

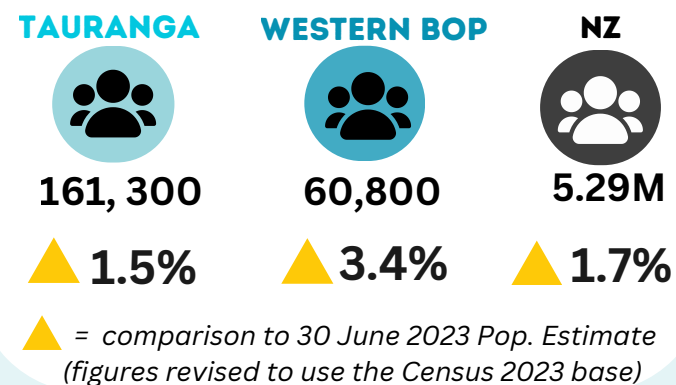


HOW MANY PEOPLE ARE NOW LIVING IN THE WESTERN BOP? - Sub-Regional Population Estimates¹



Subnational Population Estimates (SPE) provide the most-up to date local population statistics. The SPE has been updated (using the 2023 Census data as a base as released by Stats NZ in April 2025). The estimate uses the 2023 census base updated annually with migration, births & deaths data.

Subnational Population Estimate¹ (30 June 2024)



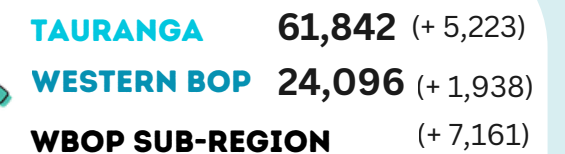
CENSUS 2023

Households in Occupied Dwellings 2023²



A household refers to the people usually residing in a private dwelling, whether one person or two or more, sharing facilities (e.g. for eating, cooking, a living area and bathroom and toilet).

District Dwelling Counts 2023³



7161 dwellings have been added to the housing stock in the WBOP subregion since 2018. The 9.1% increase in dwellings is at a higher rate than most other NZ cities/regions.



HOW MANY PEOPLE ARE HOMELESS/EXPERIENCING HOUSING STRESS?

The Severe Housing Deprivation Estimates (SHDE) 2023⁴

The **Severe Housing Deprivation Estimate⁴** (SHDE) is a homelessness estimate, based on a detailed analysis of 2023 Census data. It's still likely to be an underestimate of homelessness. The WBOP district had the fifth highest number of people living without shelter of NZ territorial authorities.⁵



CENSUS 2023

The 2023 SHDE data was released in Dec 2024

2023 Estimate of WBOP people who were **Severely Housing Deprived**

WBOP SUB-REGION

3036
People

TGA

1920
people
1.3%

WBOP

1116
people
2.0%

=

People without Shelter

TGA

69
people

WBOP

168
people

(Roofless/rough sleepers; improvised dwellings; mobile dwellings (e.g. cars, boats, caravans))

+

Sharing Accommodation

TGA

537
people

WBOP

297
people

Temporary resident in a severely crowded private dwelling

People in Temporary Accommodation

TGA

387
people

WBOP

207
people

Emergency/Transitional housing & commercial accommodation

Living in Uninhabitable Housing

TGA

924
people

WBOP

441
people

Housing that lacks one or more basic amenities



Footnotes & Sources:

1. Subnational population component changes and median age (RC, TA), at 30 June 2018-2024 (NB This Estimate is provisional). In the Nov 2024 Infographic, the Estimated Population Counts (based on the 2018 Census base) were provided. These were updated in April 2025 to use the 2023 Census population data as a base. are provided as a more accurate assessment of the size of our regional population. Population estimates use a base of Census data, added to each year with the most recent administrative (government) data on births, deaths and net migration. The 2024 components in this table will be revised with the subnational population estimates release on 29 October 2025.
2. Census 2023: [Households in Occupied Private Dwellings](#) (accessed 16 July 2024)
3. Census 2023: [Dwelling Counts Statistics](#) (accessed 16 July 2024)
4. See Stats NZ (2023) [Severe Housing Deprivation Estimates](#). Download local SHDE data [here](#).
5. For commentary on SHDE data see [MHUD Homelessness Insights](#) (June, 2025).
6. Stats NZ [Definition of Homelessness](#), refer Technical Notes for definitions





