

# Napier - Hastings Urban Housing Market Snapshot

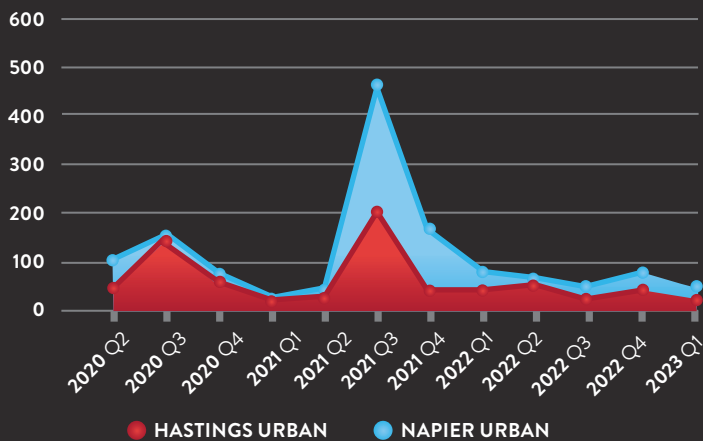
To inform decision making under the 2020 National Policy Statement on Urban Development



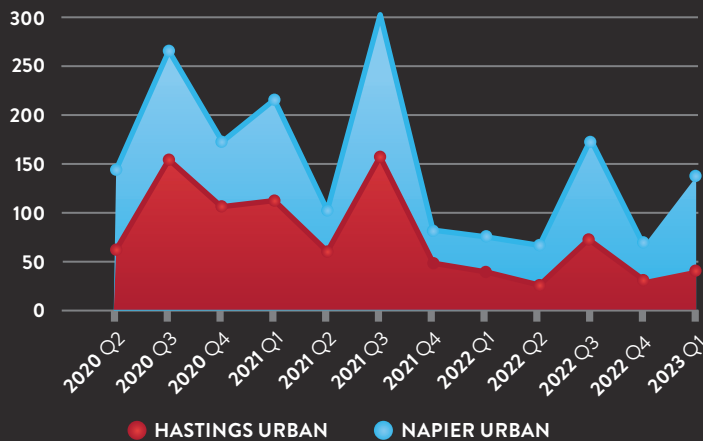
Q1  
2023

FOR THE PERIOD 1 JAN TO 31 MAR 2023

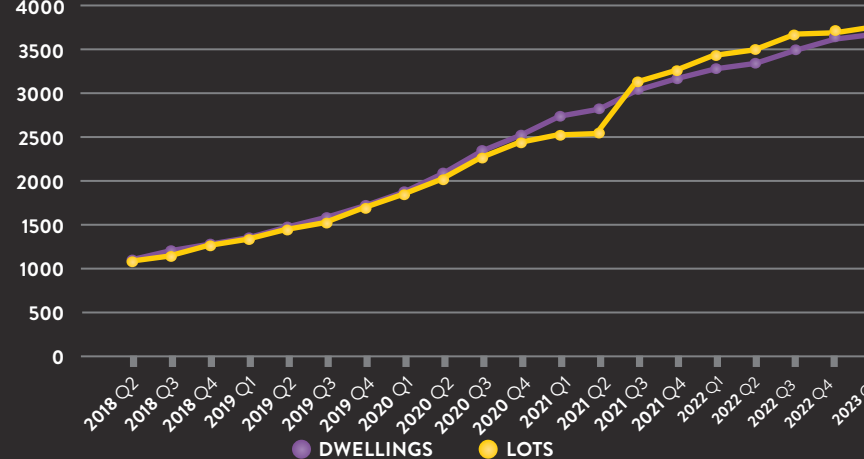
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



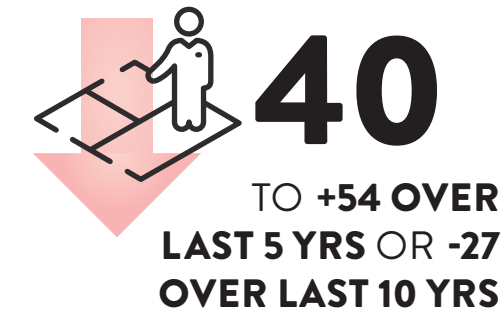
2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



