

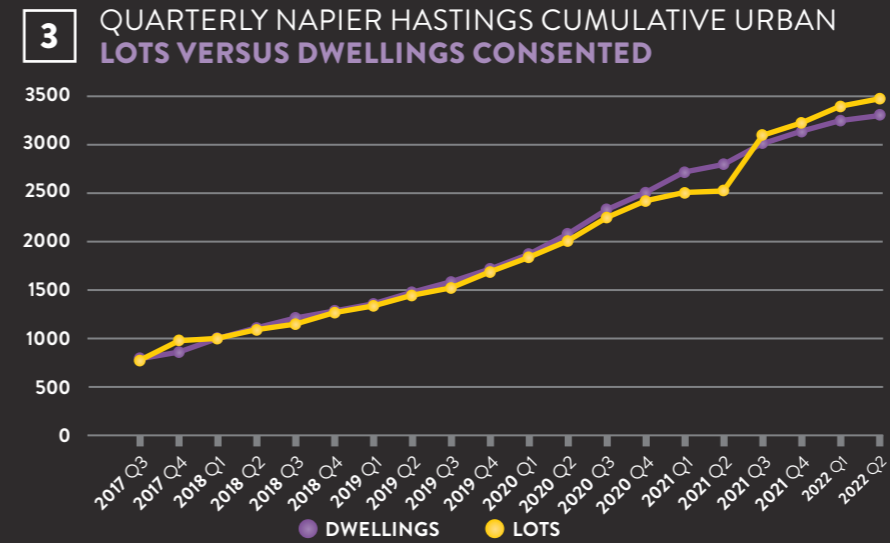
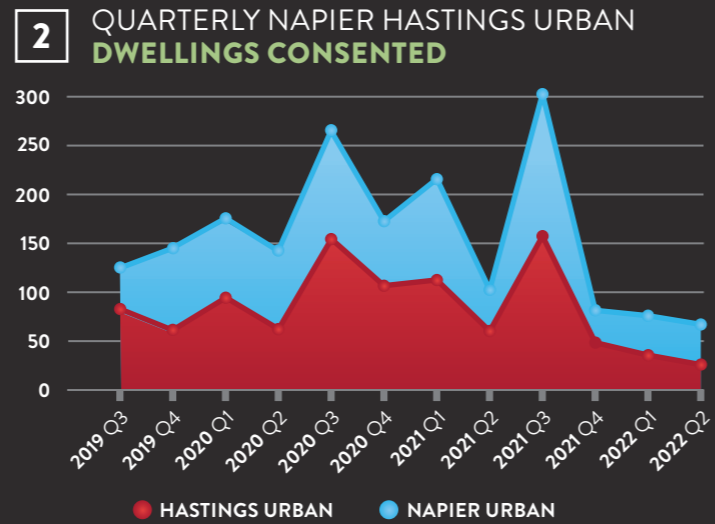
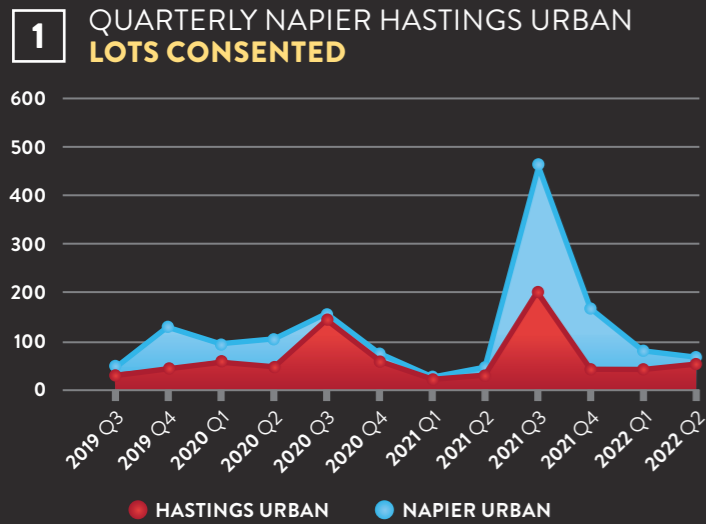
# Napier – Hastings Urban Housing Market Snapshot