HOW MANY PEOPLE ARE HOMELESS? Other Indicators

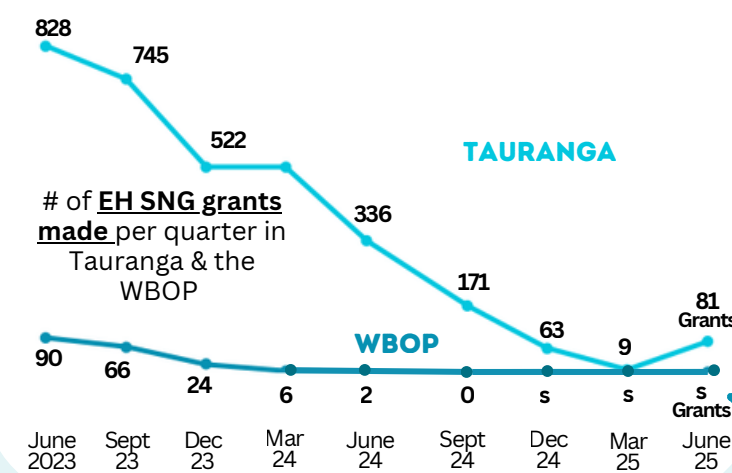
Administrative data (such as the number of people accessing government housing support) can provide further insight into who and how many local people might be experiencing or be at risk of homelessness. The following visualisations show trends in people accessing **Emergency Housing Special Needs grants**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



The number of people receiving an EH SNG (and the number of grants made) in Tauranga began to increase again in the quarter ending 30 June 2025. EH grants made in the WBOP remain close to zero. The 15 households (36 people) in Emergency Housing in Tauranga at the end of June, were mostly single parents with children.

Emergency Housing

Emergency Housing Special Needs Grants (EH SNG)⁷ (June 2025)



of people in Emergency Housing (as at 30 June 2025)

Region	Households	Adults	Children
TGA	15	18	18
WBOP	Suppressed (3 or less)		

of Primary applicants⁸

TGA 33

WBOP 5

Suppressed due to numbers less than 3

Household Composition of those in EH in TGA (as at 30 June 25)

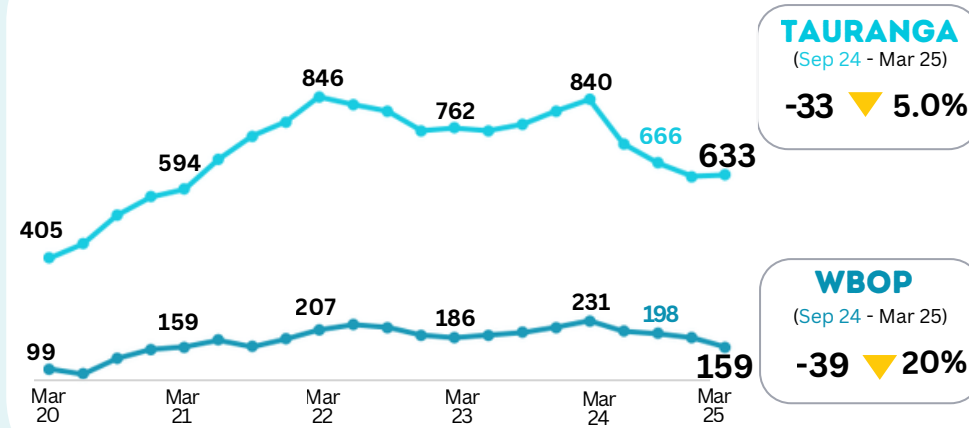
Household Type	Count
Single parent with child/ren	12
Couple without children	3 (or less)
Single person	3 (or less)



The reported number of households waiting to get in to social housing in the WBOP subregion continued to decrease. There were **792 households** on the Social housing register at 31 March 2025. The high demand for 1 or 2 bedroom dwellings continued (86% of applications in Tauranga, 84% in WBOP).

