



Construction Clients' Group

Powerhouse Cities – Nick Swallow 7 May 2021



Overview

- What is a powerhouse city?
- The good, the bad and the ugly
- Meeting the challenge

Powerhouse Tauranga

BAY OF PLENTY TIMES

Fletcher Building's \$400m plasterboard facility moving to Tauranga

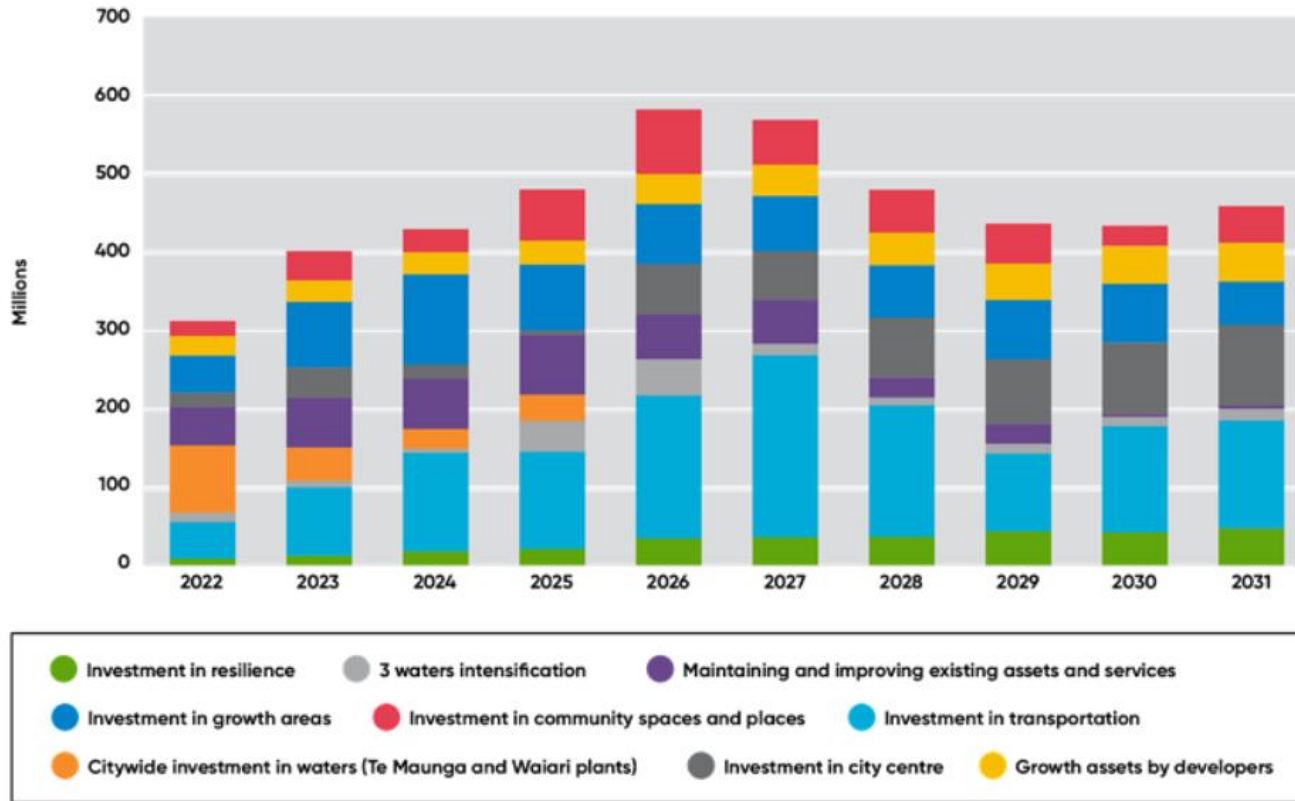
19 Feb, 2020 01:55 PM

© 2 minutes to read



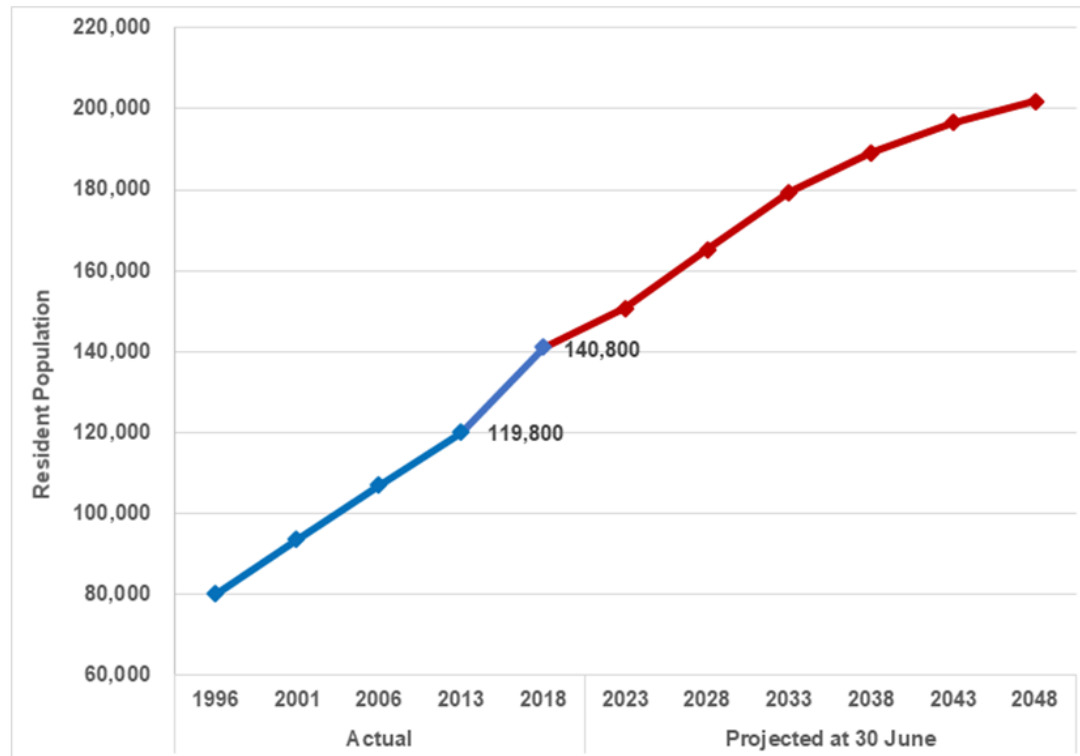
Powerhouse Tauranga - project snapshot

LTP Programme of Capital Investment



The good – Tauranga's growth

1996 to 2018 (COVID reduced projected population from 2018)

