



KEY INSIGHTS/HEADLINES



Population increases across the western Bay of Plenty Sub-Region are higher than elsewhere in NZ

Tauranga City now has a population of 152,844 (an 11.5% increase) making Tauranga the fastest growing main centre. The Western Bay of Plenty district now has a population of 56,184 (a 10.4% increase). Whilst this growth is high nationally, it has slowed compared to previous census periods - between 2013 and 2018 Tauranga grew by 19.1%, wBOP by 17.5%.



A nine percent growth in new dwellings in the five years from 2018-2023*

7161 new dwellings were added to the housing stock of the subregion but the 9.0% increase is still below population needs. A significant slow down in the construction sector continues. The number of new dwellings consented across the sub-region dropped to a low of 962 in May 2024.



Demand for social housing grows whilst Emergency Housing Special Grants (EHSNG) decline

March figures show an increase in applicants for social housing - up 4.1% in Tauranga (compared to December 2023) and increasing by 8.5% in WBOPDC area to 1071 applicants. Over 50% of applicants on the register require a 1-bedroom home. The decline in Emergency Housing Special Needs Grants continued, dropping by 36% (between March and June 2024) across the sub-region as government moves to “end the large-scale and long-term use of motels for emergency housing.”



An increase in social housing stock and transitional housing places across the sub-region

The western Bay of Plenty sub-region has seen an increase in public housing supply (by a net 39 dwellings between Dec 2023 and May 2024) and an increase of 25 transitional housing places.



Private market rents continue to rise

Rents continue to rise. Tauranga has the most expensive rentals compared to median household incomes in NZ.



*Update on Census

More Census 2023 findings will be **released** in early October on population demographics (age, gender, ethnic group); dwellings, families and households data to SA1, SA2 and SA3 level will be releases from November.

POLICY CHANGES/ CONTEXTUAL FACTORS THIS QUARTER

Policy Changes Signalled

1. **Emergency Housing:** Changes to clarify emergency housing eligibility planned from late August 2024, focusing on ensuring it is used as a last resort.
2. **Changes to Kāinga Ora tenancy management:** Kāinga Ora Tenancy Management Framework announced to “address serious persistent disruptive behaviour of tenants or which creates a significant safety issue”. Kāinga Ora will apply to the Tenancy Tribunal to terminate tenancy and will not provide another home for the tenant.
3. **Social Investment Approach:** A social investment lens will be applied to housing and innovation. Options like social bonds are also being looked at.
4. **Planning for further housing development:** ‘Going for Housing Growth Plan’ - announcement (on 4th July) of Government’s Pillar One to the plan, aimed at freeing up land and reducing ‘unnecessary planning barriers’ for urban development in Tier 1 (high growth council areas) which include Tauranga and Western Bay.
5. **Small dwellings:** ‘Granny Flat’ proposal to make it easier to build up to 60 sq metre dwellings on land with an existing house – submissions to MBIE by August 12th.

Local Developments

1. Tauranga-based social service and transitional housing provider **Te Tuinga Whānau** closed their doors on 7th July 2024. In September 2023 it was recorded by HUD as offering 71 transitional housing places.
2. On 5 July 2024, 13 new, fully accessible, one-bedroom **Accessible Properties units were opened in Te Puke.**





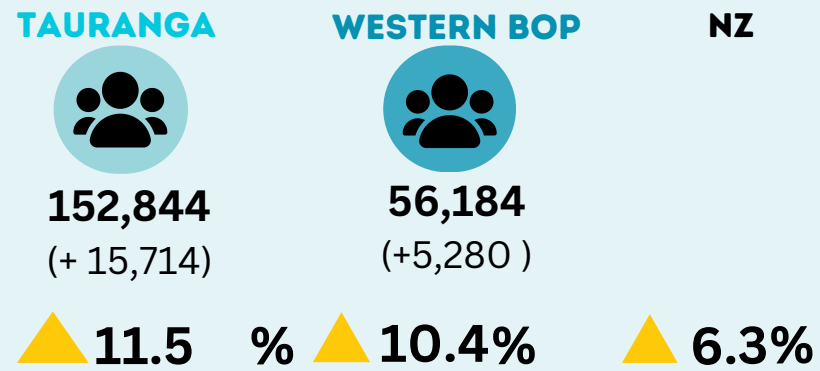
HOW MANY PEOPLE ARE NOW LIVING IN THE WESTERN BOP?

