



Western Bay Sub-Region
Residential Development
Capacity Review

Tauranga City Council

May 2019

STATEMENT OF LIMITATION

This review has been prepared by Veros Property Services Limited for the sole use of the client and is not to be used by, or distributed to, any other person(s) or entity without the prior written consent of Veros Property Services Limited. Veros Property Services Limited have provided this report on the condition, subject to any statutory limitation on its ability to do so, Veros Property Services Limited accept no liability under any cause of action, including but not limited to, negligence for any loss arising from reliance upon this report, or to any third party.

The content has been derived, in part, from third party sources and based on estimates, assumptions, dated and or forecasted information, in response to the client's brief. Any assumptions have associated risks and Veros Property Services Limited do not warrant such statements are or will be accurate, correct or complete.

Veros Property Services Limited are suitably qualified, knowledgeable and experienced in property, project management and planning related fields and have prepared similar reviews. The review is intended as an aid to clients, and they accept the information contained within the report on the condition they make their own enquiries and obtain independent advice in order to verify the accuracy, correctness or completeness of the information presented.


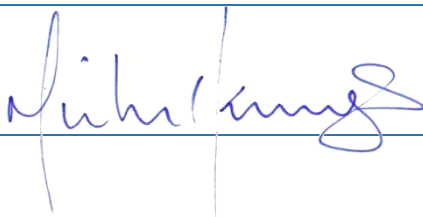
PREPARED FOR:

TAURANGA CITY COUNCIL

PREPARED BY:



DOCUMENT ACCEPTANCE:

Action	Name	Signed	Date
Draft approved for issue:	Rebecca Perrett		12 May 2019
Final approved for issue:	Michael Kemeys		13 May 2019

Contents

List of Tables	4
List of Graphs	4
Executive Summary	5
Background / Brief	5
Purpose	5
Key Assumptions	6
Conclusion	6
Overview of Current Status	10
Current Development capacity	10
Future Development Capacity	11
Overview	12
Purpose and Scope	12
The Purpose of this Report	12
Veros Property Services	12
The Scope of this Report	13
Methodology	14
Key Assumptions	15
Development Capacity Formula	15
Timeframes	15
Projected Dwelling Requirement	16
Dwelling Density	17
Data Interrogation and Review – Subdivision Analysis	18
Greenfield - Large Sites	18
Greenfield Small Sites	20
Infill	21
Development Capacity – Sections	22
Data Interrogation and Review – Dwelling Analysis	23
Consented Vacant Parcels	23
Retirement Villages	25
Multi-Unit Developments	25
Intensification	26
Western Bay of Plenty District Council	27
Existing Urban Settlements	27
Summary of Findings	29
Development capacity, subdivision and other dwellings	29
Western Bay of Plenty District Council	31
Implications of Forward Supply Shortage	31
Industry and Market Considerations	31
Conclusion	33
Appendices	35

List of Tables

Table 1 - Dwelling Supply	6
Table 2 – Greenfield Development Capacity	7
Table 3 - Dwelling Projection - Source TCC	16
Table 4 - New Residential Parcels for UGAs – Source TCC	18
Table 5 - Assumptions of Subdivision Capacity	19
Table 6 - Sites potentially Accommodation 2-19 Dwellings – Source Tauranga City Council	20
Table 7 - New Residential Parcels for Infill Areas – Source Tauranga City Council	21
Table 8 - New Dwelling Consents Issued for Infill Areas – Source Tauranga City Council	21
Table 9 - Development Capacity of Sections	22
Table 10 - Latent Supply of Vacant Sections in Urban Growth Areas	24
Table 11 - Assumptions of Retirement Village Capacity	25
Table 12 - Assumptions of Multi-Unit Capacity	26
Table 13 - Number of new allotments, issued Section 224C – Source WBOPDC	27
Table 14 - Total anticipated dwelling capacity	29
Table 15 – Development Capacity in the Short and Medium Terms	33

List of Graphs

Graph 1 - Annualised Dwelling Supply: Required v's Forecast	8
Graph 2 - 10 year development subdivision capacity required v's projected	9
Graph 3 - 10 year development capacity required v's projected	23
Graph 4 - Annualised Dwelling Supply: Required v's Forecast	30

Executive Summary

BACKGROUND / BRIEF

The Smart Growth partner councils, Tauranga City Council (TCC) and Western Bay of Plenty Council (WBOPDC) have committed to progressing development capacity for new subdivisions and dwellings in Te Tumu, Tauriko West and Omokoroa. Projects for infrastructure and City Plan changes are also being progressed to support this future growth. Given the forecasted timeframes for initial delivery of these growth projects, TCC have projected a significant shortfall of development capacity in the Western Bay sub-region in the short (1-3 years) and medium (4-10 years) term. A shortfall impacts on TCC's compliance requirements with the National Policy Statement for Urban Development Capacity (NPS-UDC) to meet demand and allow development markets to operate effectively.

The development community¹ is of the opinion that development capacity is not available to meet projected growth, estimating only 18 months of greenfield subdivision capacity remains for Tauranga. The Councils' timeframes for delivering significant new development capacity in a zoned and serviced state in new growth areas of Te Tumu, Tauriko West and Omokoroa is at least 5 years away. Therefore, provision of development capacity in the short-medium term is solely reliant on the current supply and availability of delivering subdivisions and dwellings.

PURPOSE

The purpose of the report is to provide an independent assessment of remaining capacity for new subdivision and housing in the Western Bay sub-region.

This report will confirm whether development capacity exists to meet current and projected growth rates for housing development, for two distinct types of development capacity:

1. Capacity for new homes to be built (this covers all dwelling typologies, including detached, multi-units and retirement villages); and
2. Capacity for new residential titles through subdivision.

¹ Scott Adams (Carrus Properties), Nathan York (Bluehaven Group) and Peter Cooney (Classic Group) presented in March at Tauranga City Council's Urban Form & Transport Development Committee meeting

KEY ASSUMPTIONS

The following assumptions were applied in the analysis of the data and conclusions;

- The 'current development capacity' was calculated as the total of new subdivisions (Urban Growth Areas and Infill) and other new dwellings. Other new dwellings included, consented vacant parcels, retirement villages, multi-unit residential developments and residential intensification.
- The timeframe and likelihood rate of uptake was considered based on the facts known about consents, site conditions and landowner/developers' intentions.
- Growth was assumed to continue at levels similar to previous years and as projected, being 1330 for new homes per year for both the short and medium terms.
- The average density of 15 dwellings per hectare was used as a guide and adjusted through site assessment based on location, typology and topography.

CONCLUSION

In summary, our independent assessment validates the conclusions by both TCC and the Developers group, that there is insufficient development capacity to meet current and projected growth rates for housing development in the Western Bay sub-region, and in particular Tauranga.

TCC has forecast they need to provide 1330 dwellings per year.

ACTIVITY	Intention Known		Intention Unknown	
	Short	Medium	General	Maori Land
New Sections	2198	2353	1432	1107
Retirement Village	708	474	Not assessed	Not assessed
Multi Units	0	1234	Not assessed	Not assessed
Intensification	174	406	Not assessed	Not assessed
TOTAL DWELLINGS	3080	4467	1432	1107

DWELLING SUPPLY	% Distribution	Assumed Distribution of Annual Forecast	Short Term (Annualised)	Mid Term (Annualised)
New Sections	70%	931	733	336
Retirement Village Units	10%	133	236	68
Multi Units – UGA's	15%	200	0	176
Intensification – Infill Areas	5%	66	58	58
ANNUAL TOTAL	100%	1330	1027	638

Table 1 - Dwelling Supply

In the short-term, 1-3 years, 77% of the forecast residential supply is known with intent to be delivered. In subsequent years (mid-term) this shortfall deteriorates to only 48%. This includes both new homes to be built, and new residential titles through subdivision of land.

In respect to the dwelling analysis, an assumption was made to include retirement villages and multi-unit developments. Findings from the analysis of the dwelling supply is influenced in the short term by high output by the retirement village sector and in the mid-term from delivery of multi units. The majority of the multi units are from one development and in discussion with the developer indicated delivery is dependent on provision of both physical and social infrastructure and therefore likely to be delivered at the back end of this period. It is highly likely that there will be little or no multi units over the next 5 years.

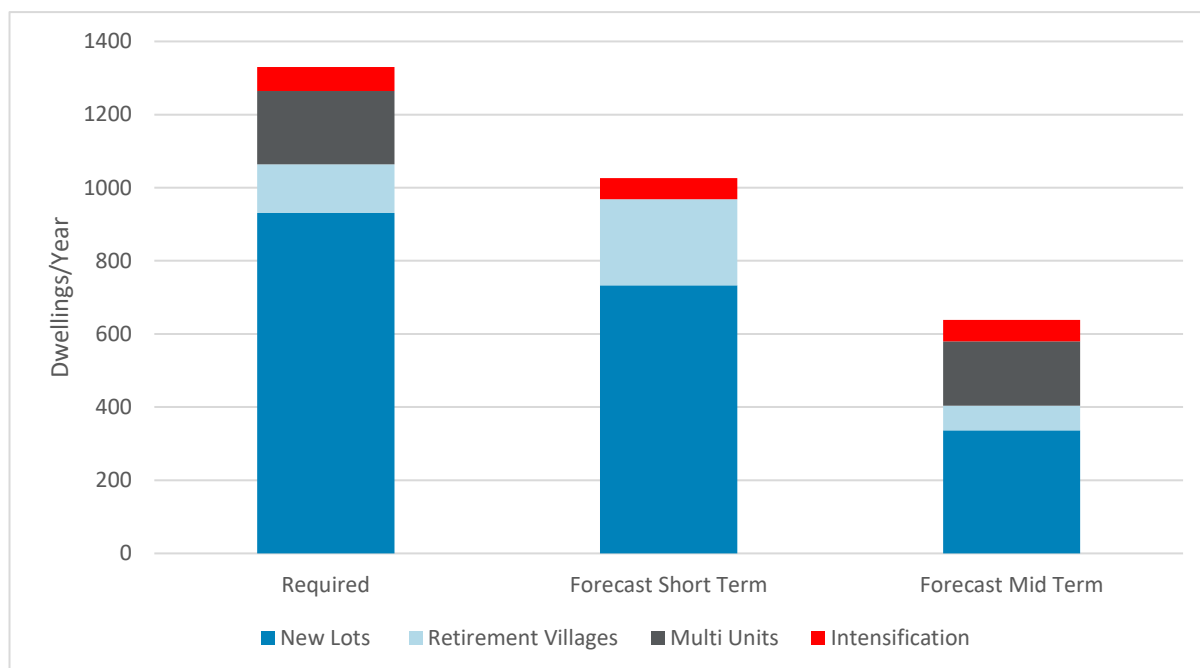
Other multi-unit intensification developments have more complex consenting and delivery timeframes and are only contributing small volumes, there would need to be a significant shift in the market response to apartment and terraced housing to increase this even by small volumes.

LARGE LOT GREENFIELD CAPACITY	ASSUMED DISTRIBUTION OF ANNUAL FORECAST*	INTENTION KNOWN	
		SHORT	MEDIUM
Required new lots	774	2322	5418
Likely delivery of new lots		1484	1281
DEFICIT		838	4137

Table 2 – Greenfield Development Capacity

**The assumed distribution of annual forecast for large lot Greenfield capacity is a total of assumed annual forecast for new sections of 931 (refer Table 1, above) excluding infill subdivision supply of 58 units and small lots at 99 units per annum.*

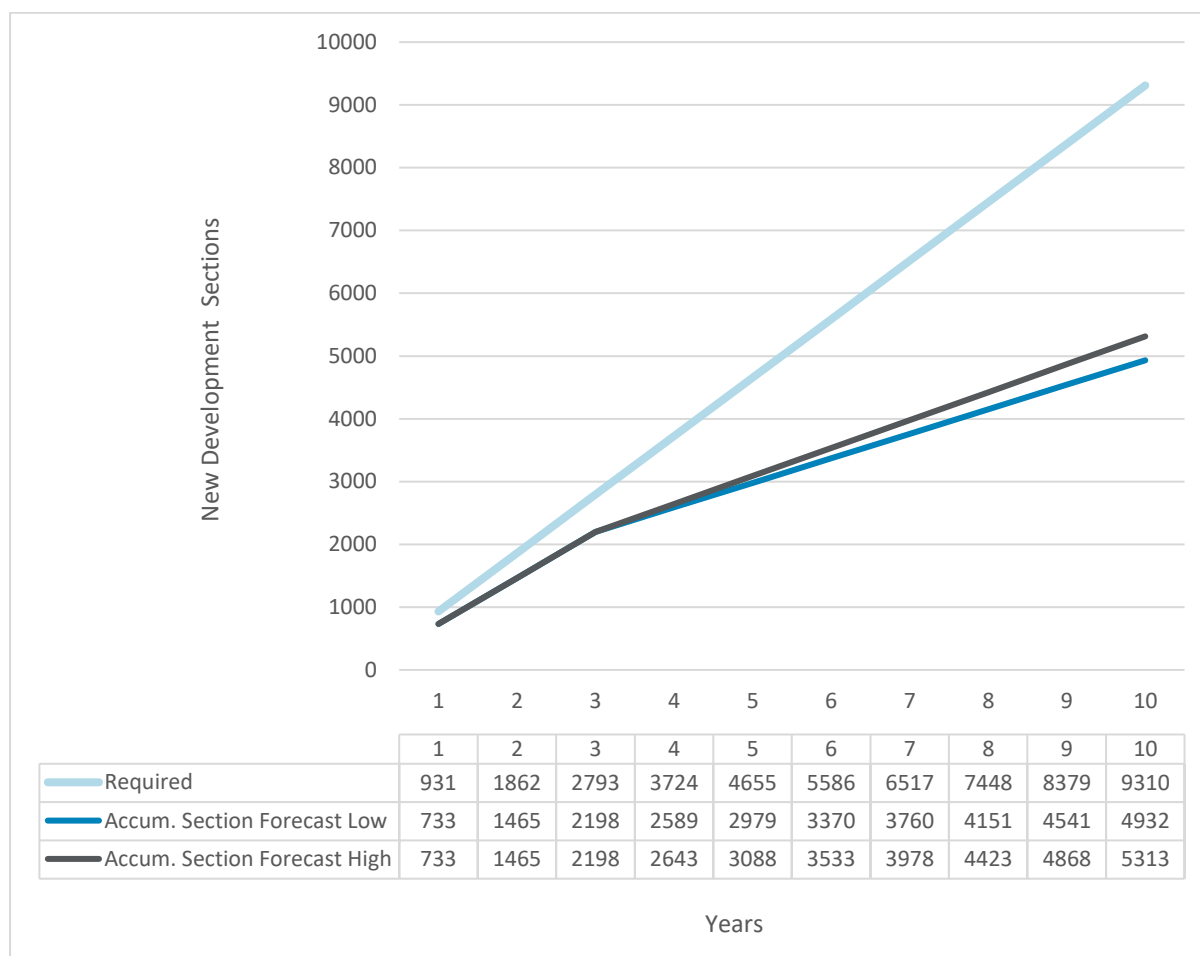
Table 2 above shows the development capacity of large sites in Greenfield, with less than 2 years supply available in the short term. In the medium term there is only a further 1.66 years supply spread over the next 7 years. This reflects the concerns of the Development Community that there is a significant shortage of large greenfield land available for development.



