



National Policy Statement on Urban Development New Plymouth District Quarterly Monitoring Report

2025 – No.9



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Contents

- Residential Indicators Group 1: Housing7
- Residential Indicators Group 2: Rent.....16
- Residential Indicators Group 3: Price Efficiency.....18
- Residential Indicators Group 4: Housing Affordability Index20
- Residential Indicators Group 5: Provision of new houses23
- Residential Indicators Group 6: Housing development capacity realised.....26
- Business Indicators Group 1: Employment and growth.....29
- Business Indicators Group 2: Supply of business space.....31
- Appendix 1 – Development Progress37

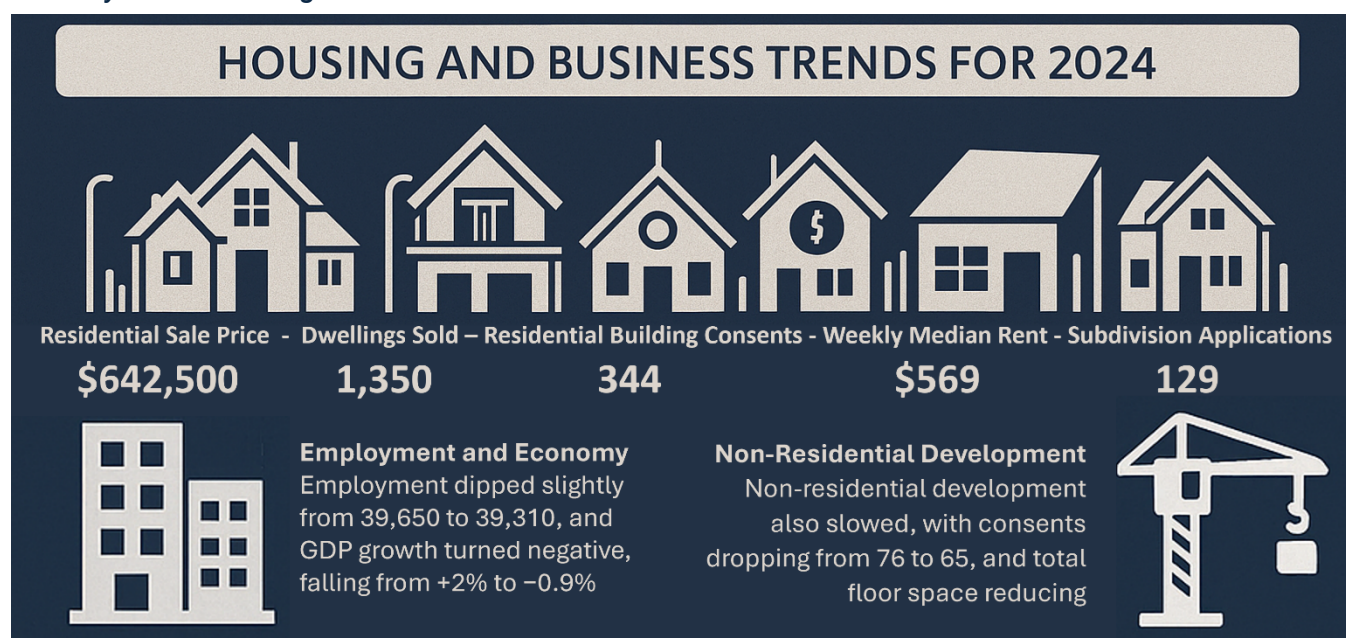
Executive Summary

This report outlines the housing and business development capacity in New Plymouth through to 2024. The report is designed to meet the monitoring requirements of the Government's National Policy Statement on Urban Development 2020, which requires local authorities to be well informed about urban development activity and outcomes. As such, this report uses a selection of nationally agreed indicators.

This is our ninth quarterly report reviewing statistical indicators of house prices, housing affordability and housing development, as well as business land (retail, commercial, and industrial) and floor space for the New Plymouth district. Statistical analysis of each data set provides a qualitative overview of our monitoring and the implications for the district.

The New Plymouth district is expected to experience moderate population growth over the next 30 years as part of the Housing and Business Capacity Assessment.

New Plymouth Housing and Business Trends



- New Plymouth's housing market saw steady growth in house prices. However, rising prices have led to fewer house sales and a drop in new building consents. At the same time, homes are getting smaller, driven by demand for more affordable, compact options like townhouses. These trends reflect a market adjusting to affordability pressures, changing demographics, and evolving housing needs.
- Over the past decade, rents in New Plymouth have steadily increased, though at a slower pace than house prices. While property values surged up to 2021 before stabilizing, rental prices have continued to rise, narrowing the gap between the cost of renting and buying
- New Plymouth saw steady job growth, especially in health and finance, while non-residential building consents declined, signalling slower commercial development.



Introduction

As a tier 2 local authority, the National Policy Statement and Urban Development (NPS-UD) requires councils to assess housing and business demand and capacity across the district. The New Plymouth District Council and the Taranaki Regional Council must provide sufficient development capacity for the New Plymouth district to meet demand over a 30-year period.

Both the New Plymouth District Council and Taranaki Regional Council recognise that affordable housing is important for people's well-being. For example, high housing costs can leave lower income households with insufficient income to meet other basic needs. Expenditure on housing is a major component of household spending and a key factor in the assessment of housing affordability.

To determine the level of development capacity required to meet the estimated population growth of the New Plymouth District, the NPS-UD requires the New Plymouth District Council and Taranaki Regional Council to:

Every tier 1, 2, and 3 local authorities must monitor, quarterly, the following in relation to each urban environment in their region or district:

- (a) The demand for dwellings
- (b) The supply of dwellings
- (c) Prices of, and rents for, dwellings
- (d) Housing affordability
- (e) The proportion of housing development capacity that has been realised:
- (f) Available data on business land

Purpose

The purpose of this report is to review indicators on house prices, housing affordability and housing development, as well as business land (retail, commercial, and industrial) and floor space in the New Plymouth district, for the year ending 2024. The report fulfils the requirements of Clause 3.9 in the NPS-UD, summarising quarterly information for a range of indicators including:

- current house and rental prices and residential and business land capacity by location and type, including changes over time;
- the number of subdivision consents and building consents granted for urban development relative to population growth;
- Indicators of housing and rental affordability; and supply of business space.

Scope and structure

This report contains updated residential and business indicators up to the end of 2024. To identify and understand trends and better develop an overview of the impacts for the New Plymouth District, indicators are organised into groups.

The six residential baseline indicator groups are:

- Housing.
- Rentals.
- Price Efficiency.
- Housing Affordability.
- Provision of new houses.
- Housing Capacity Realised

The two business baseline indicators groups are:

- Employment and growth.
- Supply of business space.

Each data set is presented graphically and accompanied by written explanation or analysis, as well as the data source. Data used in this report is from 2014 to 2024 and is sourced from a variety of sources. Including, but not limited to the Ministry of Housing and Urban Development (HUD) dashboard. A dashboard on the HUD website provides information on a range of market indicators. The data is drawn from:

- Data purchased from Corelogic on housing sales, rating valuation and property attributes.
- Infometrics Regional Economic Profile
- Infometrics Population Projections
- The Ministry of Business, Innovation and Employment (MBIE) tenancy bond database.
- Statistics New Zealand.

The data published in this report from the dashboard was updated in April 2025 which includes a full data set for 2024.

To understand general trends around New Zealand and for comparative purposes, this report includes information on other tier 2 urban environments of a similar size and growth rate as the New Plymouth District; namely, Whangarei, Hastings and Nelson.

For the purpose of this report, all indicators relate to the wider New Plymouth District area.

Population Growth

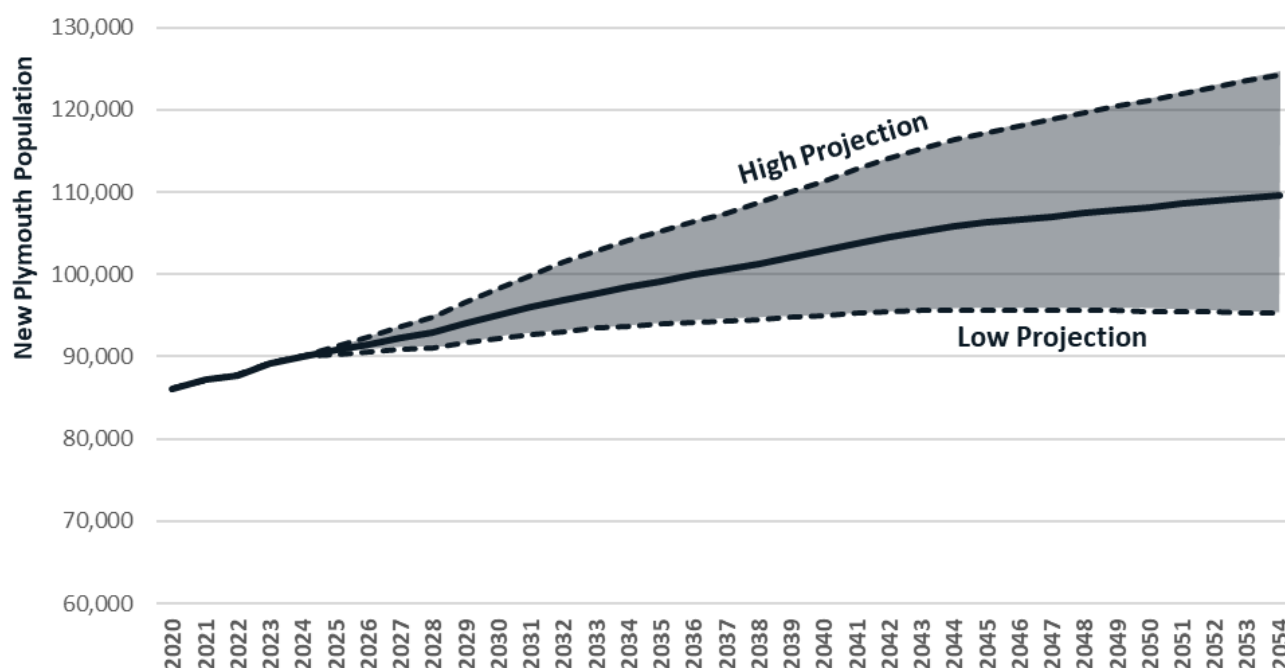
The New Plymouth District is situated in the wider Taranaki region and covers an area of 2,205 square kilometres, including both rural and urban areas. One of the resource management issues the district faces is planning for growth and development, whilst ensuring that the needs of the community are met and any adverse effects on the environment are avoided, remedied or mitigated.

NPDC, Venture Taranaki, South Taranaki District Council, Stratford District Council and Taranaki Regional Council have subscribed to the new Population Projections service provided by Infometrics. The Infometrics Population Projections uses a unique methodology that draws on a region's economic outlook as well as its demographic drivers to give a realistic population projection for our local area.

The population projected data is based on the New Plymouth District 2024-34 Long Term Plan. The Infometrics population projection data is economically driven, using regional employment forecasts to inform net migration projection. The approach builds upon the established cohort component approach, meaning they consider how births, deaths, migration, household formation and labour force participation affect the population at each stage of life. This means that the projections reflect both demographic processes and the economic prospects of an area

Anticipated growth in the New Plymouth district is projected at 9,800 people (8.3%) in the next decade, reaching approximately 98,800, and 110,400 over the next 30 years (by the end of 2054).

New Plymouth District Population Growth



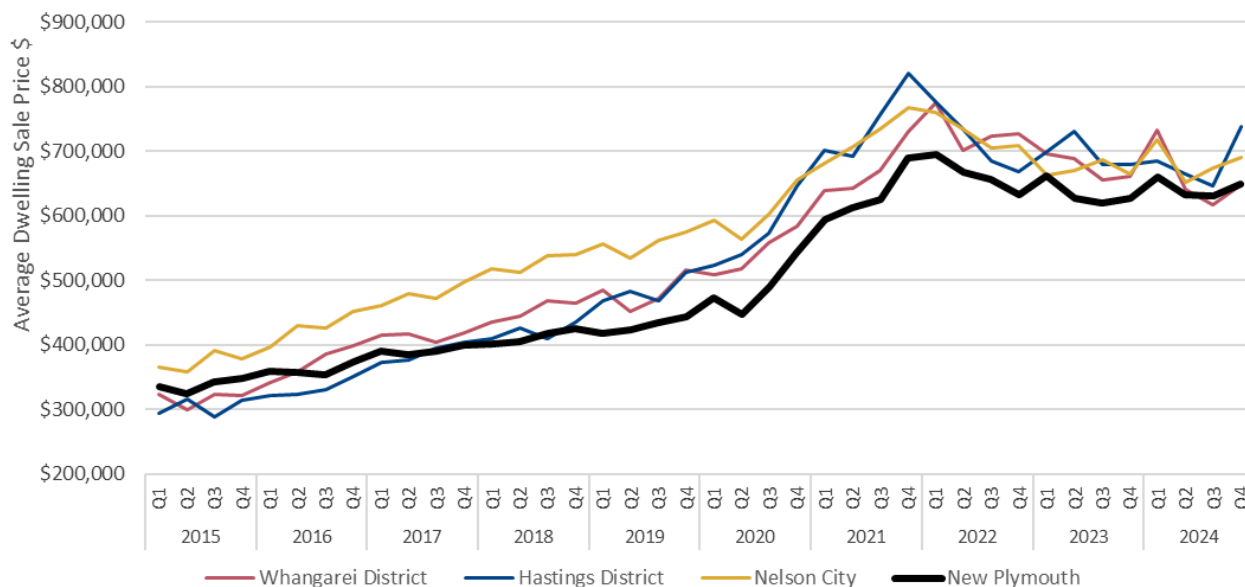
Source: New Plymouth Infometrics Population Projections

Residential Indicators

This section summarises information on residential trends on supply and demand sourced from Ministry for the Environment (MFE) NPS-UD Dashboard, Internal NPDC data and Statistics NZ. It has been supplemented by specific local authority measures of housing age and type.

Residential Indicators Group 1: Housing

Indicator 1: Price for housing-dwelling and sale price (actual)



Source: HUD Urban Development Capacity Dashboard, Last updated May 2025

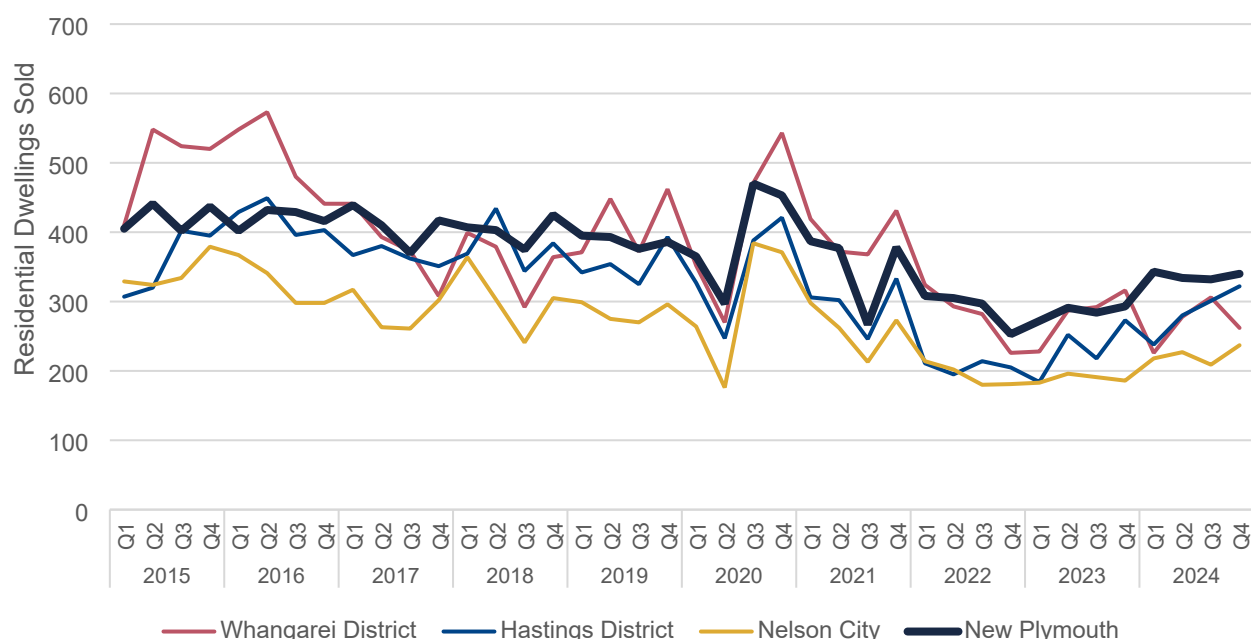
Observations

	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2014-2024
Sale Price					
New Plymouth	\$337,500	\$630,000	\$642,500	2% ↑	90% ↑
Whangarei	\$317,300	\$670,500	\$659,500	-2% ↓	108% ↑
Hastings	\$303,300	\$742,800	\$683,000	-8% ↓	125% ↑
Nelson	\$373,600	\$722,800	\$683,300	-5% ↓	83% ↑

Between 2015 and 2024, there was a noticeable medium-term increase in house prices throughout the New Plymouth District. However, over the last three years, New Plymouth is the only region with a positive increase in house prices. The remainder of the regions there has been a slight downturn in the average house price, reflecting the ongoing dynamics of the housing market in New Zealand. This decrease is less than 10%, and prices remain well above pre-COVID levels. Over the course of a decade, the average annual rise in house prices in the New Plymouth district stood at 9% per year, compared to the range of 8-12% observed in districts of similar size across New Zealand.

