

# Growth Dashboard

September 2019



## Overview of Horowhenua District

The Horowhenua District has had strong growth in value of building consents and health enrolments. Value of consents issued as at 30 June 2019 was \$113,831,925 compared to \$97,306,905 for the same period last year.

With more than 300 residential consents issued in the 12 months to June, this is more than double the 10-year average of 135.

In 2018, 50% of building consents issued had 3 bedrooms and 62% of residential dwellings consented were for standard dwellings.

Over the past few years Horowhenua's population growth

has jumped to record levels. Health enrolments, a broad indicator of population growth, increased by 2.7% in the 12 months to June 2019, which suggests that the population continues to grow strongly.

Population growth is driving demand for housing and pushing up house prices in Horowhenua. Average house values increased by 15% over the year, reducing affordability significantly.

In summary, Horowhenua District remains an attractive option. We can see this through the continued growth in those wanting to build here and new residents increasing enrolments in services.

## Resource Consenting

From 1 July 2019

- 72 resource consents have been lodged as at 31 August 2019 compared to 51 at the same time last year.
- 30 subdivision consents approved as at 31 August 2019, compared to 19 at the same time last year.
- As at 31 August 2019 a total of 11 new allotments have been created as a result of s223 (approval of title plan) & 0 new allotments have been created as a result of s224 (completion of physical works) certificates being issued for subdivisions.
- YTD the level of Resource Consenting activity has significantly higher level of activity that was experienced over a similar period in 2018/19.

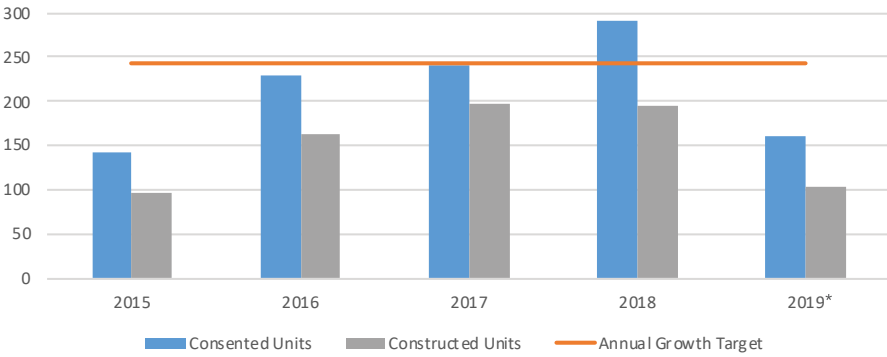
## Building Consents

From 1 July 2019

- Value of consents issued as at 31 August 2019 is \$19,141,195 compared to \$22,350,277 for the same period last year
- 130 consents issued as at 31 August 2019, compared to 156 for the same period last year.
- 32 new dwelling consents were issued as at 31 August 2019 compared to 53 for the same period in the 2018/2019 year.
- 132 building consents were lodged as at 31 August 2019 compared to 135 for the same period in the 2018/19 year.
- Consents have been issued for 41 New Residential Dwelling Units as at 31 August 2019.
- YTD the number of Building Consenting activity is slightly lower than the same period in 2018/19.

## Dwelling units consented vs Dwelling units constructed

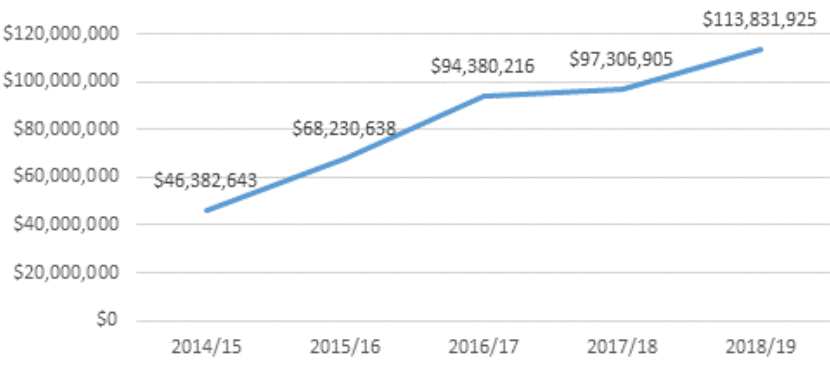
Calendar Year to September 2019 (Horowhenua District)