Graph 1 - Annualised Dwelling Supply: Required v's Forecast

Consideration was given to the following solutions available to reduce the scale of the shortage:

1. Encouraging development of those blocks where the intent of the owner is known.
2. Working with the large multiple owned Maori Freehold blocks. The most significant portion of these blocks are in Welcome Bay, where there is significant traffic congestion.
3. The opening of new growth areas, but this is taking considerable time and resource to bring online and is unlikely to be brought on prior to Tauriko West or Te Tumu.
4. Land within the WBOPDC catchments was considered, however was confirmed to be currently delivering at a rate consistent with their projected requirements. While there is land zoned for residential activity, a combination of existing agricultural and horticultural uses of the land, along with infrastructure limitations (roading, stormwater), have limited development to date and is unlikely to change in the short term.



Graph 2 - 10 year development subdivision capacity required v's projected

In conclusion, the analysis validates a serious shortfall in development capacity and a constrained supply. The implications of not having forward supply impacts the local industry, trade employment moving out of the region for work, along with a reduction in Council's funding revenue through development contributions, and increased housing affordability issues.

Overview of Current Status

CURRENT DEVELOPMENT CAPACITY

Based on expected growth rates, TCC has assessed a theoretical/enabled development capacity for house building of 6 years, with an expected capacity of land for subdivision of 4 years (as at 1 January 2019). The difference between the development of housing and subdivision is the lag time between new residential lots being created through subdivision and the dwelling being constructed on the new parcel. The time between creation of a new vacant site and the design, building consent and construction of the dwelling is approximately 8 months.

The above estimated development capacity relied on:

- The land for residential development being zoned and serviced (or serviceable without additional Council infrastructure);
- The inclusion of Special Housing Areas yet to be developed;
- An average uptake per annum of 1330 new homes across Tauranga City, with 85% of projected dwelling growth accommodated in Urban Growth Areas (UGAs) over this period; and
- An estimated average density of 15 dwellings/ha on nett developable land area where development yield was unknown.

At TCC's Urban Form and Transport Development Committee on 12 March 2019, members of the development community presented to Council that they estimated that there was less than 18 months of capacity that will be delivered for greenfield subdivision development² within the short term.

A number of impediments were identified that can explain the difference between theoretical and practical development capacity:

- Unless infrastructure constraints are known, they are not accounted for in the theoretical analysis due to an assumed ease of delivery (e.g. stormwater infrastructure to release residential land at Kennedy Road).
- Large development blocks being consented but delivered consistent with market uptake at a slower rate.
- Multiple-owned Maori Freehold land that unless known, is classified as low capacity and out a number of years.

² Retirement Village yields were specifically excluded from the developers' demand/yield estimates reported to Tauranga City Council committee on 12 March 2019.

- Majority of vacant land is held by developers and is planned for development (calculated in the capacity assessment), however limited capacity exists outside of these.
- Existing/incumbent productive economic primary industry uses, dairy and kiwifruit, (particularly in WBOPDC)

FUTURE DEVELOPMENT CAPACITY

New development capacity is being investigated principally through the planning of major new urban growth areas at Te Tumu and Tauriko West in Tauranga, along with Omokoroa in the Western Bay. Opportunities for new urban growth is also being enabled by planning projects for intensification in the existing urban area of Tauranga, including the proposed Residential Intensification Plan Change and City Living Zone Plan Change.

A third method was the provision for Special Housing Areas (SHAs) under the Tauranga Housing Accord, with a total yield (granted Resource Consent) of 2,243 homes. The Housing Accords and Special Housing Areas Act 2013 (HASHAA), which enabled the streamlining of new housing developments, and special housing areas to be designated, will be repealed on 16 September 2019. The Ministry of Housing and Urban Development acknowledge that any new SHAs are unlikely to meet the 16 September 2019 deadline.

SHAs are therefore no longer a tool for bringing forward development opportunities for new capacity through intensification, or faster planning pathways for the new urban growth areas, Te Tumu and Tauriko West. While Government has signalled new tools may become available through its Urban Growth Agenda with the ability to fast track new growth, development opportunities are currently only available through traditional planning tools under the Resource Management Act 1991 (RMA), via plan changes and resource consents (subdivision and intensification).

In the face of land supply and development constraints TCC and its Smart Growth Partners are endeavouring to progress planning for the enabling infrastructure (from the Council's and other infrastructure providers) required for the planned new growth areas, and intensification plan changes within the Tauranga City Plan. The following strategic documents assist in planning for this growth:

- Smart Growth Strategy 2013, the sub-regional spatial plan;
- The Proposed Tauranga Urban Strategy, providing a strategy response to Tauranga's growth challenge that places a greater focus on planning intensification and redevelopment of existing urban areas;
- Tauranga City Council's 2018-2028 Long Term Plan that provides approximately \$470m of growth-related capital investment over the next ten years;

- Western Bay of Plenty District Council's 2018-2028 Long Term Plan that provides for \$121m of growth-related capital over the next ten-years (with the majority invested in Omokoroa); and
- TCC's and WBOPDC's respective 30 year infrastructure strategies with a significant focus on growth related infrastructure investment.

The growth areas of Tauriko West, Te Tumu and Omokoroa West are projected to provide circa 12,000 dwellings. These will be a combination of sections, multi units and potentially retirement villages. these growth areas will provide medium and long term development capacity to the Western Bay sub region.

OVERVIEW

While new development capacity was planned to be available in approximately 2 years' time it is now likely to be delayed beyond 5 years. As a consequence, the Council and developers have assessed there to be a shortfall of land capacity for practical/feasible subdivision and dwelling delivery in the short (0-3 years) and medium terms (4-10 years) as a result of these delays.

TCC are not compliant with their requirements of NPS-UDC, as a result of these delays.

Purpose and Scope

THE PURPOSE OF THIS REPORT

The purpose of this report is to provide an independently verified current state analysis of remaining capacity for new housing in the Western Bay sub-region, with an emphasis on the short and medium term. The report will provide an overall assessment of anticipated growth against the supply of development capacity likely to be available and brought to market in Tauranga and the wider sub-region.

VEROS PROPERTY SERVICES

Veros Property Services are an independent property advisory, urban growth and development firm. We provide planning, development management, property advisory, project management and asset management services, for all sectors of the property market. We are based in the Bay of Plenty and work across New Zealand. Our staff have experience across all sectors of property, including private and public.

We have practical understanding of the development market, land ownership, community interests, resource consent, construction and finance. We are currently the development managers for subdivision, townhouse and apartment developments within the Tauranga.

We are therefore well qualified to assess development potential on a property by property basis, analysis consent statistics, typography and engage directly with landowners/developers in order to complete a status review of the development capacity within the Tauranga and Western Bay sub region.

THE SCOPE OF THIS REPORT

To provide:

- An interrogation of the data supplied by TCC and review of documentation for land supply and dwellings;
- Summarise the findings of future subdivision and therefore land supply; and
- Summarise the findings for dwelling supply (including Retirement Villages, Multi-Unit and Intensification Developments).

This report also provides commentary on potential implications of not having forward supply, given the findings within.

The following outputs were specifically sought from the independent review:

Subdivision Analysis

1. Greenfield Large Sites (20+ dwelling yield)
 - Confirmation of the timing, likelihood and yield of large greenfield sites for housing development capacity.
2. Greenfield Small Sites (dwelling yield under 20)
 - Confirmation of the timing, likelihood and yield of small greenfield sites for housing development capacity.
3. Infill subdivision within existing urban areas
 - Confirmation of the rate of uptake of infill in existing urban areas (excluding large-lot subdivisions which are included in 1. above)

Dwelling Analysis

4. Consented Vacant Parcels
 - Confirmation of the proportion of consented vacant parcels that can reasonably be assumed to have dwellings constructed on them in the short-term. This is assessing the

capacity of latent housing in the current market; it does not provide additional subdivision supply.

5. Retirement Villages
 - Across Tauranga City
6. Multi-Unit Developments
 - Medium density intensification within the Urban Growth Areas
7. Residential intensification
 - Multi-unit developments with infill areas.

Western Bay of Plenty District Council

8. Existing Urban Settlements (Omokoroa, Katikati and Te Puke)

Methodology

The methodology used to undertake this independent assessment included:

1. Assessing developer and landowner plans on a property by property basis based on recent experience with developments, familiarity of market conditions; knowledge of land conditions and typology, practical planning knowledge and experience, and review of consent details;
2. Analysing the data provided by Council, relating to the number of consents issued. This included reviewing the Council's analysis of the likely uptake of development capacity as it related to the short, medium and long terms;
3. Undertaking direct discussions with landowners and developers (within significant landholdings) to seek feedback on the status of their projects and the timing for delivery of development as it applies to their land;
4. Meeting with TCC staff;
5. Undertaking a range of site visits.

Large greenfield sites were able to be analysed, with a review and adjustments of all known parcels and developments in terms of timing/likelihood and yield with consideration of location, topography and typology. For the smaller greenfield sites and infill developments a high-level overview has been undertaken, due to the minor contribution they currently provide to overall supply and the consistent regulatory conditions.

Key Assumptions

In undertaking this independent assessment, the following assumptions were made:

DEVELOPMENT CAPACITY FORMULA

The 'current development capacity' for new dwellings has been calculated as the total of:

Subdivision or Section Supply

- (A) Large greenfield sites (large zoned sites that are yet to be subdivided);
- (B) Small greenfield sites (sites within TCC's urban growth areas which are zoned for residential development);
- (C) Infill sections (subdivision within the Infill Areas of Tauranga and Mount Maunganui)

Other Dwelling Supply

- New Sections (A+B+C);
- Retirement Villages;
- Multi-Unit Developments in greenfield areas; and
- Intensification (sites within existing urban infill areas yielding new dwelling(s)).

Consented vacant lots have been assumed to balance out with a similar number of new sections created not being built on at the end of the 3 and 10 year periods. These new sections have therefore been excluded from 'current development capacity' formula.

TIMEFRAMES

The brief for this analysis was to assess the remaining development capacity over the next 5 years, along with a likelihood of uptake.

In respect to the timeframe, Council advised that it was specifically chosen to align with likely timing of new growth areas planned to come on-stream with new development capacity in 5 years. On interrogation of the data supplied we determined greater certainty of development uptake in a 3 year period rather than 5 years was known, thus the NPS–UDC periods were considered more appropriate to report on. The NPS-UDC describes development capacity in the short, medium and long term as being periods of three years, 0 - 3 years, 4 - 10 years and 10 - 30 years. We also concluded it would be difficult for new sections to be delivered in a 3-year period if the intent of the owner was unknown to council, which reflects the time required to complete due diligence, design, consent, construct and title. This position was acknowledged and endorsed by the development group.

In respect to development uptake, while intended by the brief to be assessed on a defined scale of low, medium and high, the likelihood is a function of the market. Our analysis has therefore factored in the likelihood of uptake within the timeframes of development capacity, based on known and unknown owners' intentions, and where unknown split into two tenure categories; General Title, and Maori Freehold Title. While there is no prejudice to tenure, the Maori Freehold Title is generally in multiple ownership and has greater levels of complexity in delivering dwelling or land supply.

In summary, the timeframes assessed in this report are:

- Short term - Known/Consented Capacity, 0 -3 years (where development is ready to go, and landowner intent is known);
- Medium term – Known Capacity, 4 -10 years (where development that is not going to be delivered in 3 years, but has a reasonable likelihood, based on consents, tenure, landowner intent, to be delivered within subsequent 7 years; and
- Unknown Capacity – General Title and Maori Freehold – (includes land within TCC's UGAs where landowner's intention is unknown or uncertain or is Multiple-owned Maori land).

Development where unknown intent is determined, there is a possibility of this land providing development capacity to the market, however, this land is generally on the fringe of the UGA's, has topographic or access constraints, or requires further investigation into the tenure and exploring tools/alternative means to open up land supply opportunities (such as the development opportunities of Maori Freehold Land). Further work is required to understand and unlock this land for development where landowners wish to pursue development. A small portion is held by 'land-bankers'.

