








KEY INSIGHTS/HEADLINES


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Population Growth Continues
The Western Bay of Plenty District is growing at a faster rate (increasing by 3.3% on the previous year) than Tauranga City (according to latest Population Estimates). International migration remains the largest contributor to population growth (as is the case elsewhere in New Zealand).
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Emergency Housing Special Grants (EHSNG) decline
The number of people receiving EHSNG has declined dramatically - to 171 in September for Tauranga and zero (0) for WBOPDC, likely due to government policy changes. Fifteen households were in Emergency Housing on 30 September.
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Homeless Counts
The Severe Housing Deprivation Estimate (based on Census 2023 data) will be released on 4 December. The SHDE will provide an updated estimate of people “in temporary accommodation, without shelter, sharing accommodation or living in uninhabitable housing”. In the meantime, Census data shows close to 3500 people were living in crowded housing situations - with over 1000 of these experiencing severe crowding. 228 households were living in dwellings with no access to basic amenities. These dwellings had no cooking facilities, safe tap water to drink, no fridge, bath or shower, no toilet or electricity.
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Private market rents remain high
Private rents remain high, with a geometric mean rent of \$659 for Tauranga. This has dropped from the previous quarter (revised mean rent of \$675). Tauranga’s rents remain among the highest in the country, second only to Queenstown Lakes. The mean rent for WBOP was \$579.
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An increase in social housing stock across the sub-region
The western Bay of Plenty sub-region has again seen an increase in public housing supply (by a net 29 dwellings between May and September 2024). The number of Transitional Housing places has fallen by 14 places.
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Residential construction activity continues to decline
Residential construction activity has declined in six of the last seven quarters and lead to industry closures and reductions in staff numbers and business including in Tauranga.
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Census Data Release
More Census 2023 findings were **released** in early October on population demographics (age, gender, ethnic group). Dwellings, families and household data to SA1, SA2 and SA3 level was released in November. The data provides useful insights about the structure of the wBOP housing context and relevant data on households and dwellings.

POLICY CHANGES/ CONTEXTUAL FACTORS THIS QUARTER

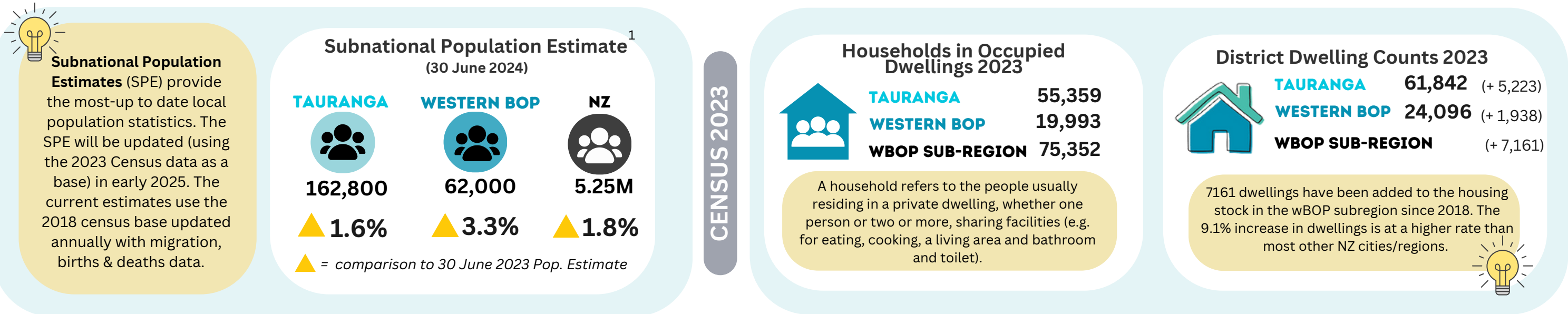
1. **Emergency Housing Policy Changes:** On 26 August, the Government introduced new requirements tightening access to emergency housing . The changes include increased scrutiny of applicants’ reasons for their need for emergency housing and their efforts to find housing. In August, 10.1% of all emergency housing applications were declined, up from 5.6% in July. Having fewer people in Emergency Housing is one of nine Government targets - with the goal of reducing the numbers of people in Emergency Housing (by 75%) by 2030.
2. The **Government briefing paper on the proposed Emergency Housing changes** noted that the policy **could result in increased levels of homelessness**. Frontline organisations say they are seeing more people on the streets and more hidden homeless (in cars, couch-surfing, overcrowding in homes or living in garages) because of rising living costs and unemployment. They say official statistics don’t tell the full story.
3. The Homelessness Outlook and **Public Housing Quarterly Report and Regional Factsheets products have now been discontinued** and no further releases will be made.
4. **Potential Fast Track Housing Projects.** Three projects relating to housing and development in the Western Bay of Plenty were approved to be in Schedule 2 of the Fast-Track Approvals Bill. The projects could result in up to 4,855 new homes in Wairakei South/Pāpāmoa and Tauriko West areas. The applicants are Bell Rd Limited Partnership, Tauranga Property Group and Ngā Pōtiki a Tamapahore Trust.

