

# Napier – Hastings Urban Housing Market Snapshot

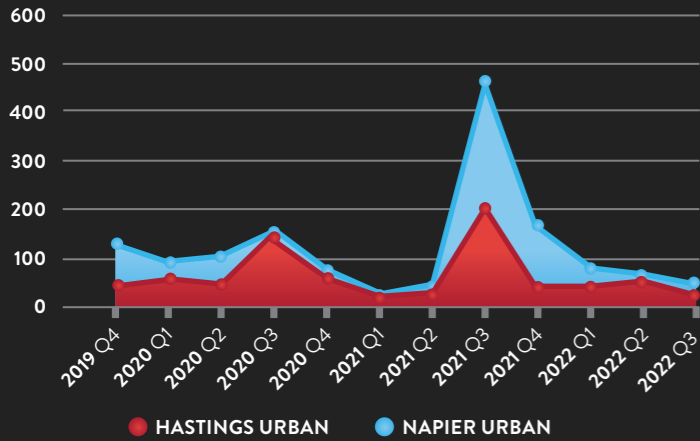
To inform decision making under the 2020 National Policy Statement on Urban Development



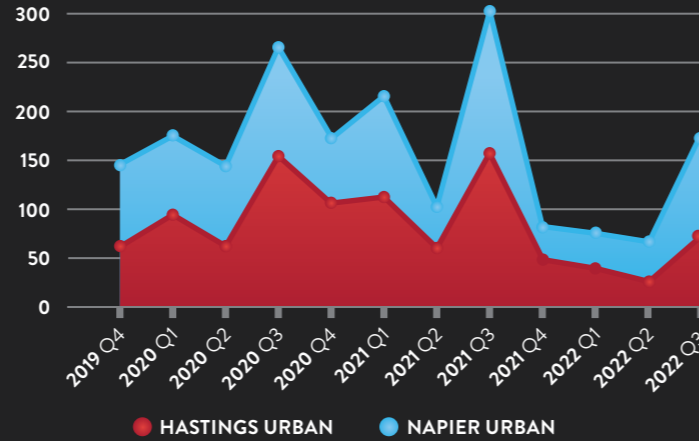
Q3  
2022

FOR THE PERIOD 1 AUG TO 30 SEPT 2022

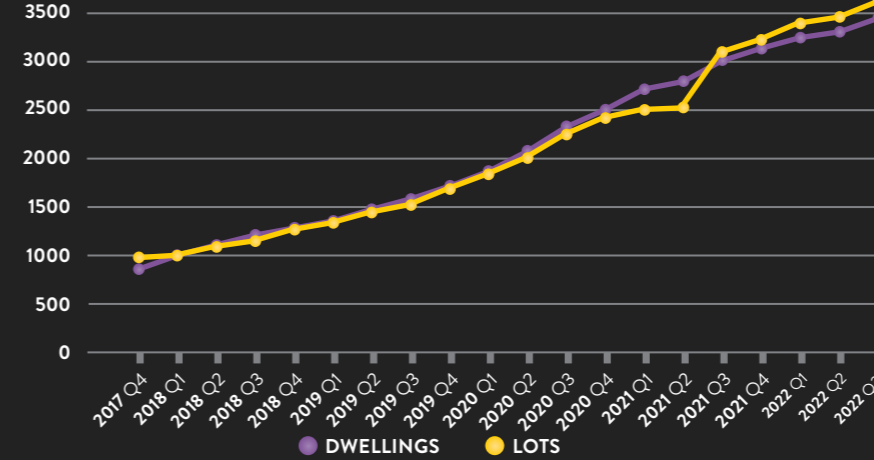
**1** QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



