

Napier – Hastings Urban Housing Market Snapshot

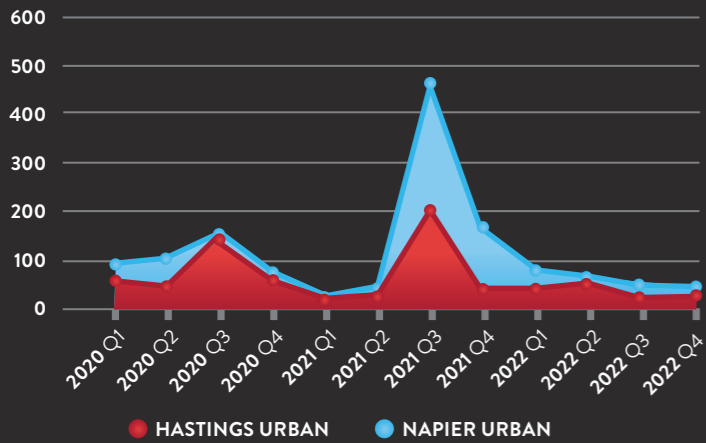
To inform decision making under the 2020 National Policy Statement on Urban Development



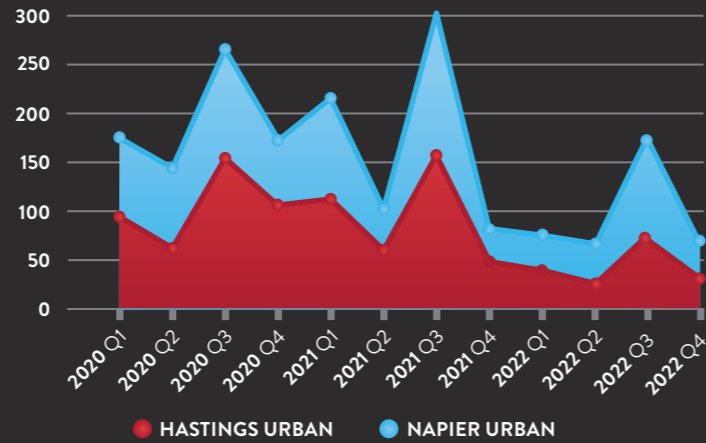
Q4
2022

FOR THE PERIOD 31 SEPT TO 31 DEC 2022

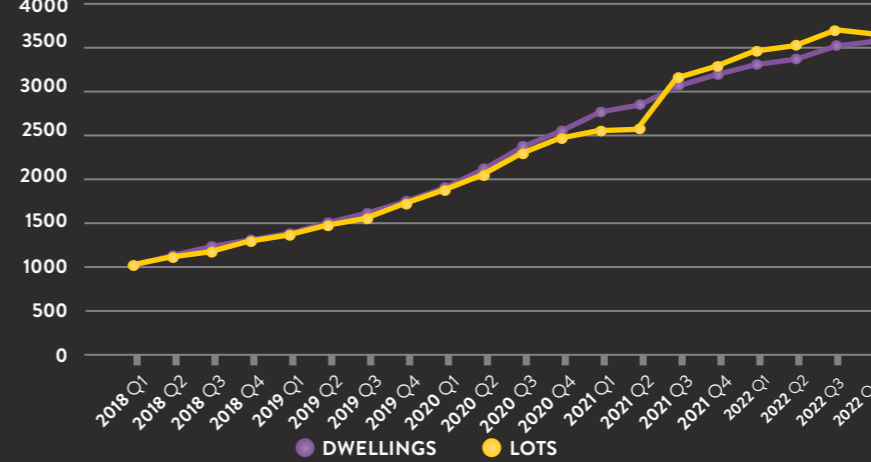
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



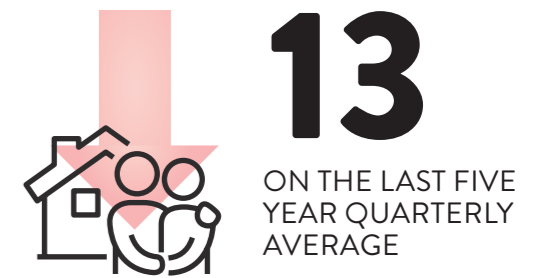
3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



