

# Napier – Hastings Urban Housing Market Snapshot

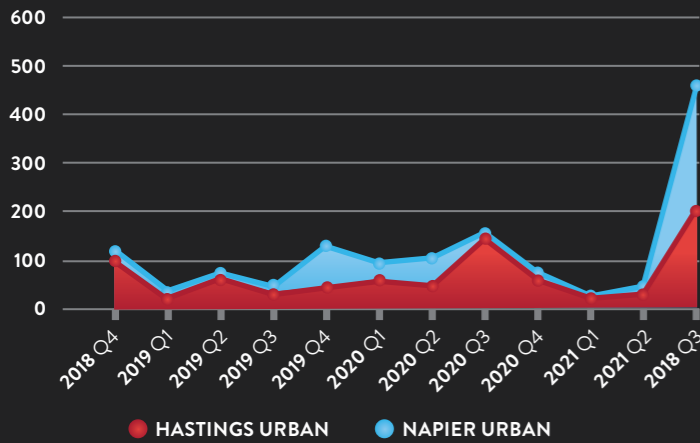
To inform decision making under the 2020 National Policy Statement on Urban Development



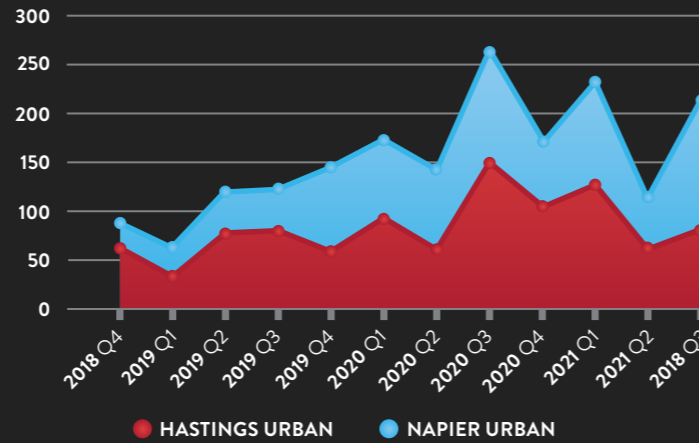
Q3  
2021

FOR THE PERIOD 1 JUL TO 31 SEP 2021

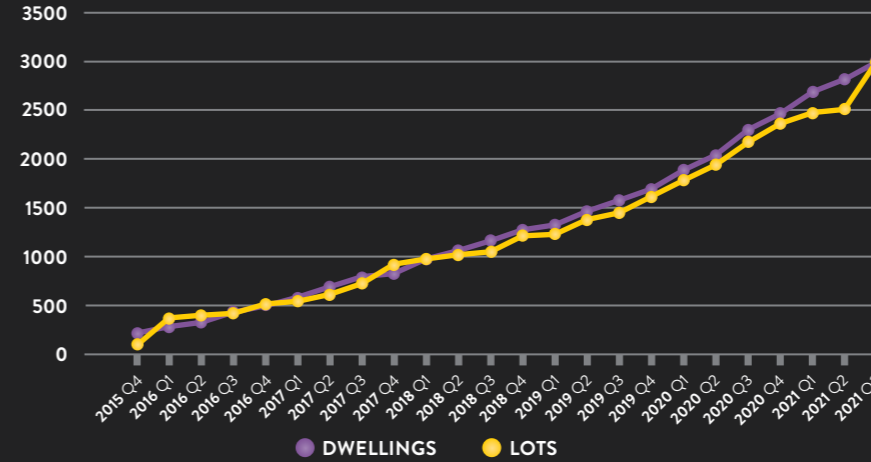
**1** QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



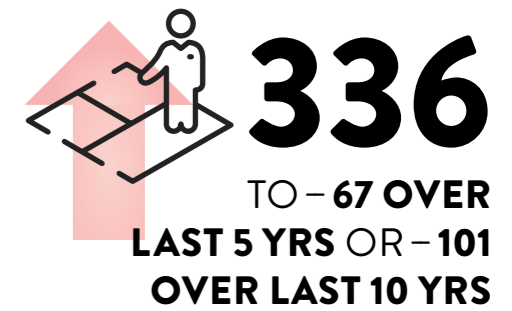
**2** QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



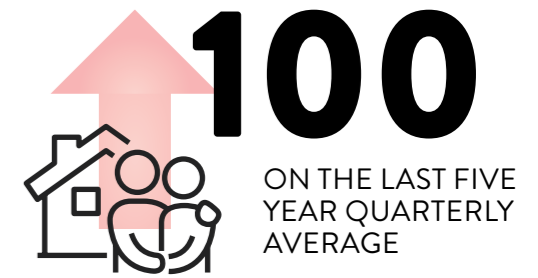
**3** QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



