

# Quarterly Monitoring Report on Urban Development Indicators Report No.5



**March 2021**

## National Policy Statement on Urban Development Capacity



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth  
District Council**



## Contents

Executive Summary.....	4
Introduction .....	5
Purpose .....	5
Scope and structure of quarterly report.....	6
Overview of population growth in the New Plymouth District .....	7
New Plymouth District Population Growth .....	7
Residential Indicators.....	8
Residential Indicators Group 1: Housing .....	8
Indicator 1: Price for housing-dwelling sale price (actual) .....	8
Indicator 2: Dwellings sold.....	9
Indicator 3: Land value as percentage of capital value.....	10
Indicator 4: Number of residential building consents .....	11
Indicator 5 –Average Floor Size per Residential Building .....	13
Indicator 6: Average value per square meter for residential building dwelling consent .....	14
Summary on housing indicators for New Plymouth District.....	15
Residential Indicators Group 2: Rent .....	15
Indicator 7: Dwelling Rents.....	15
Indicator 8: Rentals per dwelling type New Plymouth .....	16
Indicator 9: Ratio of dwelling sales prices to rent .....	16
Summary on rental indicators for New Plymouth District.....	17
Residential Indicators Group 3: Price Efficiency .....	17
Residential Indicators Group 4: Housing Affordability .....	17
Indicator 12: Housing Affordability Measure (HAM) – Buy .....	18
Indicator 13: Housing Affordability Measure (HAM) – Rents .....	19
Summary of housing affordability for New Plymouth District.....	19
Residential Indicators Group 5: Provision of new houses .....	20
Indicator 14: Residential subdivision consents – approved and the number of lots created. ....	20
Indicator 15: New dwellings compared to household growth. ....	21
Indicator 16: Dwelling stock.....	22
Summary in the provision of new houses in the New Plymouth District .....	22
Business Indicators.....	23
Business Indicators Group 1: Employment and growth .....	23
Indicator 1: Employment current economy and recent past.....	23
Indicator 2: Nominal Taranaki GDP per capita.....	24
Summary of employment and growth for the New Plymouth District.....	24

Business Indicators Group 2: Supply of business space.....	25
Indicator 3: Vacant industrial land by location .....	25
Indicator 4: Capacity within existing and new built facilities – industrial.....	25
Indicator 5: Capacity within existing and new built facilities – retail .....	26
Indicator 6: Capacity within existing and new built facilities – commercial/office .....	27
Indicator 7: Building Consents .....	27
Future Quarterly Reports.....	29

## Executive Summary

This report provides an overview of New Plymouth housing and business development capacity for the March 2021 quarter. 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 fifth 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 moderate population growth.

- **Housing:** In general, all housing indicators have increased. 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 lots and residential consent applications has naturally given rise to an increase in the number of dwellings.
- **Business sector growth:** Business growth has had a small increase in the short term, returning to employment numbers similar to 2008.
- **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 2020* (NPS-UD) came into effect on 20 August 2020. It replaced the *National Policy Statement on Urban Development Capacity 2016* (NPS-UDC) which was introduced by the Ministry for the Environment (MfE) in 2016. Under the current NPS-UD, New Plymouth district is defined as a tier 2<sup>1</sup> Council.

As a tier 2 local authority, 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-UD requires the New Plymouth District Council and Taranaki Regional Council to:

Every tier 1, 2, and 3 local authority 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:
  - (i) In previously urbanised areas (such as through infill housing or redevelopment); and
  - (ii) In previously undeveloped (i.e. Greenfield) areas
- (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 quarter ending March 2021. 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 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.

---

<sup>1</sup> The three tiers were informed by population size and growth rates according to the NPS-UD

## Scope and structure of quarterly report

This report contains updated residential and business indicators for the March 2021 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 2010 to 2020 and is sourced from the Ministry of Housing and Urban Development (HUD). 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.
- The Ministry of Business, Innovation and Employment (MBIE) tenancy bond database
- Statistics New Zealand

The data from the dashboard was refreshed in January 2021. The next quarterly data refresh is scheduled for April 2021.

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.

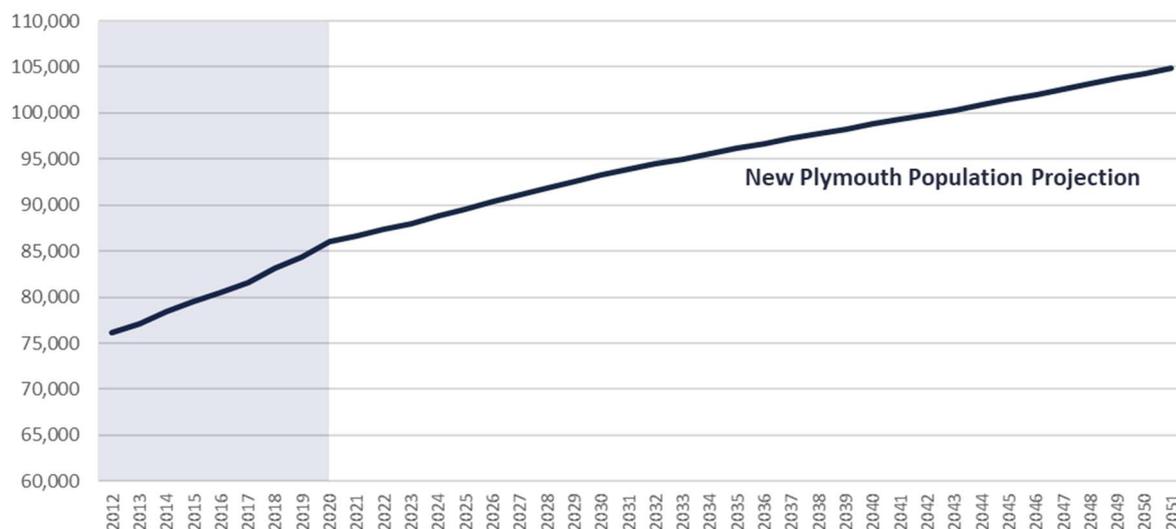
## Overview of population growth in the New Plymouth District

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.

NPDC, Venture Taranaki, South Taranaki District Council, Stratford District Council and Taranaki Regional Council we engaged Infometrics to provide us with population projections out to 2051 for all three districts. These forecasts were provided to Council officers before the Covid-19 pandemic impacted New Zealand significantly and the various alert level lockdowns. New Plymouth District Council have now adjusted the forecast based on the wider economic modelling that has been understand to understand the economic impact of Covid-19. We have taken the 'medium' projection from Infometrics and have reduced net migration in the lead up to the 2021 and the following four years.

The New Plymouth district is forecast to grow by 7,200 people (or 8.3 per cent) over the next 10 years to around 93,000. The population is then expected to grow to 104,900 over the next 30 years by the end of 2051.