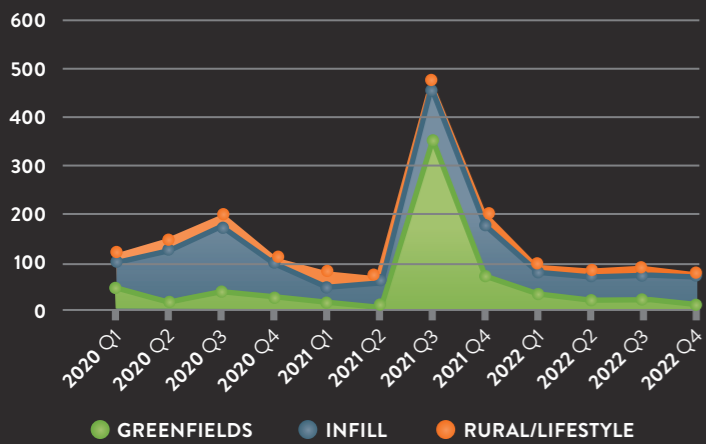
NET LOT CAPACITY ADDED



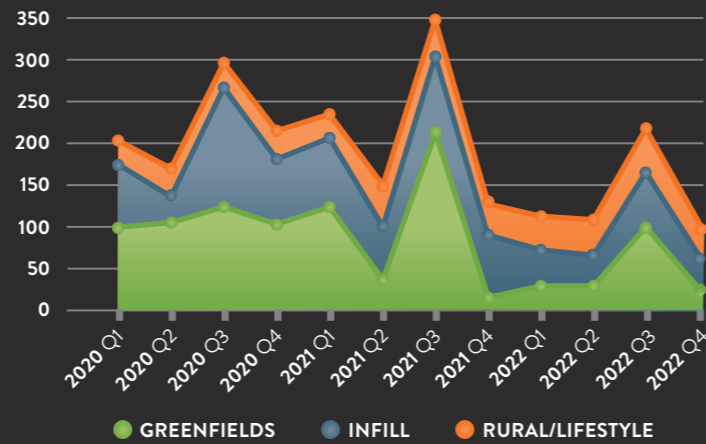
TOTAL NEW DWELLINGS



4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



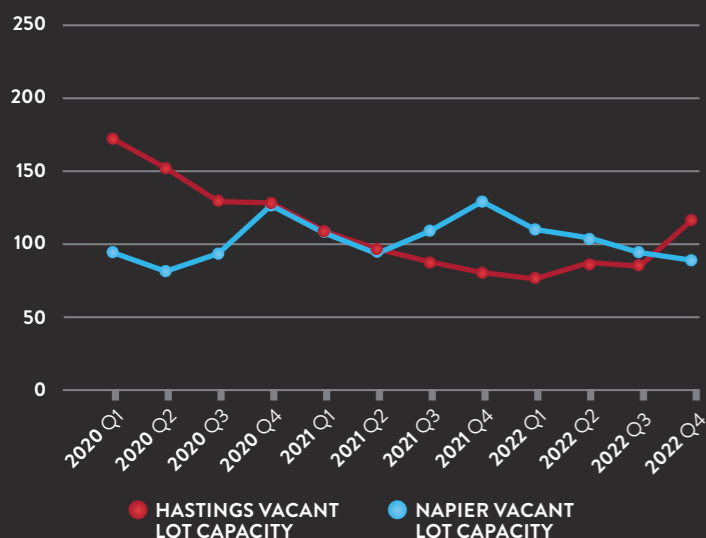
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 DECEMBER, 2022

AREA	UNBUILT LOT CAPACITY 31 SEPT	NEW LOTS CREATED THIS QUARTER	BUILDING CONSENTS GRANTED	BALANCE LOTS	LOTS YET TO BE CREATED	TOTAL REMAINING CAPACITY
Arataki	0	3	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	11	32	10	33	120	153
Northwood	7	0	0	7	15	22
Waingakau Village	64	0	1	63	22	85
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	0	45	45
Brookvale Stage 1	5	0	1	4	99	103
Howard Street	0	0	0	0	0	0
Iona 1a (Breadalbane)	5	0	1	4	18	22
Iona	0	0	0	0	0	0
Parklands	94	0	0	94	366	460
Bupa Village	0	0	0	0	0	0
Summerset Te Awa	0	0	0	0	2	2
Te Awa	4	0	5	-1	729	728
Total	191	35	20	206	1425	1631
Less Retirement Villages	191	35	20	206	1378	1584

