

PowerPoint slides – 1f Growth trends – Economics of (Smart)Growth

(Note: PowerPoint presentations include dropdown teacher notes)




Growth trends – Economics of (Smart)Growth

Topic 1 – Population growth


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Western Bay of Plenty Sub-region



Includes:


- Western Bay of Plenty District Council
- Tauranga City Council
- Coastal Marine Area



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Growth trends

- 2008 to 2009 - construction activity declined, housing market slowed
- Recent trends in growth and development
- How these trends compare with initial SmartGrowth projections




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Growth trend 2008 – 2009: Tauranga City

Table 1. Trends Summary – Tauranga City – 2008/2009 Compared to 2007/2008

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




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Growth trend 2008 – 2009: WBOP District Council

Table 2. Trends Summary – Western Bay of Plenty District – 2008/2009 Compared to 2007/2008

Area	Dwellings Completed	Dwellings Consented	New Lots Created
Urban Growth Area Wahi Beach	↑	↓	↓
Urban Growth Area Kaitiaki	↓	↓	↓
Urban Growth Area Omokoroa	↑	↑	↓
Urban Growth Area Te Puke	↓	↓	↓
Urban Growth Area Other Urban Areas	↑	↓	↓
Rural Areas Wahi Beach & Kaitiaki wards	↓	↑	↑
Rural Areas Te Puna / Minden	↓	↓	↑
Rural Areas Kaimai / Ohauiti-Ngapeke	↓	↓	↑
Rural Areas Maketu & Te Puke wards	↓	↓	↑



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New Dwelling Consents Issued - Western Bay of Plenty Sub-region

