

Napier – Hastings Urban Housing Market Snapshot

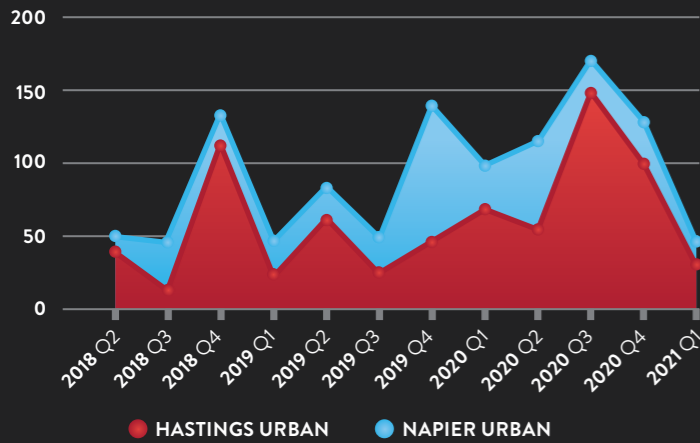
To inform decision making under the 2020 National Policy Statement on Urban Development



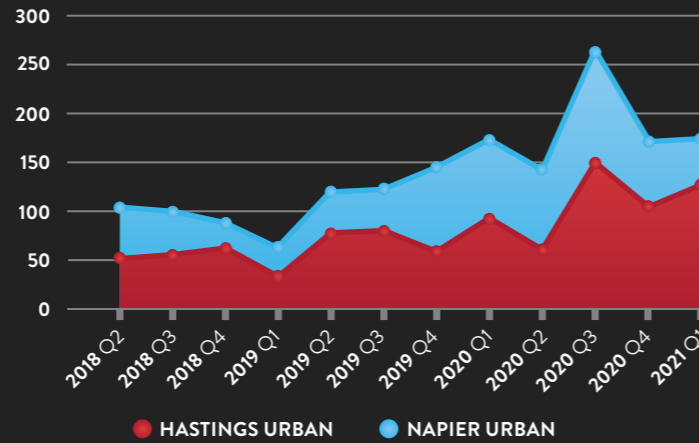
Q1
2021

FOR THE PERIOD 1 JAN TO 30 MAR 2021

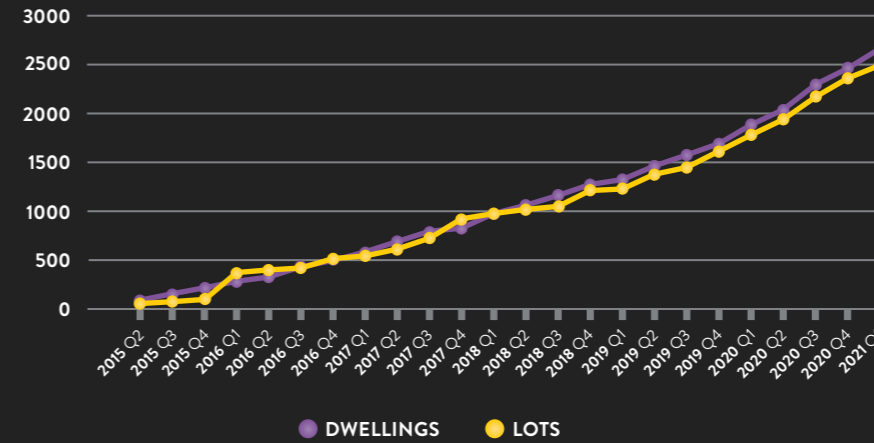
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED

