New Zealand Weekly Data Wrap

12 February 2021

ANZ

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Contact us See page 4.

Forecast updates

Recent ANZ NZ Forecast Updates can be found here.

- Labour Market Review and OCR Call Change
- Labour Market Preview and
 Forecast Update
- CPI Preview and Forecast
 Update
- Farmgate milk price forecast revised up
- ANZ NZ Insight: Weighing it up – possible OCR paths

Our other recent publications are on page 2.

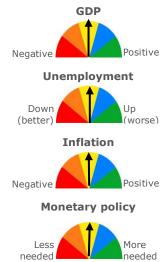
What's the view?

- GDP moves broadly sideways over 2021
- Unemployment peak: 51/2%
- Inflation picks up
- OCR on hold
- LSAP extended to Dec-22

Our forecasts are on page 3.

Balance of risks

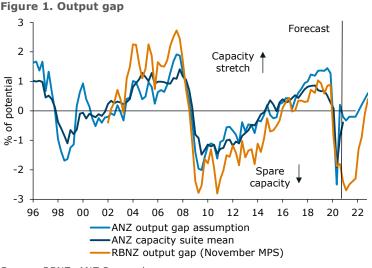
Risks now more balanced



How has the view changed?

Although data volatility is still expected, the dust has settled sufficiently to see how resource pressures are faring and, as such, we have updated our ANZ capacity suite. Consistent with our view that more stimulus is **not required**, our estimates of the degree of resource pressures in the economy suggest that in aggregate the economy is operating with only a little spare capacity – though clearly experiences across the economy are very varied. This picture is far better than the RBNZ dared hope three months ago, reflecting a much greater surge in demand out of lockdown than anticipated, while the economy continues to grapple with supply constraints.

We expect the RBNZ to remain cautious, looking for assurance that its targets can be achieved sustainably, especially given closed-border headwinds and downside risks to the outlook. But clearly, the economy is much closer to full employment than the RBNZ ever envisaged, and that does raise the spectre of policy normalisation in time. We think that the RBNZ will want all its ducks in a row before embarking on this process, with employment, inflation and inflation expectations sustainably near target, and downside risks having abated. That will take time. At this stage, we see tapering of LSAP purchases as the first part of this process, potentially in the second half of 2022 based on current forecasts. See our ANZ Insight – the path to normal for more details.



Source: RBNZ, ANZ Research

What happened this week?

ANZ Truckometer – January. The Light Traffic Index was unchanged in January, while the Heavy Traffic fell 3.8% m/m.

RBNZ Inflation Expectations Survey – Q1. Lifted to 1.89% from 1.59% to be encouragingly close to the 2% target midpoint.

Electronic card transactions – January. Retail down 0.4% m/m, total down 1.2% m/m. With cost pressures elevated, this isn't a good sign for volumes.

Food Prices – January. Up 1.3% m/m, broadly in line with typical seasonal patterns.

Rental Price Index – January. Up 0.3% m/m, also in line with seasonal patterns. Annual inflation eased 0.1%pt to 3.1%.





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Recent Publications

ANZ produces a range of in-depth insights.

- ANZ NZ Insight: The path to normal
- ANZ NZ Agri Focus: Reaping the rewards
- ANZ NZ Property Focus: On the horizon – Key themes for 2021
- NZ Forecast Update: Farmgate returns to soften further
- ANZ NZ Property Focus: Housing affordability – unlocking the solution
- ANZ NZ Insight: The intergenerational divide
- ANZ NZ Insight: Vaccines, volatility and eventualities
- ANZ NZ Insight: FLP to enter the toolkit

Click here for more.