### New Plymouth District Population Growth



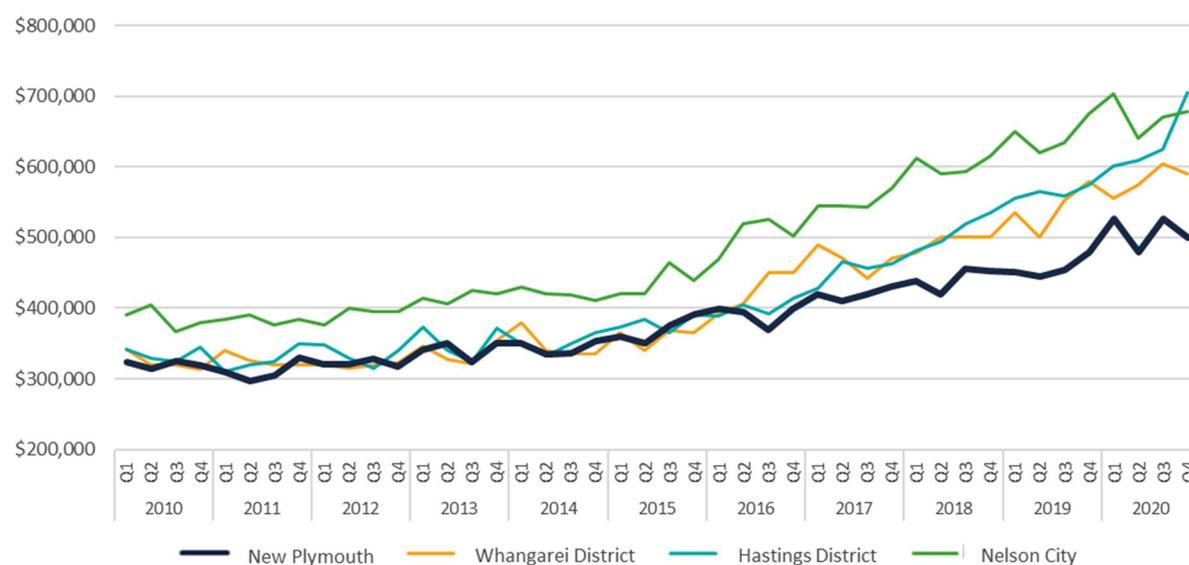
Source: Internal New Plymouth District Council alongside Infometrics

## Residential Indicators

This section summarises information on residential trends on supply and demand sourced from Ministry for the Environment (MFE) NPS-UD 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 January 2021

#### Observations

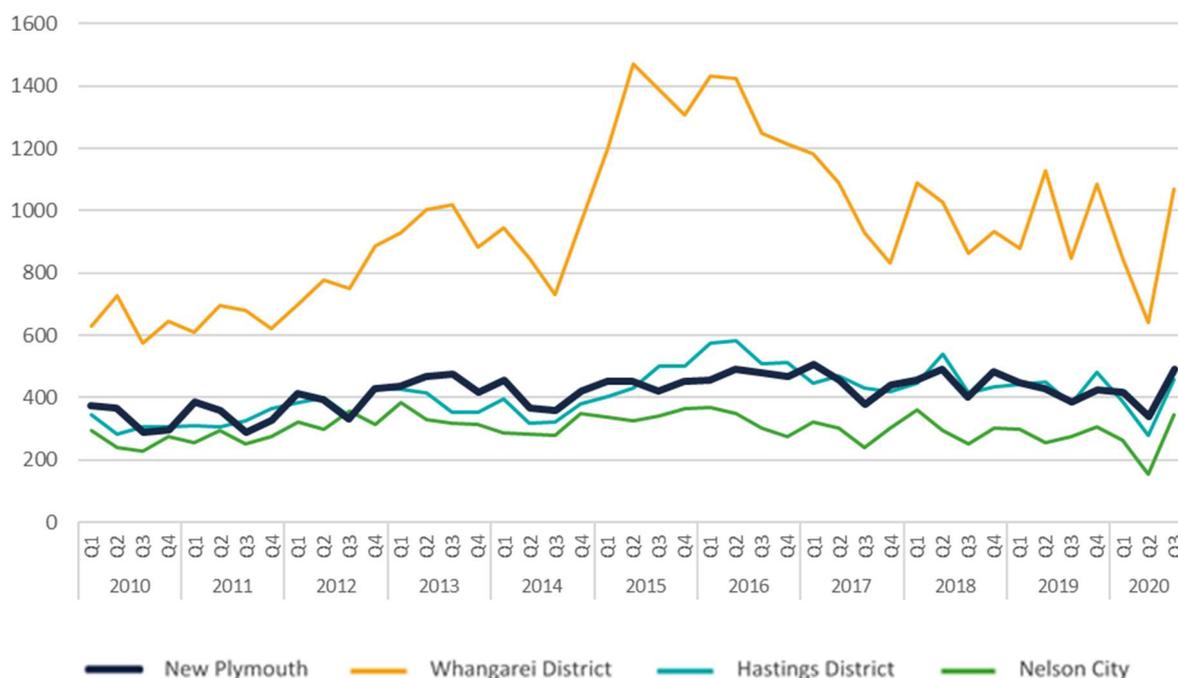
	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
<b>Sale Price</b>					
<b>New Plymouth</b>	\$310,400	\$420,100	\$507,900	21% ↑	64% ↑
<b>Whangarei</b>	\$326,500	\$468,300	\$581,000	24% ↑	78% ↑
<b>Hastings</b>	\$326,300	\$453,700	\$635,000	40% ↑	95% ↑
<b>Nelson</b>	\$383,700	\$550,700	\$672,600	22% ↑	75% ↑

Between 2011 and 2020, 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 6.4 per cent per annum, versus the 7.5-9.5% versus districts of similar size.

New Plymouth District	Number of Sales	Median Sale Value
Houses	378	\$572,736
Apartments	8	\$574,625
Flats	104	\$417,388

Source: Property Value, for the three months up to Feb 2020

## Indicator 2: Dwellings sold



Source: HUD Urban Development Capacity Dashboard, Last updated January 2021

## Observations

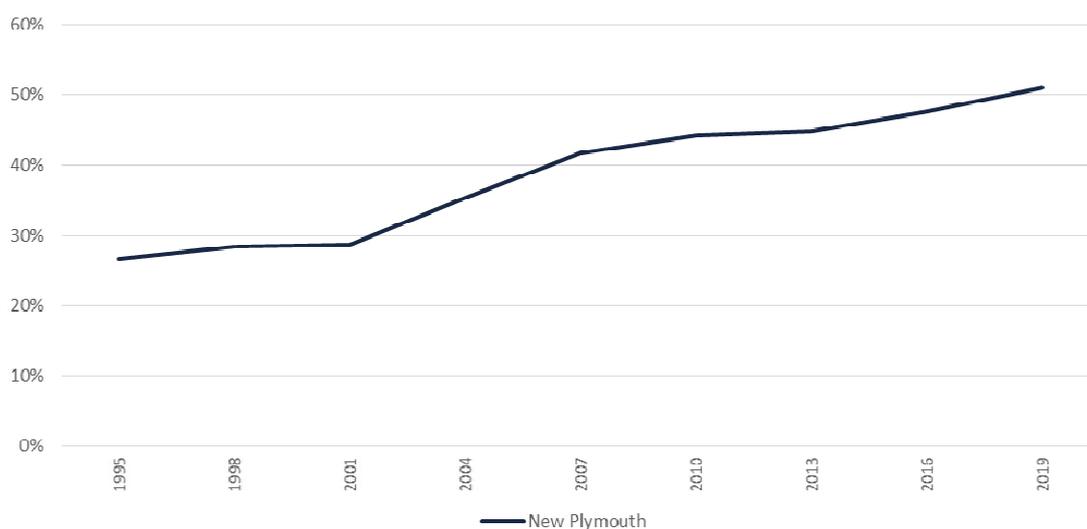
Dwellings Sold	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
New Plymouth	1,360	1,780	1,670	-6% ↓	23% ↑
Whangarei	2,610	4,030	3,640	-10% ↓	39% ↑
Hastings	1,300	1,760	1,610	-9% ↓	24% ↑
Nelson	1,080	1,160	1,070	-8% ↓	-1% ↓

In the last ten years, on average, 424 dwellings were sold across the New Plymouth District, per quarter (or 1,696 per annum). In this time, the number of sales per quarter has slowly increased to consistently be over 400 since the end of 2014. Trends show a slight decrease in the number of house sales in 2020, this is across all comparative districts after the halt of all house sales during the level four lockdown in March/April 2020 due to Covid-19.

