



# SmartGrowth: Quarterly Monitoring Results January to December 2022

to meet the quarterly monitoring requirements of the  
National Policy Statement on Urban Development

**Western Bay of Plenty District  
Tauranga City**

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## **Table of Contents**

1.	Executive Summary .....	1
2.	Quarterly Updates, January to December 2022 .....	2
2.1	New Dwellings Consented .....	2
2.2	New Lots Created.....	4
2.3	Dwelling Sales, Prices, and Rent .....	5
2.4	Housing Affordability .....	9
2.5	Residential Dwelling Typology .....	10
2.6	Residential Dwelling Consents Issued by Type .....	13
2.7	Non-Residential Building Consents Issued by Type .....	15
3.	Appendix 1 Explanation of HUD/ MfE Indicators for the National Policy Statement on Urban Development Capacity. ....	18

## 1. Executive Summary

### Quarterly Summary

Comparison with previous quarter

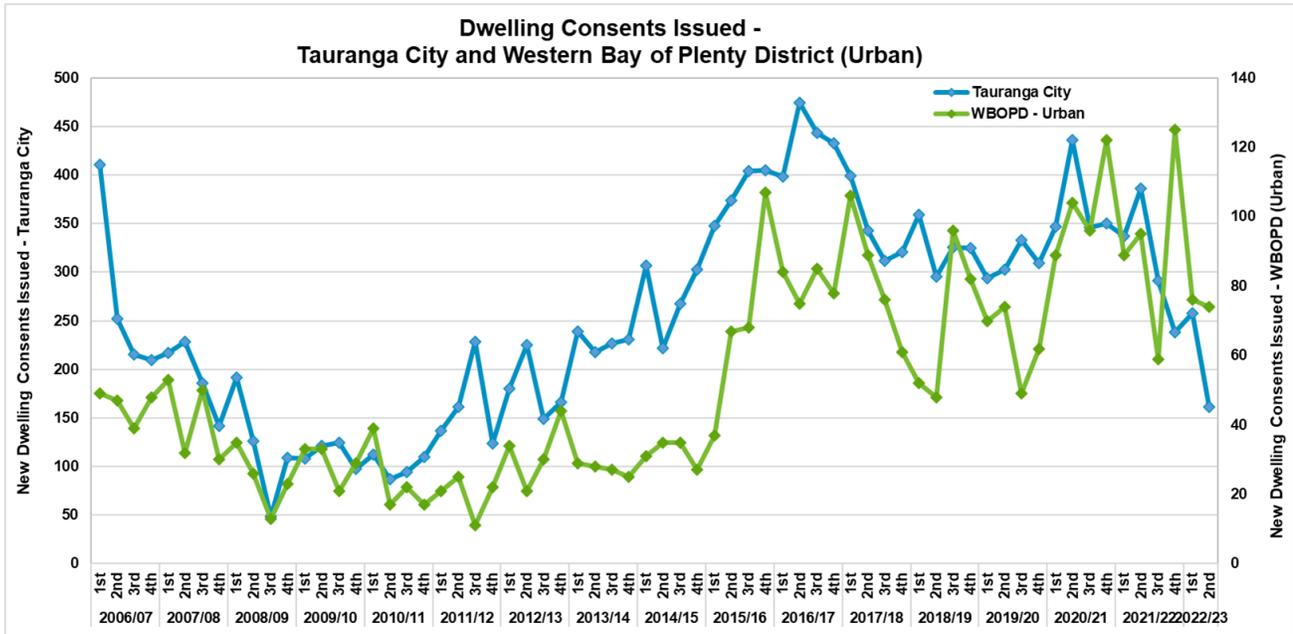
Indicator	Tauranga City								Western Bay of Plenty District							
	Jan-Mar		Apr-Jun		July-Sep		Oct-Dec		Jan-Mar		Apr-Jun		July-Sep		Oct-Dec	
 New dwellings consented	▼	-24.6%	▼	-18.2%	▲	8.4%	▼	-37.6%	▼	-37.9%	▲	111.9%	▼	-39.2%	▼	-2.6%
 New lots created	▲	64.5%	▼	-6.5%	▲	62.2%	▼	-37.9%	▼	-67.6%	▲	247.8%	▲	85.0%	▼	-66.9%
 Dwelling sales prices	▲	3.9%	▲	0.5%	▼	-0.5%	▼	-3.2%	▲	7.1%	▲	4.4%	▲	1.8%	▼	-2.1%
 Dwelling rents	▲	1.6%	▲	1.9%	▲	1.9%	▲	1.7%	▲	11.8%	▬	-	▼	-4.6%	▲	0.2%
 Dwellings sold	▼	-3.6%	▼	-21.6%	▲	9.8%	▼	-30.1%	▼	-9.5%	▼	-17.9%	▬	-	▼	-25.5%
 Construction costs per m <sup>2</sup>	▲	5.0%	▲	9.3%	▼	-1.3%	▲	4.2%	▲	3.5%	▲	4.2%	▲	8.1%	▼	-6.4%
 Mean floor size	▼	-4.8m <sup>2</sup>	▲	6.0m <sup>2</sup>	▼	-10.9m <sup>2</sup>	▼	-1.6m <sup>2</sup>	▲	1.0m <sup>2</sup>	▲	8.7m <sup>2</sup>	▲	33.7m <sup>2</sup>	▼	-6.9m <sup>2</sup>
 Non-residential buildings	▲	15.8%	▲	18.2%	▼	-26.9%	▲	10.5%	▼	-34.1%	▼	-44.8%	▲	75.0%	▼	-21.4%

Legend

▲ Up    
 ▼ Down    
 ▬ Same as previous    
 ● More affordable    
 ● Less affordable

## 2. Quarterly Updates, January to December 2022

### 2.1 New Dwellings Consented



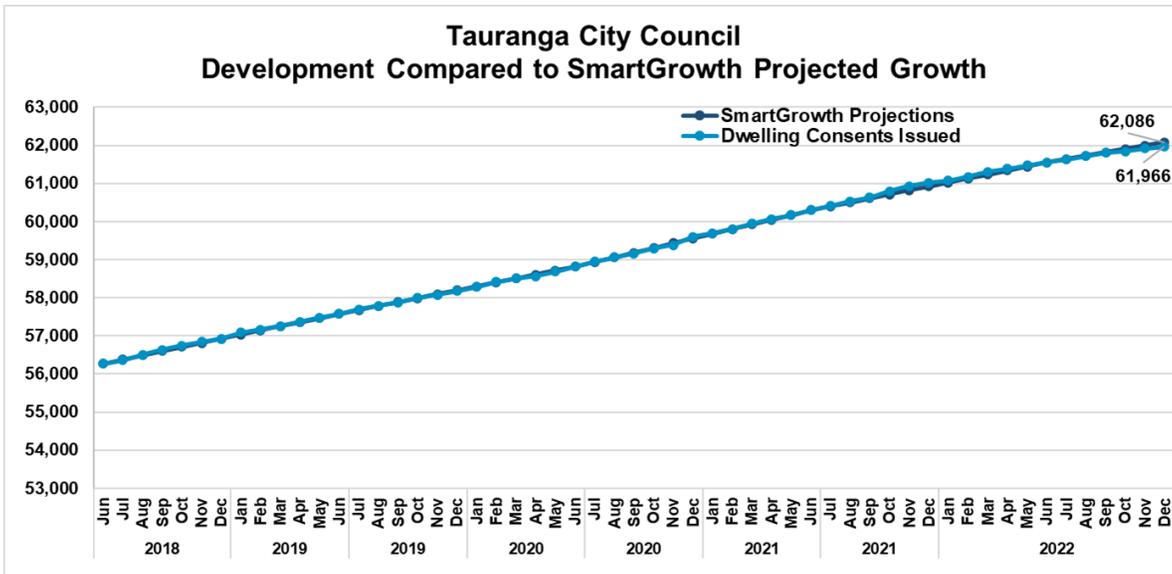
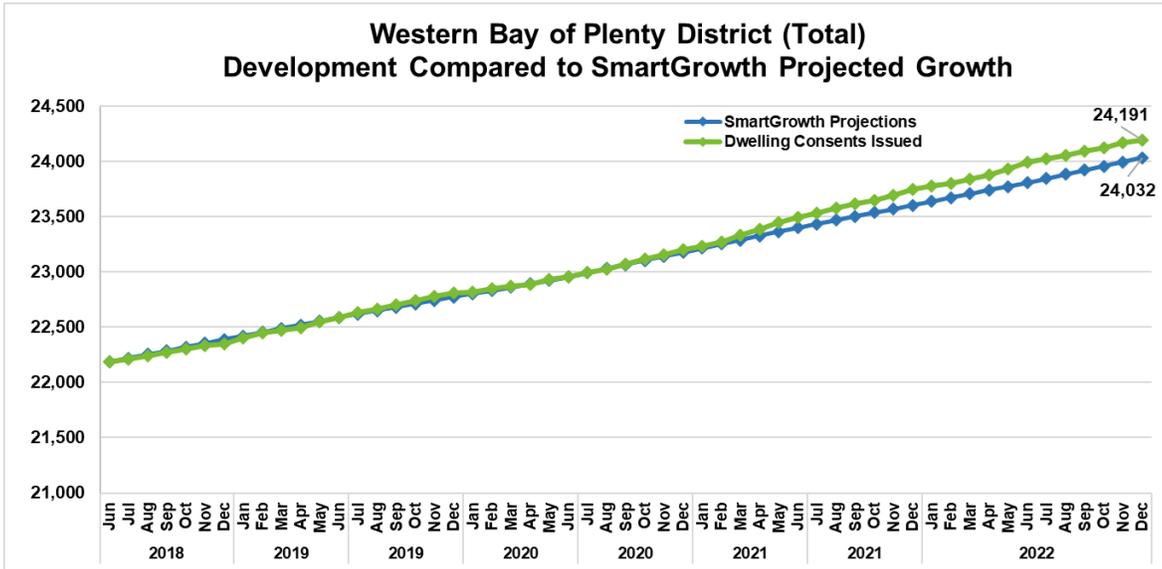
New dwellings consented		Trend	Change	% Change
<i>Tauranga City</i>				
Jan-March 2022	291			
Last quarter	386	▼	-95	-24.6
Quarterly average	Last 12 months	▼	-50	-14.7
	Last 5 years	▼	-54	-15.7
	Last 10 years	▼	-24	-7.6
<i>Western BOPD-urban</i>				
Jan-March 2022	59			
Last quarter	95	▼	-36	-37.9
Quarterly average	Last 12 months	▼	-32	-35.2
	Last 5 years	▼	-21	-26.3
	Last 10 years	▼	-4	-6.3

