

Napier – Hastings Urban Housing Market Snapshot

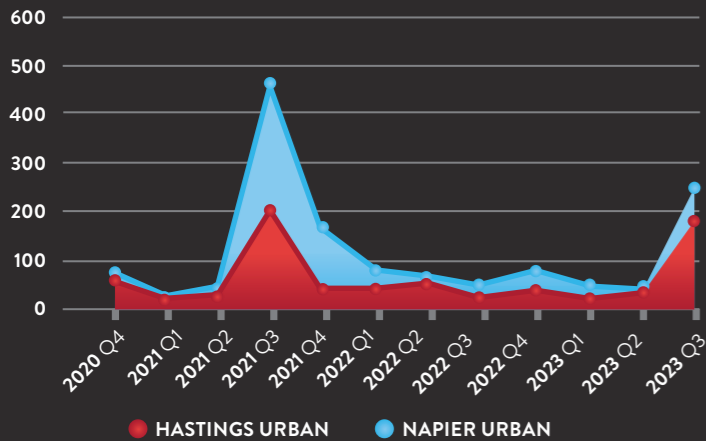
To inform decision making under the 2020 National Policy Statement on Urban Development



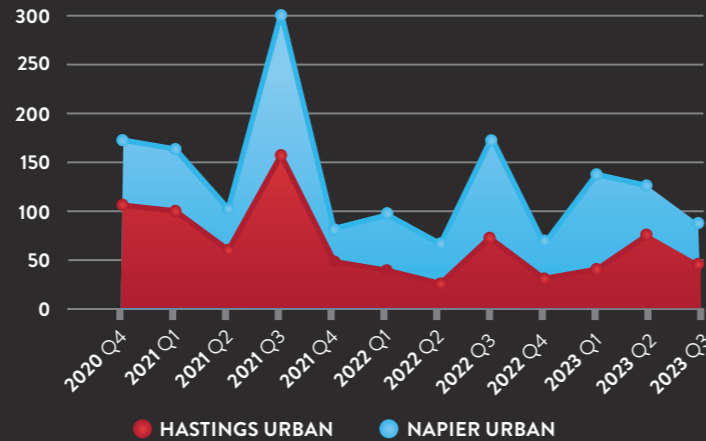
Q3
2023

FOR THE PERIOD 1 JULY TO 30 SEPT 2023

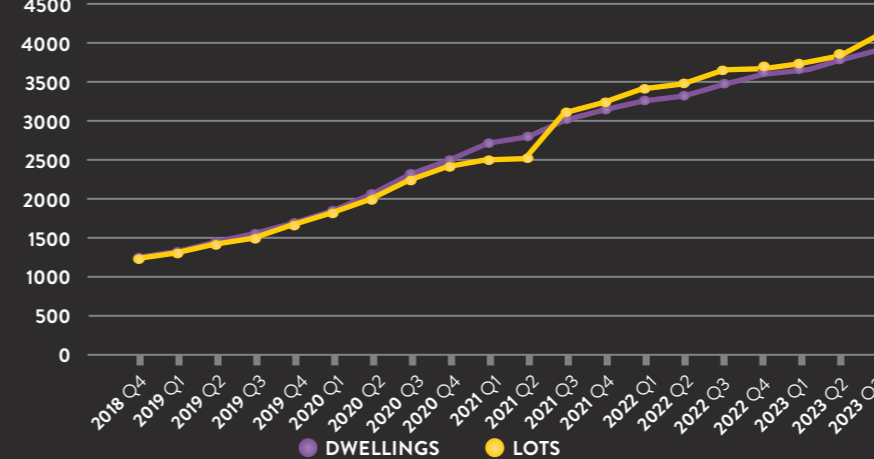
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