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 Christmas season.

Often the number of dwellings sold can relate 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.

### 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. The next update is due in 2022.

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
<b>New Plymouth</b>	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.



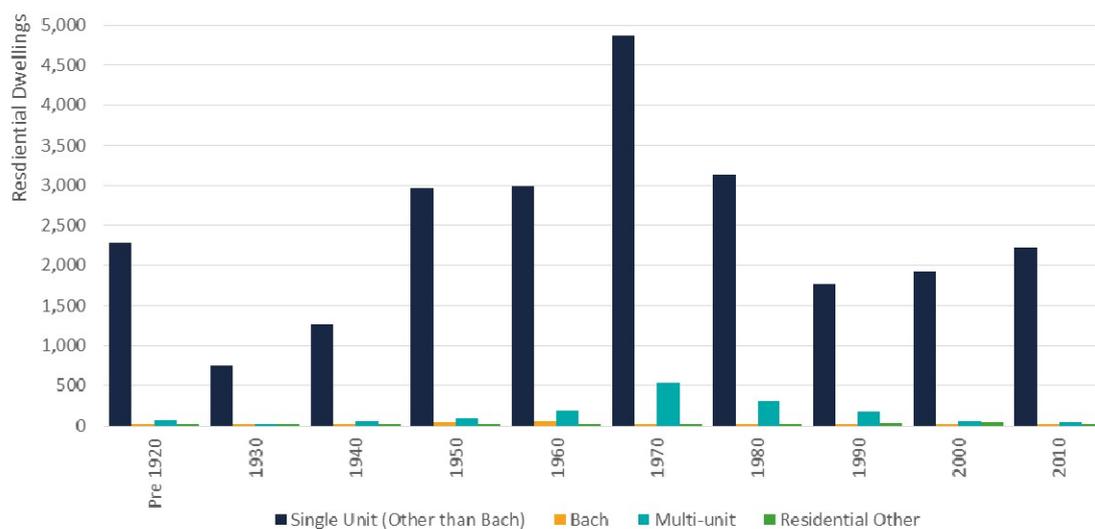
The number of consents for residential dwelling construction across the New Plymouth District per calendar year can be determined up to 2021. These are classified as: dwellings, houses, apartments, townhouses, units and others, retirement villages, flats, units and other dwellings.

### Observations

Building consents	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
New Plymouth	282	438	571	30% ↑	102% ↑
Whangarei	308	650	507	-22% ↓	65% ↑
Hastings	193	283	573	102% ↑	197% ↑
Nelson	180	230	253	10% ↑	41% ↑

The number of building consents granted across the New Plymouth District has been on the rise since 2012 and peaked in 2020 with over 570 consents. Over the last ten years we have received 410 consent applications per annum. Based on the expected population growth we predict that over the next five years, 355 houses to be built per annum in the first five years and 383 houses per annum average in the second five years. There will also need to be a further 6,600 houses accommodated by 2051.

### Dwelling build age and type



Source: Quotable Value 2019

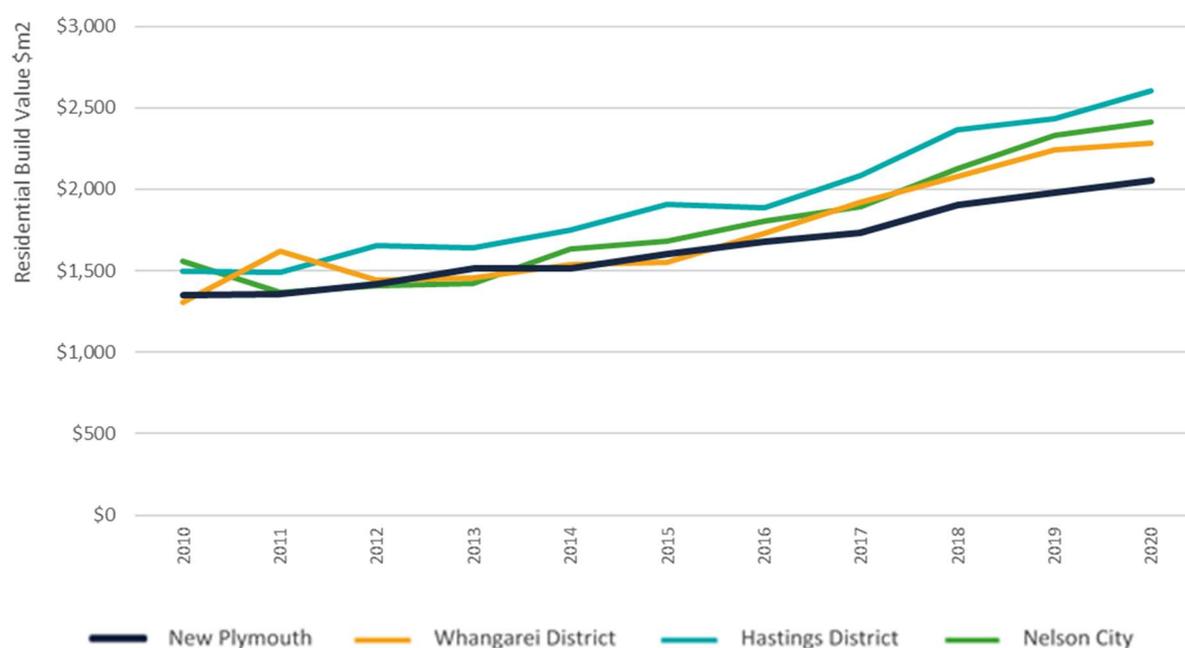
The greatest number of houses within New Plymouth District were built in the 1970s. Next update will be available in 2022.



Average Floor Size	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
New Plymouth	206m <sup>2</sup>	202m <sup>2</sup>	166m <sup>2</sup>	-18% ↓	-19% ↓
Whangarei	192m <sup>2</sup>	201m <sup>2</sup>	184m <sup>2</sup>	-9% ↓	-4% ↓
Hastings	193m <sup>2</sup>	199m <sup>2</sup>	162m <sup>2</sup>	-19% ↓	-16% ↓
Nelson	185m <sup>2</sup>	187m <sup>2</sup>	167m <sup>2</sup>	-11% ↓	-10% ↓

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 aging population may have had a small effect on the size of houses being built.

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



Source: Statistics NZ (InfoShare), March 2021

#### Observations

Average Build Cost \$/m2	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
New Plymouth	\$1,359	\$1,734	\$2,057	19% ↑	51% ↑
Whangarei	\$1,619	\$1,924	\$2,282	19% ↑	41% ↑
Hastings	\$1,489	\$2,085	\$2,604	25% ↑	75% ↑
Nelson	\$1,368	\$1,894	\$2,411	27% ↑	76% ↑

The average build cost per square meter for residential houses across the New Plymouth District over the past ten years has increased, at an average of around 5.1% per annum. The average build cost is consistently lower than Whangarei and Hastings.