New dwellings consented		Trend	Change	% Change
<i>Tauranga City</i>				
Apr-Jun 2022	238			
Last quarter	291	▼	-53	-18.2
Quarterly average	Last 12 months	▼	-75	-24.0
	Last 5 years	▼	-95	-28.5
	Last 10 years	▼	-79	-24.9
<i>Western BOPD</i>				
Apr-Jun 2022	125			
Last quarter	59	▲	66	111.9
Quarterly average	Last 12 months	▲	59	35.9
	Last 5 years	▲	92	52.4
	Last 10 years	▲	65	92.3

New dwellings consented		Trend	Change	% Change
<i>Tauranga City</i>				
July-Sep 2022	258			
Last quarter	238	▲	20	8.4
Quarterly average	Last 12 months	▼	-35	-11.9
	Last 5 years	▼	-67	-20.6
	Last 10 years	▼	-61	-19.1
<i>Western BOPD</i>				
July-Sep 2022	76			
Last quarter	125	▼	-49	-39.2
Quarterly average	Last 12 months	▼	-13	-14.6
	Last 5 years	▼	-5	-6.2
	Last 10 years	▲	10	15.2

New dwellings consented		Trend	Change	% Change
<i>Tauranga City</i>				
Oct-Dec 2022	161			
Last quarter	258	▼	-97	-37.6
Quarterly average	Last 12 months	▼	-76	-32.1
	Last 5 years	▼	-155	-49.1
	Last 10 years	▼	-156	-49.2
<i>Western BOPD</i>				
Oct-Dec 2022	74			
Last quarter	76	▼	-2	-2.6
Quarterly average	Last 12 months	▼	-10	-11.9
	Last 5 years	▼	-6	-7.5
	Last 10 years	▲	6	8.8

New Dwellings consented: comparison with SmartGrowth projections

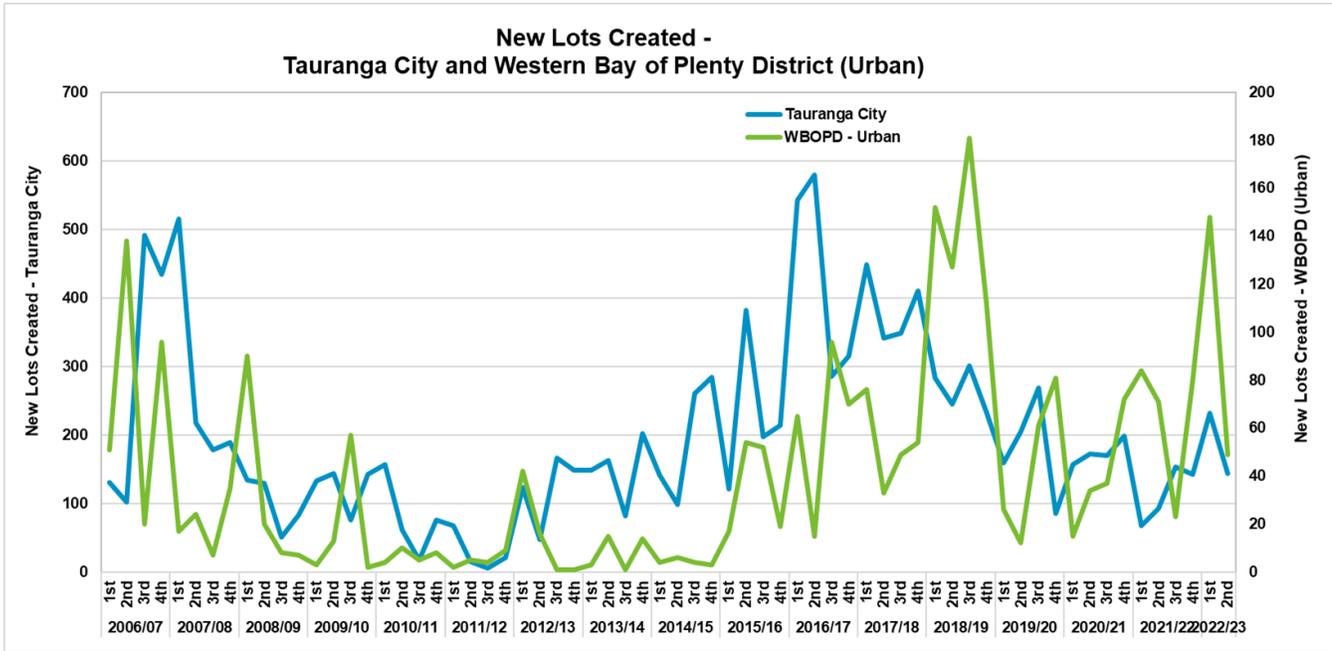


Additional dwellings consented compared with projected growth

	Tauranga City				Western BOPD			
	March 2022	June 2022	Sep 2022	Dec 2022	March 2022	June 2022	Sep 2022	Dec 2022
Actual*	61,234	61,547	61,805	62,086	23,837	23,995	24,092	24,191
Projected	61,309	61,354	61,816	61,966	23,704	23,842	23,919	24,032
Trend	▼	▲	▼	▲	▲	▲	▲	▲
Difference	-75	193	-11	120	133	153	173	159
% Difference	-0.1%	0.3%	-0.02%	0.2%	0.6%	0.6%	0.7%	0.7%

\* Actual is Total dwellings as at 30 June 2018 plus dwelling consents issued from 30 June 2018.

## 2.2 New Lots Created



		New Lots Created	Trend	Change	% Change
		<i>Tauranga City</i>			
		Jan-March 2022			
Quarterly average	Last quarter	93	▲	60	64.5
	Last 12 months	128	▲	25	19.5
	Last 5 years	233	▼	-80	-34.3
	Last 10 years	222	▼	-69	-31.1
	<i>Western BOPD-urban</i>				
		Jan-March 2022			
Quarterly average	Last quarter	71	▼	-48	-67.6
	Last 12 months	63	▼	-40	-63.5
	Last 5 years	69	▼	-46	-66.7
	Last 10 years	45	▼	-22	-48.9

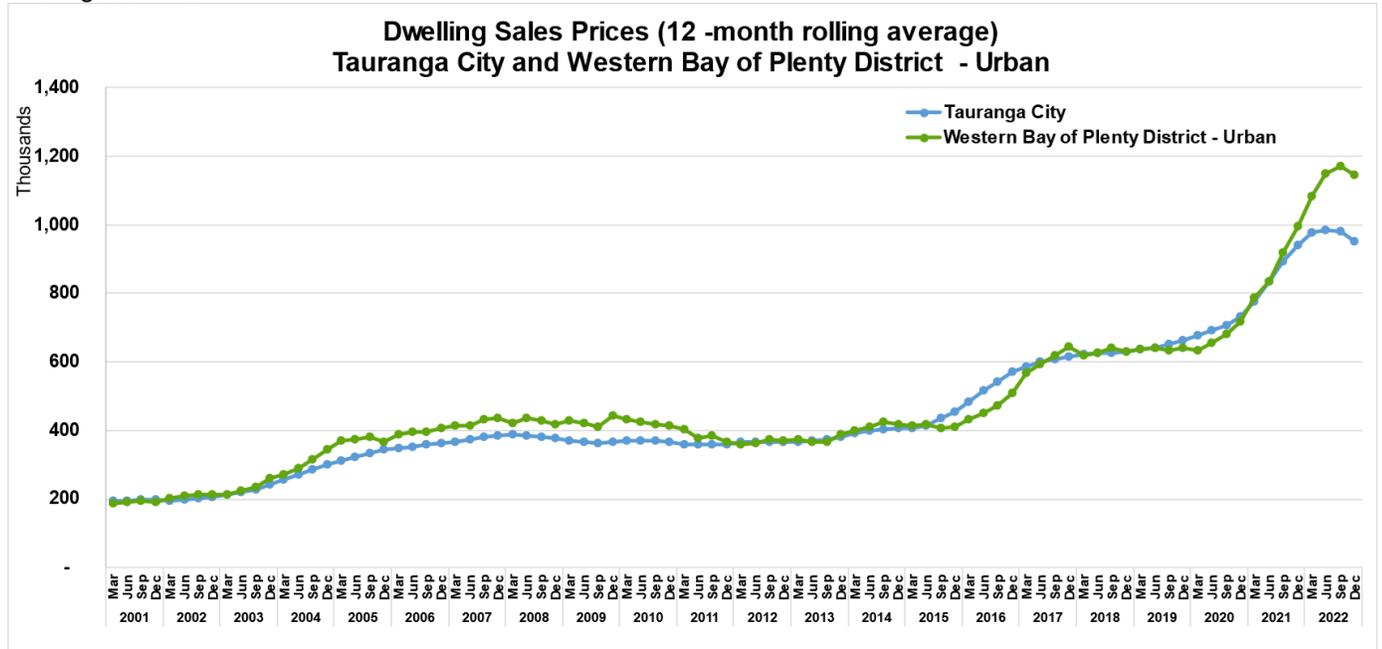
		New Lots Created	Trend	Change	% Change
		<i>Tauranga City</i>			
		Apr-Jun 2022			
Quarterly average	Last quarter	153	▼	-10	-6.5
	Last 12 months	114	▲	29	25.4
	Last 5 years	224	▼	-81	-36.2
	Last 10 years	225	▼	-82	-36.4
	<i>Western BOPD-urban</i>				
		Apr-Jun 2022			
Quarterly average	Last quarter	23	▲	57	247.8
	Last 12 months	65	▲	15	23.1
	Last 5 years	69	▲	11	15.9
	Last 10 years	47	▲	33	70.2

		New Lots Created	Trend	Change	% Change
		<i>Tauranga City</i>			
		Jul-Sep 2022			
Quarterly average	Last quarter	143	▲	89	62.2
	Last 12 months	155	▲	77	49.7
	Last 5 years	213	▲	19	8.9
	Last 10 years	227	▲	5	2.2
	<i>Western BOPD</i>				
		Jul-Sep 2022			
Quarterly average	Last quarter	80	▲	68	85.0
	Last 12 months	81	▲	67	82.7
	Last 5 years	73	▲	75	102.7
	Last 10 years	50	▲	98	196.0