Baseline Data - New Sub-Regional Census Data¹



Tauranga is the fastest growing main centre in NZ² (growing faster than Auckland - 5.4% population increase; Hamilton 8.6% Wellington 0% Christchurch 6.1% and Dunedin 2.1%).

Usually Resident Population (URPC) 2023³



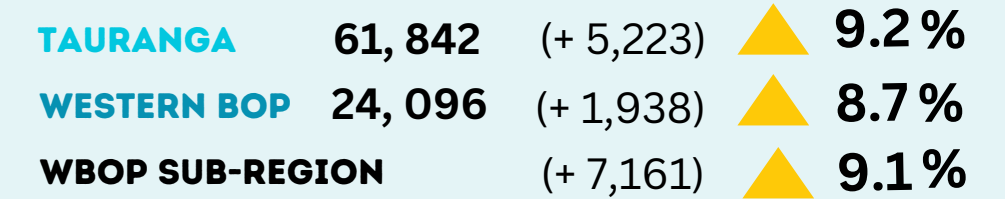
() = 2018 Census comparison

CENSUS 2023

An additional 7161 dwellings have been added to the housing stock in the wBOP subregion since 2018. The 9.1% increase is at a higher rate than most other NZ cities/regions, but is below the level of population growth.



District Dwelling Counts 2023



The next tranche of Census 2023 data (on individuals and dwellings, available down to local level - SA1, SA2 & SA3 areas) will be released in October 2024. An updated estimated population count (adding census undercount, migration, births, deaths etc) is due early 2025³

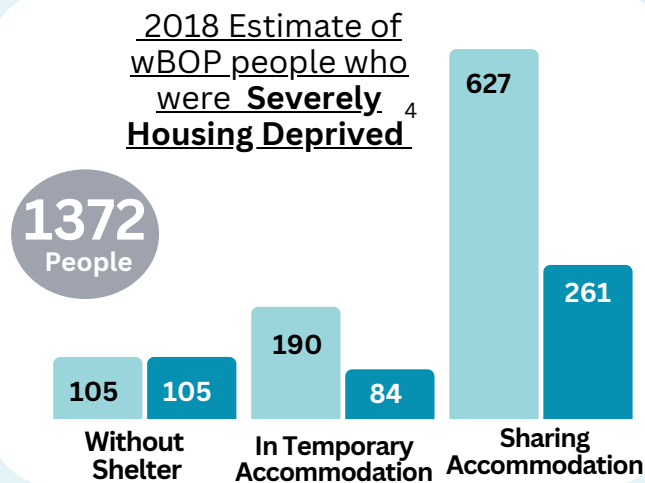


HOW MANY PEOPLE ARE HOMELESS?

The **Severe Housing Deprivation**⁴ **Estimate** (SHDE) is a homelessness estimate, based on detailed analysis of 2018 Census data. It's still likely to be an underestimate.

It uses **Stats NZ's definition of homelessness**⁵ - people living "without shelter", "in temporary accommodation" & "sharing accommodation"

CENSUS 2018



TGA

67 people per 10,000

WBOP

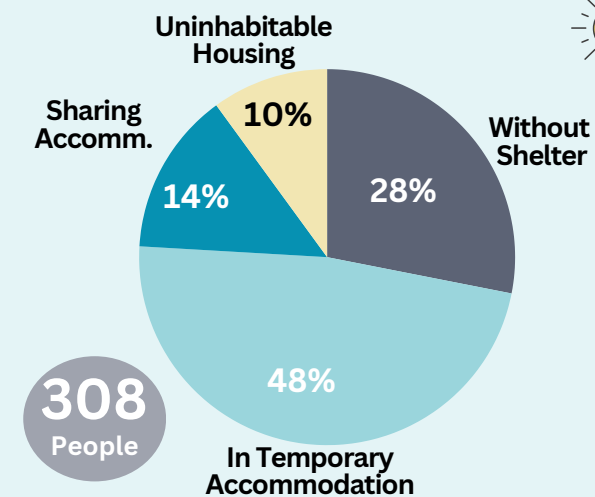
88 people per 10,000

NZ

89 people per 10,000

National Comparison

Point In Time Count 2023



Kāinga Tupu's PIT Count⁶ was conducted across the wBOP subregion in March 2023. The PITC is also likely to underestimate the true size of the homeless population.