## Summary on housing indicators for New Plymouth District

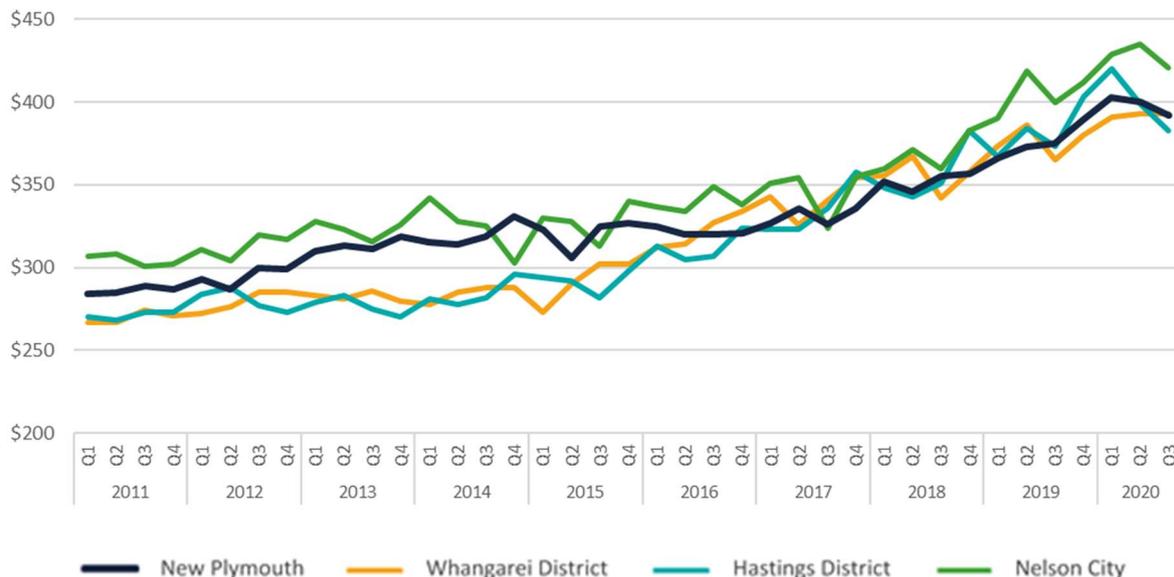
	New Plymouth District	
	Short Term % Change	Medium Term % Change
1. Dwelling sales price	↑	↑
2. Dwellings sold	↓	↑
3. LV % CV	↑	↑
4. Number of Consents	↑	↑
5. Average floor size	↓	↓
6. Average value \$m2	↑	↑

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.

The housing indicators for New Plymouth show a mixture of growth and decline. Both the dwelling price and dwellings constructed 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 January 2021

## Observations

Average Rent	2011	2017	2020	Short Term % Change (2017-2020)	Medium Term % Change (2011-2020)
New Plymouth	\$286	\$331	\$398	20% ↑	39% ↑
Whangarei	\$270	\$341	\$392	15% ↑	45% ↑
Hastings	\$271	\$335	\$401	20% ↑	48% ↑
Nelson	\$305	\$346	\$428	24% ↑	41% ↑

Rents across the New Plymouth District have increased over the past ten years, at an average rate of around 3.9% per annum. However, the overall increase in rent is less than the overall increase in house prices (6.4%). Rents are expected to continue to increase in the long term, as they have done previously, alongside an increase in general commodity.

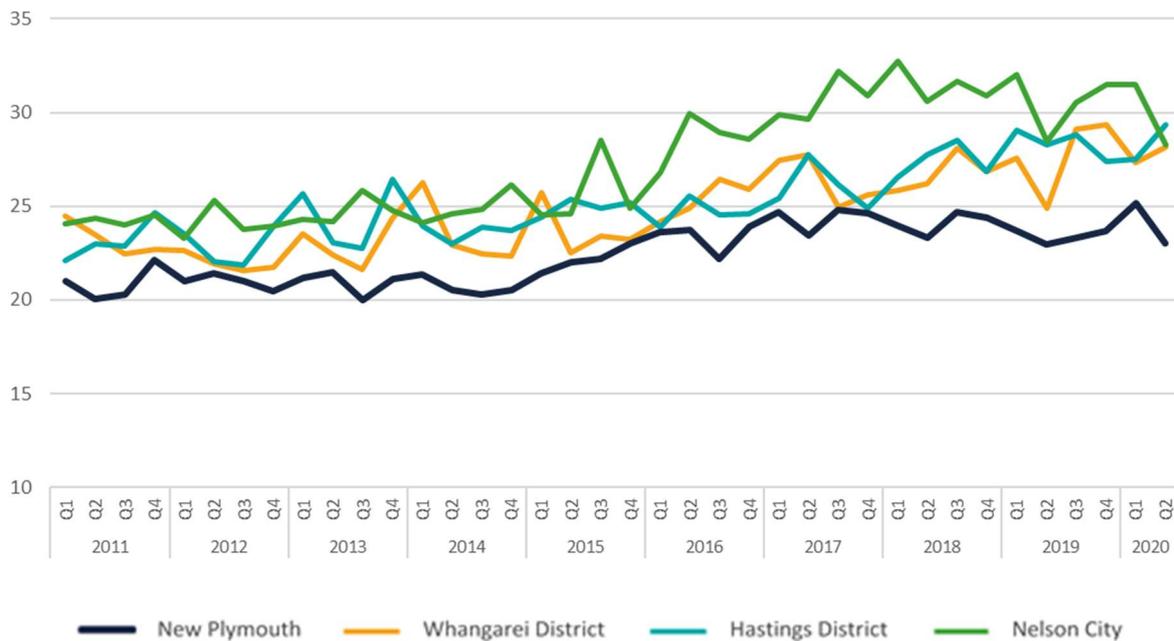
#### Indicator 8: Rentals per dwelling type New Plymouth

	Median Rent Feb 19	Median Rent Feb 20	Median Rent Feb 21
One bedroom	\$248	\$268	\$268
Two bedrooms	\$321	\$335	\$360
Three bedrooms	\$389	\$420	\$495

Source: Tenancy New Zealand – Market Rent Data, February 2021

Increases in rental costs can be seen across the board for all bedroom sizes.

#### Indicator 9: Ratio of dwelling sales prices to rent



Source: HUD Urban Development Capacity Dashboard, Last updated January 2021

#### Observations

	2011	2017	2020	Short Term % Change (2017-2020)	Medium Term % Change (2011-2020)
<b>New Plymouth</b>	20.9	24.4	24.1	-1% ↓	16% ↑
Whangarei	23.3	26.4	27.7	5% ↑	19% ↑
Hastings	23.2	26.1	28.4	9% ↑	23% ↑
Nelson	24.2	30.6	29.9	-2% ↑	23% ↑

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 rental costs have increased but the ratio of dwelling sale prices to rents has decreased. This is because the rental increase in New Plymouth has followed a similar pattern to house sale prices, but at a slower rate which is why we have seen a slight decrease.

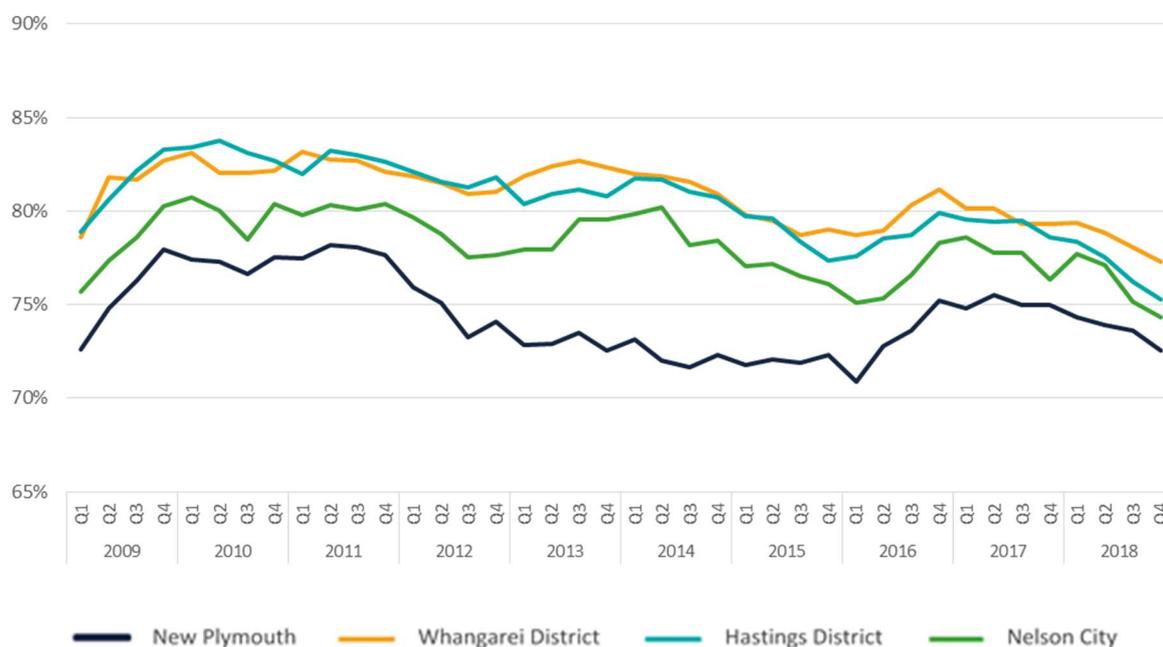
#### Residential Indicators Group 3: Price Efficiency