		New Lots Created	Trend	Change	% Change
		<i>Tauranga City</i>			
		Oct-Dec 2022			
Quarterly average	Last quarter	232	▼	-88	-37.9
	Last 12 months	168	▼	-24	-14.3
	Last 5 years	204	▼	-60	-29.4
	Last 10 years	230	▼	-86	-37.4
	<i>Western BOPD</i>				
		Oct-Dec 2022			
Quarterly average	Last quarter	148	▼	-99	-66.9
	Last 12 months	75	▼	-26	-34.7
	Last 5 years	73	▼	-24	-32.9
	Last 10 years	50	▼	-1	-2.0

### 2.3 Dwelling Sales, Prices, and Rent

#### Dwelling Sales Price



Source: CoreLogic - Ministry of Housing and Urban Development (National Policy Statement on Urban Development)

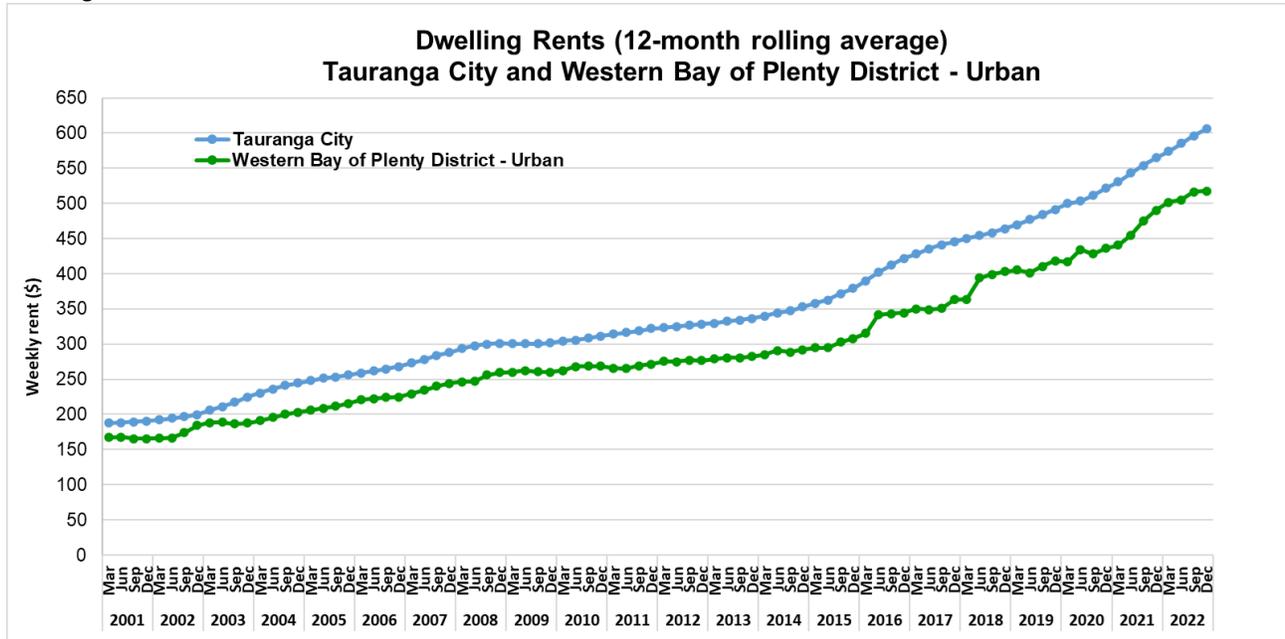
Dwelling Sales Price (\$)	Trend	Change	% Change
<i>Tauranga City</i>			
March 2022			
Dec 2021	▲	\$36,250	3.9
March 2021	▲	\$198,750	25.6
March 2017	▲	\$389,000	66.2
March 2012	▲	\$610,250	166.7
<i>Western BOPD – Urban</i>			
March 2022			
Dec 2021	▲	\$70,452	7.1
March 2021	▲	\$279,985	35.6
March 2017	▲	\$499,211	87.9
March 2012	▲	\$707,282	196.5

Dwelling Sales Price	Trend	Change	% Change
<i>Tauranga City</i>			
June 2022			
March 2022	▲	\$5,000	0.5
June 2021	▲	\$146,250	17.5
June 2017	▲	\$356,000	56.9
June 2012	▲	\$614,500	167.6
<i>Western BOPD – Urban</i>			
June 2022			
March 2022	▲	\$47,292	4.4
June 2021	▲	\$280,548	33.6
June 2017	▲	\$485,280	77.1
June 2012	▲	\$751,640	207.2

Dwelling Sales Price (\$)	Trend	Change	% Change
<i>Tauranga City</i>			
Sep 2022			
June 2022	▼	-5,000	-0.5
Sep 2021	▲	88,500	9.9
Sep 2017	▲	373,750	61.5
Sep 2012	▲	613,225	166.7
<i>Western BOPD – Urban</i>			
Sep 2022			
June 2022	▲	20,910	1.8
Sep 2021	▲	252,806	27.5
Sep 2017	▲	550,491	88.8
Sep 2012	▲	796,984	213.3

Dwelling Sales Price	Trend	Change	% Change
<i>Tauranga City</i>			
Dec 2022			
Sep 2022	▼	-31,000	-3.2
Dec 2021	▲	10,250	1.1%
Dec 2017	▲	333,750	54.2%
Dec 2012	▲	582,725	158.7%
<i>Western BOPD – Urban</i>			
Dec 2022			
Sep 2022	▼	-24,690	-2.1
Dec 2021	▲	149,569	15.0
Dec 2017	▲	501,033	77.7
Dec 2012	▲	774,569	208.6

Dwelling Rent



Source: CoreLogic - Ministry of Housing and Urban Development (National Policy Statement on Urban Development)

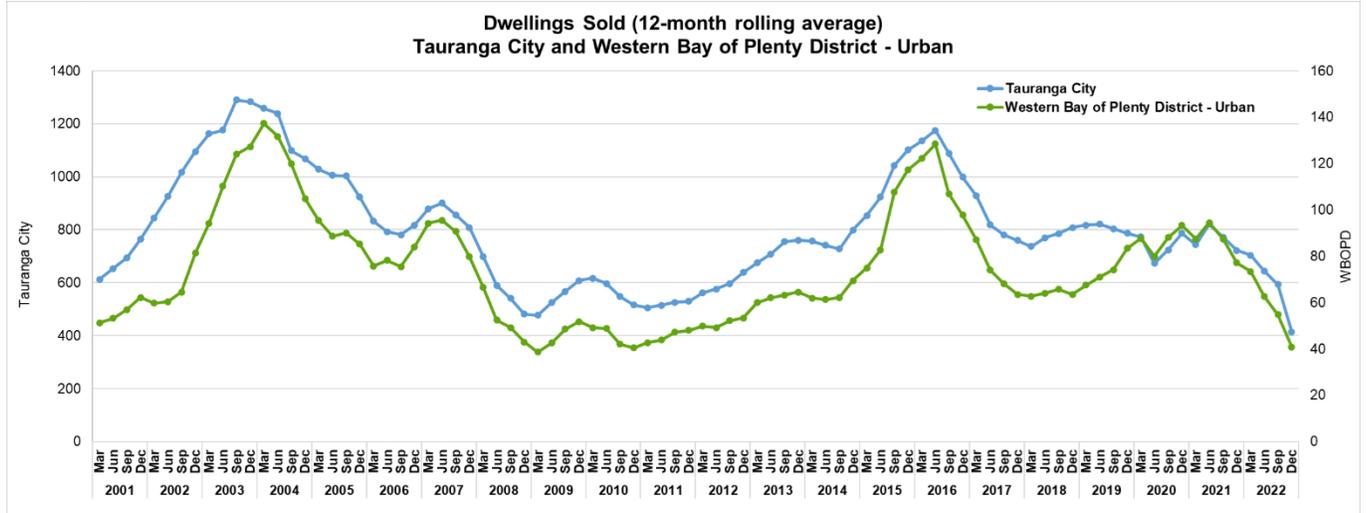
Dwelling Rent (\$)	Trend	Change	% Change
<i>Tauranga City</i>			
March 2022	574		
Dec 2021	565	▲	9
March 2021	530	▲	44
March 2017	428	▲	146
March 2012	324	▲	250
<i>Western BOPD – Urban</i>			
March 2022	541		
Dec 2021	484	▲	57
March 2021	422	▲	119
March 2017	347	▲	194
March 2012	271	▲	270

Dwelling Rent (\$)	Trend	Change	% Change
<i>Tauranga City</i>			
June 2022	585		
March 2022	574	▲	11
June 2021	543	▲	42
June 2017	454	▲	131
June 2012	326	▲	259
<i>Western BOPD – Urban</i>			
June 2022	541		
March 2022	541	▬	-
June 2021	426	▲	115
June 2017	369	▲	172
June 2012	260	▲	281

Dwelling Rent	Trend	Change	% Change
<i>Tauranga City</i>			
Sep 2022	596		
June 2022	585	▲	11
Sep 2021	554	▲	42
Sep 2017	441	▲	155
Sep 2012	327	▲	269
<i>Western BOPD – Urban</i>			
Sep 2022	516		
June 2022	541	▼	-25
Sep 2021	475	▲	41
Sep 2017	351	▲	165
Sep 2012	277	▲	239

Dwelling Rent	Trend	Change	% Change
<i>Tauranga City</i>			
Dec 2022	606		
Sep 2022	596	▲	10
Dec 2021	565	▲	41
Dec 2017	446	▲	160
Dec 2012	329	▲	277
<i>Western BOPD – Urban</i>			
Dec 2022	517		
Sep 2022	516	▲	1
Dec 2021	484	▲	33
Dec 2017	363	▲	154
Dec 2012	277	▲	240

Dwellings Sold



Source: CoreLogic - Ministry of Housing and Urban Development (National Policy Statement on Urban Development)