Residential Indicators

Indicator 2: Dwellings sold.



Source: HUD Urban Development Capacity Dashboard, Last updated May 2025

Observations

Dwellings Sold	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
New Plymouth	1,690	1,410	1,350	-4% ↓	-20% ↓
Whangarei	2,000	1,590	1,070	-33% ↓	-47% ↓
Hastings	1,420	1,190	1,140	-4% ↓	-20% ↓
Nelson	1,370	1,050	890	-15% ↓	-35% ↓

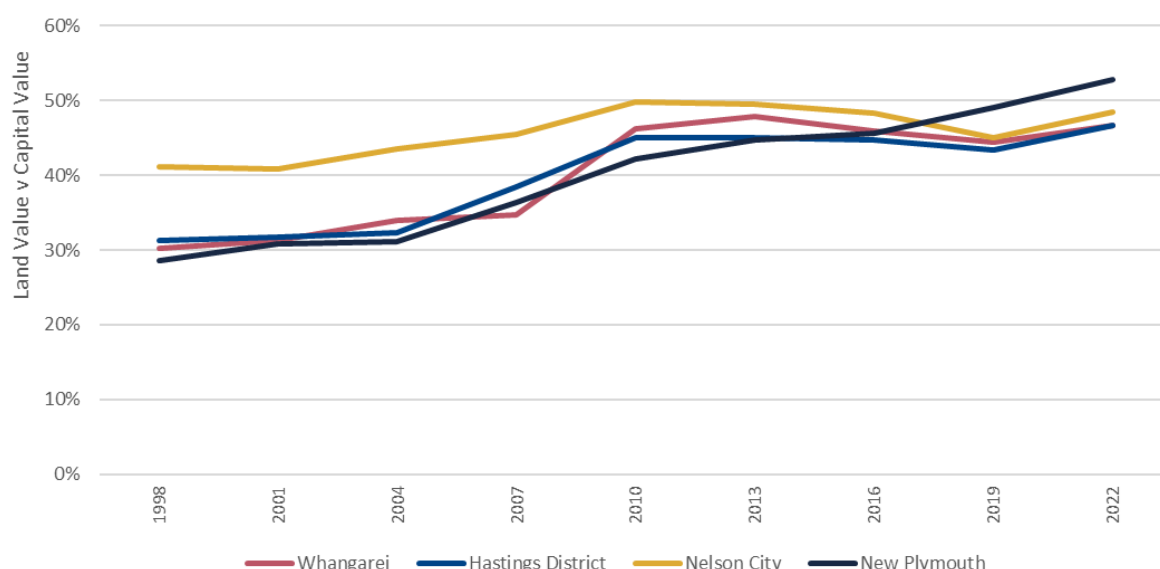
Over the past decade, an average of 370 dwellings were sold per quarter in the New Plymouth District, totalling 1,479 per year. However, there has been a decline in house sales in 2024 compared to previous years, a trend observed across all comparable districts.

The number of dwellings sold often reflects both the sale price of housing and the balance between housing supply and demand in these areas. Generally, fluctuations in house prices correlate with changes in the number of dwellings traded. For instance, when house prices decrease or remain stagnant, the number of dwellings traded tends to decrease. This pattern mirrors the current situation across New Zealand.

There has been a consistent decrease in the number of house sales in the fourth quarter of each year. This is common in the property market, generally coinciding with the beginning of the Christmas season.

Residential Indicators

Indicator 3: Land value as percentage of capital value



Source: HUD Urban Development Capacity Dashboard, Last updated January 2024

Information regarding the proportion of land value to capital value is obtained from Quotable Value every three years. The next update will be in 2027. This data reveals the approximate share of property values attributed to land costs during each valuation cycle. A greater ratio signifies that land holds a higher value relative to the structures situated upon it.

Observations

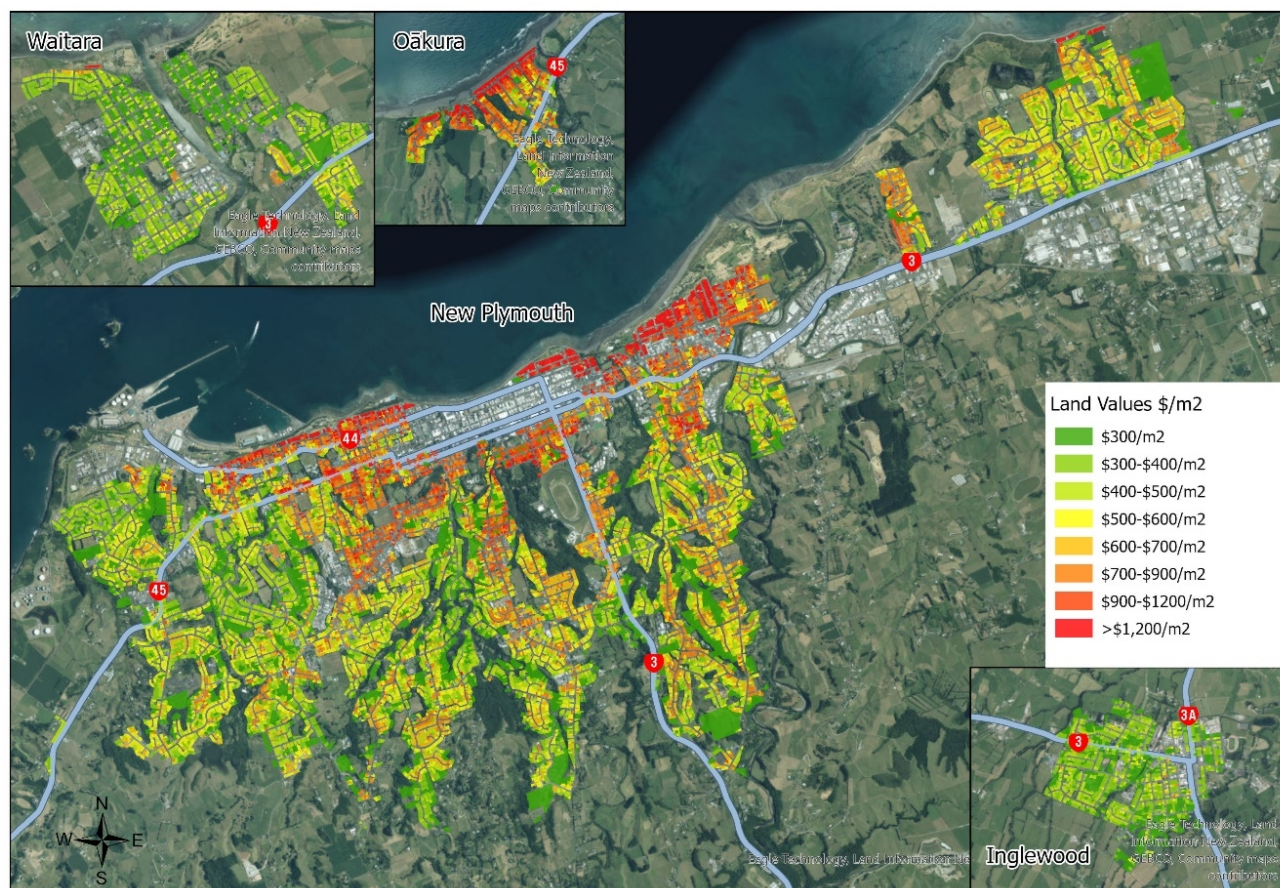
LV % CV	2013	2019	2023	Short Term % Change 2019-2023	Medium Term % Change 2013-2023
New Plymouth	45%	49%	53%	5% ↑	14% ↑
Whangarei	46%	44%	47%	7% ↑	-1% ↓
Hastings	45%	43%	47%	6% ↑	2% ↑
Nelson	49%	45%	48%	31% ↑	20% ↑

Over the span of nine years, from 2013 to 2023, the proportion of land value to capital value experienced a gradual rise throughout the New Plymouth District. This upward trend suggests that over time, land is gaining more value relative to the dwellings situated upon it. When compared to similar districts, New Plymouth exhibits a higher cost of land as a portion of the total quotable value.

Proximity to sought-after amenities like the beach, sea views, or the city centre significantly impacts house prices, often leading to higher values. Properties along the coastline or with panoramic sea vistas command premiums due to their desirable locations and lifestyle appeal. Similarly, homes in city centres are in high demand, offering convenient access to cultural attractions, dining options, and employment opportunities, which drives up their market value. Additionally, residences with easy access to essential amenities such as schools and transportation hubs tend to fetch higher prices, reflecting the importance

Residential Indicators

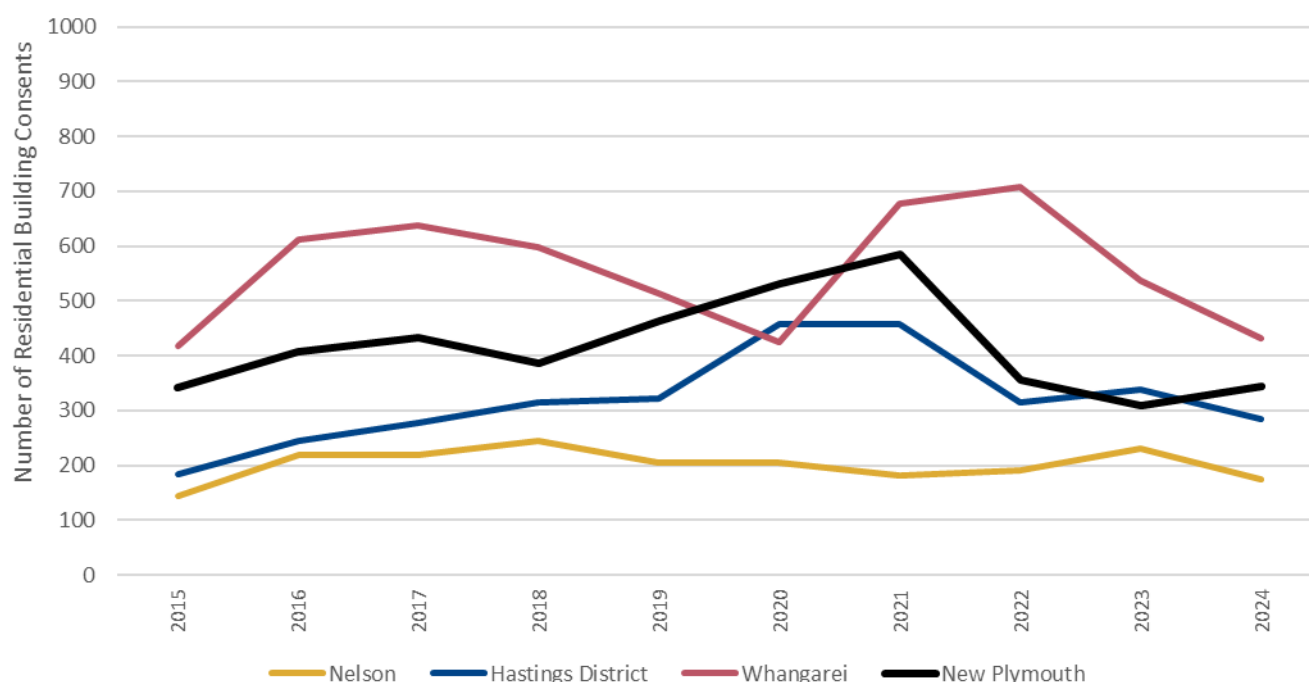
of convenience in real estate decision-making. Overall, location remains a key determinant of property prices, with proximity to desirable features playing a pivotal role in shaping market values.



Source: Quotable Valuation Data 2023

Residential Indicators

Indicator 4: Number of residential dwelling building consents



Source: Statistics NZ (InfoShare), January 2025

The number of consents for residential dwelling construction across the New Plymouth District per calendar year can be determined up to 2024. These are classified as: dwellings, houses, apartments, townhouses, units and other dwellings excluding retirement villages.

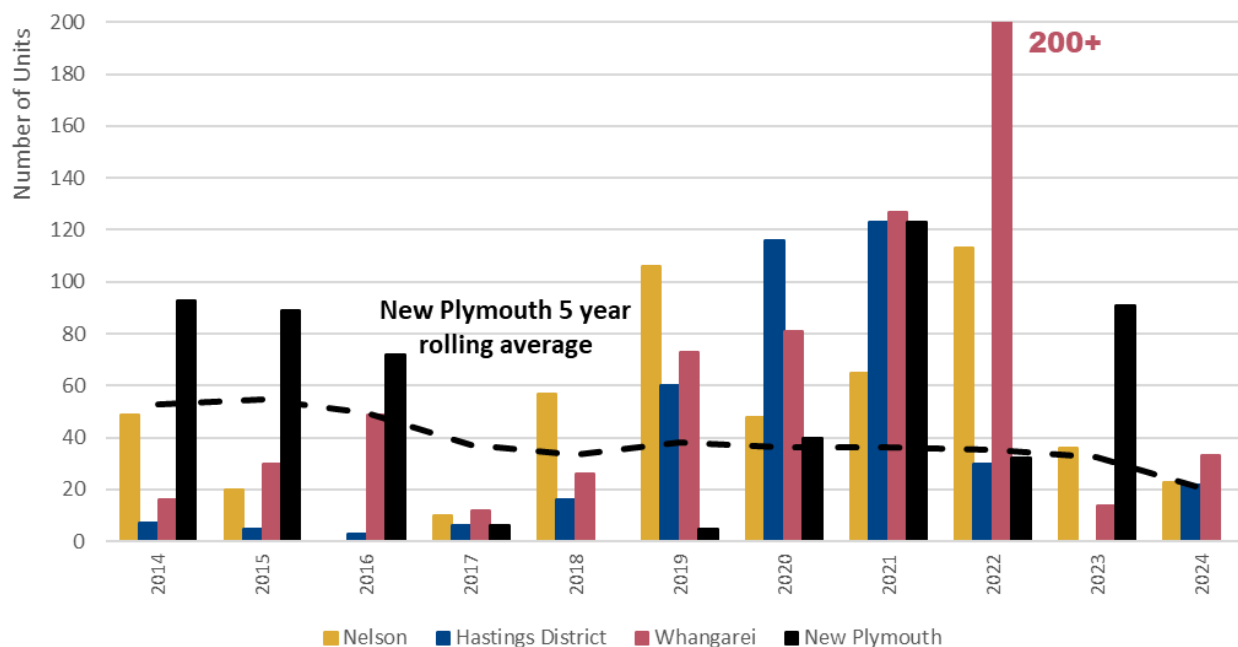
Observations

Residential Building Consents	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
New Plymouth	341	585	344	-41% ↓	1% ↑
Whangarei	417	677	431	-36% ↓	3% ↑
Hastings	183	457	285	-38% ↓	56% ↑
Nelson	144	181	175	-3% ↓	22% ↑

In the last decade, there has been an average of 415 residential building consents issued annually for new dwellings, and townhouses. However, in 2021, amidst the COVID-19 pandemic, there was a notable spike, with 585 consents issued that year. Subsequently, in 2022 to 2024, the number of consents dropped back down to around 340 per year.