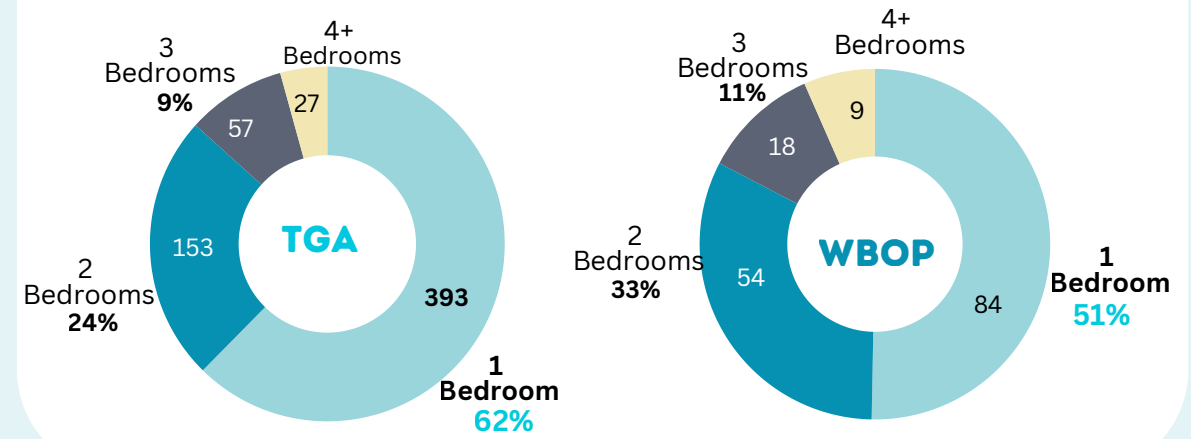
Social (Public) Housing Register⁹ (March 2025)

of Applicants on the Social Housing Register



Social, Public & Transitional Housing Dashboard

Bedrooms Required by Applicants



Footnotes & Sources:

- See : [MSD's Emergency Housing figures](#)
- People can apply for multiple EH SNGs, so there will be more grants made, than primary applicants.
- See [MSD Social Housing Register](#) and [MHUD's Local Housing Statistics Dashboard](#)

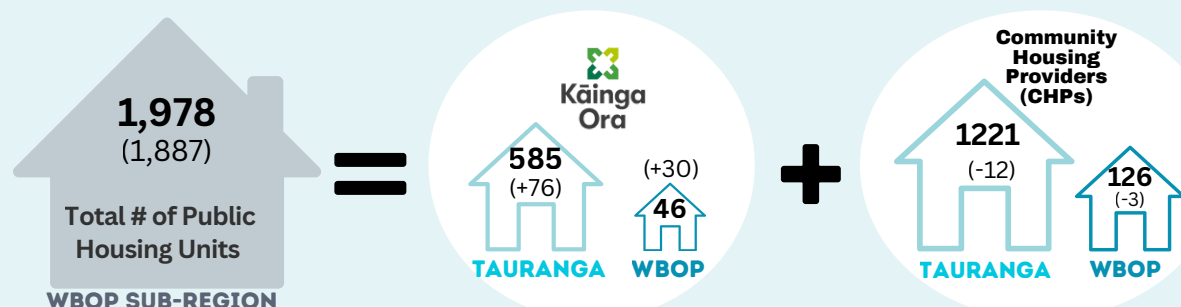




HOW MUCH SOCIAL HOUSING IS THERE IN THE WBOP SUB-REGION?