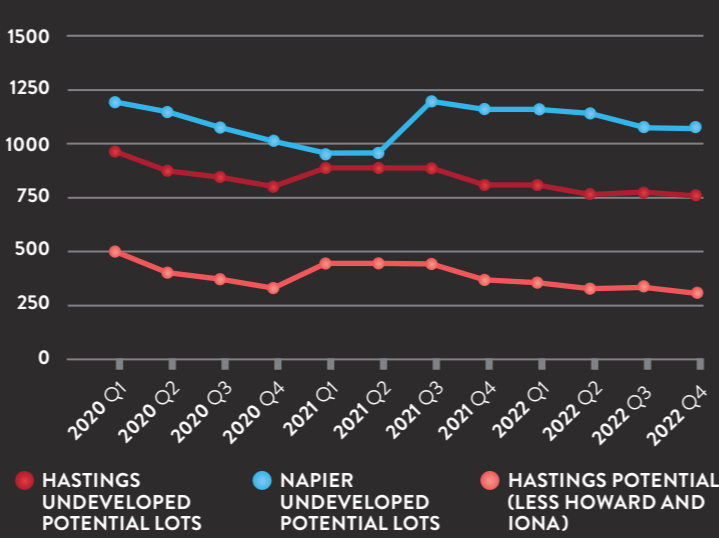
TOWNHOUSES/FLATS/UNITS



6 NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



7 NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



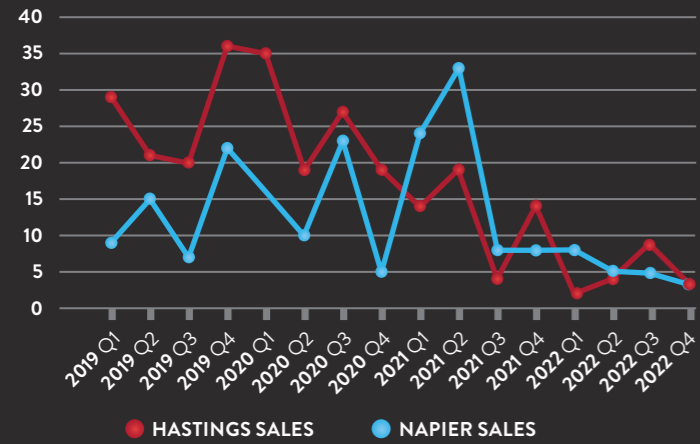
RETIREMENT VILLAGE UNITS



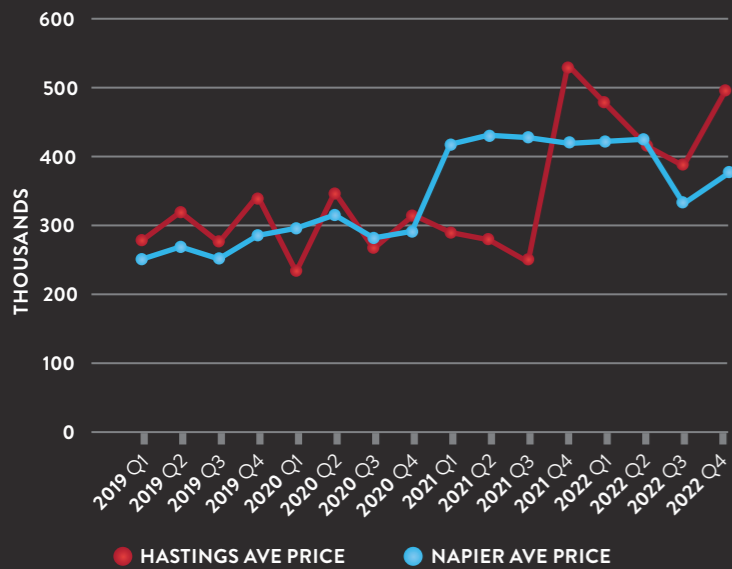
Disclaimer: This Info graphic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability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