Vital Updates Survey 2023⁷ of TCC residents recorded 205 responses from people identifying as experiencing homelessness.

Footnotes & Sources:

- Stats NZ 2023 Census Population Counts
- Article BOP times (31 May 2024) "Census 2023: The changing face of Tauranga and Western Bay"
- The URPC is the initial population count released from Census 2023. These figures will be revised when the post-enumeration survey is completed. The final population estimates will include additional population growth (births, deaths and net migration) subsequent to census and will be released early 2024. See: Infometrics (6 June, 2024) [Caution on Population comparisons](#) and [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](#)
- [Kāinga Tupu Point in time count 2023 digital dashboard](#)
- [2023 Vital Updates Survey](#)





HOW MANY PEOPLE ARE HOMELESS? Other Indicators

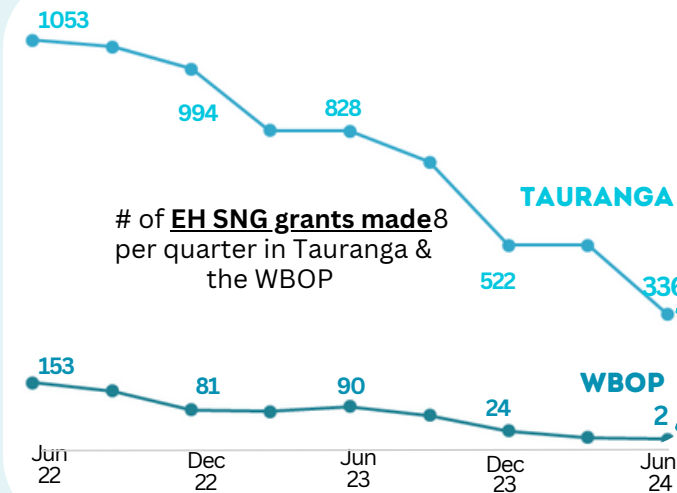
Administrative data (such as the # of people accessing government housing support) can provide further insight about who and how many local people might be experiencing or at risk of homelessness. The following visualisations show trends in people accessing **Emergency Housing Special Needs grants**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



The number of people applying for EH SNG's (and the numbers of grants made) have been decreasing dramatically over the last two years. This is likely linked to policy changes at the government level. EH grants made in the WBOP have dropped to close to zero. The 27 households (66 people) in Emergency Housing in Tauranga at the end of June were mostly single people with children and single people on their own.

Emergency Housing

Emergency Housing Special Needs Grants (EH SNG) (June 2024)



of people in Emergency Housing⁸ (as at 30 Jun 2024)

TGA 27 Households
30 Adults
36 Children

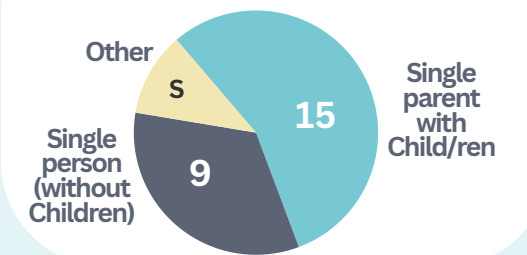
WBOP Data Suppressed (less than 3)

of Primary applicants⁹

TGA
99

WBOP
1

Household Composition of those in EH in TGA⁸ (as at 30 June 24)