Public Housing Supply (May 2025)¹¹

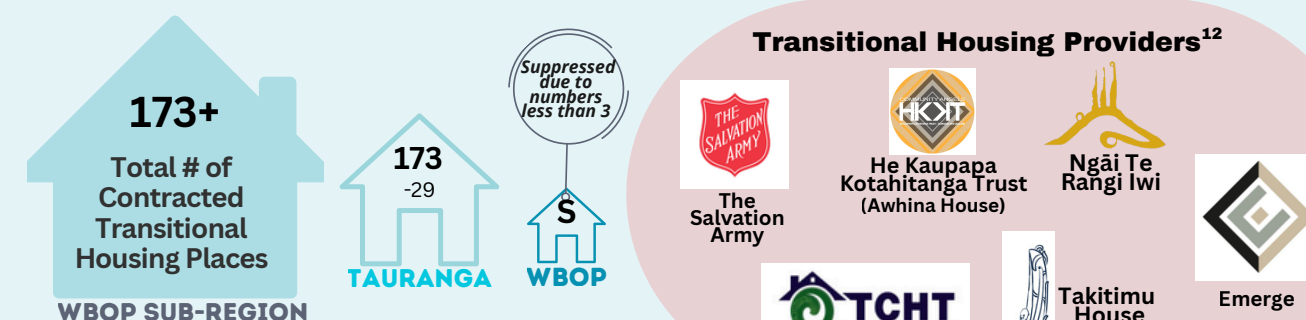
Public Housing¹¹ has **increased by 91 units** across the sub-region since Sept 2024. Public housing stock makes up just 2.2% of all dwellings in the subregion (2.8% of dwellings in Tauranga; less than 1% of dwellings in WBOP) (Census 2023 data)



() = Sept 2024 - May 2025 comparison

Social, Public & Transitional
Housing Dashboard

There were **29 fewer Transitional Housing¹¹** places in Tauranga than we reported in November 2024 (Sept 2024 data).



() = Sept 2024 - May 2025 comparison

WHAT'S HAPPENING IN THE PRIVATE HOUSING MARKET?

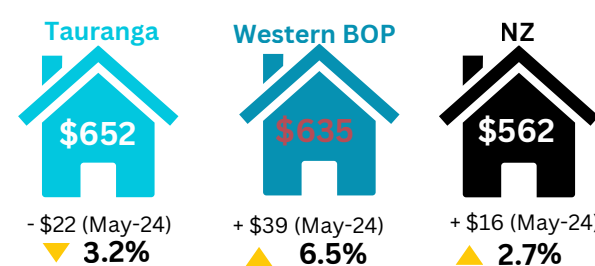


The mean rent in Tauranga in May 2025 was \$652 down from \$674 in May 2024.¹³

Treat the WBOPD mean rent figures with caution. CI is to review its use of raw Tenancy Services data for reporting on Rental data.

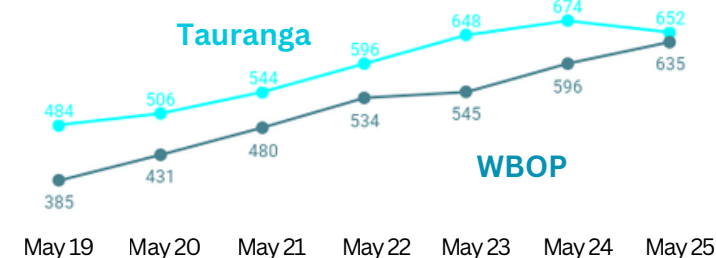
Rental
Accommodation
Dashboard

(Geometric) Mean Rent¹⁴ (May 2025)

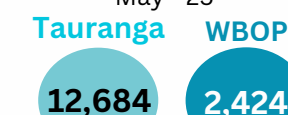


Rental cost per week based on the Geometric Mean Rent

Trend in Mean Rent¹⁴ (May 2019 - May 2025)



Active Bonds¹⁴
May - 25



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

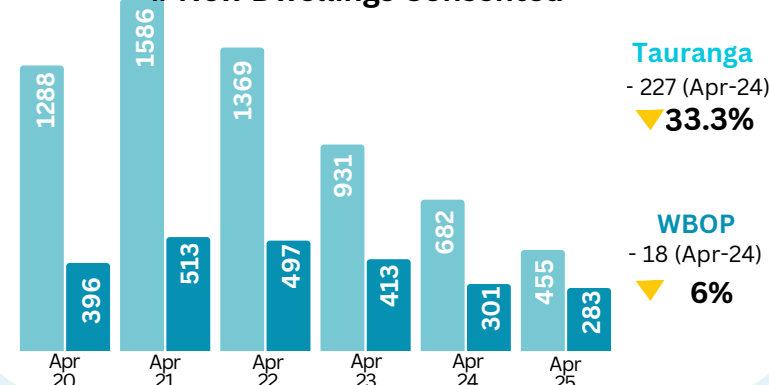
The number of new dwellings consented in the sub-region dropped to 738 (for the year to April). This is 25% below the total of consents for the previous year, suggesting the slowdown in the construction sector is continuing.