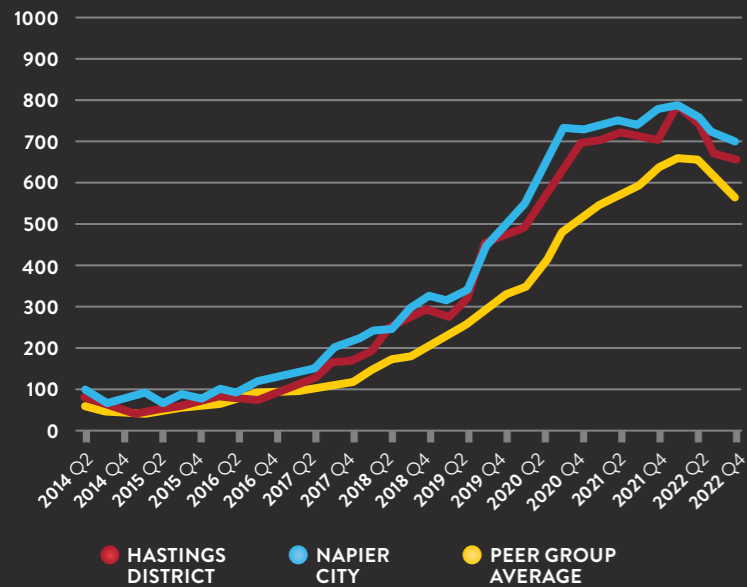
9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE



13 QUARTERLY SOCIAL HOUSING REGISTER



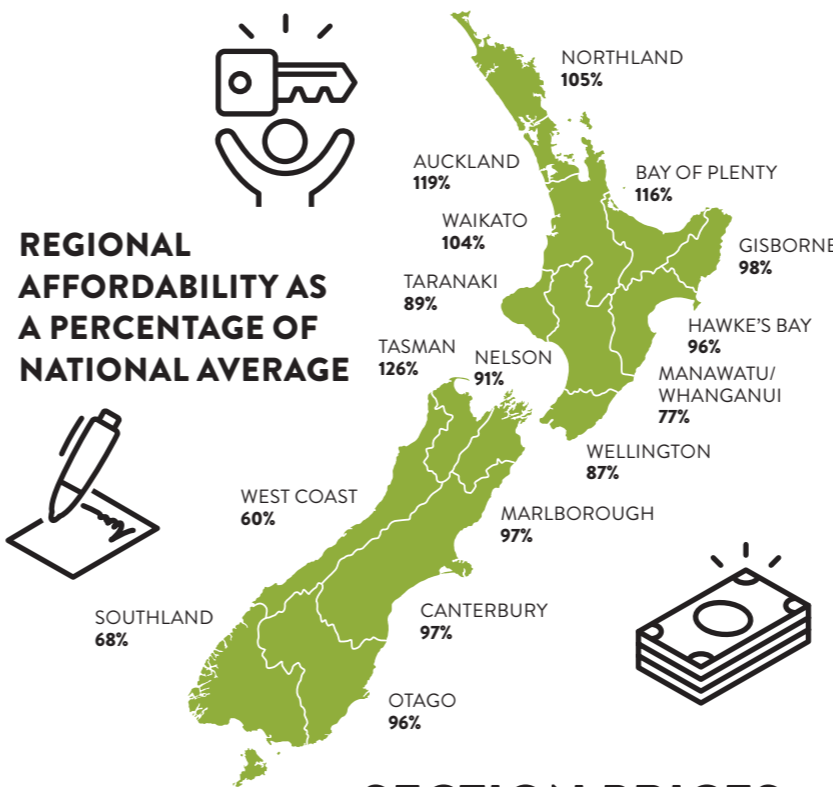
REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	NOV 2021	AUG 2022	NOV 2022	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	28.3	32.1	39.3		39.1%		22.6%
Auckland	38.6	43.3	44.6		15.7%		3.1%
Waikato	30.0	36.3	39.2		30.7%		8.0%
Bay of Plenty	32.5	43.1	43.6		33.9%		1.1%
Gisborne	27.2	29.8	36.7		35.2%		23.2%
Hawke's Bay	30.9	34.7	36.1		16.9%		4.2%
Manawatu/Whanganui	22.5	27.0	29.1		29.0%		7.8%
Taranaki	23.6	32.0	33.2		40.6%		3.9%
Wellington	27.6	29.8	32.8		18.7%		10.0%
Tasman	33.1	42.1	47.2		42.4%		12.1%
Nelson	25.5	31.4	34.0		33.7%		8.5%
Marlborough	25.9	33.0	36.3		39.9%		10.1%
West Coast	13.0	17.4	22.4		71.5%		28.4%
Canterbury	26.7	33.5	36.3		35.9%		8.3%
Otago	26.9	33.9	36.0		33.7%		6.0%
Southland	16.6	22.3	25.5		53.6%		14.2%
ALL REGIONS	30.3	34.2	37.5		24.0%		7.8%