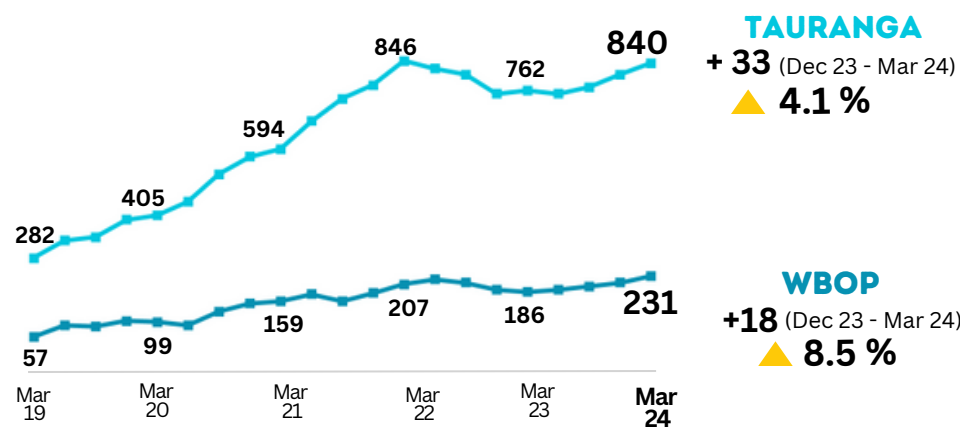


Social (Public) Housing Register (March 2024)



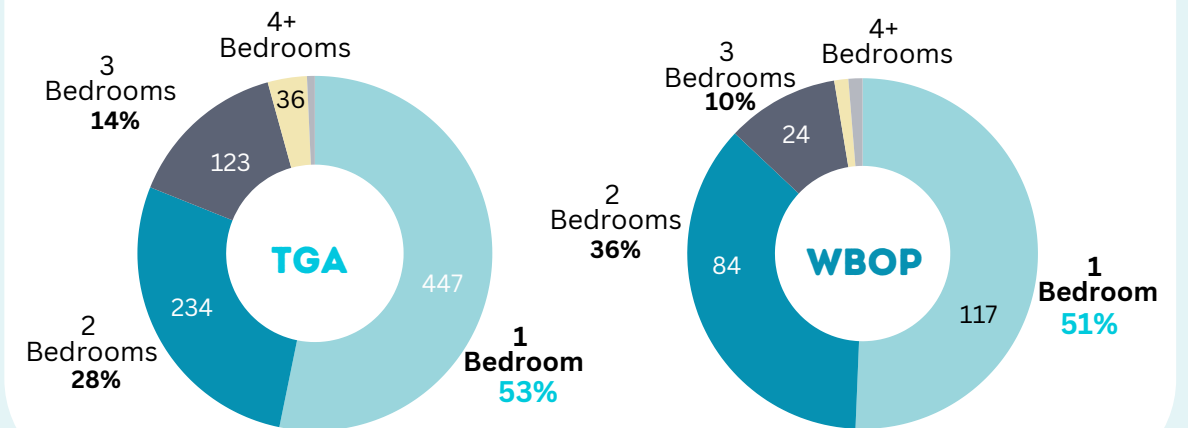
The number of households waiting to get in to social housing has increased again this quarter, with 1071 households on the waiting list in the WBOP Sub-region. Over half of the applicants are seeking 1 bedroom dwellings.

of Applicants on the Social Housing Register¹⁰



Social, Public & Transitional Housing Dashboard

Bedrooms Required by Applicants¹⁰



Footnotes & Sources:

- 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](#)

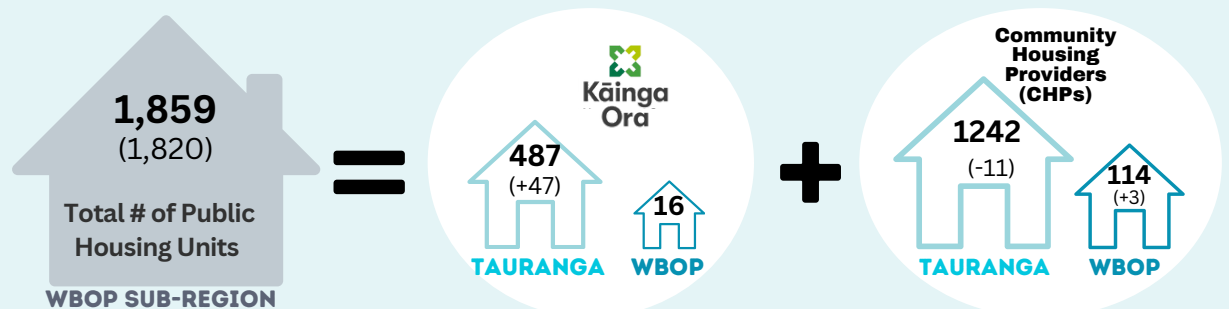




HOW MUCH SOCIAL HOUSING IS THERE IN THE WBOP SUB-REGION?

