

Napier – Hastings Urban Housing Market Snapshot

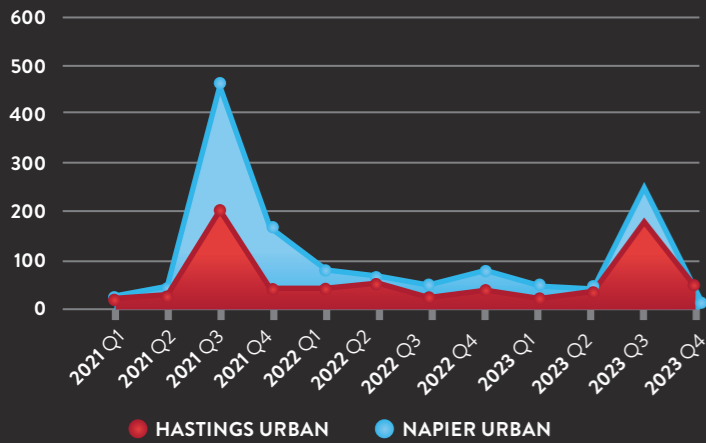
To inform decision making under the 2020 National Policy Statement on Urban Development



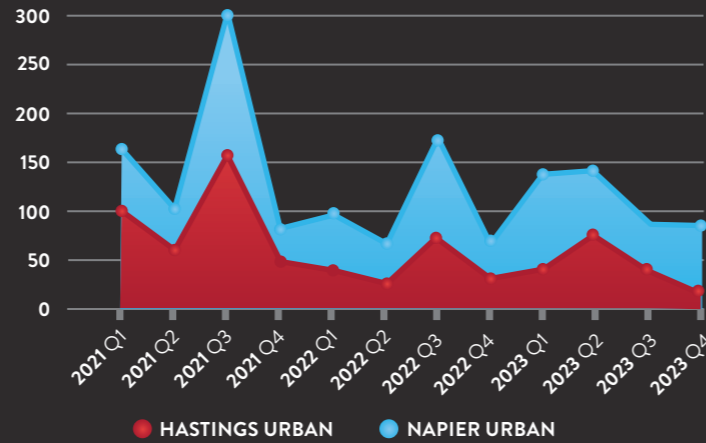
Q4
2023

FOR THE PERIOD 1 OCT TO 31 DEC 2023

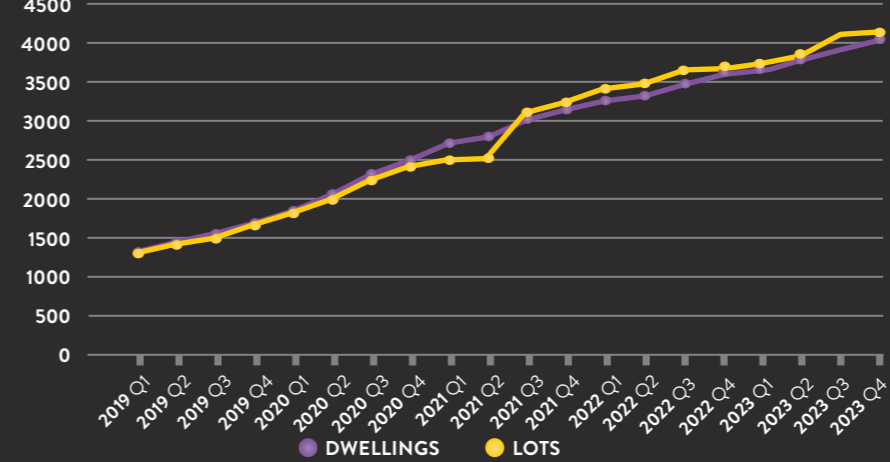
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



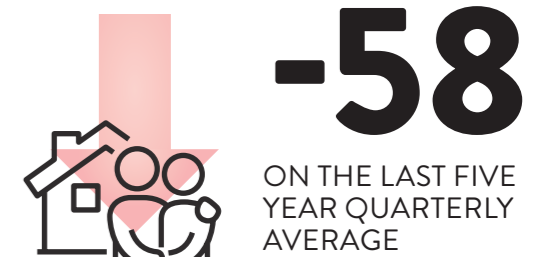
3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