Residential Indicators

Retirement Village Building Consents



Source: Statistics NZ (InfoShare), January 2025

From 2021 to 2023, there was a significant increase in applications from a retirement village in Bell Block, New Plymouth, proposing over 240 new villas, cottages, and serviced apartments. This was a stark contrast to the period between 2018 and 2024, during which no such applications were received, leading to noticeable spikes in the data. Similarly, in Whangarei, 2022 saw consent for over 200 new retirement village-style dwellings, compared to just 14 in 2023. Analysing a five-year rolling average for New Plymouth, approximately 40 new retirement village dwellings per year has been observed.

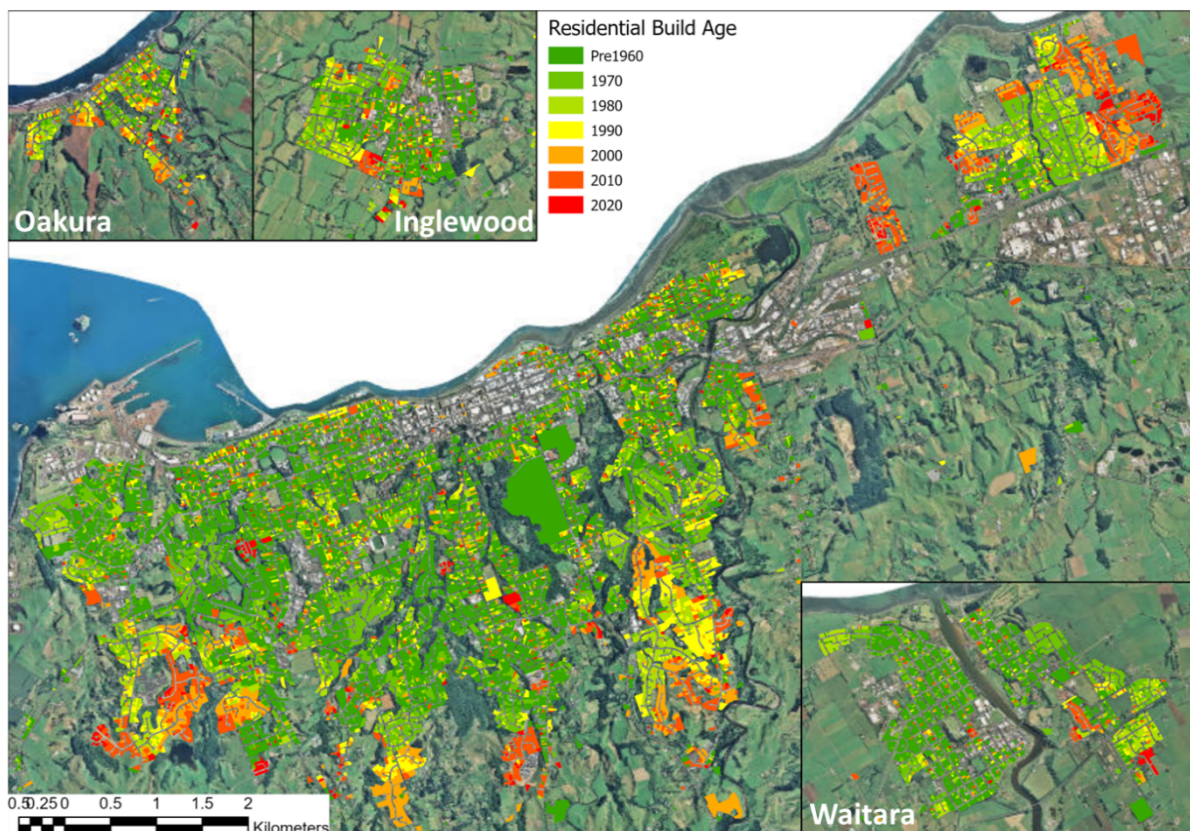
Observations

Rest home Building Consents	2015	2021	2024
New Plymouth	89	123	0
Whangarei	30	127	33
Hastings	5	123	22
Nelson	20	65	23

Residential Indicators

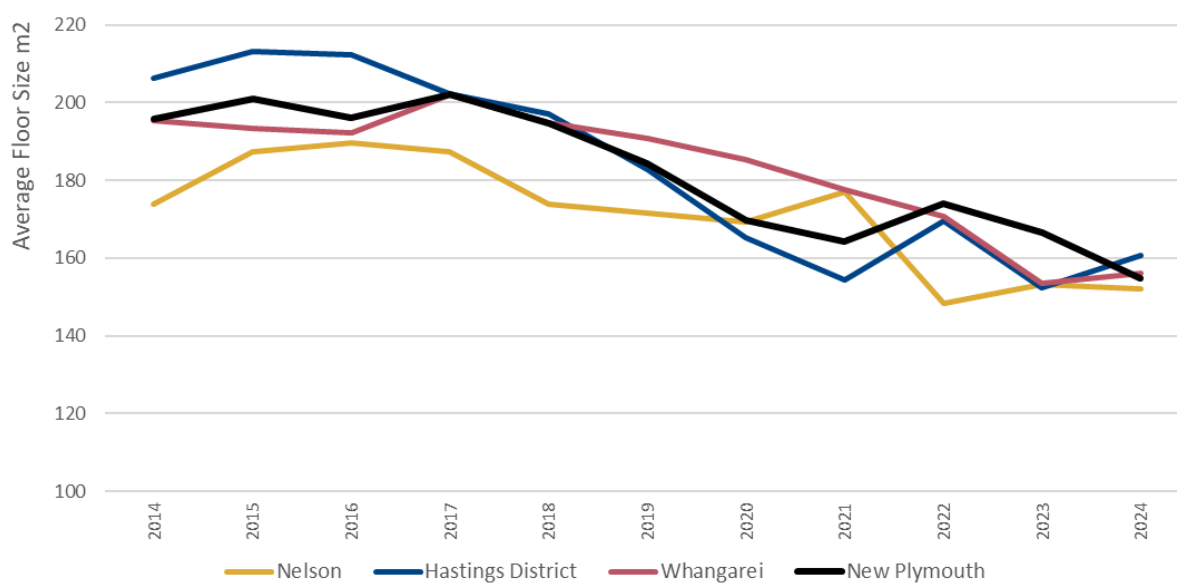
Age of dwellings by location to 2022

Residential Dwelling Build Date – 2022 QV Data



Source: Quotable Valuation Data 2022

Indicator 5: Average Floor Size per Residential Building



Source: Statistics NZ (InfoShare), January 2025

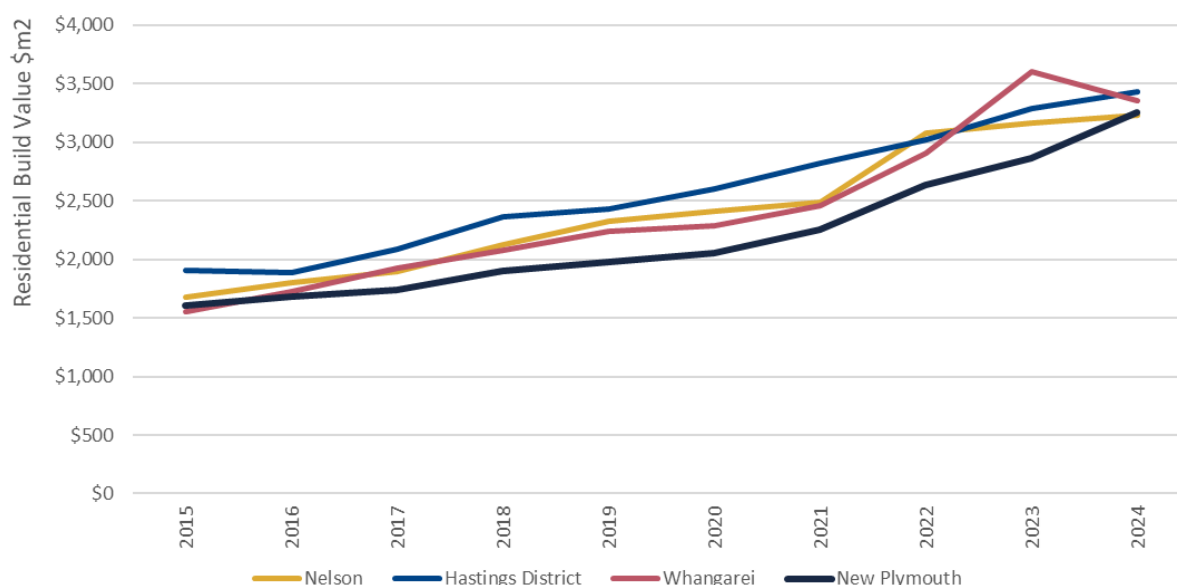
Residential Indicators

Observations

Average Floor Size	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
New Plymouth	201	164	155	-6% ↓	-23% ↓
Whangarei	193	178	156	-12% ↓	-19% ↓
Hastings	213	154	161	4% ↑	-25% ↓
Nelson	187	177	152	-14% ↓	-19% ↓

Over the past decade, there has been a gradual decrease in the average house size throughout New Plymouth District, a trend mirrored in other similarly sized districts. This decline can be attributed to two primary factors influencing floor space reduction. Firstly, the rising construction of townhouses and villas by a retirement village has contributed to this trend. These accommodations, tailored to cater to the needs of the older generation, primarily one to two person households, also tend to feature smaller floor areas. Secondly, the increase of prefabricated dwellings, characterised by their smaller floor area designed for ease of transportation. These dwellings typically have an average floor size of 82m², ranging from as little as 27m² to 155m². The growing demand for these two types of dwellings is driven by considerations such as building costs, available section size, and the aging demographic of the population.

Indicator 6: Average value per square meter for residential building dwelling consent



Source: Statistics NZ (InfoShare), January 2025

Residential Indicators

Observations

Average Build Cost \$m2	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
New Plymouth	\$1,606	\$2,255	\$3,258	44% ↑	103% ↑
Whangarei	\$1,550	\$2,462	\$3,354	36% ↑	116% ↑
Hastings	\$1,908	\$2,819	\$3,434	22% ↑	80% ↑
Nelson	\$1,680	\$2,487	\$3,231	30% ↑	92% ↑

Over the last decade, the average build cost per square meter for residential houses in New Plymouth District and comparable regions has experienced a notable uptick. Typically, there has been an annual increase of approximately 10% across most districts. This escalation in costs is primarily attributed to various factors, one being the significant rise in the prices of building products over the past three years. The onset of the COVID-19 pandemic exacerbated this trend, with heightened demand for construction materials coupled with disruptions in the global supply chain leading to shortages. As a result, the cost of building materials soared, contributing significantly to the overall increase in construction expenses across New Zealand's residential sector.

Summary on housing indicators for New Plymouth District

	New Plymouth District	
	Short Term % Change	Medium Term % Change
1. Dwelling sales price	↑	↑
2. Dwellings sold	↓	↓
3. LV % CV	↑	↑
4. Number of Consents	↓	↑
5. Average floor size	↓	↓
6. Average value \$m2	↑	↑

In summary, the housing indicators discussed above provide information on the relative 'health' of the property market across the New Plymouth District, including major trends and how they could be influenced by growth and development.

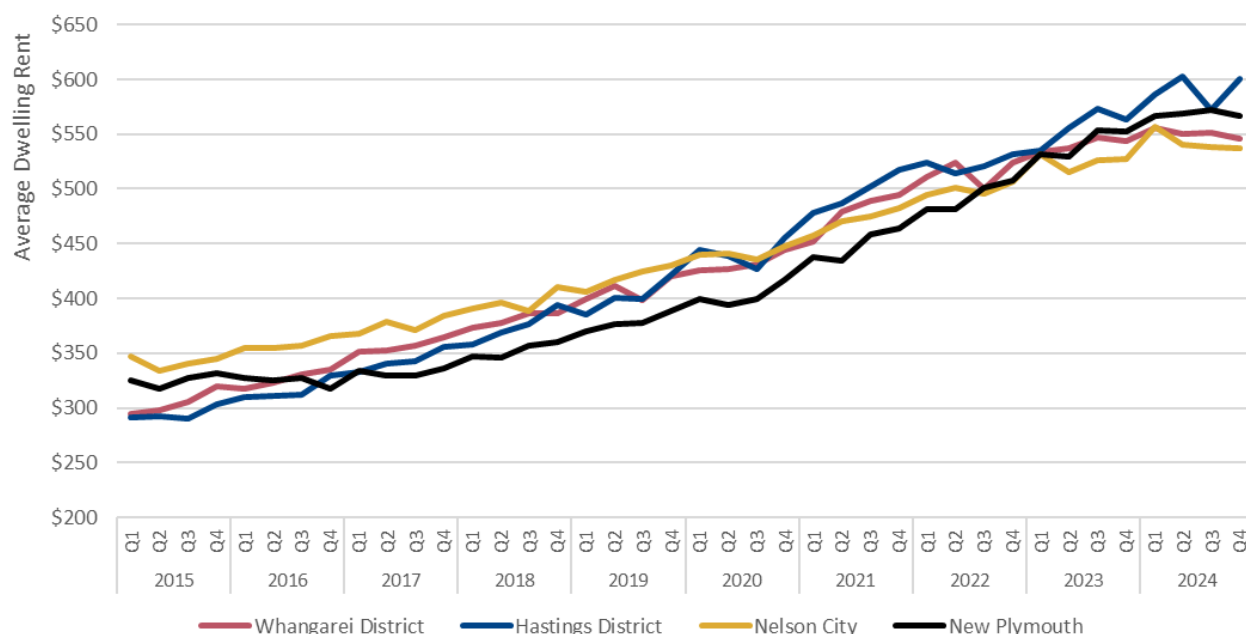
Looking closely, we see a mix of good and bad news. House prices in New Plymouth have dropped in the last two years, but it's still more expensive than before COVID-19. Because of this price drop, fewer houses are being sold, and fewer new houses are being built. The overall cost of building a house keeps going up, which makes it even harder for people to afford to build new home.

So, it's a bit of a balancing act in the housing market in New Plymouth. Different things like prices and building costs all affect each other and change how the market behaves.

Residential Indicators

Residential Indicators Group 2: Rent

Indicator 7: Dwelling Rents



Source: HUD Urban Development Capacity Dashboard, Last updated May 2024

Observations

Average Rent	2015	2021	2024	Short Term % Change (2021-2024)	Medium Term % Change (2015-2024)
New Plymouth	\$325	\$449	\$569	27% ↑	75% ↑
Whangarei	\$305	\$479	\$551	15% ↑	81% ↑
Hastings	\$294	\$496	\$590	19% ↑	101% ↑
Nelson	\$342	\$472	\$543	15% ↑	59% ↑

Over the last decade, rents in the New Plymouth District have been on the rise, increasing by an average of about 7.5% each year. However, this rise in rent is slower compared to the increase in house prices, which has been around 9%. Looking ahead, rents are anticipated to keep climbing in the future, much like they have in the past, alongside a general increase in the cost of living.