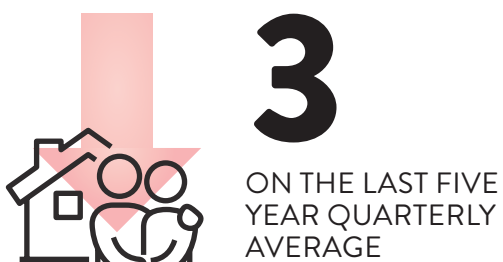
3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



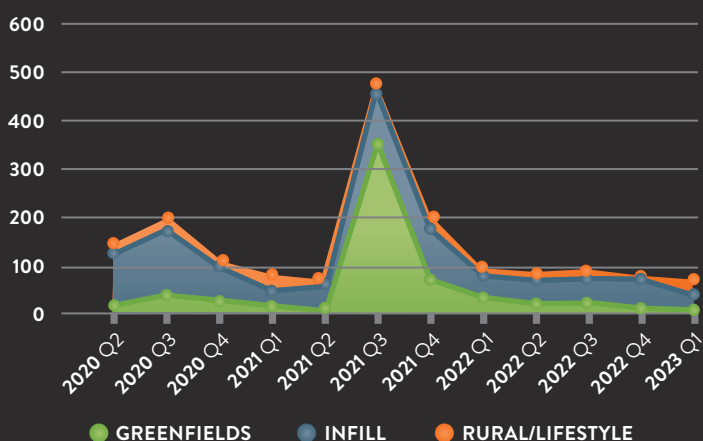
NET LOT CAPACITY ADDED



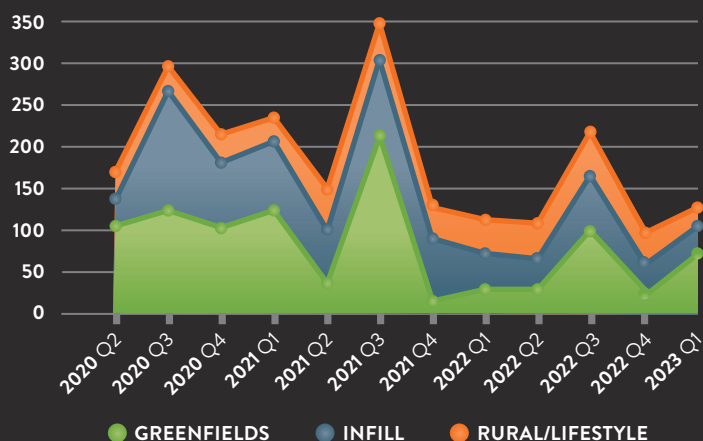
TOTAL NEW DWELLINGS



4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



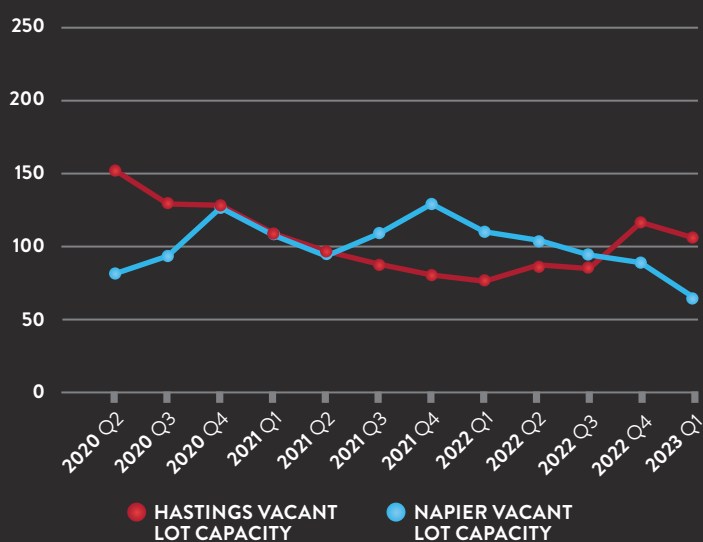
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 MARCH, 2023