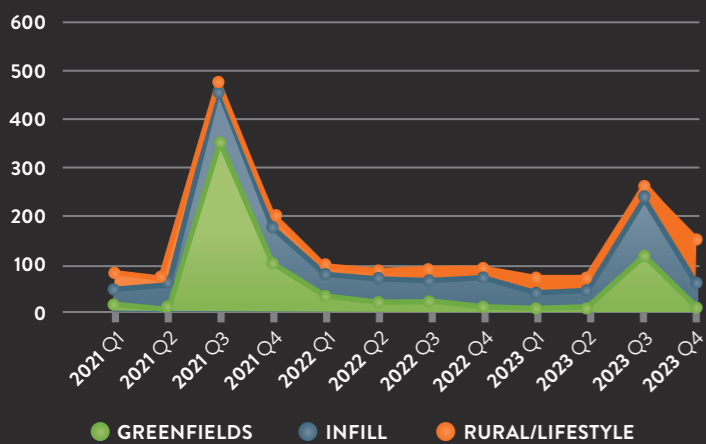
NET LOT CAPACITY ADDED



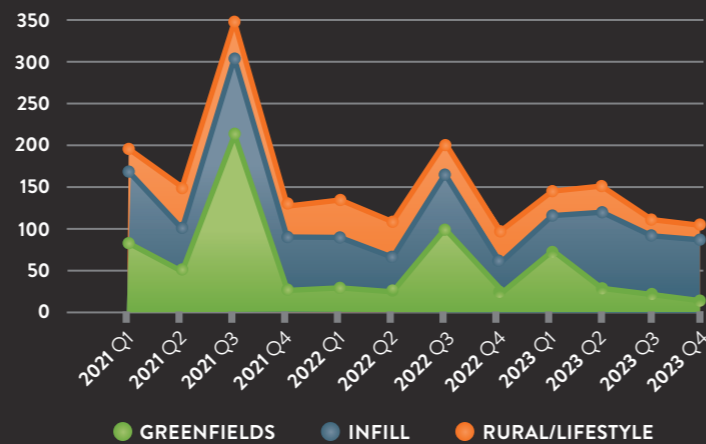
TOTAL NEW DWELLINGS



4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



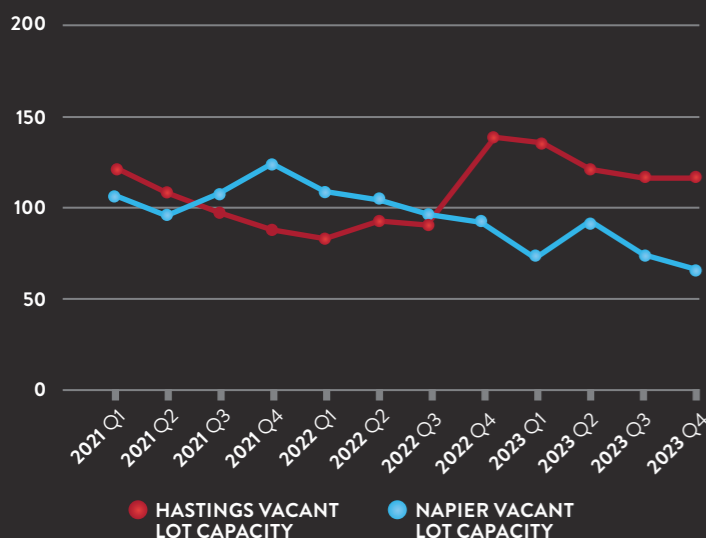
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 DECEMBER, 2023

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	0	0	0	0	0	0
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Stage 2	50	0	4	46	92	138
Northwood	8	0	1	7	9	16
Waingakau Village	55	0	3	52	22	74
Ryman Village Havelock	0	0	0	0	45	45
Brookvale Stage 1	3	0	0	3	98	101
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	27	0	4	23	303	326
Te Awa	49	0	3	46	569	615
Total	198	0	15	183	1165	1348