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

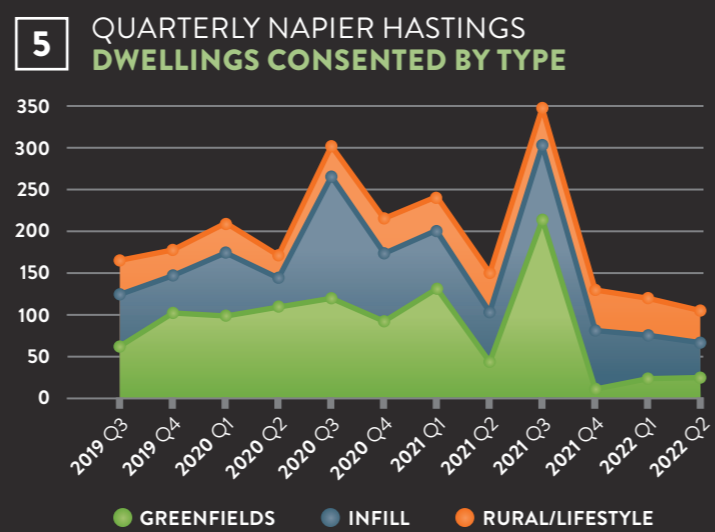
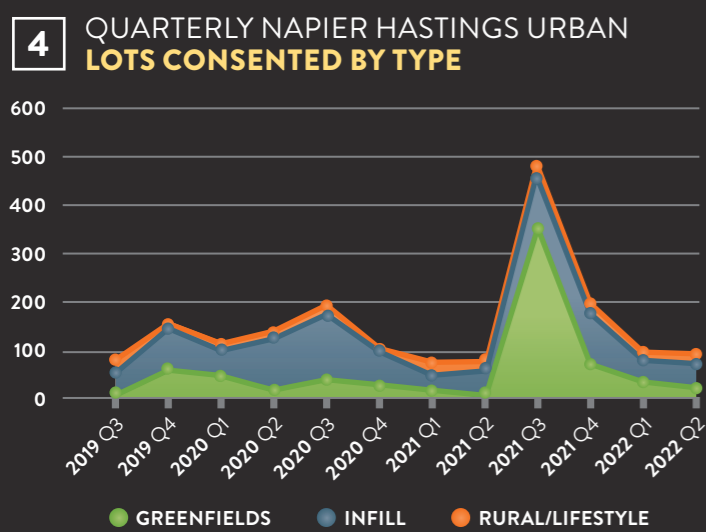


Q2  
2022

FOR THE PERIOD 1 APRIL TO 31 JUNE 2022



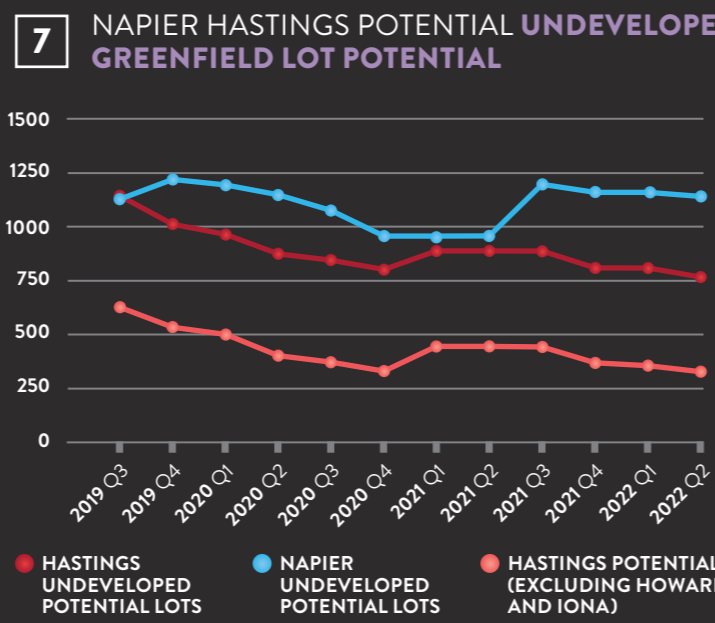
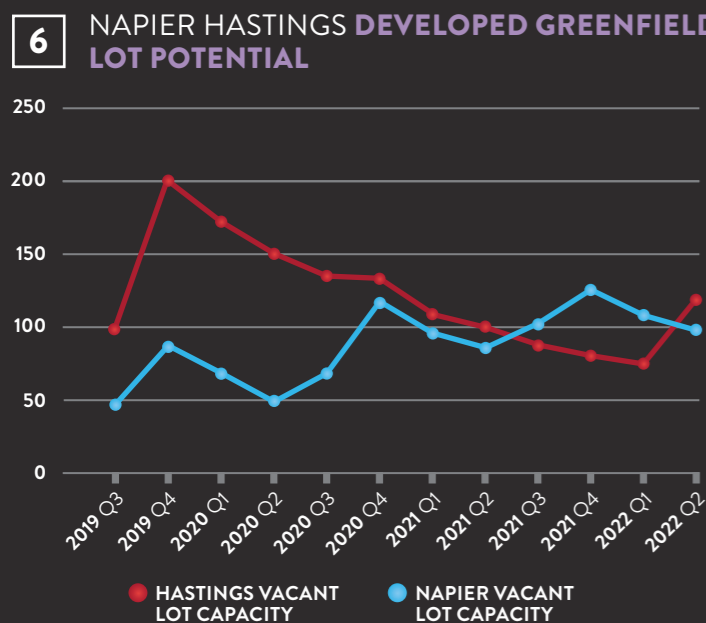
NET LOT CAPACITY ADDED  
**15**  
TO 222 OVER  
LAST 5 YRS OR 172  
OVER LAST 10 YRS



NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 30 JUNE, 2022

AREA (30 JUNE, 2022)	UNBUILT LOT CAPACITY 31 MAR	NEW LOTS CREATED THIS QUARTER	BUILDING CONSENTS GRANTED	BALANCE LOTS	LOTS YET TO BE CREATED	TOTAL REMAINING CAPACITY
Arataki	1	0	0	1	5	6
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Lifestyle Village	0	0	0	0	0	0
Lyndhurst Stage 2	7	10	3	14	160	174
Northwood	3	28	25	6	16	22
Waingakau Village	60	0	0	60	26	86
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	0	0	0
Brookvale Stage 1	-1	6	0	5	98	103
Howard Street	0	0	0	0	0	0
Iona 1a (Breadelbane)	10	0	1	9	18	27
Iona	0	0	0	0	0	0
Parklands	102	0	3	99	0	99
Bupa Village	0	0	0	0	15	15
Summerset Te Awa	0	10	10	0	39	39
Te Awa	6	0	6	0	729	729
<b>Total</b>	<b>189</b>	<b>54</b>	<b>48</b>	<b>195</b>	<b>1115</b>	<b>1310</b>
<b>Less Retirement Villages</b>	<b>189</b>	<b>44</b>	<b>38</b>	<b>195</b>	<b>1061</b>	<b>1256</b>

TOTAL NEW DWELLINGS  
**67**  
ON THE LAST FIVE  
YEAR QUARTERLY  
AVERAGE



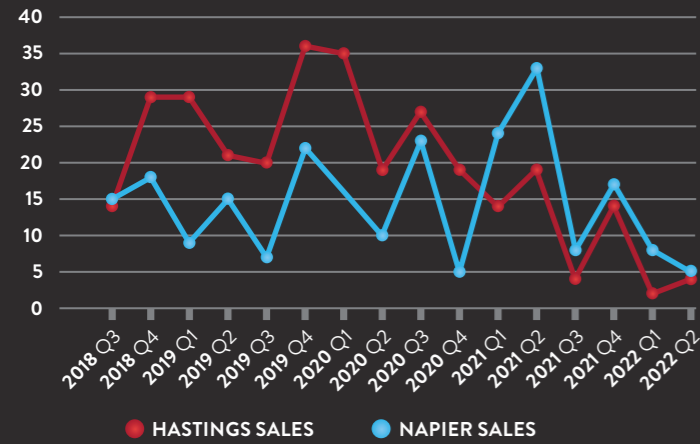
TOWNHOUSES/FLATS/UNITS  
**22**  
ON LAST FIVE YEAR  
QUARTERLY AVERAGE

RETIREMENT VILLAGE UNITS  
**10**

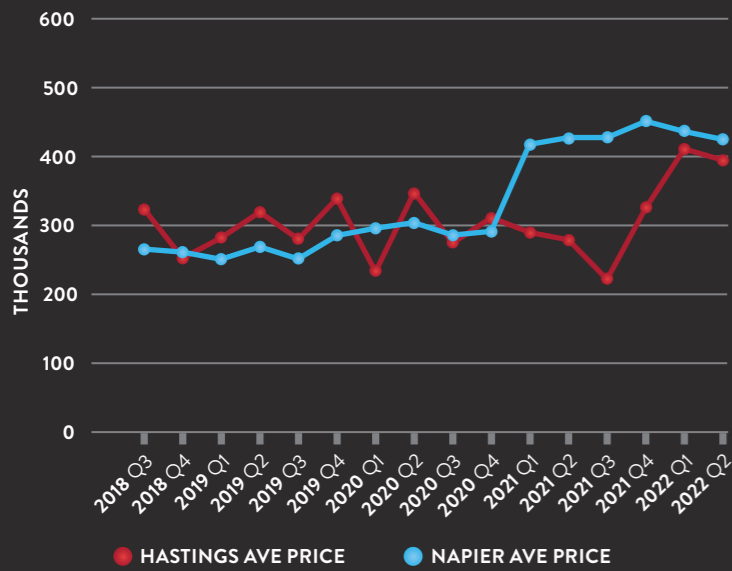
*Disclaimer: This Info graphic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability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



