

Quarterly Monitoring Report on Urban Development Indicators Report No.4

March 2020

National Policy Statement on Urban Development Capacity



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**



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Executive Summary

This report provides an overview of New Plymouth housing and business development capacity for the March 2020 quarter. The report is designed to meet the monitoring requirements of the Government's *National Policy Statement on Urban Development Capacity* (NPS-UDC), which requires local authorities to be well informed about urban development activity and outcomes. As such, the report uses a selection of nationally agreed indicators.

This is our fourth 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.

Summary of findings:

- The New Plymouth district is expected to experience high population growth.
- Housing: In general, all housing indicators show upward trends. The cost of building or buying a first home in New Plymouth has increased, with housing affordability also on the rise in the short term.
- Rent has continued to increase but the rate of change remains steady, alongside rental affordability.
- Subdivisions: The increase in sub-dividable consents and residential consent applications has naturally given rise to an increase in the number of dwellings.
- Business sector growth: Business growth has remained steady with variance between sectors.
- Business Indicator Group 2: Short to medium capacity for growth is provided in the current vacant land/floorspace available.

Introduction

The *National Policy Statement on Urban Development Capacity* (NPS-UDC) was introduced by the Ministry for the Environment (MfE) in 2016. Under the current NPS-UDC, New Plymouth district is defined as a high growth district (i.e. projected to grow by more than 10 per cent from 2013 to 2023).

As a high growth district, the NPS-UDC 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-UDC requires the New Plymouth District Council and Taranaki Regional Council to:

- Undertake quarterly monitoring of market indicators and use indicators of price efficiency (Policies PB6 and PB7), and

- Prepare housing and business development capacity assessments (HBAs) on at least a three-yearly basis which forecast demand and “feasible” development capacity, including the likely up-take of capacity (Policies PB1 to PB5). HBAs are informed by quarterly monitoring of market indicators. This was published at the end of 2019 and can be found at <https://www.newplymouthnz.com/-/media/NPDC/Documents/Council/Council%20Documents/Reports/National%20Policy%20Statement%20UDC%20Housing%20and%20Business%20Development%20Capacity%20Assessment%20New%20Plymouth%202019.ashx>

A revised proposed *National Policy Statement on Urban Development* (NPS-UD) was released in August 2019 with consultation being required by October 2019. Recommendations based on submissions will be reviewed by an independent technical advisory panel. Officials will seek agreement from Ministers to make the recommended changes, then approve the proposed NPS. If Ministerial and Cabinet approval is given, the proposed NPS is likely to take effect during the first half of 2020.

Following this there should be consequently be less stringent requirements for New Plymouth with regard to the identified of targets for urban growth i.e. these obligations will no longer be a statutory requirement but likely will still be strongly encouraged.

Purpose

The purpose of this report is to review indicators of 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 quarter ending March 2020. The report fulfils the requirements of Policy PB6 in the NPS-UDC, 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 resource consents and building consents granted for urban development relative to population growth;
- Indicators of housing and rental affordability; and business indicators, including supply of business space.

Scope and structure of quarterly report

This report contains updated residential and business indicators for the March 2020 quarter. To identify and understand trends, and better develop an overview of the impacts for the New Plymouth District, indicators are organised into groups. The five residential baseline indicator groups are:

- Housing.
- Rentals.
- Price Efficiency.
- Housing affordability.
- Provision of new houses.

The three business baseline indicators groups are:

- Employment and growth.
- Supply of business space.
- Price Efficiency.

Each data set data is presented graphically and accompanied by written explanation or analysis, as well as the data source. Data used in this report is from 2009 to 2019 and is sourced from the Ministry of Housing and Urban Development (HUD). A dashboard on the HUB 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
- The Ministry of Business, Innovation and Employment (MBIE) tenancy bond database
- Stats NZ

The current data is updated to the June 2019 quarter. With the current changes on the NPS-UD there is a delay on next update and won't be available till after the release of the NPS-UD in July 2020.

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

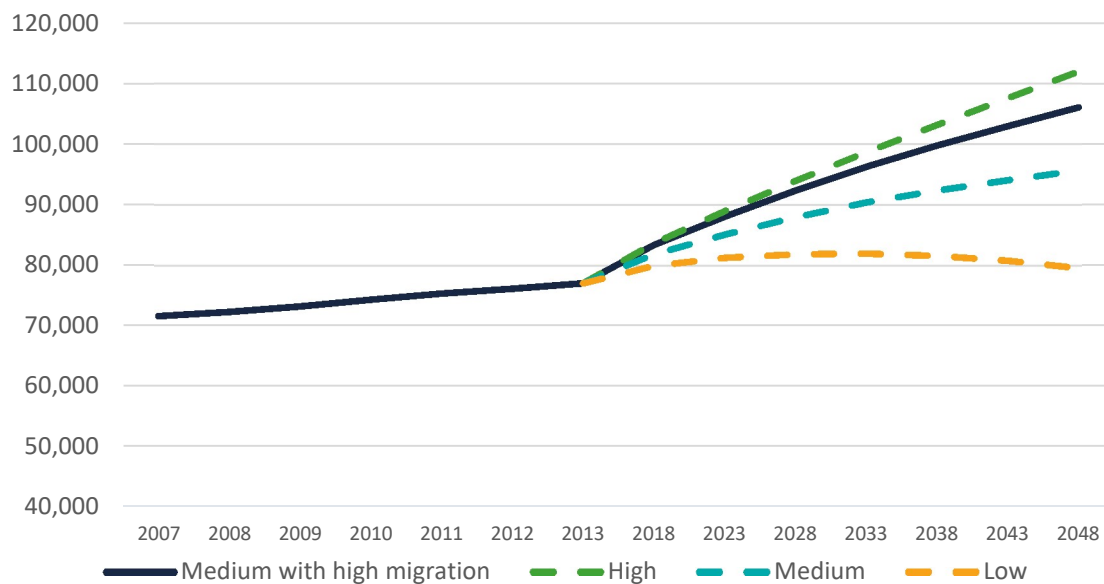
For the purpose of this report, all indicators relate to the wider New Plymouth District area. In the future, we intend to monitor and report on specific urban areas and suburbs.

Overview of population growth in the New Plymouth District

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.

Statistics New Zealand predicts that there will be high population growth in the New Plymouth District over the next ten years. The population is projected to grow from an estimated 83,400 in 2018 to 92,400 in 2028, and to 106,100 by 2048. This equates to growth of 22,700 (27.2%) and will include people with a wide range of social, housing, environmental and economic requisites. Population growth projections are based on Statistics NZ's medium projections with high migration.

New Plymouth District Population Growth



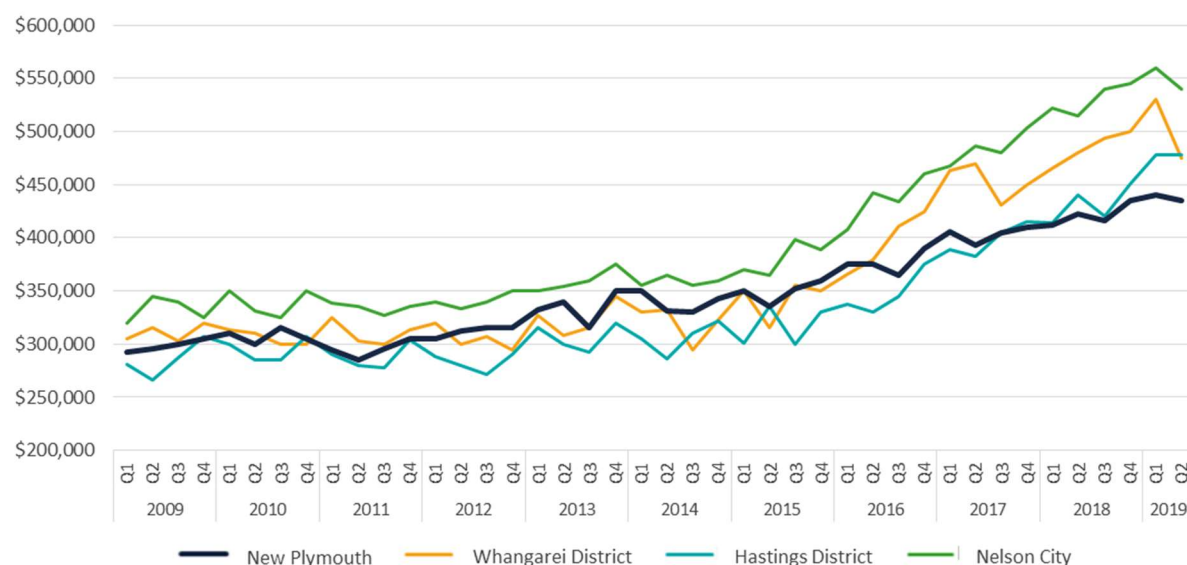
Source: Statistics New Zealand

Residential Indicators

This section summarises information on residential trends on supply and demand sourced from MfE, MBIE's UDC-Dashboard, 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 sale price (actual)