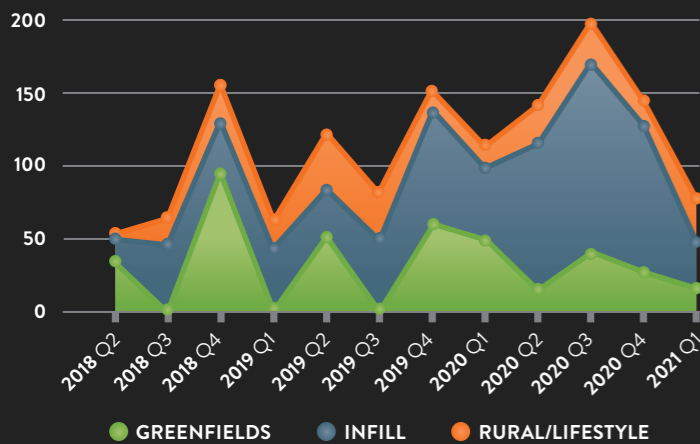


3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED

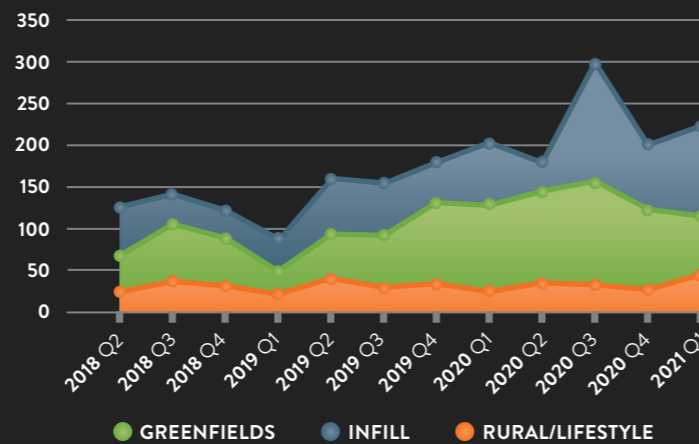


NET LOT CAPACITY ADDED
25
TO -240 OVER
LAST 5 YRS OR -412
OVER LAST 10 YRS

4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE

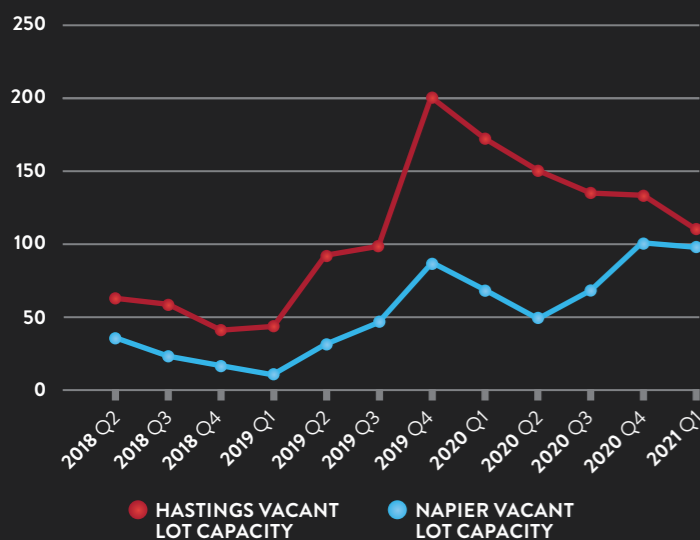


NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 MARCH 2021

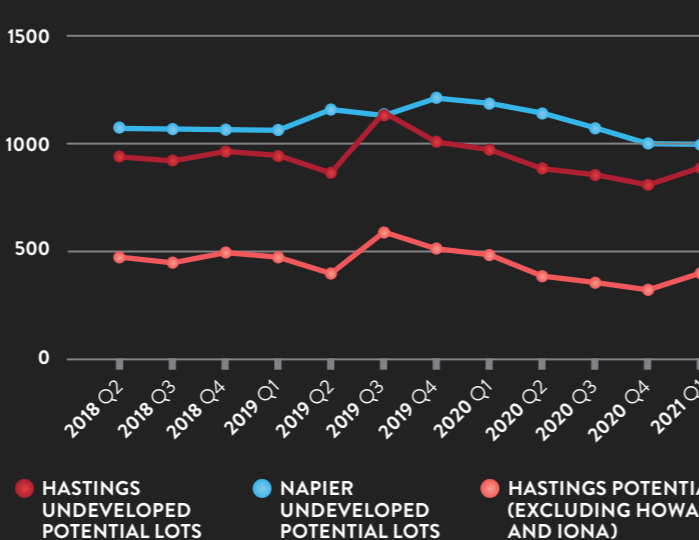
AREA	UNBUILT LOT CAPACITY 30 DEC	NEW LOTS CREATED THIS QUARTER	BUILDING CONSENTS GRANTED	BALANCE LOTS	LOTS YET TO BE CREATED	TOTAL REMAINING CAPACITY
Arataki	3	0	0	3	0	3
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Lifestyle Village	0	0	0	0	0	0
Lyndhurst Stage 2	54	0	20	34	161	195
Northwood	9	0	0	10	44	54
Waingakau Village	66	0	2	64	26	91
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	23	23	0	69	69
Brookvale Stage 1	6	0	0	6	92	98
Howard Street	0	0	0	0	0	0
Iona 1a (Breadalbane)	0	0	0	0	29	29
Iona	0	0	0	0	0	0
Parklands	88	0	8	80	63	143
Bupa Village	0	0	0	0	45	45
Summerset Te Awa	0	0	0	0	150	150
Te Awa	30	0	14	16	753	769
Total	257	23	67	214	1140	1656
Less Retirement Villages	257	0	44	214	1176	1392