Local Developments

1. **RARE (Rent a Room Enterprise)** is a small-scale pilot operating in Te Puke through which Home Owners and Home Seekers are assessed and matched. For the period July to 30 Oct 2024 - 11 Home Owners & 15 Home Seekers registered.

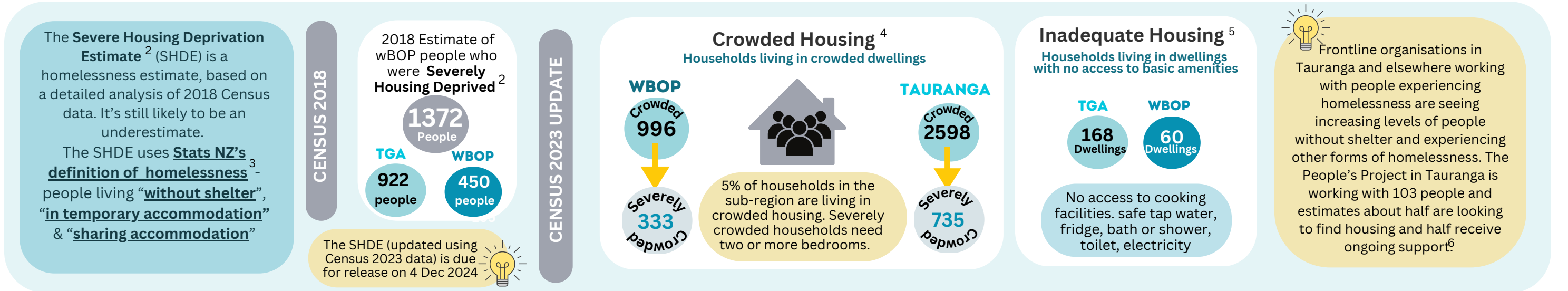


HOW MANY PEOPLE ARE NOW LIVING IN THE WESTERN BOP? - New Sub-Regional Population Estimates ¹



Additional 2023 Census data (on individuals, dwellings, households and families) has now been released. Census topics related to Homelessness and Housing have been added to the end of this quarterly infographic report as a Supplement.

HOW MANY PEOPLE ARE HOMELESS/EXPERIENCING HOUSING STRESS?



Footnotes & Sources:

- [Subnational population component changes and median age \(RC, TA\), at 30 June 2018-2024](#) (NB This Estimate is provisional). In the July Infographic, the Census 2023 Usual Resident Population Count was provided as it had just been released, however, in this Quarterly Update the Estimated Population Counts are provided as a more accurate assessment of the size of our regional population. Population estimates use a base of Census data, added to each year with the most recent administrative (government) data on births, deaths and net migration. New population estimates (updated to use the Census 2023 base) will be released in early 2024. See: [2023 Census Release Schedule](#)
- Amore, K., Viggers, H., Howden-Chapman, P. (2021). [Severe Housing Deprivation in Aotearoa New Zealand, 2018: June 2021 update](#). Wellington: Te Tūāpapa Kura Kāinga - MHUD. Summarised in: [MHUD Local Housing Statistics](#) (accessed 16 July 2024)
- Stats NZ [Definition of Homelessness](#), refer [Technical Notes](#) for definition
- Stats NZ - Household data, [Households living in crowded dwellings](#). The percentage of wBOP households living in crowded dwellings is lower than the percentage of crowded households across the NZ population (6.3%). **Severely crowded houses** have enough residents to warrant at least two more bedrooms
- Stats NZ - Dwelling data, [Access to basic amenities](#)
- T. Eley, (11 Oct, 2024) [Tackling Homelessness in Tauranga](#). Bay of Plenty Times