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

Observations

	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
Sale Price					
New Plymouth	307,600	376,300	437,500	16% ↑	42% ↑
Whangarei	305,900	395,300	502,500	27% ↑	64% ↑
Hastings	294,300	347,000	477,600	38% ↑	62% ↑
Nelson	338,900	436,000	550,000	26% ↑	62% ↑

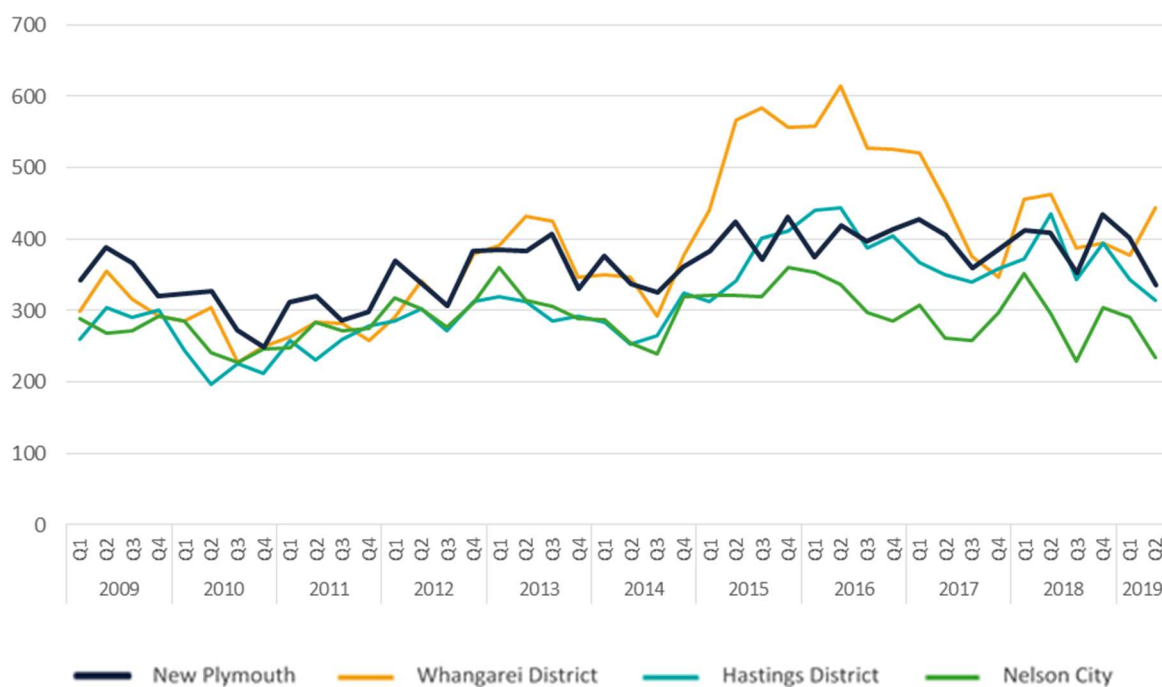
Between 2010 and 2019, there was an increase in house prices across the New Plymouth District both in the short to medium term. However, the average house price has remained consistently lower than other 'high' growth areas such as Whangarei and Nelson. The table below shows the sale prices for different housing types within the New Plymouth district. Over the ten year period, the average annual increase in New Plymouth district house prices was 4.2 per cent per annum, versus the 6.2-6.4% versus districts of similar size.

New Plymouth District	Number of Sales	Median Sale Value
Houses	282	\$455,277
Apartments	5	\$403,000
Flats	31	\$339,603
Sections	344	\$208,565

Source: Quotable Value, for the three months up to Sep 2019

The average price of an empty section in New Plymouth is just under \$210,000

Indicator 2: Dwellings sold



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

Observations

Dwellings Sold	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
New Plymouth	1,170	1,610	1,520	-6% ↓	30% ↑
Whangarei	1,070	2,230	1,600	-28% ↓	50% ↑
Hastings	880	1,680	1,400	-17% ↓	59% ↑
Nelson	1,000	1,270	1,060	-17% ↓	6% ↑

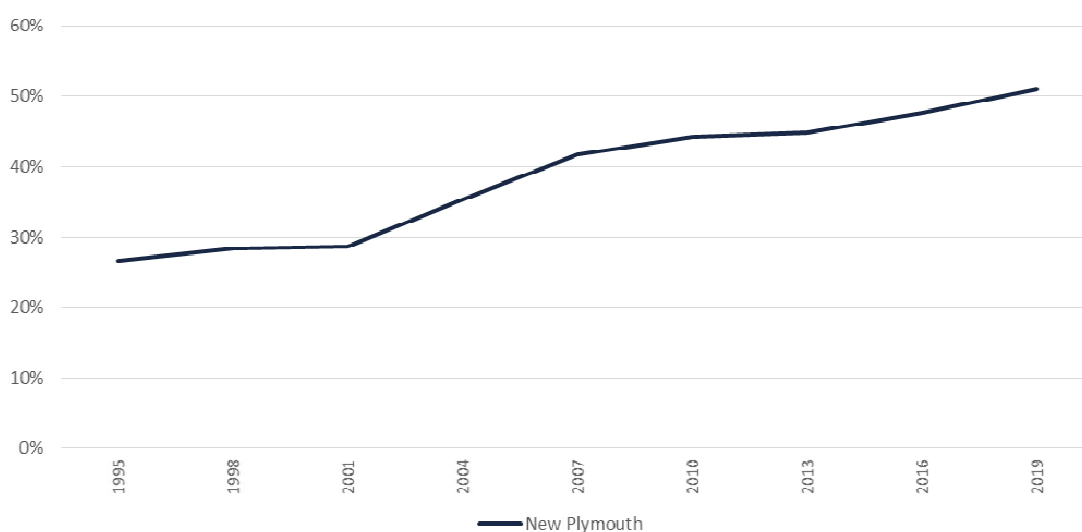
In the last ten years, on average, 363 dwellings were sold across the New Plymouth District, per quarter (or 1,450 per annum). In this time, the number of sales per quarter has consistently been in the 300-500 bracket. Trends show a slight decrease in the number of house sales in the first half of 2019, across all comparative districts. As a district, we will continue to monitor this trend to determine if it represents the current market.

There is 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 festive season.

The number of dwellings sold relates to both the housing-dwelling sale price, and the equilibrium between supply and demand of housing in these areas. Generally, the number of dwellings traded in the housing market is positively related to changes in price. For example, in the event of decreasing or stagnant house prices, the number of dwellings traded tends to decrease.

Future quarterly reports will include information on supply and demand to identify any emerging trends that might affect the district and future urban capacity.

