

Hawke's Bay Region

Economic Monitor to June Quarter 2015

1.0 Introduction

This report provides an analysis and assessment of the current economic situation within the Hawke's Bay region, some historical economic trends and the economic outlook for the region for the next 12 months. Most of the economic indicator results provided in the report are for the 2015 June year but a few later results are also included. The base information for the analysis is sourced from a range of agencies including Statistics New Zealand and other Government agencies, and regional and local organisations. Growth comparisons with other regions and the country as a whole are included in the analysis where appropriate.

2.0 Trend summary

- **Positive** economic changes over the past year (YE June 2015) are summarised below. The main body of the report provides further detail of the changes:
 - An estimated total population gain of 900 or 0.6%, including a net permanent/ long-term international migration gain for the first time in many years.
 - Increased value of consented new residential, commercial-industrial and rural buildings, and also consented housing alterations.
 - Increased house sales and median selling prices.
 - Significantly increased volume and value of retail spending and an increased number of new motor vehicle registrations.
 - An increase in commercial visitor arrivals and visitor night-stays in the region, and total direct visitor spending.
 - Significant increase in international import volumes handled by the Port of Napier.
 - An Increased national level of meat, wool and horticultural export returns, pip-fruit production and wine export returns. It is noted that regional GDP for the total primary production and processing-manufacturing sector has increased significantly overall since 2008.
 - Increased employment and reduced level and rate of unemployment, increased median labour earnings and reductions in the number of people receiving the Jobseeker Support benefit and the total number of people receiving benefits.
 - Strongest industry GDP growth for agriculture, business services, manufacturing excluding primary products, utility services and commercial services.
 - A number of significant new business, infrastructural and community developments including those listed in Section 14 of the report.
- The small number of **downside** changes over the past year include a slight fall in the total working-age population, fall in housing affordability, reduced consumer confidence, reduced level of international freight exports handled by the Port of Napier and the continuing relatively high rate of unemployment in the region.
- **Overall**, on the basis of Statistics NZ national/ regional GDP estimates and inflation trends, the Hawkes Bay economy grew in real terms by an estimated 2.9% over the year ended June 2015, compared to 2% for the previous June year.
- ANZ Bank figures indicate that on the basis of its quarterly Index of Economic Activity results, the Hawkes Bay economy grew in nominal terms by 2.8% during the year to June 2015, compared to 3.5% at the national level. The region was placed 7th out of the 14 regional economies around the country, in terms of this result.
- Latest NZ Institute of Economic Research Consensus Forecasts for the June 2015 quarter point to a current expectation in New Zealand of 2.8% real GDP growth nationally over the coming year, driven mainly by strong new residential building growth in Christchurch and Auckland.
- The total number and value of all new buildings consented in HB in July this year were up 18.4% and 69.2% respectively on the July 2014 figures. Commercial accommodation based visitor arrivals and night-stays were up 6% and 11% respectively in July this year compared to the same month last year.

3.0 Key Hawke's Bay Region annual economic indicator levels June 2015 Year

Estimated Population:	159,800
Estimated Households:	58,535
Nominal Gross Domestic Product (GDP):	\$6.6 billion
Annual economic growth:	2.9%
Annual employment:	76,946
Annual employment change:	2.4%
Estimated unemployment:	5,767
Estimated unemployment rate (%):	7.0%

4.0 Population and Labour Force

Hawke's Bay's population currently stands at an estimated 159,800 and has increased by an estimated 900 or 0.6% over the past year.

An important demographic factor for the region is the trend in the working-age population, that is, the 15-64 age-group in general. This provides the primary workforce base for the area. **Figure 1a** indicates the long-term trend in this indicator.

There has been an overall increase of 5,100 or 5.5% in the regional working-age population. There was a small decline in this age-group population last year. Statistics NZ is currently projecting a 2,400 or 2.5% decline in the region's working-age population between 2013 and 2023.

Figure 1b indicates the trend in the 65+ population age-group since 1996. Over the period, this demographic growth factor has continued to increase and overall by 8,800 or approximately 48%. Statistics New Zealand is projecting further population growth for this age-group over the 2013-2023 period of 10,000 or 38%. The projected growth rate for the following 20-year period is also 38%.

In-migration is a key source of population growth for both countries and regions. From a Hawke's Bay perspective, net in-migration from other parts of New Zealand and also from overseas is important. In the latter respect, it is noted for the purposes of this report that the year ended June 2015 saw a significant net overseas migration gain into Hawke's Bay of 374, virtually the first time since around 1990 that the region has recorded a positive result for this indicator. 'This figure compares with the -1,078 net migration loss result recorded for the region just three years ago (2012).

