



# The impacts of rising property prices on coastal communities

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# The Team

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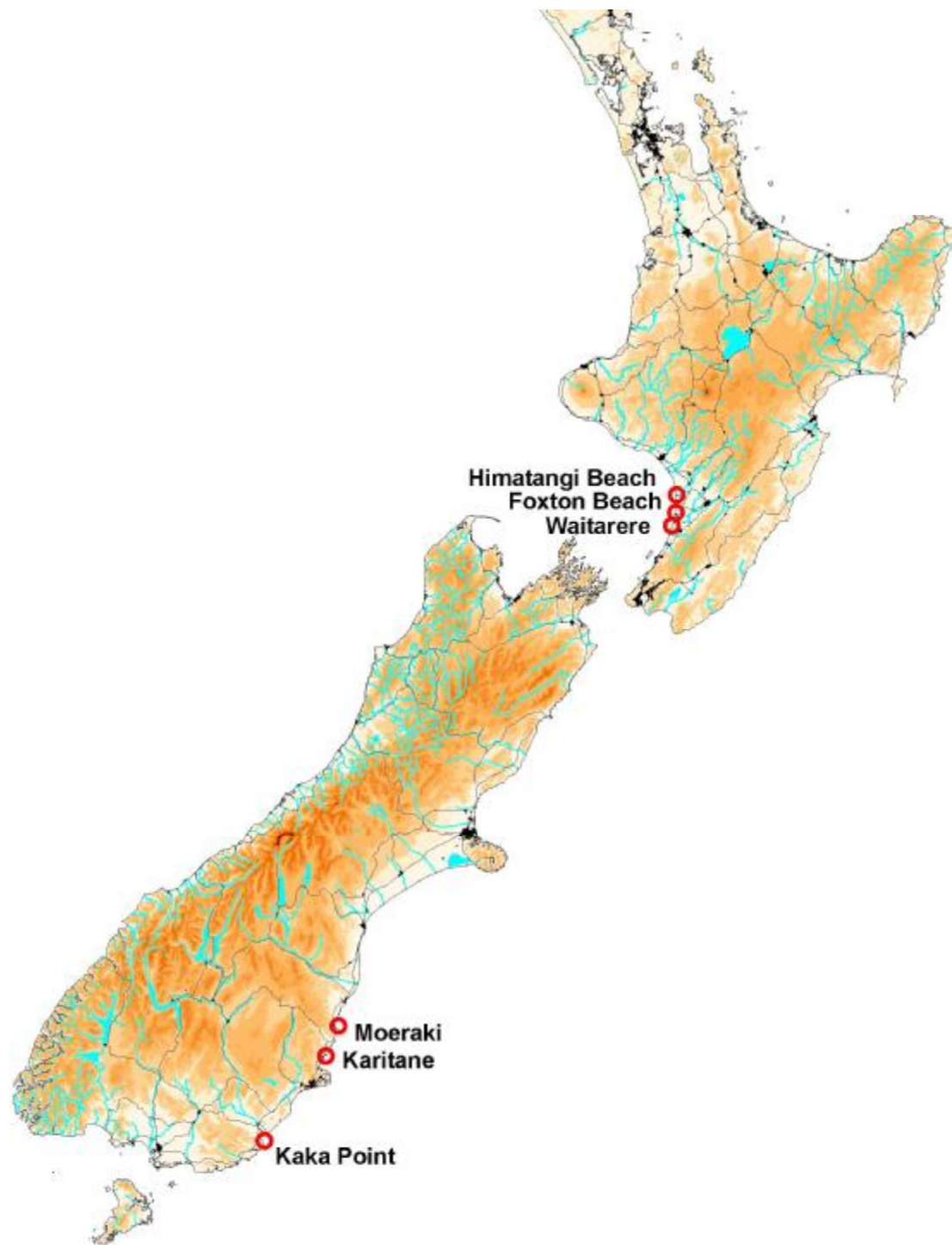
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**University of Otago - Te Tumu- School of Maori, Pacific and Indigenous Studies**