A 10 year timeframe assumes no dwelling capacity is provided from any new growth area. If Tauriko West or Te Tumu are available, it will improve dwelling capacity in the medium term. The extent of improvement is dependent on when these growth areas can be delivered to the market.

PROJECTED DWELLING REQUIREMENT

Council have provided development data from recent years which they have used to confirm the trends for baseline forecast uptake (refer summary in Table 3, below).

PROJECTION PERIOD (AS AT 30 JUNE)	OCCUPIED DWELLINGS	TOTAL DWELLINGS
2018-2023	6072	6679
2023-2028	5886	6475

Table 3 - Dwelling Projection - Source TCC

Given market and planning conditions are anticipated to be consistent in the short-term, it is assumed growth will continue at levels similar to previous years. Levels for new homes per year track at around 1330, with 1130 delivered via new residential titles. The figure of 1330 total dwellings were calculated for the next 5 years from 1 April 2019 from the projections in Table 1 below, being: 5,678 (4 years and 3 months of 2018-23 projection) + 971 (9 months of 2023-28 projection) = 6,649 dwellings over the next 5 years, being an average of 1330 per annum.

Note: *The dwelling projection is sourced from the “Tauranga City Population and Household Projection Review 2018”.*

DWELLING DENSITY

Where the density of specific parcel analysis is unknown the estimated average density in Greenfields is assumed by Council to be 15 dwellings per hectare. In undertaking development capacity analysis, Council’s density expectations of an average density of 15 dwellings per hectare on nett developable land area was considered. Lower or higher dwellings than 15 per hectare were applied to site assessments by Council and further adjusted through this analysis.

In recasting Council’s parcel-based analysis, allotments were assessed on their own capacity based on location, topography and typology.

The average density of 15 dwellings per hectare was used as a guide and adjusted parcel by parcel. Sites with topography constraints were adjusted to either 10 or 12 lots per hectare and/or their developable land was measured from TCC Mapi GIS, sites in good locations with higher amenity (mainly in the coastal strip) were adjusted to 20 lots per hectare.

Data Interrogation and Review – Subdivision Analysis

GREENFIELD - LARGE SITES

This is assessing the capacity for large greenfield sites (defined as sites with a yield of 20 or greater, which is circa 1.3Ha of developable land). Council provided parcel-based analysis of large greenfield sites (those in the Urban Growth Area as referenced in the Growth Management Areas table in **Appendix 1**), included were records of known owner intentions, resource consents and estimated yield.

Council also provided the data in Table 4 - below, showing the number of residential sites approved under subdivision over the last 10 years. This data shows a rise coming out of the Global Financial Crises ('GFC') in 2013 to a peak in 2016 of 1,423 new sections and a minor decline in the number of sections created in the last 2 years.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 (31/3)
Bethlehem	48	56	10	17	38	50	47	21	27	34	2
Ohauiti	49	82	3	2	3	3	11	12	20	46	84
Papamoa	110	121	55	43	127	118	291	340	268	86	4
Pyes Pa	18	11	8	5	39	5	10	86	48	70	20
Pyes Pa West	7	34	1	60	115	113	210	430	420	468	20
Wairakei	-	-	-	31	93	156	308	487	422	503	126
Welcome Bay	74	9	60	-	83	5	10	47	24	27	25
TOTAL	306	313	137	158	498	450	887	1423	1229	1234	281

Table 4 - New Residential Parcels for UGAs – Source TCC

The 10-year average is 664 with a 6 year (excludes the effects of the GFC) average of 954 for new residential sections created in Urban Growth areas.

Summary of analysis

Council's parcel-based analysis of greenfield sites has been analysed to confirm all known parcels, ground truthing their development capacity based on:

- Location;
- Topography;
- Typology of the section/development; and
- Tenure/owners intention (including timing and likelihood of progressing development)

To finish, any additional parcels which meet the above criteria were included. Refer updated parcel analysis in spreadsheet attached as **Appendix 2**.

Not accounted for is the potential development of land currently in Crown or Local Government ownership, generally taken for infrastructure purposes, which could be developed in the future.

A summary of the assumptions reached following our independent analysis and update of the parcel-based data, is provided in Table 5 - below. During our review of the data, the timeframe and likely rate of uptake was considered based on the facts known about site conditions and landowner/developers' intentions. Large-site capacity of development in Greenfields was assessed as having more certainty where there was a reasonable understanding of the site conditions and knowledge of landowner/developer intentions. This has informed the short-term (0-3 years) and medium-term (4-10 years) development capacity. Where the site conditions and/or landowners' intentions were not as clear the development capacity was recorded as being outside the 10-year term. Table 5 - Assumptions of Subdivision Capacity below references the development capacity of these parcels as 'Intention Unknown' under two categories, being Maori Freehold; and General title.

ACTIVITY (>20 LOTS)	INTENTION KNOWN		INTENTION UNKNOWN	
	SHORT	MEDIUM	GENERAL	MAORI FREEHOLD
Urban Growth Areas	1484	1281	1339	110
Infill Areas	242	72	93	997
TOTAL	1726	1353	1432	1107

Table 5 - Assumptions of Subdivision Capacity

The short-term provision of land development through large lot subdivision is 1,726 additional residential sections. These are anticipated to be brought to the market within the next 3 years, with landowner intentions known, either through consent or direct communication with council. It is unlikely for land where the intent is unknown to be delivered within 3 years. This is due to timeframes required for consenting, design, construction and titling.

In subsequent years, there is provision for a further 1,353 additional sections. This is anticipated based on known landowner intentions but could be some 7 - 10 years away. What is known is that this medium-term development capacity will not be delivered within the short-term period of the next 3 years. This is due to landowners' intentions, development market controls (through deliberate management of supply to the market), delivery of infrastructure and topography issues. Most of this land (mid term, intent known) is held or controlled by two developers, Bluehaven and Hawridge, on the coastal strip, with little supply available in Tauranga.

The influence of sites where the intent of the owner is unknown is unlikely to affect capacity in the short term. It could influence the medium term, but a large portion of these sites are Multi Owner Maori Freehold land, the influence will be limited. We have allowed for a portion of this unknown land to come through in our forecast capacity calculations and applied a sensitivity between 15-30% or 54 to 109 sections per year in the mid-term. Based on the data collected and analysis of the sites it is likely this will be the lower end of this range.

GREENFIELD SMALL SITES

This is confirming reasonable assumptions of the capacity for small greenfield sites. These are sites located within Urban Growth Areas (as referenced in the Growth Management Areas table in **Appendix 1**) outside existing urban areas with a yield of 2-19 dwellings. Council provided aggregated figures of the potential remaining capacity of smaller greenfield sites, known to Council that could potentially accommodate capacity of 2-19 dwellings (refer to 6 below).

UGA	UPTAKE TIMING			TOTAL
	SHORT	MEDIUM	LONG	
Bethlehem Greenfield	46	268	118	432
Ohauti Greenfield	20	19	75	114
Papamoa Greenfield	78	72	28	178
Pyes Pa Greenfield	49	45	53	147
Pyes Pa West Greenfield	39	95	53	187
Wairakei Greenfield	29	43	-	72
Welcome Bay Greenfield	37	52	124	213
UGA TOTAL	298	594	451	1198

Table 6 - Sites potentially Accommodation 2-19 Dwellings – Source Tauranga City Council

Rather than a parcel-based analysis a broad-brush analysis was undertaken of the likely proportion of these sites that will be taken up in the short to medium term.

Summary of Analysis

The dynamic of this uptake is different from the development uptake of vacant or partially vacant sites in the existing urban area. In many cases, small greenfield sites are either being held back by landowners or the underlying capital value of the land is prohibitive, due to small scale of development.

Many of these sites have improvements on the land (homes and landscaping) that restricts return on redevelopment. Some of these sites are also restricted by poor topography, or limitations on titles (like private covenants), further limiting future development capacity. In the most part these are sites on

the fringe of the urban growth areas and will continue to be developed year on year. For the purposes of this assessment we have accepted the numbers supplied by TCC.

In summary, the data provided reflects expectations of 298 sections in the short term and 594 in the medium term, which equates to 892 total dwellings or circa 90 dwelling units per year.

No assessment has been made of the 451 potential sites forecast by TCC as long-term uptake. Consistent with the large greenfield assessment, this is likely to have a minor ability to provide additional supply.

INFILL

This is assessing the capacity of development within the existing urban areas. This capacity, unlike small greenfield sites is generally relying on infill subdivision or intensification within established infill neighbourhoods (including “greenfield” type development on the fringe), defined in TCC’s Growth Management Areas table (refer to copy in **Appendix 1**).

Council provided the following development trends (refer Tables 7 and 8, below) from recent years as a baseline for likely uptake.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 (31/3)
Coastal Infill	19	20	12	2	8	29	62	27	74	19	4
Tauranga Infill	83	105	27	38	120	45	98	84	87	61	32
TOTAL	102	125	39	40	128	74	160	111	161	80	36

Table 7 - New Residential Parcels for Infill Areas – Source Tauranga City Council

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 (31/3)
Coastal Infill	19	7	26	12	19	45	80	112	135	134	11
Tauranga Infill	74	52	76	91	85	98	117	149	80	115	100
TOTAL	93	59	102	103	104	143	197	261	215	249	111

Table 8 - New Dwelling Consents Issued for Infill Areas – Source Tauranga City Council

Summary of Analysis

The review considered whether the current market and planning conditions for intensification delivery are likely to remain similar or the same (especially in the next 3 years) in order to determine whether

the development trends from recent years are able to be used as a reasonable assumption of the practical development capacity from existing urban areas.

Notwithstanding the above, development trends are showing fluctuating yield, reflective of changing market conditions. The development trends indicate within the coastal infill a majority of new dwellings result from 2 lot subdivision of larger properties. The peaks indicate periods were townhouse and apartment developments in the northern coastal strip where delivered. In respect to Tauranga infill, the yields are influenced by greenfield subdivisions that have occurred within the urban areas, such as development at St Pauls Drive (Urban Ridge) and 57 Jonathan Street. Analysis from the 20+ sites indicates this accounts for circa 60 lots/year or 50% of infill development.

The analysis confirmed the development trends from recent years can be used as a reasonable assumption of the practical development capacity from existing urban areas, especially over the next 3 years. Using an average of the last 6 years (2013 - 2018) of 117 less the 50% accounted for in large greenfield subdivision, the anticipated annual supply from infill is 58.

DEVELOPMENT CAPACITY – SECTIONS

ACTIVITY	INTENTION KNOWN		INTENTION UNKNOWN	
	SHORT	MEDIUM	GENERAL	MAORI LAND
Large Greenfield	1726	1353	1432	1107
Small Greenfield	298	594	Not Assessed	Not Assessed
Small Infill Subdivision	174	406	Not Assessed	Not Assessed
Total	2198	2353	1432	1107

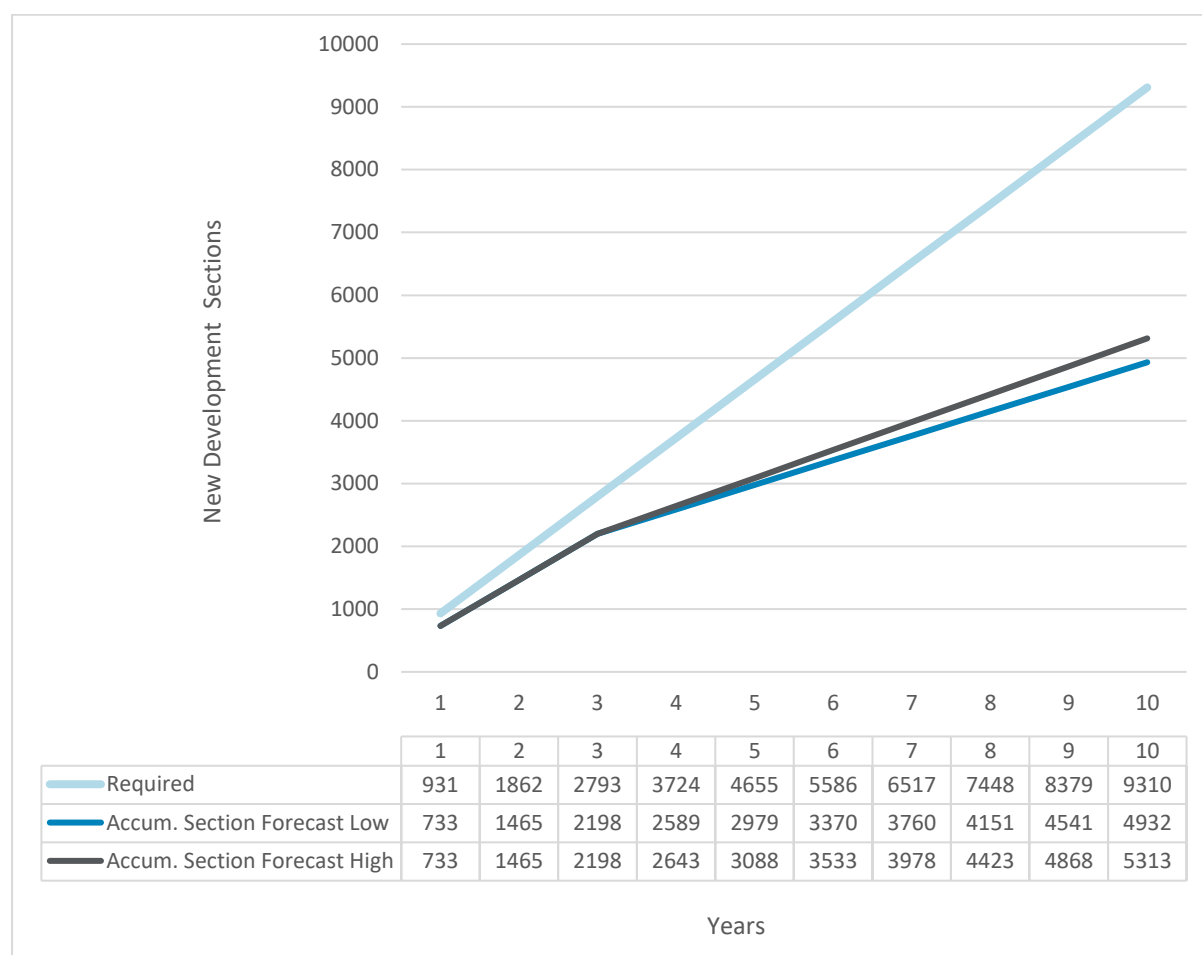
Table 9 - Development Capacity of Sections

Table 9 above summarises development capacity through subdivision where landowners' intentions are known in the short and medium terms. The table also records the potential future capacity from subdivision of large greenfield sites where landowners' intentions are unknown. These sites could be explored to enable some additional capacity in the back end of medium term. It is acknowledged that small greenfield and small infill subdivisions will provide capacity in the long term but are unlikely to add future capacity in the next 10 years.