**2** QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



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



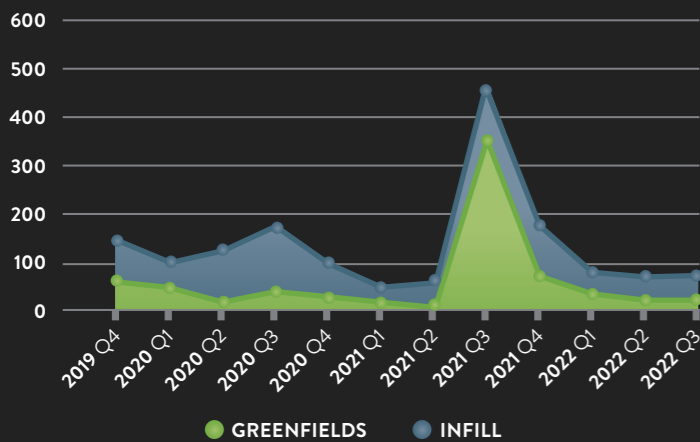
NET LOT CAPACITY ADDED

**25**  
TO 227 OVER  
LAST 5 YRS OR 172  
OVER LAST 10 YRS

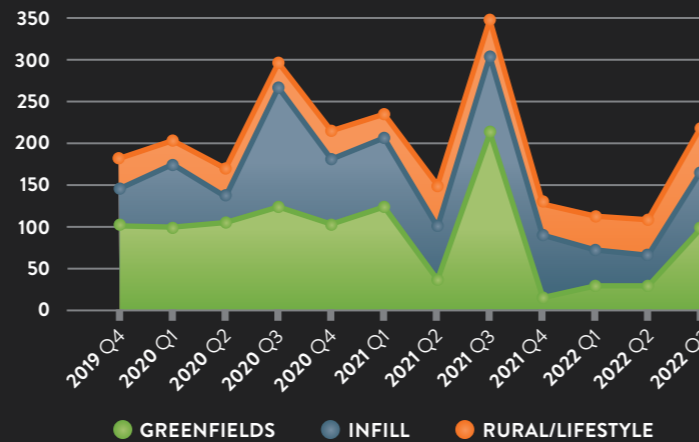
TOTAL NEW DWELLINGS

**40**  
ON THE LAST FIVE  
YEAR QUARTERLY  
AVERAGE

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



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



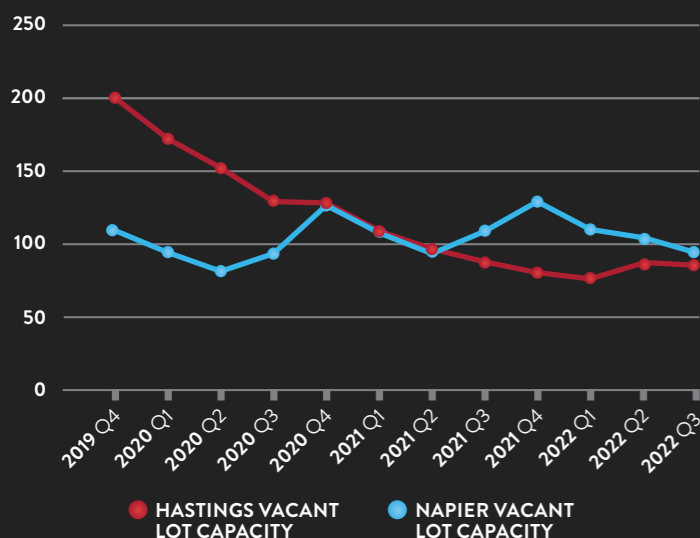
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 SEPTEMBER, 2022

AREA	UNBUILT LOT CAPACITY 30 JUNE	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	14	1	4	11	159	170
Northwood	6	1	0	7	15	22
Waingakau Village	60	4	5	59	22	81
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	0	0	0
Brookvale Stage 1	6	0	0	6	98	104
Howard Street	0	0	0	0	0	0
Iona 1a (Breadalbane)	9	0	2	7	18	25
Iona	0	0	0	0	0	0
Parklands	99	0	5	94	0	94
Bupa Village	0	18	18	0	0	0
Summerset Te Awa	0	37	37	0	2	2
Te Awa	4	0	4	0	729	729
Total	200	61	75	186	1057	1243
Less Retirement Villages	200	6	20	186	1055	1241