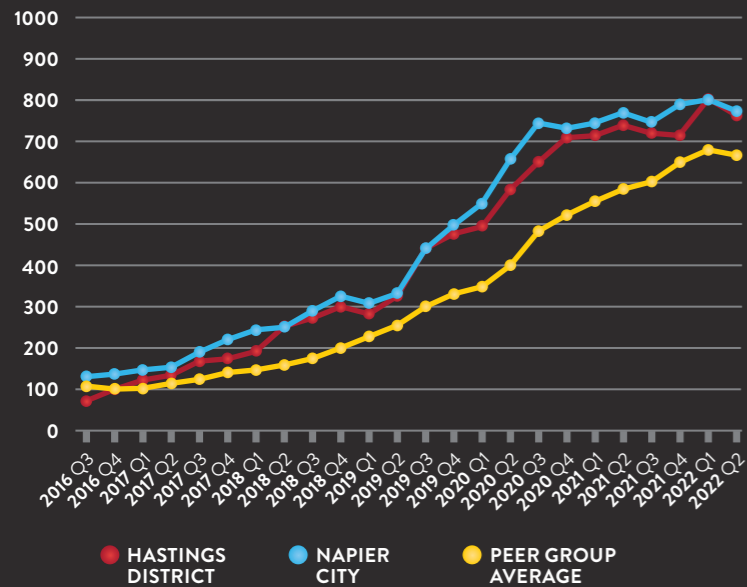
### 9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



### 11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE



### 13 QUARTERLY SOCIAL HOUSING REGISTER



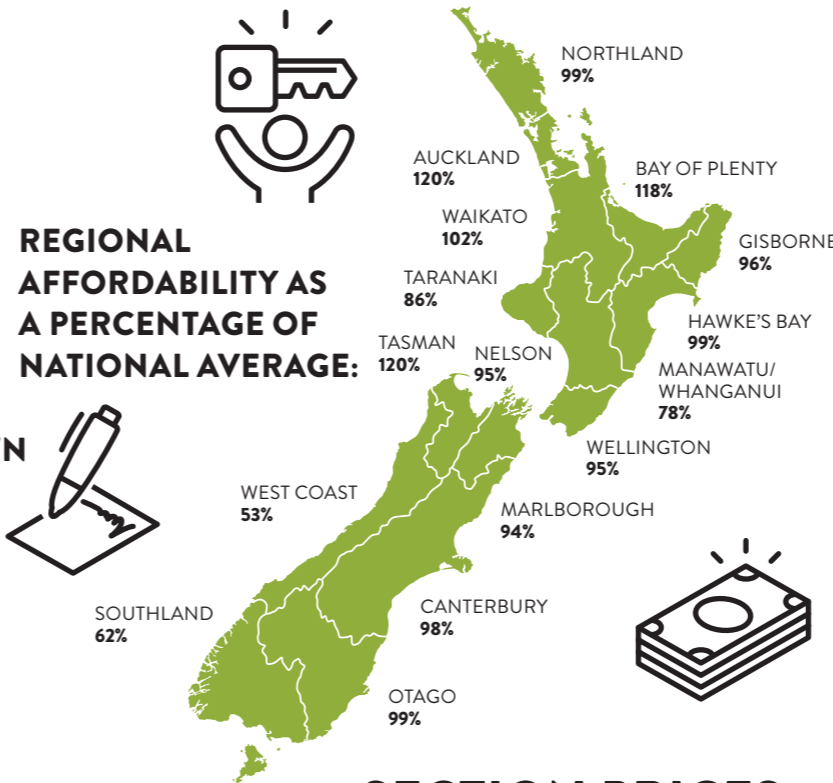
REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	MAY 2021	FEB 2022	MAY 2022	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	21.5	31.5	34.0		58.5%		8.1%
Auckland	28.1	37.6	41.1		46.3%		8.5%
Waikato	21.2	31.5	34.8		64.3%		10.4%
Bay of Plenty	24.6	37.3	40.5		64.7%		8.6%
Gisborne	20.5	30.5	33.0		60.5%		7.9%
Hawke's Bay	22.7	32.5	34.0		49.5%		4.4%
Manawatu/Whanganui	16.8	23.5	26.8		59.1%		13.9%
Taranaki	17.0	27.3	29.5		73.3%		8.1%
Wellington	21.3	31.3	32.5		52.9%		3.8%
Tasman	25.7	36.7	40.9		59.2%		11.5%
Nelson	20.0	30.1	32.5		62.0%		7.7%
Marlborough	19.8	25.9	32.3		63.0%		24.5%
West Coast	8.9	14.0	18.2		105.4%		30.1%
Canterbury	18.9	30.2	33.6		77.2%		11.3%
Otago	20.9	32.2	33.7		61.7%		4.7%
Southland	12.7	19.6	21.3		68.4%		9.2%
ALL REGIONS	22.2	31.3	34.2		53.9%		9.4%