Overall, the total land development capacity from subdivision sites is forecast as 2,198 units in the short and 2,353 in the medium term. Based on the forecast requirement of 931 sections per year which is consistent with the supply over the past 6 years, this subdivision capacity is significantly short.

The small greenfield and infill subdivision has not been assessed with forecast assumptions based on trends and interrogation of current supply dynamics.

Graph 3 shows the increasing shortfall over time with a sensitivity based on the level of sections able to be brought to the market where the intent of the owner is unknown. It is imperative to bring forward new growth areas in the shortest possible timeframe to prevent the deficit increasing as a factor of time delay.



Graph 3 - 10 year development capacity required v's projected

Data Interrogation and Review – Dwelling Analysis

CONSENTED VACANT PARCELS

This is assessing the capacity for houses in the short to medium term based on vacant sites created through recent subdivision. Council provided data on the number of sites in greenfield areas that were already created through subdivision, where title had issued, but the new allotments are yet to be built on.

Summary of Analysis

The Council provided the following data on the number of residential greenfield allotments, as of April 2019 that are yet to have Building Consent lodged (refer Table 10, below listed in the column 'Vacant Residential Sections').

Council also provided general information about the location and scale of these developments. In review of the data provided it is estimated that the vacant sections in the Urban Growth Areas, are made up of the following:

- Sites that are titled but are sold under builders' terms, providing building companies time to design and lodge building consents;
- Sites that are titled and sold but are yet to have Building Consents lodged, i.e in design and documentation phase;
- Sites that are titled but held by the owner or not released to the market i.e. land banked. Latent supply

Many of these sites are likely to have been sold and currently working through design and building consent, while not yet having been built on they are not available for purchase. Following an analysis of the parcel locations of the sites, it is estimated 212 sites are latent housing supply (sections where the intent of the owner is unknown or not currently engaged in the building process). Table 10, below (column 'Latent Supply (Estimated)') provides an overview of the anticipated latent supply across the Urban Growth Areas.

URBAN GROWTH AREA	VACANT RESIDENTIAL SECTIONS	LATENT SUPPLY (ESTIMATED)
Bethlehem	53	30
Ohauti	10	10
Papamoa	81	81
Pyes Pa	38	19
Pyes Pa West	290	50
Wairakei	268	6
Welcome Bay	48	16
TOTAL	788	212

Table 10 - Latent Supply of Vacant Sections in Urban Growth Areas

The difference between the estimated latent supply and the total vacant sections of 576 represents the delay between title issued and build consents lodged. These could be sites on the market or off the market, but yet to have building consent. It is our view that this vacant section supply exists under any market with fluctuations depending on market conditions. Under similar conditions vacant sites where

building consents are to be lodged and latent supply would be consistent now as they would be at the end of the forecast 3 and 10 year periods.

With the forecast shortage and due to having been in a growth market for a sustained period the likelihood of 'land bankers' having sold out is high, and therefore the sections still held, are unlikely to be influenced by the market. The identified latent supply may reduce however, it is our view there will always be land bankers, and therefore latent supply would remove those sections where the owners are unlikely to sell. Therefore, the true latent supply could be a fraction of the 212 identified, consequently if the number of sections fitting the latent supply criteria was greater at the end of the calculation period it would have a negative impact on dwelling supply.

For the purposes of this report we have therefore considered latent supply to be negligible and not taken it into account for calculating dwelling supply.

The analysis confirms that all the consented vacant parcels can reasonably be assumed to be taken up for development. This dwelling capacity is latent supply or committed housing in the current market, it is not anticipated that it will provide more land capacity than that already provided for by the subdivision.

RETIREMENT VILLAGES

Retirement villages have been recorded based on house units known to be either under development or planned. The known yield of house units in retirement village is 708 in the short-term (this figure does not include the hospital care facilities, as they are providing a medical service rather than provision of housing supply). In the early period of the medium term 474 units are planned to be developed. Further uptake of retirement villages in the medium term is anticipated; however, it is difficult to determine if this will be within existing areas or within future growth areas. The increased supply or growth of the sector locally, over the past 5 years, is consistent with those nationally as the sector prepares for the influence of "baby bombers".

ACTIVITY	INTENTION KNOWN		INTENTION UNKNOWN		TOTAL
	SHORT	MEDIUM	GENERAL	MAORI LAND	
Retirement Village	708	474	0	0	1182

Table 11 - Assumptions of Retirement Village Capacity

MULTI-UNIT DEVELOPMENTS

The multi-unit developments are showing limited capacity with no large greenfield multi-units anticipated in the next 3 years.

The mid-term delivery of 1,234 multi-unit developments is meeting targets on the back of Bluehaven. Discussions with this developer indicated that they would not be delivering multi-units until the market for this product matured and other infrastructure was in place to support the increased density. Timing was indicated to be the end of the 10 year forecast period.

It is important to note these units were consented under the HASHAA legislation.

ACTIVITY	INTENTION KNOWN		INTENTION UNKNOWN		TOTAL
	SHORT	MEDIUM	GENERAL	MAORI LAND	
Multi-Units	0	1,234	0	0	1,234

Table 12 - Assumptions of Multi-Unit Capacity

INTENSIFICATION

Council also provided a list of developments providing 20 or more dwelling units in established (infill) areas of Tauranga City, where resource consents had been issued in the last 5 year. The resource consents approved a total of 446 dwelling units. Some of the developments were identified as being under construction or near completion, with others having no construction underway.

Most of the developments were approved utilising comprehensive development consents, commercial zone requirements or HASHAA. A broad review of the trends and developments, planning and market conditions was undertaken in terms of timing/likelihood and yield.

Residential yield was excluded where they were captured elsewhere (such as large lot infill subdivisions), as was the existing yield from dwelling units that were demolished on these sites (to make way for new development). Developments not proceeding based on known landowner intentions were also excluded from the overall yield likely to be delivered through intensive developments. Following the above analysis, a total of an additional 231 dwelling units were concluded to be delivered. Based on a delivery life cycle of concept through to completion of 4 years this provides an annualised dwelling contribution of 58 dwellings.

Summary of Analysis

While it is known that planning conditions will be the same, market conditions may not be able to be assumed to be similar. There will be a potential change in the dynamics as a result of:

1. constrained greenfield capacity in the short and medium terms;
2. uncertainty in the market about consenting limitations as a result of natural hazard/ground works;
3. holding back for more intensification opportunities with the potential for more enabling rules coming on stream in next 2 years.

Of note also is the more complex nature of intensification projects (townhouse, and apartments) which requires greater levels of expertise, capital and risk to be carried by one party. A consequence of this is a limited number of developers interested or able to deliver in this market.

Western Bay of Plenty District Council

EXISTING URBAN SETTLEMENTS

Western Bay of Plenty District Council ("WBOPDC") provided data on the consenting number of subdivisions and building consents. Table 13 below is summary data Council provided of the number of 224 Certificates (enabling new titles) issued across the census areas. It illustrates the areas of urban development that has occurred, showing in particular the development that has occurred within existing urban settlements of Omokoroa, Katikati and Te Puke.

CENSUS AREA UNIT	2013	2014	2015	2016	2017	2018	2019
Waihi Beach	15	20	4	3	18	12	5
Athenree	0	0	0	1	3	17	7
Island View	0	0	0	19	1	1	0
Matakana Island	0	0	0	4	0	0	0
Katikati	3	0	6	3	26	57	25
Aongatete	3	5	11	17	11	12	42
Tahawai	2	1	9	0	5	7	1
Kaimai	7	35	11	0	24	25	20
Omokoroa	53	13	9	268	167	116	337
Te Puna	3	3	9	0	3	2	3
Minden	19	15	15	0	48	48	20
Ohauiti-Ngapeke	5	4	1	0	1	1	0
Upper Papamoa	1	5	8	0	15	6	3
Maketu	0	0	0	0	0	1	0
Paengaroa	0	6	1	0	6	3	0
Rangiuru	2	3	5	0	7	3	8
Pongakawa	3	1	0	0	17	36	12
Te Puke	3	2	2	0	35	11	85
TOTAL	119	113	91	315	387	358	568

Table 13 - Number of new allotments, issued Section 224C – Source WBOPDC

WBOPDC provided an overview of residential supply and capacity issues within these urban settlements.

Katikati

Katikati has land zoned for residential development however due to tenure issues this land is not being taken. One area is a 20ha kiwifruit orchard that is not economically feasible to clear for housing. The other is a small 40ha dairy farm. Taking these into account, Katikati has less than 3 years capacity remaining.

Omokoroa

Omokoroa's existing residential zoned area has circa 1,700 dwellings with capacity for an additional 500 dwellings. This provides for approximately 5 years of residential supply for predicted population growth in Western Bay of Plenty.

In respect to planned future growth, the structure planning is underway for the final stage that will provide an additional 1,800 dwellings. Development was planned to commence in 2021. The final stage includes provision for urban facilities, such as a high school and second primary school, town centre, industrial and business land, sports fields and community facilities. The structure plan relies on State Highway projects (including the Tauranga Northern Link, Te Puna to Omokoroa improvements, and SH2/Omokoroa Rd intersection improvement). There are current safety and congestion issues with SH2, which along with delays in SH improvements the planned future growth is at risk of not being able to be zoned.

Te Puke

Te Puke has greenfield land available for approximately 648 dwellings. There is also capacity for 80 infill sites. This gives a total of 728, and capacity in Te Puke of 25+ years, based on past rates of uptake. Land is slowly coming on the market, particularly in the MacLoughlin Drive/Dunlop Road area. However, much of the zoned residential greenfield land is in kiwifruit, which is justifying a high land value which restricts a viable return on investment when developed for residential sections.

Summary of Findings

DEVELOPMENT CAPACITY, SUBDIVISION AND OTHER DWELLINGS

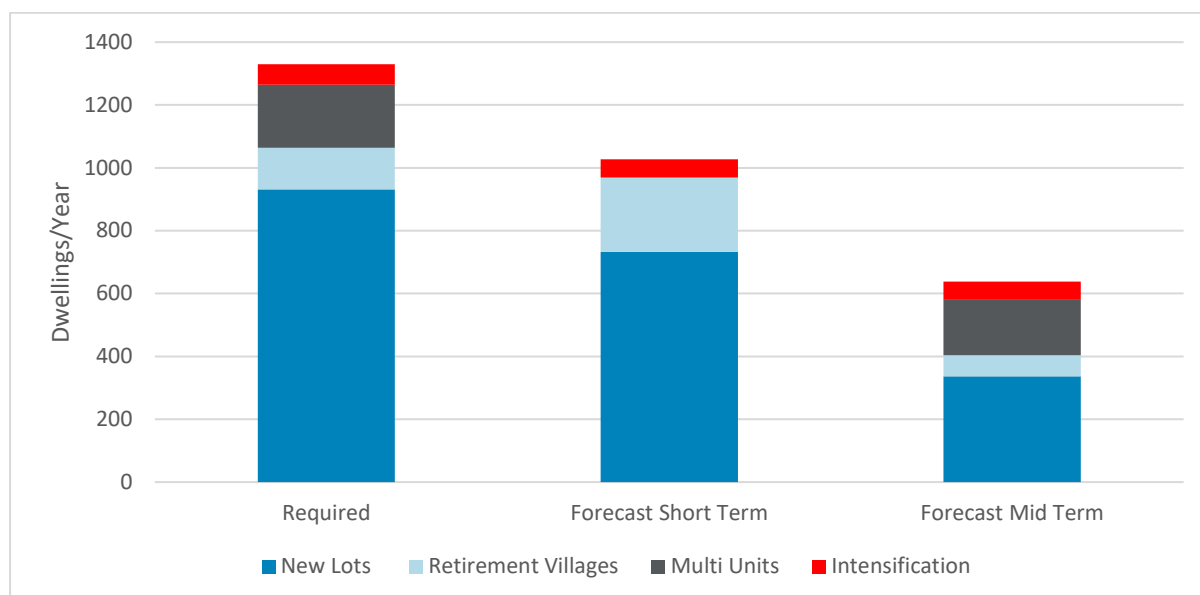
Table 14 below shows the overall anticipated capacity of dwellings, covering new sections (large and small Greenfield subdivision and infill subdivisions), retirement village sector, multi-unit developments and intensification developments within the short, medium and long term.