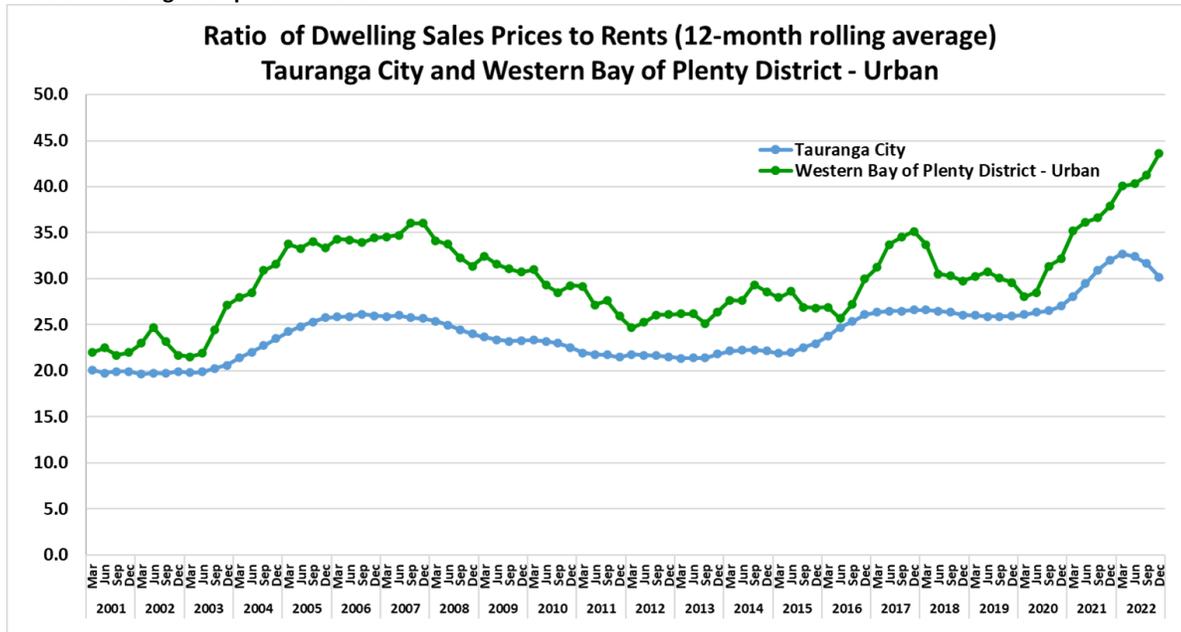
Dwellings Sold	Trend	Change	% Change
<i>Tauranga City</i>			
March 2022			
Dec 2021	▼	-26	-3.6
March 2021	▼	-53	-7.1
March 2017	▼	-238	-25.6
March 2012	▲	130	23.2
<i>Western BOPD – Urban</i>			
March 2022			
Dec 2021	▼	-7	-9.5
March 2021	▼	-18	-21.2
March 2017	▼	-19	-22.1
March 2012	▲	17	34.0

Dwellings Sold	Trend	Change	% Change
<i>Tauranga City</i>			
June 2022			
March 2022	▼	-149	-21.6
June 2021	▼	-279	-34.0
June 2017	▼	-229	-29.7
June 2012	▼	-34	-5.9
<i>Western BOPD – Urban</i>			
June 2022			
March 2022	▼	-12	-17.9
June 2021	▼	-37	-40.2
June 2017	▼	-8	-12.7
June 2012	▲	6	12.2

Dwellings Sold	Trend	Change	% Change
<i>Tauranga City</i>			
Sep 2022			
June 2022	▲	53	9.8
Sep 2021	▼	-178	-23.1
Sep 2017	▼	-187	-23.9
Sep 2012	▼	-2	-0.3
<i>Western BOPD – Urban</i>			
Sep 2022			
June 2022	▬	-	-
Sep 2021	▼	-32	-36.8
Sep 2017	▼	-13	-19.1
Sep 2012	▲	3	5.8

Dwellings Sold	Trend	Change	% Change
<i>Tauranga City</i>			
Dec 2022			
Sep 2022	▼	-179	-30.1
Dec 2021	▼	-307	-42.5
Dec 2017	▼	-345	-45.4
Dec 2012	▼	-224	-35.1
<i>Western BOPD – Urban</i>			
Dec 2022			
Sep 2022	▼	-14	-25.5
Dec 2021	▼	-36	-46.8
Dec 2017	▼	-23	-35.9
Dec 2012	▼	-12	-22.6

Ratio of dwelling sales prices to rent



Source: CoreLogic - Ministry of Housing and Urban Development (National Policy Statement on Urban Development)

Sales to rent ratio		Trend	Change
<i>Tauranga City</i>			
March 2022	32.7		
Dec 2021	32.0	▲	0.7
March 2021	28.2	▲	4.5
March 2017	26.4	▲	6.3
March 2012	21.7	▲	11
<i>Western BOPD – Urban</i>			
March 2022	32.8		
Dec 2021	34.9	▼	-2.1
March 2021	31.4	▲	1.4
March 2017	29.2	▲	3.6
March 2012	23.2	▲	9.6

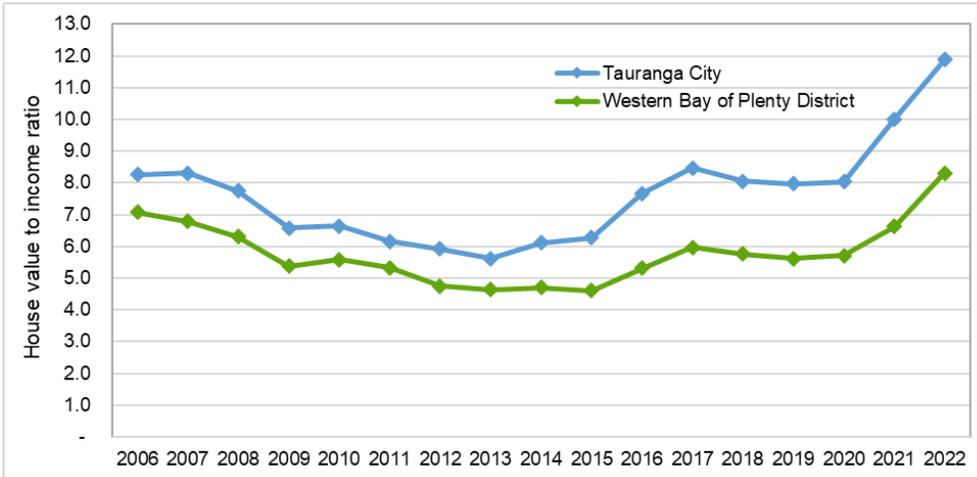
Sales to rent ratio		Trend	Change
<i>Tauranga City</i>			
June 2022	32.9		
March 2022	32.7	▲	0.2
June 2021	29.5	▲	3.4
June 2017	26.5	▲	6.4
June 2012	21.7	▲	11.2
<i>Western BOPD – Urban</i>			
June 2022	32.7		
March 2022	32.8	▼	-0.1
June 2021	31.4	▲	1.3
June 2017	31.6	▲	1.1
June 2012	24.0	▲	8.7

Sales to rent ratio		Trend	Change
<i>Tauranga City</i>			
Sep 2022	31.7		
June 2022	32.9	▼	-1.2
Sep 2021	30.9	▲	0.8
Sep 2017	26.5	▲	5.2
Sep 2012	21.6	▲	10.1
<i>Western BOPD – Urban</i>			
Sep 2022	41.2		
June 2022	32.7	▲	8.5
Sep 2021	36.6	▲	4.6
Sep 2017	34.5	▲	6.7
Sep 2012	26.1	▲	15.1

Sales to rent ratio		Trend	Change
<i>Tauranga City</i>			
Dec 2022	30.2		
Sep 2022	31.7	▼	-1.5
Dec 2021	32.0	▼	-1.8
Dec 2018	26.6	▲	3.6
Dec 2012	21.5	▲	8.7
<i>Western BOPD – Urban</i>			
Dec 2022	43.6		
Sep 2022	41.2	▲	2.4
Dec 2021	34.9	▲	8.7
Dec 2018	35.1	▲	8.5
Dec 2012	26.1	▲	17.5

## 2.4 Housing Affordability

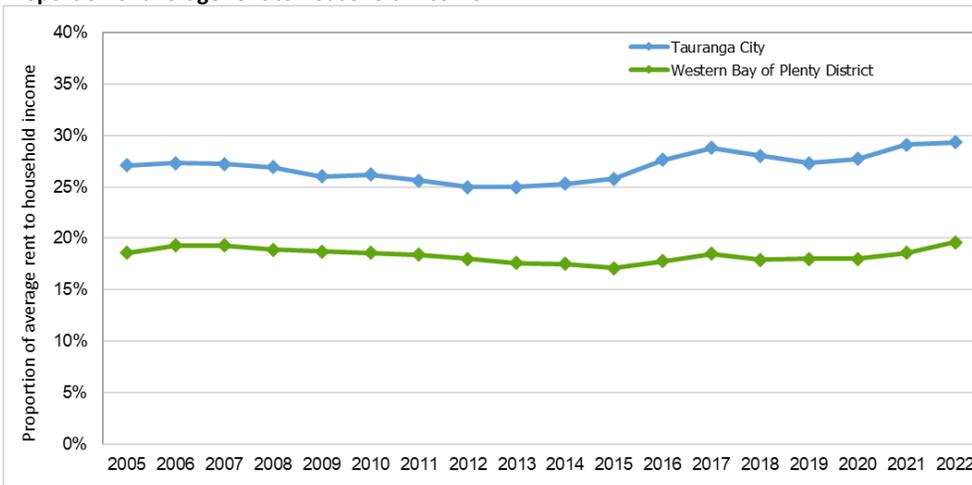
House value to income ratio<sup>1</sup>



House value to income ratio	Trend	Change
<i>Tauranga City</i>		
2022		
2021	●	1.9
2018	●	3.4
2012	●	6.0
<i>Western BOPD</i>		
2022		
2021	●	1.7
2018	●	2.5
2012	●	3.6

● More affordable ● Less affordable  
Source: Infometrics

Proportion of average rent to household income<sup>2</sup>



Proportion of average rent to household income	Trend	Change
<i>Tauranga City</i>		
2022		
2021	●	0.20
2018	●	1.30
2012	●	4.4
<i>Western BOPD</i>		
2022		
2021	●	1.0
2018	●	1.6
2012	●	1.5