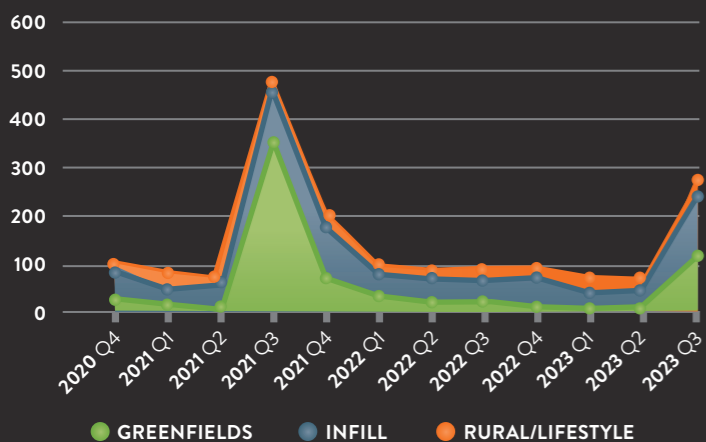
2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



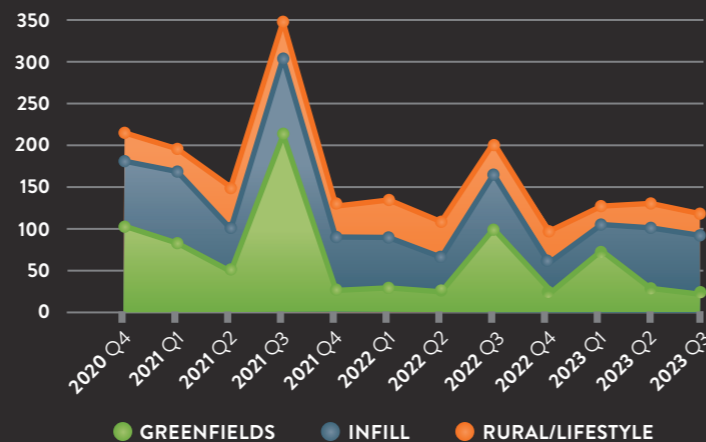
3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



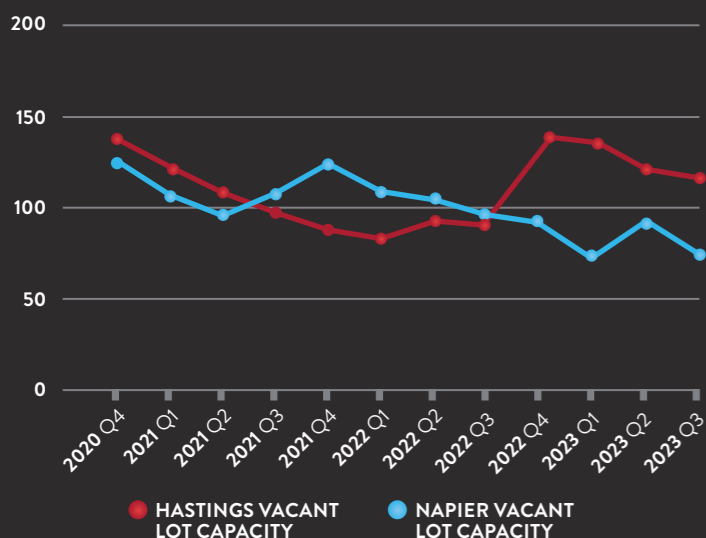
5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



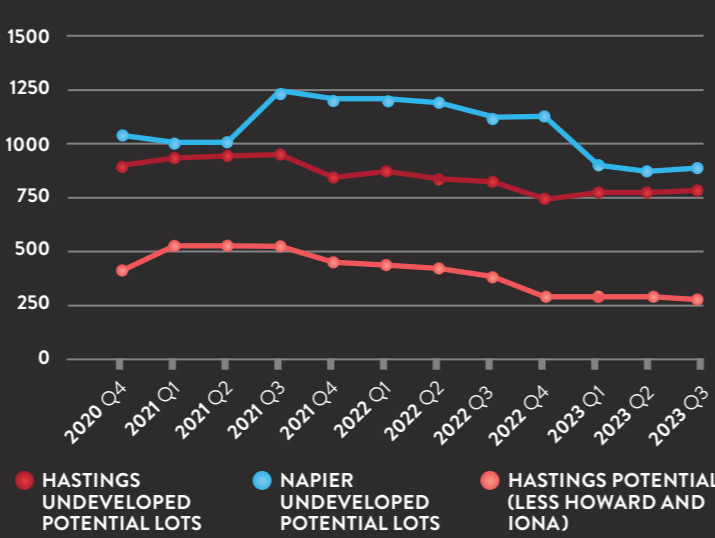
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 MARCH, 2023