Residential Indicators

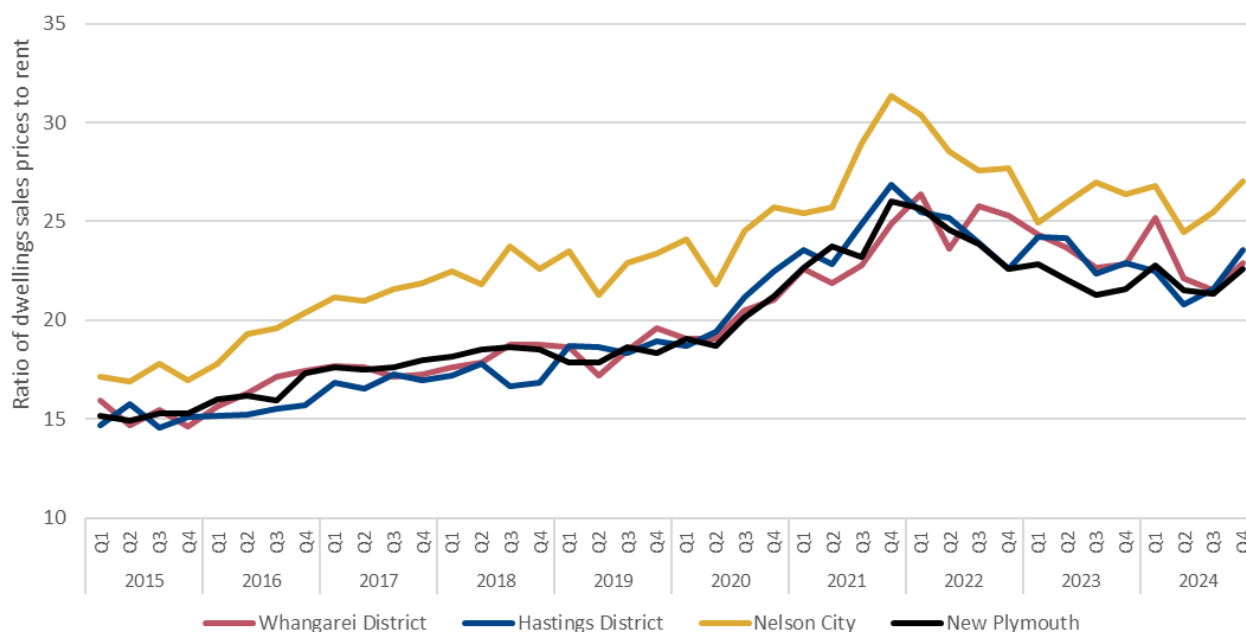
Indicator 8: Rentals per dwelling type New Plymouth

	Median Rent					
	Feb 20	Feb 21	Feb 22	Jan 23	Jan 24	Feb 25
One bedroom	\$268	\$268	\$255	\$314	\$309	\$323
Two bedrooms	\$335	\$360	\$424	\$459	\$512	\$514
Three bedrooms	\$420	\$495	\$517	\$554	\$760	\$615

Source: Tenancy New Zealand – Market Rent Data, April 2025

Rental costs have consistently increased across all bedroom sizes from 2021 to 2025. While all costs have risen, the most significant growth was observed in two-bedroom sizes. This trend is likely due to their affordability, versatility, and alignment with market trends favouring small dwellings and more efficient living spaces.

Indicator 9: Ratio of dwelling sales prices to rent



Source: HUD Urban Development Capacity Dashboard, Last updated May 2025

Observations

	2015	2021	2024	Short Term % Change (2021-2024)	Medium Term % Change (2015-2024)
New Plymouth	15.2	23.9	22.1	-8% ↓	45% ↑
Whangarei	15.2	23.0	22.9	0% ↓	51% ↑
Hastings	15.0	24.5	22.1	-10% ↓	47% ↑
Nelson	17.2	27.9	26.0	-7% ↓	51% ↑

Residential Indicators

This ratio compares the price of buying a house to the cost of renting a similar house. For example, the higher the ratio suggest buying is more expensive relative to renting, while a lower ratio suggests buying may be more affordable.

The ratio of dwelling sales prices to rent in New Plymouth has generally increased over the past ten years, peaking in 2021 before declining in the short term into 2024. This trend is similar across other regions. It suggests that while property prices increased rapidly up to 2021, rental prices did not keep pace at the same rate. In the past three years, rental prices have continued to increase while property prices have remained stable, leading to a drop in the ratio.

Summary on rental indicators for New Plymouth District

	Short Term % Change	Medium Term % Change
7. Dwelling rents	↑	↑
8. Rentals per dwelling type	↑	↑
9. Ratio of dwelling sale prices to rent	↓	↑

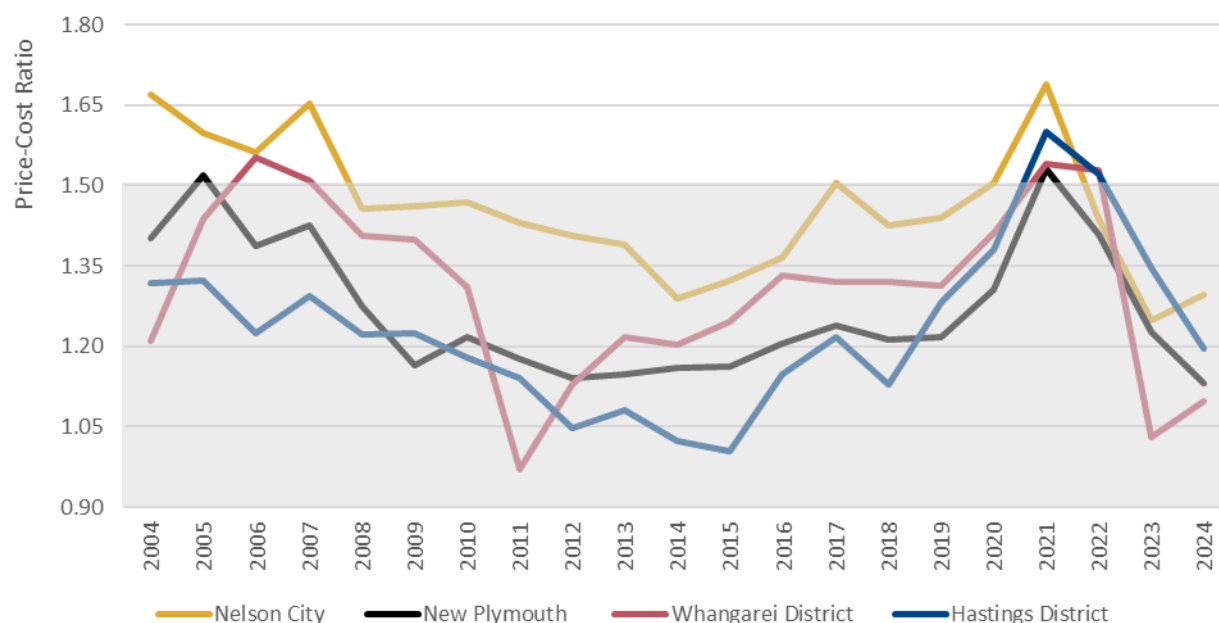
In summary, rental costs in New Plymouth have been steadily increasing over the past ten years, reflecting a consistent upward trend. In contrast, house prices have shown more variability, with significant increases up to 2021 followed by a period of stabilization. This variability in house prices, coupled with the steady rise in rental costs, has led to a narrowing gap between the affordability of renting and buying a new home. Despite this convergence, it remains currently cheaper to rent in New Plymouth. This trend highlights the ongoing demand for rental properties and the relative stability of the rental market compared to the more fluctuating property sales market.

Residential Indicators Group 3: Price Efficiency

The price efficiency indicators provided by the Urban Development dashboard to help Councils to understand how their local markets are responding to growth.

Indicator 12: Price Cost Ratio

Residential Indicators



Source: HUD Urban Development Capacity Dashboard, Last updated May 2025

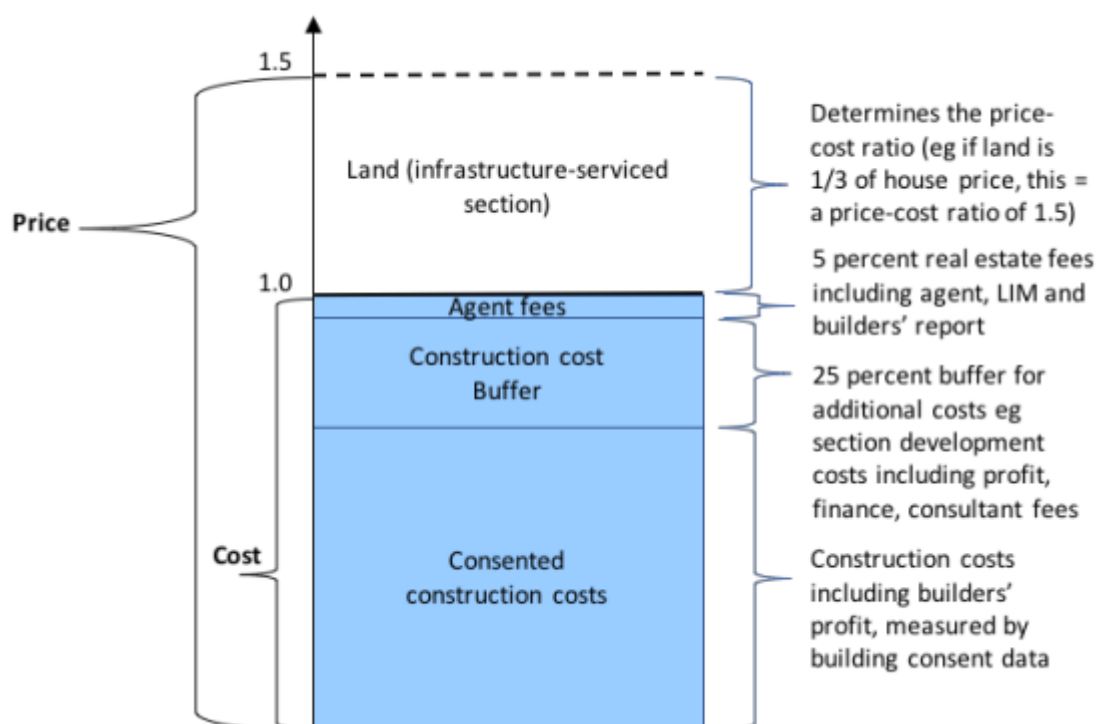
Price-cost ratios show the extent to which house prices are driven by construction costs versus the cost of land (infrastructure-serviced sections). The components of the price-cost ratio. Over time, except during periods of rapid growth, most areas show price-cost ratios below 1.5 (where the cost of sections comprises less than one third of the price of a house). These results suggest a threshold of 1.5, below which land markets are operating well, and above which there are constraints on the supply of infrastructure-serviced sections relative to demand. New Plymouth follows a trend just below the 1.5 threshold.

Observations

	2015	2021	2024	Short Term % Change (2021-2024)	Medium Term % Change (2015-2024)
New Plymouth	1.16	1.53	1.13	-2.6% ↓	-26.1% ↓
Whangarei	1.25	1.54	1.10	-12.0% ↓	-28.9% ↓
Hastings	1.00	1.60	1.20	19.1% ↑	-25.3% ↓
Nelson	1.32	1.69	1.30	-1.8% ↓	-23.1% ↓

Residential Indicators

The key components of the price-cost ratio are illustrated below:



The methodology used to develop price-cost ratios for housing in New Zealand urban areas and territorial authority can be found here: <https://www.hud.govt.nz/assets/Uploads/Documents/National-Policy-Statement-on-Urban-Development-Capacity-Price-efficiency-indicators-technical-report-Price-cost-ratios.pdf>

Residential Indicators Group 4: Housing Affordability Index

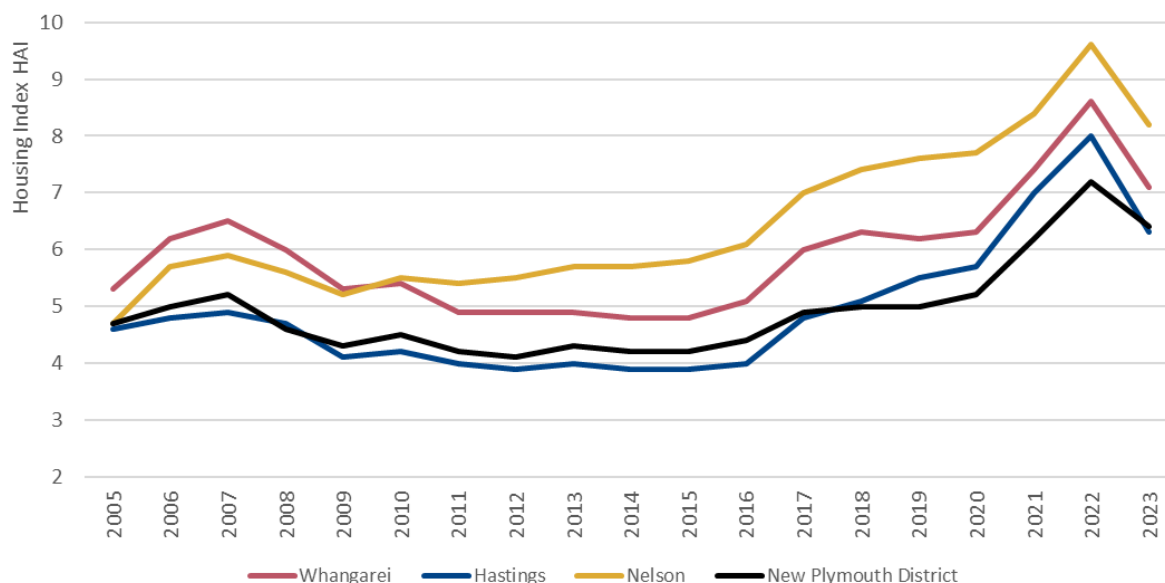
Ensuring affordable housing is crucial for the well-being of individuals. For those with lower incomes, disproportionately high housing expenses can lead to significant financial strain, leaving them with inadequate funds to cover essential needs like food, clothing, transportation, healthcare, and education. In contrast, higher-income earners typically have surplus income after housing costs to meet their necessities, making the affordability of housing less critical for them.

This segment delves into the affordability of purchasing and renting homes in New Plymouth. It examines the relationship between average property values, rental rates, and median household incomes.

Indicator 13: Housing Affordability Index (HAI) – Buy

This indicator investigates the affordability of housing in New Plymouth District. We present a ratio of the average current house values to average household income. A higher ratio, therefore, suggests that median houses cost a greater multiple of typical incomes, which indicates lower housing affordability.

Residential Indicators



Source: Infometrics - Taranaki Region Economic Profile, March 2025

Observations

HAI - Buy	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
New Plymouth	4.1	6.1	6.1	0% ↑	49% ↑
Whangarei	4.6	7.2	7.0	-3% ↓	52% ↑
Hastings	4.0	7.1	6.3	-11% ↓	58% ↑
Nelson	5.9	8.6	7.9	-8% ↓	34% ↑

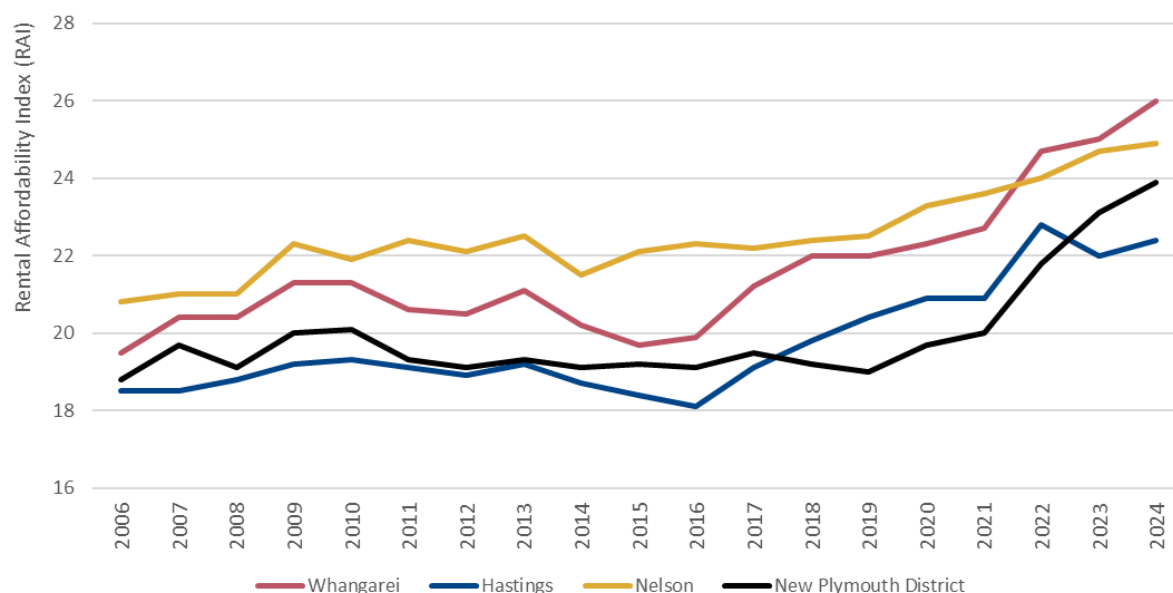
The data shows that housing affordability in New Plymouth and other areas has generally decreased over the years, with ratios increasing significantly from 2005 to 2022. This trend indicates that median house prices have risen faster than household incomes, making housing less affordable. However, there has been a slight improvement in affordability in 2023 and 2024, suggesting a potential stabilization in the housing market.