Public Housing Supply (May 2024)¹¹

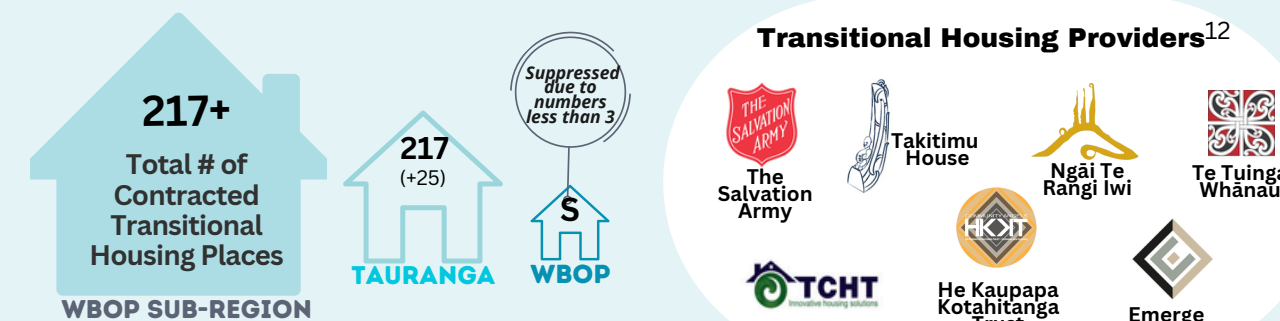
Public Housing¹¹ has increased by 39 units across the sub-region this quarter. Public housing stock makes up just 2.1% of all dwellings in the subregion (2.8% of dwellings in Tauranga; less than 1% of dwellings in WBOP) (Census 2023 data)



() = Dec 2023 - May 2024 comparison

Social, Public & Transitional Housing Dashboard

Transitional Housing places¹¹ increased in Tauranga by 25 between Dec 2023 & May 2024.



() = Dec 2023 - May 2024 comparison

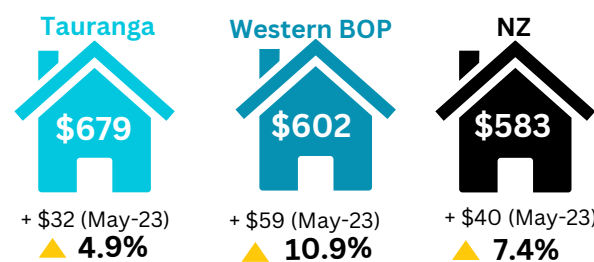
WHAT'S HAPPENING IN THE PRIVATE HOUSING MARKET?



Rents continue to rise. Bay of Plenty now has the most expensive regional rents¹³ in the country - overtaking Auckland in May 2024. The mean rent in Tauranga was \$679.

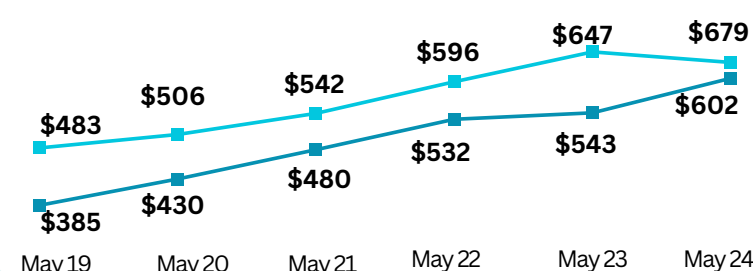
Rental Accommodation Dashboard

(Geometric) Mean Rent¹⁴ (May 2024)

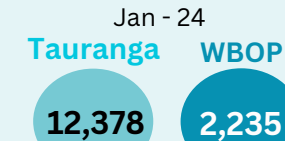


Rental cost per week based on the Geometric Mean Rent

Trend in Mean Rent¹⁴ (May 2019 - May 2024)