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	1	0	0	1	9	10
Lyndhurst Stage 2	58	0	5	53	93	146
Northwood	7	0	1	6	15	21
Waingakau Village	62	0	3	59	18	77
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	23
Iona	0	0	0	0	0	0
Parklands	5	29	3	31	303	334
Te Awa	63	0	9	54	569	623
Total	206	29	21	214	1168	1382

6 NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



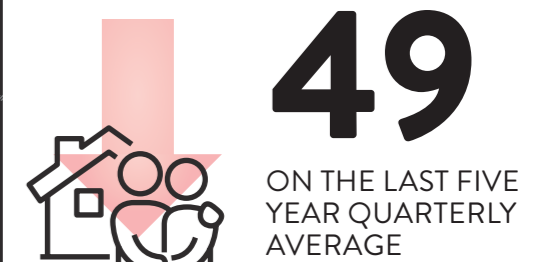
7 NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



NET LOT CAPACITY ADDED



TOTAL NEW DWELLINGS



TOWNHOUSES/FLATS/UNITS



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.

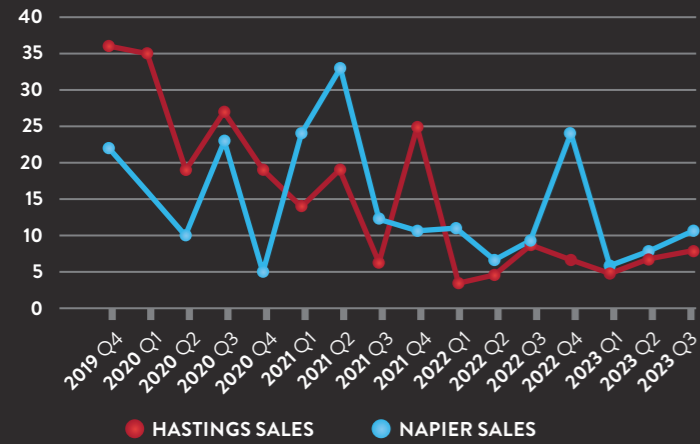


HERETAUNGA HASTINGS DISTRICT COUNCIL

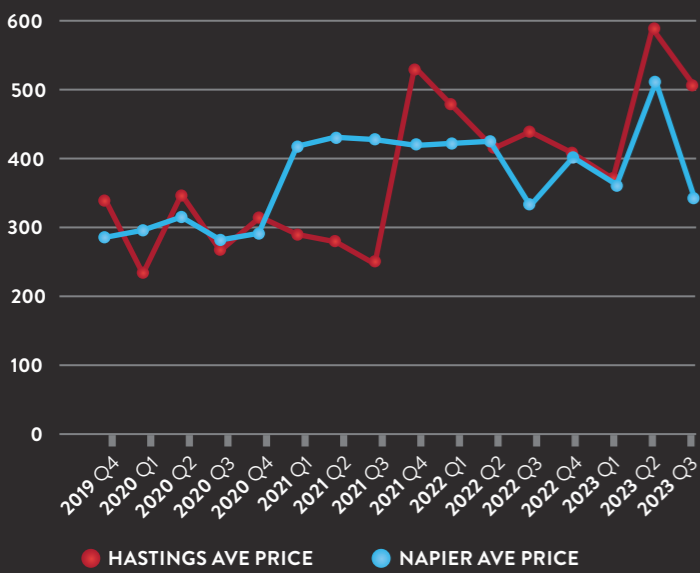
NAPIER CITY COUNCIL
Te Kaunihira o Ahuriri