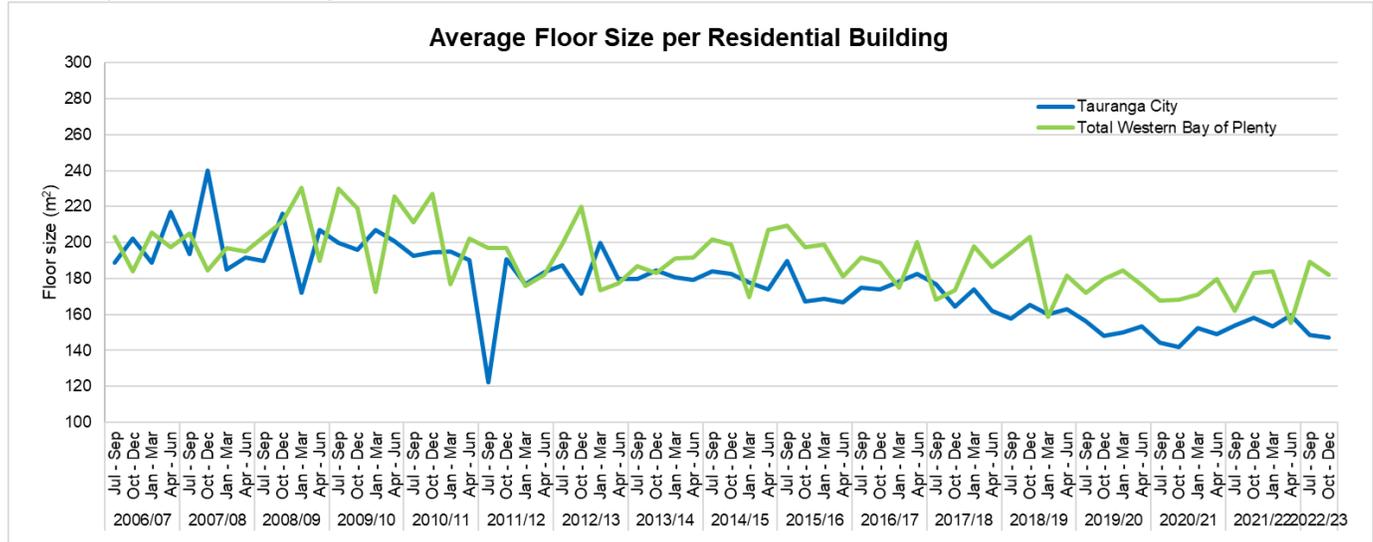
● More affordable ● Less affordable  
Source: Infometrics

<sup>1</sup> Infometrics compares average current house value with mean household income to denote housing affordability. A higher ratio suggests that median houses cost a greater multiple of typical incomes which indicates lower housing affordability.

<sup>2</sup> Infometrics compares average weekly rents with average weekly household income to denote rental affordability. A higher proportion suggests that average rents cost a greater multiple of typical incomes, which indicates lower rental affordability.

## 2.5 Residential Dwelling Typology

### Floor size per residential building



Source: Statistics New Zealand InfoShare

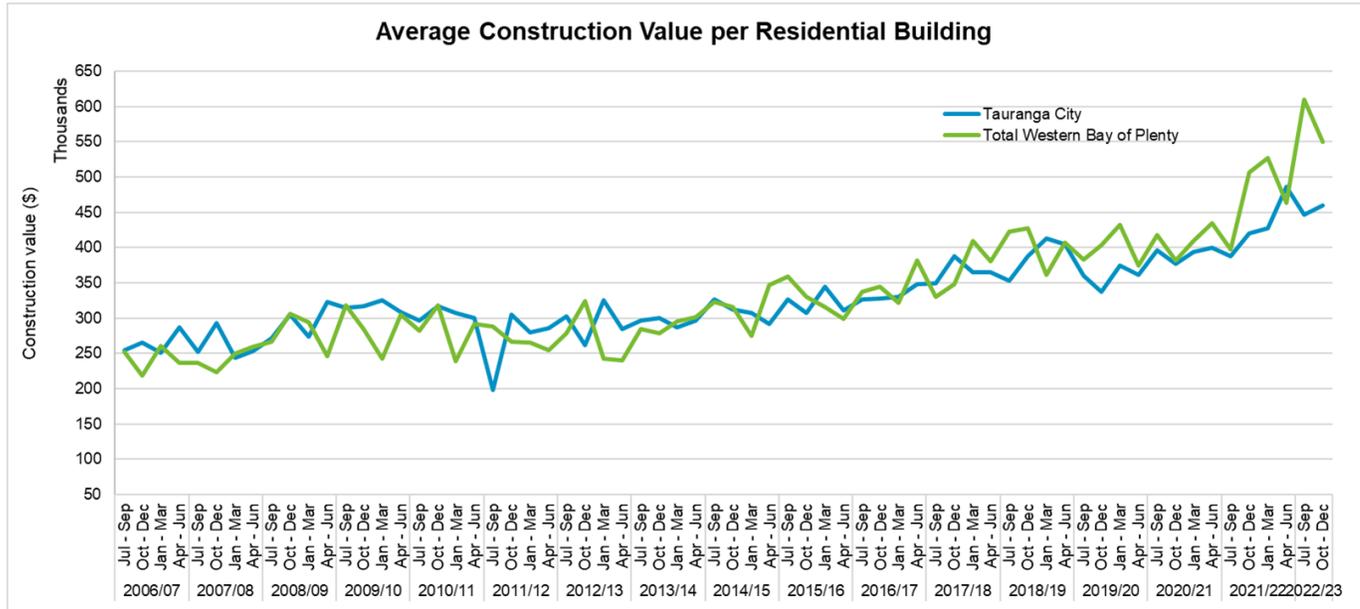
		Average floor size (m <sup>2</sup> )	Trend	Change	% Change
<i>Tauranga City</i>					
Jan-Mar 2022		153.6			
Last quarter		158.4	▼	-4.8	-3.0
Quarterly average	Last 12 months	153.7	▼	-0.1	-0.1
	Last 5 years	158.4	▼	-4.8	-3.0
	Last 10 years	168.8	▼	-15.2	-9.0
<i>Western BOPD</i>					
Jan-Mar 2022		184.2			
Last quarter		183.2	▲	1.0	0.5
Quarterly average	Last 12 months	177.3	▲	6.9	3.9
	Last 5 years	179.7	▲	4.5	2.5
	Last 10 years	185.5	▼	-1.3	-0.7

		Average floor size (m <sup>2</sup> )	Trend	Change	% Change
<i>Tauranga City</i>					
Apr-Jun 2022		159.6			
Last quarter		153.6	▲	6.0	3.9
Quarterly average	Last 12 months	156.4	▲	3.2	2.0
	Last 5 years	157.2	▲	2.4	1.5
	Last 10 years	168.2	▼	-8.6	-5.1
<i>Western BOPD</i>					
Apr-Jun 2022		155.4			
Last quarter		184.2	▲	8.7	5.1
Quarterly average	Last 12 months	171.2	▲	8	4.7
	Last 5 years	177.4	▼	-1.3	-0.7
	Last 10 years	184.8	▼	-6.8	-3.6

		Average floor size (m <sup>2</sup> )	Trend	Change	% Change
<i>Tauranga City</i>					
Jul-Sep 2022		148.7			
Last quarter		159.6	▼	-10.9	-6.8
Quarterly average	Last 12 months	155.1	▼	-6.4	-4.1
	Last 5 years	155.8	▼	-7.1	-4.6
	Last 10 years	167.2	▼	-18.5	-11.1
<i>Western BOPD</i>					
Jul-Sep 2022		189.1			
Last quarter		155.4	▲	33.7	21.7
Quarterly average	Last 12 months	178.0	▲	11.1	6.2
	Last 5 years	178.5	▲	10.6	5.9
	Last 10 years	184.6	▲	4.5	2.4

		Average floor size (m <sup>2</sup> )	Trend	Change	% Change
<i>Tauranga City</i>					
Oct-Dec 2022		147.1			
Last quarter		148.7	▼	-1.6	-1.1
Quarterly average	Last 12 months	152.2	▼	-5.1	-3.4
	Last 5 years	154.9	▼	-7.8	-5.0
	Last 10 years	166.6	▼	-19.5	-11.7
<i>Western BOPD</i>					
Oct-Dec 2022		182.2			
Last quarter		189.1	▼	-6.9	-3.6
Quarterly average	Last 12 months	177.7	▲	4.5	2.5
	Last 5 years	178.9	▲	3.3	1.8
	Last 10 years	183.6	▼	-1.4	-0.8

Construction value per residential building



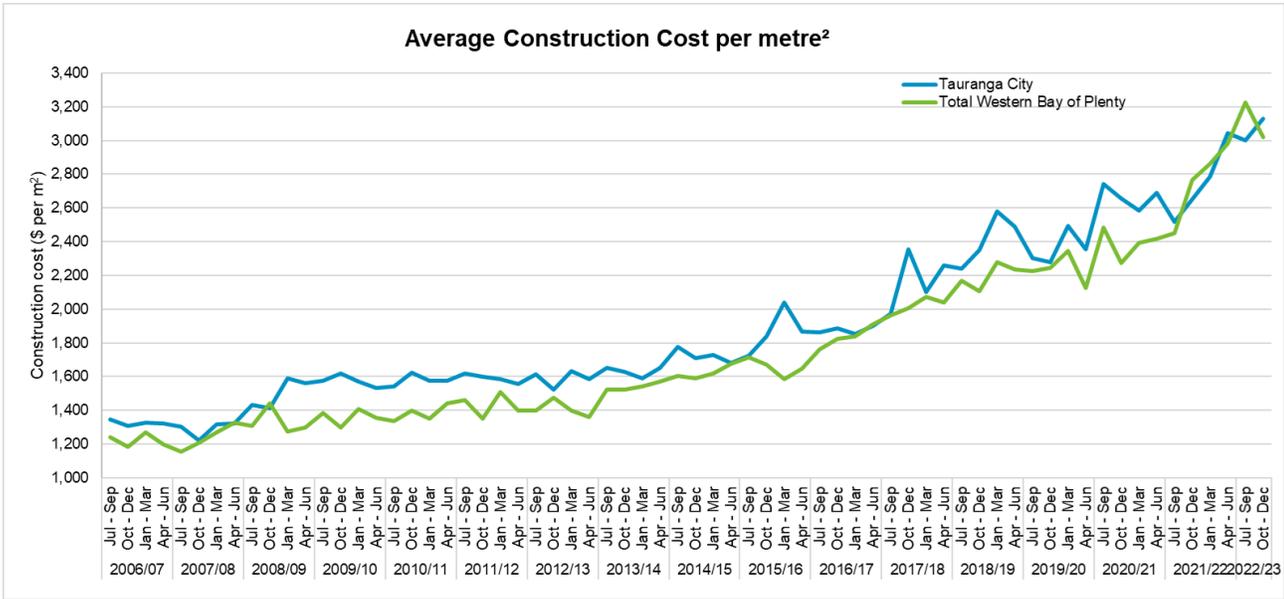
Source: Statistics New Zealand InfoShare

		Average Construction Value (\$)	Trend	Change	% Change
<i>Tauranga City</i>					
		Jan-Mar 2022			
Quarterly average	Last quarter	420,013	▲	7,572	1.8
	Last 12 months	408,893	▲	18,692	4.6
	Last 5 years	380,482	▲	47,103	12.4
	Last 10 years	344,069	▲	83,516	24.3
	<i>Western BOPD</i>				
		Jan-Mar 2022			
Quarterly average	Last quarter	506,839	▲	20,458	4.0
	Last 12 months	466,459	▲	60,838	13.0
	Last 5 years	406,852	▲	120,445	29.6
	Last 10 years	355,142	▲	172,155	48.5