Fig 1a: Hawke's Bay Working-Age Population Growth Since 1996

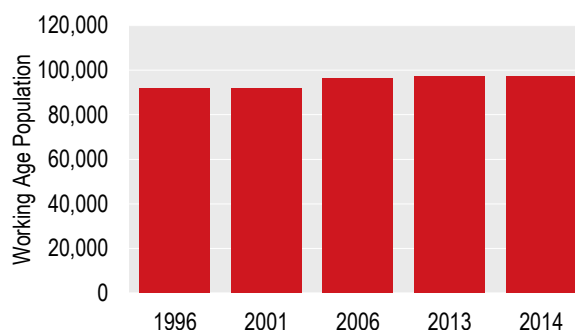
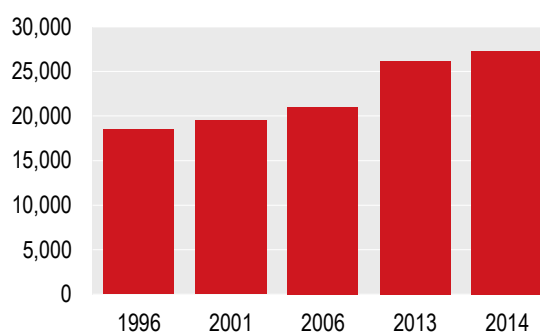


Fig 1b: Hawke's Bay Region 65+ Population Growth Since 1996



5.0 Households/dwellings

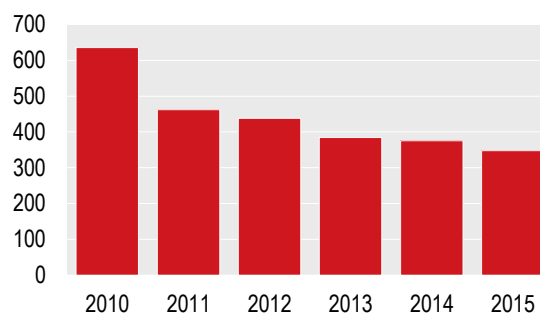
The total stock of households in Hawke's Bay in June this year is estimated at 58,535.

The latest available Statistics New Zealand Medium household growth projections see the number of households in the region increasing by 3,920 or 6.4% between 2013 and 2023.

Figure 2 indicates the trend in the number of consented new dwellings in the region, since 2010. The number fell sharply in 2011 and has fallen further, although gradually, since then.

At the same time, the total annual value of new houses consented has fluctuated noticeably and in fact rose 3.5% during the latest June year, despite the 7% drop in the number of new homes consented. The total value figure for the latest year was approximately \$126 million.

Fig 2: Hawke's Bay Region New Residential Building 2010-2015



6.0 New building activity

During the 2015 June year, a total of 348 new dwellings received building consent in the Hawke's Bay region, worth a combined value of \$126.2 million. The number of new dwellings approved during the year was down 7.2% on the previous June year whilst their combined value was up 3.5% as noted in the previous section. Total housing alterations consented fell 15.8% in volume terms during the latest year but increased 6.7% in dollar terms.

Figure 3a indicates the annual trend in the volume of consented new commercial/ industrial building work in the region, since 2010. Building work has been falling gradually since 2013 and over the latest year was down 3.2% on the previous year in volume terms (but more than doubled in value terms). Significantly increased activity occurred over the year in the retail/hospitality sector and especially the industrial building sector.

Figure 3b indicates the trend over the 2010-2015 period in consented new rural building. The annual value of this indicator fell steadily over 2010-2013 but rose significantly the following year and then more than doubled in the latest June year. At the same time, the number of new farm buildings consented rose almost 11% over the year.

The total number of new buildings, other than residential, commercial/industrial and rural, consented in the region over the past June year was up 10% on the previous year. The total value of the building work was however down 11.2%, with only the health sector recording a significant gain over the year.

All up, the total number of new buildings consented in the region during the year was recorded at 523 with a combined value of \$209 million. These results were down 3.3% and up 22% respectively on the previous year's results. The total number of consented building alterations was down 11.4% on the previous year with their total value however being up 8.4%. As indicated by **Figure 3c**, the annual value of all new building activity consented rose significantly during the past year.