HOW MANY PEOPLE ARE HOMELESS? Other Indicators

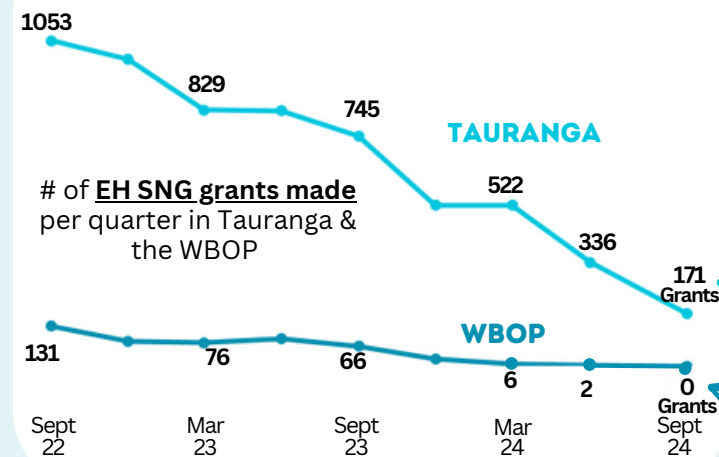
Administrative data (such as the number of people accessing government housing support) can provide further insight into who and how many local people might be experiencing or at risk of homelessness. The following visualisations show trends in people accessing **Emergency Housing Special Needs grants** (EH SNGs), and the number of people on the **social housing register**.



The number of people receiving an EH SNG (and the number of grants made) have continued to dramatically decrease. This is likely linked to government policy changes including the tightening of eligibility criteria.⁷ EH grants made in the WBOP have dropped to zero. The 15 households (54 people) in Emergency Housing in Tauranga at the end of September were mostly single people with children.

Emergency Housing Special Needs Grants (EH SNG)⁸ (September 2024)

Emergency Housing

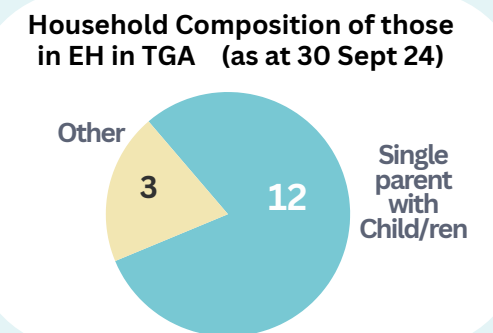


of people in Emergency Housing (as at 30 Sep 2024)