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

This data for both the buy and rent measure are provided by the NPS-UD dashboard and is currently only available up to the fourth quarter of 2018 only. If this data continues to not be updated in the future, we will remove it from the next quarterly report.

## Indicator 12: Housing Affordability Measure (HAM) – Buy



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

HAM<sup>2</sup> 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.

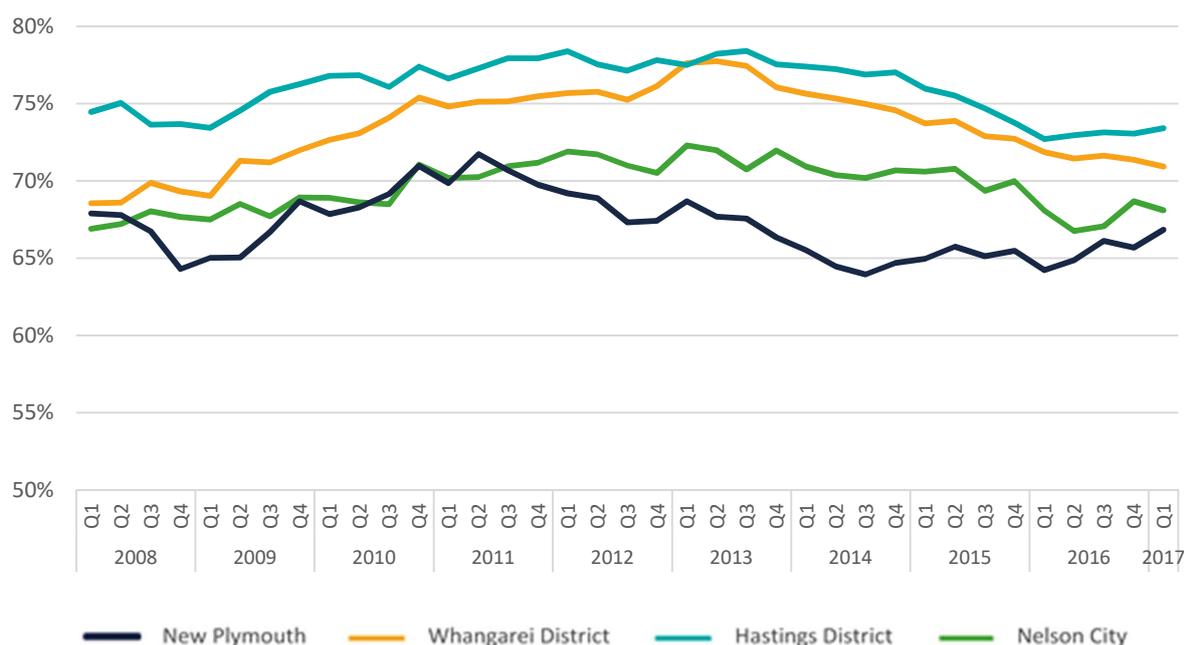
### Observations

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% ↓

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.

<sup>2</sup> 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.

### Indicator 13: 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.

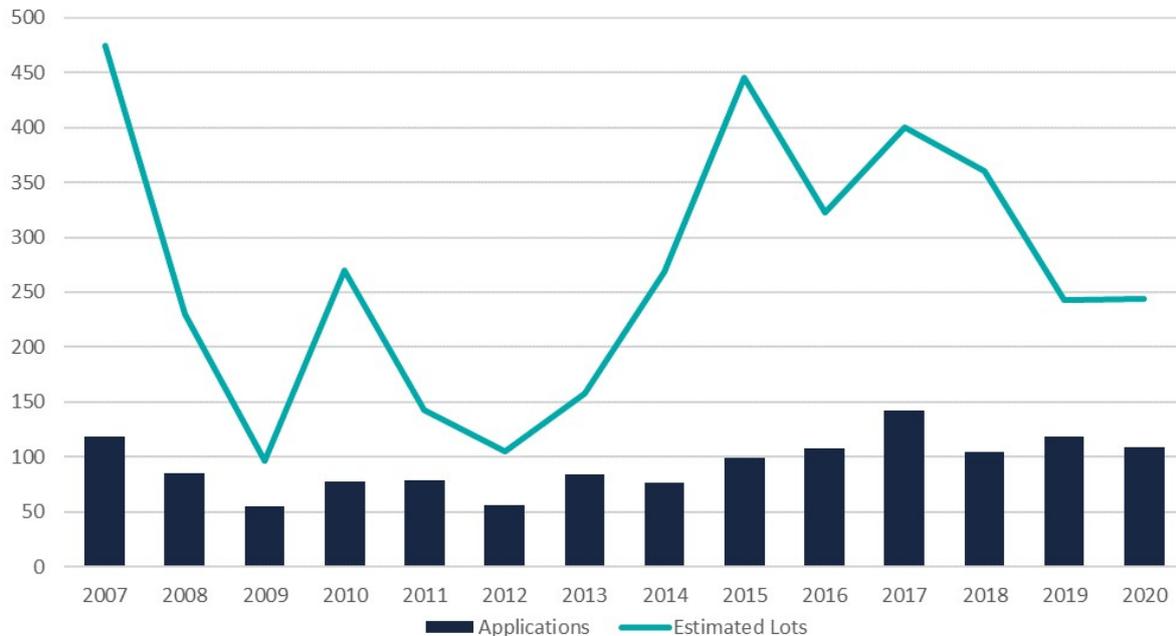
#### Summary of housing affordability for New Plymouth District

	Short Term % Change	Medium Term % Change
12. HAM - Buy	↔	↓
13. 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.

## Residential Indicators Group 5: Provision of new houses

Indicator 14: Residential subdivision consents – approved and the number of lots created.