Fig 3a: Hawke's Bay Region New Commercial-Industrial Building 2010-2015

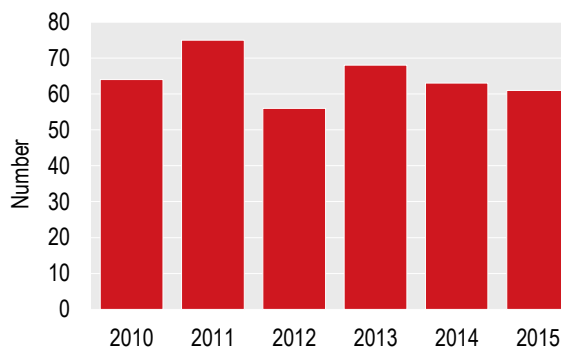


Fig 3b: Hawke's Bay Region New Rural building 2010-2015

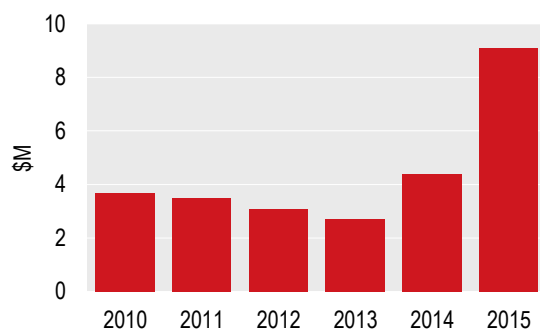
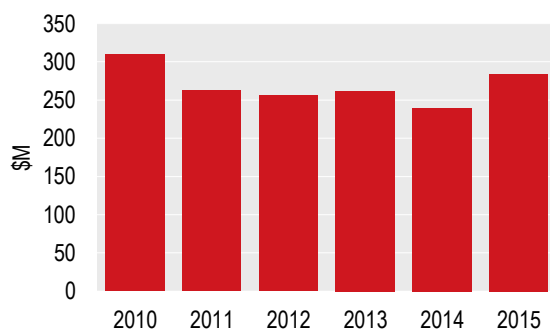


Fig 3c: Hawke's Bay Region Total Annual Value of All Consented New Buildings & Building Alterations 2010-2015



7.0 Other economic indicators

The changes indicated in this section are for the year ending June 2014. **Figure 4a** shows some of the economic indicator changes for the region versus NZ as a whole, over the period. New dwellings consented rose 3.5% over the year in value terms, compared to the national gain of 11%.

Hawke's Bay house sales totalled approximately 2522 for the year ended July 2015. House sales have been trending upwards in the region since early this year, after declining over the previous year. Sales in July this year were up 60% on the same period last year. The median house selling price has been increasing generally since September 2014. The selling price in July this year was recorded at \$292,000 compared to \$267,250 in July 2014.

The latest Massey University Home Mortgage Affordability survey undertaken in June this year indicates that housing affordability in the Hawke's Bay region declined by about 8% over the past year, compared to the 11.3% national decline. The median weekly housing rental in Napier City in May this year was up 3.3% on the same month last year. The Hastings result was a 5.1% decline.

Hawke's Bay commercial visitor-nights rose 6.5% over the latest year, compared to the 5.3% national gain. Total commercial visitor arrivals into the region increased by 4.7% compared to 3.6% nationally. The average visitor 'length of stay' in the region for the latest year was 2.19 nights compared to 2.15 nights for the previous June year.

Paymark monitored retail spending figures (which cover 50% of all retail spending in New Zealand), indicate a 5.6% increase in the value of spending in the full Hawke's Bay region for the 2015 April year. The national gain was 5.4%. The total volume of retail spending in Hawke's Bay also rose 5.6%, compared to 7.9% nationally. **Figure 4b** shows the trend in the annual volume of retail spending for the period 2010 to 2015. Spending activity has risen by 17.8% over the full period, in nominal terms.

According to the results of the June Quarter 2015 Westpac McDermott Miller Consumer Confidence survey, consumers' economic confidence nationally in New Zealand fell to its lowest level in more than a year. Confidence fell furthest in the most dairying-intensive regions, reflecting the further decline in milk prices. In Hawke's Bay, consumer confidence in June this year was up slightly on the previous quarter but still 5% below the level of confidence prevailing in June 2014

New motor vehicle registrations in Hawke's Bay totalled 4,524 for the year ending June 2015, compared to 4,268 for the previous June year. Thus, a regional gain of 6% over the year, compared to the national gain of 8.5%.

Fig 4a: Comparative Hawke's Bay Region and New Zealand Economic Indicator Changes 2014-2015