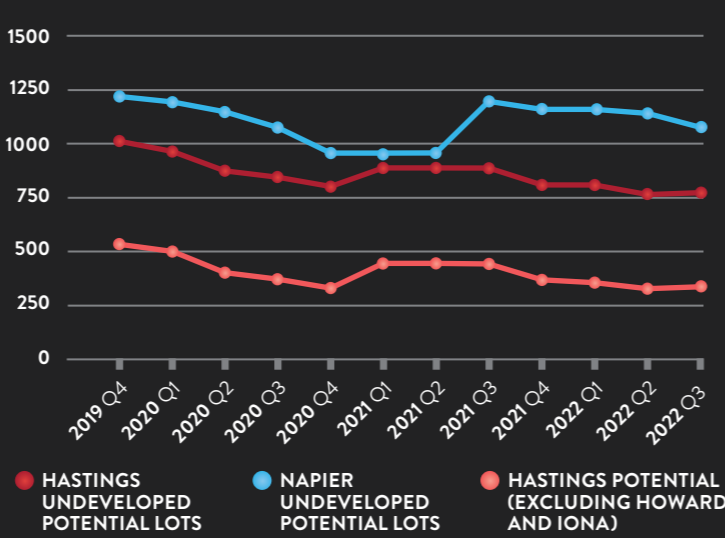
TOWNHOUSES/FLATS/UNITS

**6**  
ON LAST FIVE YEAR  
QUARTERLY AVERAGE

**6** NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



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



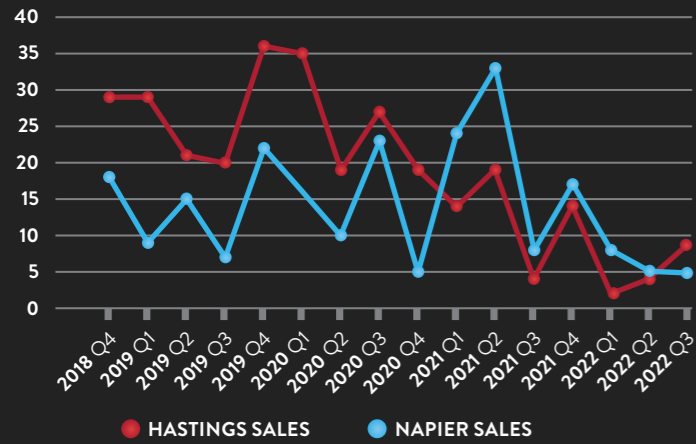
RETIREMENT VILLAGE UNITS

**79**

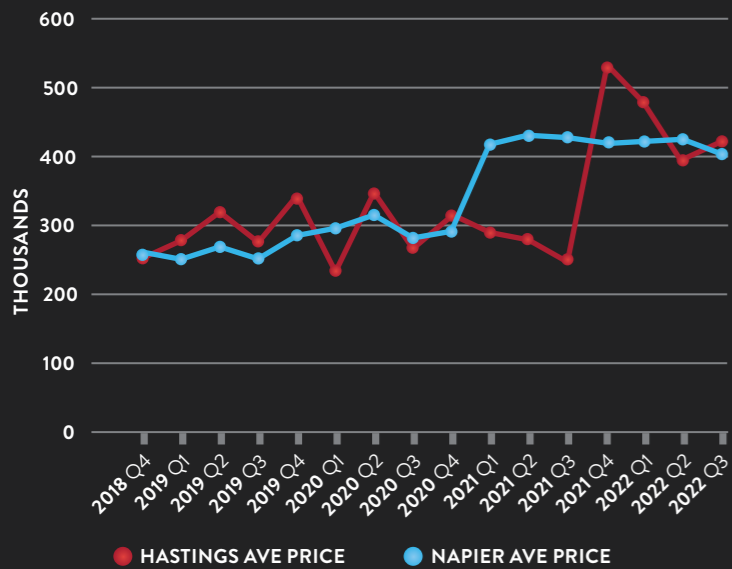
*Disclaimer: This Info graphic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability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