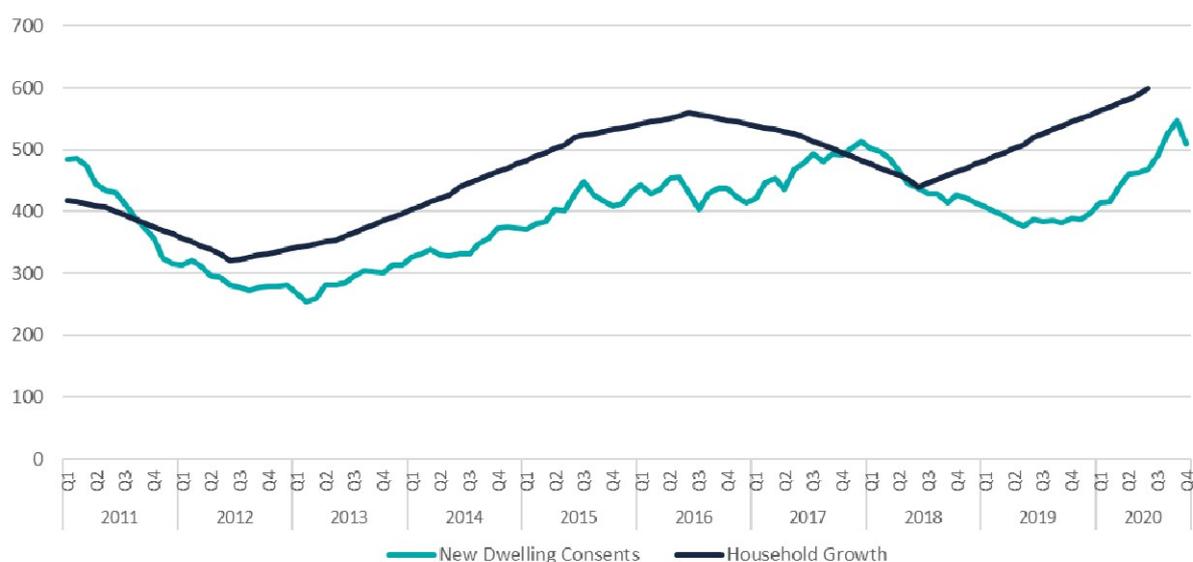
Source: NPDC Data, March 2021

### Observations

	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
<b>Applications</b>	79	142	109	-23.2% ↓	38.0% ↑
<b>Estimated number of lots</b>	143	400	244	-39.0% ↓	70.6% ↑

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. The number of applications over the past three years has been consistent. One of the more obvious changes in the short term is the decrease in larger lot subdivision applications (<10 estimated lots). An decrease in the number of subdivision applications for two or more lots will make a smaller number of lots available.

### Indicator 15: New dwellings compared to household growth.



Source: HUD Urban Development Capacity Dashboard, Last updated January 2021

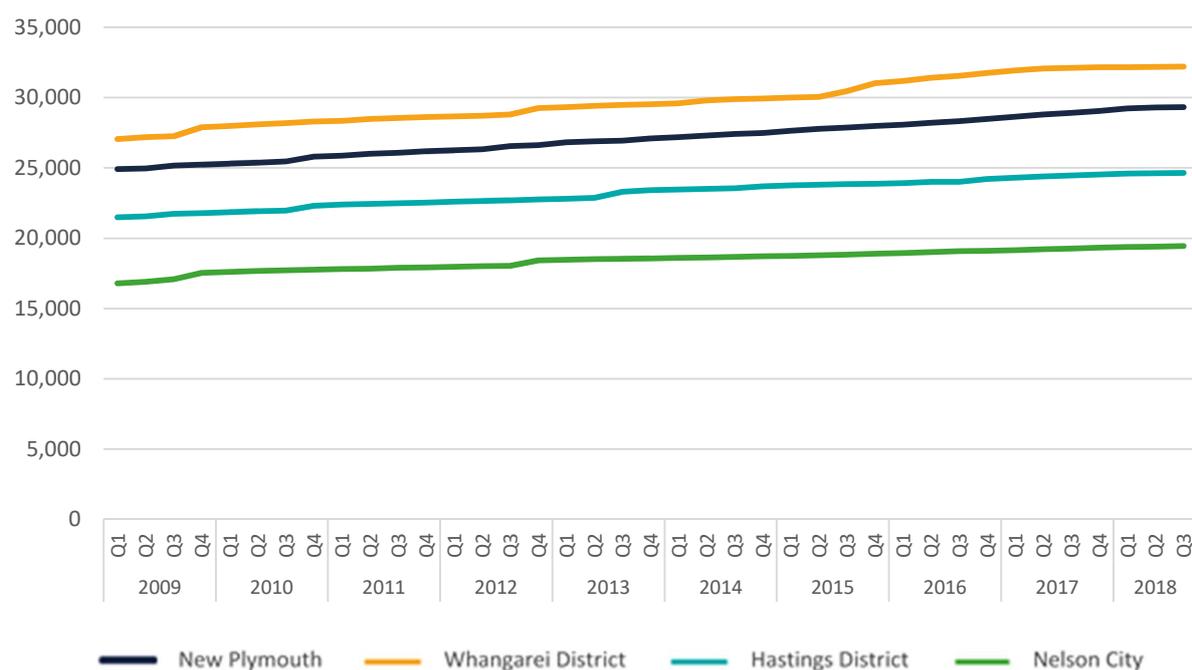
### Observations

	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2011-2020
<b>Household growth</b>	394	514	579	12.7% ↑	46.9% ↑
<b>New consents*</b>	411	473	476	1.2% ↑	16.7% ↑
<b>% Comparison</b>	96%	109%	121%		

Generally, over the past ten years, the rate of household growth has been slightly above that of new dwellings consented. During 2019 to 2020, household growth was above the number of consented dwellings, which may have affected increases in residential sale price and building costs. However, in the past year, we have seen a record number of residential consents, which should assist maintaining reasonable sale prices and housing affordability.

\* 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. Data from previous reports changed slightly due to updates in census Population data.

## Indicator 16: Dwelling stock



Source: HUD Urban Development Capacity Dashboard, Last updated January 2021

### Observations

Dwelling stock	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
New Plymouth	27,500	30,100	30,700	2% ↑	10% ↑
Whangarei	31,700	33,800	34,000	0% ↑	7% ↑
Hastings	23,900	25,300	25,800	2% ↑	8% ↑
Nelson	18,700	19,800	20,000	1% ↑	6% ↑

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
14. Subdivision consents	↓	↑
15. Growth v. consents	Combined measure	
16. Dwelling stock	↑	↑

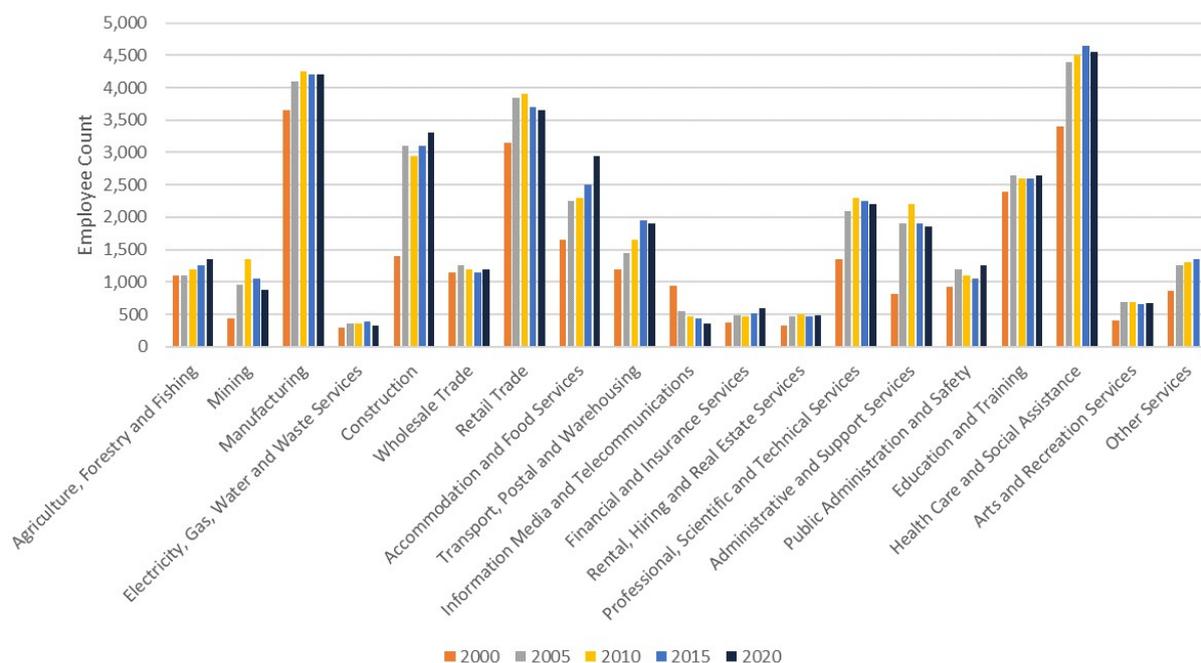
A small decrease in sub-dividable lots available in the short term and in residential consent applications indicates an increase in the number of dwellings available across the New Plymouth District. This level of change is evident in positive changes in both Group 1 and Group 2 Indicators for housing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