# Research Overview

- **Why we did the research**
- **Research aims**
- **Where? selecting settlements**



# Summary statistics for settlements

	Population (2)	% under 15	% 65 and over	Median income \$	% Unem ployed	Av. hhold size	% of hholds with children	% of sole parent hholds
<b>Waitarere</b>	582 [270 holds]	15	15	14,200	15	2	40	12
<b>Foxton Beach</b>	1893 [834 holds]	19	25	12,300	16	2.1	44	22
<b>Himatangi Beach</b>	528 [228 holds]	21	16	13,100	15	2.2	48	22
<b>Karitane</b>	399 [183 holds]	18	22	13,300	11	2.1	45	21
<b>Kaka Point</b>	219 [108 holds]	10	22	14,600	8	1.9	30	5
<b>Moeraki</b>	150 [36 hholds]	4	18	11,318	5.1	1.9	25	8
<b>New Zealand average</b>	3,737,277	23	12	18,500	7.5	2.7	61	19

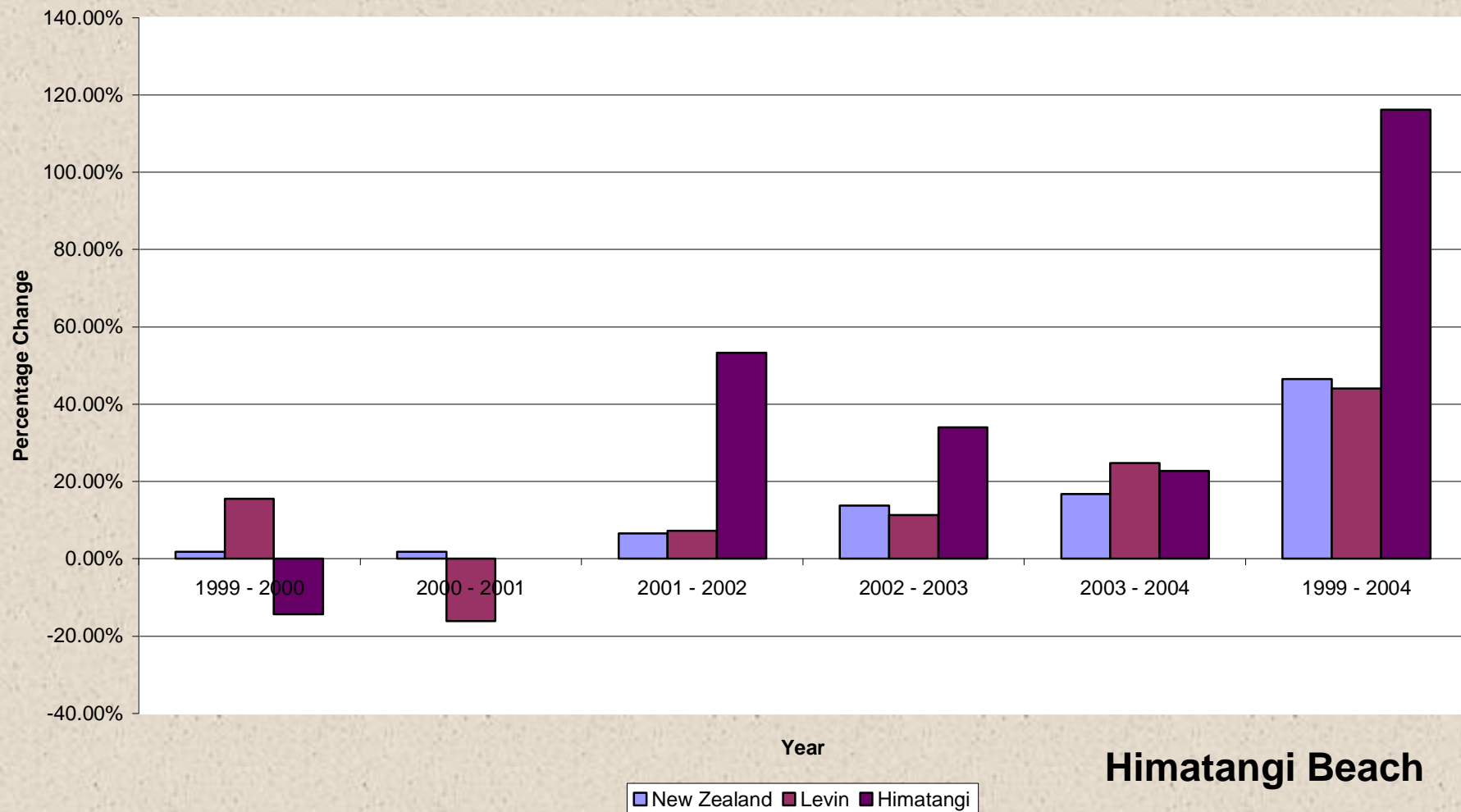


# Research methodology

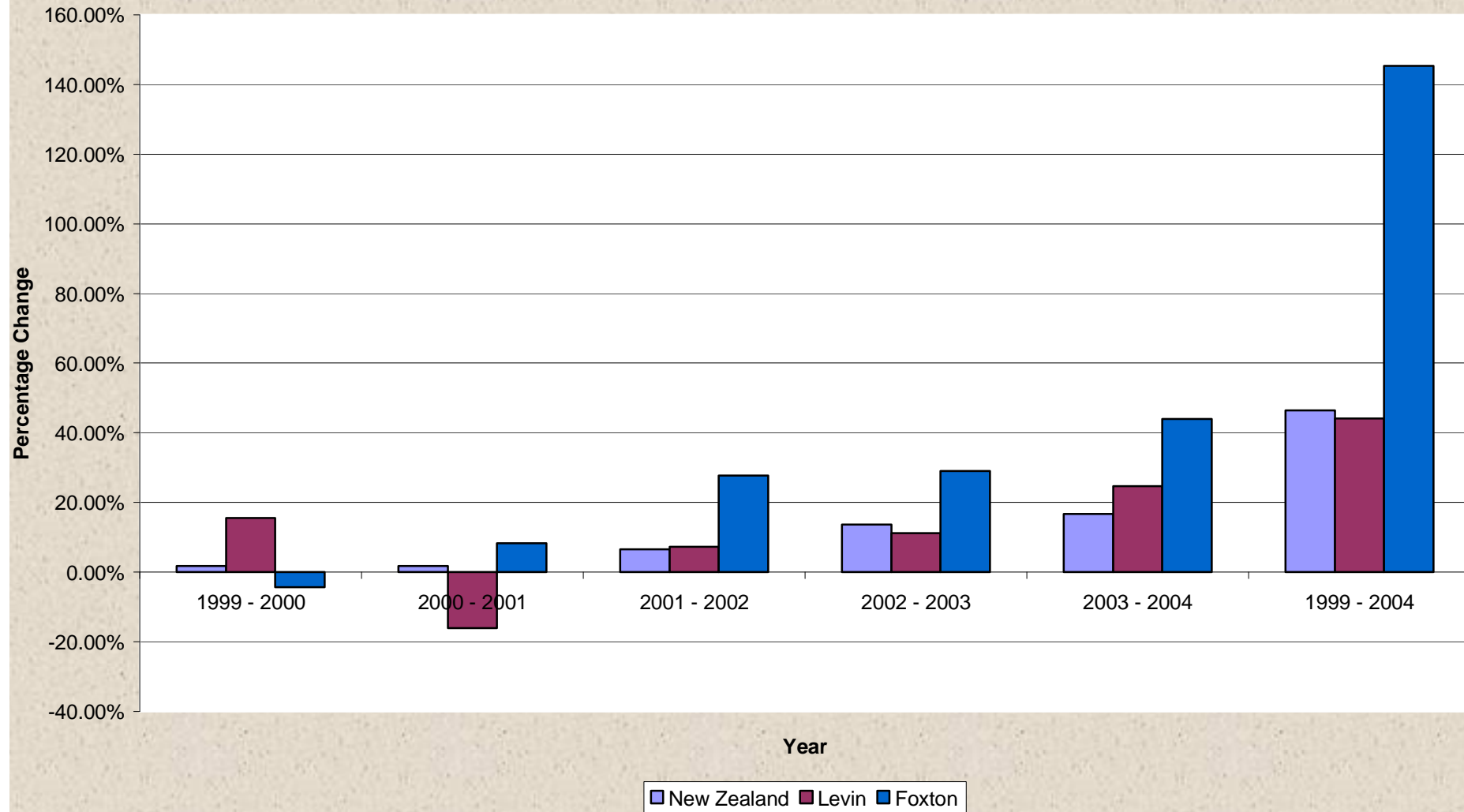
- 1. Property data**
- 2. Planning, census, other documentary data**
- 3. Interviews**
  - **Real estate**
  - **Community representatives**
  - **Local government- planning/community development**
  - **Local councillors**
  - **Maori**