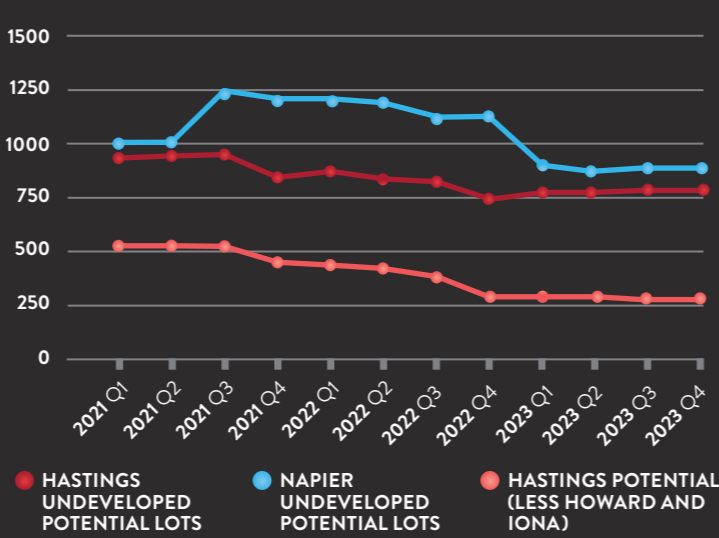
TOWNHOUSES/FLATS/UNITS



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.



