

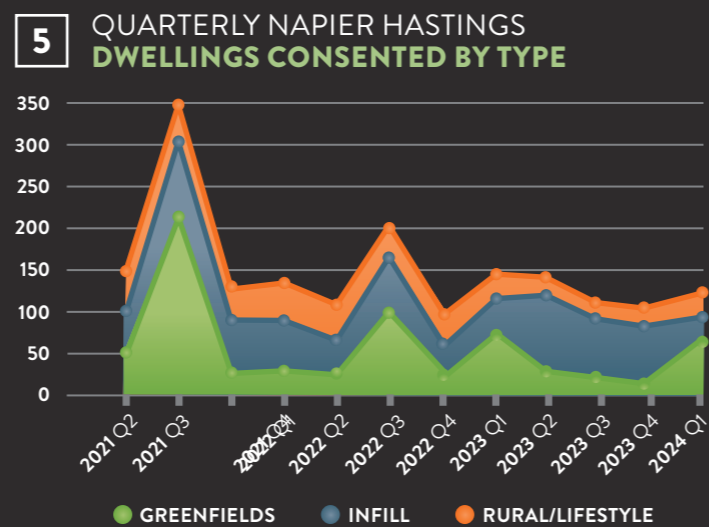
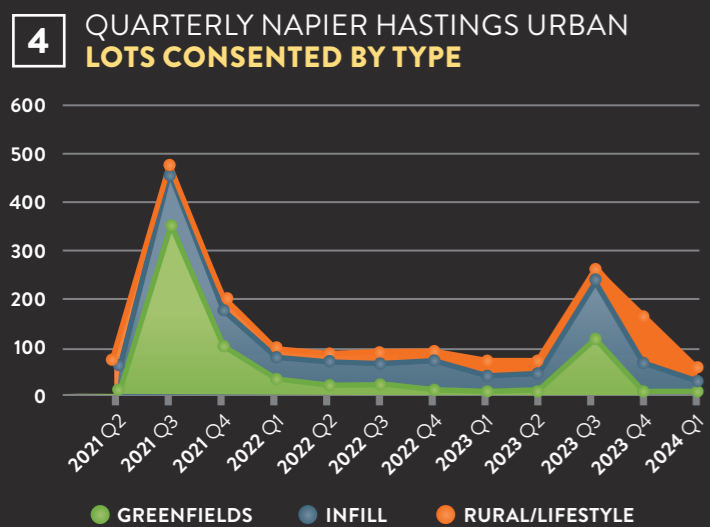
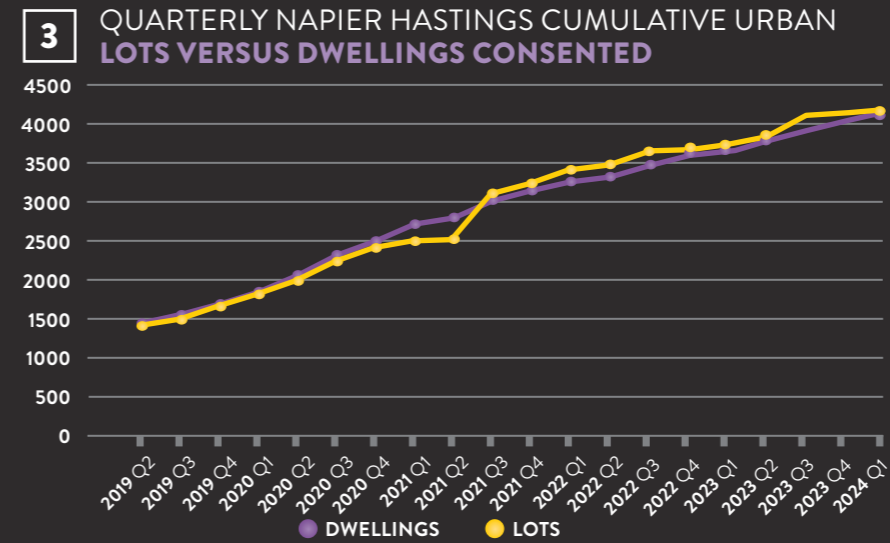
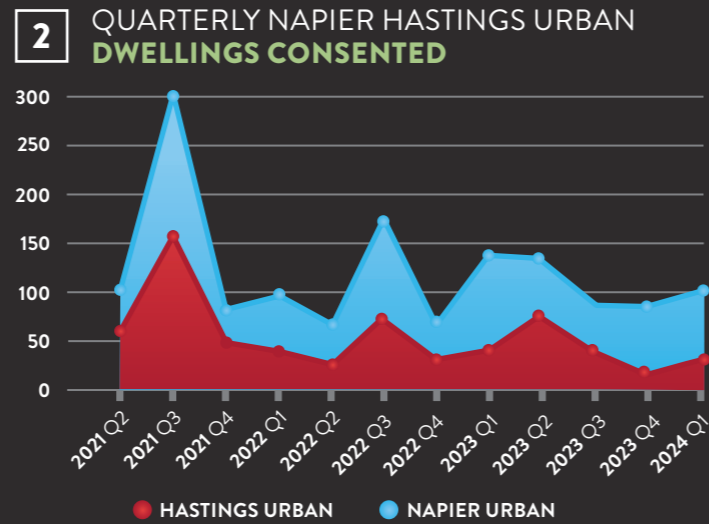
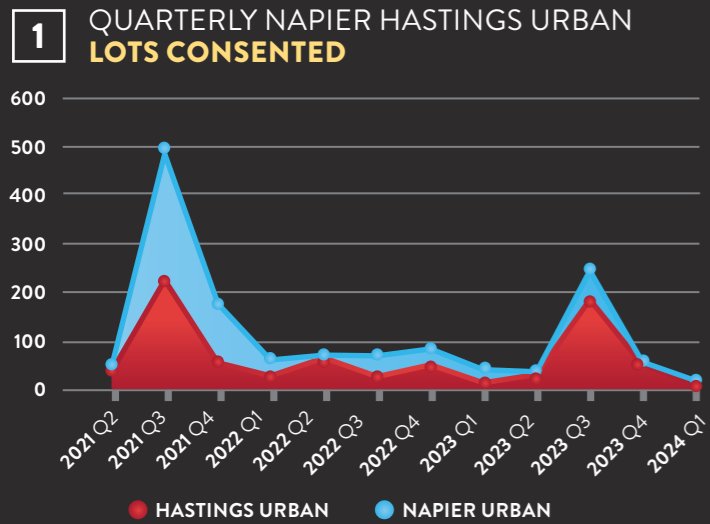
# Napier – Hastings Urban Housing Market Snapshot