TGA	15 Households	WBOP	Nil
	21 Adults		
	33 Children		

of Primary applicants⁹

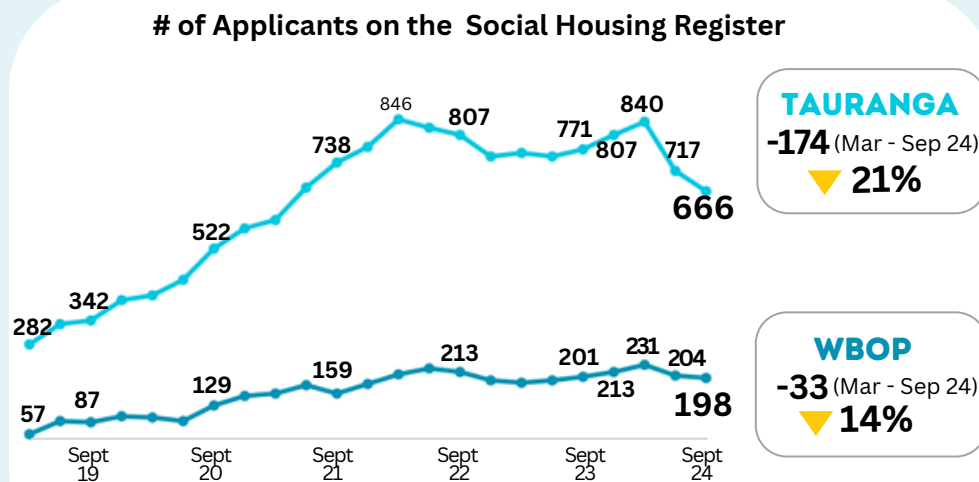
TGA	36
WBOP	0



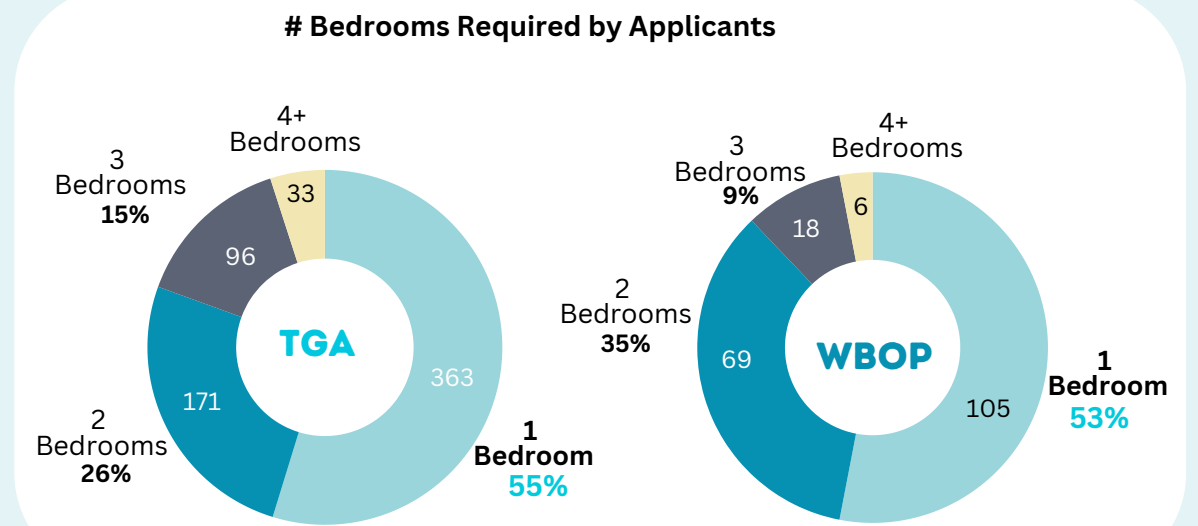
Social (Public) Housing Register¹⁰ (September 2024)



The number of households waiting to get in to social housing in the wBOP subregion has decreased in both the June and September quarters. There are **864 households** currently on the waitlist. Over half of the applicants are seeking one-bedroom dwellings.



Social, Public & Transitional Housing Dashboard



Footnotes & Sources:

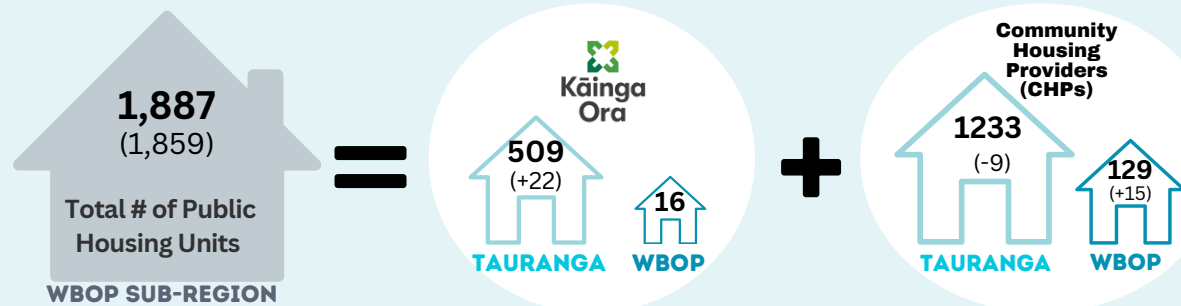
- See: Milne, J (19 Nov 2024). [Red light for those seeking Emergency Housing](#). Newsroom. Also: [Emergency housing dive: Success story or data disappearing act?](#) Nikki Macdonald October 27 2024
- See: [MSD's Emergency Housing figures](#)
- People can apply for multiple EH SNGs, so there will be more grants made, than primary applicants.
- See [MSD Social Housing Register](#) as visualised in [Western Bay of Plenty social, public and transitional housing digital dashboard](#) and [MHUD's Local Housing Statistics Dashboard](#)