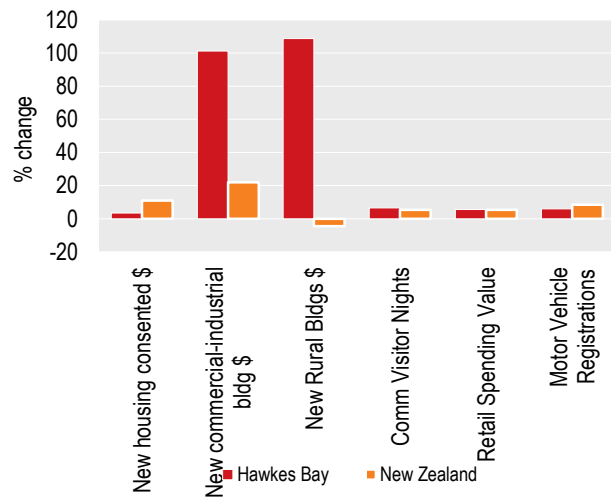


Fig 4b: Paymark Annual Hawke's Bay Electronic Retail Spend April Years 2010-2015

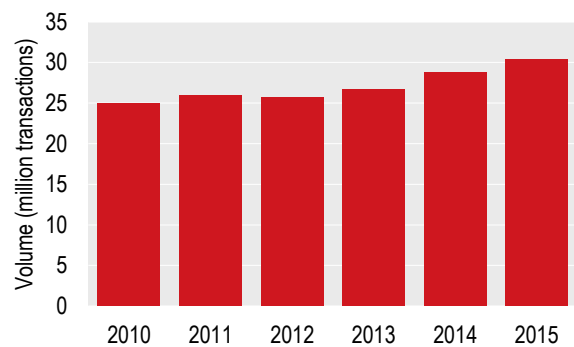
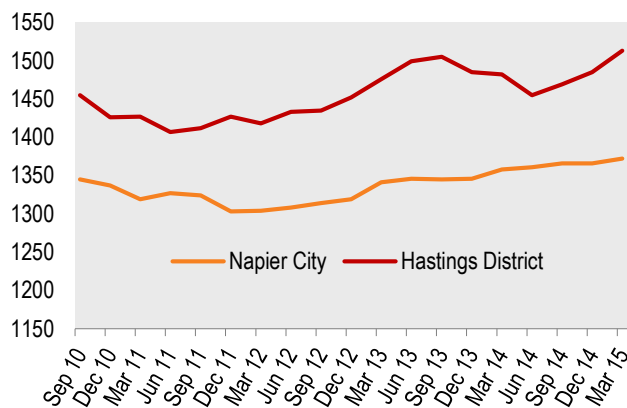


Fig 4c: Hawke's Bay Average House Price Trend 2010-2015



8.0 Overall economic activity

Figure 5a indicates the longer-term trend in economic activity growth in Hawke's Bay since 1987 and is based on ANZ Bank figures. Where the graph lines lie above the zero horizontal axis, this indicates positive economic activity growth and vice versa where the lines lie below this axis. The growth indicator incorporates trends over the period in a range of different economic variables for the region.

As shown, overall economic activity growth in the region has generally been positive throughout the long-term period but considerably fluctuating. Looking at the period since Year 2000, the rate of growth was relatively strong but weakening until around late 2007. Growth then fell sharply and was in fact negative (economic decline) until the end of 2009. Economic activity growth then resumed and peaked rather quickly later in 2010/early 2011. Growth then weakened until the end of 2012 from which point it has again strengthened significantly. Over the year ended June 2015, the region recorded an annual economic activity growth rate of 2.8%, compared to the national result of 3.5%.

Real GDP economic growth of an estimated 2.9% was recorded by the region for the same year. This measure is based on Statistics NZ annual GDP estimates for the Hawke's Bay area for the last two years and inflation trends over this period. It is different from ANZ Bank's nominal growth indicator. Annual average growth of approximately 1.5% has been recorded in the region since Year 2000.

Fig 5a: Hawke's Bay Economic Activity Growth Trend 1987-2015

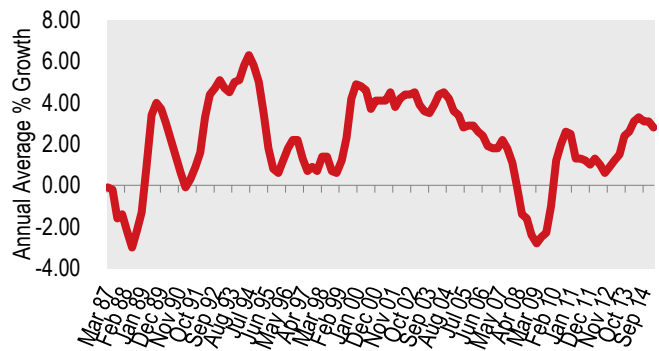
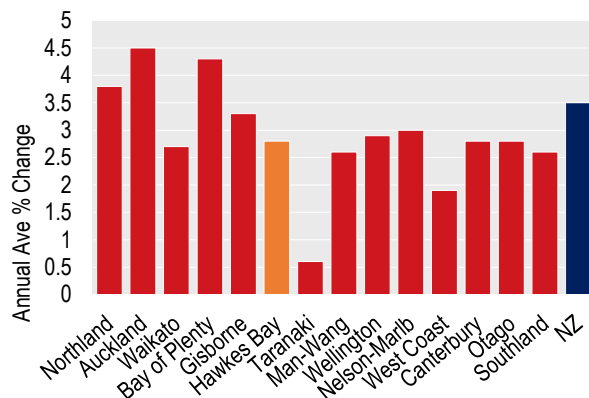


Fig 5b: Regional Economic Growth in New Zealand YE June 2015



9.0 Visitor/tourism numbers

Visitor arrival numbers into the Hawke's Bay region staying in commercial accommodation (which accounts for an estimated 40% of all regional overnight visitors) totalled 463,637 for the year ended June 2015, up 4.7% on the previous year. The number of nights spent in the area by visitors staying in commercial accommodation (representing only 25% of all annual regional night-stays; the rest relate to the VFR accommodation sector) totalled 1,013,806 for the year, up 61,456 nights or 6.5% on the June 2014 year total.