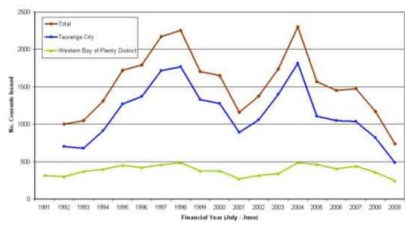

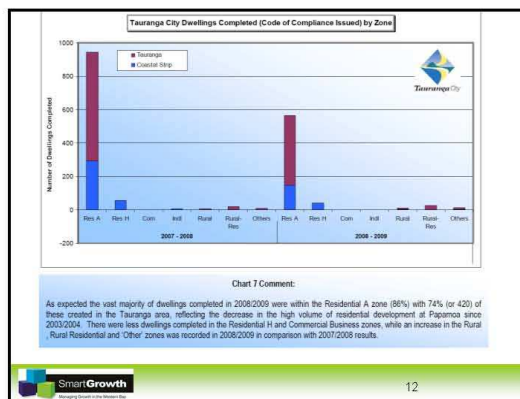
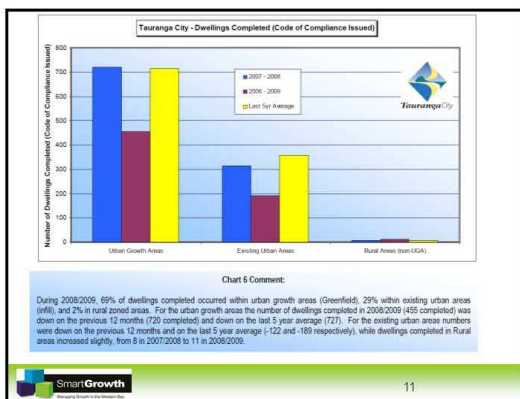
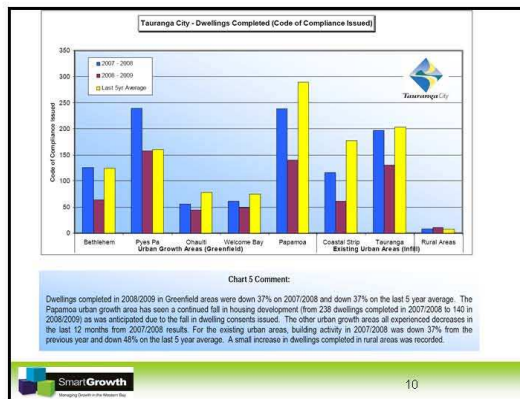
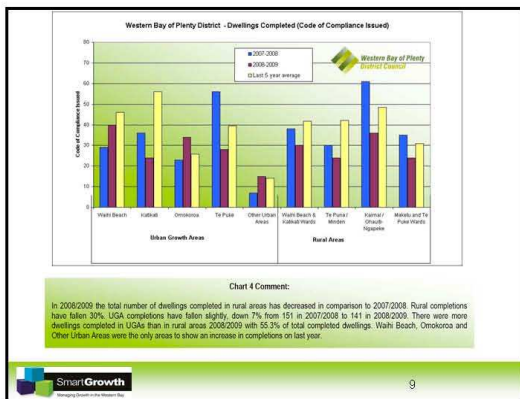
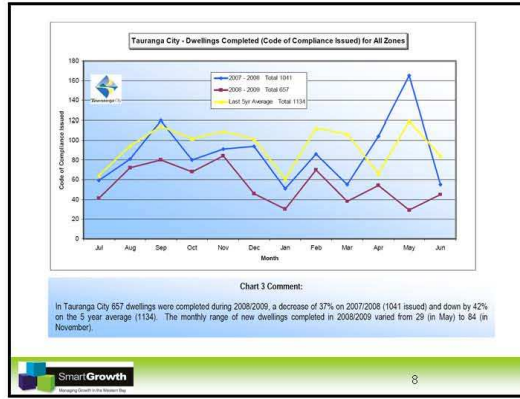
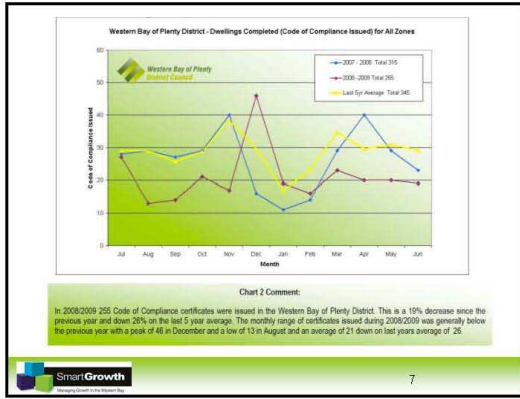


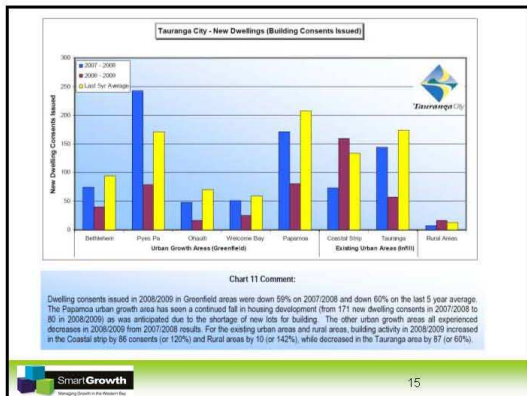
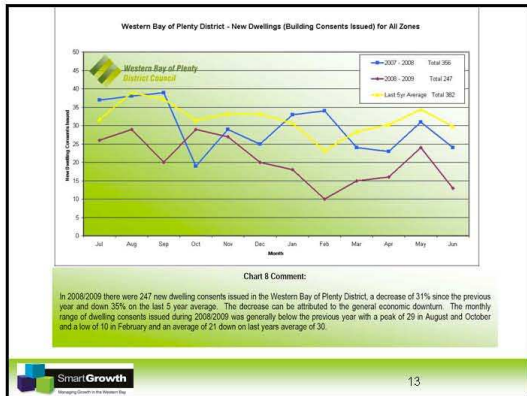
Chart 1 Comment:

Over the last 12 months the total number of dwelling consents issued in the subregion has declined sharply by 37%. For Tauranga City 40% fewer dwelling consents were issued during the last financial year compared to 2007/2008 results, while Western Bay of Plenty District recorded a 31% decline in dwelling consent issue.