HOW MUCH SOCIAL HOUSING IS THERE IN THE WBOP SUB-REGION?

Public Housing Supply (Sept 2024)¹¹

Public Housing¹¹ has **increased by 28 units** across the sub-region this quarter. Public housing stock makes up just 2.2% of all dwellings in the subregion (2.8% of dwellings in Tauranga; less than 1% of dwellings in WBOP) (Census 2023 data)



() = May 2024 - Sept 2024 comparison

Social, Public & Transitional Housing Dashboard

Transitional Housing places¹² **decreased in Tauranga by 14** this quarter.



() = May 2024 to Sept 2024 comparison

WHAT'S HAPPENING IN THE PRIVATE HOUSING MARKET?

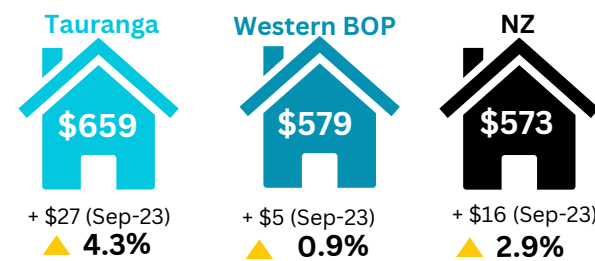


Tauranga's rents continue to be among the highest in the country (second only to Queenstown /Lakes District).

The mean rent in Tauranga in September was \$659¹³ down from \$675 in July 2024.

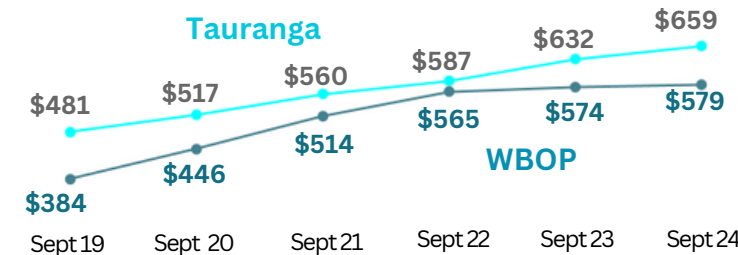
Rental Accommodation Dashboard

(Geometric) Mean Rent¹⁴ (Sep 2024)

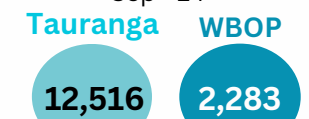


Rental cost per week based on the Geometric Mean Rent

Trend in Mean Rent¹⁴ (Sept 2019 - Sept 2024)



Active Bonds¹⁴
Sep - 24



Active Bonds provide one indicator of properties in the rental market (excluding informal renting arrangements).

The number of new dwellings consented in the sub-region dropped to 962 (for the year to September).

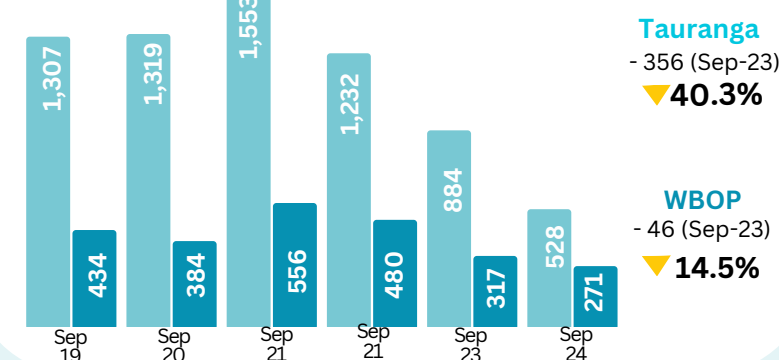
This is 40% below the total of consents for the previous year, suggesting a continuing slowdown in the construction sector.