As **Figure 6a** indicates, the number of commercial visitors to the region was relatively stable over 2006-2008, then fell back until 2013 but has since increased overall quite noticeably. Arrival numbers for the latest year were still some 60,700 or 12% down on the 2007 peak level. As shown in **Figure 6b**, annual commercial accommodation visitor-nights spent in the region have followed a very similar trend to that for commercial visitor arrivals. However, the total of night-stays for the latest year was down only 6% on the 2007 peak year figure.

The number of visitors to Hawke's Bay staying with friends and relatives (VFR visitors) currently accounts for 61% of total overnight visitor numbers and 74% of total visitor nights spent in the region. Over the year ended June 2015, VFR numbers increased 5.7% whilst VFR night-stays rose approximately 4.3%.

Fig 6a: Total Hawke's Bay Region commercial visitor arrival numbers 2006-2015

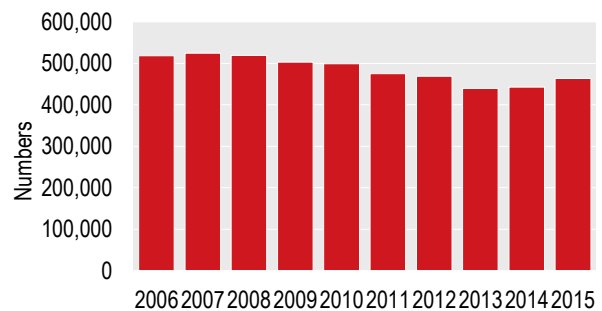
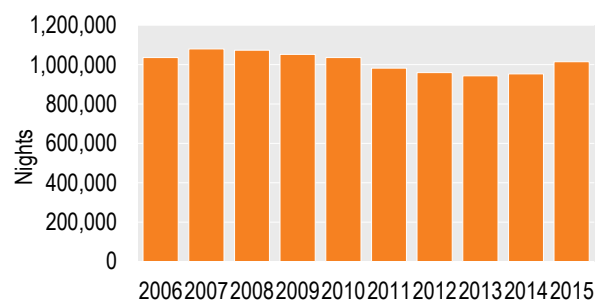
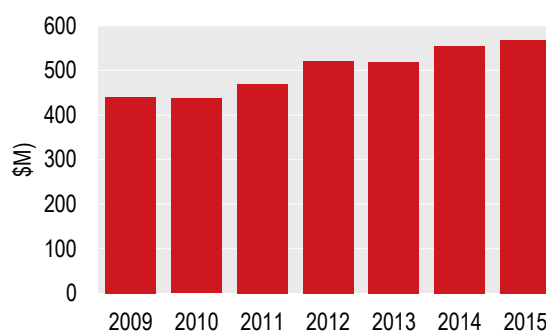


Fig 6b: Total Hawke's Bay Region commercial visitor nights 2006-2015



Central Government tourism figures indicate a total direct visitor spend in the region over the March 2015 year of \$569 million, comprising \$455 million or 80% for domestic visitors and \$114 million or 20% for international visitors. Total visitor spend in the region has been consistently increasing since 2009 and overall by 29% in nominal 'dollars of the day' terms, compared to the national growth figure of approximately 10%. The HB visitor spending gain over the latest year was 2.7%. These spending figures are based on recorded electronic card transactions.

Fig 6c: Total Hawke's Bay Direct Visitor Spending 2009-2015



10.0 Results comparison

Table 1 indicates the latest comparative annual local economic changes for the Hawke's Bay region as a whole, its constituent local authority districts and New Zealand for the listed indicators, for the June 2015 year. The indicators comprise population, value of consented new building, house prices and commercial accommodation visitor-nights.

All districts other than Napier/ Wairoa recorded positive growth in the value of consented new dwellings and industrial/ commercial buildings over the year. All districts other than Wairoa recorded growth in consented new rural building values. Napier, Hastings and Central HB districts recorded growth in the total value of consented building alterations over the year. Wairoa was the only district not to record positive property price growth over the year. Both Wairoa and Central Hawke's Bay districts experienced a decline in total commercial visitor-nights spent in their areas, over the past June year.

Table 1: Comparative Hawke's Bay Region TLA District and New Zealand Economic Indicator Changes 2015 vs 2014 June Years

Area	% Change 2014–2015 years						
	Population	\$ New Dwellings Consented	\$ New Commercial-Industrial Bldg	\$ New Rural Buildings	\$ Total Building Alterations	Average Residential Property Prices	Commercial Visitor Nights
Napier City	1.7	-4.1	-95.2	132.5	9.9	1.0	5.5
Wairoa District	-1.2	-50.0	-100.0	-30.3	-2.1	-1.5	-0.9
Hastings District	0.9	4.9	533.5	179.0	5.3	2.1	8.8
Central HB District	0.0	42.6	111.3	20.6	37.1	4.9	-3.6
HB Region	0.6	3.5	101.2	108.8	8.4	-	6.5
New Zealand	1.5	11.0	22.2	-4.5	9.6	8.4	5.4

11.0 Industry profile and growth

Table 2 indicates estimated Hawke's Bay industry nominal (current dollar terms) GDP levels for the year ended March 2015. The results are sourced from Statistics NZ's latest regional GDP estimates for the country. The total primary production sector accounts for, in round terms, 14% of total GDP in the region, secondary industry (processing-manufacturing, utility services and construction) 22%, commercial services 31%, public & community services 18% and other items (other industries, owner-occupied dwellings and GST) 15%.