Overall, all areas exhibit a similar pattern of increasing affordability ratios, reflecting a broader issue of housing becoming less affordable relative to incomes. Despite recent improvements, Nelson remains the least affordable area among those listed. These trends highlight ongoing challenges in housing affordability, though recent data offers a glimmer of hope for better conditions.

Residential Indicators

Indicator 14: Housing Affordability Index (HAI) – Rents

This section investigates the affordability of renting by comparing average weekly rents with average weekly household income. We present a rent affordability measure which is the ratio of the average weekly rent to average household income. A higher ratio, therefore, suggests that the average rent take up a greater proportion of the average income, which indicates lower rent affordability.



Source: Infometrics - Taranaki Region Economic Profile, March 2025

Observations

HAI - Rent	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
New Plymouth	19.2	20.0	23.9	20% ↑	24% ↑
Whangarei	19.7	22.7	26.0	15% ↑	32% ↑
Hastings	18.4	20.9	22.4	7% ↑	22% ↑
Nelson	22.1	23.6	24.9	6% ↑	13% ↑

The data indicates a general trend of decreasing rent affordability across New Plymouth, Whangarei, Hastings, and Nelson from 2005 to 2024. This means that over the years, the average weekly rent has taken up a larger proportion of the average household income, making rent less affordable.

Nelson consistently shows the highest rent affordability ratios, suggesting it is the least affordable area in terms of rent. Despite some fluctuations, all areas exhibit a clear pattern of increasing ratios, highlighting ongoing challenges in rent affordability over the past two decades.

Residential Indicators

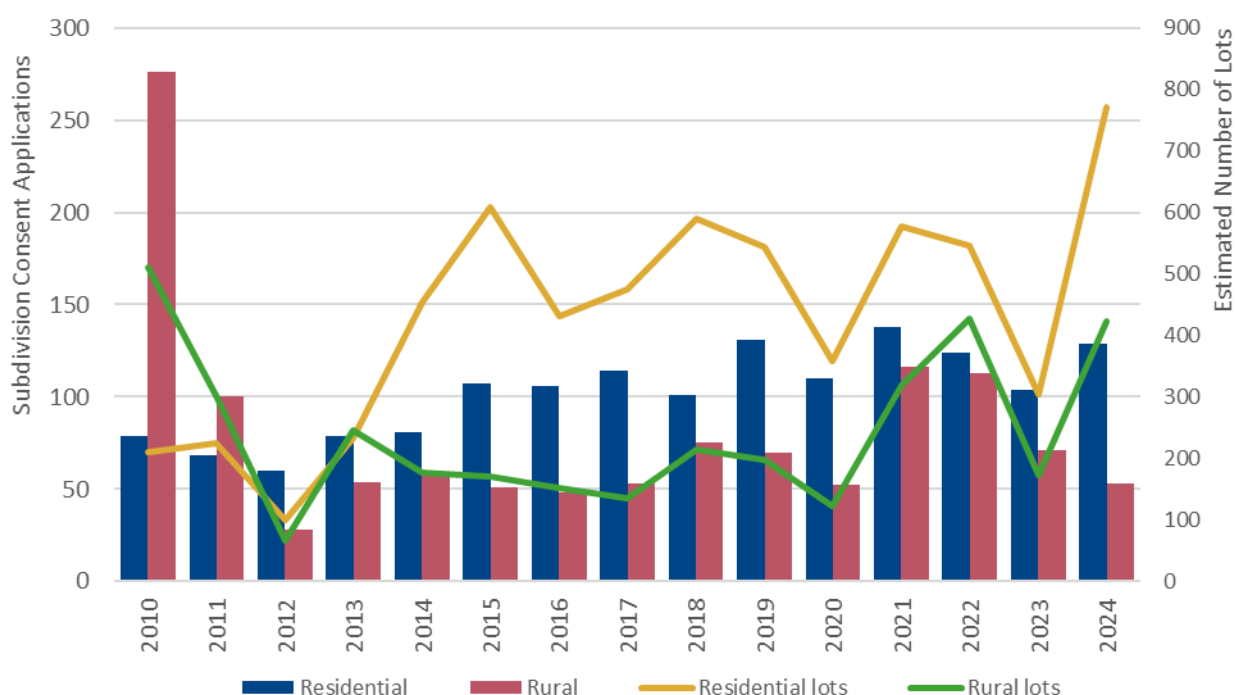
Summary of housing affordability for New Plymouth District

	Short Term % Change	Medium Term % Change
13. HAI - Buy	↑	↑
14. HAI - Rent	↑	↑

The data on both rent and sales affordability reveals a consistent trend of decreasing affordability. Over the years, both the average house prices and average weekly rents have increased at a faster rate than household incomes, making housing and renting less affordable. Despite some recent improvements in affordability ratios, the overall trend highlights significant challenges in housing and rent affordability, reflecting broader issues in the housing market.

Residential Indicators Group 5: Provision of new houses

Indicator 15: Subdivision Consents Applications – Residential and Rural Consents and Estimated Lots.



Source: NPDC Data, March 2025

Residential Indicators

Observations

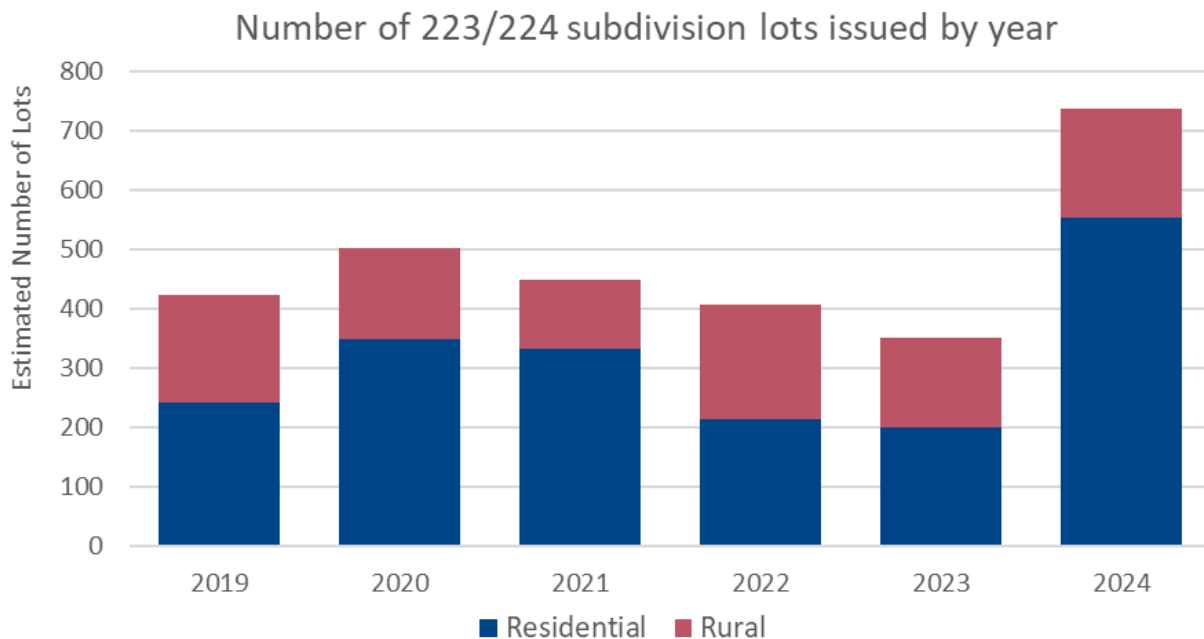
	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
Residential					
Applications	107	138	129	-7% ↓	21% ↑
Estimated number of lots	609	578	771	33% ↑	27% ↑
Rural					
Applications	51	116	53	-54% ↓	4% ↑
Estimated number of lots	170	319	423	33% ↑	149% ↑

Over the past decade, the New Plymouth District has consistently received over 100 residential subdivision applications annually. Similarly, rural subdivision consent applications remained steady at around 70 per annum. The potential impact of the proposed district plan on rural consents in 2021/2022 suggests a forthcoming change in the subdivision of rural land.

The estimated number of lots resulting from these applications varies significantly each year, ranging from 2 to over 100. It's important to note that the number of lots does not always equate to the number of new dwellings. In many cases of two-lot subdivisions, one lot already contains an existing dwelling, and the second lot is designated for a new dwelling. However, other scenarios may involve land division with existing dwellings on both lots and no dwellings present, creating an empty parcel of land. Examining data from the past decade reveals that over 70% of all applications involved two-lot subdivisions, while less than 1% pertained to subdivisions of 50 lots or more.

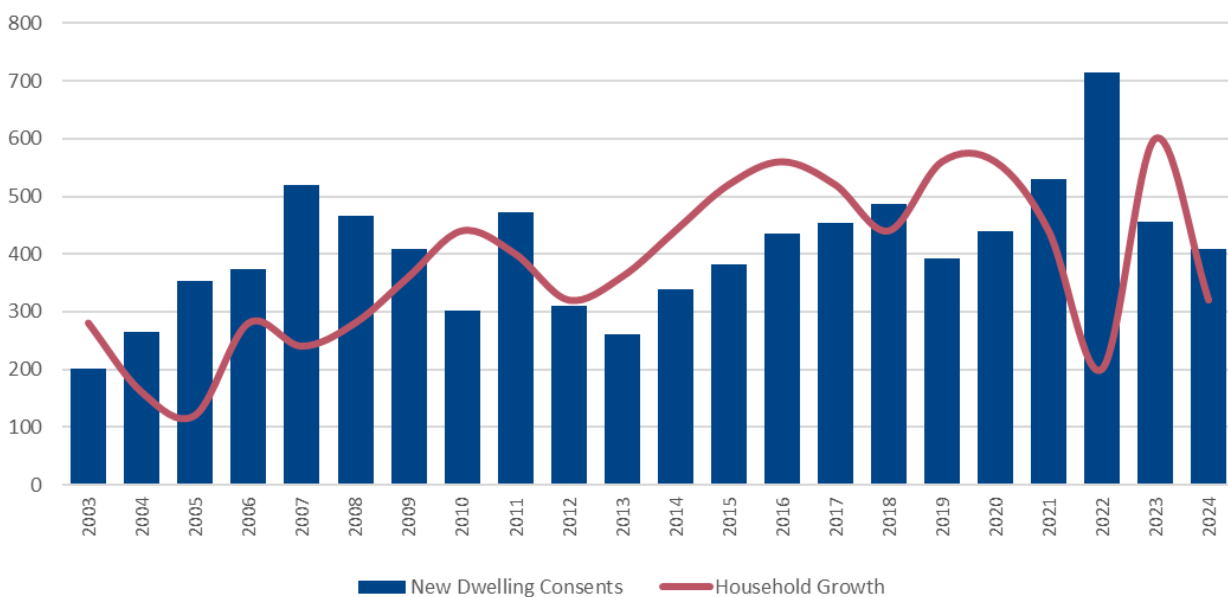
An additional aspect to consider regarding subdivision applications is the quantity of lots released annually once the subdivision obtains a 223/224. This indicates that the subdivision complies with council standards and regulations before receiving approval. Furthermore, it denotes certification confirming that all necessary infrastructure has been constructed according to approved plans and is prepared for public use.

Residential Indicators



Over the past five years, we've averaged 427 projected new lots annually, spanning both residential and rural settings. Of these, 63% are designated for residential areas, while 37% are for rural environments. The increase in 2024 is attributed to two large subdivisions, each with around 100 lots, resulting in a total of 223 and 244 lots respectively. These applications, originally submitted in 2010 and 2018, significantly impact the overall number of lots.

Indicator 16: New dwellings consented compared to population growth.



Source: HUD Urban Development Capacity Dashboard, Last updated May 2025

Residential Indicators

Observations

	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
Population growth	520	440	320	-27% ↓	-38% ↓
New consents*	383	530	409	-23% ↓	7% ↑
% Comparison	74%	120%	128%		

The data from 2003 to 2024 for New Plymouth highlights trends in both population movement and housing development. On average, about 387 new people moved to New Plymouth each year, slightly less than the approximately 418 new residential building consents annually. The correlation coefficient between the two variables is 0.08, indicating a very weak positive relationship. This suggests that although there is a slight tendency for building consents to increase as more people move in, the connection is minimal, implying that other factors likely play a significant role in influencing housing development.

* Data on the quantity of building consents for new dwellings across the New Plymouth District has a six-month lag. This accounts for the time taken from consent approval to completion, as recommended by MBIE.

Summary in the provision of new houses in the New Plymouth District

	Short Term % Change	Medium Term % Change
15. Subdivision consents applications	↓	↑
16. Growth v. consents	Combined measure	

Residential Indicators Group 6: Housing development capacity realised.

This section helps us understand where recent development has occurred and how much capacity identified remains for future development. Around 60% of all the residential building consents in 2021-24 occurred within the identified future capacity. One trend is the fluctuation in capacities for intensification and undeveloped residential land. Intensification shows a general increase over the years, peaking in 2024, while undeveloped residential land sees a notable decrease in 2024. Inner city development and rural lifestyle have started to increase post PDP development, indicating a growing focus on these areas. Additionally, areas in the SPDAs or FUZs have consistently shown little to no capacity, suggesting a lack of development in these areas.

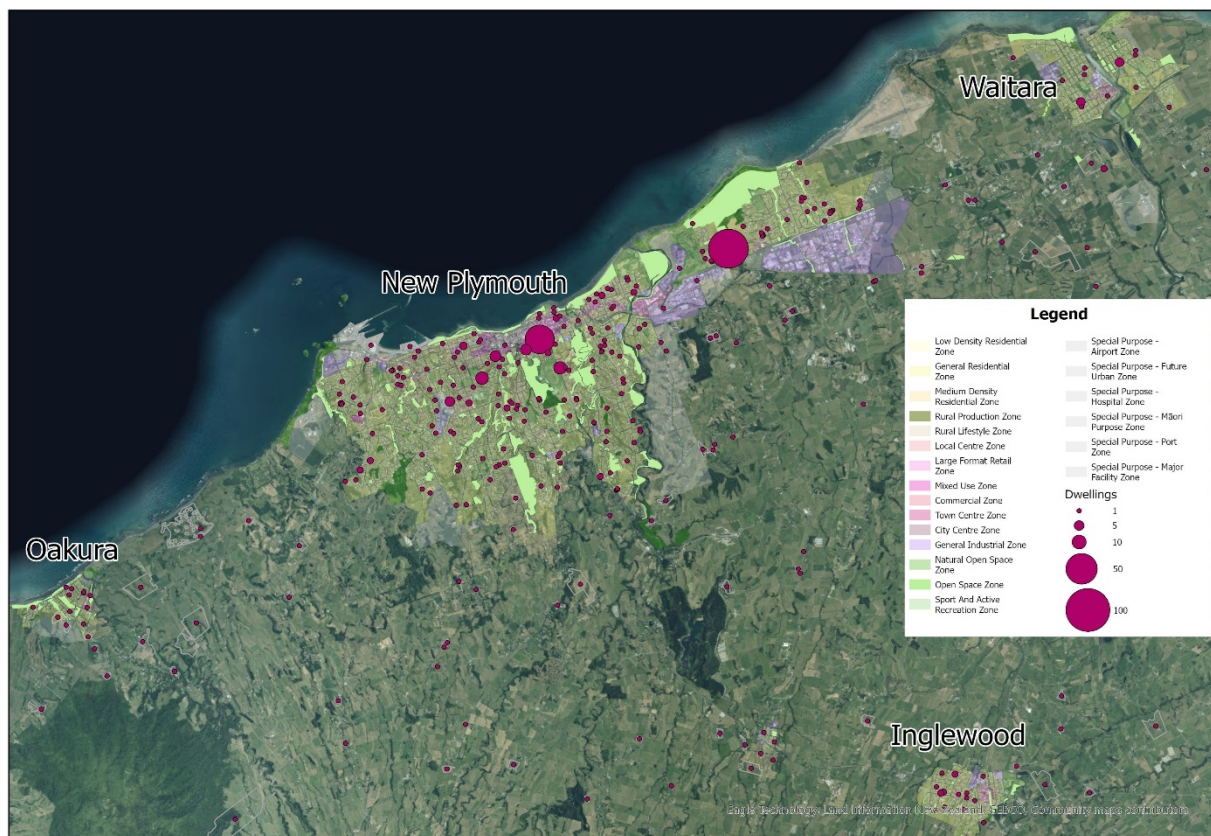
Residential Indicators

	Residential Building Consents				Percentage				
	2021	2022	2023	2024	2021	2022	2023	2024	Average
Rural Lifestyle	0	0	2	4	0%	0%	1%	1%	1%
Intensification	153	124	91	153	26%	31%	23%	44%	31%
Inner City Development	0	0	44	35	0%	0%	11%	10%	5%
Undeveloped Residential Land	165	81	106	30	28%	20%	27%	9%	21%
Puketapu SPDA	11	8	4	4	2%	2%	1%	1%	2%
Johnston SPDA	0	0	0	0	0%	0%	0%	0%	0%
Patterson SPDA	0	0	0	1	0%	0%	0%	0%	0%
Carrington SPDA	0	0	0	0	0%	0%	0%	0%	0%
Junction SPDA	3	1	0	0	1%	0%	0%	0%	0%
Junction FUZ	0	0	0	0	0%	0%	0%	0%	0%
Frankley/Cowling FUZ	0	0	0	1	0%	0%	0%	0%	0%
Area R FUZ	0	0	0	0	0%	0%	0%	0%	0%
Oākura FUZ	1	0	0	0	0%	0%	0%	0%	0%
Waitara FUZ	0	0	0	0	0%	0%	0%	0%	0%
Smart FUZ	1	2	1	2	0%	0%	0%	1%	0%
	334	216	248	230	57%	53%	64%	64%	60%
Rural	102	94	83	75	17%	23%	21%	22%	21%
Transportable/prefabricated Buildings	123	71	31	23	21%	18%	8%	7%	13%
Demolish and rebuilds	29	24	27	18	5%	6%	7%	5%	6%
	254	189	141	116	43%	47%	36%	34%	40%
	588	405	389	346					

