

Napier – Hastings Urban Housing Market Snapshot

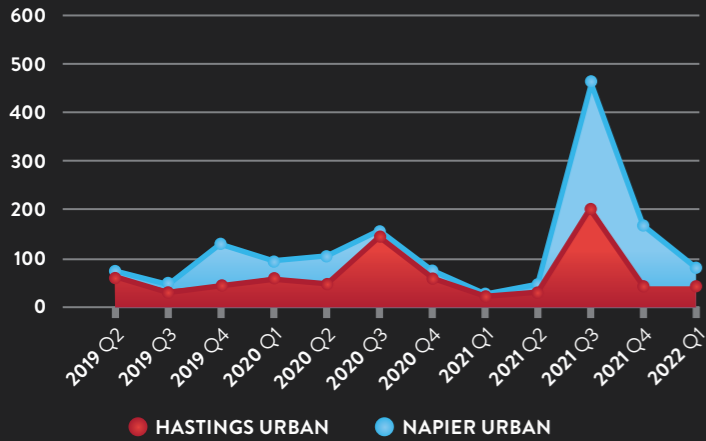
To inform decision making under the 2020 National Policy Statement on Urban Development



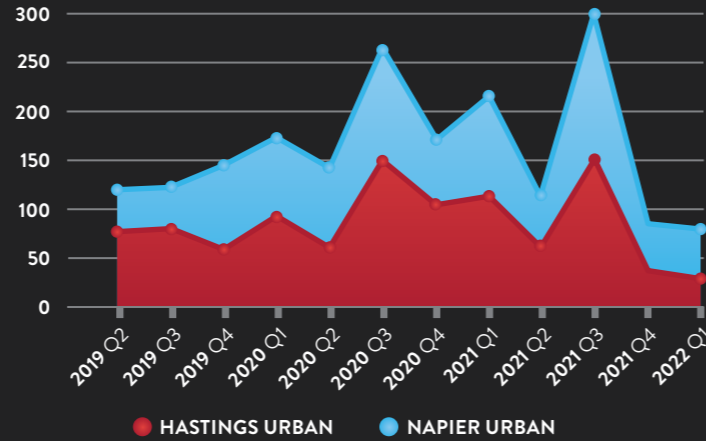
Q1
2022

FOR THE PERIOD 1 JAN TO 31 MAR 2022

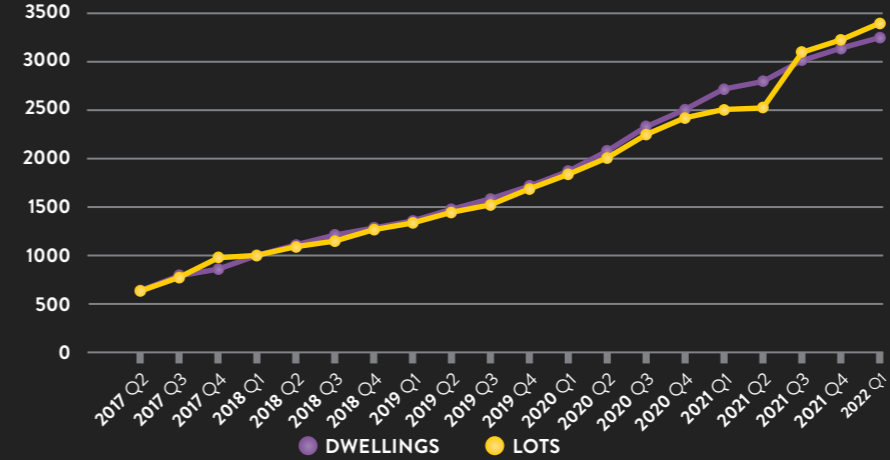
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



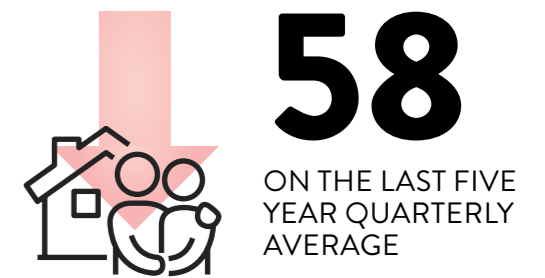
3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