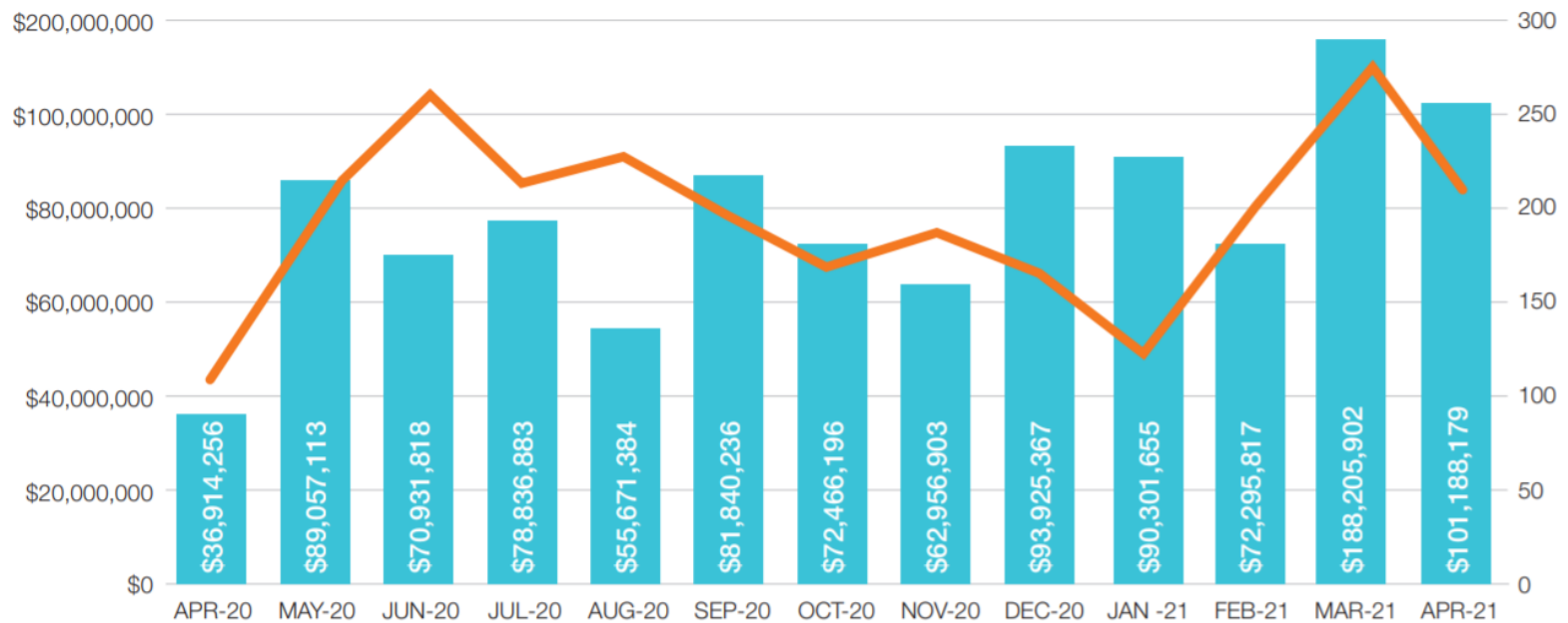


The good – construction boom



Comparison of total Number of Consents Issued

Value of consents issued
Number of consents issued

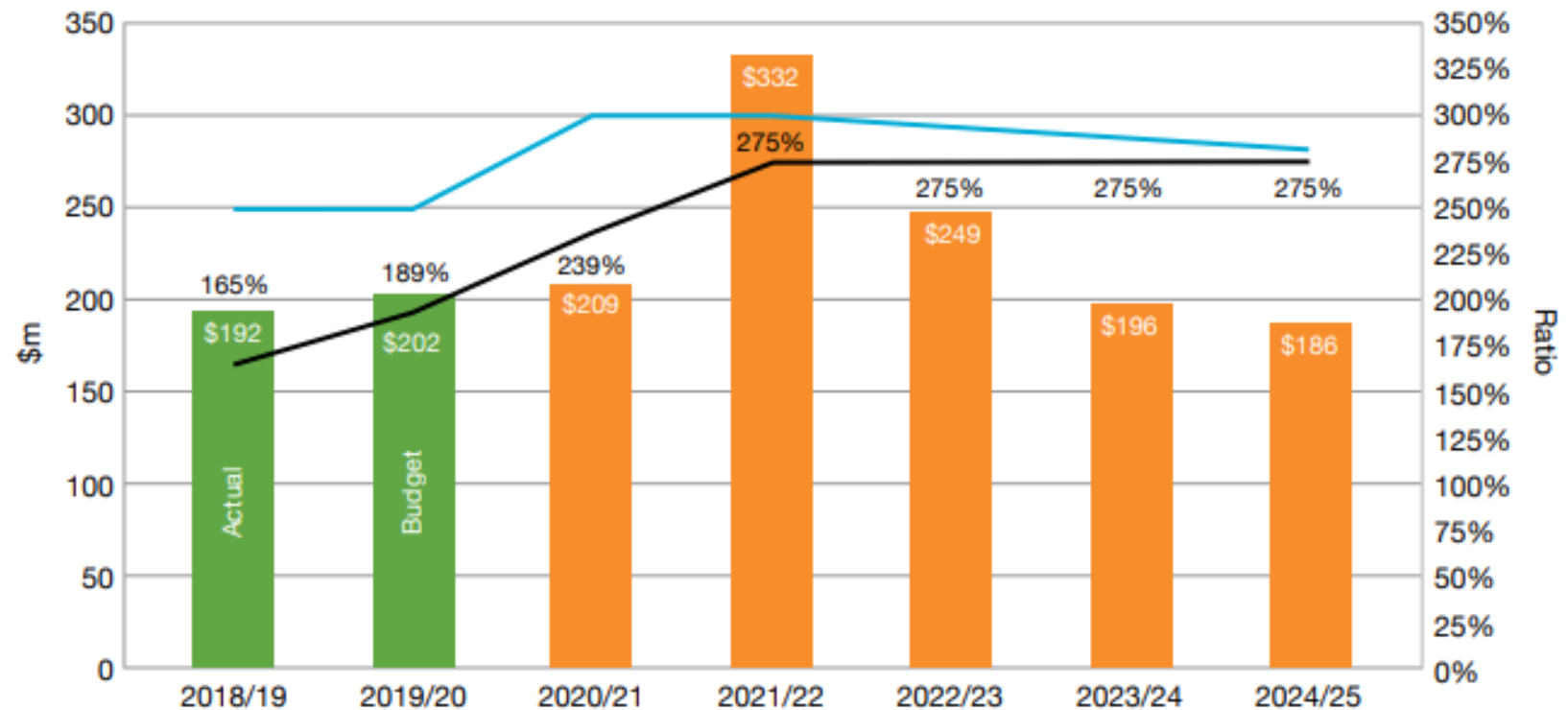


The bad

- Average house price April 2021 - \$963,026
- Housing Shortfall of 4,100 over next 10 years
- Ave. household income - \$69,800 (2018 census)
- Homelessness
- Rates rises

The bad – Tauranga financial challenges

Annual Plan 2020/21 Capital Programme and Debt to Revenue Ratio



The ugly

Otago Daily Times

Dunedin 17 | 9 Friday, 7 May 2021 Send us news & photos

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Thursday, 20 August 2020

Tauranga faces huge bill for defective carpark building

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An artist's impression of the Herington Street transport hub in Tauranga. Photo: Supplied via RNZ

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HŌKINA WHAKATUTUKI

BUILDING PERFORMANCE

Review of Tauranga City Council

Performance of statutory functions and the Building Act 2004 with respect to the Bella Vista development



New Zealand Government

Wednesday, December 9, 2020 \$3.00 per week from \$3.00 PART OF THE WEEKEND EDITION

Bay of Plenty TIMES Weekend

Inside Money Business news and views

- From deep fryer to business owner: Entrepreneur ready to open bar
- 103-year link with family firm ends
- Crazy demand for recruitment agencies
- Mark Lester: Time to start thinking to your future

White Island anniversary
Looking back on 100 minutes of horror PG-7

11 out for the kid: Director of teen psychs (over) with young survivor PG

essence
Your weekend lifestyle inspiration

Minister wants to replace council

Mahuta intends to bring in commission but councillors hit back

PLATE
Breaking post-lunch comfort food eating habits

SAY CHEESE
Election ideas, puzzles, gardening, astrology tips and more based on your weekend lifestyle insights

AND
The truth about the dreaded first winter in days

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- Invisalign
- Invisalign Teen
- DentalPlus

Ask about our Free Smile Assessment

Meeting the challenge - planning

UFTI Urban Form + Transport Initiative

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