ACTIVITY	INTENTION KNOWN		INTENTION UNKNOWN		TOTAL
	SHORT	MEDIUM	GENERAL	MAORI LAND	
New Sections	2198	2353	1432	1107	7090
Retirement Village	708	474	0	0	1182
Multi Units	0	1234	0	0	1234
Intensification	174	406	0	0	580
TOTAL DWELLINGS	3080	4467	1432	1107	10086

Table 14 - Total anticipated dwelling capacity

As summarised in the data analysis for 'Consented Vacant Parcels', dwelling capacity on vacant sections is excluded from Table 14, above. It is assumed that this dwelling capacity will balance itself out, with a similar number of vacant sections expected to exist at the end of the short and medium term periods.

Graph 4 below, illustrates the overall anticipated development capacity through subdivision and other dwellings. The graphical data shows the downturn in development capacity, and in particular subdivision in the Urban Growth Areas.



Graph 4 - Annualised Dwelling Supply: Required v's Forecast

Points of note are:

- There is a clear correlation between the shortfall in land availability in Greenfields with the downturn in supply. There is a fundamental lack of sections in the mid-term which will have significant consequence to the region.
- There is a consistent supply of dwelling capacity in Retirement Villages which has an influence on short term supply.
- The majority of anticipated Multi Unit supply will be provided by Bluehaven, and while the total numbers meet expected mid-term forecast requirements the majority of this will be delivered at the end of this time period in line with the next property cycle allowing for a more mature market. This will have a greater effect on dwelling supply after the 1-7 year period.
- The forecast intensification has been based on current deliverables, anticipated plan changes will provide greater opportunities in this space, it is inherently more complex with greater levels of capital required and therefore its influence is likely to have greater effect in the long term as the market matures.
- Any development not known at this point is unlikely to influence the short-term deliverables and therefore the forecast shortage in the short term is real.

WESTERN BAY OF PLENTY DISTRICT COUNCIL

Existing Urban Settlements

Within Omokoroa the market is continuing to respond to development opportunities, however future urban growth areas are constrained by New Zealand Transport Agency infrastructure.

Within Katikati and Te Puke while large areas are zoned for residential growth the current agricultural and horticultural uses are seeing landowners unwilling to sell or development being unfeasible due to underlying land value. These issues and some significant infrastructure constraints along with natural hazard risks are seeing restrictions of residential development.

There is not a 'safety release valve' in Western Bay of Plenty District. Our analysis concludes that there is limited development capacity in the short to medium terms. While land is zoned for residential activity, a combination of existing agricultural and horticultural uses of the land, along with infrastructure limitations, have limited interest or market uptake to provide residential development.

Implications of Forward Supply Shortage

We are not economists and do not have the expertise to advise on the wider effects a severe shortage of dwelling supply will have on the region, what we do understand is the timeframe required to bring forward new growth areas such as Tauriko West, Te Tumu and Omokoroa is considerable. Without the support of central government and its agencies the Western Bay sub regions growth will be severely reduced and place TCC in noncompliance with the NPS-UDC.

INDUSTRY AND MARKET CONSIDERATIONS

The analysis above validates a serious shortfall in development capacity and a constrained supply. The implications of not having forward supply impacts the local industry, including a rise in values of available sections and increasing the unaffordability of housing, trade employment moving out of the region for work, along with a reduction in Council's funding revenue through development contributions.

National Policy Statement

A shortfall would impact on compliance with their requirements of the National Policy Statement for Urban Development Capacity (NPS-UDC) to meet demand and allow development markets to operate effectively.

Economics

The implications of not having forward supply affects the health of the industry. The impact would particularly hit large construction firms/civil contracts that rely on certainty of supply at least a year out. Employment would be impacted as firms look out of the region for work, with an anticipated reduction in available trades.

The dynamics of the market having to establish again would also be an impact as a more circumspect market evolves. It takes some time to recover capacity, capability and competition. As a consequence, there is the potential to further restrict the delivery of homes to the market, when land supply does become available in the long term.

A further financial implication is the reduction in Council's funding revenue through development contributions, and a flow on impact of revenue being sourced through rates. WBOPDC advised that without Omokoroa's future growth being zoned and coming on stream, property rates will need to increase substantially to pay for infrastructure that is already committed.

Influence of the Market

The implications of student accommodation with The University of Waikato now located in Tauranga, will have an influence on residential needs and housing availability. There is limited accommodation in the short term. The University is promoting two small accommodation complexes (Durham Mews apartments and Mayfair Court apartments), along with alternative accommodation options being homestay (living with a local family in a private home) and private rentals. It is likely that some of the intensification housing stock near the CBD would be looked at for student accommodation. It is though not currently available and more likely to add pressure to current stock, rather than account for growth.

The implications of not having forward supply further impacts on any ability to control housing affordability as demand for housing is high prices will continue to rise, which is not assisted by the low cost of credit, making household borrowing easier.

Conclusion

Our independent review reaches clear conclusions regarding assumed capacity shortfalls that would affect supply for sufficient housing to meet current demand in the Western Bay of Plenty sub-region over the next 3 years, which we anticipate worsening within a 5 year timeframe if nothing is put in place now to prevent the shortfall.

The assessment is undertaken from a desktop perspective and with existing information available to Veros by TCC and WBOPDC, discussions with larger block developers/land owners, as well as our understanding of the area from working within the land development sector, which is the single biggest influence on the dwelling supply in Tauranga and sub region.

	Short Term Capacity			Medium Term Capacity		
	Required	Forecast	Difference	Required	Medium	Difference
New Sections	2793	2198	-595	6517	2353	-4164
Retirement Village	399	708	309	931	474	-457
Multi Units	600	0	-600	1400	1234	-166
Intensification	198	174	-24	462	406	-56
Total Dwellings	3990	3080	-910	9310	4467	-4843

Table 15 – Development Capacity in the Short and Medium Terms

Our analysis concludes a short-term estimated development capacity of just over 2 years supply that will be delivered in the next 3 years, indicating an upcoming supply shortage that is likely to get significantly worse in the 4-5 year period before new supply is available for development. Further capacity within Tauranga City will come on stream in the medium 4-10 year term, but in the main has been advised by landowners to be in the later years of this term. Based on a broad overview of known tenure and typology just over 3 years of additional development capacity is estimated across those 7 years reinforcing the supply constraint.

The balance of enabled development capacity within Tauranga has challenges associated with issues like tenure and will not deliver subdivision and housing outcomes within the next 5 years (such as the development opportunities of Maori Freehold Land). Further work is required to understand and unlock this land for development where landowners wish to pursue development.

The report further concludes that there are no current options to bring existing development supply forward or increase capacity.

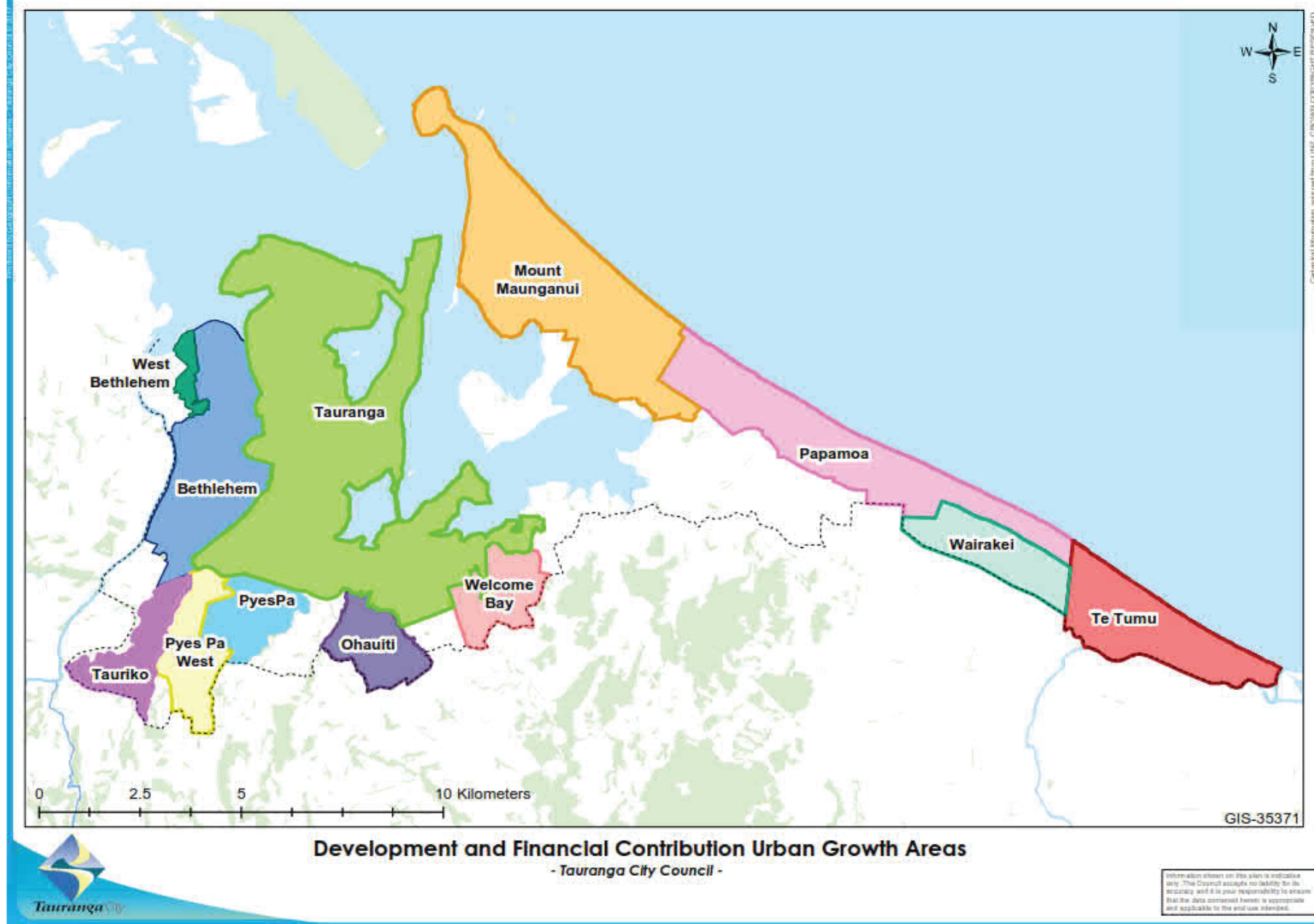
Our analysis also concludes that there is limited opportunity to cover the shortfall capacity in Western Bay of Plenty District (being higher growth in Western Bay directly as a result of constrained supply in Tauranga City). Development land in Western Bay already zoned for residential activity, is not being developed, due to a combination of existing agricultural and horticultural uses of land, along with infrastructure limitations limiting tenure interest or market uptake to provide residential development.

In respect to medium term developments, most of this development is managed by Bluehaven and Hawridge (both located in coastal areas of Wairakei and Papamoa). Residential capacity is subject to significant infrastructure and service provisions before development can proceed. Some of the other sites could come on stream but the costs involved (consenting/infrastructure) are likely to be prohibitive. In respect to multi-unit developments, the data supports the challenges of delivery. Even with a more enabling the consenting framework the additional engineering, design and construction costs of multi-unit developments make them unaffordable and not a solution for significant additional intensification or additional supply of dwellings in the short term.

The analysis validates a serious shortfall in development capacity and a constrained supply. It is therefore critical that new growth areas (Tauriko West, Te Tumu, Omokoroa Stage 3, and the Western Corridor) are zoned and serviced in the shortest possible timeframe to prevent the deficit increasing and enable the market to operate effectively, and for the proposed intensification plan changes to proceed quickly.

Appendices

Appendix 1 - Tauranga City Growth Management Areas and Sub-Units Map

Figure 1. Boundaries for urban growth areas

Appendix 2 - Large Parcel Based Analysis (Updated TCC Spreadsheet Following Independent Review)

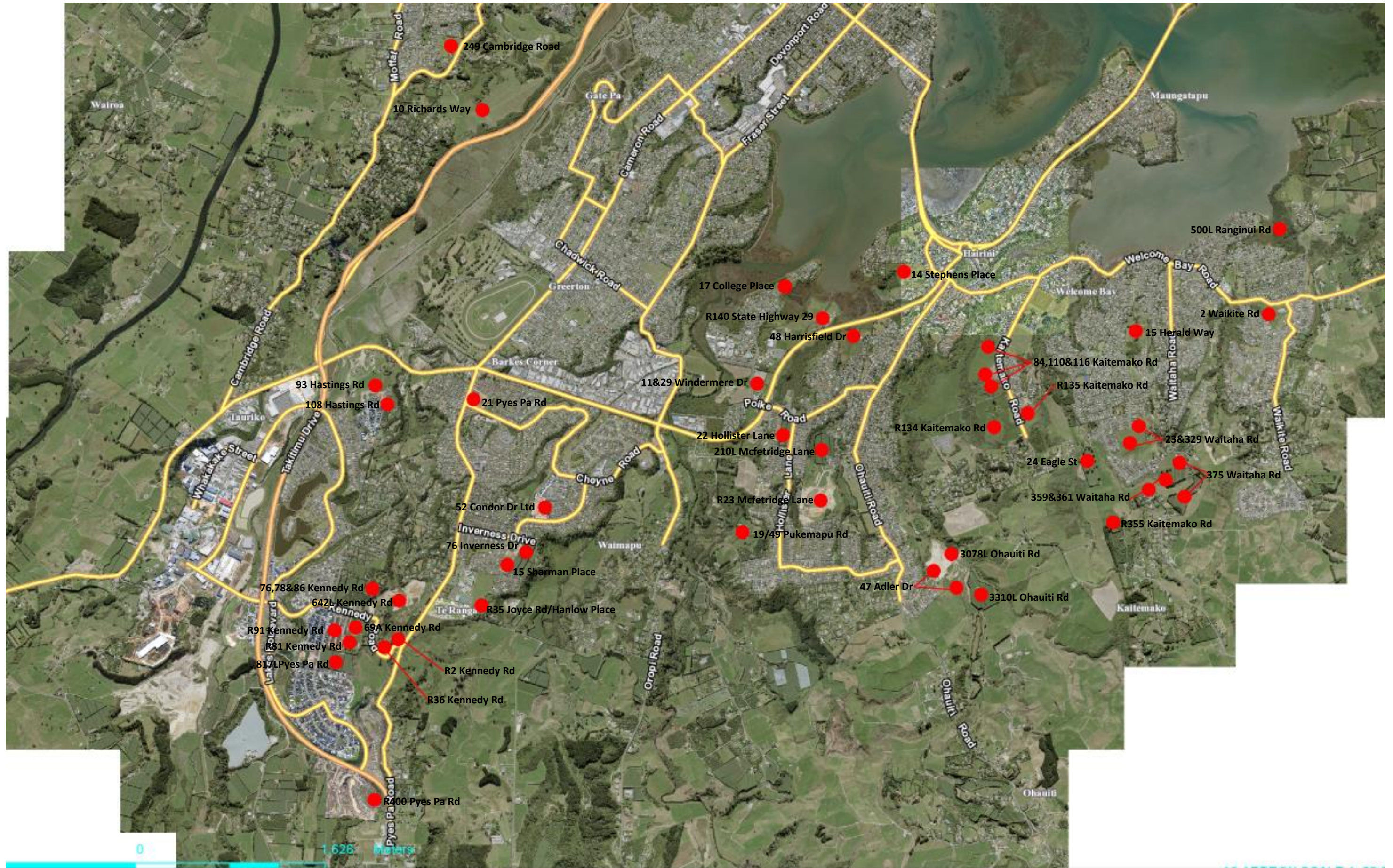
Properties & La Properties & Landowners List with 20+ Dwelling Capacity, April 2019