NET LOT CAPACITY ADDED



TOTAL NEW DWELLINGS



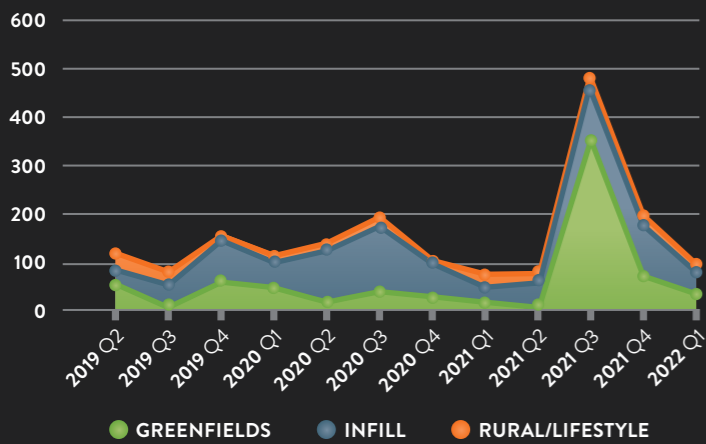
TOWNHOUSES/FLATS/UNITS



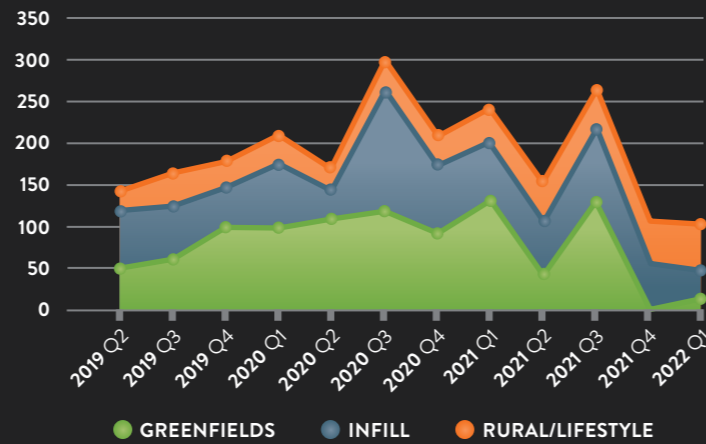
RETIREMENT VILLAGE UNITS



4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



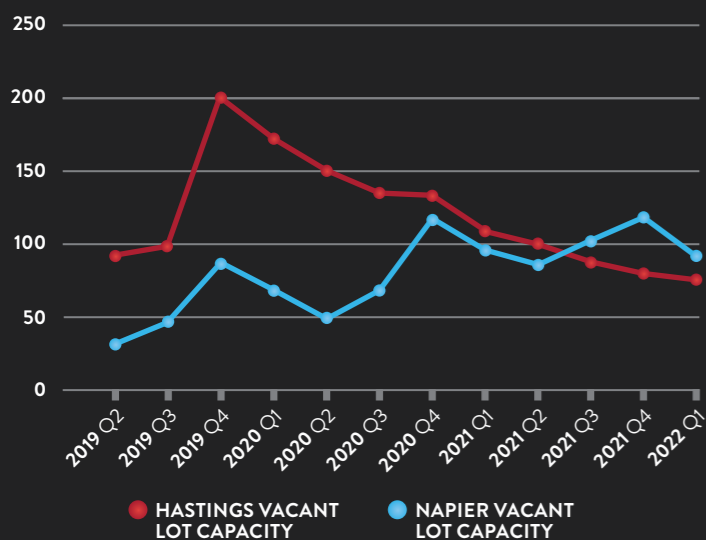
5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