Household Census data shows an increase in home ownership rates (up 1.6% in Tauranga and 1.4% for WBOP).

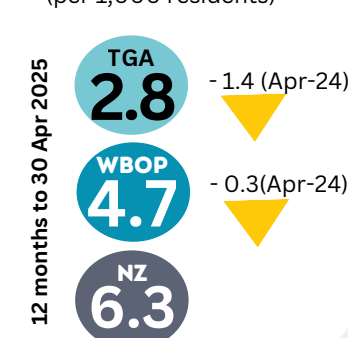


Home Ownership Dashboard

New Dwellings Consented¹⁵



New Dwelling Rate¹⁶
(per 1,000 residents)



CENSUS 2023

Household Home Ownership¹⁷



These home ownership figures are household-based - someone in the household owns/partly owns (or holds in a family trust) the dwelling in which the household resides.

Footnotes & Sources:

11. MHUD's Housing Dashboard - [Key Stats by TLA](#) (accessed 24 July 2025)

12. Transitional Housing Providers are not able to be confirmed - the source reference - [Housing Regional Factsheet](#) - Public Housing in the Bay of Plenty produced by MHUD has been discontinued.

13. This May figure is subject to revision - landlords have 23 working days to lodge bonds and it can take up to a further 15 days before details are recorded in the Rents database.

14. [Tenancy Services Rental Bond data](#) (these figures may be revised as additional bonds are lodged)

15. Stats NZ, [New dwellings consented](#) see also in WBOP [Home Ownership Digital Dashboard](#)

16. Stats NZ [Building Consents Issued](#)

17. Census, 2023: [Tenure of Households](#)



Infographics produced by:
Community Insights





HOUSEHOLD DEMOGRAPHICS ¹⁸

Median household incomes in the wBOP subregion were lower than the national median. Around 30% of households earn less than \$50,000 per annum. **Median rent** (as reported in Census) was \$550/week for Tauranga; in WBOP it was \$400/week. Over 60% of Tauranga households who are renting, pay rent of over \$500/week. Only 4 out of 10 people were **living in the same place** five years ago.



Households in Occupied Dwellings 2023

TAURANGA 55,359
WESTERN BOP 19,993
WBOP SUB-REGION 75,352

District Dwelling Counts 2023

TAURANGA 61,842
WESTERN BOP 24,096
WBOP SUB-REGION 85,948

Household Income

Median Income **Tauranga** \$95,400 **WBOP** \$88,600

% of Households with Annual Income less than \$50K

TGA 28% **WBOP** 30% **NZ** 27%

No Fixed Abode

Number of people who reported their usual residence as being "no fixed abode in the previous year" (2022)

TGA 96 people **WBOP** 63 people



Usual Residence 5 years ago

% of People who were living at the same address 5 years ago (2018)

TGA 42% 62,637 People

WBOP 43% 23,820 People

Weekly Rent paid by Households

Median Rent

TGA \$550 **WBOP** \$400

% of households who pay more than \$500/week

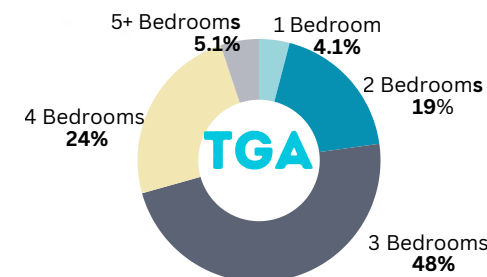
TGA 63% **WBOP** 35%

HOUSING STOCK ¹⁸

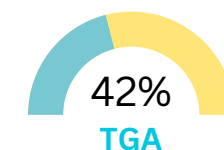
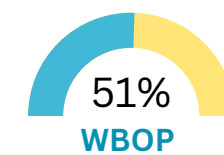


There were more than 4000 **empty dwellings** across the region on Census night. While more than 75% of the housing stock in both TGA and WBOP are **larger dwellings (having 3 or more bedrooms)**, 60% of households have just 1 or 2 household members.