Location	Location	Address	Owner Intention Known?	Estimated land area (ha)	Estimated remaining capacity	Tenure	Lots/Ha	Veros Developable Area	Veros Est Lots	Veros Timing	Veros Comment	Activity	Uptake Rating	Uptake Timing	Resource consent issued/ applied?	Resource consent number	RC number of allotment	Comment
Bethlehem UGA	Urban Growth Areas	R200 State Highway 2 North	No	4.2	61	General	15		63	Medium	Access required from Westmorland, good development site	Subdivision	High	Medium				Class 2 large site which will be accessed via new road from Westmorland Rise. Calc at 15 per ha minus existing 2 dwellings. Subdivided into 2 lots.
Bethlehem UGA	Urban Growth Areas	2416L Bethlehem Road	No	4.3	64	Maori Freehold	15		64	Long	Maori Freehold Land with multiple owners, good development site	Subdivision	Low	Long				Class 3 - Suburban Residential zoning vacant land; multiply owned
Bethlehem UGA	Urban Growth Areas	R266 Bethlehem Road	No	2.3	32	Maori Freehold	15	1.4	21	Long	Maori Freehold Land with multiple owners, Developable area measured from MAPI	Subdivision	Low	Long				Class 3 - Bethlehem North East Suburban residential but Multiply owned. Approx 50% of site steep or sloping
Bethlehem UGA	Urban Growth Areas	249 Cambridge Road	No	2.1	25	Maori Freehold	12		25	Long		Subdivision	Medium	Long				Site calc at 12 dwellings per hectare due to steepness of land. Sloping but achieved on similar land in Bethlehem
Bethlehem UGA	Urban Growth Areas	3 Pendennis Crescent	No	1.8	21	General	10		18	Medium	Steep topography assumed lower yield	Subdivision	Medium	Medium	Yes	RC26678	4	Calculated on 12/ha excluding existing dwelling. RC26678 granted to subdivide lot into 4 22 January 2019. 3 res sites and one balance lot of 1.6 ha
Bethlehem UGA	Urban Growth Areas	R282 State Highway 2 North	No	2	41	General	20	2.2	44	Medium	Adjoining parcel owned increasing land area to 2.2Ha	Subdivision	Medium	Medium				Carmichael West - large site yield calculated at 20 per ha given earlier proposals and its proximity to Bethlehem town centre.
Bethlehem UGA	Urban Growth Areas	10 Richards Way	Yes	41.6	216	General			216	Medium	Significant access issues to resolve. Currently owned by TCC	Subdivision	Medium	Medium				Class 2 - Smiths Farm Special Housing Area. Awaiting northern arterial to form access
Bethlehem UGA	Urban Growth Areas	239 Cambridge Road	Yes	2	46	General	15		30	Medium	Assumed lower yield than consented due to topography	Subdivision	High	Medium	Yes	RC25736	46	RC25736 46 lot sub received Mar 2017; closed off per section 91C. Geotech issues. New owner. Assume development in medium term at same scale.
Bethlehem UGA	Urban Growth Areas	73 Glenpark Crescent	Yes	1.2	20	General	12		14	Short	Lower yield consistent with the 600m² lots surrounding	Subdivision	High	Short				Large 1.28ha balance site St Michaels calc at 15 per ha, possibly higher
Bethlehem UGA	Urban Growth Areas	161 Moffat Road	Yes	6.1	55	General			50	Short	Retirement villas currently under construction, Advised by Developer	Retirement	High	Short	Yes	RC24567	130	75 dwelling consents issued of 130 dwellings allocated to this site of Bethlehem Vines Retirement Village as at 30 June 2018
Bethlehem UGA	Urban Growth Areas	R143 Moffat Road	Yes	5.2	70	General			50	Short	Retirement villas currently under construction, Advised by Developer	Retirement	High	Short	Yes	RC24567	80	Vines retirement village Stage 2 - under land developments as at April 2019
Bethlehem UGA	Urban Growth Areas	R113C Bethlehem Road	Yes	1	11	General			11	Short	Retirement villas currently under construction	Retirement	High	Short		RC26724		RC26724 application for 11 villas & 27 care bed
Bethlehem UGA	Urban Growth Areas	R113B Bethlehem Road	Yes	5.2	49	General			49	Short	Retirement villas currently under construction	Retirement	High	Short	Yes	RC26357	49	As per RC26357 scheme plan - 49 dwellings on this site. This has been withdrawn but assume similar future density
Bethlehem UGA	Urban Growth Areas	123 Bethlehem Road	Yes	17.3	19	General			19	Short	Retirement villas currently under construction	Retirement	High	Short	Yes			Bethlehem shores retirement village. 156 standalone dwellings, with 137 consented to date
Bethlehem UGA	Urban Growth Areas	R97 Taniwha Place	No	14.2	150	General	15	8	120	Long	10Ha estimated as developable based on measurement of 11.5Ha less an adjustment for flood storage	Subdivision	Medium	Long				Class 3 - Bethlehem Central Scheduled site - Land house site - 150 dwellings assumed once access gained through Parau Farms active reserves development
Ohauti UGA	Urban Growth Areas	22 Hollister Lane	No	2.1	30	General	20		42	Medium	Good development block, multiple offers to purchase the block, no interest in selling to date. Retirement village opposite is interested in purchase, Yield could be higher	Subdivision	Medium	Long				Class 2 currently orchard; assume development in the medium term at 15d/ha. Potentially commercial centre long term.
Ohauti UGA	Urban Growth Areas	18/49 Pukemapu Road	No	4.3	29	General	15		64	Long	Zoned residential, with restricted access from Rowsdale via covenant. Alternative access requires bridge upgrade within WBOPDC boundary	Subdivision	Low	Long				Class 3 Access restriction - not allocated. big residential lot; 2 existing dwellings; assume development at 15d/ha. Requires bridge widening over Pukemapu stream to develop at suburban residential yield.
Ohauti UGA	Urban Growth Areas	19/49 Pukemapu Road	No	3.7	35	General	15		55	Long	Zoned residential, with restricted access from Rowsdale via covenant. Alternative access requires bridge upgrade within WBOPDC boundary	Subdivision	Low	Long				Class 3 Access restriction - not allocated. big residential lot; 1 existing dwelling; assume development at 15/ha. Requires bridge widening over Pukemapu stream to develop at suburban residential yield.
Ohauti UGA	Urban Growth Areas	210L McFetridge Lane	Yes	6.1	60	General			25	Short	35 Lots titled in stage 1, 25 in stage 2 works complete awaiting access from neighbouring development	Subdivision	High	Short	Yes	RC24509	60	RC24509 issued to subdivide the land into 60 residential lots
Ohauti UGA	Urban Growth Areas	3078L Ohauti Road	Yes	6.2	77	General			77	Short	Subdivision Under Construction	Subdivision	High	Short	Yes	RC24784		RC24784 Stage 1 & Stage 2 Adler Drive SHA. First few lots created Feb 2019
Ohauti UGA	Urban Growth Areas	47 Adler Drive	Yes	8.6	25	General			25	Short	Subdivision Under Construction	Subdivision	High	Short	Yes	RC24784	185	RC24784 part of Stage 1 Adler Drive SHA. Subdivided into 185 lots covering whole site including 2210L Ohauti Road
Ohauti UGA	Urban Growth Areas	R23 McFetridge Lane	Yes	15.5	132	General			132	Short	Stage one in at LINZ for title	Subdivision	High	Short	Yes	RC24509	132	RC24509 issued to subdivide vacant land into 132 residential lots. Under land development as at April 2019.
Ohauti UGA	Urban Growth Areas	3310L Ohauti Road	Yes	6	78	General			78	Medium	Subdivision under construction	Subdivision	High	Short	Yes	RC24784		RC24784 Stage 3 - Adler Drive Special Housing Area
Papamoa UGA	Urban Growth Areas	260 Maranui Street	No	1.3	25	General	20		26	Medium	Multiple offers to purchase have been put forward by the development community. Owner unwilling to sell in short term.	Subdivision	High	Long				Infill; 1 big dwelling existing; number of dwellings based on 20/ha given location and site sizes being achieved nearby in coast.
Papamoa UGA	Urban Growth Areas	520 Gloucester Road	No	0.2	0	General			0	Long	Owner seeking commercial/retail outcomes, not likely to be residential	Subdivision	High	Medium	Yes	RC26847		Possibly future supermarket or other commercial site. 16 dwellings assumed previously based on nearby uptake. RC25777 Felton proposal corner sandhurst/ Gloucester included 16 2 bed apartments 12770m² (neighbouring site). New RC26847 applied for convenience retail based only covering a total of 4,400m² which will include part of next site 11 Franks Way.
Papamoa UGA	Urban Growth Areas	11 Franks Way	No	0.8	0	General			0	Long	Owner seeking commercial/retail outcomes, not likely to be residential	Subdivision	High	Medium	Yes	RC26847		Assumed to be future commercial site.
Papamoa UGA	Urban Growth Areas	13 Bermuda Drive	No	3.3	49	General	15		49	Medium		Subdivision	High	Medium				Prime site fronting Papamoa Beach Rd. no RC application. 3.27 ha, calculated at 15 per ha could be higher yield.
Papamoa UGA	Urban Growth Areas	23 Alice Lane	No	1.9	25	General	20		38	Medium	based on adjoining properties density likely to be at least 20lots/Ha	Subdivision	High	Medium				At 15 per ha minus existing dwelling and area around it. Could be a greater yield
Papamoa UGA	Urban Growth Areas	R230 Parton Road	No	7.7	50	General	15	7.7	115	Medium	Commercial Zoned with lapsed SHA. Developer considering both residential, and commercial outcomes	Subdivision	Low	Medium				Class 3 Papamoa junction SHA - has expired but assume 50 (as part of SHA 100 dwellings) for now. Low uptake rating due to reduced certainty but if it does happen could happen quickly
Papamoa UGA	Urban Growth Areas	1110 Papamoa Beach Road	No	2.1	31	General	15		31	Long	Brethren holiday camp	Subdivision	Medium	Long				visitor accommodation & holiday camp -could be redeveloped in the longer term
Papamoa UGA	Urban Growth Areas	72B Simpson Road	No	6.2	100	General	15	4	60	Medium	Iwi owned land with Waahi Tapu registered over part of it.	Subdivision	Medium	Long				Class 2 assume similar level of development as proposed for adjacent site (retirement village). Archaeological site will reduce developable area. Access also an issue as currently landlocked, possibly through neighbouring site when developed.
Papamoa UGA	Urban Growth Areas	718 Grenada Street	Yes	8.4	187	General			187	Medium	Consented Retirement Village. Services including road delivered 10 years ago.	Retirement	High	Medium	Yes	RC26226	187	RC 26226 for retirement village, 77 apartments, 110 villas, community centre
Papamoa UGA	Urban Growth Areas	242 Grenada Street	Yes	17	386	Maori Freehold			369	Short	17 building consents issued to date	Retirement	High	Medium	Yes	RC26219 - for part of site	386	RC26219 March 2018 for 346 townhouses and 40 apartments over 17 ha (nett developable area 13ha, 13 hectares remaining. Assume slightly higher density yield over remaining area +364=750 over both areas
Papamoa UGA	Urban Growth Areas	243 Grenada Street	Yes	13	364	Maori Freehold	15	11.7	176	Medium	Gloucester Road area removed from developable area. Developer looking at a leasehold subdivision option, in the medium term.	Subdivision	High	Medium	No			RC26219 March 2018 for 346 townhouses and 40 apartments over 17 ha (nett developable area 13ha, 13 hectares remaining. Assume slightly higher density yield over remaining area +364=750 over both areas
Papamoa UGA	Urban Growth Areas	160 Maranui Street	Yes		26	Maori Freehold			26	Short	Under Construction	Retirement	High	Short	Yes	RC24842	247	Pacific Coast 26 apartments remaining as outlined in RC24842. This is balance of 247 dwellings consented - 90 villas on this site consented as at March 2018
Papamoa UGA	Urban Growth Areas	462 Papamoa Beach Road	Yes	1	14	General			14	Short	Under Construction	Subdivision	High	Short	Yes	RC25143	23	RC 25143 subdivided lot into 23 residential allotments; 9 consented as at March 2019.
Papamoa UGA	Urban Growth Areas	4 Emerald Shores Drive	Yes	2.4	77	General			77	Short	Under Construction	Subdivision	High	Short	Yes	RC24673	77	Emerald Shores SHA
Papamoa UGA	Urban Growth Areas	386 Papamoa Beach Road	Yes		28	General			0	Short	Construction Completed	Multi Unit	Medium	Medium	Yes	RC25694		Domain RD Sub Unit RC 25694 granted Nov 17 including erection of 28 single be cabins for permanent/ temporary residents at Beachgrove Holiday park