Figure 7a further illustrates the current broad industry profile of the Hawke's Bay economy. The largest industries are, in order, commercial services; health, education and community services, processing/manufacturing and rural production.

Table 2: Hawke's Bay Region industry GDP Profile 2015

Industry	Nominal GDP (\$m)	% of total
Agriculture	695	10.5
Fishing/Forestry/Mining	230	3.5
Primary Product Manufacturing & Processing	680	10.3
Other Manufacturing	255	3.9
Utility Services	165	2.5
Construction	355	5.4
Accommodation & Food Services	120	1.8
Wholesale & Retail Trade	530	8.0
Transport & Storage	290	4.4
Business Services	1,080	16.4
Public & Community Services	1,210	18.3
Other ¹	990	15.0
Total	6,600	-

Note: 1 Owner-occupied dwellings (imputed rental), other industries and GST.

Nominal industry GDP growth over the past six years since the advent of the GFC has been strongest for, in order:

- Agriculture.
- Business Services.
- Non Primary Product Manufacturing.
- Utility Services and
- Community Services.

Trends in the level of **national** export returns for Hawke's Bay's key pastoral farming industries for the year to June 2015 (versus the previous June 2014 year) are as indicated below. The base information for the identified trends is sourced primarily from the MPI June 2015 update report on the situation and outlook for the primary sector:

- Total meat and wool export returns up 8.2% in \$fob terms, driven mainly by high overseas prices for beef, veal and wool, and strong domestic production. Weaker returns for sheep meat, venison and some co-products (e.g. hides and skins). A small decline in overall returns is currently forecast for the coming year to June 2016 with noticeably reduced returns for lamb, mutton, hides and skins. Wool returns are forecast to increase though by almost 4% during the coming year.
- Total horticultural sector export returns are currently forecast to be up 4.8% this year due to the improved performance of the kiwifruit and wine industries in particular. Further growth in total returns in the order of 7% is forecast for the June 2016 year. Ongoing market expansion in Asia for pip-fruit production is a key contributor to this.
- Increased pip-fruit production over the past year due to an 'on year' in the biennial bearing pattern of several apple varieties and younger orchards maturing. Favourable summer growing conditions improved fruit size and colour. Since 2012, the industry has undergone a significant phase of orchard replanting and new planting. 2015 export returns are forecast to be down around 10% due to the hail damage in spring and early summer of this season. Export returns are currently forecast to increase about 8% next year. The Asian market for NZ's pip- fruit production continues to grow steadily.
- Total fresh and processed vegetable export returns for the past growing season are down 3.8% on last year but expected to recover slightly next year.
- Grape supply from the 2015 national vintage is forecast to be some 28% down this year compared to last year. However, increased export volumes will ensure that the total value of NZ wine exports increases this year by around 3%, with a further forecast gain in 2016 of around 8%.
- Forestry export returns as a whole are expected to be down around 10% for the year to June 2015, with returns however recovering a little the following year due to increased China, USA and possibly India market demand.

Fig 7a: Hawke's Bay Industry GDP Profile 2015

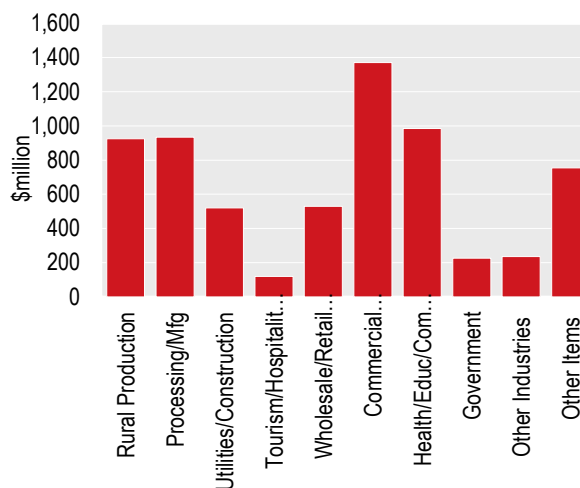
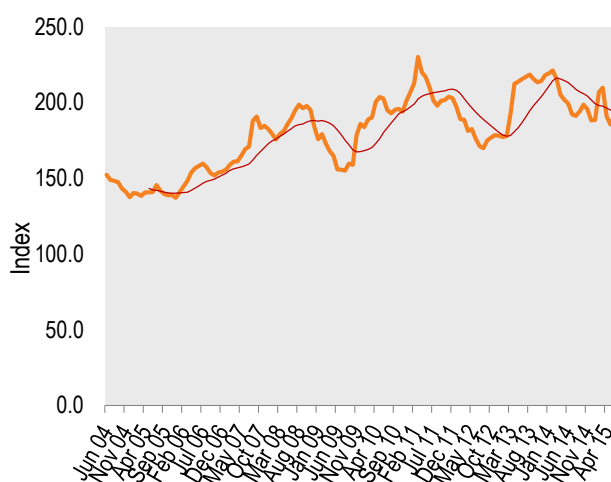