Indicator 3: Land value as percentage of capital value



Source: HUD Urban Development Capacity Dashboard, and internal QV data October 2019

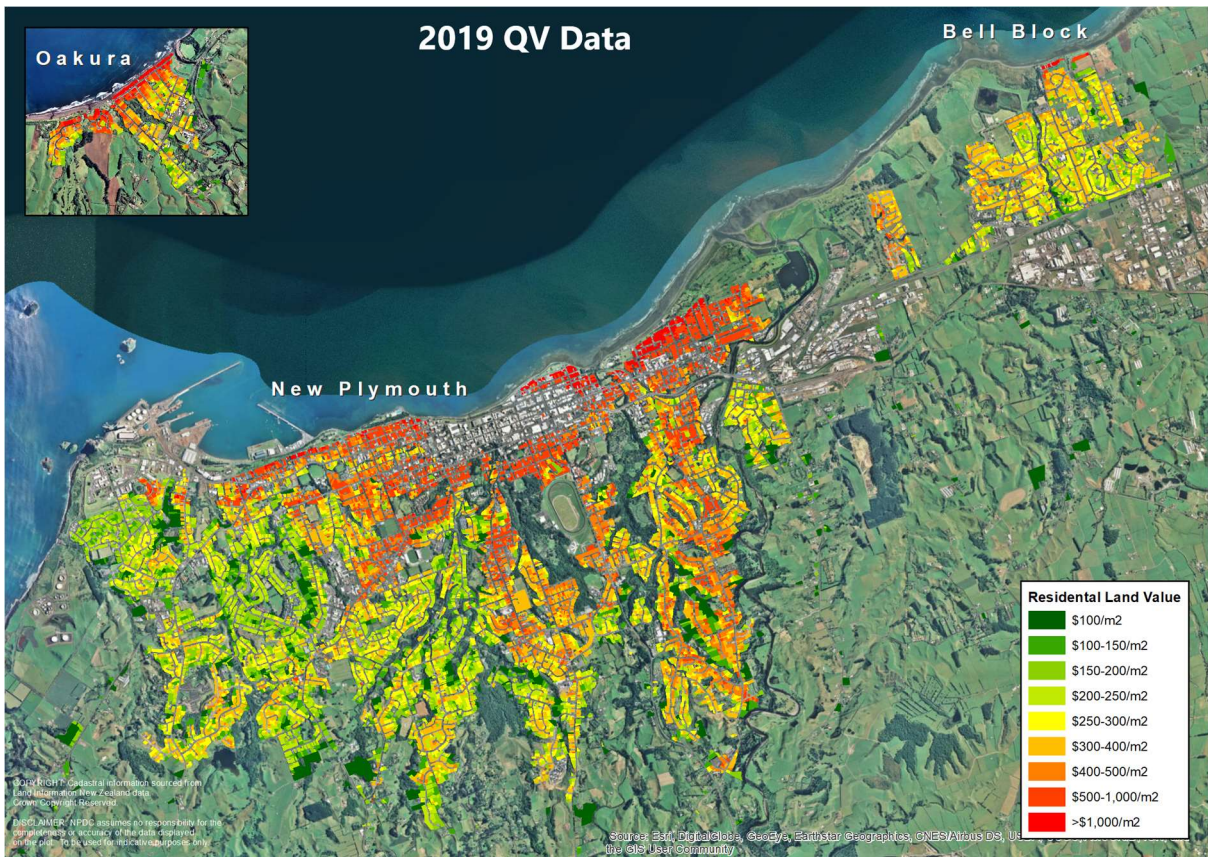
Data on land value as a percentage of capital value is sourced from Quotable Value on a three-yearly basis.

Available data on this indicator shows the estimated proportion of house values related to land prices at each valuation period. A higher ratio indicates that land is more valuable in relation to the buildings that occupy it.

Observations

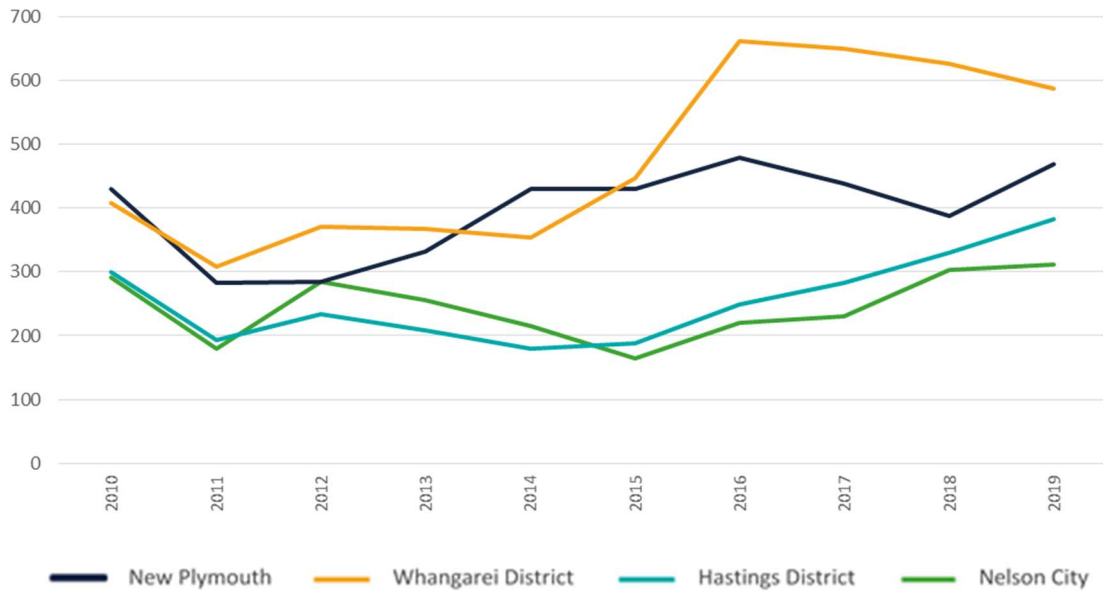
LV % CV	2013	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2013-2019
New Plymouth	46%	49%	51%	7% ↑	14% ↑

Land value as a percentage of capital value slowly increased across the New Plymouth District in the six years between 2013 and 2019. The higher ratio indicates that over time, land is becoming more valuable in relation to the buildings that occupy it. Increases in land value is mainly related to the proximity of properties to specific amenities such as the beach, sea views or the city centre, as shown in the map below.



Source: QV 2019 Data

Indicator 4: Number of residential building consents



Source: Statistics NZ (InfoShare), March 2020

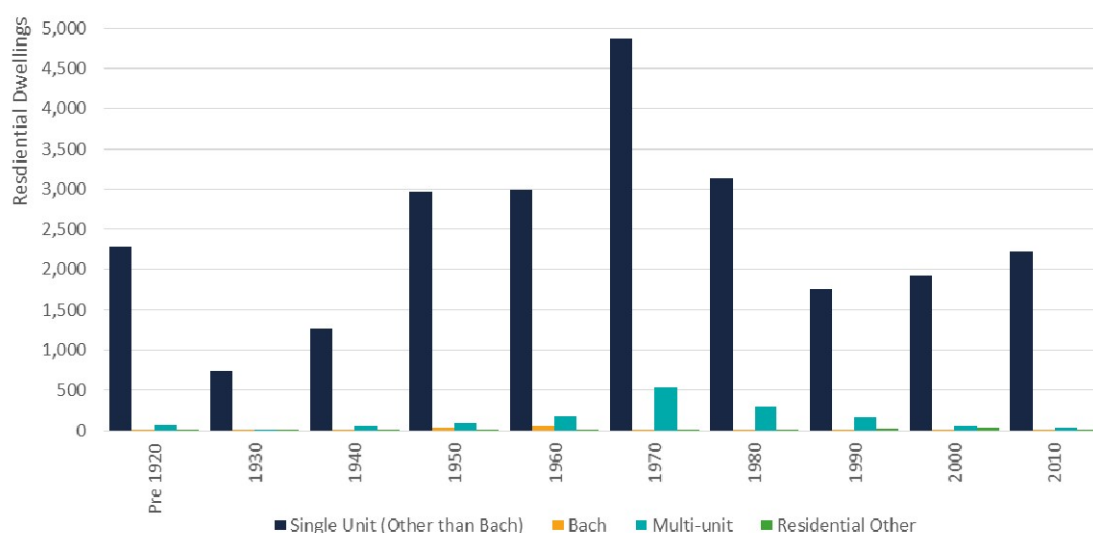
The number of consents for residential dwelling construction across the New Plymouth District per calendar year can be determined up to 2020. These are classified as: dwellings, houses, apartments, townhouses, units and others, retirement villages, flats, units and other dwellings.

Observations

Building consents	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
New Plymouth	430	479	469	-2% ↓	9% ↑
Whangarei	408	662	587	-11% ↓	44% ↑
Hastings	300	249	383	54% ↑	28% ↑
Nelson	291	220	312	42% ↑	7% ↑

The number of building consents granted across the New Plymouth District dropped briefly during 2011/2012 but has increased again since. Over the last ten years we have received just under 400 consent applications per annum. Based on the expected population growth we predict that over the next five years, 387 houses will be built per annum, and 353 houses per annum in the following five years.