Data calendar

Date	Data/event
Mon 15 Feb	Performance
(10:30am)	Services Index Jan
Tue 16 Feb	REINZ House
(09:00am)	Prices - Jan
Tue 16 Feb	Net Migration –
(10:45am)	Dec
Wed 17 Feb	GlobalDairyTrade
(early am)	auction
Fri 19 Feb (10:45am)	PPI – Q4
Tue 23 Feb	Retail Sales – Q4
(10:45am)	Ketali Sales - Q4
Wed 24 Feb	RBNZ Monetary
(2:00pm)	Policy Statement
Thu 25 Feb	ANZ Business
(1:00pm)	Outlook – Feb F
Fri 26 Feb	ANZ Consumer
(10:00am)	Confidence – Feb
Fri 26 Feb	Merchandise Trade
(10:45am)	
	– Jan
Tue 1 Mar	Terms of Trade –
Tue 1 Mar (10:45am)	Terms of Trade – Q1
Tue 1 Mar (10:45am) Wed 3 Mar	Terms of Trade – Q1 GlobalDairyTrade
Tue 1 Mar (10:45am) Wed 3 Mar (early am)	Terms of Trade – Q1 GlobalDairyTrade auction
Tue 1 Mar (10:45am) Wed 3 Mar (early am) Wed 3 Mar	Terms of Trade – Q1 GlobalDairyTrade auction Building Permits –
Tue 1 Mar (10:45am) Wed 3 Mar (early am) Wed 3 Mar (10:45am)	Terms of Trade – Q1 GlobalDairyTrade auction Building Permits – Jan
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What are we watching?

With inflation expectations now closer to 2%, and the RBNZ's targets looking more achievable, the RBNZ must be increasingly mindful of upside risks. One of the most salient upside risks to the outlook is a housing market that has the potential to run hotter and for longer than we – and the RBNZ – expect.

Recent falls in interest rates can explain the recent run-up in house prices – but only in combination with a speculative element that appears inconsistent with fundamentals. This dynamic appears to rest on expectations that housing (and land) supply will remain tight, that capital gains will continue – and importantly, that interest rates will remain where they are. But nothing lasts forever – eventually interest rates will need to rise, and potentially sooner than we currently expect if the housing market keeps running hot.

Monetary policy has been doing its job within constraints, and current challenges in the housing market are primarily structural, not the fault of the RBNZ. Our supply-constrained housing market is vulnerable to overshoots and addressing unaffordability and reducing swings in the market requires big, bold change. Nonetheless, it is possible that the RBNZ discovers that monetary policy is too easy, and that it needs to withdraw stimulus sooner or more rapidly, if the broader economy overheats as a result of (or alongside) the housing market running rampant.

We expect house price inflation will cool as the market finds a new equilibrium, recent enthusiasm normalises, and credit and affordability constraints naturally apply a handbrake. But it's possible that the housing market could keep up its momentum, seeing the economy push up further against capacity constraints and leading to stronger inflation. That has the potential to motivate earlier monetary policy tightening than punters in the housing market are assuming, with the potential to stop the market in its tracks.

The longer the market runs hot, the greater the risk that expectations have to adjust more abruptly down the track, making an eventual cooling more marked. The RBNZ has moved this week to implement even tougher loan-to-value restrictions (LVRs) on investors from May. This is welcome, helping protect against an adverse scenario where house prices, credit and economic activity contract in a downturn, exacerbated by investor fire sales. However, these specific tweaks to LVR policy are really only at the edges, given substantial equity buffers have built up during the recent upturn, and that most major banks are applying these standards anyway. But ultimately, financial stability risks associated with an overheating housing market should not be downplayed, and the Government and the RBNZ are clearly concerned, with more tweaks to housing policy expected in time.

The week ahead

Performance of Services Index – January (Monday 15 February, 10:30am). Spent the last two months of 2020 in contractionary mode. Now, it's all eyes on how services industries kicked off 2021.

REINZ housing market data – January (Tuesday 16 February, 9:00am). All indications suggest the market started the year as it finished the last – hot.

Net Migration – December (Tuesday 16 February, 10:45am). Same story: constrained by closed borders and MIQ capacity.

GlobalDairyTrade auction (Wednesday 17 February, early am). Further upward momentum is expected but at a more modest pace. We forecast a 0.5% lift in the GDT Price Index.