NET LOT CAPACITY ADDED



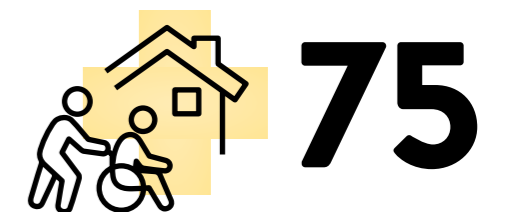
TOTAL NEW DWELLINGS



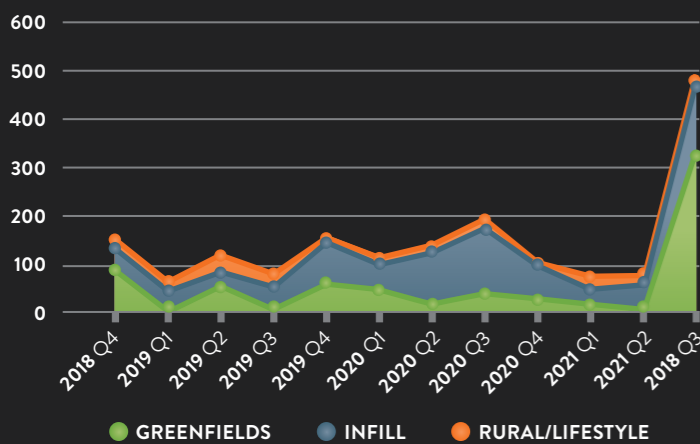
TOWNHOUSES/FLATS/UNITS



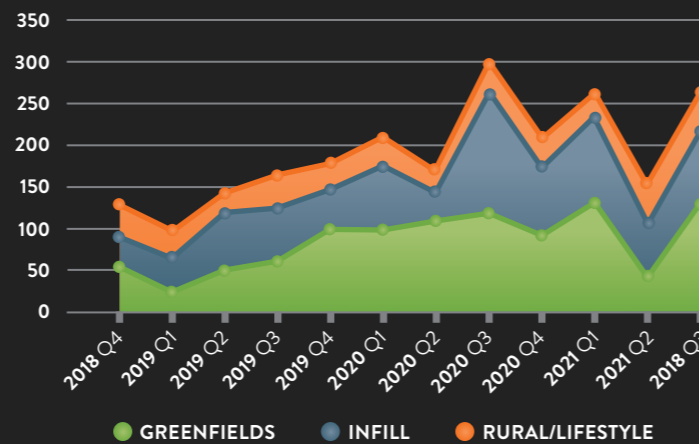
RETIREMENT VILLAGE UNITS



**4** QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



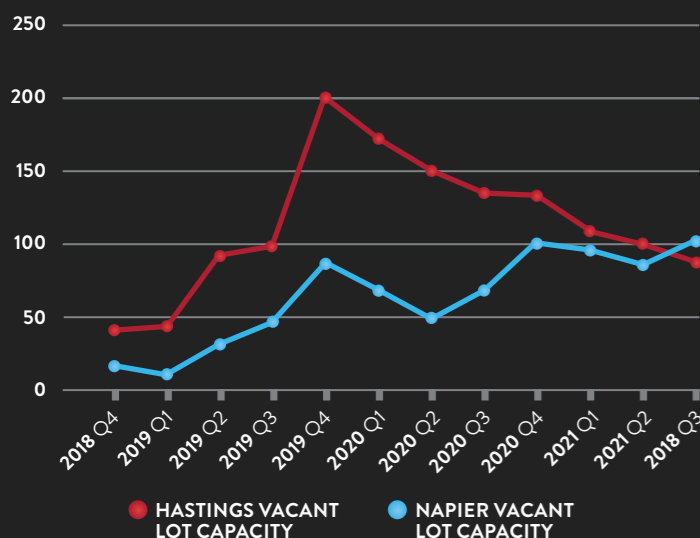
**5** QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