# Rising property values

Comparison of Percentage Price Changes Himatangi Beach



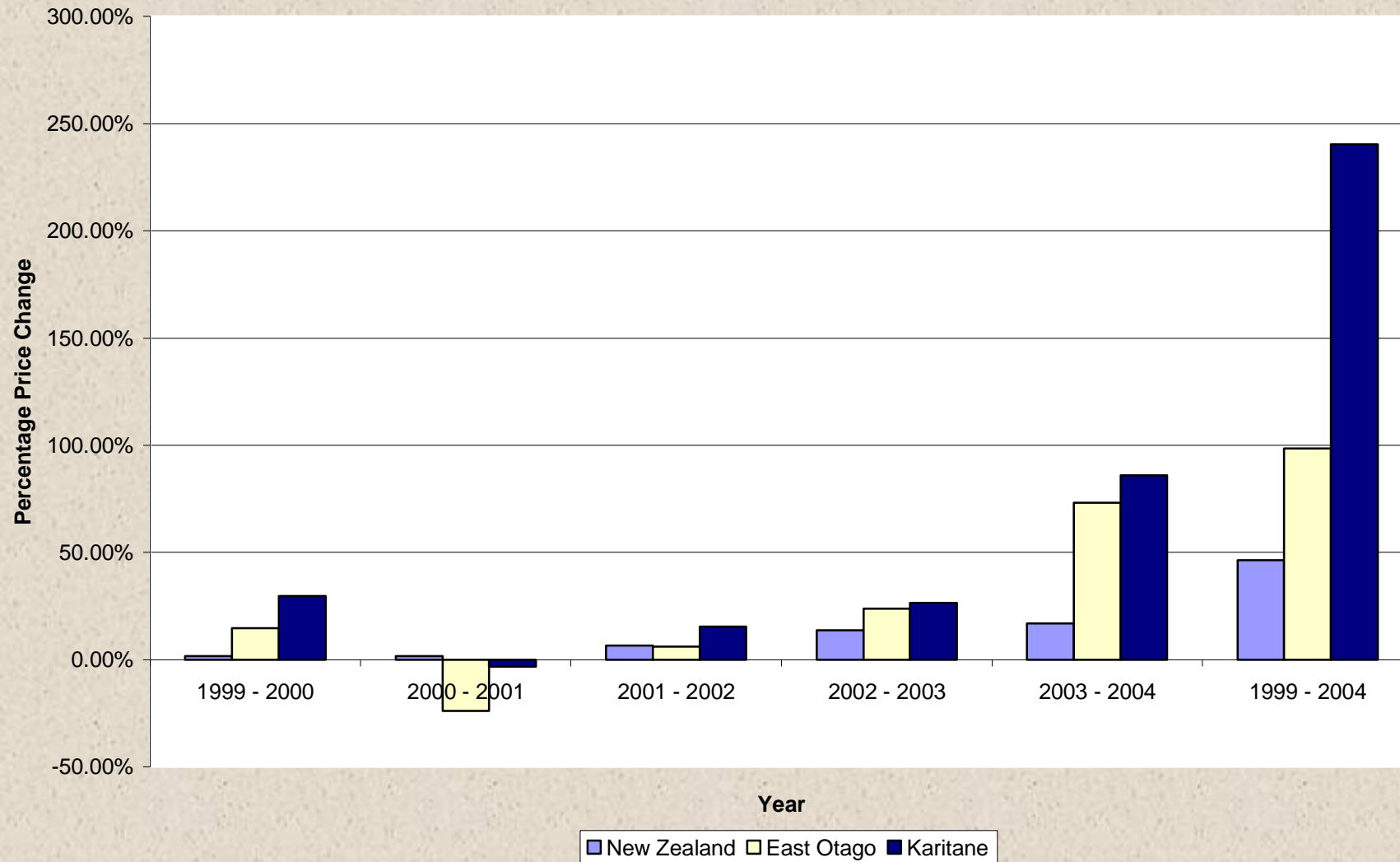
**Comparison Percentage Price Changes Foxton Beach**