Markets outlook

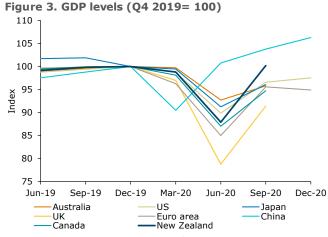
Local interest rates have generally consolidated at elevated levels over the past week, having been hit hard in the wake of HLFS data and the markets' subsequent dismissal en masse of the idea of further monetary easing. Good demand at the very long end at yesterday's NZGB tender has seen yields come back a touch, but overall bond market conditions remain challenging and we expect yields to continue to grind gradually higher and for the curve to remain steep. As we detail in today's Insight on policy normalisation, we expect the RBNZ to remain in wait-and-see mode for a long time, but the market is looking for a roadmap for normalisation, and has started to debate the issues of how and when policy tightening might occur. With that debate now well underway, it's difficult not to conclude that we are now in a bond bear market. Local long interest rates are now an upper-end outlier compared with G10 peers (having been middle of the pack late last year), and with the economic vibe here upbeat, it's difficult to rebuff the idea of ongoing NZD strength. We remain confident NZD will end the year higher. Although we no longer see the need for further OCR cuts (and the market is debating the timetable for eventual hikes), the RBNZ is likely to strike a cautious tone at the upcoming MPS. In the short term we expect consolidation at elevated levels, as opposed to another spirited move higher.

	Actual								
FX rates	Dec-20	Jan-21	Today	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22	Jun-22
NZD/USD	0.724	0.719	0.723	0.71	0.72	0.73	0.74	0.74	0.74
NZD/AUD	0.936	0.941	0.933	0.92	0.91	0.91	0.90	0.90	0.90
NZD/EUR	0.589	0.593	0.596	0.58	0.58	0.58	0.58	0.58	0.57
NZD/JPY	74.6	75.3	75.8	73.8	74.2	74.5	75.5	75.5	75.5
NZD/GBP	0.529	0.525	0.524	0.52	0.52	0.53	0.53	0.52	0.52
NZ\$ TWI	75.2	74.7	75.1	73.5	73.6	73.9	74.2	74.1	73.7
Interest rates/QE	Dec-20	Jan-21	Today	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22	Jun-22
NZ OCR	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
LSAP (\$bn)	100	100	100	100	100	100	100	100	100
NZ 90 day bill	0.27	0.29	0.29	0.30	0.30	0.30	0.30	0.30	0.30
NZ 10-yr bond	0.99	1.12	1.32	1.25	1.50	1.50	1.75	1.75	1.75

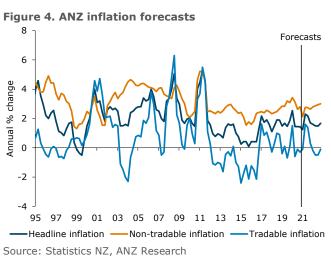
Economic forecasts

	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22	Jun-22	Sep-22
GDP (% qoq)	14.0	-0.5	-0.5	0.5	0.5	0.8	1.5	0.8	0.8
GDP (% yoy)	0.4	-0.3	0.4	13.4	0.0	1.3	3.3	3.6	4.0
CPI (% qoq)	0.7	0.5	0.6	0.6	0.5	0.0	0.4	0.5	0.6
СРІ (% уоу)	1.4	1.4	1.2	2.3	2.2	1.7	1.6	1.5	1.5
Employment (% qoq)	-0.8	0.6	-0.1	0.0	0.2	0.4	0.8	0.7	0.7
Employment (% yoy)	0.2	0.7	-0.4	-0.2	0.7	0.5	1.4	2.1	2.6
Unemployment Rate (% sa)	5.3	4.9	5.2	5.5	5.5	5.3	4.9	4.7	4.5

Figures in bold are forecasts. mom: Month-on-Month; qoq: Quarter-on-Quarter; yoy: Year-on-Year



Source: Statistics NZ, ANZ Research



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