		Average Construction Value (\$)	Trend	Change	% Change
<i>Tauranga City</i>					
		Apr-Jun 2022			
Quarterly average	Last quarter	427,585	▲	58,209	13.6
	Last 12 months	430,272	▲	55,522	12.9
	Last 5 years	387,385	▲	98,409	25.4
	Last 10 years	349,069	▲	136,72	39.2
	<i>Western BOPD</i>				
		Apr-Jun 2022			
Quarterly average	Last quarter	527,297	▼	-63,505	-12.0
	Last 12 months	473,743	▼	-9,951	-2.1
	Last 5 years	410,936	▲	52,856	12.9
	Last 10 years	360,377	▲	103,41	28.7

		Average Construction Value (\$)	Trend	Change	% Change
<i>Tauranga City</i>					
		Jul-Sep 2022			
Quarterly average	Last quarter	485,794	▼	-39,355	-8.1
	Last 12 months	444,958	▼	1,481	0.3
	Last 5 years	392,232	▲	54,207	13.8
	Last 10 years	352,673	▲	93,766	26.6
	<i>Western BOPD</i>				
		Jul-Sep 2022			
Quarterly average	Last quarter	463,792	▼	-37,613	-8.7
	Last 12 months	526,990	▲	-8,816	-2.2
	Last 5 years	424,954	▲	8,581	2.2
	Last 10 years	368,655	▲	54,474	15.9

		Average Construction Value (\$)	Trend	Change	% Change
<i>Tauranga City</i>					
		Oct-Dec 2022			
Quarterly average	Last quarter	446,439	▲	13,833	3.1
	Last 12 months	455,022	▲	5,250	1.2
	Last 5 years	395,857	▲	64,415	16.3
	Last 10 years	357,636	▲	102,63	28.7
	<i>Western BOPD</i>				
		Oct-Dec 2022			
Quarterly average	Last quarter	610,033	▼	-59,653	-9.8
	Last 12 months	537,876	▲	12,504	2.3
	Last 5 years	435,059	▲	115,321	26.5
	Last 10 years	374,315	▲	176,065	47.0



Source: Statistics New Zealand InfoShare

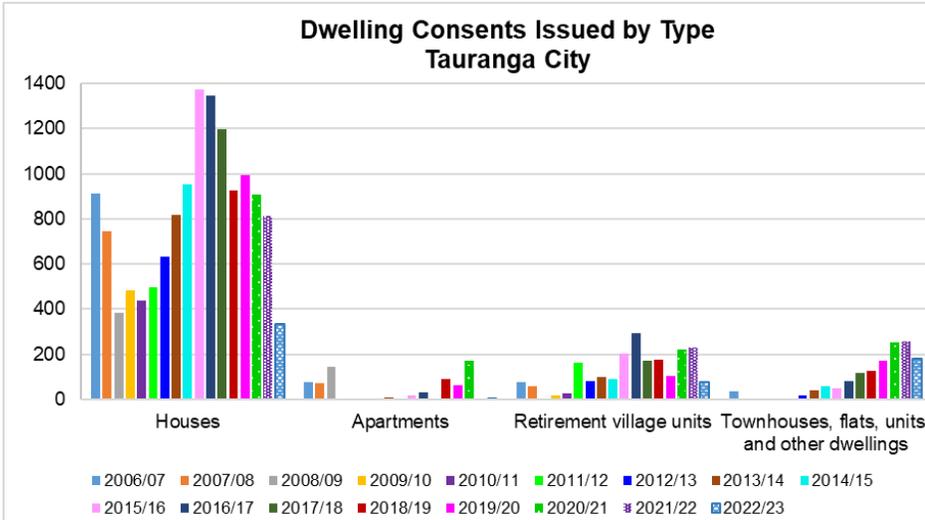
		Average Construction Cost per square metre (\$/m <sup>2</sup> )	Trend	Change	% Change
		<i>Tauranga City</i>			
		Jan-Mar 2022		2,784	
		Last quarter	▲	2,652	132 5.0
Quarterly average	Last 12 months	▲	2,660	124 4.7	
	Last 5 years	▲	2,415	369 15.3	
	Last 10 years	▲	2,067	717 34.7	
		<i>Western BOPD</i>			
		Jan-Mar 2022		2,863	
		Last quarter	▲	2,766	97 3.5
Quarterly average	Last 12 months	▲	2,624	239 9.1	
	Last 5 years	▲	2,268	595 26.2	
	Last 10 years	▲	1,927	936 48.6	

		Average Construction Cost per square metre (\$/m <sup>2</sup> )	Trend	Change	% Change
		<i>Tauranga City</i>			
		Apr-Jun 2022		3,044	
		Last quarter	▲	2,784	260 9.3
Quarterly average	Last 12 months	▲	2,749	295 10.7	
	Last 5 years	▲	2,472	572 23.1	
	Last 10 years	▲	2,105	939 44.6	
		<i>Western BOPD</i>			
		Apr-Jun 2022		2,984	
		Last quarter	▲	2,863	121 4.2
Quarterly average	Last 12 months	▲	2,765	219 7.9	
	Last 5 years	▲	2,322	662 28.5	
	Last 10 years	▲	1,967	1,017 51.7%	

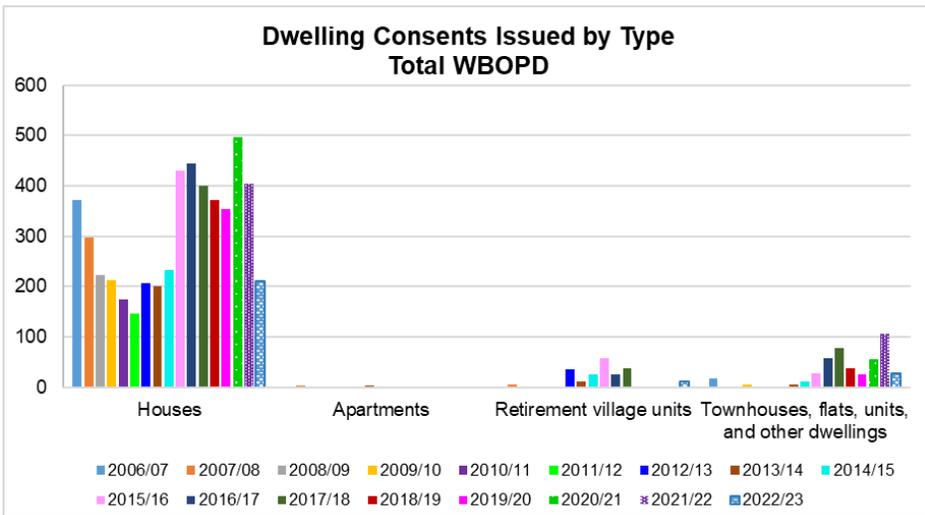
		Average Construction Cost per square metre (\$/m <sup>2</sup> )	Trend	Change	% Change
		<i>Tauranga City</i>			
		Jul-Sep 2022		3,003	
		Last quarter	▼	3,044	-41 -1.3
Quarterly average	Last 12 months	▲	2,871	132 4.6	
	Last 5 years	▲	2,524	479 19.0	
	Last 10 years	▲	2,139	864 40.4	
		<i>Western BOPD</i>			
		Jul-Sep 2022		3,226	
		Last quarter	▲	2,984	242 8.1
Quarterly average	Last 12 months	▲	2,960	266 9.0	
	Last 5 years	▲	2,385	841 35.3	
	Last 10 years	▲	2,012	1,214 60.3	

		Average Construction Cost per square metre (\$/m <sup>2</sup> )	Trend	Change	% Change
		<i>Tauranga City</i>			
		Oct-Dec 2022		3,128	
		Last quarter	▲	3,003	125 4.2
Quarterly average	Last 12 months	▲	2,990	138 4.6	
	Last 5 years	▲	2,652	476 17.9	
	Last 10 years	▲	2,179	949 43.6	
		<i>Western BOPD</i>			
		Oct-Dec 2022		3,021	
		Last quarter	▼	3,226	-205 -6.4
Quarterly average	Last 12 months	▼	3,023	-2 -0.1	
	Last 5 years	▲	2,436	585 24.0	
	Last 10 years	▲	2,051	970 47.3	

## 2.6 Residential Dwelling Consents Issued by Type



Source: Statistics New Zealand InfoShare



Source: Statistics New Zealand InfoShare

All Residential Buildings		Trend	Change	% Change
<i>Tauranga City</i>				
	Jan-Mar 2022			
	Last quarter	▼	-94	-24.0
Quarterly average	Last 12 months	▼	-63	-17.5
	Last 5 years	▼	-60	-16.8
	Last 10 years	▼	-28	-8.6
<i>Western BOPD</i>				
	Jan-Mar 2022			
	Last quarter	▼	-42	-31.3
Quarterly average	Last 12 months	▼	-38	-29.2
	Last 5 years	▼	-24	-20.7
	Last 10 years	▼	-9	-8.9

All Residential Buildings		Trend	Change	% Change
<i>Tauranga City</i>				
	Apr-Jun 2022			
	Last quarter	▼	-27	-9.1
Quarterly average	Last 12 months	▼	-56	-17.1
	Last 5 years	▼	-79	-22.6
	Last 10 years	▼	-59	-17.9
<i>Western BOPD</i>				
	Apr-Jun 2022			
	Last quarter	▲	38	29.0
Quarterly average	Last 12 months	▲	31	22.5
	Last 5 years	▲	50	42.0
	Last 10 years	▲	74	77.9

All Residential Buildings		Trend	Change	% Change
<i>Tauranga City</i>				
Jul-Sep 2022	271			
Last quarter	271	▬	-	-
Quarterly average	Last 12 months	▼	-37	-12.0
	Last 5 years	▼	-69	-20.3
	Last 10 years	▼	-61	-18.4
<i>Western BOPD</i>				
Jul-Sep 2022	94			
Last quarter	160	▼	-66	-41.3
Quarterly average	Last 12 months	▼	-26	-21.7
	Last 5 years	▼	-21	-18.3
	Last 10 years	▼	-11	-10.5

All Residential Buildings		Trend	Change	% Change
<i>Tauranga City</i>				
Oct-Dec 2022	180			
Last quarter	271	▼	-91	-33.6
Quarterly average	Last 12 months	▼	-75	-29.4
	Last 5 years	▼	-151	-45.6
	Last 10 years	▼	-151	-45.6
<i>Western BOPD</i>				
Oct-Dec 2022	101			
Last quarter	94	▲	7	7.4
Quarterly average	Last 12 months	▼	-11	-9.8
	Last 5 years	▼	-13	-11.4
	Last 10 years	▼	-5	-4.7