Newly released household Census data shows an increase in home ownership rates (up 1.6% in Tauranga and 1.4% for WBOP).

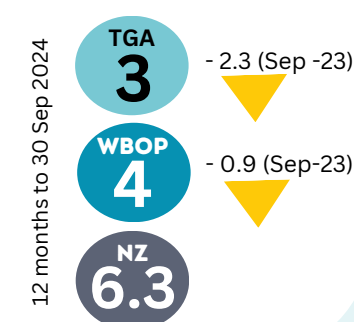


Home Ownership Dashboard

New Dwellings Consented¹⁵



New Dwelling Rate¹⁶
(per 1,000 residents)



CENSUS 2023

Household Home Ownership¹⁷



These home ownership figures are household-based - someone in the household owns/partly owns (or holds in a family trust) the dwelling in which the household resides.

Footnotes & Sources:

11. MHUD's Housing Dashboard - [Key Stats by TLA](#) (accessed 15 Nov 2024)

12. Transitional Housing Providers are not able to be confirmed - the source reference - [Housing Regional Factsheet](#) - Public Housing in the Bay of Plenty produced by MHUD has been discontinued.

13. This September figure is subject to revision - landlords have 23 working days to lodge bonds and it can take up to a further 15 days before details are recorded in the Rents database.

14. [Tenancy Services Rental Bond data](#) (these figures may be revised as additional bonds are lodged)

15. Stats NZ, [New dwellings consented](#) see also in WBOP Home Ownership Digital Dashboard

16. Stats NZ [Building Consents Issued](#)

17. Census, 2023: [Tenure of Households](#)



HOUSEHOLD DEMOGRAPHICS ¹⁸

Median household incomes in the wBOP subregion were lower than the national median. Around 30% of households earn less than \$50,000 per annum. **Median rent** (as reported in Census) was \$550/week for Tauranga; in WBOP it was \$400/week. Over 60% of Tauranga households who are renting, pay rent of over \$500/week. Only 4 out of 10 people were **living in the same place** five years ago.

Households in Occupied Dwellings 2023

TAURANGA	55,359
WESTERN BOP	19,993
WBOP SUB-REGION	75,352

District Dwelling Counts 2023

TAURANGA	61,842
WESTERN BOP	24,096
WBOP SUB-REGION	85,948

Household Income

Median Income	Tauranga \$95,400	WBOP \$88,600
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% of Households with Annual Income less than \$50K

TGA	28%	WBOP	30%	NZ	27%
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No Fixed Abode

Number of people who reported their usual residence as being "no fixed abode in the previous year" (2022)

TGA	96 people	WBOP	63 people
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Usual Residence 5 years ago

% of People who were living at the same address 5 years ago (2018)

TGA	42%	62,637 People
WBOP	43%	23,820 People

Weekly Rent paid by Households

Median Rent

TGA	\$550	WBOP	\$400
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% of households who pay more than \$500/week

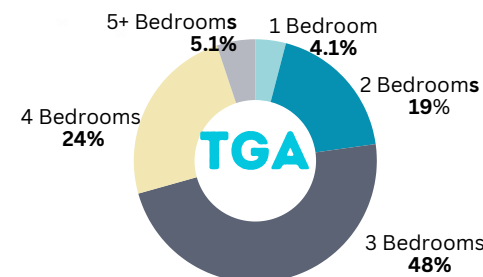
TGA	63%	WBOP	35%
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HOUSING STOCK ¹⁸

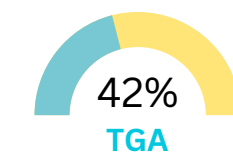
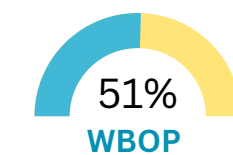


There were more than 4000 **empty dwellings** across the region on Census night. While more than 75% of the housing stock in both TGA and WBOP are **larger dwellings (having 3 or more bedrooms)**, 60% of households have just 1 or 2 household members.