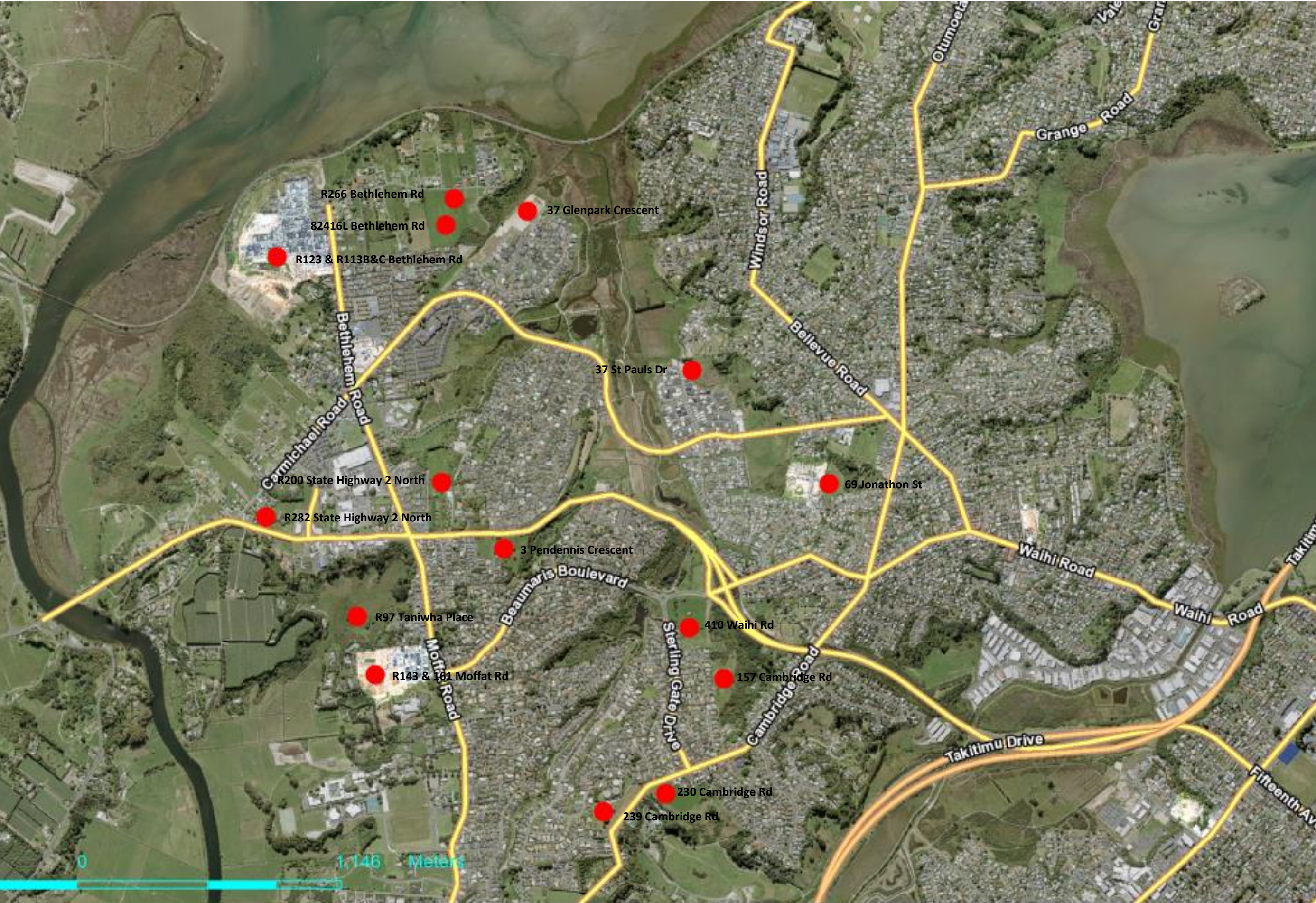
Location	Location	Address	Owner Intention Known?	Estimated land area (ha)	Estimated remaining capacity	Tenure	Lots/Ha	Veros Developable Area	Veros Est Lots	Veros Timing	Veros Comment	Activity	Uptake Rating	Uptake Timing	Resource consent issued/applied?	Resource consent number	RC number of allotment	Comment
Papamoa UGA	Urban Growth Areas	2 Domain Road	Yes	0.6	42	General			42	Medium	Developer looking for equity partners	Multi Unit	Medium	Medium	Yes	RC25042, RC25909	42	Domain Road SHA RC25042 for 30 apartments and 12 town houses 7,356m2 site. RC25909 approved to create allotment for 12 dwellings
Pyes Pa UGA	Urban Growth Areas	76 Inverness Drive	No	5.1	66	General	15		76	Medium		Subdivision	High	Long				Class 2 infill? - front of existing dwelling; kiwifruit orchard remaining large portion of lot; 15d/ha calc.
Pyes Pa UGA	Urban Growth Areas	52 Condor Drive	Yes	10.5	34	General			34	Short	Under Construction	Retirement	High	Medium	Yes	RC12942	175	RC12942 and RC25878 together permit 175 dwellings; 141 consented at March 2019
Pyes Pa UGA	Urban Growth Areas	R35 Joyce Road	Yes	2.2	20	General			0		Titles through	Subdivision	High	Short	Yes	RC25438	28	RC25438 issued to subdivide lot into 28 residential lots; 1 existing dwelling; 25 lots sold/changed ownership & 8 consented.
Pyes Pa UGA	Urban Growth Areas	15 Sharman Place	Yes	2	26	General			26	Short	223/224 lodged for stage 2. Stage 3 works complete	Subdivision	High	Short	Yes	RC24516	42	RC 24516 balance of 42 lot subdivision; lots created January 2019
Pyes Pa UGA	Urban Growth Areas	21 Pyes Pa Road	Yes	2.4	16	General			0		Titles through	Subdivision	High	Short				Site subdivided; 27 of 43 dwellings consented
Pyes Pa West UGA	Urban Growth Areas	76 Kennedy Road	No	1.5	22	General	15		22	Medium	We understand the owner is considering a retirement village	Subdivision	High	Medium				Class 2 Assumed site redevelopment with neighbouring packhouse site (same ownership). Calc at 15 per ha but could be higher. Currently orchard.
Pyes Pa West UGA	Urban Growth Areas	R78 Kennedy Road	No	1.5	18	General	15		22	Medium		Subdivision	High	Medium				Class 2 Assume site redevelopment, owner owns adjacent two blocks creating significant development area. currently orchard and dwelling
Pyes Pa West UGA	Urban Growth Areas	R86 Kennedy Road	No	0.8	12	General	15		12	Medium		Subdivision	High	Medium				Class 2 Assume pack house will be removed or change use in medium to long term. Calc at 15 per ha
Pyes Pa West UGA	Urban Growth Areas	817L Pyes Pa Road	Yes	5.1	98	General			98	Short	Currently under construction	Subdivision	High	Short	Yes	RC26845	98	RC26845 lodged Dec 2018; Stage 7A(51 lots), 7B(47lots)
Pyes Pa West UGA	Urban Growth Areas	108 Hastings Road	Yes	1.6	32	General			0		Titles through	Subdivision	High	Short	Yes	RC25459	34	RC25459 issued creating 34 lots, 2 existing dwellings
Pyes Pa West UGA	Urban Growth Areas	69A Kennedy Road	Yes	2.2	44	General			44	Short	Subdivision Under Construction	Subdivision	High	Short	Yes	RC25262	45	RC25262 subdivided site into 45 lots
Pyes Pa West UGA	Urban Growth Areas	R81 Kennedy Road	Yes	1.9	61	General			61	Short		Subdivision	High	Short	Yes	RC26845	61	RC26845 (Stage 6A for 32 lots) & RC26846 (Stage 6B for 29 lots) lodged Dec 2018
Pyes Pa West UGA	Urban Growth Areas	2 Flack Street - now 4 Norb	Yes	2.4	47	General			47	Short	Under construction	Subdivision	High	Short	Yes	RC25487	47	RC25487 issued to subdivide whole site covering R91 Kennedy Road & Flack Street
Pyes Pa West UGA	Urban Growth Areas	93 Hastings Road	Yes	4.5	51	General			51	Short		Subdivision	High	Short	Yes	RC26132		RC26132 to subdivide lot into 51 allotment over 2 stages: State 1 lots 1-29; Stage 2 - lots 30-51
Pyes Pa West UGA	Urban Growth Areas	R400 Pyes Pa Road	Yes	21.8	174	General			0		Titles through	Subdivision	High	Short	Yes	RC21332	193	RC21332-13 Stages 3JKL subdivided land into 193 lots; 19 consented to Feb 2019
Pyes Pa West UGA	Urban Growth Areas	642L Kennedy Road	Yes	12.3	61	General			60	Short	Developer has had significant issues with Stormwater and environment controls. Agree yield likely to be less than consented	Subdivision	High	Medium	Yes	RC26231	61	Class 3 RC26231 subdivided site into 94 lots; though 4 lots would be removed by proposed sw pond. Major SW constraint and geotech. 61 lots (assumed) as remainder may not be econ feasible
Tauranga Infill	Infill Areas	R135 Kaitemako Road	No	2.8	24	Maori Freehold	10		28	Long	Maori Freehold land, very steep lower yield assumed	Subdivision	Low	Long				Class 3 - Multiply owned vacant land; steep land in large parts assume development at 12d/ha
Tauranga Infill	Infill Areas	29 Windermere Drive	No	1.9	28	Maori Freehold	15		28	Long		Subdivision	Low	Long				Class 3 - Multiply owned land vacant land; currently used as BOP parking space. Transmission corridor passes through site; owner owns adjacent site 11 Windermere Dr with 3200m vacant space
Tauranga Infill	Infill Areas	11 Windermere Drive	No	0.7	5	Maori Freehold	15		10	Long		Subdivision	Low	Long				Class 3 - Multiply owned land vacant land
Tauranga Infill	Infill Areas	84 & 102 Kaitemako Road	No	19.8	195	Maori Freehold	12		237	Long		Subdivision	Low	Long				Class 3 vacant land; assume development in space beyond significant Maori areas
Tauranga Infill	Infill Areas	116 Kaitemako Road	No	15.7	188	Maori Freehold	10		157	Long	Maori Freehold land, very steep in parts lower yield assumed	Subdivision	Low	Long				Class 3 vacant land - assume development at 12d/ha
Tauranga Infill	Infill Areas	110 Kaitemako Road	No	6.2	52	Maori Freehold	15		93	Long		Subdivision	Low	Long	Yes	RC26020		Class 3 vacant land; BCs issued for 2 dwellings; RC26020 issued for 3 dwelling units; assume development in remaining areas at 12d/ha
Tauranga Infill	Infill Areas	R134 Kaitemako Road	No	19.1	229	Maori Freehold	15	11	165	Long	Maori Feeehold Land, 11Ha developable	Subdivision	Low	Long				Class 3 - Land information NZ7 treated as multiply owned, Calc at 12 / ha
Tauranga Infill	Infill Areas	500L Ranginui Road	No	9.6	20	Maori Freehold	15		144	Long		Subdivision	Low	Long				Class 3 vacant land; if to be developed assume approx 1.3 ha developable non-sloping area; multiply-owned
Tauranga Infill	Infill Areas	17 College Place	No	1.2	14	Maori Freehold	15		18	Long		Subdivision	Low	Long				Class 3 - vacant land; assume development of suburban residential space; calc 15d/ha
Tauranga Infill	Infill Areas	17 College Place	No	0.8	8	Maori Freehold	15		12	Long		Subdivision	Low	Long				Class 3 - vacant land; assume development of suburban residential space; calc 15d/ha
Tauranga Infill	Infill Areas	157 Cambridge Road	No	4	44	Maori Freehold	12		48	Long		Subdivision	Low	Long				Class 3 - 5.8 ha site - multiply owned. Steep in parts, calc at 12 per ha
Tauranga Infill	Infill Areas	410 Waihi Road	No	3.8	45	Maori Freehold	15		57	Long		Subdivision	Low	Long				Class 3 - 3.8 ha multiply owned land, residentially zoned with Commercial overlay over part.
Tauranga Infill	Infill Areas	7 Te Reti Views (Te Kitenga	No	10.8	60	Maori Freehold			0	Long		Subdivision	Low	Long				Class 3 - 10.8 ha site either side of SH at Te Reti. Multiply owned 20 dwellings existing, sloping land undevelopable in parts. Developable calculated at 12 per ha but may be less.
Tauranga Infill	Infill Areas	230 Cambridge Road	No	5	30	General	15	2.5	37	Medium		Subdivision	Medium	Long				50% of site assumed to be developed at 12 per ha. Lower steeper section excluded from calculation
Tauranga Infill	Infill Areas	15 Herald Way	No	4.8	32	General			5	Medium	Very Steep, very difficult to develop for conventional sections	Subdivision	Medium	Long				Large suburban residential lot; 1 existing dwelling; very steep in parts, assume development at 15d/ha in parts where geotech not a constraint
Tauranga Infill	Infill Areas	R355 Kaitemako Road	No	10.3	21	General	2.5		25	Long	Rural Residential zoned	Subdivision	Medium	Long				big rural residential lot; assume subdivision of remaining space at 4000sqm/lot. Large portion of site currently kiwifruit
Tauranga Infill	Infill Areas	80 Ngatai Road	Yes	1.4	56	General			56	Short	Very dense, owners currently looking to dispose of land with consent in place. Their expectations are high making the land value difficult justify development	Subdivision	High	Medium	Yes	RC25997 & RC25598	56	RC 25997 & RC25598-establish 56 dwelling units at bottom Bureta, adjacent Countdown.
Tauranga Infill	Infill Areas	69 Jonathon Street	Yes	2	32	General			32	Short	Steep topography for consented yeild.	Subdivision	High	Short	Yes	RC25860	33	2.17 hectare site - recently sold. RC25860 issued to subdivide into 33 lots
Tauranga Infill	Infill Areas	R140 State Highway 29	Yes	15.4	132	General			134	Short	Difficult low lying land with harbour inundation constraints.	Subdivision	High	Short	Yes	RC26094		Poike Infill Sanctuary point. Originally consented for 210 dwellings, RC26094 application for 133 lots. Superlots may result vin more dwellings than estimated.
Tauranga Infill	Infill Areas	37 St Pauls Drive	Yes	3.4	20	General			20	Short	Last stage of Urban Ridge	Subdivision	High	Short	Yes	RC14853		RC 14853 last stage of Urban Ridge subdivision.
Tauranga Infill	Infill Areas	14 Stephens Place	Yes	6.5	43	Maori Freehold	15	4.8	72	Medium	Maori Freehold land with multiple owners. Good development potential but tenure issues to deal with	Subdivision	Medium	Medium	Yes	RC24866		RC24866 issued to undertake Papakainga housing for 43 dwellings
Wairakei UGA	Urban Growth Areas	190 Palm Springs Boulevard	yes	51.2	672	General	13		120	Short	SHA consented. 13lots/ha is consistent with development in Palm Springs. Delivering 40-50 lots per year. Short term Estimate	Subdivision	High	Medium				Special housing area; number of dwellings based on 15/ha - this will take it considerably higher than SHA approved figures of 668
Wairakei UGA	Urban Growth Areas	191 Palm Springs Boulevard	yes			General			549	Medium	Medium term estimate for Palm Springs	Subdivision	High	Medium				Special housing area; number of dwellings based on 15/ha - this will take it considerably higher than SHA approved figures of 669
Wairakei UGA	Urban Growth Areas	Te Okuroa Drive	No	4.8	20	General	15	3.2	48	Medium	Developable area excludes stormwater swale and low lying peat between Terrace Views and the TEL	Subdivision	High	Medium				Crown land; calc at 15 dwellings per ha. Large storwater swale will reduce developable area.
Wairakei UGA	Urban Growth Areas	2475L Bell road	No	3.7	55	General	15		55	Medium		Subdivision	High	Medium				Number of dwellings based on 15 per ha
Wairakei UGA	Urban Growth Areas	2475L Bell Road	No	1.5	22	General	15		22	Medium		Subdivision	High	Medium				Number of dwellings based on 15/ha
Wairakei UGA	Urban Growth Areas	R176 Parton Road	No	3.8	58	General	12		45	Medium	Blowcart site. Known to have peat which has caused delays to development. Has been on the market a numbe of times over the past 5 years. Assume a lower yeild	Subdivision	High	Medium				Calc at 15 dwellings per ha. Peat may reduce yield.
Wairakei UGA	Urban Growth Areas	57 Kotiate Street	Yes	11.9	696	General			696	Medium	No fixed timeframe, delivery of Medium Density is subject to market uptake and infrastructure in place	Multi Unit	High	Medium	Yes	RC26983, RC25424	696	RC26983 March 2019 RC 96 Wairakei terraces by 2022, 600 Medium Density by 2043. 82 sections + Lot 823 & 824 = RC 25424 Stage 42 A - 280 units, Stage 42b 81 units = 443.
Wairakei UGA	Urban Growth Areas	45 Emerald Shores Drive	Yes	21.2	496	General			496	Medium		Multi Unit	High	Medium	Yes	RC26983	496	RC26983 pre-application for Golden Sands town centre development: Live/work units – 28, Town centre apartments - 218, Medium density residential – 250