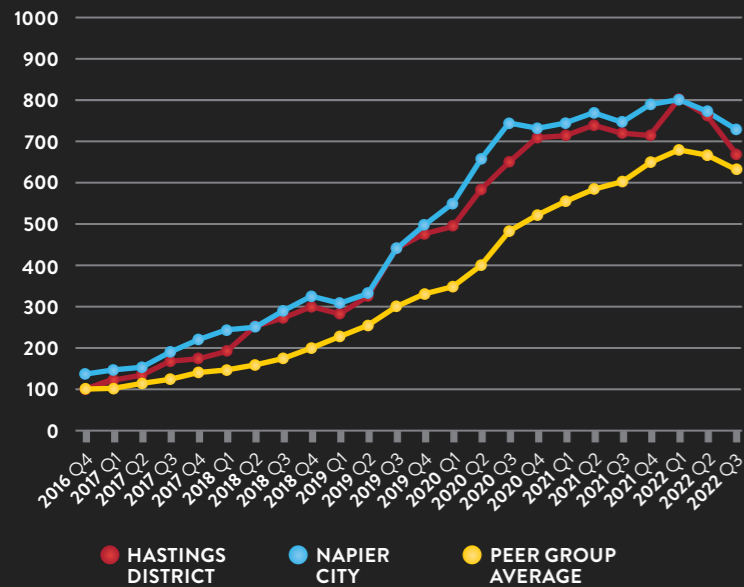
### 9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



### 11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE



### 13 QUARTERLY SOCIAL HOUSING REGISTER

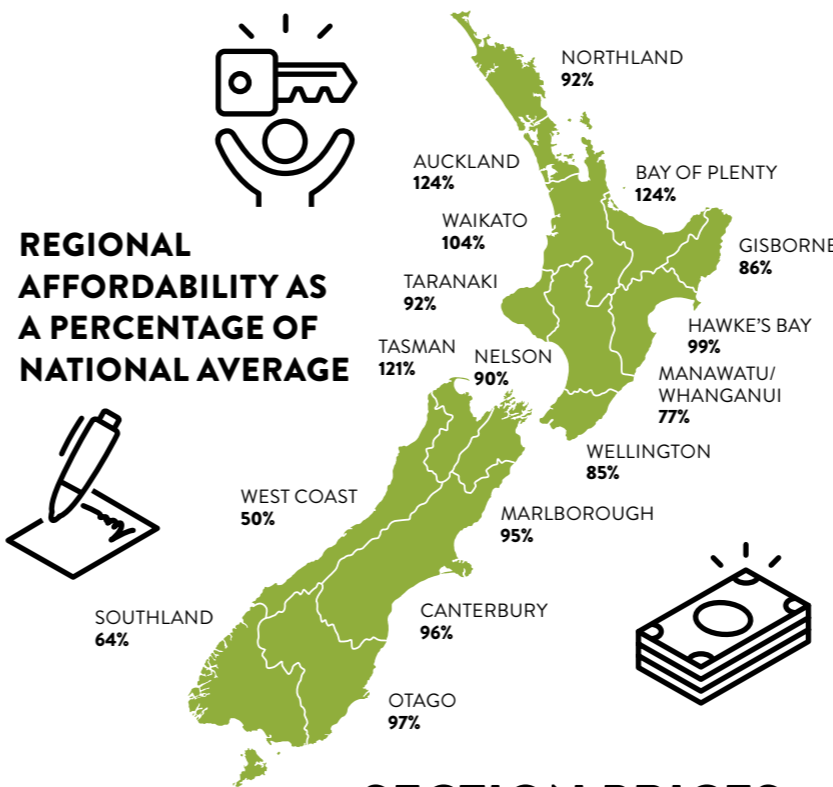


REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	AUG 2021	MAY 2022	AUG 2022	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	21.5	34.0	32.1		49.3%	5.7%	
Auckland	31.3	41.1	43.3		38.2%		5.2%
Waikato	24.0	34.8	36.3		50.9%		4.2%
Bay of Plenty	26.5	40.5	43.1		62.7%		6.4%
Gisborne	17.4	33.0	29.8		70.9%	9.5%	
Hawke's Bay	22.4	34.0	34.7		54.7%		2.1%
Manawatu/Whanganui	18.7	26.8	27.0		44.3%		0.7%
Taranaki	18.7	29.5	32.0		70.9%		8.6%
Wellington	22.2	32.5	29.8		34.0%	8.4%	
Tasman	26.2	40.9	42.1		60.6%		2.9%
Nelson	20.3	32.5	31.4		54.6%	3.4%	
Marlborough	28.1	32.3	33.0		17.4%		2.2%
West Coast	9.7	18.2	17.4		78.7%	4.4%	
Canterbury	20.9	33.7	33.5		60.2%	0.1%	
Otago	21.7	21.3	33.9		56.1%		0.6%
Southland	13.3	21.3	22.3		67.7%		4.7%
ALL REGIONS	24.4	34.2	34.8		42.6%		1.8%