**Foxton Beach**



**Comparison of Percentage Price Changes Karitane**



**Karitane**

# The change







**Waitarere**



# Moeraki







Traditional type baches







Modest homes







Upmarket homes







Urban standards





# FOR SALE

## WATERFRONT PROPERTY

### 4 Hectare Sites

#### THE COASTAL SANCTUARY

Moeraki Boulders North Otago New Zealand



**Robin Greer**  
0274 340 137

**Wayne Hill**  
027 273 9069

**Chris Kennedy**  
027 433 5828

**Harcourts**  
EPC REALTY LIMITED

**MARRIOTT  
FENCING**

PE (03) 465 0001  
(027) 288 9424



# **MANAWATU STANDARD — 8**

## **NOV 2005**

### **Upmarket plans for subdivisions at Himatangi**

By LEE MATTHEWS

Himatangi Beach village is poised to more than double in size if two new subdivisions go ahead as planned.

Manawatu District Council environmental manager Patrick McHardy said the 400-household village will need more water, an improved electricity supply and possibly a sewerage system to cope with the extra loading.

# Fragile Environments







Foxton Beach





Dune encroachment







Maori issues and concerns









## Warning Protected Area

This area has been planted in coastal grasses to:

- Help improve the stability of the foredune
- Reduce wind erosion
- Reduce sand build up on adjoining land
- Conserve this environment for future generations

Sand dunes are an integral part of our beach

Use of any vehicle on these dunes is prohibited

Please help by reporting offenders to the **HDC 06 368 7189** (24 hrs)  
*Offenders will be prosecuted*



# Findings

## Community views on settlements

Positive	Negative
Beach Lifestyle and access Visual landscape Sense of Community Small, laid back, personal	Infrastructure-lack of and costs Access to facilities, particularly health care

# Changes

<b>Community</b>	<b>Property</b>
More wealthy people	More rental properties
Lower income leaving	More new homes
Fewer families	Fewer baches/ sale of baches from locals
More permanent residents –varies	Increased renovations
Fewer rascals/ undesirables	Larger homes
More vibrancy	Beachfront very desirable
Higher expectations- services	Infilling
Better facilities	Increased saleability



# Winners and losers

Winners	Losers
Real estate Developers Investors Those wanting to sell Incomers wanting up market lifestyle Buyers from Central Otago/ Wellington Local business? Property owners?	Families Locals wanting to move in/ to stay Low waged - beneficiaries Leaseholders Maori New Zealanders Environment

# Key issues

## **Major social, physical, environmental changes**

- Coastal pressure
  - Development along fragile coastlines
  - Delicate ecosystems
  - Beach and dune encroachment
  - Increased pollution
  - Infrastructure pressure-water, waste, roads, lighting, healthcare
- Impacts on NZ - loss of kiwi bach - resorts for the well off
- Development by real estate and developers, no local input
- No strategic planning - No planning for growth and demand
- Council – community relations
- Social justice

## **Rapid and irreversible**









## Kaka Point

Response to proposal by  
DoC for marine reserve





Thank you