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	1	0	0	1	0	1
Lyndhurst Stage 1	2	0	1	1	9	10
Lyndhurst Lifestyle Village	0	0	0	0	0	0
Lyndhurst Stage 2	33	0	4	29	93	122
Northwood	7	0	0	7	15	22
Waingakau Village	62	4	4	62	22	84
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	0	45	45
Brookvale Stage 1	4	0	0	4	98	102
Howard Street	0	0	0	0	0	0
Iona 1a (Breadalbane)	5	0	0	5	18	22
Iona	0	0	0	0	0	0
Parklands	6	0	1	5	322	327
Bupa Village	0	0	0	0	0	0
Summerset Te Awa	0	52	52	0	0	0
Te Awa	82	0	19	63	569	632
Total	202	56	81	177	1191	1368
Less Retirement Villages	202	4	29	177	1146	1323

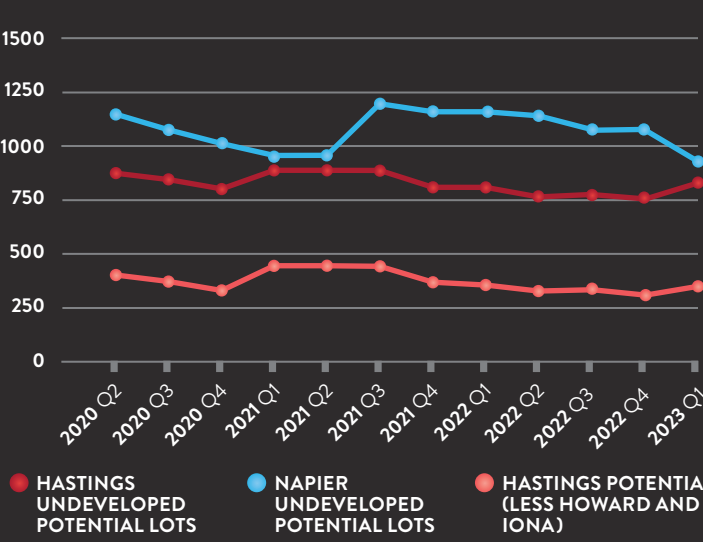
TOWNHOUSES/FLATS/UNITS



6 NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



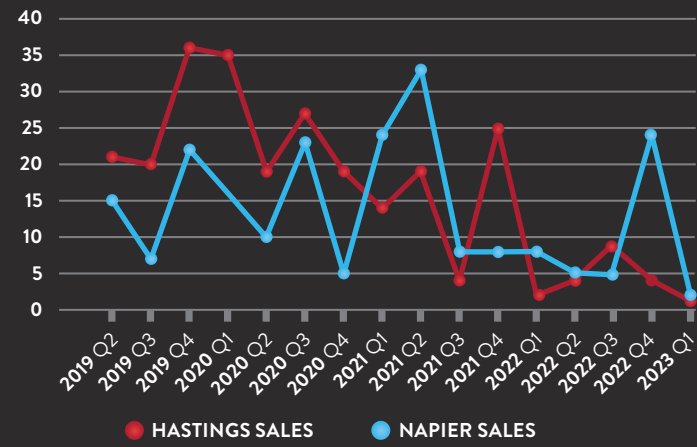
7 NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



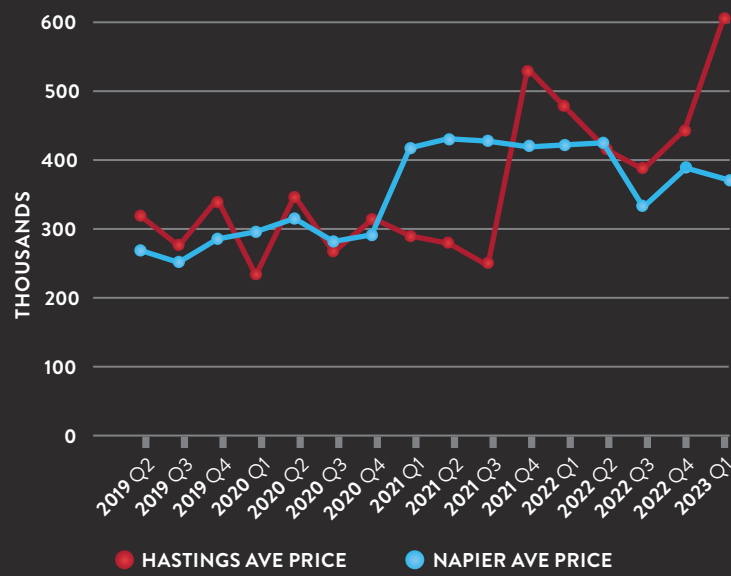
Disclaimer: This Info graphic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability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