## AFFORDABILITY

**-4.4%** AT 5TH LEAST AFFORDABLE REGION

**SOCIAL HOUSING REGISTRATIONS DOWN 42 IN HASTINGS**

**AND DOWN 27 IN NAPIER**



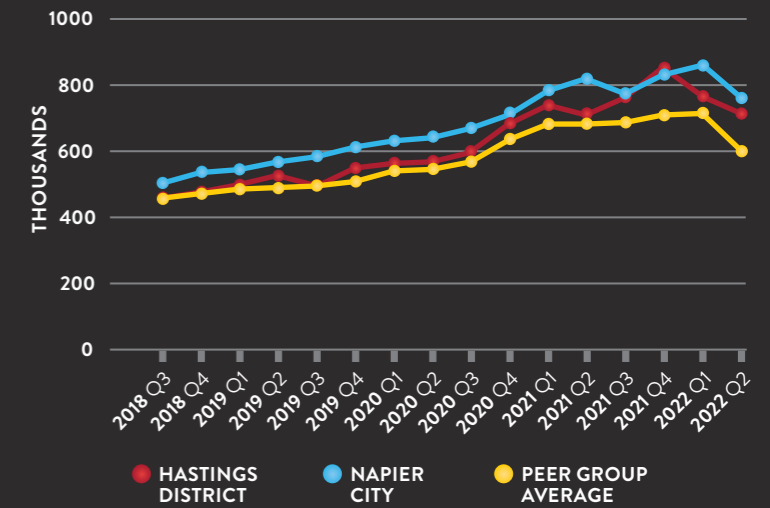
**RENTS -1.5% & -0.6% IN HASTINGS & NAPIER**

**HOUSE PRICES -7.7% & -10.8% IN HASTINGS & NAPIER**

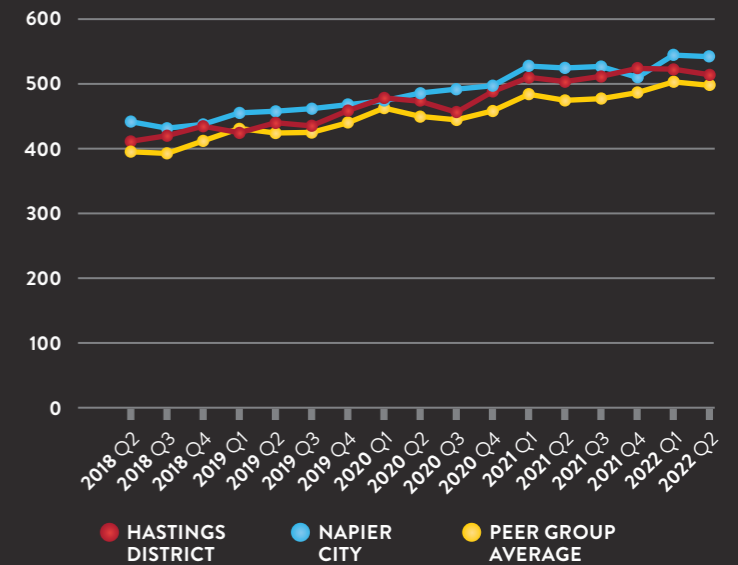
Notes:  
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne.  
 • For longer time series and commentaries see [here](#)

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