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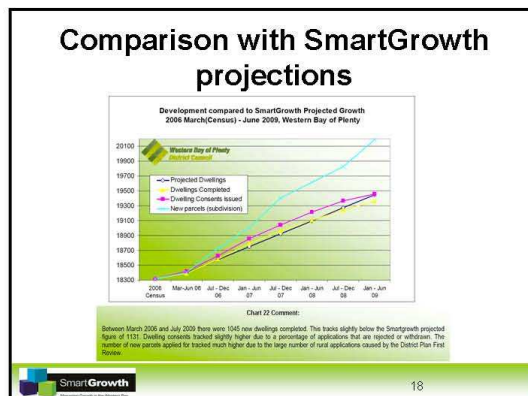
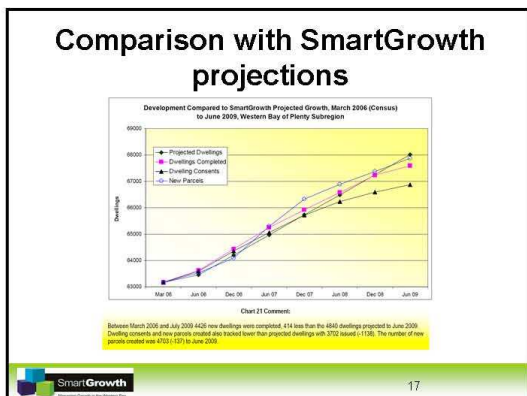


Comparison with SmartGrowth projections

Table 3. Growth Type - March 2006 (Census) to June 2009.

	Additional Dwellings ¹	% of Growth
Tauranga City		
Greenfield	2280	70%
Intensification	1001	30%
Western Bay of Plenty District		
Greenfield	532	74%
Intensification	187	26%
WBOP Sub-Region		
Greenfield	2812	70%
Intensification	1188	30%

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



Comparison with SmartGrowth projections

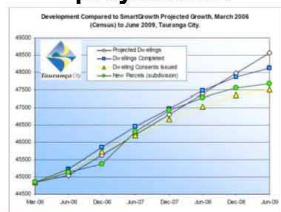


Chart 23 Comment:
Between March 2006 and July 2009 48% or 10% less new dwellings were completed than the SmartGrowth projection of 1,150 for the period, while dwellings consented were 152% or 20% less. When the consented were 80% or 20% less than the June 2006 SmartGrowth projection, though the projected value of the research is reduced as it does not include any the dwellings which are issued at the time of a after substitution.

Comparison with SmartGrowth projections

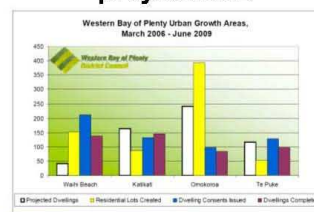


Chart 24 Comment:
Between March 2006 and July 2009 only Waikōwhiri showed growth above SmartGrowth projections. Ōhauwaka saw the creation of a high amount of consents but only 80 new dwellings were completed in comparison to the 243 projected. Kaitiaki and Te Puke are close to projected levels.

Comparison with SmartGrowth projections

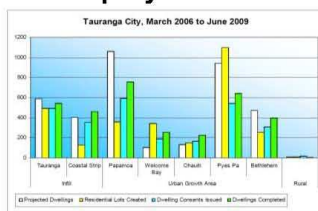


Chart 25 Comment:
Between March 2006 and June 2009 more dwellings were completed than projected for Ōhauwaka and Waikōwhiri UGAs and for the Coastal Strip UGA only. The remaining results suggest that development is set to continue at or above projected levels in Ōhauwaka and Waikōwhiri UGAs. For the other areas development is likely to remain below projected dwelling levels in the short term.

Implications

Questions / Pātai:



- Graphs show a general downturn in construction and development
- What are some of the implications for:
 - People of the sub-region
 - Western Bay of Plenty District Council
 - Tauranga City Council
 - SmartGrowth

True / False Quiz

- 2008 - 2009 - construction declined, housing market slowed?
- Rural the only category in Tauranga City where consented, completed dwellings increased?
- Most dwellings completed 2008 – 2009 within Residential A zone?
- New dwelling completions March 2006 – July 2009 higher than SmartGrowth projections?
- Te Puke the only urban growth area showing growth above SmartGrowth projections?