Composition of Housing Stock - # of Bedrooms in Dwelling



% of Households with Two or more spare bedrooms



Household Composition

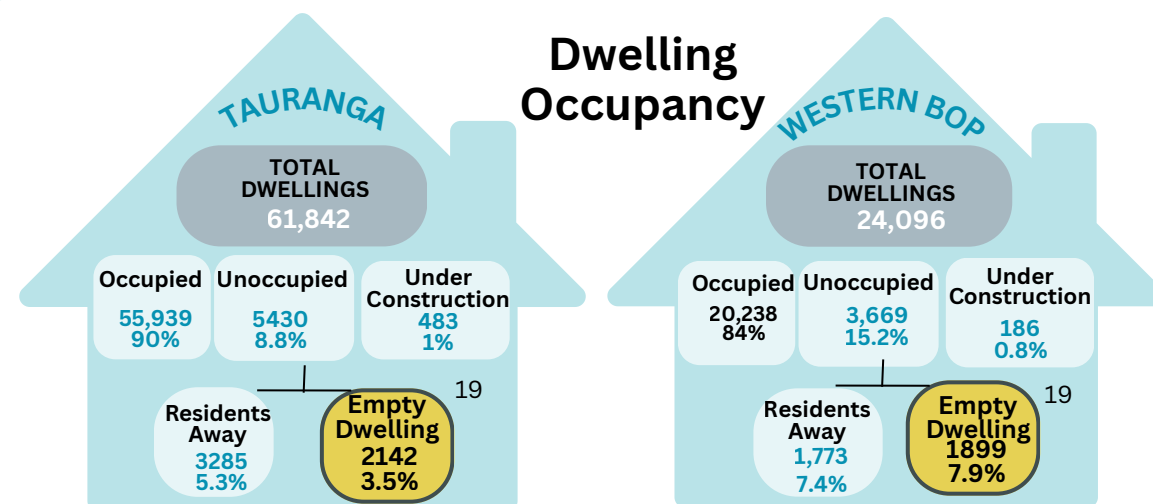
1-Person Households



2-Person Households



Dwelling Occupancy



HOUSING QUALITY ¹⁸



1098 homes across the region were reported as "always damp", slightly less than in 2018. Over **1800 houses always had mould** (bigger than an A3 size). 1360 households **used no heating**

% Damp Homes

Always and Sometimes Damp

TGA 13% **WBOP** 16%
- 756 (2018) - 189 (2018)
▼ 16% ▼ 18%

% Mouldy Homes

Always and Sometimes Mould (over A4 size)

TGA 12% **WBOP** 13%
- 630 (2018) - 90 (2018)
▼ 13% ▼ 15%

% No Heating

No heating used

TGA 2% **WBOP** 2%
- 702 (2018) - 75 (2018)
▼ 4% ▼ 2%



Footnotes & Sources:

18. All Census data was accessed using the [Statistics NZ Aotearoa Data Explorer](#). A collation of housing-related Census (localised for the wBOP) is available [here](#)

19. Unoccupied **empty dwellings** include: Existing dwellings under renovation, empty baches/holiday homes and non-private dwellings (such as camping grounds and marae) which were all unoccupied on Census night



Infographics produced by:

Community Insights

Socialink
Tūhono Pāpori | Western Bay of Plenty

TECHNICAL NOTES

Administrative Data

Administrative data is information collected by government when people interact with public services through such activities as school enrolment, paying tax, birth registrations, using health services etc.

Community Housing Providers (CHPs)

A community housing provider (CHP) is a not-for-profit organisation working to provide long-term, affordable and appropriate homes for people who need them.

Census Usually Resident Population Count

A count of all people who usually live in and were present in New Zealand on census night. It excludes overseas visitors and New Zealand residents who are temporarily overseas.