\*as at 31 August 2019

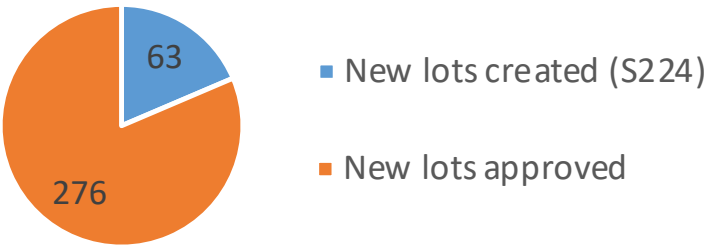
## Building Consents Issued (\$)

Financial Year to June 2019 (Horowhenua District)



## New lots created vs New lots approved

Financial Year 2018/2019 (Horowhenua District)



## Dwellings Consented - Standard vs Retirement Unit

Building Consents in 2018 (Horowhenua District)

	Number	%
Retirement Unit	106	38%
Standard Home	167	62%
Total	273	



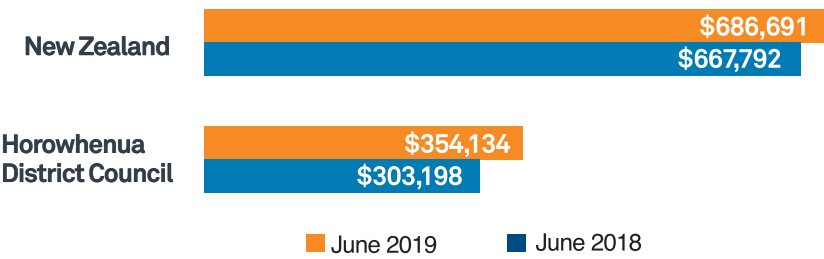
## Number of Dwellings by Bedroom Number

Building Consents Issued in 2018 (Horowhenua District)

No Dwellings by Number of Bedrooms	1	2	3	4	5
Standard Homes	8	42	73	37	7
Retirement Unit	12	29	65	0	0
Total	20 (7%)	71 (26%)	138 (50%)	37 (13%)	7 (2%)

## Average Current House Value

Average for 12 months to June 2019



## Health Enrolments

Annual Average % change June 18 - June 19 (Horowhenua District)



Health enrolments, a broad indicator of population growth, increased by 2.7% in the 12 months to June 2019 which suggests that the population continues to grow strongly.

Chart	Data Source	Timeframe
Average Current House Value	Infometrics - <a href="http://www.infometrics.co.nz/">http://www.infometrics.co.nz/</a>	June 18 - June 19
Traffic Volume Growth	Infometrics - <a href="http://www.infometrics.co.nz/">http://www.infometrics.co.nz/</a>	June 18 - June 19
Housing Affordability	Infometrics - <a href="http://www.infometrics.co.nz/">http://www.infometrics.co.nz/</a> via Core Logic	June 18 - June 19
Health Enrolments	Infometrics - <a href="http://www.infometrics.co.nz/">http://www.infometrics.co.nz/</a>	June 18 - June 19
New lots created vs new lots approved	HDC Reporting	1 July 18 - 30 June 18
Number of dwellings by bedroom number	HDC Reporting	1 January 18 - 31 December 18
Dwelling consented – Standard vs Retirement Unit	HDC Reporting	1 January 18 - 31 December 18
Number of lots potentially eligible for 250m <sup>2</sup> subdivision	HDC Reporting	As at 2017
Dwelling units consented vs dwelling units constructed	HDC Reporting	1 July - 30 June
Building consents issued (\$)	HDC Reporting	1 July - 30 June