TOTAL NEW DWELLINGS
67
ON THE LAST FIVE YEAR QUARTERLY AVERAGE

6 NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



7 NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



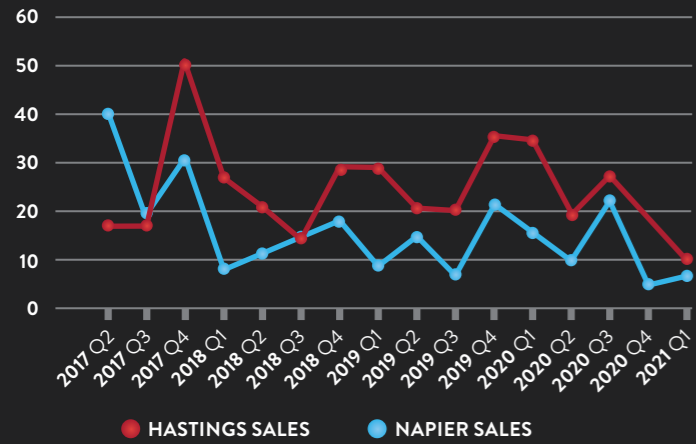
TOWNHOUSES/FLATS/UNITS
29
ON LAST FIVE YEAR QUARTERLY AVERAGE

RETIREMENT VILLAGE UNITS
83

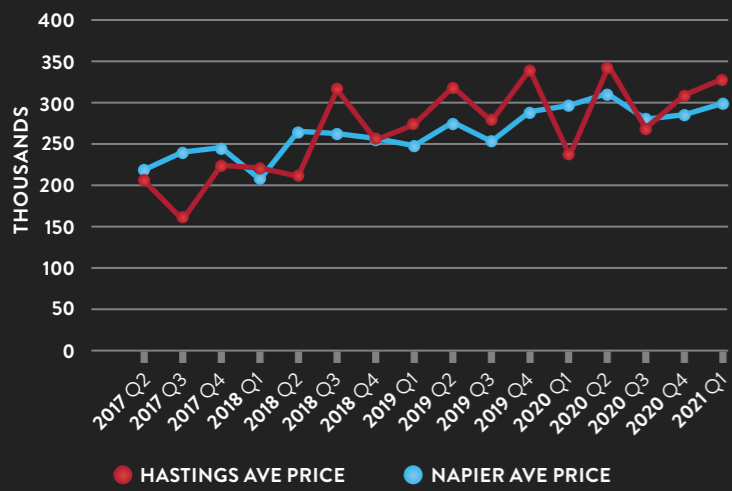
Disclaimer: This Infographic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability arising from its use for any other purpose or by any other person or entity acting in reliance upon it. People should make their own enquiries and engage suitably qualified professionals when making decisions, judgements or pronouncements in relation to housing and property matters.



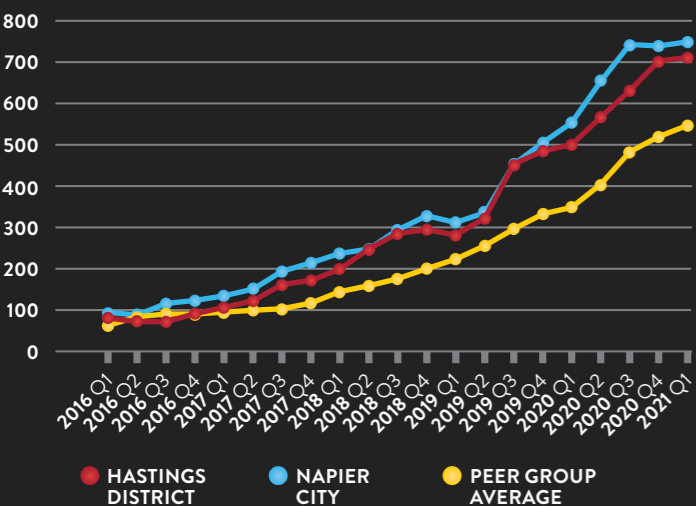
9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE