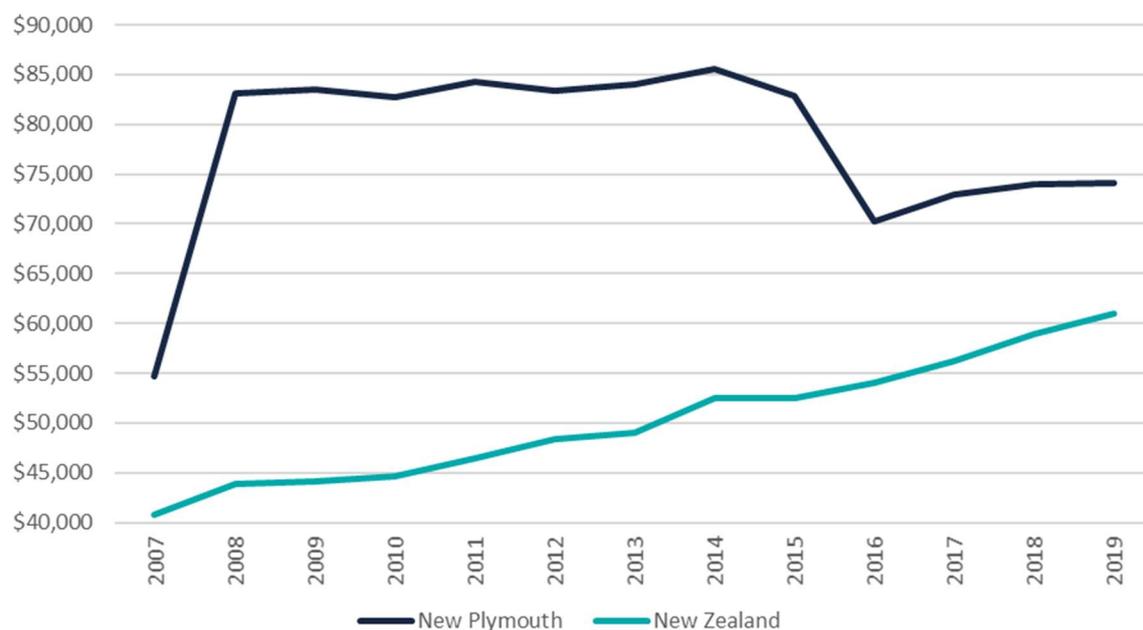
Source: Statistics New Zealand, March 2021

#### Observations

Employment Growth	2011	2017	2020	Short Term % Change 2017-2020	Medium Term % Change 2010-2020
Agriculture	1,150	1,250	1,350	8.0% ↑	17.4% ↑
Manufacturing	3,900	4,150	4,200	1.2% ↑	7.7% ↑
Construction	3,150	3,100	3,650	6.5% ↑	4.8% ↑
Retail Trade	3,950	3,650	3,550	0.0% ↑	-7.6% ↓
Accommodation and Food Services	2,500	2,750	3,200	7.3% ↑	18.0% ↑
Health Care	4,300	4,550	4,850	0.0% ↑	5.8% ↑
<b>Overall</b>	<b>34,100</b>	<b>35,000</b>	<b>37,950</b>	<b>2.3%</b>	<b>5.0%</b>

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

## Indicator 2: Nominal Taranaki GDP per capita



Source: MBIE Regional Economic Activity Web Tool, March 2021

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

### Observations

GDP per capita	2010	2016	2019	Short Term % Change 2016-2019	Medium Term % Change 2010-2019
<b>New Plymouth</b>	\$82,700	\$70,200	\$74,100	5.6% ↑	-10.3% ↓
<b>New Zealand</b>	\$44,100	\$54,000	\$60,939	12.9% ↑	36.5% ↑

Nominal GDP dropped in 2016, but there has been an increase in the short term. Taranaki's GDP remains ahead of the national average.

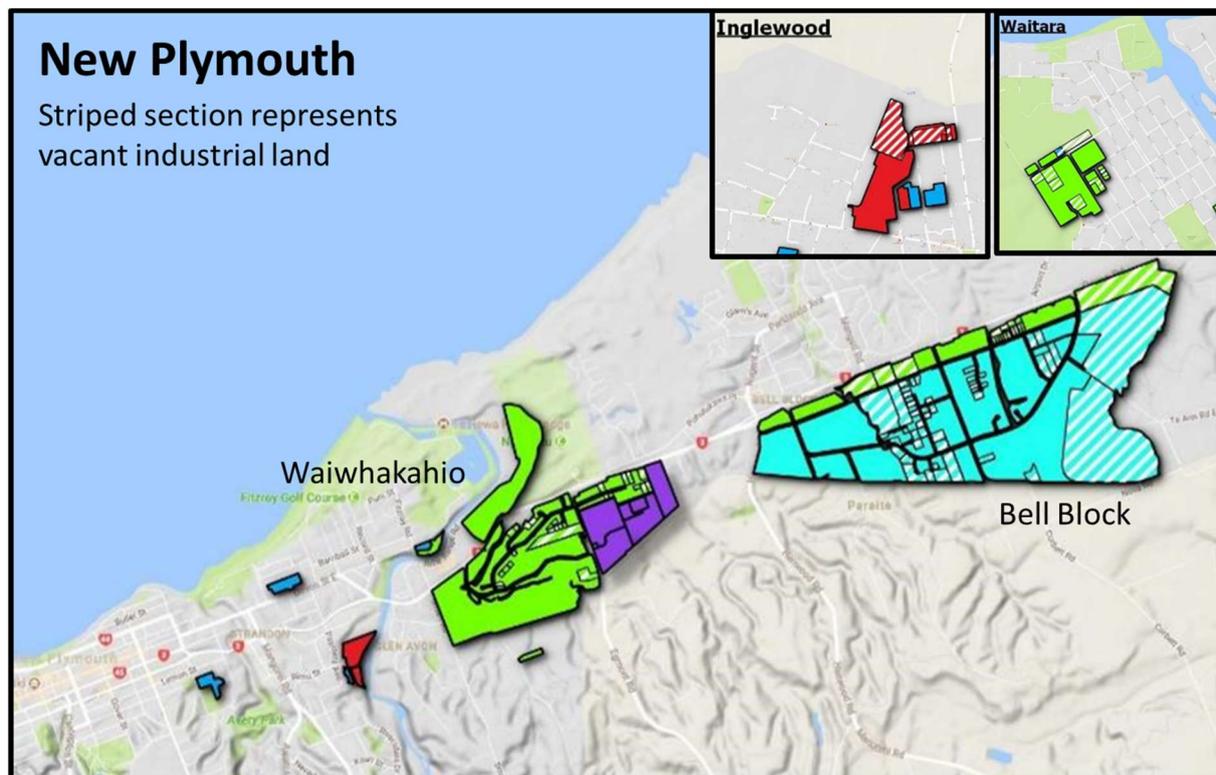
### Summary of employment and growth for the New Plymouth District

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

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

## 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 Waiwhakaho	12.7
<b>Total</b>	<b>191.8</b>

Source: Internal GIS Analysis, October 2018

This data will be updated alongside the second version of the HBCA.