Dwelling build age and type



Source: Quotable Value 2019

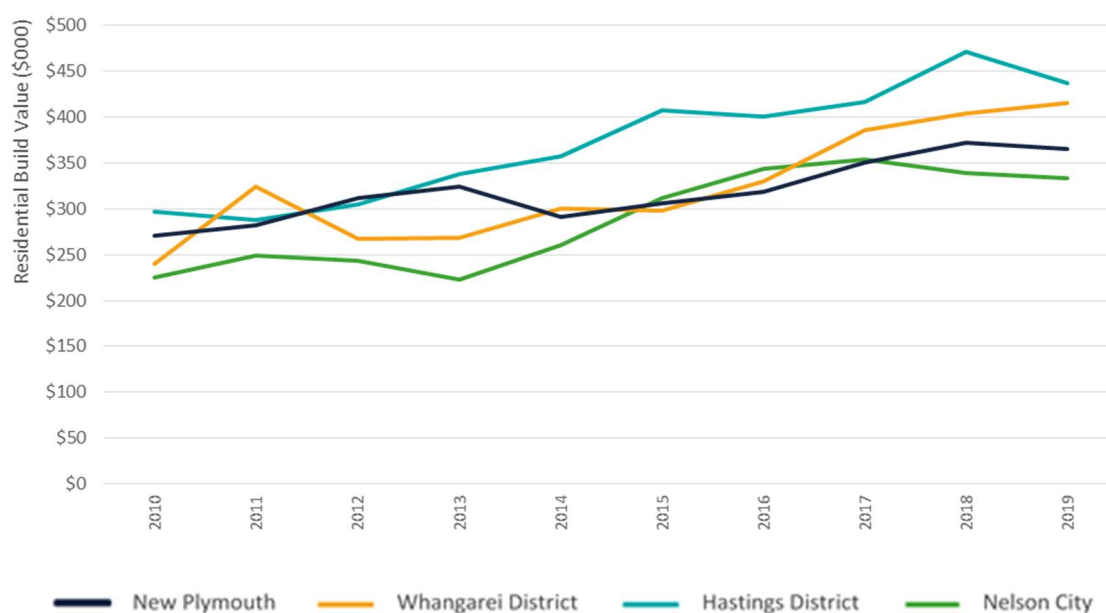
The greatest number of houses within New Plymouth District were built in the 1970s.

Observations

Average Floor Size	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
New Plymouth	202m ²	191m ²	183m ²	-4% ↓	-9% ↓
Whangarei	183m ²	191m ²	186m ²	-2% ↑	2% ↑
Hastings	200m ²	213m ²	180m ²	-16% ↓	-10% ↓
Nelson	155m ²	189m ²	138m ²	-27% ↓	-11% ↓

The average house size across New Plymouth District has been on a very slow decline over the past ten years. Factors such as building costs, section size and growth may have had a small effect on the size of houses being built.

Indicator 6: Average value per residential building dwelling consent



Source: Statistics NZ (InfoShare), March 2020

Observations

Average Build Cost \$	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
New Plymouth	\$271,000	\$319,000	\$365,000	14% ↑	35% ↑
Whangarei	\$240,000	\$330,000	\$415,000	26% ↑	73% ↑
Hastings	\$297,000	\$400,000	\$437,000	9% ↑	47% ↑
Nelson	\$226,000	\$343,000	\$333,000	-3% ↓	47% ↑

The average build cost for residential houses across the New Plymouth District over the past ten years has increased, at an average of around 3.5% per annum. The average build cost is consistently lower than Whangarei and Hastings.

Summary on housing indicators for New Plymouth District

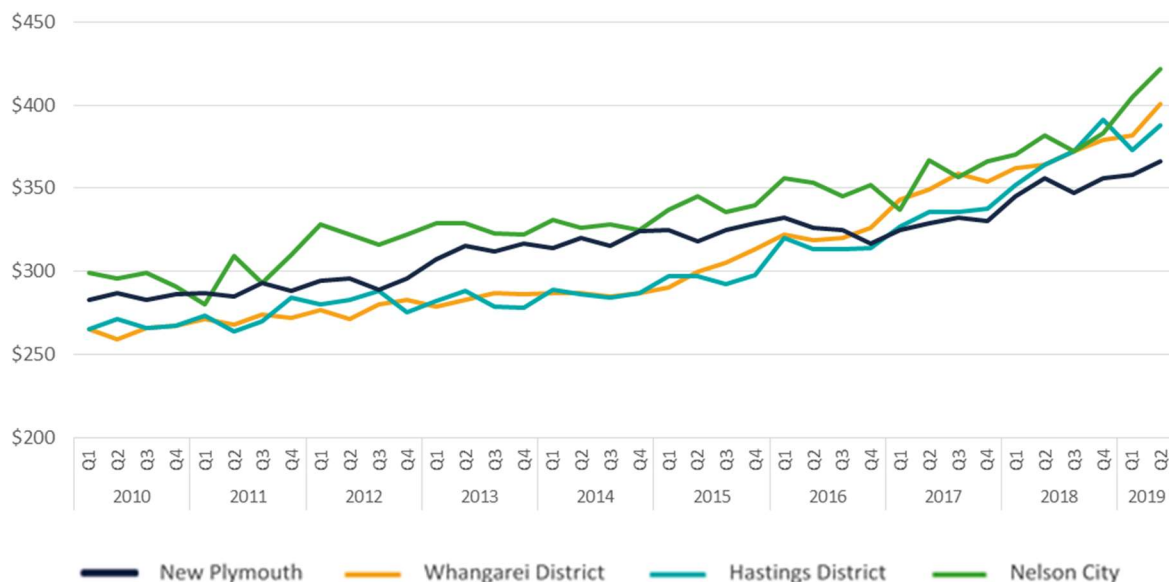
	New Plymouth District	
	Short Term % Change	Medium Term % Change
1. Dwelling sales price	↑	↑
2. Dwellings sold	↓	↑
3. LV % CV	↑	↑
4. Number of Consents	↓	↑
5. Average floor size	↓	↓
6. Average value	↑	↑

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.

The housing indicators for New Plymouth have been a mixture of growth and decline. Both the dwelling price and building cost have increased consistently over the past ten years whilst the average floor size of a dwelling has seen slow decline. Consequently, the cost of building or buying a home in New Plymouth has become more expensive. These upward trends are expected to continue into the future.

Residential Indicators Group 2: Rent

Indicator 7: Dwelling Rents



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

Observations

Average Rent	2010	2016	2019	Short Term % Change (2016-2019)	Medium Term % Change (2010-2019)
New Plymouth	285	325	362	11% ↑	27% ↑
Whangarei	264	322	392	22% ↑	48% ↑
Hastings	267	315	381	21% ↑	42% ↑
Nelson	296	352	414	18% ↑	40% ↑

Rents across the New Plymouth District have increased over the past ten years, at an average rate of around 2.7% per annum. However, the overall increase in rent is less than the overall increase in house prices (4.2%). Rents are expected to continue to increase in the long term, as they have done previously, alongside an increase in general commodity. Of note, in 2019, average rents for New Plymouth were cheaper than for comparative cities. This has not always been the case.

Indicator 8: Rentals per dwelling type New Plymouth

	Suburb	Median Rent Oct 17	Median Rent Feb 19	Median Rent Feb 20	Growth %
One bedroom	Central	\$237	\$248	\$268	13%
	Outer	\$243	\$242	\$224	-8%
Two bedrooms	Central	\$304	\$321	\$335	10%
	Outer	\$304	\$329	\$340	12%
	Rural	\$300	N/A	\$250	-17%
Three bedrooms	Central	\$360	\$389	\$420	17%
	Outer	\$380	\$398	\$431	14%
	Rural	\$335	\$330	\$375	12%
Four bedrooms	Central	\$420	\$450	\$470	12%
	Outer	\$480	\$480	\$550	15%
	Rural	\$340	\$500	\$400	18%
Five+ bedrooms	Outer	\$455	\$552	\$560	23%

Source: Tenancy New Zealand – Market Rent Data, February 2019

Increases in rental costs can be seen across the board for all dwelling types, excluding a few decreases which we can assume are outliers. The largest increase seen in the past 2-3 years is in the five bedroom plus category. Very few bonds have been received in this area and the increase could be attributed to lack of availability of this type of rental housing. We will continue to monitor this data in future reports to determine any trends.