HAWKES BAY REGIONAL COUNCIL
TE KAUNIHERA A-ROHE O TE MATAU-A-MĀUI

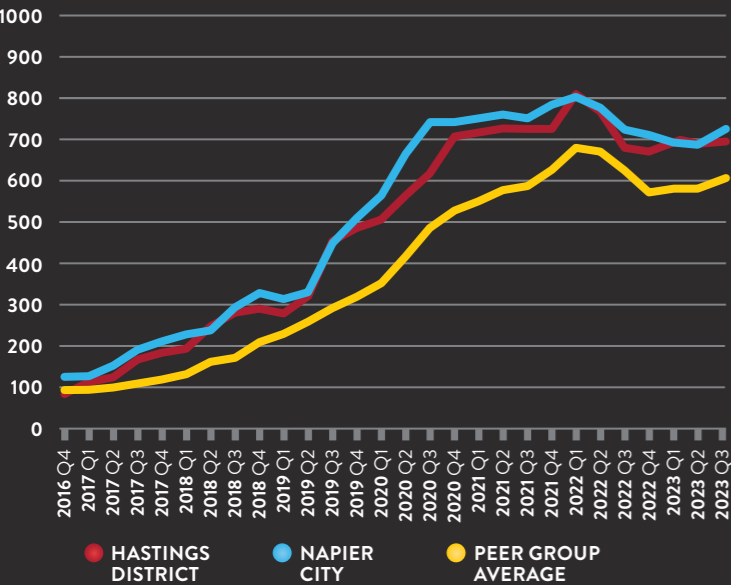
9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



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 2022	MAY 2023	AUG 2023	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	32.1	39.7	39.2		22.1%	1.4%	
Auckland	43.3	44.4	47.2		9.1%		6.3%
Waikato	36.3	38.3	40.2		10.8%		5.0%
Bay of Plenty	43.1	42.3	43.6		1.2%		3.0%
Gisborne	29.8	35.8	39.7		33.2%		10.8%
Hawke's Bay	34.7	37.0	38.4		10.7%		3.6%
Manawatu/Whanganui	27.0	27.9	30.3		12.2%		8.3%
Taranaki	32.0	29.4	32.7		2.2%		11.3%
Wellington	29.8	34.3	33.2		11.6%	3.2%	
Tasman	42.1	41.3	47.2		12.1%		14.2%
Nelson	31.4	39.0	37		17.8%	5.3%	
Marlborough	33.0	34.3	34.9		5.9%		1.8%
West Coast	17.4	20.3	19.5		12.0%	3.9%	
Canterbury	33.5	38.4	39.7		18.4%		3.4%
Otago	33.9	36.9	35.1		3.4%	5.0%	
Southland	22.3	24.6	26.6		18.8%		7.9%
ALL REGIONS	34.8	38.1	39.2		12.6%		3.1%

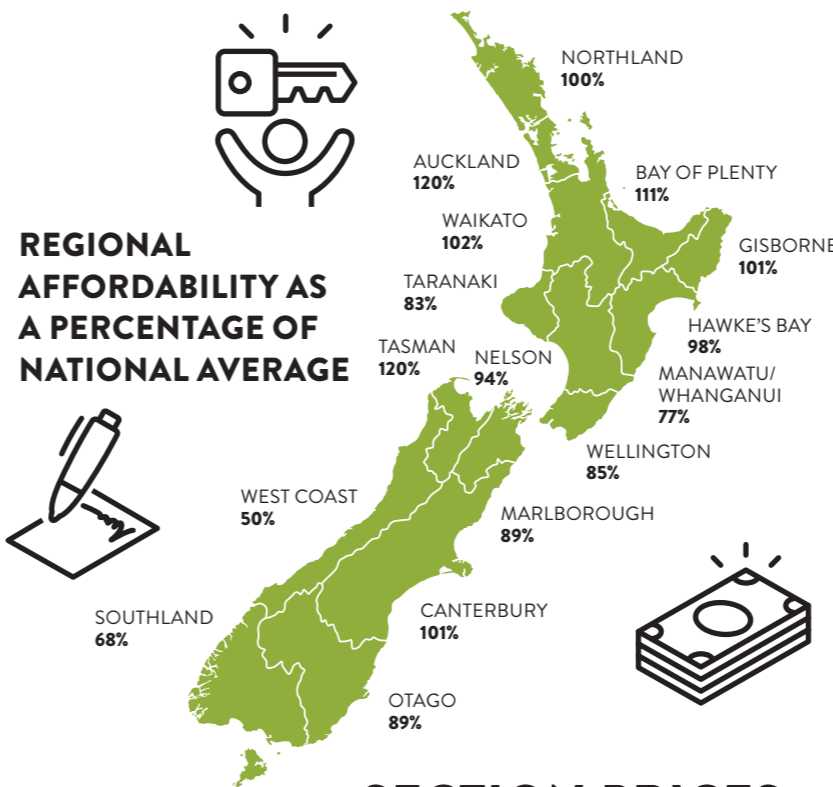
* BASED ON THE LATEST AVAILABLE DATA SEPTEMBER 2023.