#### 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 NZ<sup>3</sup>. 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.

<sup>3</sup> [www.realestate.co.nz](http://www.realestate.co.nz)

Suburb	Vacant Gross Floor Area SQM 2021	Percentage %
Bell Block	26,695	53%
Fitzroy	669	1%
Inglewood	451	1%
Moturoa	5,485	11%
New Plymouth	360	1%
Strandon	455	1%
Waiwhakaiho	3,932	8%
Vogeltown	120	0%
New Plymouth Central	10,793	21%
Egmont Village	1,692	3%
Westown	147	0%
	<b>50,799</b>	

Currently, there is around 50,799 square meters (5 ha) of existing vacant industrial or new build facility space available in the New Plymouth District. Combined with Waiwhakaiho, Bell Block holds over 50 per cent of all vacant capacity—the largest proportion in the district. This is a slight increase from 4ha of vacant industrial land in 2020.

#### 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 2021	Percentage %
Fitzroy	180	1%
Glen Avon	315	2%
Waiwhakaiho	3,637	20%
Vogeltown	169	1%
New Plymouth Central	11,097	62%
Merrilands	2,290	13%
Oakura	200	1%
	<b>17,888</b>	

There is currently around 17,888 square meters (1.7 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. This is a small increase in vacant retail land from 2020 which was around 1.2ha.

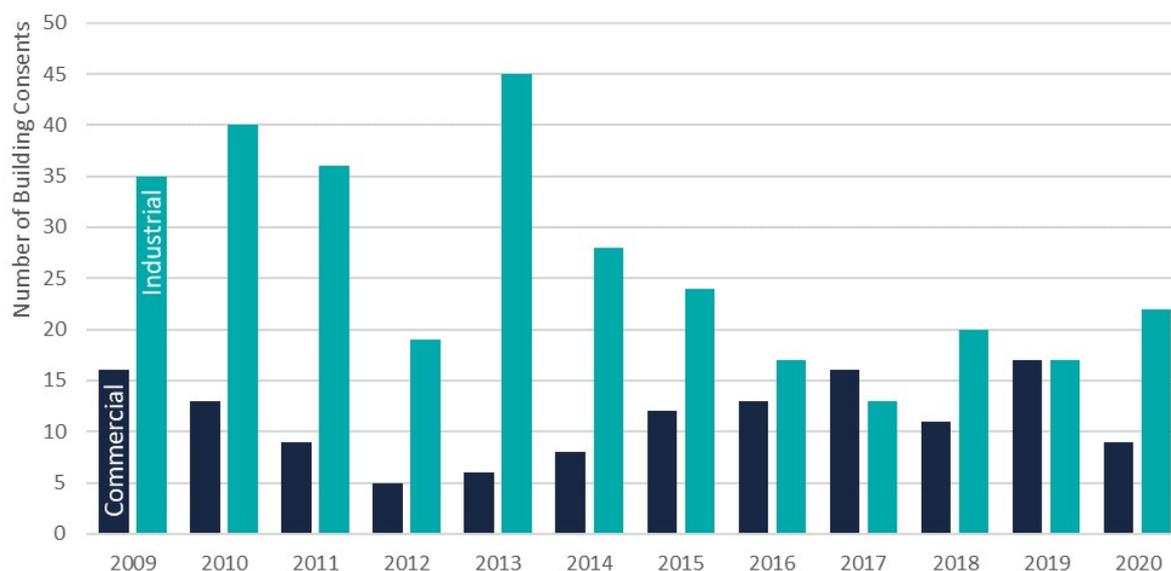
## Indicator 6: Capacity within existing and new built facilities – commercial/office

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

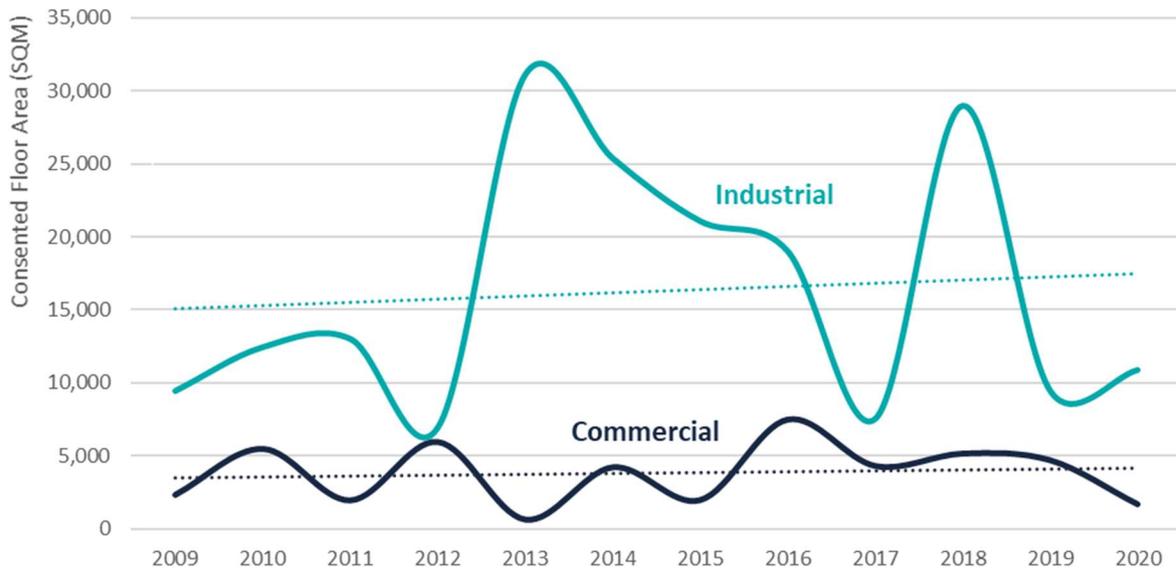
Suburb	Vacant Gross Floor Area SQM 2021	Percentage %
Bell Block	2,581	9%
Moturoa	3,771	13%
New Plymouth	210	1%
Strandon	403	1%
Waiwhakaiho	92	0%
Vogeltown	210	1%
New Plymouth Central	20,766	74%
	<b>28,033</b>	

There is currently around 28,033 square meters (2.8 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. Similar to the other categories commercial/office vacant capacity has increase from 2.1 ha in 2020.

## Indicator 7: Building Consents



Source: NPDC Data, March 2021



Source: NPDC Data, March 2021

### Observations

	2011	2017	2020	Short Term % Change (2017-2020)	Medium Term % Change (2010-2020)
<b>Floorspace</b>					
Commercial	2,000	4,300	1,700	-60.6% ↓	-13.6% ↓
Industrial	13,000	7,500	10,900	44.5% ↑	-16.4% ↓
<b>Applications</b>					
Commercial	9	16	9	-43.8% ↓	0% ↑
Industrial	36	13	22	69.2% ↑	-38.9% ↓

Consent applications for commercial and industrial activities have varied across the medium term. When we translate this into potential floorspace available, floorspace for commercial and industrial activities has been fairly consistent if we look at the overall trendline.

	Short Term % Change	Medium Term % Change
3. Industrial vacant land	New indicator	
4. Retail capacity	↑	
5. Industrial capacity	↑	
6. Commercial/office capacity	↑	
7. Commercial consents per square metre	↓	↑

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. Since the changes to the NPS-UD we have not included any analysis on the proportion of housing development capacity that has been realised. This is currently still a work in progress and will be part of the next quarterly report in 2022.

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:

- The proportion of housing development capacity that has been realised will be part of the next quarterly report.
- Residential Indicator 14: Subdivision (data refinement). A review of our data management system which includes subdivision consents is currently underway.