Indicator 9: Ratio of dwelling sales prices to rent



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

Observations

	2010	2016	2019	Short Term % Change (2016-2019)	Medium Term % Change (2010-2019)
New Plymouth	20.8	22.3	23.2	4% ↑	12% ↑
Whangarei	22.3	23.6	24.7	5% ↑	11% ↑
Hastings	21.2	21.2	24.1	14% ↑	14% ↑
Nelson	22.0	23.9	25.6	7% ↑	16% ↑

The ratio of dwelling sale prices to rents in New Plymouth is currently 23.2, which indicates that the median house price is 23.2 times the mean annual rent paid. The ratio has increased slightly in the short term. While both house prices and market rentals have increased, the data suggests that it is currently more affordable to rent in New Plymouth than to purchase a home.

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	↑	↑

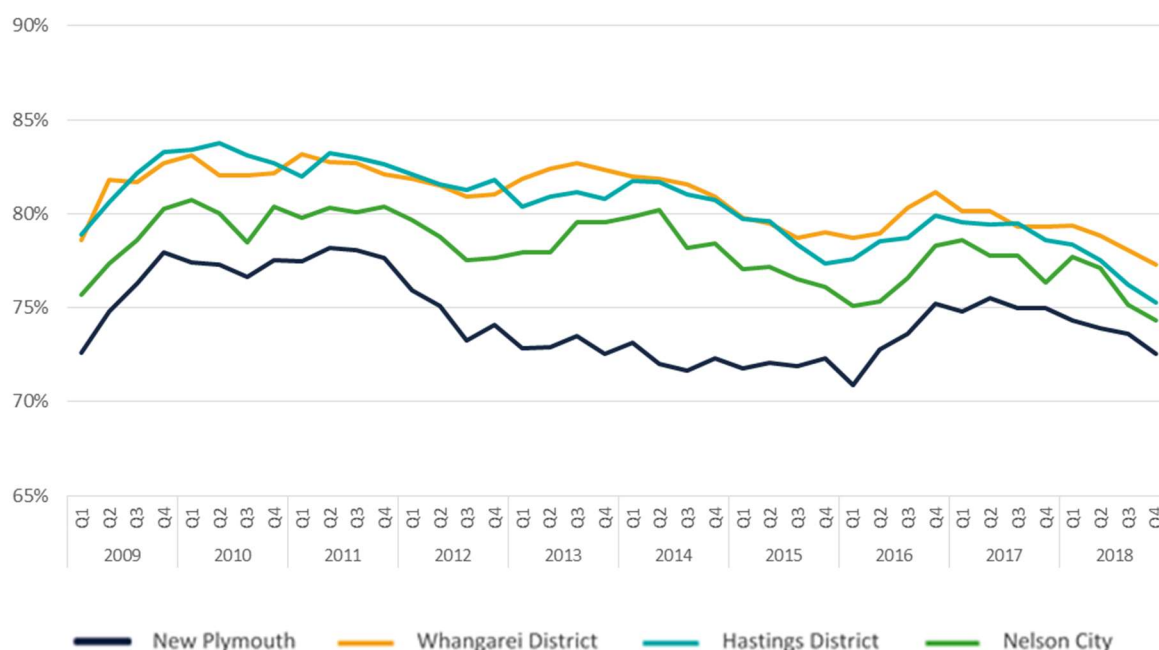
In summary, over the past ten years, both rental costs and the ratio of dwelling sale prices to rents have increased. The rental increase in New Plymouth has followed a similar pattern to house sale prices, but at a slower rate.

Residential Indicators Group 3: Price Efficiency

We have previously reported the price efficiency indicators but these have since been discontinued for the New Plymouth area which the changes to the NPS-UD so the decision was made to remove the data.

Residential Indicators Group 4: Housing Affordability

Indicator 10: Housing Affordability Measure (HAM) – Buy



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

HAM¹ indicators combine the impact of changes in house prices or rents, mortgage interest rates and incomes to provide an overview of housing affordability trends. MBIE’s HAM Buy calculates the residual income of potential home-owning households after housing costs, if they were to buy a modest first home, in the area in which they currently live.

Data for this indicator is published with a one-year lag and is currently available up to the fourth quarter of 2018 only.

Observations

HAM - Buy	2009	2015	2018	Short Term % Change 2014-2017	Medium Term % Change 2008-2017
New Plymouth	78%	72%	73%	0% ↔	-7% ↓
Whangarei	83%	79%	77%	-2% ↓	-7% ↓
Hastings	83%	77%	75%	-3% ↓	-10% ↓
Nelson	80%	76%	74%	-2% ↓	-7% ↓

¹ As determined by MBIE’s national affordability benchmark developed in 2013. This is the amount of income the median New Zealand household had after paying for their housing costs in June 2013. The 2013 national affordability benchmark is residual income of \$662 per week for a one person household, plus \$331 per additional adult and \$199 per child.

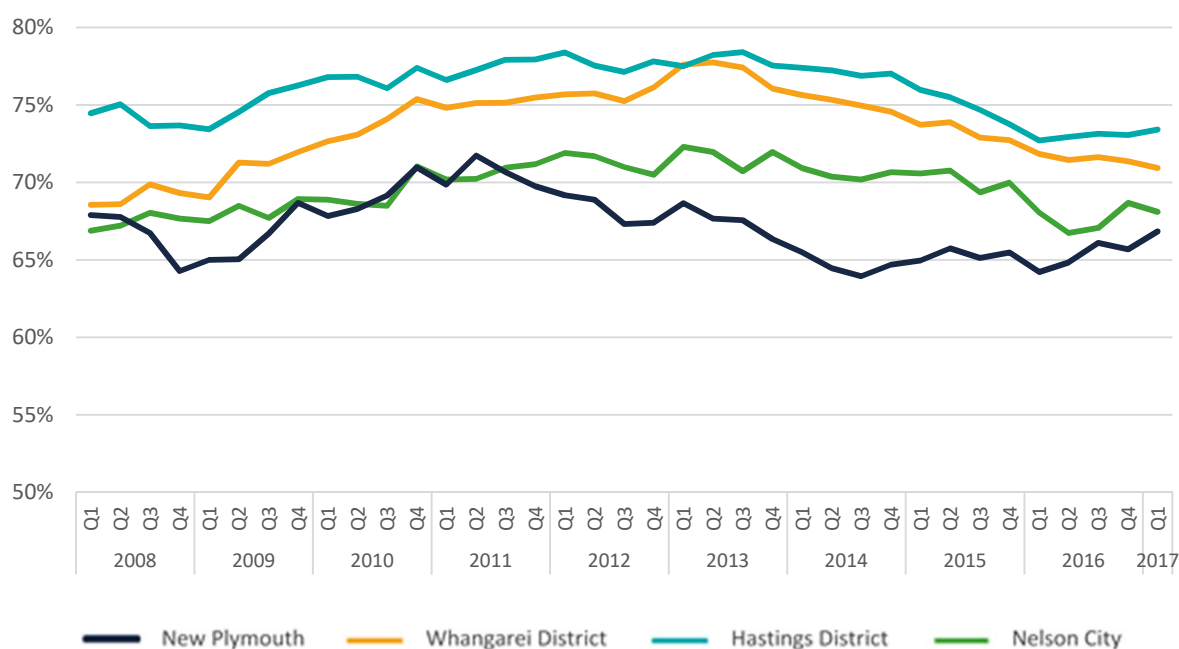
According to MBIE’s HAM Buy indicator, housing affordability in the district has improved over the past ten years, with a small increase in the short term. A decrease in the medium term is the combined result of low interest rates, wage growth and slower house price inflation, helping improve buyer affordability. While the improvement in housing affordability is positive, housing is still expensive. For example, as at December 2018, only 27 per cent of first-home buyers in New Plymouth could comfortably afford typical ‘first-home’ prices.

Summary of housing affordability for New Plymouth District

	Short Term % Change	Medium Term % Change
10. HAM - Buy	↔	↓
11. HAM - Rent	↔	↓

In summary, both house prices and rents have increased. The housing affordability measure did drop in the medium term but that is on the increase again. This trend requires continued monitoring to understand affordability in the long term.