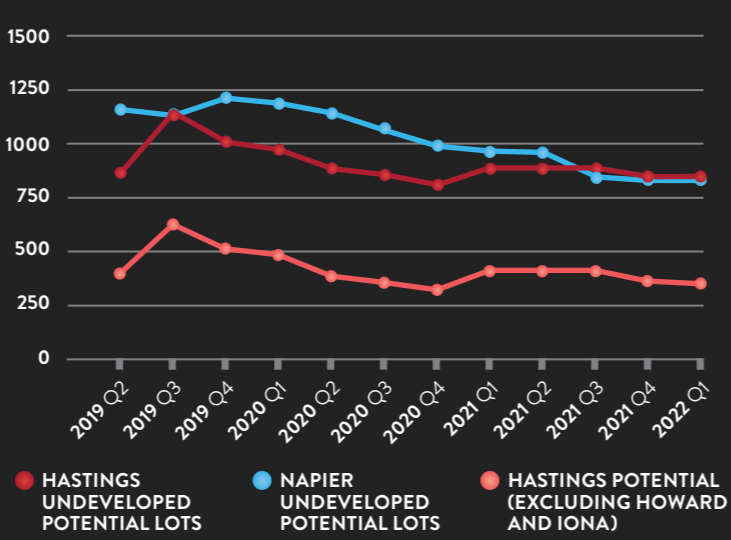
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 MARCH, 2022

AREA (31 MARCH 2022)	UNBUILT LOT CAPACITY 31 DEC	NEW LOTS CREATED THIS QUARTER	BUILDING CONSENTS GRANTED	BALANCE LOTS	LOTS YET TO BE CREATED	TOTAL REMAINING CAPACITY
Arataki	1	0	0	1	0	1
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Lifestyle Village	0	0	0	0	0	0
Lyndhurst Stage 2	11	0	4	7	161	168
Northwood	7	0	0	7	44	51
Waingakau Village	60	0	0	60	25	85
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	0	69	69
Brookvale Stage 1	2	0	0	2	110	112
Howard Street	0	0	0	0	0	0
Iona 1a (Breadalbane)	0	13	2	11	18	29
Iona	0	0	0	0	0	0
Parklands	110	0	8	102	0	102
Bupa Village	0	0	0	0	15	15
Summerset Te Awa	0	0	0	0	49	49
Te Awa	9	0	18	-9	729	720
Total	201	13	32	182	1229	1411
Less Retirement Villages	201	13	32	182	1096	1278

6 NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



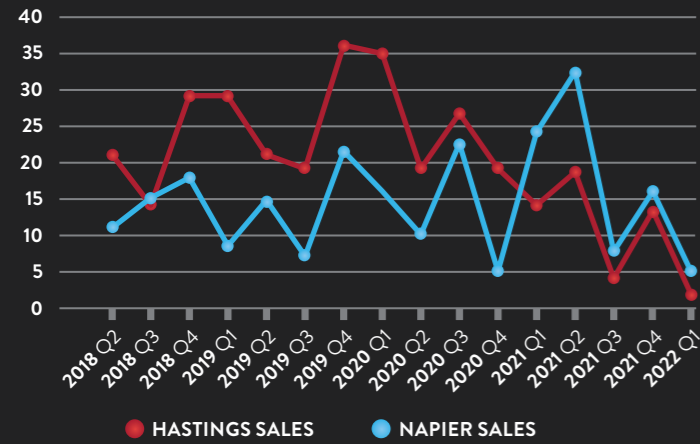
7 NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



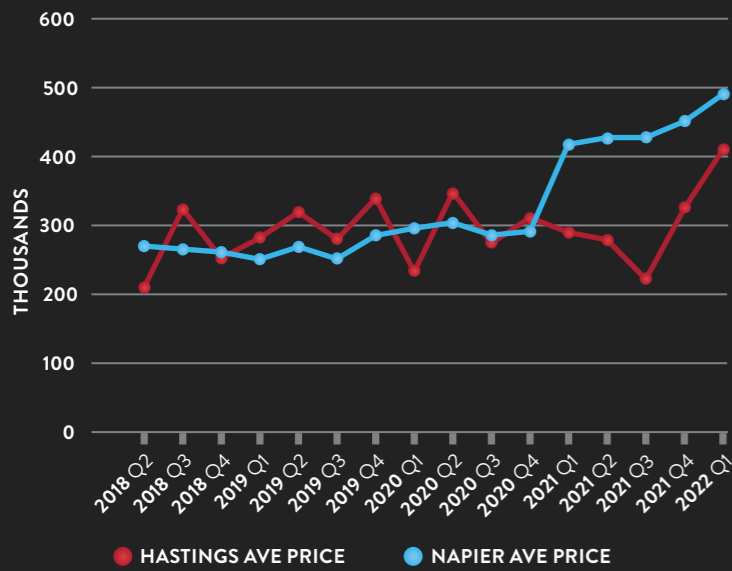
Disclaimer: This Info graphic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability 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.