The remaining development, 40% of all the residential building consents occur outside identified feasible capacity. The data highlights the steady presence of out of zone rural development, which remains relatively stable over the years, even post PDP. The rural consents are not within the urban boundary and are not connected to the infrastructure services of New Plymouth District Council. This decline in transportable/prefabricated dwellings is attributed to the recent closure of several companies in New Plymouth that specialized in constructing these types of homes.

The last 6% of all new builds are estimated to be rebuilding a previously demolished dwelling. This does not create any additional dwelling stock for the district and is expected to continue at a similar rate in the future.

Residential Indicators



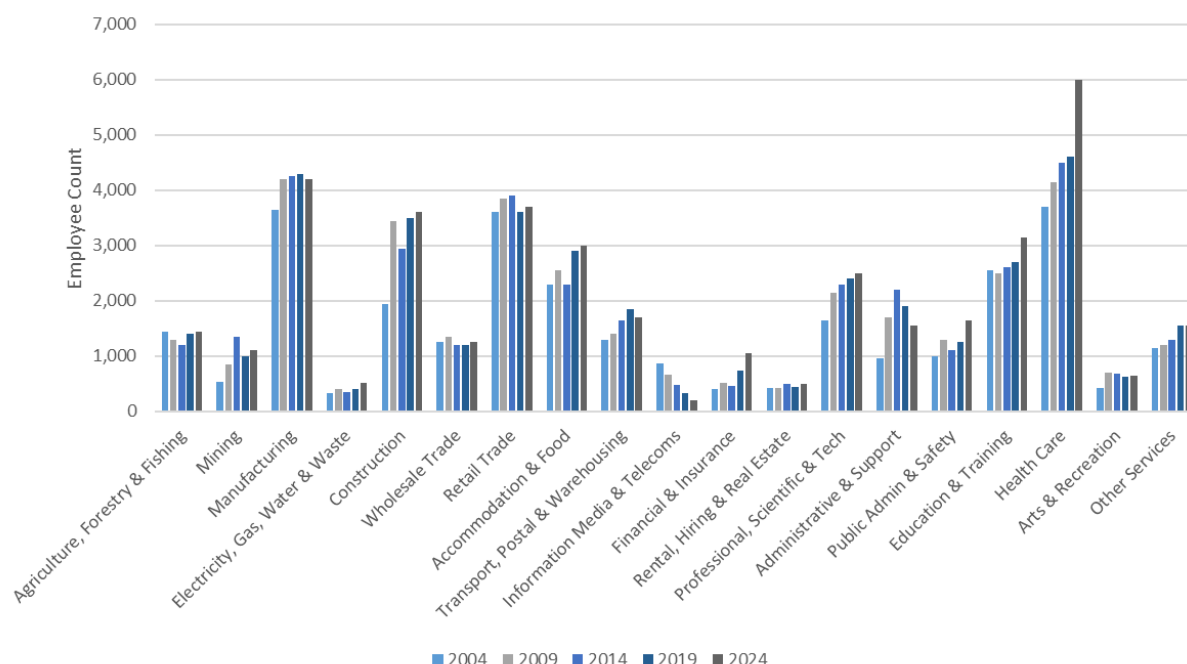
Source: Internal NPDC Data

Business Indicators

Business Indicators Group 1: Employment and growth

This section summarises information on business trends, business supply and demand, and specific local authority measures of business capacity, freely available from various sources.

Indicator 1: Employment current economy and recent past



Source: Statistics New Zealand, May 2025

Observations Top six industries in New Plymouth

Employment Growth	2015	2021	2024	Short Term % Change 2021-2024	Medium Term % Change 2015-2024
Health Care and Social Assistance	4,600	5,100	6,000	17.6% ↑	30.4% ↑
Manufacturing	4,100	4,150	4,200	1.2% ↑	2.4% ↑
Retail Trade	3,750	3,550	3,700	4.2% ↑	-1.3% ↓
Construction	2,950	3,850	3,600	-6.5% ↓	22.0% ↑
Education and Training	2,650	3,050	3,150	3.3% ↑	18.9% ↑
Accommodation and Food Services	2,500	2,900	3,000	3.4% ↑	20.0% ↑
Overall	35,550	37,390	39,310	5.1% ↑	10.6% ↑

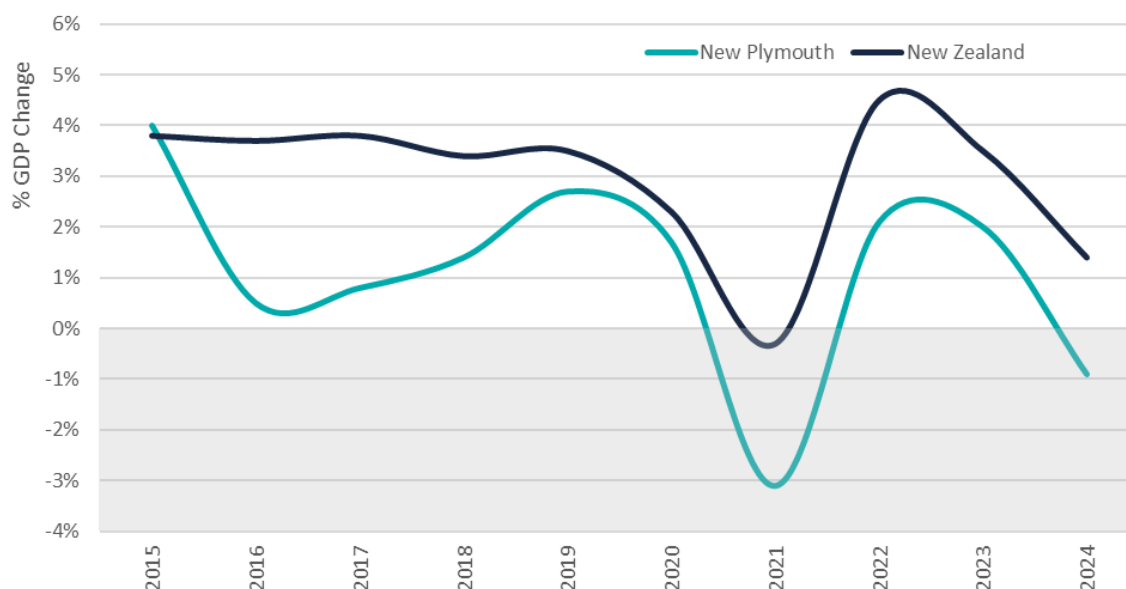
Business Indicators

The employment data for New Plymouth from 2015 to 2024 reveals several notable trends. Overall, total employment has grown steadily, increasing from 35,550 in 2015 to 39,310 in 2024. This growth is reflected across various sectors, with some showing significant increases while others have experienced fluctuations or declines.

The Health Care and Social Assistance sector stands out with consistent growth, rising from 4,600 employees in 2015 to 6,000 in 2024. Similarly, the Financial and Insurance Services sector has seen substantial growth, doubling its employment numbers from 500 to 1,050 over the same period. The Construction sector also experienced significant growth, peaking at 4,000 employees in 2022 before slightly declining to 3,600 in 2024. On the other hand, the Information Media and Telecommunications sector has seen a notable decline, dropping from 470 employees in 2015 to just 200 in 2024. The Mining sector also faced fluctuations, with a significant drop to 830 employees in 2021, followed by a recovery to 1,100 in 2024. Other sectors, such as Agriculture, Forestry & Fishing, and Retail Trade, have remained relatively stable, with minor fluctuations in employment numbers.

Indicator 2: Gross Domestic Product Growth

Gross Domestic Product (GDP) is a fundamental economic indicator that measures the value added from the production of goods and services. This section presents estimates of GDP for New Plymouth and New Zealand for the year to March 2024 and previous years. GDP is measured in 2024 prices.



Source: MBIE Regional Economic Activity Web Tool, May 2025

GDP in New Plymouth District measured \$7,877.5m in the year to March 2024, down 0.9% from a year earlier. Growth was lower than in New Zealand (1.4%). Economic growth in New Plymouth averaged 1.1% per annum

Business Indicators

over the 10 years to 2024 compared with an average of 3.0 per annum in New Zealand. New Plymouth District accounted for 1.9% of the national GDP in 2024.

Summary of employment and growth for the New Plymouth District

	Short Term % Change	Medium Term % Change
1. Employee current economy and recent past	↑	↑
2. GDP per capita	↓	↓

In summary, we have seen an increase in employment growth and drop in GDP in the New Plymouth District over the short and medium term.

Business Indicators Group 2: Supply of business space

Indicator 3: Vacant industrial land by location as part of the 2024 HBCA



Source: 2024 Housing and Business Capacity Assessment

Business Indicators

Indicator 4: Current Industrial capacity within existing facilities

To understand retail, industrial, and commercial capacity within existing built facilities, we utilised data from Real Estate NZ¹. This data set includes most listings that are currently for lease or sale by multiple real estate agencies, including the location and estimated gross floor area (GFA) of listings. Because it assumes that any existing capacity would be listed for lease or sale via a real estate agency, this measure may not capture 100 per cent of potential capacity but is a good tool for indicating vacancy at a point in time. Additionally, monitoring trends within the industrial business area can offer insights into broader business trends.

Suburb	Vacant Gross Floor Area SQM				Percentage %
	2022	2023	2024	2025	
Bell Block	56,930	49,330	44,095	74,409	63%
Burgess Park	0	0	0	140	0%
Glen Avon	889	0	360	150	0%
Inglewood	0	0	0	390	0%
Marfell	0	182	329	0	0%
Moturoa	2,088	3,604	23,520	9,323	8%
New Plymouth	1,698	8,163	4,493	6,113	5%
Strandon	0	1,233	0	246	0%
Vogeltown	0	0	0	470	0%
Waitara	540	340	0	502	0%
Waiwhakaiho	22,401	14,225	12,698	21,615	18%
Westown	120	0	474	1,121	1%
Spotswood	0	0	3,608	1,000	1%
Fitzroy	0	0	16	3,039	3%
	84,666	77,077	89,593	118,518	100%

Currently, there is around 118,518 square meters (11.8 ha) of existing vacant industrial or new build facility space available in the New Plymouth District. Bell Block holds over 63 per cent of all vacant capacity.

¹ www.realestate.co.nz

Business Indicators

Indicator 5: Business Capacity as part of the 2024 HBCA

The amount and distribution of retail and commercial land provision in the New Plymouth District. Within the district we have identified future potential land which would require construction of new premises.

Zone	Potential Capacity (ha)		
	Plan-enabled	Feasible	Suitable for Development
City Centre Infill Development	94.0	72.6	16.9
Mixed Use infill Development	53.0	53.0	15.3
Rezoned Areas from the PDP	6.0	5.7	1.7
Area R FUZ	11.0	11.0	10.3
Total	164.0	142.3	44.3

This process involved in assessing the potential land provision is included in the 2024 HBCA.

Indicator 6: Current Retail Capacity within existing facilities

As per Indicator 4 above, the following data was obtained from Real Estate New Zealand.

	Vacant Gross Floor Area SQM				Percentage %
	2022	2023	2024	2025	
Bell Block	70	141	80	8,877	18%
Fitzroy	145	0	743	0	0%
Glen Avon	0	315	315	0	0%
Inglewood	0	0	0	440	1%
Moturoa	0	0	0	610	1%
New Plymouth	5,984	26,481	33,497	37,603	77%
Oakura	0	120	0	0	0%
Okato	689	0	60	170	0%
Strandon	0	30	0	144	0%
Urenui	0	589	0	840	2%
Waiwhakaiho	1,937	0	290	289	1%
Marfell	0	0	60	0	0%
Welbourn	330	374	0	0	0%
	9,155	28,050	35,045	48,973	100%

Business Indicators

There is currently around 48,973 square meters (4.9 ha) of existing vacant retail or new built facility space in New Plymouth District. The majority of this capacity is located in the Central City. Vacant rental land has been increasing since 2022.

Indicator 7: Capacity within existing and new built facilities – commercial/office

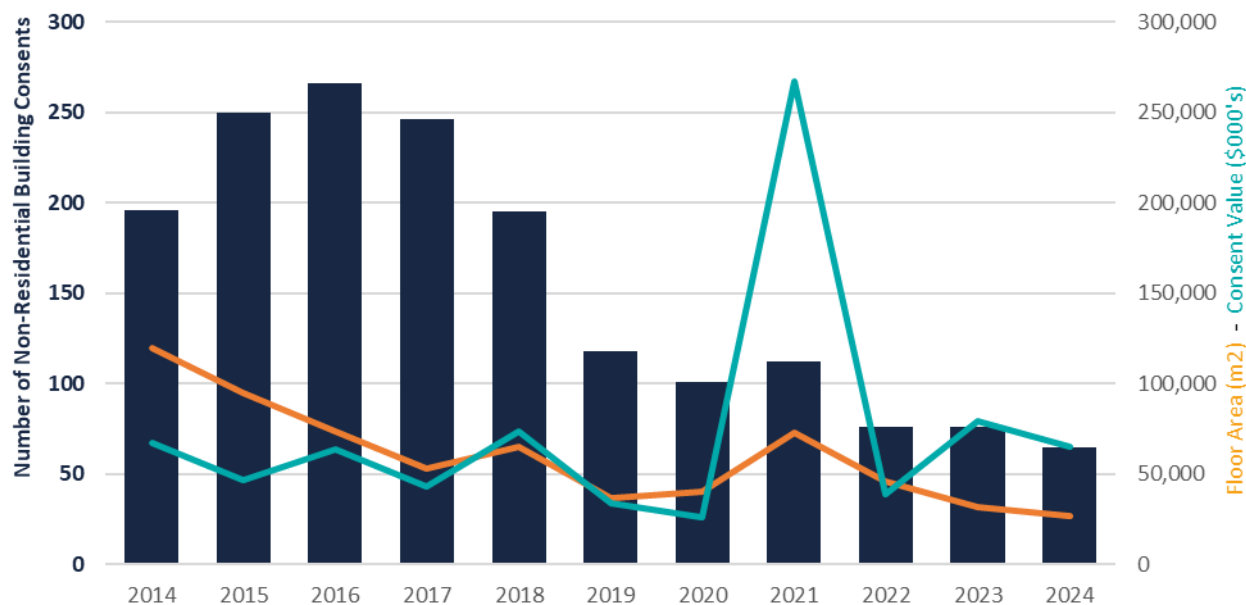
As per Indicator 5, the following data was obtained from Real Estate New Zealand.