## AFFORDABILITY

**-2.1%** AT 5TH LEAST AFFORDABLE REGION  
AT 99% OF THE NZ AVERAGE

**SOCIAL HOUSING REGISTRATIONS ON THE DECLINE DOWN 78 IN HASTINGS AND 43 IN NAPIER**



**RENTS 0.8% IN HASTINGS & -1.0% IN NAPIER**

**SECTION PRICES 6.1% IN HASTINGS & -7.5% IN NAPIER**

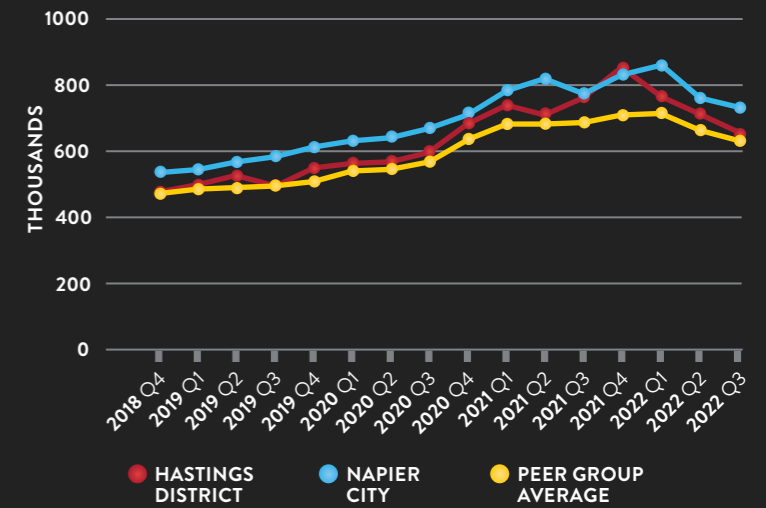
**HOUSE PRICES -15.2% IN HASTINGS & -4.2% IN NAPIER**

**Notes:**

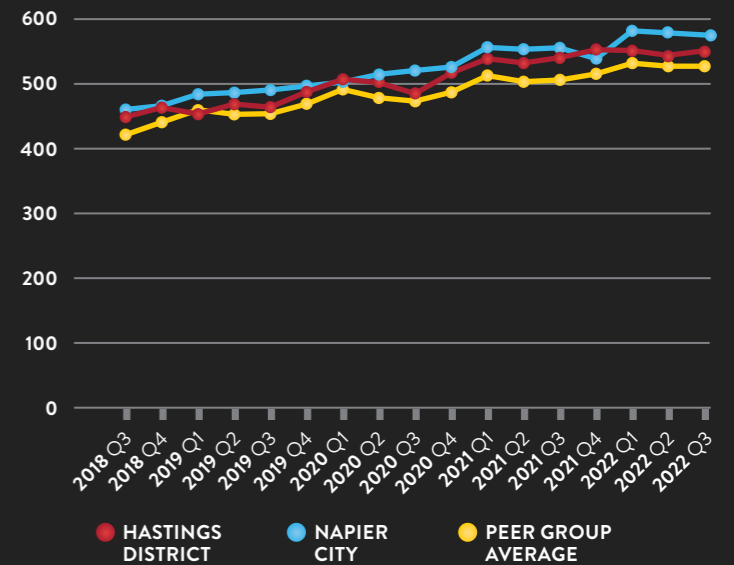
- Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne, Whangarei and Dunedin
- For longer time series and commentaries see [here](#)

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