Census night population count of New Zealand: a count of all people present in New Zealand on census night. This includes visitors from overseas who are counted on census night but excludes residents who are temporarily overseas on census night.

Crowded/Severely Crowded Housing

A crowded household is one in which one or more additional bedrooms are needed to accommodate all residents. Severe crowding is where two or more bedrooms are needed.

Dwellings (Census 2023 definition)

A dwelling is any building or structure (or its parts) used or intended for human habitation. It can be permanent or temporary and includes houses, apartments, motels, hotels, residential care facilities, motor homes, huts, tents, night shelters, prisons and others.

Emergency Housing Special Needs Grants (EH SNGs)

These grants (administered by the Ministry of Social Development (MSD)) are available to people who cannot remain in their usual residence, if any, and will not have access to other accommodation that is adequate for their or their families' needs. "Emergency housing is short-term accommodation for people who need it because they can't stay where they are and they have nowhere else to go."

Geometric Mean

Geometric mean rents are calculated by Tenancy Services (and reported by HUD) who use this measure to analyse trends in rental and bond data. An explanation of how the Geometric mean is calculated is available on Tenancy Services website - <https://www.tenancy.govt.nz/about-tenancy-services/data-and-statistics/rental-bond-data/>

Homelessness Definition

According to [Statistics NZ's definition](#), homelessness is "living situations where people with no other options to acquire safe and secure housing" are:

- "living **without shelter**" (on the streets, in tents/cars/shacks);
- "in **temporary accommodation**" (night shelters, hostels, refuges, boarding houses or long-term stays in motorcamps),
- "**sharing accommodation**" (temporarily staying in someone else's private dwelling) NB the usual residents of the dwelling are not considered homeless.
- or "living in **uninhabitable housing**" - dilapidated dwellings and those without access to one or more basic amenities such as safe tap water, a toilet or cooking facilities.

Households (Census 2023 definition)

A household refers to people usually residing in a private dwelling, whether one person, or two or more, sharing facilities for eating, cooking, a living area and bathroom and toilet. (September 2024)

Individual Home Ownership

Individual home ownership indicates whether a person aged 15 years and over owns (or partly owns) the dwelling they usually live in or holds it in a family trust.

Public houses

Public houses (also called social houses) are dwellings owned or leased by Kāinga Ora or Community Housing Providers

Registered Community Housing Providers

A 'registered' community housing provider is a term used specifically to describe organisations that meet the performance standards of the Community Housing Regulatory Authority (CHRA) within the Ministry of Housing and Urban Development. This enables them to become a class 1 social landlord under the Housing Restructuring and Tenancy Matters (Community Housing Provider) Regulation 2014, and therefore be able to negotiate with the Government and to provide public housing. ([Community Housing Aotearoa](#), July 2020)

Severe Housing Deprivation Estimate

Housing and Urban Development (HUD) contracted the University of Otago to produce an estimate of New Zealand's homeless population, using 2018 Census data. The result is the Severe Housing Deprivation in Aotearoa 2018 report. The report presents estimates of the size and selected characteristics of the severely housing deprived (or 'homeless') population, based on analysis of Census and operational data from emergency and transitional housing providers. It uses the New Zealand Definition of Homelessness (a classification developed by government), to organise the severely housing deprived population into four groups:

- Without Shelter;
- Temporary Accommodation;
- Sharing Accommodation;
- and Uninhabitable Housing (measured for the first time in the 2018 Census).

Social Housing Register

The Housing Register includes applicants not currently in public housing who have been assessed as eligible, and who are ready to be matched to a suitable home. The Transfer Register includes households already in public housing who need to be rehoused for reasons such as too few or too many bedrooms, or for health reasons..

- Priority A refers to applicants who are considered at risk and includes households with a severe and persistent housing need that must be addressed immediately.
- Priority B refers to applicants who have a serious housing need and includes households with a significant and persistent need.

Transitional Housing

Transitional housing is temporary accommodation and support for individuals or families who are in urgent need of housing. It provides warm, dry, short-term housing for people and families who have an urgent need for a place to stay.