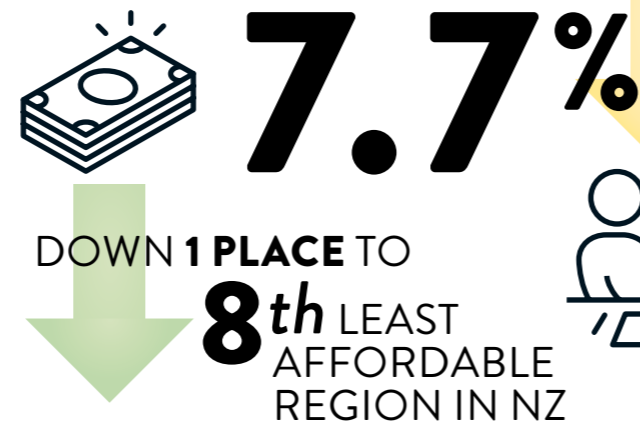


13 QUARTERLY SOCIAL HOUSING REGISTER



REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	FEB 2020	NOV 2020	FEB 2021	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	22.0	18.2	19.5	11.2%			7.3%
Auckland	29.9	27.4	28.3	5.3%			3.5%
Waikato	21.6	19.5	20.1	7.0%			3.1%
Bay of Plenty	24.0	21.5	23.7	1.2%			10.4%
Gisborne	17.9	14.4	17.3	3.9%			19.4%
Hawke's Bay	18.7	18.3	19.7		5.2%		7.7%
Manawatu/Whanganui	15.3	16.3	15.1	1.7%		7.5%	
Taranaki	13.8	11.6	13.7	0.7%			18.2%
Wellington	22.8	22.7	21.5	5.7%		5.5%	
Tasman	25.9	23.5	22.7	12.5%		3.6%	
Nelson	23.7	23.2	21.1	11.0%		9.3%	
Marlborough	22.5	22.1	20.5	9.0%		7.3%	
West Coast	8.9	8.0	8.2	8.8%			1.3%
Canterbury	17.0	15.1	15.6	8.3%			3.5%
Otago	20.5	19.3	18.5	10.0%		4.2%	
Southland	12.1	10.9	11.6	3.9%			6.8%
ALL REGIONS	22.3	21.9	20.8	6.7%		5.0%	