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



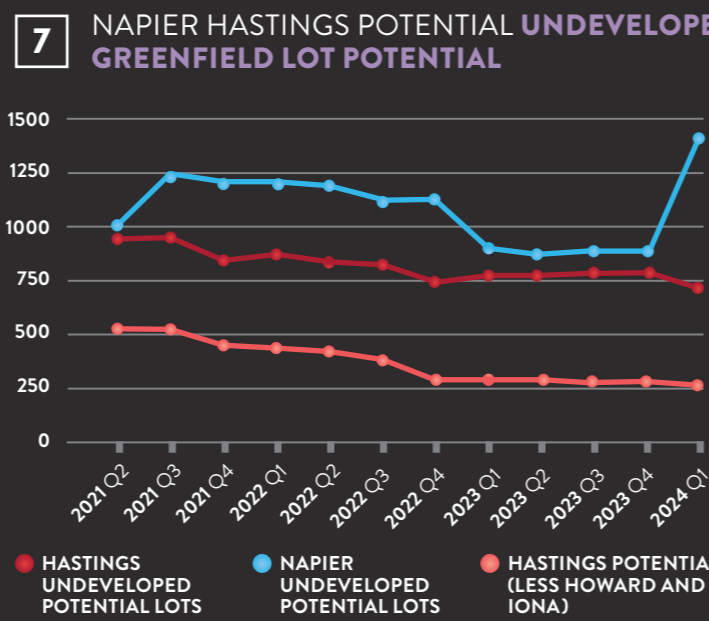
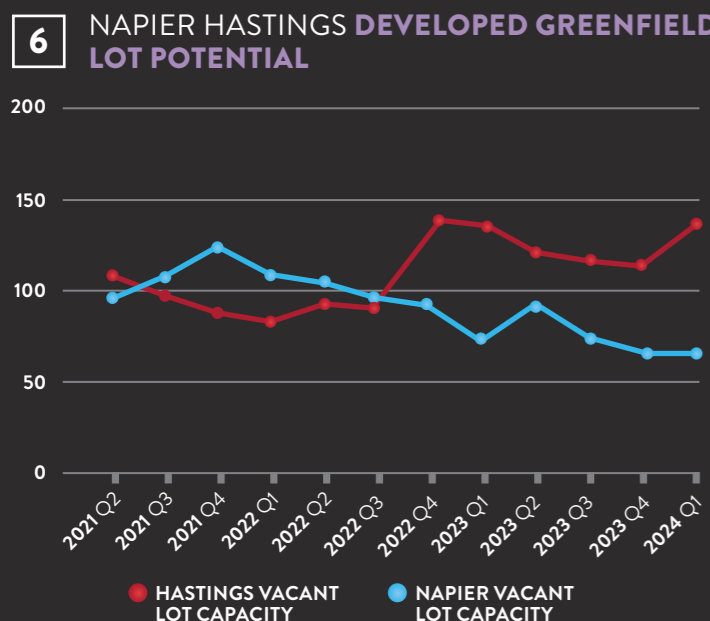
Q1  
2024