Composition of Housing Stock - # of Bedrooms in Dwelling

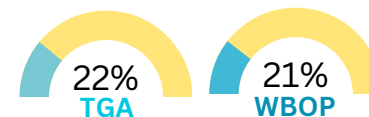


% of Households with Two or more spare bedrooms



Household Composition

1-Person Households



2-Person Households



HOUSING QUALITY ¹⁸



1098 homes across the region were reported as "always damp", slightly less than in 2018. Over 1800 houses always had mould (bigger than an A3 size). 1360 households used no heating

% Damp Homes

Always and Sometimes Damp	TGA 13%	WBOP 16%
	- 756 (2018)	- 189 (2018)
	▼ 16%	▼ 18%

% Mouldy Homes

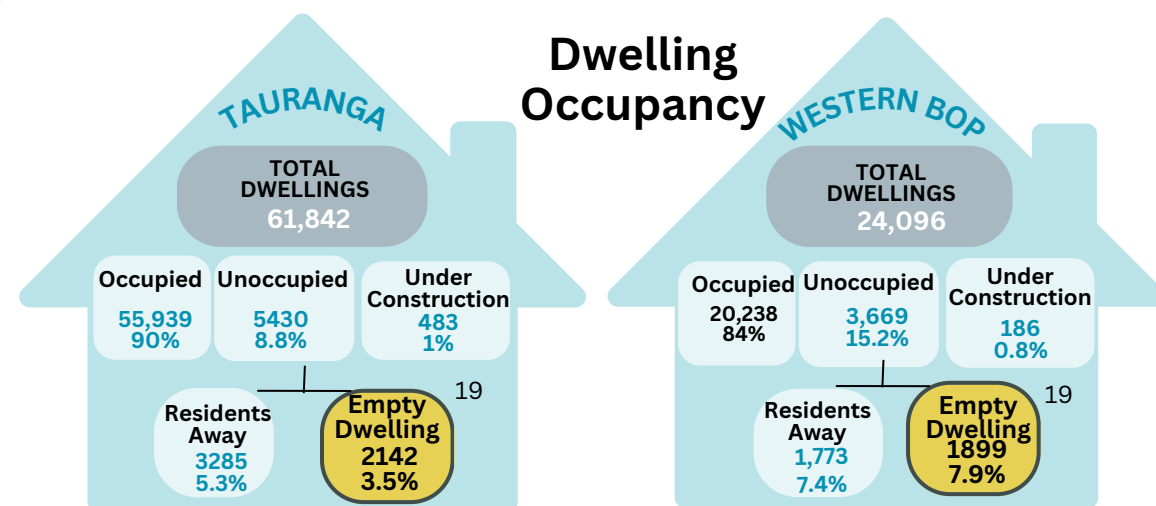
Always and Sometimes Mould (over A4 size)	TGA 12%	WBOP 13%
	- 630 (2018)	- 90 (2018)
	▼ 13%	▼ 15%

% No Heating

No heating used	TGA 2%	WBOP 2%
	- 702 (2018)	- 75 (2018)
	▼ 4%	▼ 2%



Dwelling Occupancy



Footnotes & Sources:

18. All Census data was accessed using the [Statistics NZ Aotearoa Data Explorer](#). A collation of housing-related Census (localised for the wBOP) is available [here](#)

19. Unoccupied **empty dwellings** include: Existing dwellings under renovation, empty baches/holiday homes and non-private dwellings (such as camping grounds and marae) which were all unoccupied on Census night



Infographics produced by:
Community Insights



TECHNICAL NOTES

Administrative Data

Administrative data is information collected by government when people interact with public services through such activities as school enrolment, paying tax, birth registrations, using health services etc.

Community Housing Providers (CHPs)

A community housing provider (CHP) is a not-for-profit organisation working to provide long-term, affordable and appropriate homes for people who need them.

Census Usually Resident Population Count

A count of all people who usually live in and were present in New Zealand on census night. It excludes overseas visitors and New Zealand residents who are temporarily overseas.