AFFORDABILITY

-3.6% AT 8TH LEAST AFFORDABLE REGION

AT 97% OF THE NZ AVERAGE

SOCIAL HOUSING REGISTRATIONS ON THE DECLINE - DOWN 12 IN HASTINGS AND 3 IN NAPIER



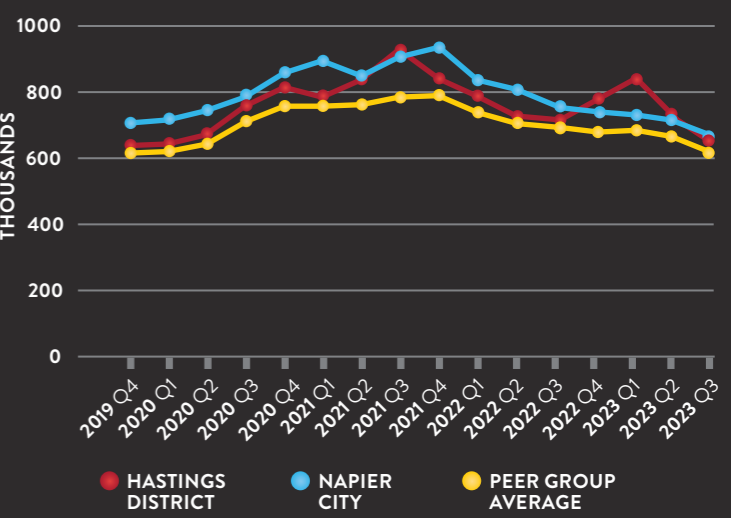
RENTS 2.2% & 3.4% IN HASTINGS & IN NAPIER

SECTION PRICES 14.0% & 31.0% IN HASTINGS & IN NAPIER

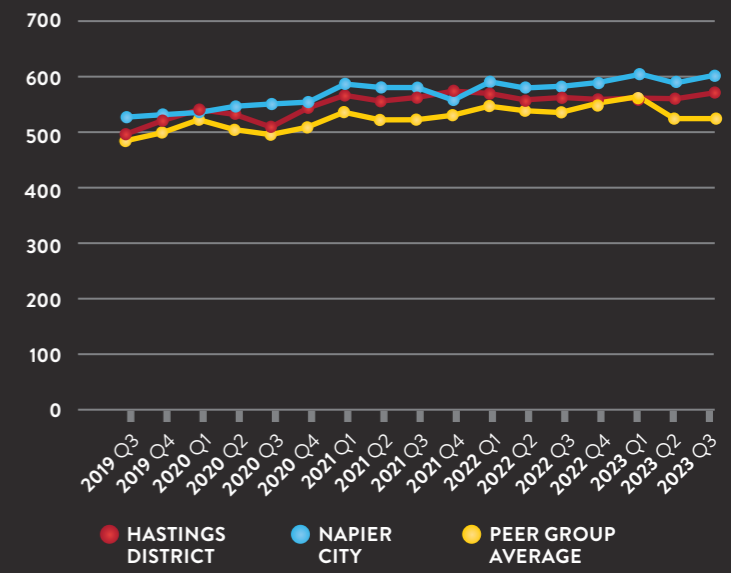
HOUSE PRICES 13.1% & 3.9% IN HASTINGS & IN NAPIER

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