Fig 7b: Port of Napier Annual International Trade Volumes Since 2010



Fig 7c: ANZ Bank Commodity Price Index Trend \$NZ 2004-2015

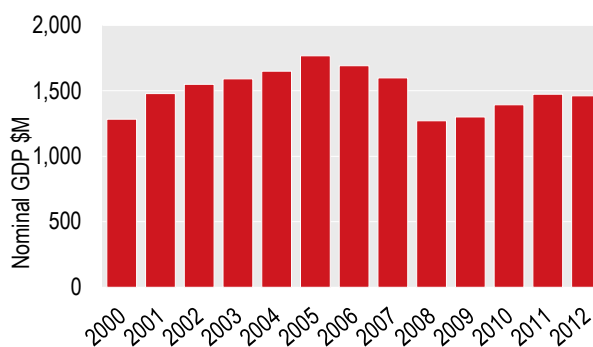


Total international trade volumes handled at the Port of Napier during the June 2015 year, at approximately 3.2 million tonnes, were down 9.3% on the previous year. Export volumes fell 12% during the year whilst import volumes rose 8.7%. However, exports through the Port are still more than 50% up on the level they were ten years ago (**Figure 7b**).

Figure 7c indicates the actual and underlying annualised international commodity price index trend in \$NZ for the period since 2004. The Index has fluctuated in a cyclical manner over the period within a generally increasing trend. The Index has more recently been falling since early 2014.

Figure 7d indicates the trend in total HB primary industries and related processing GDP since Year 2000. GDP increased steadily over 2000-2005, then fell sharply until 2008 but has since recovered, overall by 15%. The 2012 result was still significantly below (17%) the peak 2005 result.

Fig 7d: Hawke's Bay Primary Industries Production GDP 2000-2012



12.0 Employment

Total employment in Hawke's Bay in June this year is estimated at an annualised 76,946 and was up 2.4% on the previous June year. Employment has increased overall by 1,185 or 1.6% since 2009. The trend since that year is indicated in **Figure 8a**. Employment in the region was relatively stable over 2009-2012, dropped back a little in 2013, stabilised the following year and rose noticeably during the latest year (2014/2015 June year).

Statistics NZ's LEED (Linked Employer-Employee Database) dataset provides quarterly information on median earnings at the local/ regional level. Over the 2014 June year (the latest available information for this indicator), total median earnings for continuing jobs in Hawke's Bay were recorded at \$44,150. The comparative national figure for the same period was \$48,590, 10.1% up on the regional earnings level. Over 2013 to 2014, total Hawke's Bay median earnings rose by 2.4%, compared to 2.7% at the national level. Hawke's Bay currently has a national ranking of 12th out of 16 regions for this indicator.

In June this year, the annualised rate of unemployment in Hawke's Bay was recorded at 7%, compared to 5.8% nationally. At the same time, total unemployment in the region stood at an estimated 5,767, down 2.5% on the previous year. The number of people receiving the job-seeker benefit in the Hawke's Bay region in June 2015 stood at 4,357, compared to 4,700 in June 2014; that is, a fall of 7.3% since the middle of last year.

The total number of Hawkes Bay working-age recipients of the different Government welfare benefits available was recorded at 12,386 in June this year, representing 4.3% of the national total and about 13% of the Hawke's Bay 15-64 population.

Fig 8a: Annualised Hawke's Bay Region Employment Trend 2009-2015

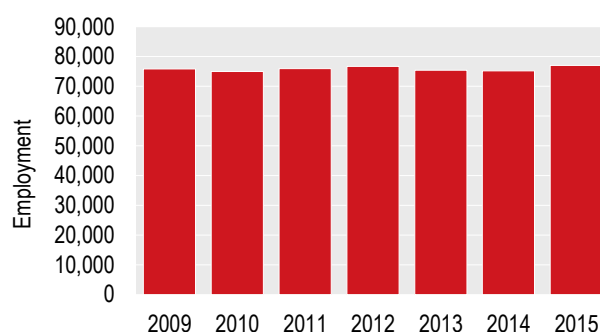
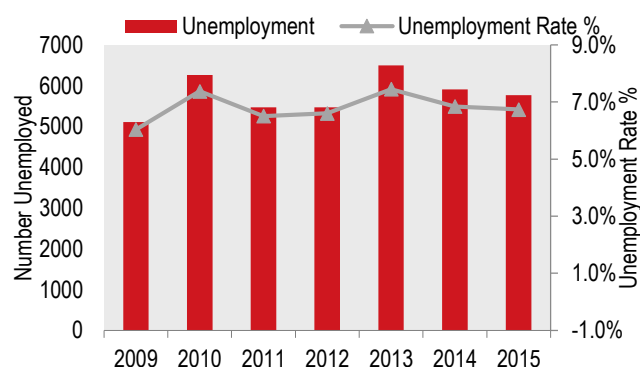