Suburb	Vacant Gross Floor Area SQM				Percentage %
	2022	2023	2024	2025	
Bell Block	15,625	3,954	0	703	1%
Fitzroy	0	0	0	300	1%
Inglewood	149	0	0	260	0%
Lynmouth	200	200	200	0	0%
Moturoa	907	907	259	165	0%
Marfell	0	0	182	0	0%
New Plymouth	15,818	24,101	28,166	40,485	74%
Oakura	0	0	0	190	0%
Strandon	0	0	0	708	1%
Spotswood	0	0	0	11,134	20%
Waitara	141	141	569	0	0%
Waiwhakaiho	505	959	366	598	1%
Westown	54	0	0	0	0%
	33,399	30,262	29,742	54,543	100%

There is currently around 54,543 square meters (5.4 ha) of existing vacant commercial/office or new built facility space in New Plymouth district. Current vacant floor space is higher than previous years.

Business Indicators

Indicator 8: Non-Residential Building Consents



Source: NPDC Data, May 2025

Observations

	2015	2021	2024	Short Term % Change (2020-2023)	Medium Term % Change (2014-2023)
Applications	250	112	65	-42% ↓	-74% ↓
Floor space (m²)	94,975	73,048	26,832	-63% ↓	-72% ↓
Consent Value (\$M)	\$46.56	\$266.83	\$65.19	-76% ↓	40% ↑

The number of non-residential building consent applications have decreased in the short and medium term. A major increase in consent value in 2021 was due the upgrade of the local hospital (Te Whatu Ora - Taranaki Base Hospital).

Business Indicators

	Short Term % Change	Medium Term % Change
4. Industrial capacity	↑	
6. Retail capacity	↑	
7. Commercial/office capacity	↑	
8. Non-residential Building Consents		
Applications	↓	↓
Floor Space	↓	↓
Consent Value	↓	↑

The New Plymouth District Council is committed to improving quarterly reporting over time. As information becomes available, future quarterly reports will be adjusted to incorporate or refine information or data sources for the following indicators:

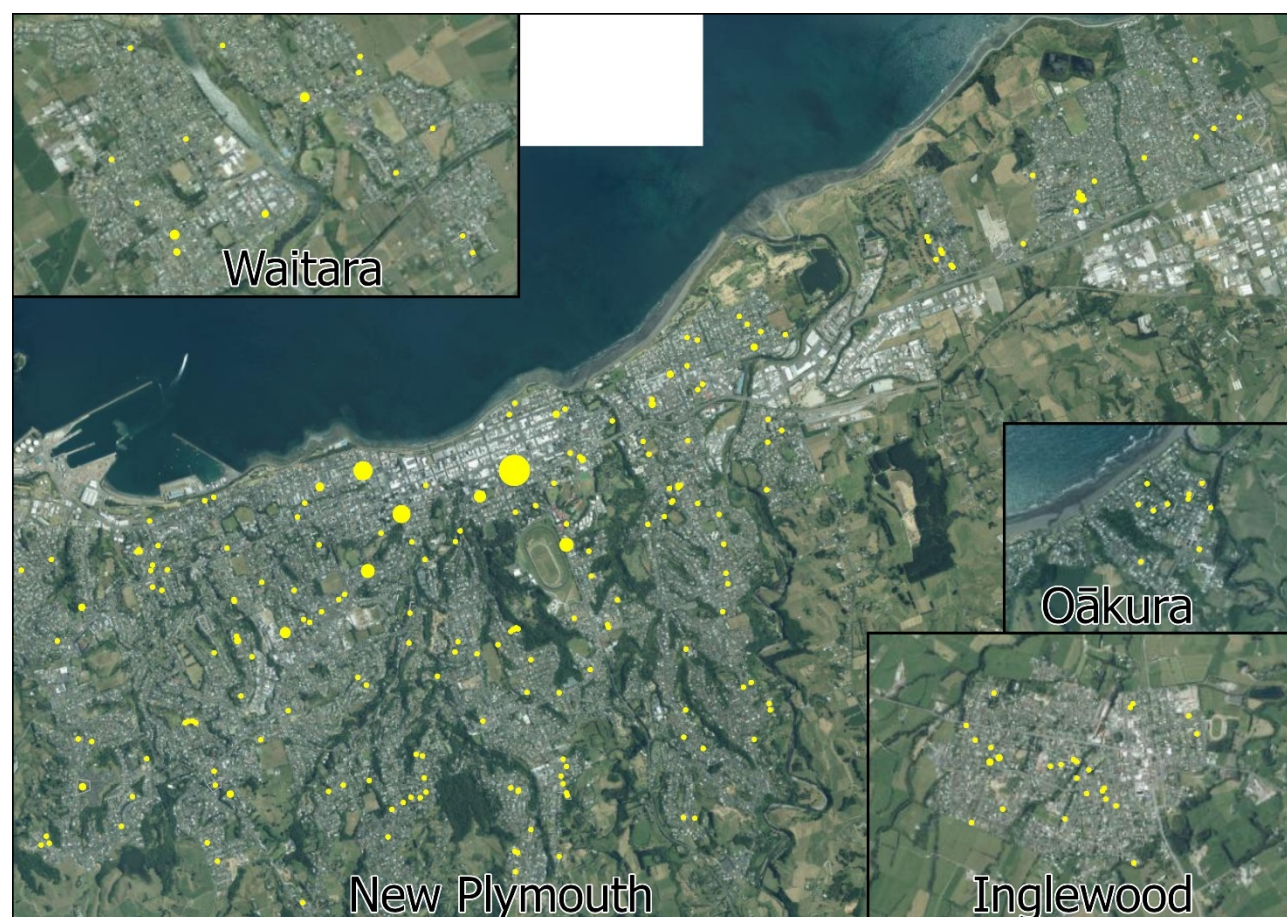
Appendix

Appendix 1 – Development Progress

Intensification Development

Over the past three years, intensification development has steadily increased, as reflected in the rising number of infill development building consents and subdivisions, along with a growing share of multi-unit developments. (Note: This excludes rest home units.)

In 2024, infill developments accounted for 44% of all building consents—nearly half—highlighting a significant shift toward denser urban growth. The map below illustrates the distribution of infill development over the past three years. These consents include a mix of standalone homes and multi-unit dwellings, with larger yellow dots representing multi-unit developments.



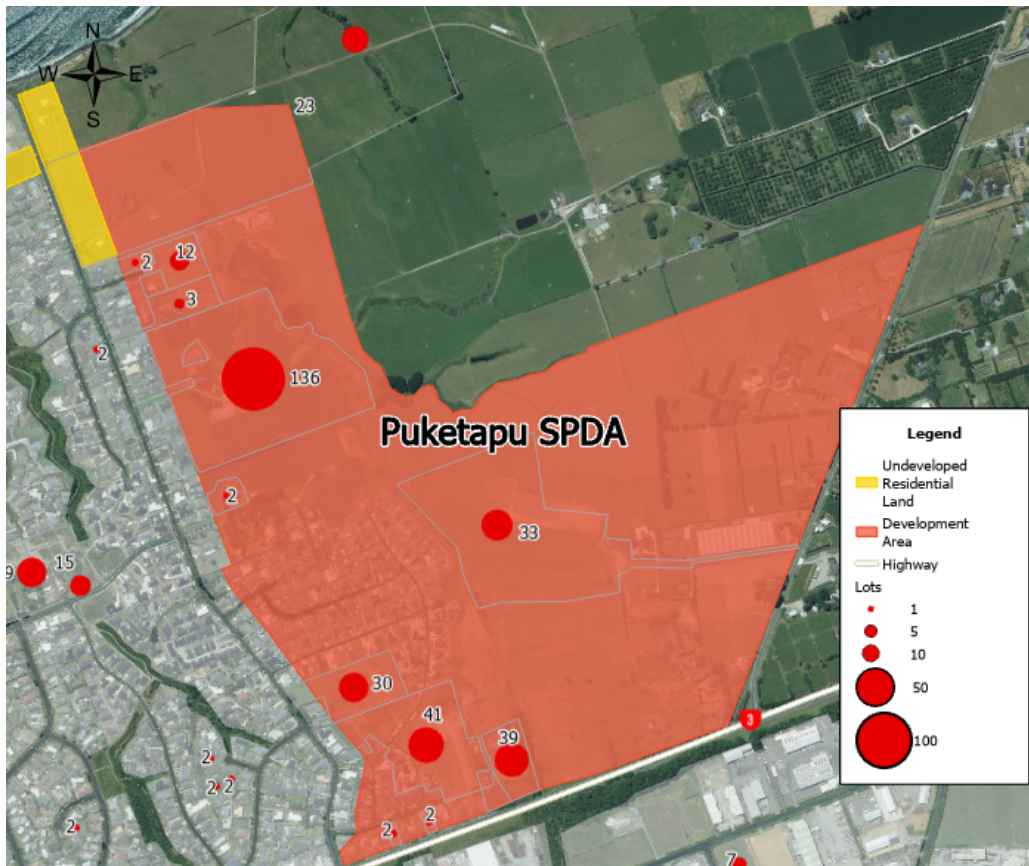
Infill Development over the past three years (2022-2024)

Structure Plan Development Areas

DEV1 – Puketapu Structure Plan Development Area

Appendix

Puketapu SPDA has received 16 new residential building consents in the past three years. In the same period, twelve subdivision applications have been submitted, proposing an estimated total of 325 new lots. Of these applications, three have been completed and have received a 223/224 certification, while the remaining nine are either still in progress or currently paused. The accompanying map and table provide further detail on the location and current status of each subdivision.



Puketapu Structure Plan Development Area

Application ID	Full Details	Lots	Stage
SUB21/47768.02	3-Lot Residential Subdivision	3	223/4Comp
SUB23/48167.02	2-Lot Subdivision processed in conjunction with LUC24/48427.	2	223/4Comp
SUB19/47402.03	Two Stage 40 Lot Discretionary Residential Subdivision and a Place of Worship - Area Q (linked to LUC19/47562)	41	223Compleat
SUB24/50102	33-Lot Subdivision at 33E Airport Drive, New Plymouth	33	Lodged
SUB22/48226	2-Lot Residential Subdivision	2	Lodged
SUB23/48018	2-Lot subdivision	2	Lodged
SUB24/50032	12-Lot Subdivision at 14 Ta Paora Drive, Bell Block.	12	Lodged
SUB22/48275	30-Lot Subdivision	30	NotifDec
SUB22/48114	Staged Subdivision 136 Lots	136	Paused
SUB24/50128	23-Lot Subdivision	23	Paused

Appendix

SUB24/50063	39-Lot Subdivision with reserve areas and a road to vest at 1167 Devon Road.	39	Returned
SUB22/48047	2-lot Subdivision	2	Returned
		325	

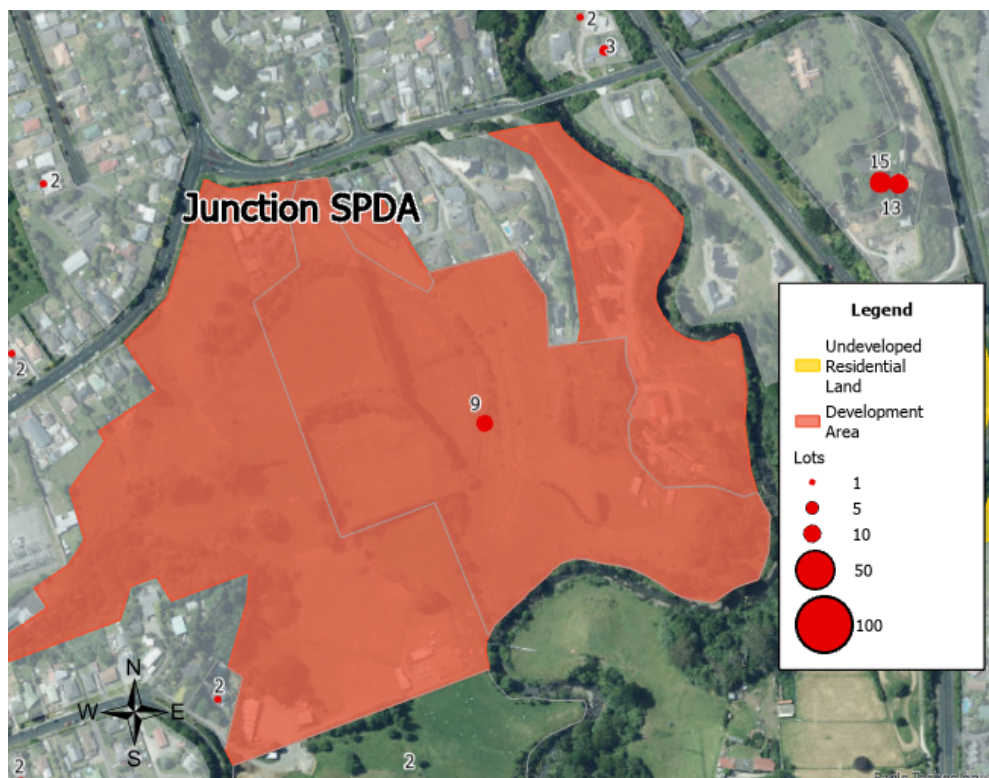
DEV2 – Carrington Structure Plan Development Area

Carrington has not received any new residential building consent applications in the past three years. It does currently have one subdivision application SUB24/50064 for a 4-staged 63-lot subdivision of four existing allotments held under two Records of Title at Mangapai Road and 12 & 12A Ruru Lane, Hurworth. The status of this application is returned.

Application ID	Full Details	Lots	Stage
SUB24/50064	For a 4-staged 63-lot subdivision of four existing allotments held under two Records of Title at Mangapai Road and 12 & 12A Ruru Lane, Hurworth 4310	63	Returned

DEV3 – Junction Structure Plan Development Area

Junction has received four residential building consent in the last three years. It has also received one subdivision application SUB24/50130 with a 9-lot subdivision with a progress of currently lodged.



Application ID	Full Details	Lots	Stage
----------------	--------------	------	-------

Appendix

SUB24/50130

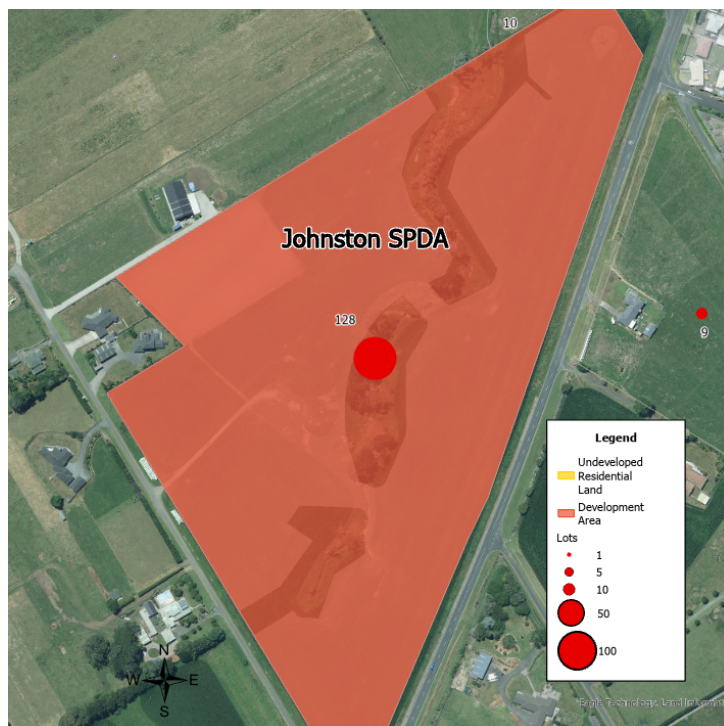
9-Lot Subdivision

9

Lodged

DEV4 – Johnston Structure Plan Development Area

Johnston has not received any new residential building consent applications in the past three years. It does currently have one subdivision application SUB24/50114, 128-Lot Subdivision within Johnson St development area. The status of this subdivision is currently paused.