Census night population count of New Zealand: a count of all people present in New Zealand on census night. This includes visitors from overseas who are counted on census night but excludes residents who are temporarily overseas on census night.

Crowded/Severely Crowded Housing

A crowded household is one in which one or more additional bedrooms are needed to accommodate all residents. Severe crowding is where two or more bedrooms are needed.

Dwellings (Census 2023 definition)

A dwelling is any building or structure (or its parts) used or intended for human habitation. It can be permanent or temporary and includes houses, apartments, motels, hotels, residential care facilities, motor homes, huts, tents, night shelters, prisons and others.

Emergency Housing Special Needs Grants (EH SNGs)

These grants (administered by the Ministry of Social Development (MSD)) are available to people who cannot remain in their usual residence, if any, and will not have access to other accommodation that is adequate for their or their families' needs. "Emergency housing is short-term accommodation for people who need it because they can't stay where they are and they have nowhere else to go."

Geometric Mean

Geometric mean rents are calculated by Tenancy Services (and reported by HUD) who use this measure to analyse trends in rental and bond data. An explanation of how the Geometric mean is calculated is available on Tenancy Services website - <https://www.tenancy.govt.nz/about-tenancy-services/data-and-statistics/rental-bond-data/>

Homelessness Definition

According to [Statistics NZ's definition](#), homelessness is "living situations where people with no other options to acquire safe and secure housing" are:

- "living **without shelter**" (on the streets, in tents/cars/shacks);
- "in **temporary accommodation**" (night shelters, hostels, refuges, boarding houses or long-term stays in motorcamps),
- "**sharing accommodation**" (temporarily staying in someone else's private dwelling) NB the usual residents of the dwelling are not considered homeless.
- or "living in **uninhabitable housing**" - dilapidated dwellings and those without access to one or more basic amenities such as safe tap water, a toilet or cooking facilities.

Households (Census 2023 definition)

A household refers to people usually residing in a private dwelling, whether one person, or two or more, sharing facilities for eating, cooking, a living area and bathroom and toilet.

Individual Home Ownership

Individual home ownership indicates whether a person aged 15 years and over owns (or partly owns) the dwelling they usually live in or holds it in a family trust.

Public houses

Public houses (also called social houses) are dwellings owned or leased by Kāinga Ora or Community Housing Providers

Registered Community Housing Providers

A 'registered' community housing provider is a term used specifically to describe organisations that meet the performance standards of the Community Housing Regulatory Authority (CHRA) within the Ministry of Housing and Urban Development. This enables them to become a class 1 social landlord under the Housing Restructuring and Tenancy Matters (Community Housing Provider) Regulation 2014, and therefore be able to negotiate with the Government and to provide public housing. ([Community Housing Aotearoa](#), July 2020)

Severe Housing Deprivation Estimate

Housing and Urban Development (HUD) contracted the University of Otago to produce an estimate of New Zealand's homeless population, using 2018 Census data. The result is the Severe Housing Deprivation in Aotearoa 2018 report. The report presents estimates of the size and selected characteristics of the severely housing deprived (or 'homeless') population, based on analysis of Census and operational data from emergency and transitional housing providers. It uses the New Zealand Definition of Homelessness (a classification developed by government), to organise the severely housing deprived population into three groups:

- Without Shelter;
- Temporary Accommodation;
- and Sharing Accommodation.

There is a fourth category – Uninhabitable Housing – which was measured for the first time in the 2018 Census.

Social Housing Register

The Housing Register includes applicants not currently in public housing who have been assessed as eligible, and who are ready to be matched to a suitable home. The Transfer Register includes households already in public housing who need to be rehoused for reasons such as too few or too many bedrooms, or for health reasons..

- Priority A refers to applicants who are considered at risk and includes households with a severe and persistent housing need that must be addressed immediately.
- Priority B refers to applicants who have a serious housing need and includes households with a significant and persistent need.

Transitional Housing

Transitional housing is temporary accommodation and support for individuals or families who are in urgent need of housing. It provides warm, dry, short-term housing for people and families who have an urgent need for a place to stay.