Indicator 11: Housing Affordability Measure (HAM) – Rents



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

Observations

HAM - Rent	2009	2015	2018	Short Term % Change 2015-2018	Medium Term % Change 2009-2018
New Plymouth	68%	67%	67%	0% ↔	-2% ↓
Whangarei	73%	74%	68%	-8% ↓	-6% ↓
Hastings	75%	76%	69%	-9% ↓	-9% ↓
Nelson	69%	70%	63%	-10% ↓	-8% ↓

Even though the cost of renting in New Plymouth has increased over the past ten years, rental affordability has been fairly stationary in the short to medium term. This is because rental increases have been fairly small and still lower than increases in house prices. Consequently, affordability hasn't moved significantly. It is also due to other affordability factors, such as wage growth and improvements in other housing costs.

As mentioned above, the housing affordability measure for renting in New Plymouth is lower than that of buying. Therefore, it is currently more affordable to rent in New Plymouth than to purchase a home. There is no updated data available since the previous report for this indicator in 2018.

Residential Indicators Group 5: Provision of new houses

Indicator 12: Residential subdivision consents – approved and the number of lots created



Source: NPDC Data, March 2020

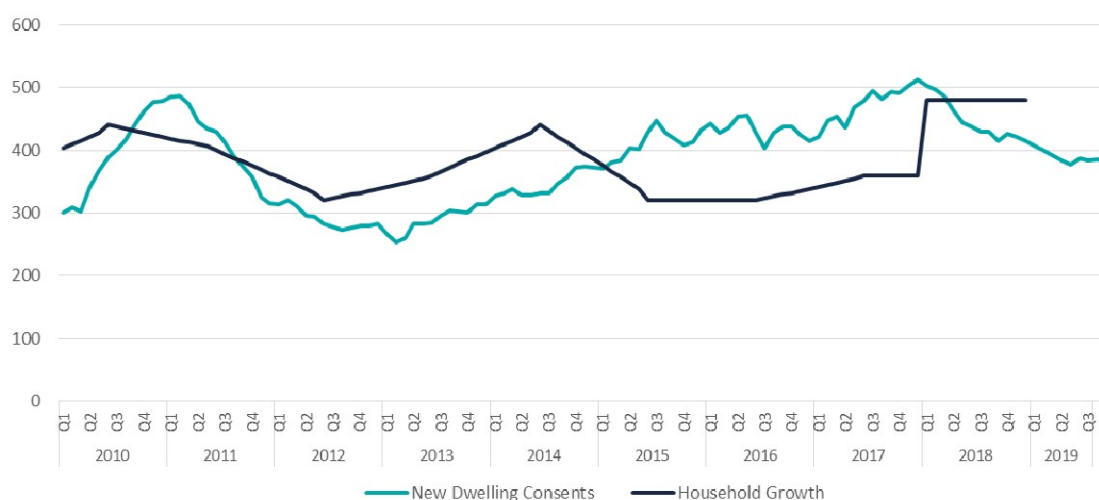
Note: This data will be refined in future reports.

Observations

	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
Applications	78	108	119	10.2% ↑	52.6% ↑
Estimated number of lots	270	323	243	-24.8% ↓	-10% ↓

The number of residential subdivision applications across the New Plymouth District over the previous ten years has been slightly varied, with a drop in number during the 2011-2013 period. We have seen a drop in the number of larger lot subdivision applications (>10 estimated lots).

Indicator 13: New dwellings compared to household growth



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

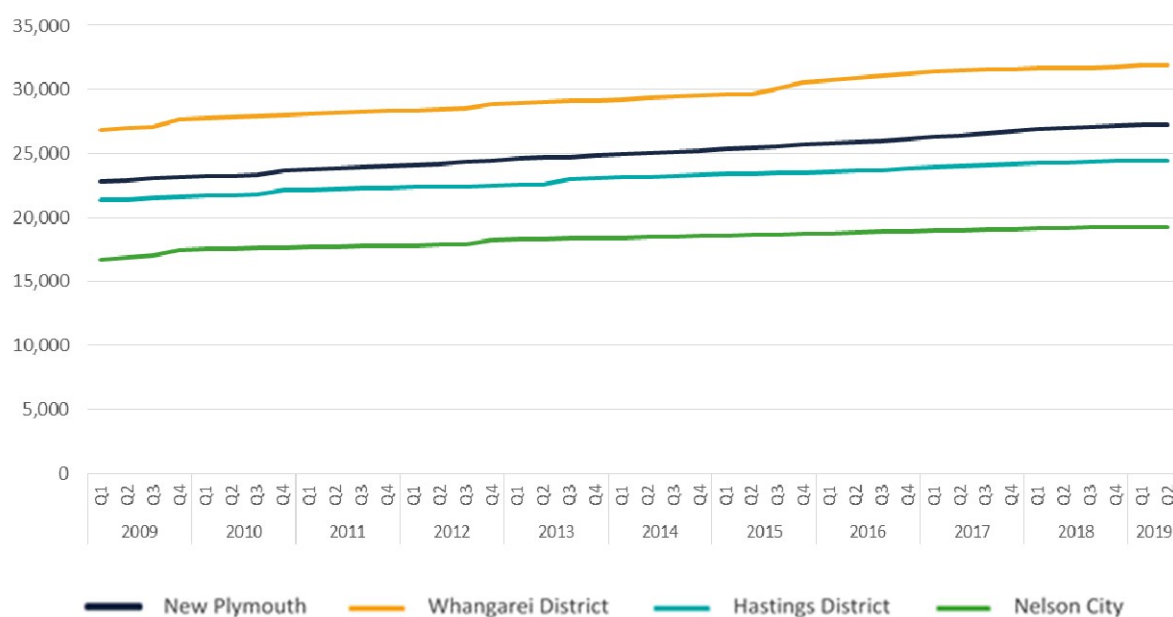
Data on the quantity of building consents for new dwellings across the New Plymouth District has a six month lag. This accounts for the time taken from consent approval to completion, as recommended by MBIE. There is no updated data on Household Growth available from MBIE for 2018; however, we do have updated consent data for this quarter.

Observations

	2009	2015	2018	Short Term % Change 2015-2018	Medium Term % Change 2009-2018
Household growth	360	320	480	50% ↑	33% ↑
New consents	350	410	447	9% ↑	28% ↑
% Comparison	103%	78%	107%		

Generally over the past ten years, the rate of household growth and number of new residential dwellings in the New Plymouth District have been consistently on par. During 2015 to 2018, household growth was 85% below the number of consented dwellings, which should assist maintaining reasonable sale prices and housing affordability.

Indicator 14: Dwelling stock



Source: HUD Urban Development Capacity Dashboard, Last updated June 2019

Observations

Dwelling stock	2010	2016	2019	Short Term % Change 2015-2018	Medium Term % Change 2009-2018
New Plymouth	23,380	26,000	27,300	5% ↑	14% ↑
Whangarei	26,000	31,000	31,900	3% ↑	13% ↑
Hastings	21,820	23,700	24,400	3% ↑	11% ↑
Nelson	17,600	18,900	19,300	2% ↑	9% ↑

Available housing stock in the New Plymouth District has increased, mirroring increases in population. This increase has been consistent over the past ten years, with no major spikes indicating a dramatic change.

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

	Short Term % Change	Medium Term % Change
12. Subdivision consents	↑	↑
13. Growth v. consents	Combined measure	
14. Dwelling stock	↑	↑