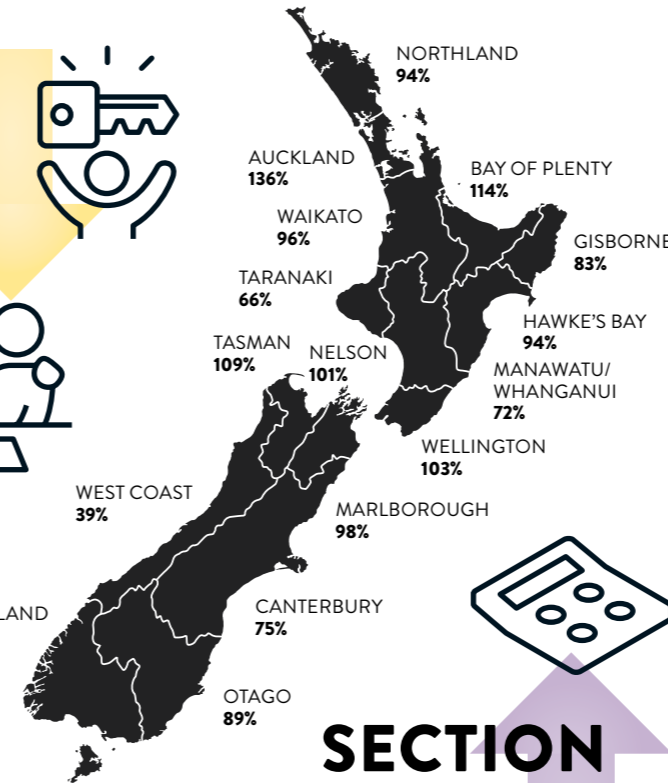
AFFORDABILITY



SOCIAL HOUSING REGISTRATIONS
FIRST TIME SINCE MID 2016

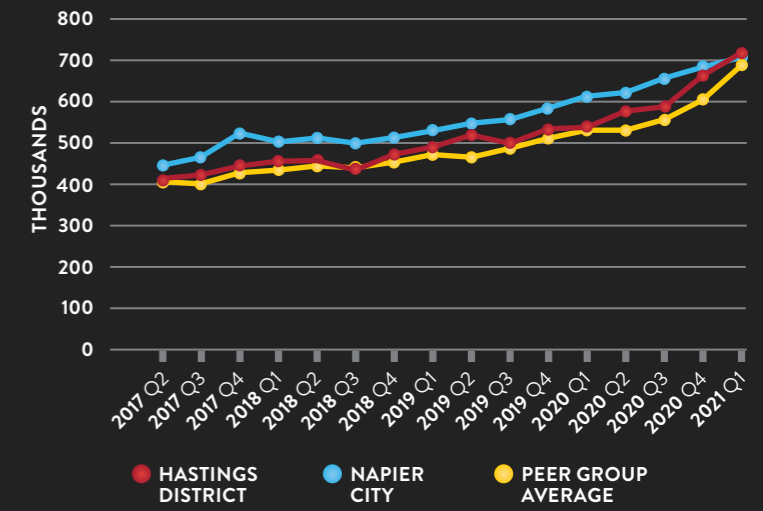
RENTS **2.2%** & **15%** ABOVE THE PEER GROUP AVERAGE

HOUSE PRICES **8.4%** & **4.4%** IN HASTINGS & IN NAPIER

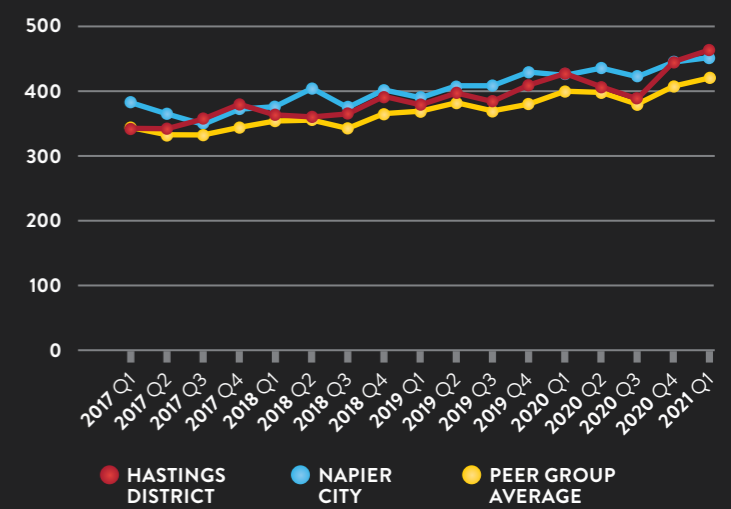


SECTION PRICES
5.8% & **4.6%** IN HASTINGS & IN NAPIER

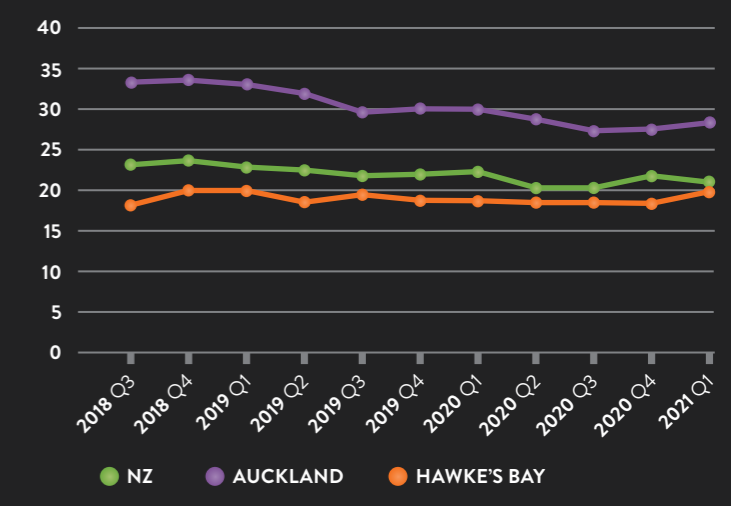
10 NAPIER HASTINGS REAL MEDIAN HOUSE SALES PRICES



12 NAPIER HASTINGS 12 MONTH ROLLING AVERAGE REAL DWELLING RENTS



14 QUARTERLY HOUSING AFFORDABILITY INDEX



Notes:
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne.
 • For longer time and commentaries series see <https://www.hpuds.co.nz/assets/Uploads/2020-Q4-NPSUD-Quarterly-Market-Indicator-Monitoring-Report-published-June-2021-5556.pdf>
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