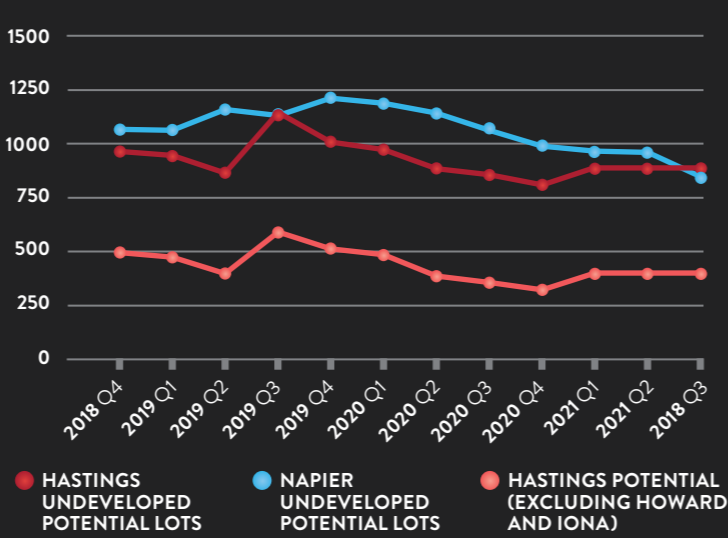
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 30 SEPTEMBER 2021

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	2	1	0	1
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Lifestyle Village	0	0	0	0	0	0
Lyndhurst Stage 2	20	0	8	12	161	173
Northwood	8	1	1	8	43	51
Waingakau Village	62	0	2	60	25	91
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	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	69	30	12	87	33	120
Bupa Village	0	30	30	0	15	15
Summerset Te Awa	0	45	45	0	49	49
Te Awa	11	24	22	13	729	742
<b>Total</b>	<b>180</b>	<b>130</b>	<b>122</b>	<b>188</b>	<b>1254</b>	<b>1448</b>
<b>Less Retirement Villages</b>	<b>180</b>	<b>55</b>	<b>47</b>	<b>188</b>	<b>1121</b>	<b>1315</b>

**6** NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



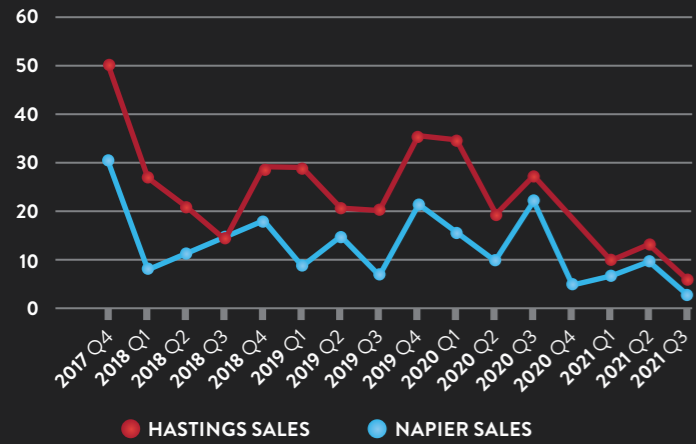
**7** NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



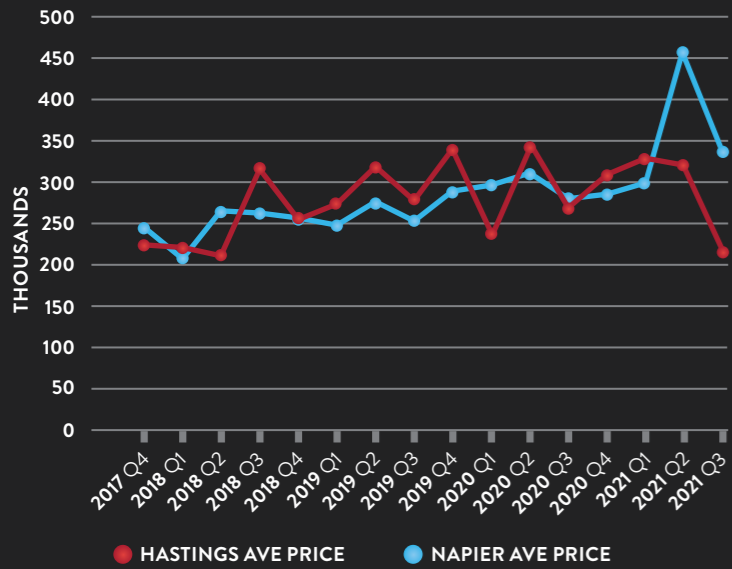
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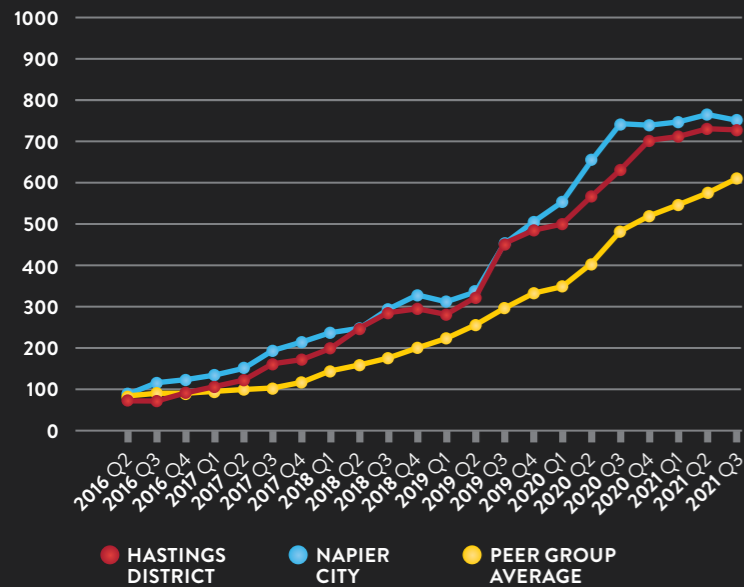
### 9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