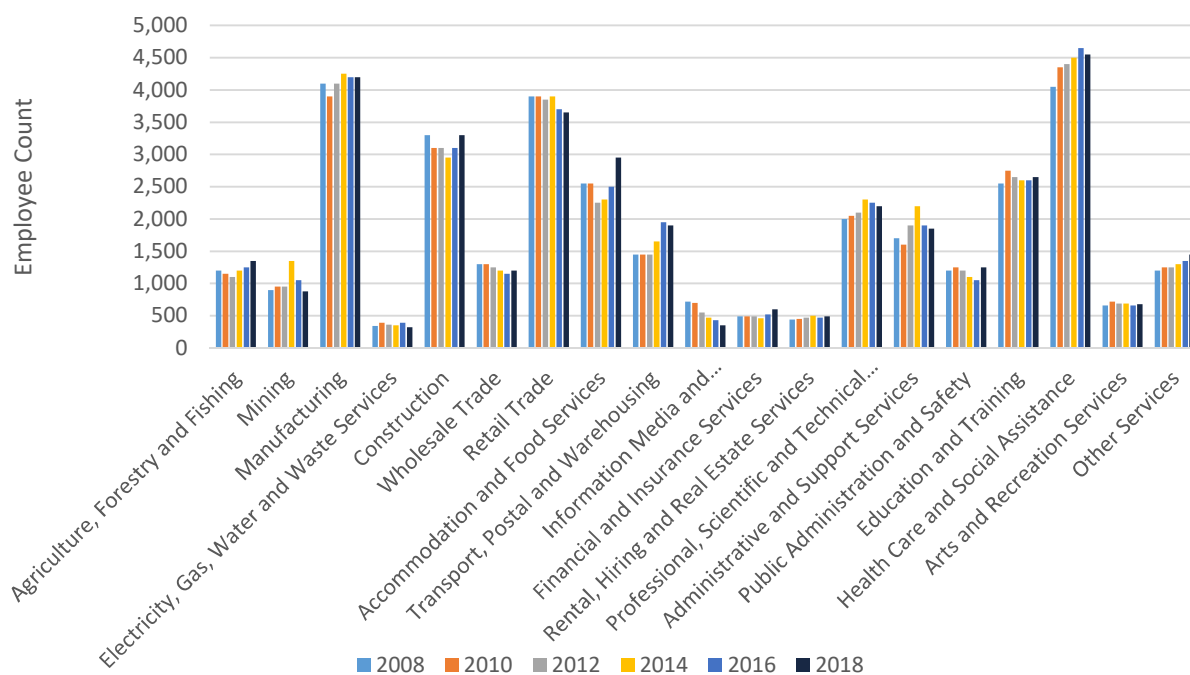
An increase in sub-dividable lots available and in residential consent applications indicates an increase in the number of dwellings available across the New Plymouth District. This level of change is evident in positive changes in both Group 1 and Group 2 Indicators for housing provision.

Business Indicators

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

Business Indicators Group 1: Employment and growth

Indicator 1: Employment current economy and recent past



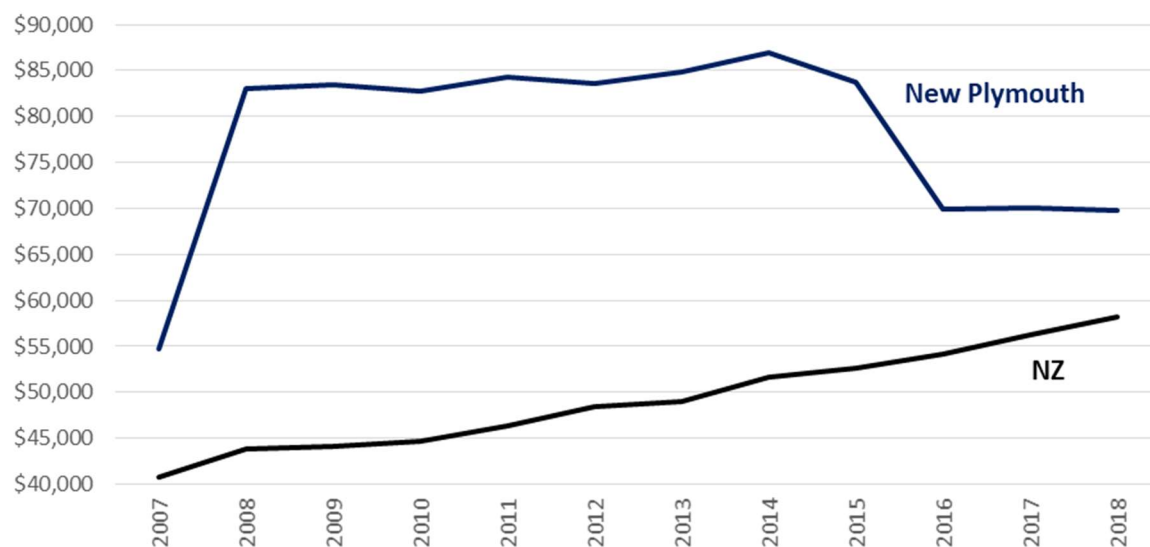
Source: Statistics New Zealand, March 2019

Observations

Employment Growth	2010	2016	2019	↑	Medium Term % Change 2010-2019
Agriculture	1,150	1,250	1,400	12% ↑	21.7% ↑
Manufacturing	3,900	4,200	4,300	2.4% ↑	10.3% ↑
Construction	3,100	3,100	3,450	11.3% ↑	11.3% ↑
Retail Trade	3,900	3,700	3,600	-2.7% ↓	-7.7% ↓
Accommodation and Food Services	2,550	2,500	2,900	16% ↑	13.7% ↑
Health Care	4,350	4,650	4,550	-2.2% ↓	4.6% ↑
Overall	34,300	35,170	36,560	4% ↑	6.6% ↑

The New Plymouth District has seen a resurgence in employment growth in the short and medium term, with the exception of the healthcare sector and retail trade.

Indicator 2: Nominal Taranaki GDP per capita



Source: MBIE Regional Economic Activity Web Tool, June 2019

Notes The GDP per capita indicator is of interest in understanding changes in average incomes, a key factor in housing affordability.

Observations

	2009	2015	2018	Short Term % Change (2015-2018)	Medium Term % Change (2009-2018)
GDP per capita	\$83,500	\$83,700	\$69,700	-16.7% ↓	-16.5% ↓

Nominal GDP improved significantly over the long term, but there has been a slight drop in the short term. Despite the recent drop in GDP, Taranaki's GDP remains ahead of the national average.

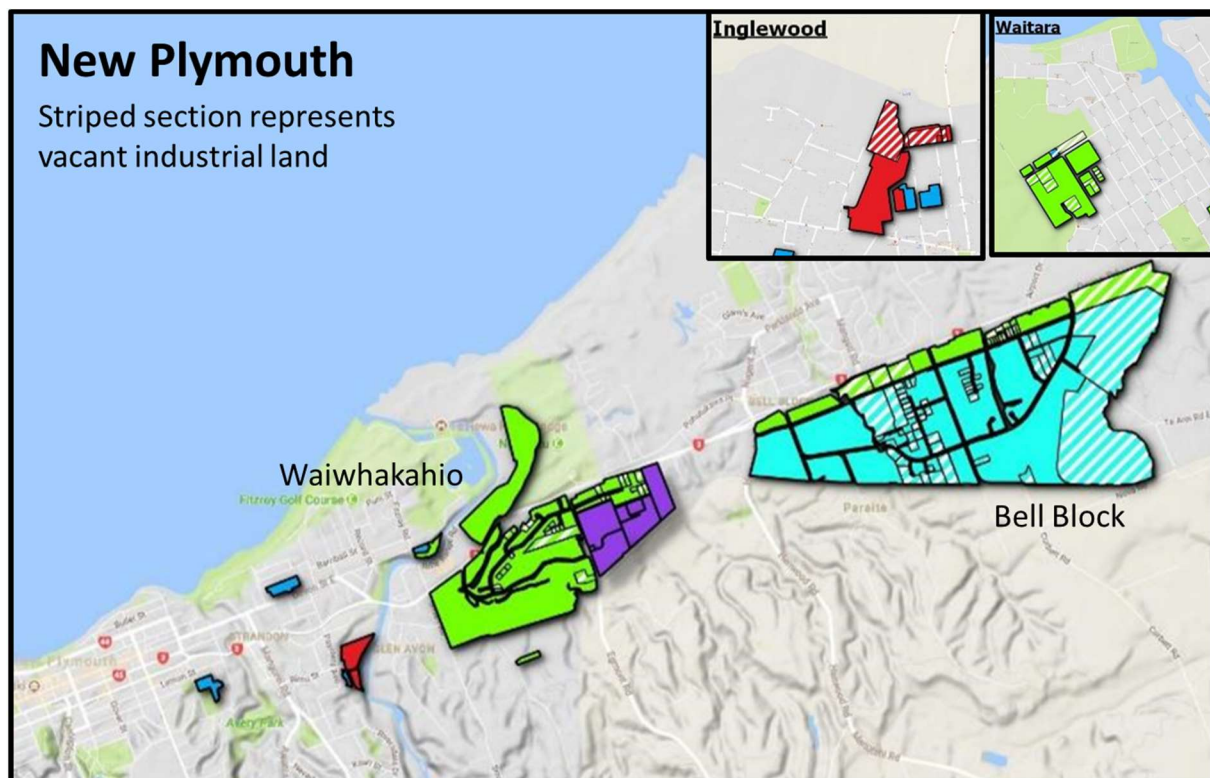
Summary of employment and growth for the New Plymouth District

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

In summary, while there have been gains in employment growth and GDP in the New Plymouth District over the long term, in recent times these gains have been offset by a decline for both indicators.