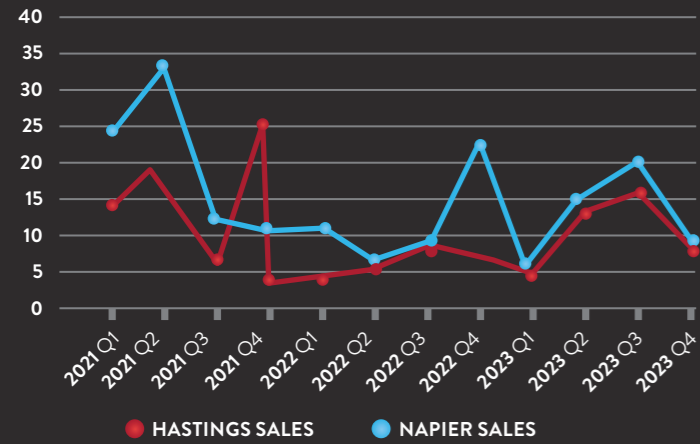
HERETAUNGA HASTINGS DISTRICT COUNCIL

NAPIER CITY COUNCIL
Te Kaunihira o Ahuriri

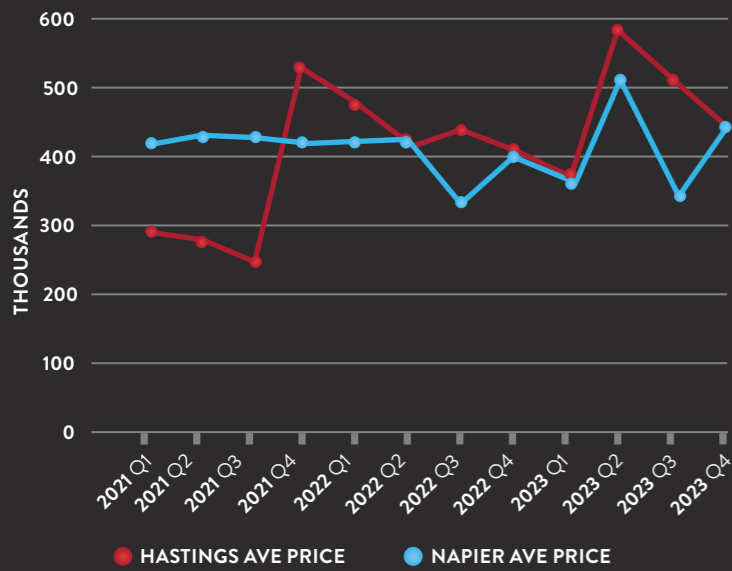
HAWKES BAY REGIONAL COUNCIL
TE KAUNIHERA A-ROHE O TE MATAU-A-MĀUI



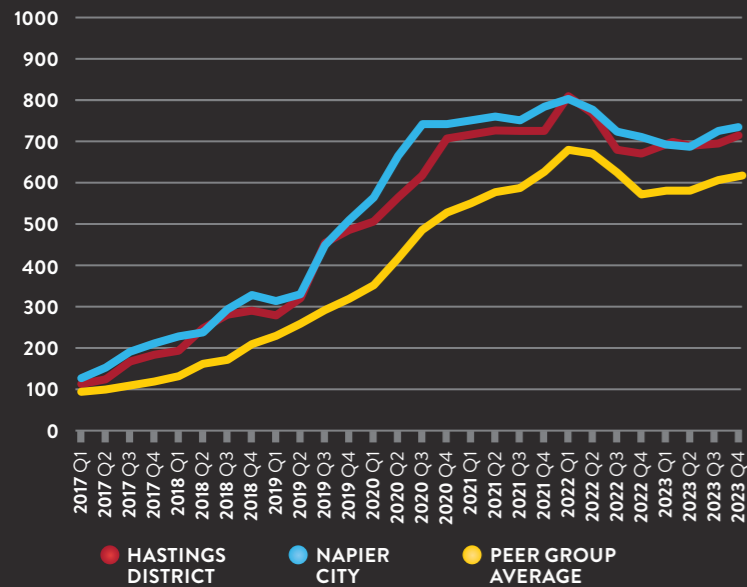
9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



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	
	NOV 2022	AUG 2023	NOV 2023	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	39.3	39.2	39.9		1.3%		1.7%
Auckland	44.6	47.2	49.5		11.1%		4.9%
Waikato	39.2	40.2	41.6		6.3%		3.7%
Bay of Plenty	43.6	43.6	46.1		5.8%		5.8%
Gisborne	36.7	39.7	34.6	5.8%		12.9%	
Hawke's Bay	36.1	38.4	38.4		6.3%		0.1%
Manawatu/Whanganui	29.1	30.3	29.9		2.9%	1.1%	
Taranaki	33.2	32.7	33.2	0.1%			1.5%
Wellington	32.8	33.2	36.3		10.9%		9.3%
Tasman	47.2	47.2	50.3		6.5%		6.5%
Nelson	34.0	37	35.5		4.2%	4.0%	
Marlborough	36.3	34.9	38.4		5.7%		9.9%
West Coast	22.4	19.5	23.6		5.4%		20.8%
Canterbury	36.3	39.7	42.3		16.4%		6.5%
Otago	36.0	35.1	38.2		6.1%		8.8%
Southland	25.5	26.6	25.6		0.4%	3.5%	
ALL REGIONS	37.5	39.2	40.8		8.7%		4.0%

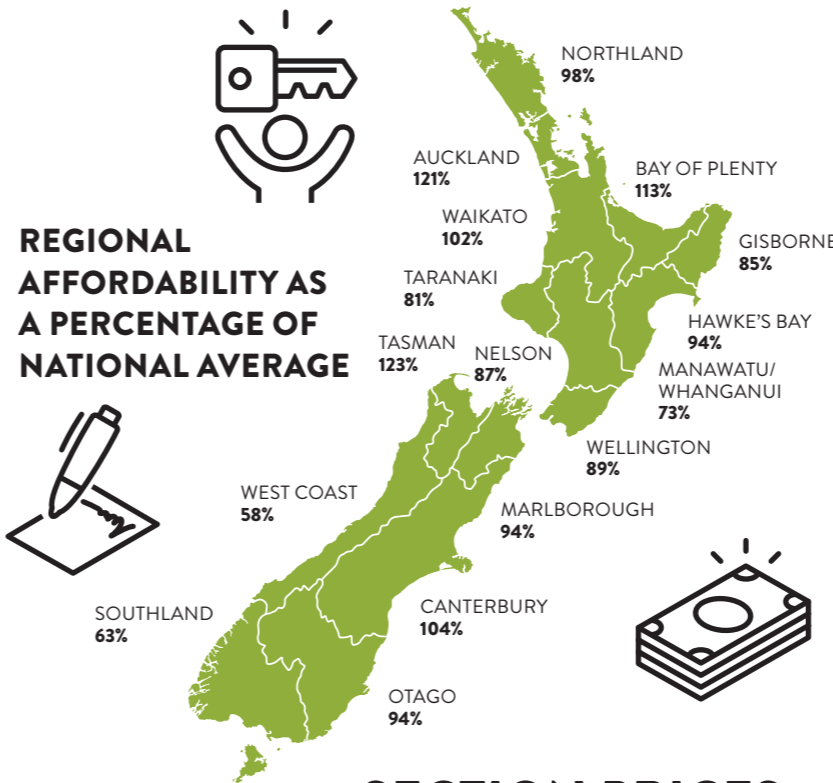
* BASED ON THE LATEST AVAILABLE DATA SEPTEMBER 2023.

