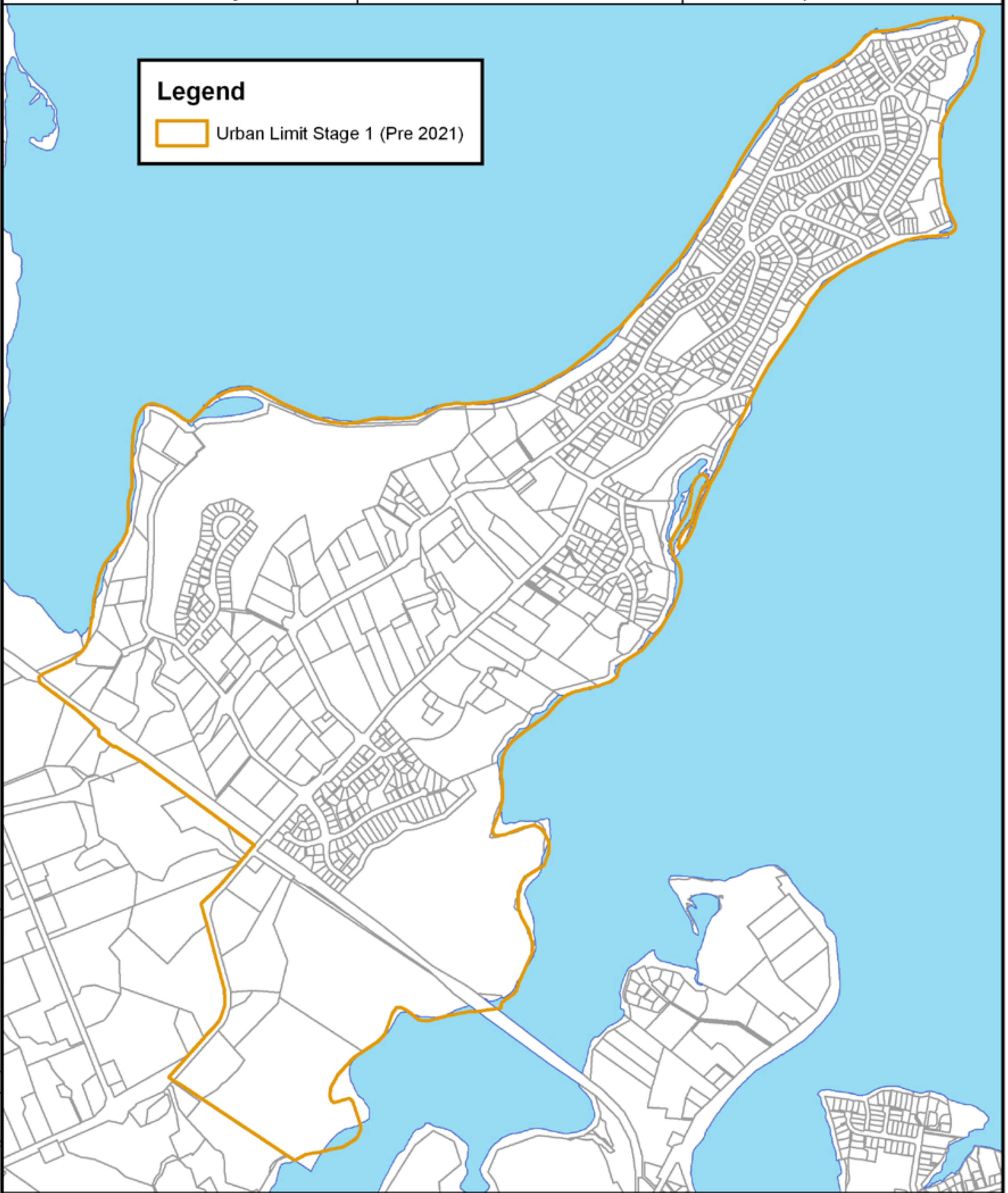

Western Bay of Plenty District Council
KATIKATI
URBAN LIMIT - PRE 2021
North
Date : Wed 12 Aug 2009
Scale 1:17,500
Operator : MLB
Legend
Urban Limit Stage 1 (Pre 2021)
Produced using ArcMap by the WBOPDC GIS Group
CROWN COPYRIGHT RESERVED. LINZ DIGITAL LICENCE No HN/352200/03 & TD093522.
LOCATION OF SERVICES IS INDICATIVE ONLY. COUNCIL ACCEPTS NO LIABILITY FOR ANY ERROR.
ARCHAEOLOGICAL DATA SUPPLIED BY NZ ARCHAEOLOGICAL ASSOC/DEPT. OF CONSERVATION. DATA COPIED AS AT JUL 2005.


Western Bay of Plenty
District Council
TE PUKE
URBAN LIMIT - PRE 2021
North
Date : Wed 12 Aug 2009
Scale 1:17,500
Operator : MLB
Legend
Urban Limit Stage 1 (Pre 2021)
Produced using ArcMap by the WBOPDC GIS Group
CROWN COPYRIGHT RESERVED. LINZ DIGITAL LICENCE No HN/352200/03 & TD093522.
LOCATION OF SERVICES IS INDICATIVE ONLY. COUNCIL ACCEPTS NO LIABILITY FOR ANY ERROR.
ARCHAEOLOGICAL DATA SUPPLIED BY NZ ARCHAEOLOGICAL ASSOC/DEPT. OF CONSERVATION. DATA COPIED AS AT JUL 2005.

OMOKOROA
URBAN LIMIT - PRE 2021

North

Date : Wed 12 Aug 2009	Scale 1:17,500	Operator : MLB



Produced using ArcMap by the WBOPDC GIS Group