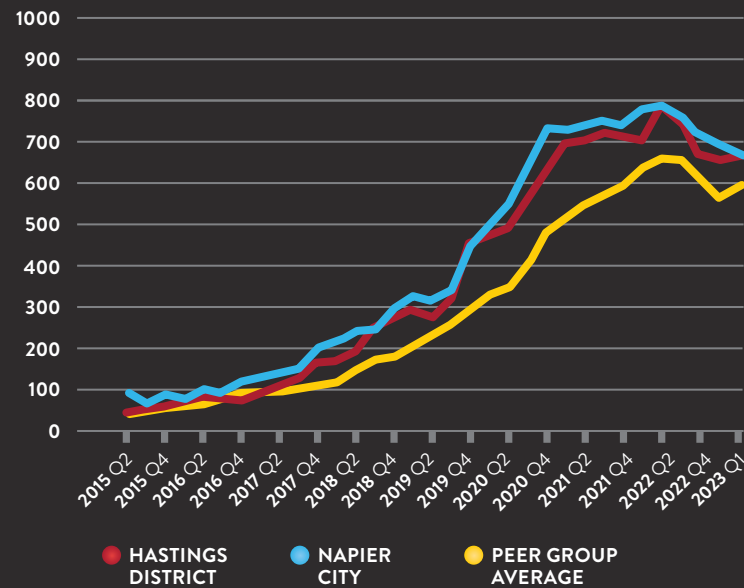
### 9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



### 11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE



### 13 QUARTERLY SOCIAL HOUSING REGISTER



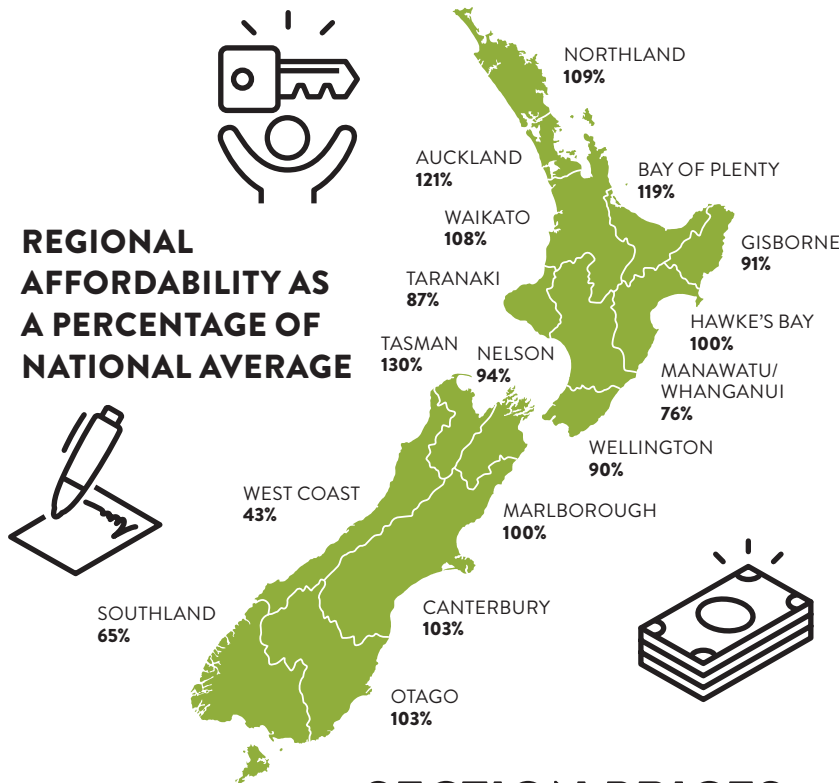
REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	FEB 2022	NOV 2022	FEB 2023	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	31.5	39.3	41.9		33.0%		6.4%
Auckland	37.9	44.6	46.6		22.9%		4.5%
Waikato	31.5	39.2	41.5		31.8%		6.0%
Bay of Plenty	37.3	43.6	45.8		22.8%		5.1%
Gisborne	30.5	36.7	35.3		15.5%	3.9%	
Hawke's Bay	32.5	36.1	38.5		18.5%		6.7%
Manawatu/Whanganui	23.5	29.1	29.3		24.5%		0.8%
Taranaki	27.3	33.2	33.5		22.8%		0.8%
Wellington	31.3	32.8	34.9		11.4%		6.5%
Tasman	36.7	47.2	50.3		36.9%		6.5%
Nelson	30.1	34.0	36.4		20.8%		6.9%
Marlborough	25.9	36.3	38.5		47.7%		6.2%
West Coast	14.0	22.4	16.7		19.3%	25.3	
Canterbury	30.2	36.3	39.8		32.0%		9.6%
Otago	32.2	36.0	39.7		23.2%		10.3%
Southland	19.6	25.5	25.2		28.9%	1.2%	
ALL REGIONS	31.3	37.5	38.6		23.3%		2.7%