AFFORDABILITY

-4.2% AT 5TH LEAST AFFORDABLE REGION

AT 96% OF THE NZ AVERAGE

SOCIAL HOUSING REGISTRATIONS ON THE DECLINE DOWN 15 IN HASTINGS AND 24 IN NAPIER



SECTION PRICES

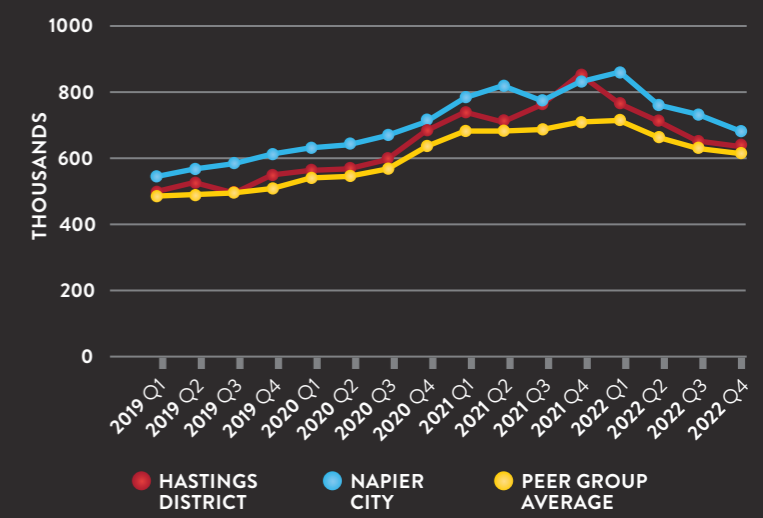
RENTS 0.5% & -1.1% IN HASTINGS & NAPIER

27.7% & 12.7% IN HASTINGS & NAPIER

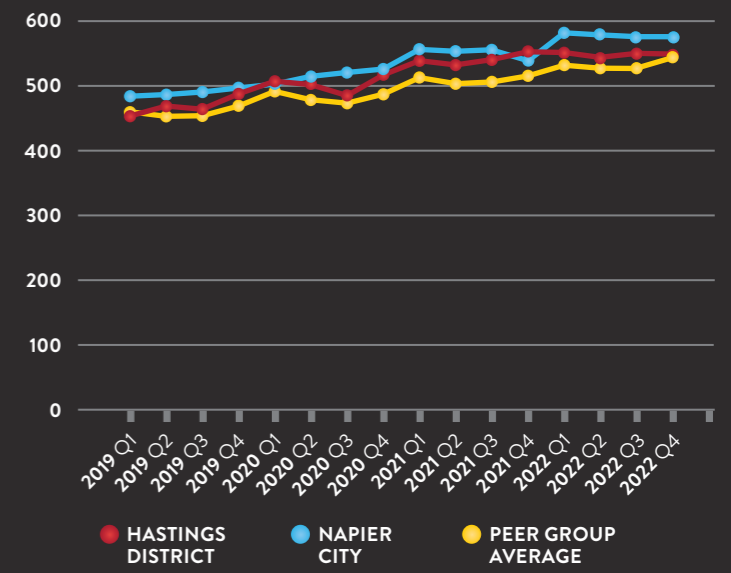
HOUSE PRICES -5.1% & -6.5% IN HASTINGS & NAPIER

Notes:
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne, Whangarei and Dunedin
 • 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