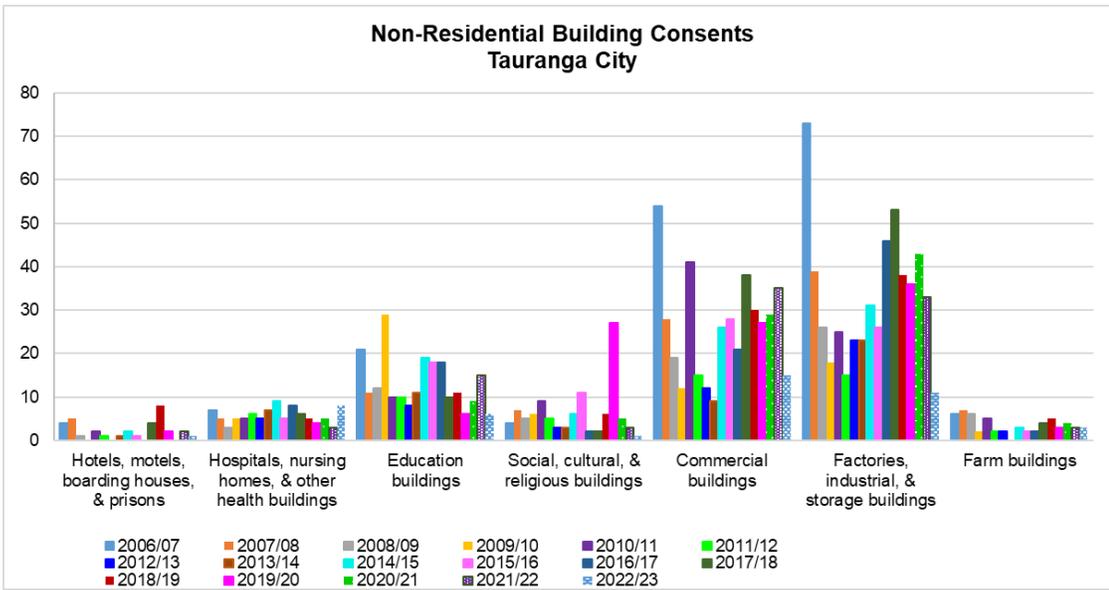
Proportion of dwelling units by type to total residential buildings (%)	Standalone Houses	Retirement Village Units	Apartments	Townhouses, Flats, Units and other Dwellings Units
<i>Tauranga City</i>				
Jan-Mar 2022	52.7	21.8	1.3	24.2
Last quarter	79.8	7.1	-	13.0
Last 12 months	61.0	20.4	0.3	18.3
Last 5 years	70.7	12.5	4.6	12.2
Last 10 years	76.2	12.3	3.0	8.5
<i>Western BOPD – Total</i>				
Jan-Mar 2022	94.6	-	-	5.4
Last quarter	86.6	-	-	13.4
Last 12 months	86.7	-	-	13.3
Last 5 years	87.2	1.6	-	11.1
Last 10 years	86.3	4.8	0.1	8.8

Proportion of dwelling units by type to total residential buildings (%)	Standalone Houses	Retirement Village Units	Apartments	Townhouses, Flats, Units and other Dwellings Units
<i>Tauranga City</i>				
Apr-Jun 2022	57.9	19.6	0.7	21.8
Last quarter	52.7	21.8	1.3	24.2
Last 12 months	62.3	17.6	0.5	19.7
Last 5 years	69.2	12.8	4.7	13.2
Last 10 years	75.6	12.6	3.0	8.9
<i>Western BOPD – Total</i>				
Apr-Jun 2022	66.3	-	-	33.8
Last quarter	94.6	-	-	5.4
Last 12 months	79.2	-	-	20.8
Last 5 years	85.6	1.6	-	12.8
Last 10 years	85.5	4.7	0.1	9.8

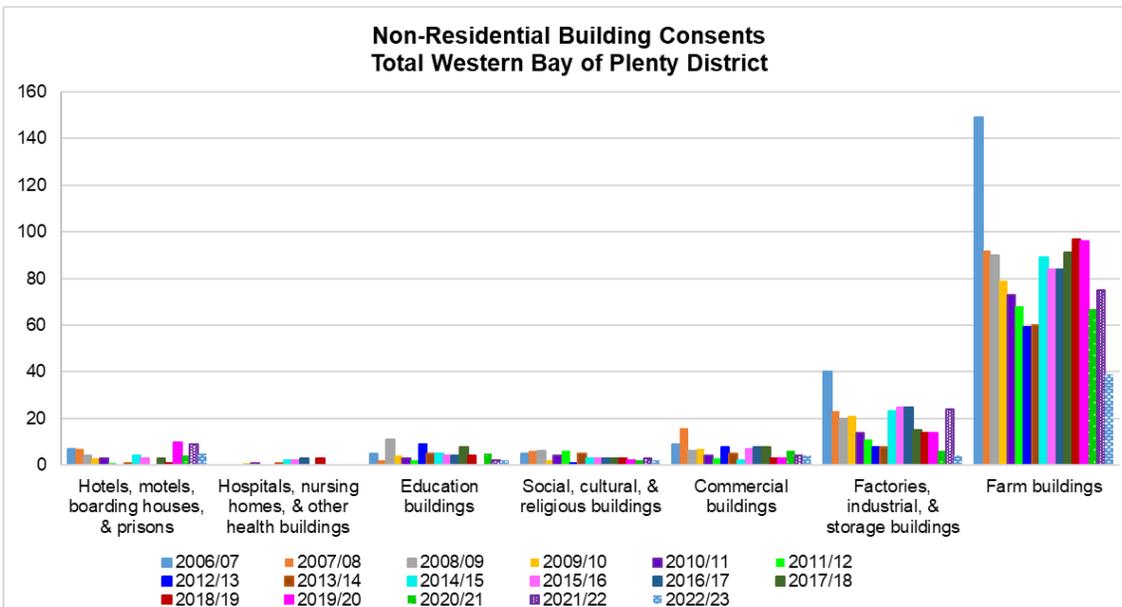
Proportion of dwelling units by type to total residential buildings (%)	Standalone Houses	Retirement Village Units	Apartments	Townhouses, Flats, Units and other Dwellings Units
<i>Tauranga City</i>				
Jul-Sep 2022	65.3	17.0	1.5	16.2
Last quarter	57.9	19.6	0.7	21.8
Last 12 months	65.3	15.6	0.8	18.3
Last 5 years	68.1	12.9	4.9	14.1
Last 10 years	75.1	12.8	3.0	9.1
<i>Western BOPD – Total</i>				
Jul-Sep 2022	88.3	2.1	-	9.6
Last quarter	66.3	-	-	33.8
Last 12 months	81.7	0.4	-	17.9
Last 5 years	86.6	1.0	-	12.4
Last 10 years	85.4	4.6	0.1	9.9

Proportion of dwelling units by type to total residential buildings (%)	Standalone Houses	Retirement Village Units	Apartments	Townhouses, Flats, Units and other Dwellings Units
<i>Tauranga City</i>				
Oct-Dec 2022	66.7	0.5	-	32.8
Last quarter	65.3	25.1	1.5%	16.2
Last 12 months	59.9	16.2	1.0%	22.9
Last 5 years	67.5	13.1	5.0%	14.4
Last 10 years	75.2	12.3	3.0%	9.5
<i>Western BOPD – Total</i>				
Oct-Dec 2022	85.1	9.9	-	5.0
Last quarter	88.3	2.1	-	9.6
Last 12 months	81.0	2.7	-	16.3
Last 5 years	87.6	0.5	-	11.9
Last 10 years	85.3	4.8	0.1	9.9

## 2.7 Non-Residential Building Consents Issued by Type



Source: Statistics New Zealand InfoShare



Source: Statistics New Zealand InfoShare

		All Non-residential Buildings	Trend	Change	% Change
<i>Tauranga City</i>					
Jan-Mar 2022		22			
Last quarter		19	▲	3	15.8
Quarterly average	Last 12 months	23	▼	-1	-4.3
	Last 5 years	25	▼	-3	-12.0
	Last 10 years	22	▬	-	-
<i>Western BOPD</i>					
Jan-Mar 2022		29			
Last quarter		44	▼	-15	-34.1
Quarterly average	Last 12 months	31	▼	-2	-6.5
	Last 5 years	29	▬	-	-
	Last 10 years	29	▬	-	-

		All Non-residential Buildings	Trend	Change	% Change
<i>Tauranga City</i>					
Apr-Jun 2022		26			
Last quarter		22	▲	4	18.2
Quarterly average	Last 12 months	24	▲	2	8.3
	Last 5 years	25	▲	1	4.0
	Last 10 years	22	▲	4	18.2
<i>Western BOPD</i>					
Apr-Jun 2022		16			
Last quarter		29	▼	-13	-44.8
Quarterly average	Last 12 months	29	▼	-13	-44.8
	Last 5 years	29	▼	-13	-44.8
	Last 10 years	28	▼	-12	-42.9

		All Non-residential Buildings	Trend	Change	% Change
<i>Tauranga City</i>					
Jul-Sep 2022		19			
Last quarter		26	▼	-7	-26.9
Quarterly average	Last 12 months	22	▼	-3	-13.6
	Last 5 years	24	▼	-5	-20.8
	Last 10 years	23	▼	-4	-17.4
<i>Western BOPD</i>					
Jul-Sep 2022		28			
Last quarter		16	▲	12	75.0
Quarterly average	Last 12 months	29	▼	-1	-3.4
	Last 5 years	29	▼	-1	-3.4
	Last 10 years	29	▼	-1	-3.4

		All Non-residential Buildings	Trend	Change	% Change
<i>Tauranga City</i>					
Oct-Dec 2022		21			
Last quarter		19	▲	2	10.5
Quarterly average	Last 12 months	22	▼	-1	-4.5
	Last 5 years	24	▼	-3	-12.5
	Last 10 years	23	▼	-2	-8.7
<i>Western BOPD</i>					
Oct-Dec 2022		22			
Last quarter		28	▼	-6	-21.4
Quarterly average	Last 12 months	24	▼	-2	-8.3
	Last 5 years	28	▼	-6	-21.4
	Last 10 years	29	▼	-7	-24.1