### 11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE

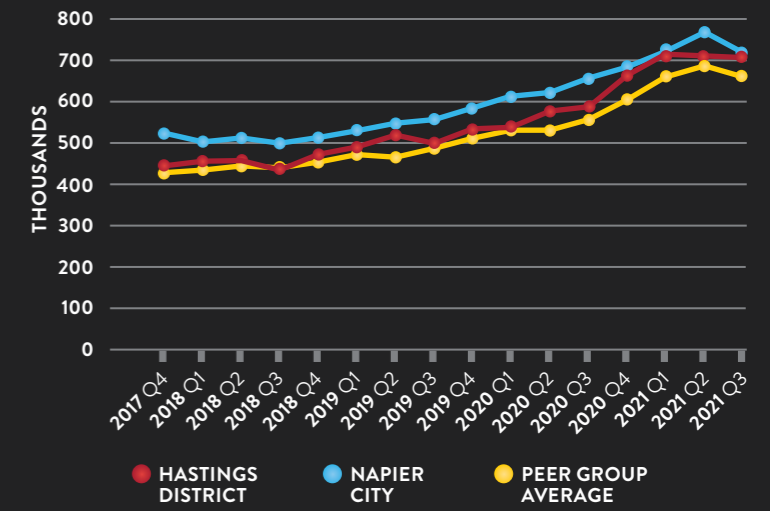


### 13 QUARTERLY SOCIAL HOUSING REGISTER

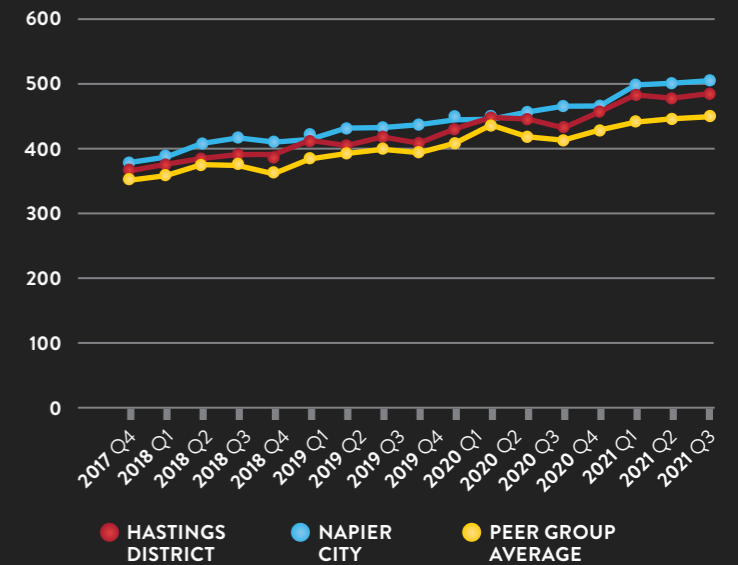


REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	AUG 2020	MAY 2020	AUG 2021	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	19.6	21.5	21.5		9.7%		0.1%
Auckland	27.1	28.2	31.3		15.8%		11.3%
Waikato	19.7	21.2	24.0		22.3%		13.3%
Bay of Plenty	20.8	24.7	26.5		27.5%		7.5%
Gisborne	15.3	20.5	17.4		13.7%	14.9%	
Hawke's Bay	18.3	22.7	22.4		22.8%	1.5%	
Manawatu/Whanganui	13.1	17.8	20.2		53.9%		13.7%
Taranaki	13.2	16.1	17.3		30.9%		7.4%
Wellington	19.1	21.3	22.2		16.1%		4.6%
Tasman	20.9	27.6	27.1		29.6%	1.9%	
Nelson	21.0	21.9	21.7		3.5%	0.9%	
Marlborough	18.6	20.6	28.8		54.8%		39.8%
West Coast	8.0	8.9	9.8		23.2%		10.2%
Canterbury	15.5	16.6	18.8		20.7%		12.7%
Otago	18.4	20.4	21.5		17.2%		5.3%