Fig 8b: Hawke's Bay Region Annualised Unemployment 2009-2015



13.0 National economic outlook

This final section provides an indication of the forecast national economic environment over the next two years, on the basis of trends in key economic indicators.

Each quarter, the NZ Institute of Economic Research produces updated Consensus Forecasts for shorter-term economic activity at the **national** level. The forecasts are a consensus or average of the views of a number of the different economic forecasting agencies. The latest June 2015 forecasts are for:

- Noticeably positive overall economic and consumption growth in New Zealand over the next three years.
- Positive although falling stable Government spending growth over the period.
- Significant construction sector growth over the next two years, particularly with the Christchurch rebuild and new housing development in Auckland.
- Significant although falling business investment growth.
- Overall exchange rate depreciation over the forecast period.
- Relatively stable interest rates over the period.
- Noticeable although falling employment growth over the forecast period.
- Noticeable private sector wage growth over the period.

Table 3: NZIER Consensus forecasts June 2015

Indicator	March years		
	2014/15	2015/16	2016/17
GDP	3.3	2.8	2.7
Private Consumption	3.7	3.3	2.8
Government Spending	3.1	0.8	0.7
Residential Investment	13.2	8.2	4.4
Other Investment	5.9	4.8	4.2
NZ TWI Exchange Rate	79.0	76.2	74.0
90 Day Bank Bill Rate	3.5	3.4	3.5
Employment	3.2	2.3	1.8
Private Sector Wages	2.8	2.6	3.0

Note: All figures in the table other than for the TWI and 90-Day Bank Bill rate refer to the 'annual average % change' in the relevant indicators.

14.0 Recent and impending developments

A number of actual new and impending business and industry related developments have been publicly announced for the Hawkes Bay region in recent months. These include as follows:

- Significant roading developments such as the 4-laning of Prebensen Drive adjacent to the Onekawa business area in Napier (improving HB Expressway access to the Port of Napier); Ford Rd Extension in the same business area; construction of the new Whakatu Arterial Link road between the Havelock North area, Whakatu business area and Pakowhai Rd, upgrading of Pakowhai Rd and completion of the Pakipaki area state highway intersection upgrade.
- Transport sector developments including the **Port of Napier** (the Port has joined with the Port of Auckland and logistics group Icepak NZ in establishing a new \$20 million inland port and freight hub at the former Longburn freezing works in Palmerston North; \$19 million of new investment activity at the Port during the 2013/14 year including development of an off-port container depot, capital dredging, four hectares of log yard paving and new Port offices and planned \$80 million further infrastructural development programme for the next five years); **HB Airport** (\$5 million terminal upgrade to be undertaken, Jetstar Airline to begin flying operations in HB in December 2015 and potential new Sounds Air direct air link between HB and Marlborough) and **Other Transport** (opening of the new KPH Transport \$1.1 million produce transport operation in Hastings and purchase of the transport division of Eastern Equities Group by South Island firm HW Richardson Group).
- **Ruataniwha Water Storage Scheme**-HB Regional Council advises that five work-streams are currently being progressed with regard to this project. These include Consents (the EPA Board of Enquiry has granted 17 consents for the RWSS), Design and Construction (a price revalidation is underway for the design and construction contract), Water Uptake (work is continuing to achieve the required 40 million m3 of contracted water use by producers within the Scheme Catchment), Investment (the Council's investment Company, HBRIC Ltd, is continuing work on achieving the necessary level of public and private sector Scheme investment), and Scheme Structure. The overall objective is to achieve financial closure for the Scheme by the end of 2015.
- **Tourism/events sector developments** including the inaugural HB international marathon to be run in May 2016 and partly sponsored by Air NZ, HB is to remain the home of the annual international Horse of the Year show for the next 12 years, three new Cruise lines and ships to include Napier during the next Cruise season 2015/16, construction of new hotel and office/ retail complex in Havelock North due to open in late 2016.
- Actual and potential new business and community developments in the region include two new drinking water bottling/export enterprises, infant formula industry using goats milk, new multi-million dollar primary health centre to be established in 2017, Napier City Council has committed additional funding for its Marine Parade Redevelopment Project and financial services firm Cole Murray has opened a new Hastings Office to meet increasing demand for its services.