AFFORDABILITY

-0.1% AT 8TH LEAST AFFORDABLE REGION

AT 94% OF THE NZ AVERAGE

↑ SOCIAL HOUSING REGISTRATIONS ON THE RISE – UP 18 IN HASTINGS AND 3 IN NAPIER



RENTS -2.6% IN HASTINGS & -0.8% IN NAPIER

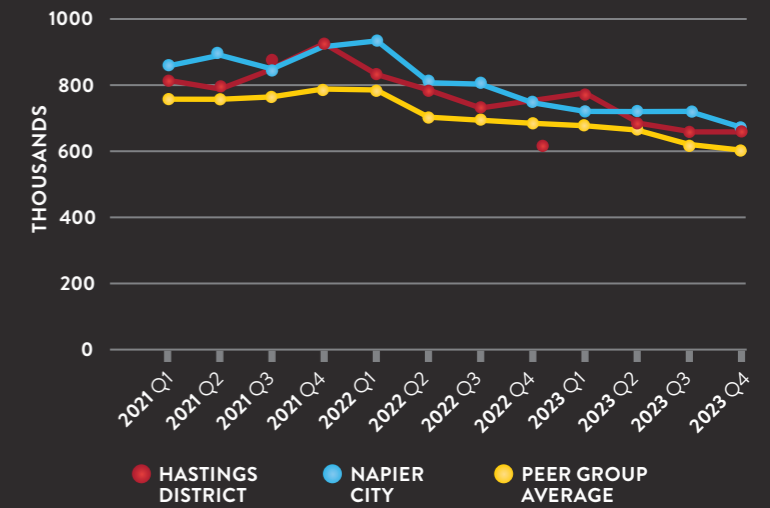
SECTION PRICES -11% IN HASTINGS & 29% IN NAPIER

HOUSE PRICES 0.9% IN HASTINGS & -4.0% IN NAPIER

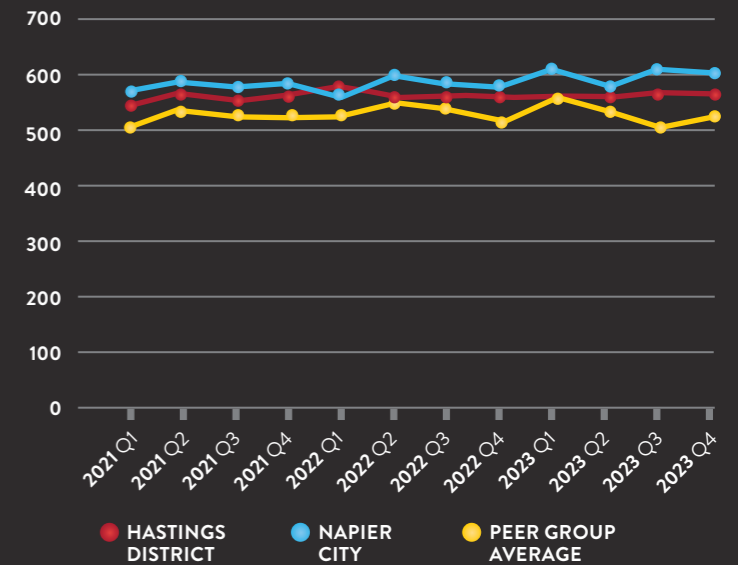
Notes:
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne, Whangarei and Dunedin
 • For longer time series and commentaries see [here](#)

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