		Farm Buildings	Trend	Change	% Change
<i>Tauranga City</i>					
Jan-Mar 2022		1			
Last quarter		2	▼	-1	-50.0
Quarterly average	Last 12 months	1	▬	-	-
	Last 5 years	1	▬	-	-
	Last 10 years	1	▬	-	-
<i>Western BOPD</i>					
Jan-Mar 2022		18			
Last quarter		28	▼	-10	-35.7
Quarterly average	Last 12 months	20	▼	-2	-10.0
	Last 5 years	21	▼	-3	-14.3
	Last 10 years	20	▼	-2	-10.0

		Farm Buildings	Trend	Change	% Change
<i>Tauranga City</i>					
Apr-Jun 2022		0			
Last quarter		1	▼	-1	-100
Quarterly average	Last 12 months	1	▼	-1	-100
	Last 5 years	1	▼	-1	-100
	Last 10 years	1	▼	-1	-100
<i>Western BOPD</i>					
Apr-Jun 2022		12			
Last quarter		18	▼	-6	-33.3
Quarterly average	Last 12 months	19	▼	-7	-36.8
	Last 5 years	21	▼	-9	-42.9
	Last 10 years	20	▼	-8	-40.0

		Farm Buildings	Trend	Change	% Change	
<i>Tauranga City</i>						
		Jul-Sep 2022	2			
		Last quarter	0	▲	2	200
Quarterly average	Last 12 months	1	▲	1	100	
	Last 5 years	1	▲	1	100	
	Last 10 years	1	▲	1	100	
<i>Western BOPD</i>						
		Jul-Sep 2022	24			
		Last quarter	12	▲	12	100
Quarterly average	Last 12 months	21	▲	3	14.3	
	Last 5 years	21	▲	3	14.3	
	Last 10 years	20	▲	4	20.0	

		Farm Buildings	Trend	Change	% Change	
<i>Tauranga City</i>						
		Oct-Dec 2022	1			
		Last quarter	2	▼	-1	-50.0
Quarterly average	Last 12 months	1	▬	-	-	
	Last 5 years	1	▬	-	-	
	Last 10 years	1	▬	-	-	
<i>Western BOPD</i>						
		Oct-Dec 2022	12			
		Last quarter	24	▼	-12	-50.0
Quarterly average	Last 12 months	17	▼	-5	-29.4	
	Last 5 years	20	▼	-8	-40.0	
	Last 10 years	20	▼	-8	-40.0	

		Factories	Trend	Change	% Change	
<i>Tauranga City</i>						
		Jan-Mar 2022	9			
		Last quarter	6	▲	3	50.0
Quarterly average	Last 12 months	9	▬	-	-	
	Last 5 years	10	▼	-1	-10.0	
	Last 10 years	9	▬	-	-	
<i>Western BOPD</i>						
		Jan-Mar 2022	6			
		Last quarter	8	▼	-2	-25.0
Quarterly average	Last 12 months	6	▬	-	-	
	Last 5 years	4	▲	2	50.0	
	Last 10 years	4	▲	2	50.0	

		Factories	Trend	Change	% Change	
<i>Tauranga City</i>						
		Apr-Jun 2022	9			
		Last quarter	9	▬	-	-
Quarterly average	Last 12 months	8	▲	1	12.5	
	Last 5 years	10	▼	-1	-10.0	
	Last 10 years	9	▬	-	-	
<i>Western BOPD</i>						
		Apr-Jun 2022	1			
		Last quarter	6	▼	-5	-83.3
Quarterly average	Last 12 months	6	▼	-5	-83.3	
	Last 5 years	4	▼	-3	-75.0	
	Last 10 years	4	▼	-3	-75.0	

		Factories	Trend	Change	% Change	
<i>Tauranga City</i>						
		Jul-Sep 2022	6			
		Last quarter	9	▼	-3	-33.3
Quarterly average	Last 12 months	8	▼	-2	-25.0	
	Last 5 years	9	▼	-3	-33.3	
	Last 10 years	9	▼	-3	-33.3	
<i>Western BOPD</i>						
		Jul-Sep 2022	2			
		Last quarter	1	▲	1	100.0
Quarterly average	Last 12 months	4	▼	-2	-50.0	
	Last 5 years	3	▼	-1	-33.3	
	Last 10 years	4	▼	-2	-50.0	

		Factories	Trend	Change	% Change	
<i>Tauranga City</i>						
		Oct-Dec 2022	4			
		Last quarter	6	▼	-2	-33.3
Quarterly average	Last 12 months	7	▼	-3	-42.9	
	Last 5 years	9	▼	-5	-55.6	
	Last 10 years	9	▼	-5	-55.6	
<i>Western BOPD</i>						
		Oct-Dec 2022	1			
		Last quarter	2	▼	-1	-50.0
Quarterly average	Last 12 months	3	▼	-2	-66.7	
	Last 5 years	1	▬	-	-	
	Last 10 years	4	▼	-3	-75.0	

### 3. Appendix 1 Explanation of HUD/ MfE Indicators for the National Policy Statement on Urban Development Capacity<sup>3</sup>.

#### Dwelling sales prices (actual)

##### Technical notes

Prices are presented in nominal terms; that is, they have not been adjusted for general inflation. Median prices are heavily influenced by the sale of existing stock, as new builds comprise a small proportion of total sales in any given period. They are also affected by the composition of sales, including the size and quality of dwellings, as well as type (houses, apartments etc.), which may vary by area and over time. This median price series is not adjusted for size and quality of dwellings.

##### Interpretation

This indicator shows the median prices of residential dwellings sold in each quarter. It provides a broad and recognisable picture of absolute price levels and is therefore a useful starting point for analysing price trends. Significant dwelling price growth can increase the feasibility of new developments (eg suburban apartments). On the other hand, rapid price increases can fuel land banking, where landowners expect continued future increases.

In general, if dwelling prices are rising, we would expect to see dwelling building consent numbers rise in response. If prices are rising without evidence of growth in consents, it may indicate a constraint on supply and should motivate further investigation.

Variations in prices between different areas may reflect a range of factors, including differences in demand for housing due to different wage levels or different levels of consumer and natural amenities; or imbalances between demand and supply due to constraints on housing development. Where price differences persist over long periods of time and coincide with similar rates of housing supply, they are more likely to reflect differences in demand.

Price trends reflect many different forces acting in the market, including but not limited to the effect of urban planning policies. Developing a narrative about which factors are driving price trends is challenging but can provide useful insights for a local authority's planning response to these trends.

#### Nominal dwelling rents

##### Technical notes

This indicator reflects nominal mean rents as reported in bonds lodged with MBIE, in dollars.

The data is for private bonds (private landlords) and hence excludes social housing.

The mean used is the geometric mean. The reason for using this mean is that rents cluster around round numbers, and tend to plateau for months at a time (spiking up by say \$10 or \$20 at a time). This makes analysis of time series difficult and using the geometric mean is a way of removing this clustering effect.

There are a number of caveats on these data series:

- Property type is self-reported so can be inconsistent, particularly the distinction between apartment and flat as there is no clear separation between these categories.
- It captures bonds at the time of lodging (typically at the start of a tenancy), so doesn't reflect subsequent changes in these rents. It will therefore tend to understate the rent over the term of a tenancy.

##### Interpretation

Like the median dwelling sale price indicator shown in Figure 13, this measure provides a broad and recognisable picture of absolute rent levels, and should therefore be the starting point for analysing trends in rents. In general, strong and persistent growth in rents indicates, even more strongly than house price increases, that housing supply is insufficient to meet demand.

This is because rents tend to be more sensitive to income levels than dwelling prices, and on average, renters also have lower incomes than home owners. For this reason, rent increases tend to follow incomes more closely than house prices and are less volatile.

Estimates of mean rents at a local level may be affected by the composition of rental stock (ie the size and type of rental dwellings). This does not vary markedly between territorial authority areas. However, there may be significant differences between suburbs that may make a 'like for like' comparison difficult. For instance, the Auckland city centre has a high

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<sup>3</sup> National Policy Statement on Urban Development Capacity: Guide on Evidence and Monitoring, Ministry of Business, Innovation and Employment and the Ministry for the Environment, June 2017

proportion of one bedroom apartments while other suburbs are dominated by three-bedroom stand-alone houses. More disaggregated data on rent trends for different types of rental accommodation is available on the MBIE website.

The rental stock is typically of lower quality and less well maintained than owner-occupied dwellings. This means that comparing average prices with average rents may be misleading as the characteristics of the average rental property are likely to be different than the characteristics of the average dwelling sale.

The chart above presents geometric median rents for five high-growth urban areas. It shows that:

- The cost of renting is highest in Auckland and lowest in Hamilton, which is consistent with differences in median sale prices between cities
- Rents in Christchurch rose rapidly after the 2011 Canterbury Earthquake, due to the shortage of housing resulting from earthquake damage, but they have fallen since the start of 2016.

To assist in interpreting data on rents, information on the share of households living in rented accommodation versus owner-occupied housing, and the characteristics of those households, is available on Statistics New Zealand's website<sup>45</sup>.

## Ratio of dwelling sales prices to rents

### Technical notes

This indicator shows the ratio of nominal median dwelling prices to nominal (geometric) mean rents. The geometric mean is used to help smooth the data by removing the "clustering effect" (where rents cluster at round number amounts).

House prices relate to the whole housing stock in the selected area, not just the rented stock. As owner-occupied housing tends to be of better quality and of higher value than rented stock—this ratio tends to over-state house prices (relative to the median price for rented housing only).

This relationship between rents and house prices is often expressed as a rental yield to investors using the same data, which is calculated by mean rents divided by the median house price.

### Interpretation

This indicator reflects the relationship between median house prices and mean rents in the same geographical area.

The higher the house price/rent ratio:

- *The greater the gap between renting and buying.* A ratio of 30 indicates that the price of a median house is 30 times the mean annual rent paid. High ratios will tend to reduce home ownership rates due to it being more attractive or affordable for many to rent than to buy a dwelling.
- *The lower the average yield to an investor from renting out a dwelling.* Investors vary in their motivations for purchasing rental properties, and in the types of properties they are interested in owning. Income-focused investors will seek to maximise rental yields while others may be more motivated by the expectation of capital gains over the longer term. When increases in rents don't keep pace with house prices, investors increasingly rely on capital growth as a source of returns rather than rental yield.

Further analysis of trends in home buyers may assist the interpretation of this measure. CoreLogic has a "buyer classification" that disaggregates sales according to whether the purchasers are first home buyers, existing owner 'movers', or investors. This data also records where investors are based or movers are from, so is a useful indicator of the impacts of one local area on another.'