Southland	12.4	12.1	13.2		6.3%		8.8%
ALL REGIONS	20.0	22.3	24.4		22.2%		9.8%

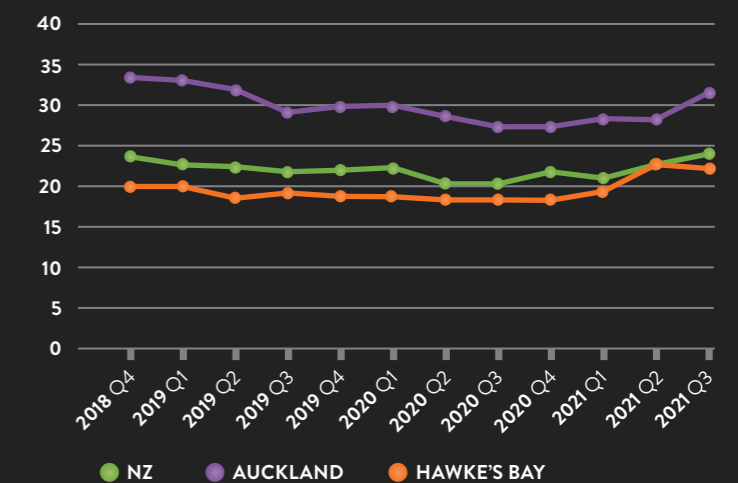
### 10 NAPIER HASTINGS REAL MEDIAN HOUSE SALES PRICES



### 12 NAPIER HASTINGS 12 MONTH ROLLING AVERAGE REAL DWELLING RENTS



### 14 QUARTERLY HOUSING AFFORDABILITY INDEX



## AFFORDABILITY

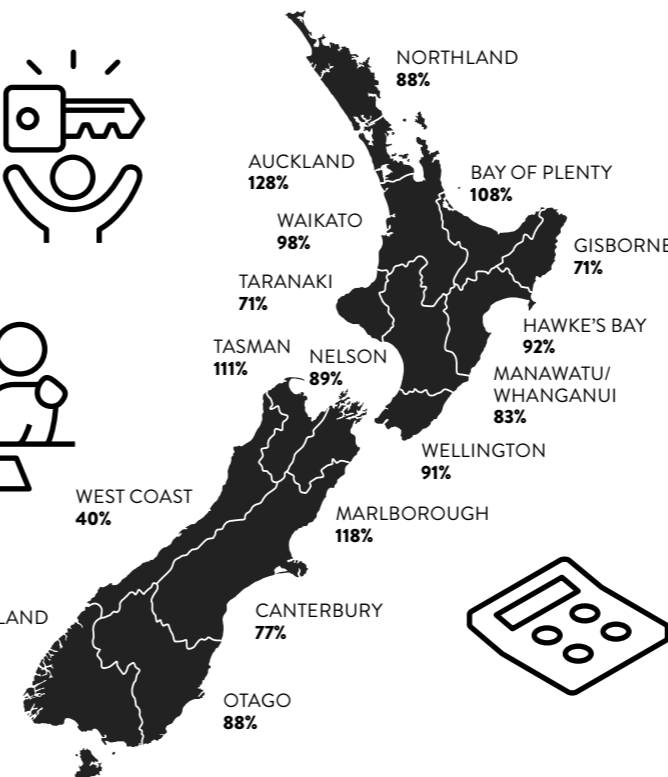


UP 2 PLACES TO  
**6<sup>th</sup>** LEAST AFFORDABLE REGION IN NZ  
AT 92% OF THE NATIONAL AVERAGE

**SOCIAL HOUSING REGISTRATIONS STABLE**

**RENTS 2.1% & 1.0%**  
IN HASTINGS IN NAPIER

**HOUSE PRICES 0.1% & 8.6%**  
IN HASTINGS IN NAPIER



## SECTION PRICES

**32.5% & 25.6%**  
IN HASTINGS IN NAPIER

Notes:  
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne.  
 • For longer time series and commentaries 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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