Location	Location	Address	Owner Intention Known?	Estimated land area (ha)	Estimated remaining capacity	Tenure	Lots/Ha	Veros Developable Area	Veros Est Lots	Veros Timing	Veros Comment	Activity	Uptake Rating	Uptake Timing	Resource consent issued/ applied?	Resource consent number	RC number of allotment	Comment
Wairakei UGA	Urban Growth Areas	29 Tamapahore Boulevard	Yes	8	286	General			98	Short	Subdivision to be completed 2019.	Subdivision	High	Medium	Yes	RC25377	436	Nga Potiki SHA. RC25377 Retirement village nth of Wairakei St 200units (but 100 assumed due to arch site constraint), 50 bed care facility, south of stream 20 units Kaumatua, 216 res lots. North of Wairakei stream less certainty. RC25377 stages 1-5. Stage 1 – created 120 lots; 50 consented as at March 2019. Stages 2,3,4&5 – 98 lots in scheme plan
Wairakei UGA	Urban Growth Areas	Simpson Road	Yes	8	286	General		3	100	Medium	Retirement village is not in short term plans.	Retirement	High	Medium	Yes	RC25378	437	Nga Potiki SHA. RC25377 Retirement village nth of Wairakei St 200units (but 100 assumed due to arch site constraint), 50 bed care facility, south of stream 20 units Kaumatua, 216 res lots. North of Wairakei stream less certainty. RC25377 stages 1-5. Stage 1 – created 120 lots; 50 consented as at March 2019. Stages 2,3,4&5 – 98 lots in scheme plan
Wairakei UGA	Urban Growth Areas	2481L Bell Road	Yes	12.4	208	General			208	Short	Will continue to roll out this development over next 3 years	Subdivision	High	Short	Yes	RC25741	208	RC 25741 & RC25742to establish independent dwelling units & create freehold allotments; 208 dwellings in proposed subdivision; 97 lots created as at March 2019
Wairakei UGA	Urban Growth Areas	6 Stevenson Drive	Yes	0	90	General			90	Short	Will continue to roll out this development over next 3 years	Subdivision	High	Short	Yes	RC26513	90	RC26513 66 lot sub south of Te Okuroa Drive, 15 south of Taimoma close, 9 assumed in triangle north of Te Okuroa Dr. Golden Sands SHA - calculated at 15 dwellings/ ha , may be higher; lots created as at March 2019
Wairakei UGA	Urban Growth Areas	2481L Bell Road	Yes	2.6	12	General			12	Short	Will continue to roll out this development over next 3 years	Subdivision	High	Short	Yes	RC25751 & RC25742	55	RC 25741 & RC 25742 - 64 dwellings based on proposed subdivision. 9 deducted as in adjoining triangle to east of site; 12 remaining of the lots created as at March 2019
Wairakei UGA	Urban Growth Areas	142 Palm Springs Boulevard	Yes	10.2	132	General			132	Medium		Subdivision	High	Short	Yes	RC25366	132	Special housing area; RC 25366 creating 66 residential allots, 3 subdividable allotments & 9 builders block allotments that will be subdivided to create an additional 66 lots) = 132 in total
Wairakei UGA	Urban Growth Areas	11 Kamahi Crescent	Yes	3	51	General			51	Short		Subdivision	High	Short	Yes	RC22367	145	RC 22367 145 dwelling units - dwelling units visible on aerial; 93 consented at Feb 2019
Wairakei UGA	Urban Growth Areas	154 Palm Springs Boulevard	Yes	0.5	32	General			32	Short		Subdivision	High	Short	Yes	RC25333	32	RC25333 Fig 1 Scheme Plan of Stage 15 - 12-32 units check
Wairakei UGA	Urban Growth Areas	57 Monticola Drive	Yes	0.4	8	General			8	Short		Subdivision	High	Short	Yes	RC25333	8	RC25333 Fig 1 Scheme Plan for Stage 15
Wairakei UGA	Urban Growth Areas	24 Litsea Way	Yes	0.5	12	General			12	Short		Subdivision	High	Short	Yes	RC25333	12	RC2533 scheme plan indicates 12 units
Wairakei UGA	Urban Growth Areas	16 Pennantia Court	Yes	0.7	15	General			15	Short		Subdivision	High	Short	Yes	RC25333	15	RC25333 scheme plan indicates 15 units
Wairakei UGA	Urban Growth Areas	22 Manawa Road	Yes	14.3	173	General			100	Short	Consents lodged for 287 villa retirement village	Retirement	High	Short	Yes	RC27014, RC27016, RC27017	250	RC27014, RC27016, RC27017 applied - 53 residential allotments; assume 15 dwellings per ha in the remaining 8.07ha
Wairakei UGA	Urban Growth Areas		Yes	0		General			187	Medium	Consents lodged for 287 villa retirement village	Retirement	High	Short	Yes	RC27014, RC27016, RC27018	251	RC27014, RC27016, RC27017 applied - 53 residential allotments; assume 15 dwellings per ha in the remaining 8.07ha
Wairakei UGA	Urban Growth Areas		Yes	0		General			53	Medium	Balance land to be subdivided into 53 lots. Potential for a higher yeild, but developer wants to protech the value around the retirement village	Subdivision	High	Short	Yes	RC27014, RC27016, RC27017	53	RC27014, RC27016, RC27017 applied - 53 residential allotments; assume 15 dwellings per ha in the remaining 8.07ha
Wairakei UGA	Urban Growth Areas	3 Garrison Road	Yes	5.4	119	General			45	Short	Last Stage to be titled July 2019	Subdivision	High	Short	Yes	RC26514, RC24853; RC24854	85	RC26514 150 lots - 119 lots on site. 7 lots created as at April 2019. per RC 24853 & RC 24854 Stage 3, & 4(A,B,C,D,E) of Terrace Views Subdivision in Zariba SHA & RC25312 scheme plan
Welcome Bay UGA	Urban Growth Areas	329 Waitaha Road	No	4.8	63	General	15		72	Medium		Subdivision	Medium	Medium				Class 2 - big lot; 1 existing dwelling; assume development at 15/ha. May have infrastructure issues - check?
Welcome Bay UGA	Urban Growth Areas	323 Waitaha Road	No	1.6	14	General	15		24	Medium		Subdivision	Medium	Medium				Class 2 - big lot; 1 existing dwelling; assume development of remaining space at 15d/ha. May have infrastructure issues - check?
Welcome Bay UGA	Urban Growth Areas	375 Waitaha Road	No	12.6	56	General	12	5	60	Medium	Steep with areas in kiwifruit which could be developed. Large bulk infrastructure run through the site (Power, Gas)	Subdivision	Medium	Medium				Class 2 - big lot; 1 existing dwelling in sub-urban residential; assume 15d/ha in remaining suburban space; 4000sqm/lot at rural residential space
Welcome Bay UGA	Urban Growth Areas	361 Waitaha Road	No	3	40	General	10		30	Medium	Steep topography, lower yeild	Subdivision	Medium	Medium				Class 2 - vacant land; assume development at 15/ha. May have infrastructure issues - check?
Welcome Bay UGA	Urban Growth Areas	359 Waitaha Road	No	3.7	5	General			1	Medium	Very Steep with large stormwater flow path, very difficult to develop	Subdivision	Medium	Medium				Class 2 - vacant rural residential land; very steep in parts, as such potential yield reduced. May have infrastructure issues - check?
Welcome Bay UGA	Urban Growth Areas	2 Waikite Road	Yes	1.8	42	General			42	Short	Under Construction	Subdivision	High	Short	Yes	RC25343		RC25343 issued to subdivide land into 42 lots; lots created Feb 2019
Welcome Bay UGA	Urban Growth Areas	24 Eagle Street	Yes	6.1	47	General			47	Medium		Subdivision	Medium	Medium	Yes	RC26192 - deferred		RC26192 applied to subdivide land into 47 allotments
Welcome Bay UGA	Urban Growth Areas	190A Waitaha Road	No			General	15	1.3	19	Medium	Avocado block in the middle of Welcome Bay with solid development potential	Subdivision	Medium	Medium				
Bethlehem UGA	Urban Growth Areas	283 SH 2, Bethlehem	No			General	15	1.4	21	Medium	TCC in discussion to aquire under PWA	Subdivision	Medium	Medium				
Tauranga Infill	Infill Areas	1468 Cameron Road	No			General	20	1.3	26	Medium	Site adjacent to Greenpark school	Subdivision	Medium	Medium				
Papamoa UGA	Urban Growth Areas	62 Tara Road	No			General	20	1.2	24	Medium	Adjacent to papamoa high school	Subdivision	Medium	Medium				
Pyes Pa West UGA	Urban Growth Areas	2 Kennedy Road	No			General	15	1.8	27	Medium	Avocado orchard and house, good development and outlooks	Subdivision	Medium	Medium				
Pyes Pa UGA	Urban Growth Areas	228 Pyes Pa Road	No	1.7		General	15	1	15	Medium		Subdivision	Medium	Medium				
Pyes Pa UGA	Urban Growth Areas	59 Pyes Pa Road	No	1.3		General	15	1.3	19	Medium		Subdivision	Medium	Medium				

Pyes Pa West, Welcome Bay, Ohauti



Bethlehem & Tauranga



Papamoa & Wairakei

