

# OUR FUTURE HOUSING DEMAND AND NEED

in the western Bay of Plenty

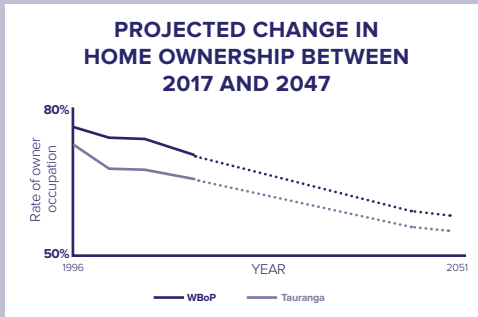
We are thinking about the future of housing demand and need – 30 years ahead. Independent research and analysis on future demand and need projections shows that...

## IN 2047...IN WESTERN BAY OF PLENTY



Less people will probably own the home they live in.

There will be more couple-only renter households



### 100% GROWTH IN COUPLE-ONLY AND ONE-PERSON RENTER HOUSEHOLDS.



In Tauranga City - couples without children are projected to increase by 11,800 (70%) and one-person households by 11,000 (83%) between 2017 and 2047.



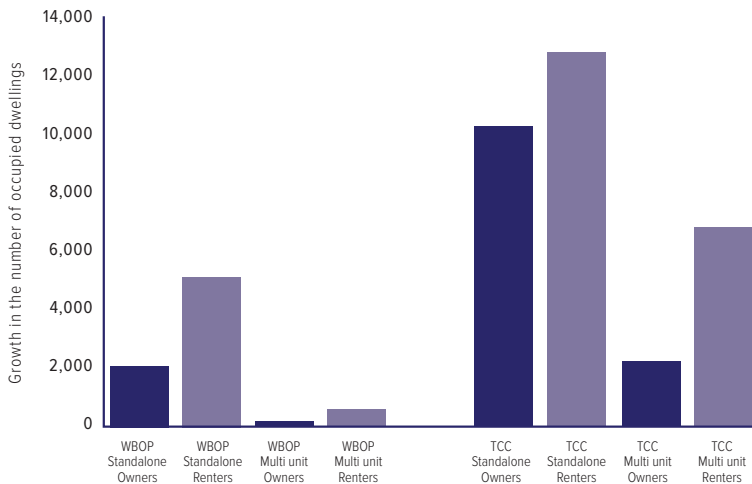
Western Bay of Plenty District - couples without children households increasing by 3,000 (35%) and one-person households by 3,200 (64%) between 2017 and 2047.



**MORE RENTER-OCCUPIED DWELLINGS WITH PEOPLE OVER 65**  
– up 222% (6,830) in Tauranga, up 182% (1,970) in Western Bay District.

**MORE HOUSEHOLDS IN GENERAL OF 65+ YEARS**  
– going from 32% in 2017 to 43% in 2047.

## Occupied dwellings by tenure and composition in western Bay of Plenty



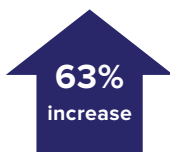
Owner occupied dwellings with couple-only and one-person compositions are also projected to experience strong growth increasing by 37% and 50% respectively between 2017 and 2047.

## OUR CHALLENGES AND TRENDS IN PLANNING FOR HOUSING

- House price increases vs salary/wage growth – since 1991, house prices have gone up by double the rate of household incomes.
- Nearly 90% of renters who currently live in the western Bay of Plenty cannot affordably buy a house priced at \$500,000.
- We need to look at ways to increase the supply of affordable one and two bedroom homes – both to rent and to buy – to meet the needs of our communities.
- We need a better mix of housing types, tenures and sizes to meet the changing needs of our residents.

## How many more homes will we need over the next 30 years based on population projections for 2047?

TAURANGA CITY  
**32,100**  
more homes



WESTERN BAY OF PLENTY  
**8,200**  
more homes



Modelled based on data from SmartGrowth, National Institute of Demographic and Economic Analysis and Statistics New Zealand.  
Source: Research Report: Housing Demand and Need in Tauranga and Western Bay of Plenty, December 2017, Livingston and Associates Ltd/Community Housing Solutions Ltd