Active Bonds¹⁴



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

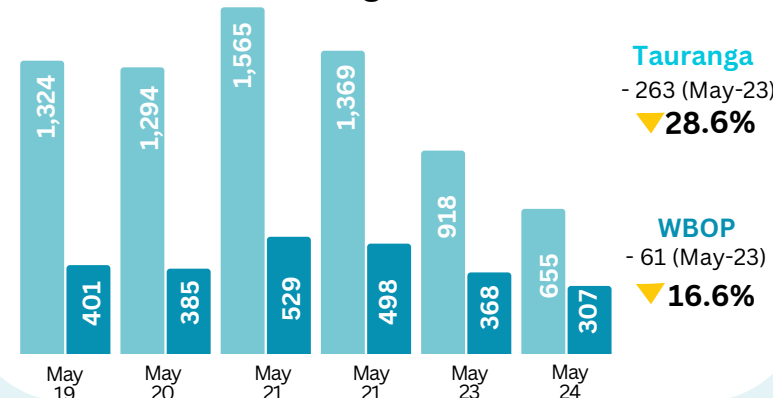


In the year to May 2024, the number of new dwellings consented in the sub-region dropped to a low of 962 dwellings, signalling a significant slow down in the construction sector.

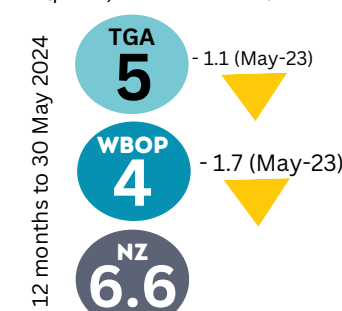
Experimental building indicators¹⁵ developed by Stats NZ showed an average of 563 days from issuing of a building consent to issuing of the final code of compliance.

Home Ownership Dashboard

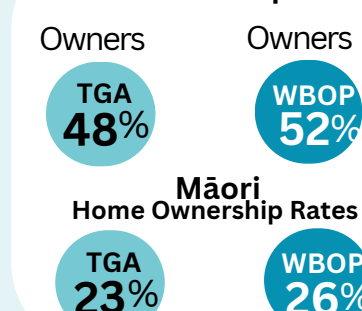
New Dwellings Consented¹⁶



New Dwelling Rate¹⁷ (per 1,000 residents)



Home Ownership Rates¹⁸



Footnotes & Sources:

- 11. See MHUD's Housing Dashboard - [Key Stats by TLA](#) (accessed 16 July 2024)
- 12. See HUD's [Housing Regional Factsheet](#) - Public Housing in the Bay of Plenty (Dec 2023)
- 13. See Quill, A. (25 May 2024). "[Bay of Plenty rents overtake Auckland again as the most expensive](#)"
- 14. [Tenancy Services Rental Bond data](#)

- 15. See Stats NZ: [Experimental Building Indicators](#) (accessed 16 July 2024)
- 16. Stats NZ, [New dwellings consented](#) see also in WBOP [Home Ownership Digital Dashboard](#)
- 17. Stats NZ [Building Consents Issued](#)
- 18. Census, 2018: Kāinga Tupu [Home ownership Digital Dashboard](#)



Infographics produced by:
Community Insights

Community Insights is a division of
Socialink Western Bay of Plenty
Building a Thriving Social Sector

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.

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 no where 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. Here is [their explanation](#):

"The Geometric mean is an alternative measure (replacing median) developed to use with rent data. Rents tend to cluster at round numbers – a weekly rent of \$300 is much more common than a rent of \$297.50. This has an effect on median and quartile measures (which are based on actual values from the data), as they tend to plateau for months at a time, before increasing \$10 or \$20. This can make analysing time series of medians and quartiles difficult.

The geometric mean is calculated by multiplying values together and taking the nth root of the result. When a variable is log-normally distributed (a common distribution for variables that must be greater than 0) the geometric mean will closely approximate the median."

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.

Kāinga Tupu Point in Time Count (PiTC) 2023

The survey was carried out across the western Bay of Plenty sub-region in March 2023, with PiTC count volunteers pairing with Stats NZ Census staff to capture data from people living without shelter or in targeted temporary accommodation. In total 386 responses to the surveys were completed - 305 in-person surveys and 81 surveys via administrative data provided in spreadsheet form from various emergency housing providers.

Public houses

Public houses (also called social houses) are dwellings owned or leases 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.