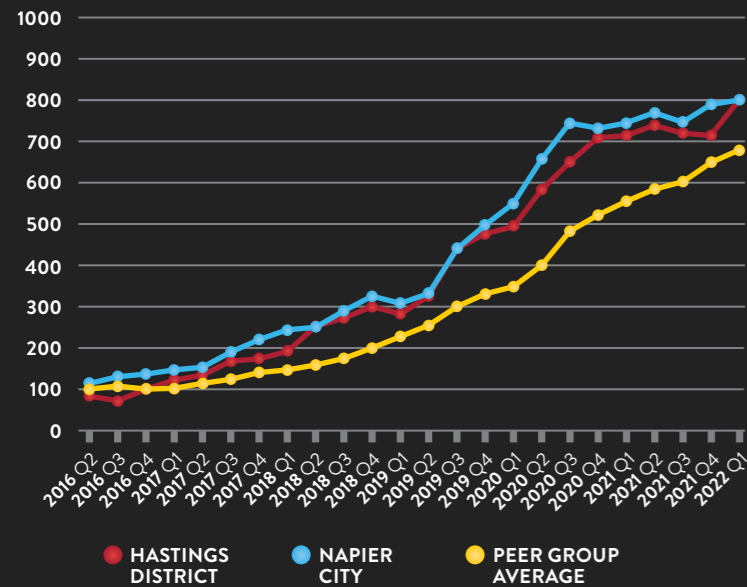
9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



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 2021	NOV 2021	FEB 2022	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	21.5	28.3	31.5		46.2%		11.3%
Auckland	28.5	38.6	37.6		32.8%	1.6%	
Waikato	21.5	30.0	31.5		46.6%		5.1%
Bay of Plenty	26.7	32.5	37.3		49.0%		12.5%
Gisborne	20.5	27.2	30.5		88.1%		55.7%
Hawke's Bay	23.1	30.9	32.5		40.9%		5.3%
Manawatu/Whanganui	16.7	22.5	23.5		41.0%		4.4%
Taranaki	17.0	23.6	27.3		60.8%		15.4%
Wellington	22.4	27.6	31.3		39.9%		13.5%
Tasman	24.0	33.1	36.7		52.9%		10.8%
Nelson	21.1	25.5	30.1		42.8%		18.4%
Marlborough	19.6	25.9	25.9		32.2%	0.1%	
West Coast	9.7	13.0	14.0		44.6%		7.4%
Canterbury	19.0	26.7	30.2		58.7%		12.8%
Otago	21.2	26.9	32.2		51.8%		19.7%
Southland	12.6	16.6	19.6		54.7%		17.7%
ALL REGIONS	22.2	30.3	31.3		40.7%		3.2%