Business Indicators Group 2: Supply of business space

Indicator 3: Vacant industrial land by location



Area (ha)	Operative District Plan
Vacant Land Bell Block	170.8
Vacant Land Inglewood	3.8
Vacant Land Waitara	4.4
Vacant Land Waiwhakaihio	12.7
Total	191.8

Source: Internal GIS Analysis, October 2018 – No updated data

Indicator 4: Capacity within existing and new built facilities – industrial

To understand retail, industrial and commercial capacity within existing built facilities, we utilised data from Real Estate NZ². This data set includes the majority of 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.

² www.realestate.co.nz

Suburb	Vacant Gross Floor Area SQM	Percentage %
Bell Block	21,182	32%
Fitzroy	669	1%
Moturoa	18,887	29%
New Plymouth Central	10,823	16%
Spotswood	314	0%
Strandon	1,870	3%
Waiwhakaiho	10,981	17%
Westown	885	1%
	65,611	

Source: www.realestate.co.nz March 2020

Currently, there is around 65,611 square meters (6.5 ha) of existing vacant industrial or new build facility space available in the New Plymouth District. Combined with Waiwhakaiho, Bell Block holds nearly 50 per cent of all vacant capacity—the largest proportion in the district.

Indicator 5: Capacity within existing and new built facilities – retail

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

Suburb	Vacant Gross Floor Area SQM	Percentage %
Glen Avon	219	1%
Moturoa	186	1%
New Plymouth	24,652	96%
Strandon	27	0%
Oakura	125	0%
Vogeltown	497	2%
Frankleigh Park	85	0%
	25,791	

Source: www.realestate.co.nz March 2020

There is currently around 25,791 square meters (2.5 ha) of existing vacant retail or new built facility space in New Plymouth District. The majority of this capacity is located the Central City. We will continue to monitor Real Estate NZ data at least every six months.

Indicator 6: Capacity within existing and new built facilities – commercial/office

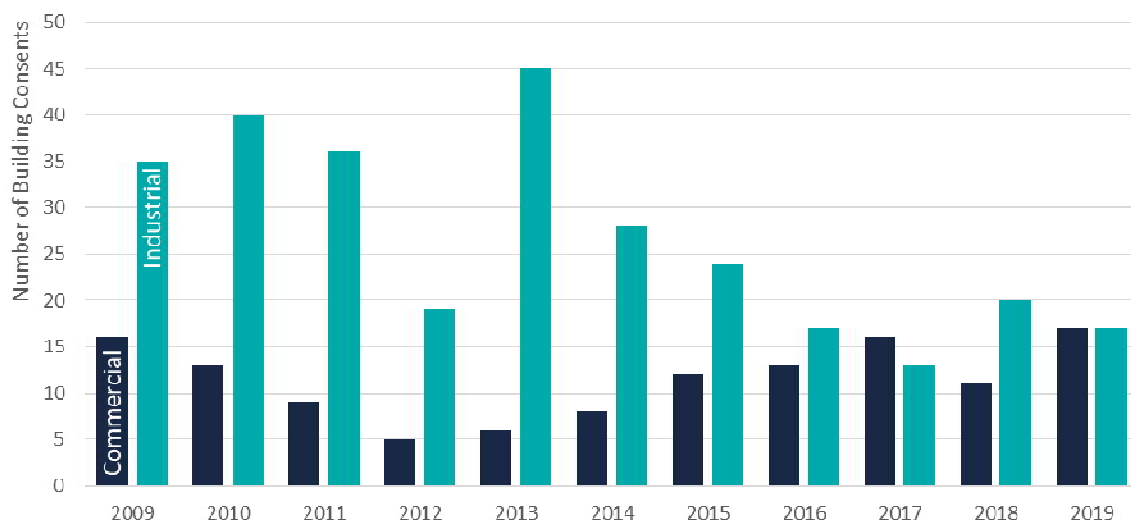
As per Indicator 5, the following data was obtained from Real Estate New Zealand.

Suburb	Vacant Gross Floor Area SQM	Percentage %
Bell Block	273	1%
Moturoa	3,695	14%
New Plymouth	18,166	71%
Waiwhakaiho	3,064	12%
Westtown	305	1%
	25,503	

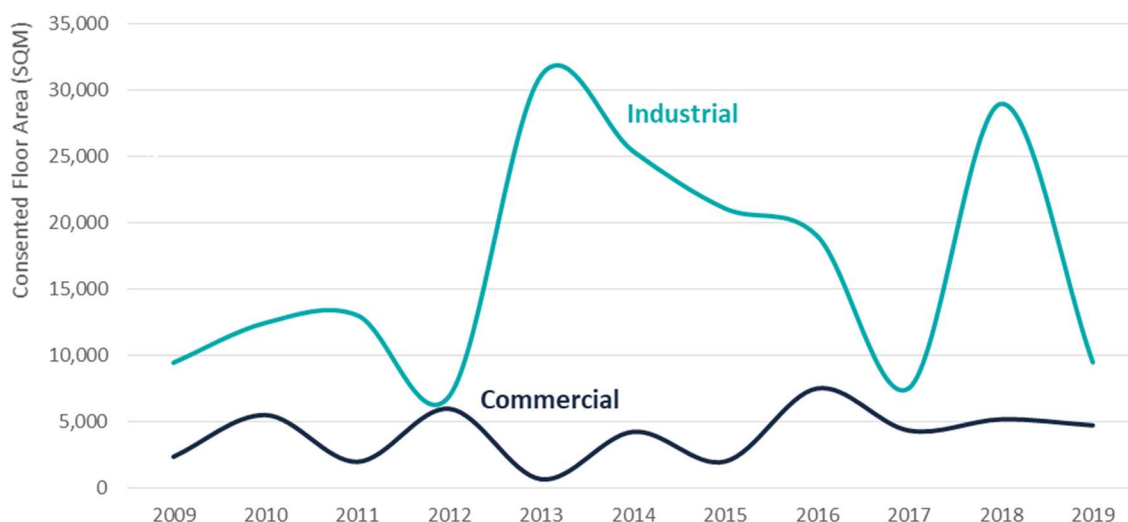
Source: www.realestate.co.nz March 2020

There is currently around 25,503 square meters (2.5 ha) of existing vacant commercial/office or new built facility space in New Plymouth district. Similar to the retail market, the majority of this capacity is within the Central City.

Indicator 7: Building Consents



Source: NPDC Data, March 2020



Source: NPDC Data, March 2020

Observations

	2010	2016	2019	Short Term % Change (2016-2019)	Medium Term % Change (2010-2019)
Floor space					
Commercial	2,300	7,500	4,700	-37% ↓	-14% ↓
Industrial	9,400	19,000	9,500	-50% ↓	-24% ↓
Applications					
Commercial	13	13	17	30.8% ↑	30.8% ↑
Industrial	40	17	17	0.0% ↔	-57.5% ↓

Consent applications for commercial and industrial activities have varied across the board. When we translate this into potential floorspace available, floorspace for commercial and industrial activities has been fairly consistent.

Summary of business space supply for the New Plymouth District

	Short Term % Change	Medium Term % Change
3. Industrial vacant land		New indicator
4. Retail capacity		New indicator
5. Industrial capacity		New indicator
6. Commercial/office capacity		New indicator
7. Building consents		Variable

In summary, there does not appear to be any shortfall of industrial land in New Plymouth. However, expanded monitoring of these indicators and other datasets will be incorporated into future quarterly reports.

Future Quarterly Reports

The New Plymouth District Council is committed to improving quarterly reporting over time. Some information required by the NPS-UDC relating to dwelling rents and subdivision consents cannot currently be collected due to insufficient information being available, or to challenges in sourcing accurate and reliable data nationally or locally. As information becomes available, future quarterly reports will be adjusted to incorporate or refine information or data sources for the following indicators:

- Residential Indicator 14: Subdivision consents (data refinement). A review of our data management system which includes subdivision consents is currently underway.