## AFFORDABILITY

**-6.7%** AT 8TH LEAST AFFORDABLE REGION

AT 100% OF THE NZ AVERAGE

**SOCIAL HOUSING REGISTRATIONS ARE MIXED - UP 27 IN HASTINGS AND DOWN 18 IN NAPIER**



## RENTS & SECTION PRICES

**RENTS 0.5% IN HASTINGS & 5.6% IN NAPIER**

**SECTION PRICES 32.4% IN HASTINGS & 5.1% IN NAPIER**

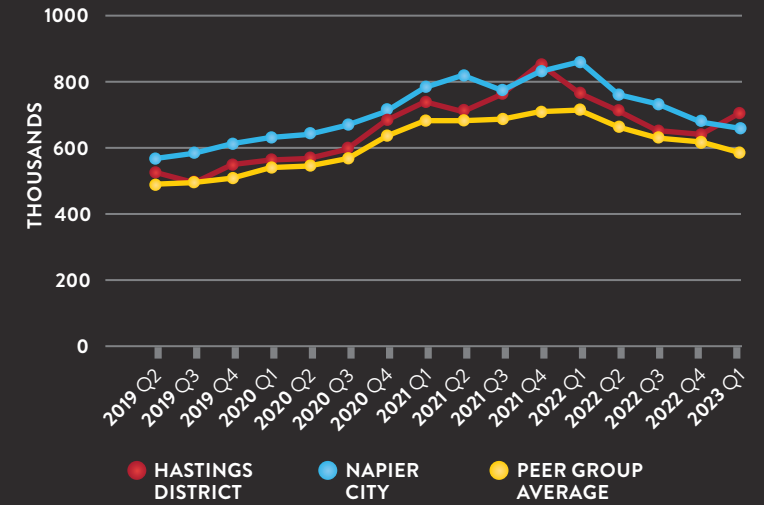
**HOUSE PRICES 2.4% IN HASTINGS & -7.4% IN NAPIER**

Notes:

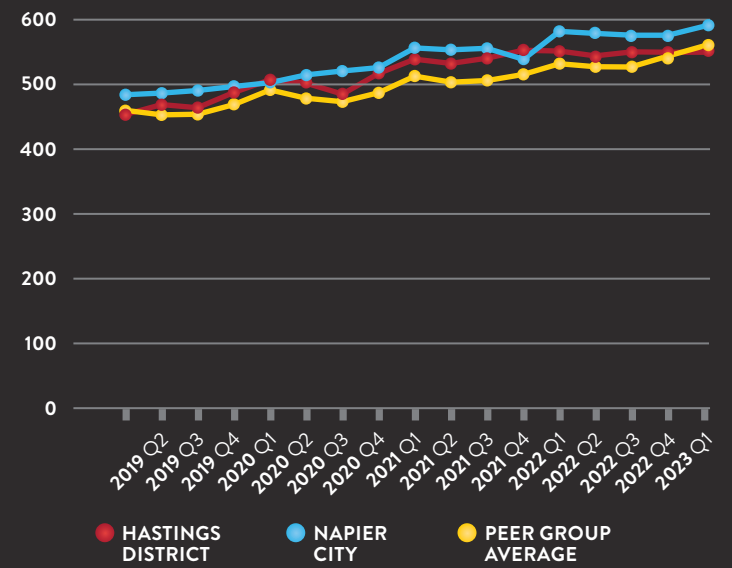
- Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne, Whangarei and Dunedin
- For longer time series and commentaries see [here](#)

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