## Number of Lots Potentially Eligible for 250m<sup>2</sup> Subdivision

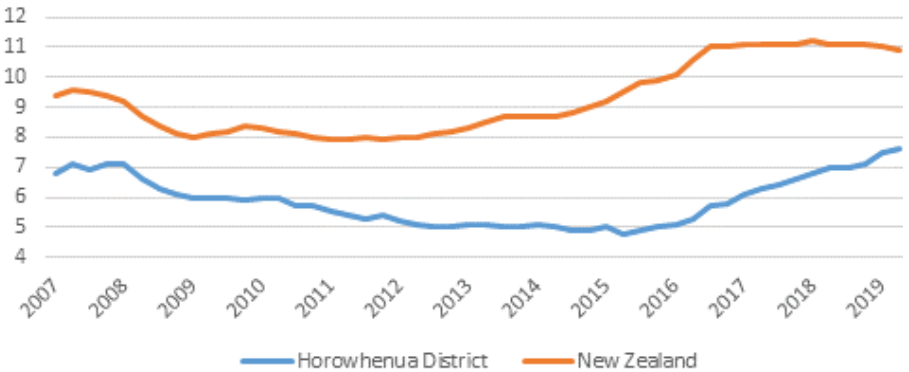
As at 2017 (Horowhenua District)

	Number of Lots 500 - 900m <sup>2</sup>
Levin	3,981
Foxton	508
Foxton Beach	834
Shannon	335
Total	5,658

In 2017 Council completed a plan change that increased opportunities for infill residential development. This included reducing the minimum net site area for subdivision down to 250m<sup>2</sup> in Levin, Foxton, Foxton Beach, and Shannon when the parent title is between 500m<sup>2</sup> - 900m<sup>2</sup>. The number of sites impacted by this change is shown above.

## Housing Affordability

Annual, Year to date June 2019 (Horowhenua District)



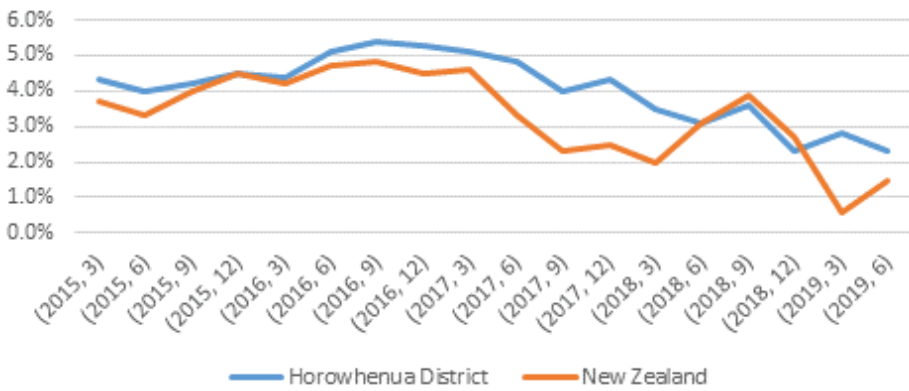
Housing affordability in Horowhenua District has deteriorated on average over the year to June 2019.

During the last 10 years, housing in Horowhenua District was most affordable in September 2014, when the index reached a low of 4.8.

Housing affordability compares average current house values with average annual employment earnings from filled jobs. The index is the ratio of the average current house value to average annual earnings. Please note the four most recent quarters are based on estimated average annual earnings, while earnings data from earlier years are based on actual figures from Linked Employer Employee Data published by Stats NZ.

## Traffic Volume Growth

Annual Average % change (Horowhenua District)



Traffic flows in Horowhenua District increased by 2.3% over the year to June 2019. This compares with an increase of 1.5% in New Zealand.