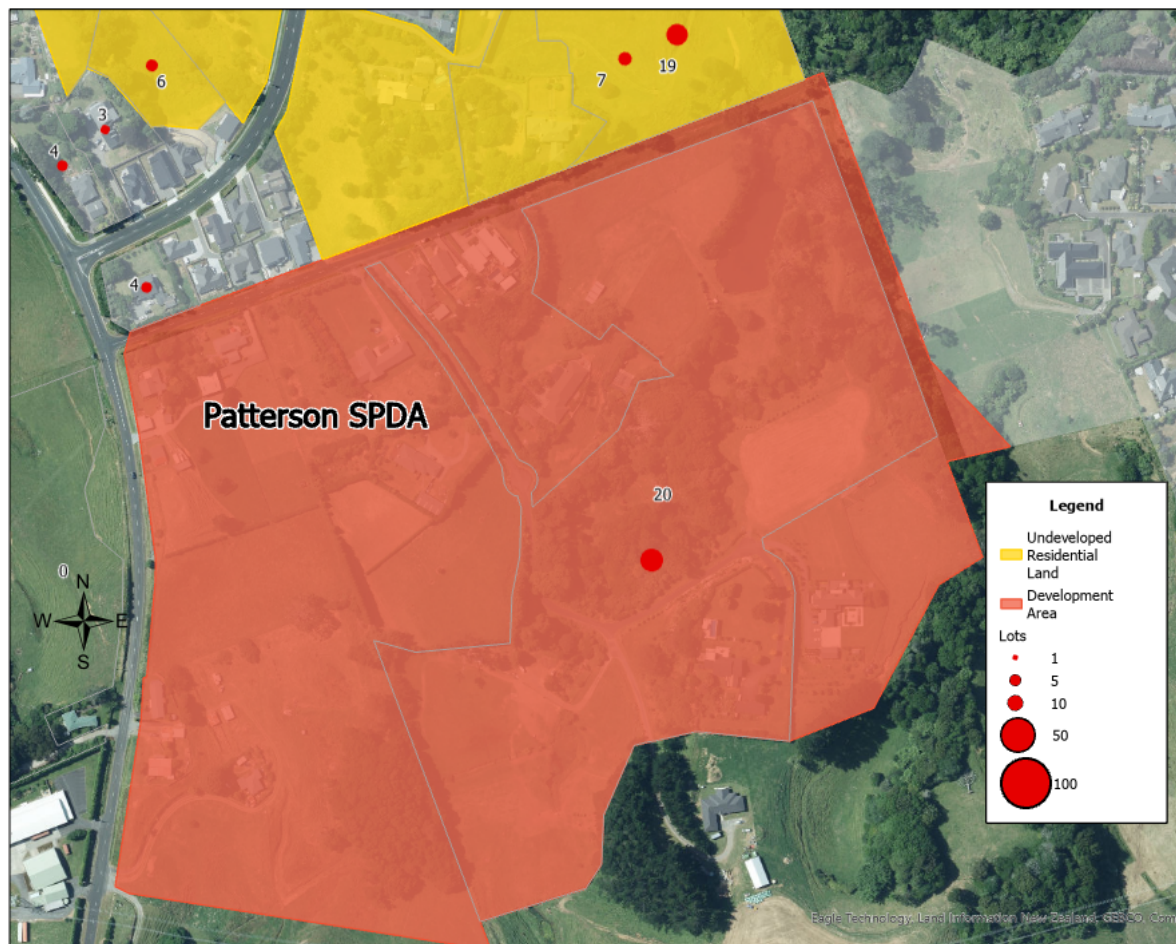


Application ID	Full Details	Lots	Stage
SUB24/50114	128-Lot Subdivision within Johnson St development area, Processed in conjunction with land use consent number LUC24/48533.	128	Paused

DEV5 – Patterson Structure Plan Development Area

Within the Patterson SPDA we have received one new subdivision application SUB24/50070 with an estimated 20 new lots, the application status is lodged. Alongside this is a few additional applications in the surrounding undeveloped residential land with an estimated 26 lots of the northern side of Patterson Road. The 19 lots subdivision is currently lodged while the 7 lots subdivision has received 223/224.

Appendix



Application ID	Full Details	Lots	Stage
SUB24/50070	20-lot Subdivision	20	Lodged

Future Urban Zones

Apart from the major subdivision application in the Oakura Future Urban Zone, there has been minimal development in the other future urban zones.

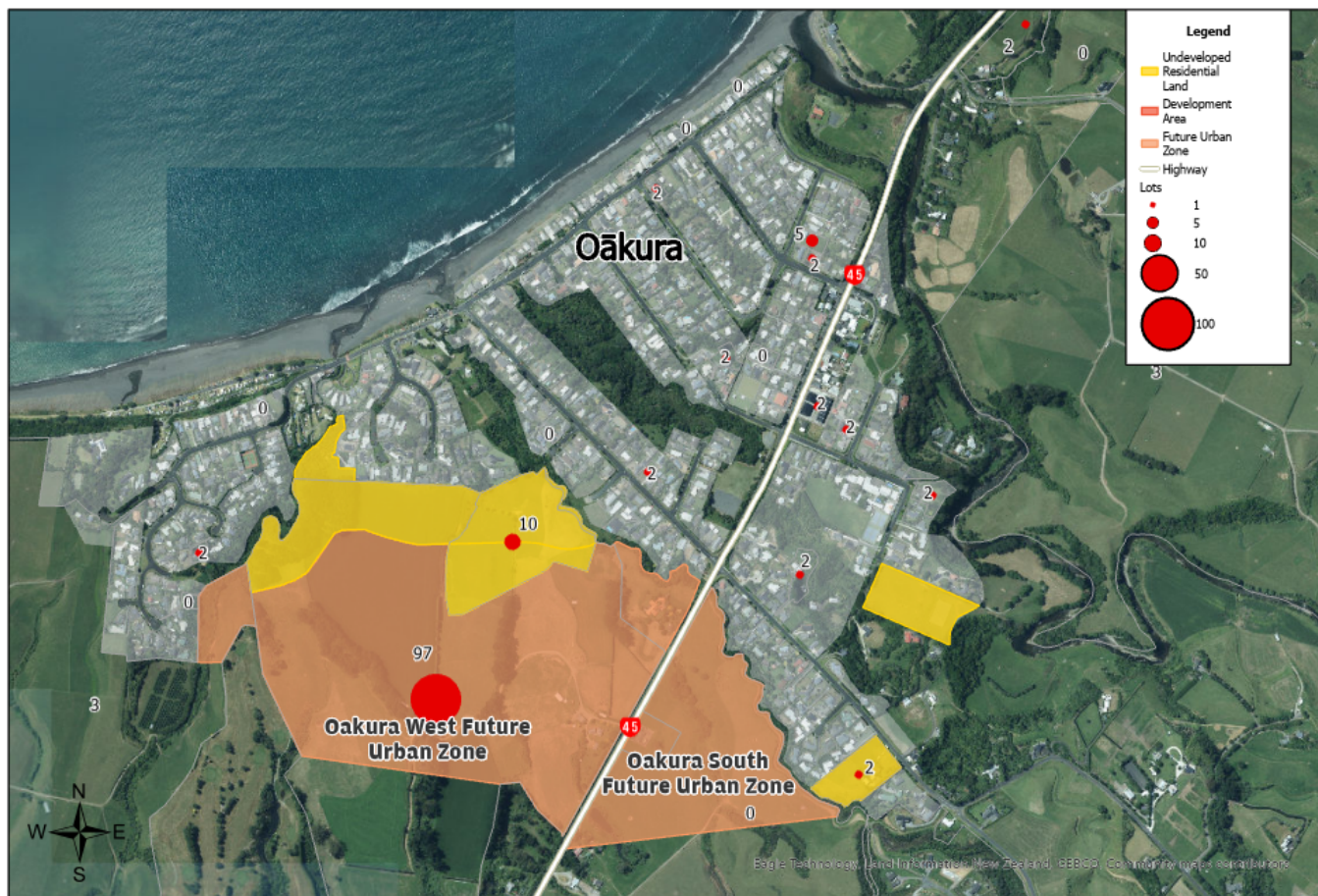
Townships

Oākura

Oākura received 23 new residential building consents in the last three years with the residential boundary. A mixture of intensification, undeveloped residential land and demolish and rebuilds. Alongside this Oākura and surrounding area has received around 15 new subdivision applications that would produce an

Appendix

estimated 138 new lots². Majority of these are within the 97-lot subdivision application in Oākura West Future Urban Zone.



Application ID	Full Details	Lots	Stage
SUB24/50121.0 1	5-lot subdivision	5	
SUB10/45512.0 6	97 Lot Residential Subdivision - 5 Stages	97	223/4Comp
SUB19/47261.0 2	Discretionary 2 Lot Residential Subdivision (Limited Notified)	2	223/4Comp
SUB23/48025.0 1	2-Lot Subdivision	2	223/4Comp
SUB23/48149.0 1	2-Lot subdivision	2	223/4Comp

² Some additional subdivision applications were received with estimated zero new lots as they are cross lease or boundary adjustments.

Appendix

SUB23/48157.0 2	2-Lot Subdivision	2	223/4Comp
SUB22/48216.0 1	2-Lot Residential Subdivision	2	223/4Comp
SUB21/47925.0 1	2-lot residential subdivision	2	223/4Comp
SUB22/48231.0 1	2-Lot Residential Subdivision	2	223/4Comp
SUB21/47682.0 3	Two lot subdivision and unit title development within Business C Environment Area	2	223/4Comp
SUB21/47991.0 1	2-lot subdivisiom	2	223Comple
SUB24/50045.0 1	10-Lot Subdivision on Cunningham Lane, Oakura (Lot 1 DP 564672) 223 only	10	223Comple
SUB23/48117.0 1	3-Lot Subdivision	3	Active
SUB24/50144	2-Lot Subdivision	2	COMPLET ED
SUB22/48099	3-lot Subdivision	3	Withdrawn
		138	

Waitara

We received 24 new residential buildings consents in Waitara over the past three years within the residential boundary. A mixture of intensification and rebuilds.

Waitara has received a lot of smaller lot infill subdivision applications over the past three years along a few large lot applications. Including the subdivision application for Johnston SPDA it amounts to an estimated 373 new lots. The location and size of the subdivisions can be identified below.

Appendix



Applications with more than 2 lots

Application ID	Full Details	Lots	Stage
SUB24/50004.0 1	3-Lot Subdivision.	3	
SUB21/47954.0 1	3-lot subdivision	3	223/4Comp
SUB24/50088.0 2	s223 & 224 Application - Three lot subdivision	3	223/4Comp
SUB23/48199.0 1	3-Lot Subdivision.	3	223/4Comp
SUB21/47715.0 2	3-Lot Rural Subdivision (requesting limited notification)	3	223/4Comp
SUB21/47942.0 1	Three lot subdivision	3	223Comple
SUB22/48026	3-lot subdivision	3	Paused
SUB22/48266.0 2	4-Lot Residential Subdivision	4	223/4Comp
SUB24/50010.0 1	4-Lot Subdivision	4	Active

Appendix

SUB24/50022.0 1	4-Lot Subdivision	4	Active
SUB24/50053	4 Dwellings Subdivision and Landuse	4	COMPLETED
SUB24/50142	5-Lot Subdivision	5	Lodged
SUB24/50138.0 1	Engineering Plan Approval - 7 lot subdivision	7	
SUB22/48154	7-lot Subdivision	7	Returned
SUB21/47758.0 2	Subdivision consent to create 9 rural-residential allotments contained in one record of title (Joint Land Use LUC21/47943)	9	223/4Comp
SUB23/48077	12-Lot Residential Subdivision processed in parallel with LUC23/48235	10	NotifDec
SUB23/48201	19-Lot Subdivision.	19	COMPLETED
SUB22/48045	83-lot Subdivision	83	Lodged
SUB24/50114	128-Lot Subdivision within Johnson St development area, Processed in conjunction with land use consent number LUC24/48533.	128	Paused
		305	

Inglewood

Inglewood has received 35 residential building consents within the residential boundary. These are mostly intensification with 2 lot subdivisions.

Inglewood has received a lot of smaller lot infill subdivision applications over the past three years along a few larger lot applications which amounts to an estimated 349 new lots. The location and size of the subdivisions can be identified below.

Appendix



Applications with more than 2 lots

Application ID	Full Details	Lots	Stage
SUB21/47974.0 1	3-lot subdivision	3	223/4Comp
SUB24/50135	3-Lot Subdivision	3	Paused
	3-Lot Subdivision at 3 Carrington Street, Inglewood	3	COMPLETE D
SUB23/48111			
SUB24/50094	3-Lot Subdivision	3	Returned
SUB23/48013	3-Lot Subdivision	3	Paused
SUB24/50054.0 1	3 Lot Subdivision	3	Active
	3-Lot Subdivision	3	COMPLETE D
SUB23/48050			
SUB22/48141.0 2	3-lot Subdivision	3	223/4Comp
SUB24/50076.0 1	3 lot subdivision	3	Active

Appendix

SUB19/47292.0 1	Discretionary 3 Lot Rural Subdivision	3	223/4Comp
SUB20/47622.0 2	3-Lot Residential Subdivision	3	223/4Comp
SUB22/48283	4-Lot Rural Subdivision	4	Paused
SUB24/50122	4-lot subdivision	4	Lodged
SUB24/50140.0 1	4 lot subdivision	4	Active
SUB22/48136.0 1	4-lot Subdivision	4	Active
SUB24/50158.0 1	4-Lot Subdivision around existing development	4	223/4Comp
SUB22/48011.0 1	4-lot Subdivision	4	223/4Comp
SUB24/50023.0 1	5-Lot Subdivision	5	Active
SUB24/50112	6-lot subdivision	6	Lodged
SUB24/50133.0 1	s223/224 Application - 6 Unit Title Subdivision	6	Active
SUB24/50107	6 lot subdivision	6	Lodged
SUB19/47291.0 2	s125 Extension of consent lapse period - Controlled 9 Lot (2 Stage) Residential Subdivision	9	Granted
SUB24/50150	18-Lot Subdivision	18	Lodged
SUB23/48173	18-Lot Staged Subdivision at 34C and 38A Maire Street, Inglewood.	18	COMPLETE D
SUB19/47340.0 3	Discretionary, 3 Stage, 21 Lot Residential Subdivision Stage 1	21	223/4Comp
SUB22/48270.0 1	22-lot Residential Subdivision	23	Active
SUB24/50110	28 lot subdivision	28	Lodged
SUB24/50103	32-Lot Subdivision at 1 Windsor Road, Inglewood	32	Lodged
SUB19/47447.0 3	Discretionary 31 Lot Residential Subdivision - Stage 1	37	223/4Comp
		266	

Ōkato

Okato has received only 4 residential building consents within the residential boundary in the past three years. All relate to intensification.

Inglewood has received five subdivision applications over the past three years with an estimated 55 new lots. The location and size of the subdivisions can be identified below.

Appendix



Application ID	Full Details	Lots	Stage
SUB22/48044	2-lot Subdivision	2	COMPLETE D
SUB22/48165.0 1	2-lot Subdivision	2	223/4Comp
SUB22/48157.0 1	3 lot Subdivision created from 2 lots		223/4Comp
SUB23/48158.0 1	21-Lot Subdivision at 81-87 Carthew Street and 2333 South Road, Okato.	21	Active
SUB22/48195	2 Stage 27-lot Subdivision	27	Withdrawn
		55	



Appendix

Urenui

Over the past three years, Urenui has received two residential building consents within its residential boundary. Development activity has been minimal, with only a few two-lot subdivisions taking place.

Egmont Village

Egmont Village recorded five new residential building consents within its residential boundary, including two located in the rural lifestyle zone. Subdivision development has been limited, with only a few two-lot subdivisions taking place.

Lepperton

Only one new residential building consent was issued within Lepperton's residential boundary. Subdivision activity has been minimal, limited to just a few two-lot subdivisions.



Title	New Plymouth District Quarterly Monitoring report	Date approved:	May 2025
		Next review:	May 2026
Document No:	ECM: 9506722	Version:	9
Type:	External		