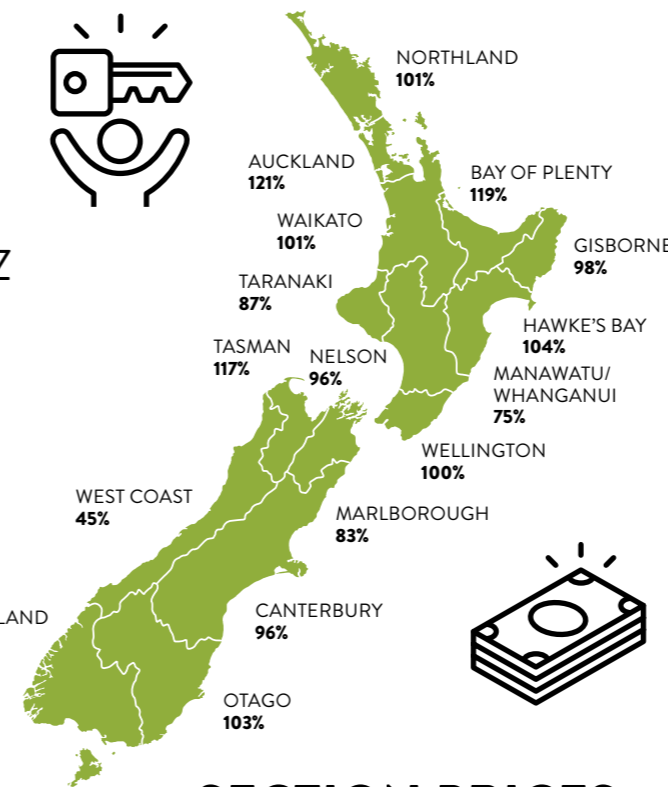
AFFORDABILITY

STEADY AT **4th** LEAST AFFORDABLE REGION IN NZ
5.3%

AT 104% OF THE NATIONAL AVERAGE

SOCIAL HOUSING REGISTRATIONS UP 84 IN HASTINGS

AND UP 9 IN NAPIER



RENTS 0.8% IN HASTINGS & 8.4% IN NAPIER

22.2% IN HASTINGS & 6.3% IN NAPIER

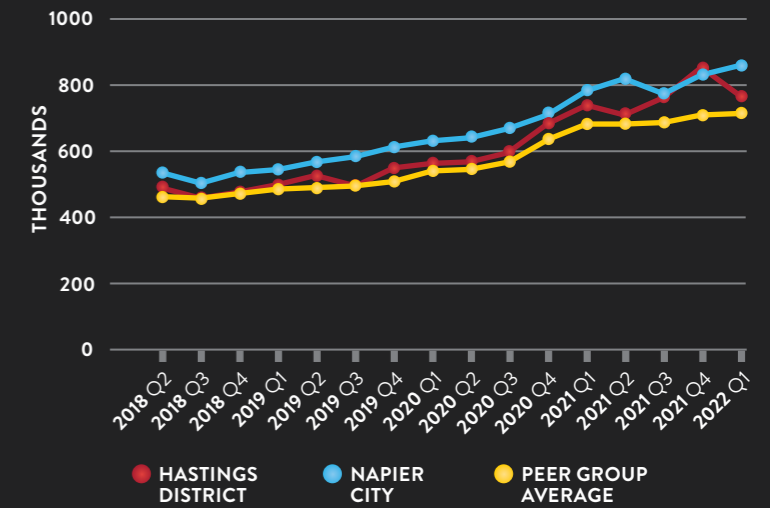
HOUSE PRICES

-9.5% IN HASTINGS & 4.8% IN NAPIER

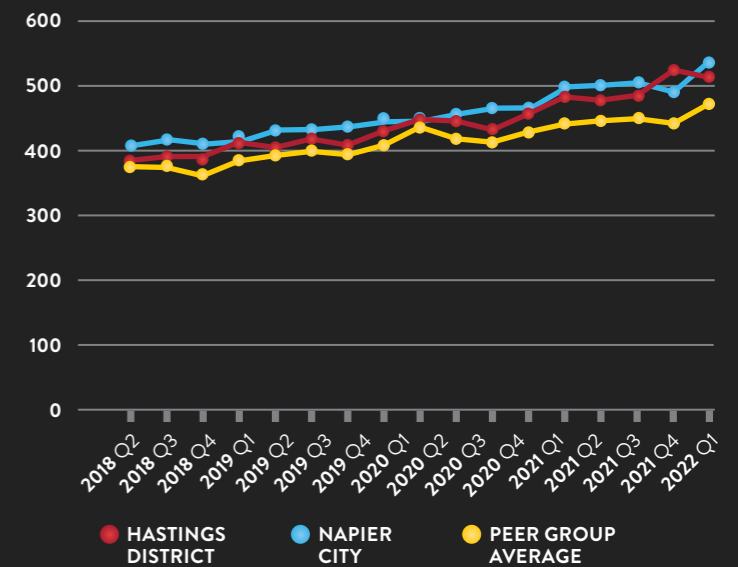
Notes:
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne.
 • For longer time series and commentaries see [here](#)

Attributions: Section Prices and Volumes – Logan Stone Ltd; House Prices and Rents MHUD; Affordability Index- Massey University; Social Housing Register- MSD; Dwelling and Subdivision Consents - Hastings and Napier Councils

10 NAPIER HASTINGS REAL MEDIAN HOUSE SALES PRICES



12 NAPIER HASTINGS 12 MONTH ROLLING AVERAGE REAL DWELLING RENTS



14 QUARTERLY HOUSING AFFORDABILITY INDEX INFORMATION ONLY AVAILABLE UP TO NOVEMBER 2021