FOR THE PERIOD 1 JAN TO 31 MAR 2024



NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 MARCH, 2024

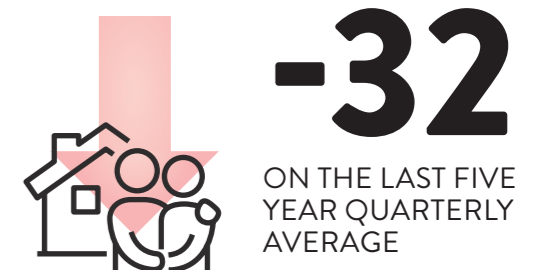
AREA	UNBUILT LOT CAPACITY 31 SEPT	NEW LOTS CREATED THIS QUARTER	BUILDING CONSENTS GRANTED	BALANCE LOTS	LOTS YET TO BE CREATED	TOTAL REMAINING CAPACITY
Arataki	0	0	0	0	0	0
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Stage 2	46	32	3	75	60	135
Northwood	7	0	0	7	9	16
Waingakau Village	52	0	6	46	22	68
Ryman 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	23	0	7	16	303	319
Te Awa	46	0	0	46	569	615
Total	183	81	65	199	1133	1332



#### 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.

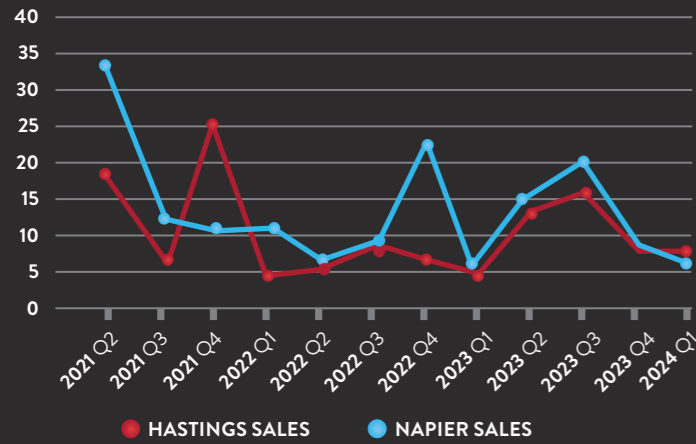


**HERETAUNGA HASTINGS** DISTRICT COUNCIL

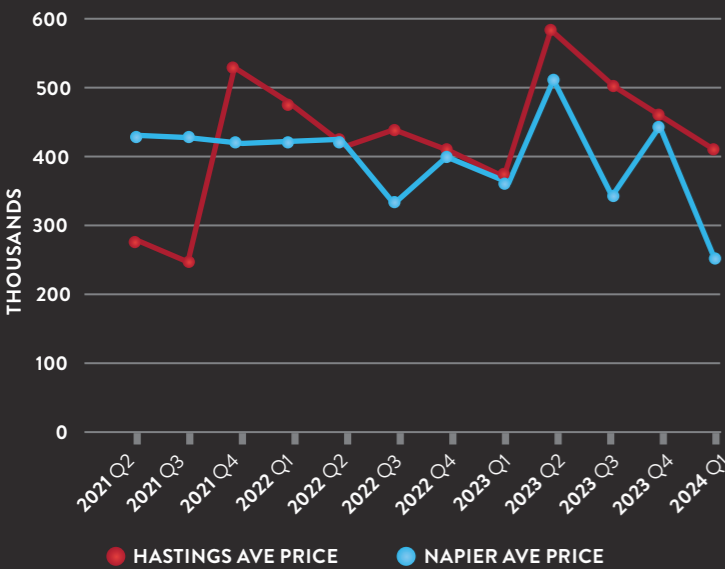
**NAPIER** CITY COUNCIL  
Te Kaunihira o Ahuriri

**HAWKES BAY** REGIONAL COUNCIL  
TE KAUNIHĀRA Ā-ROHE O TE MATAU-A-MĀUI

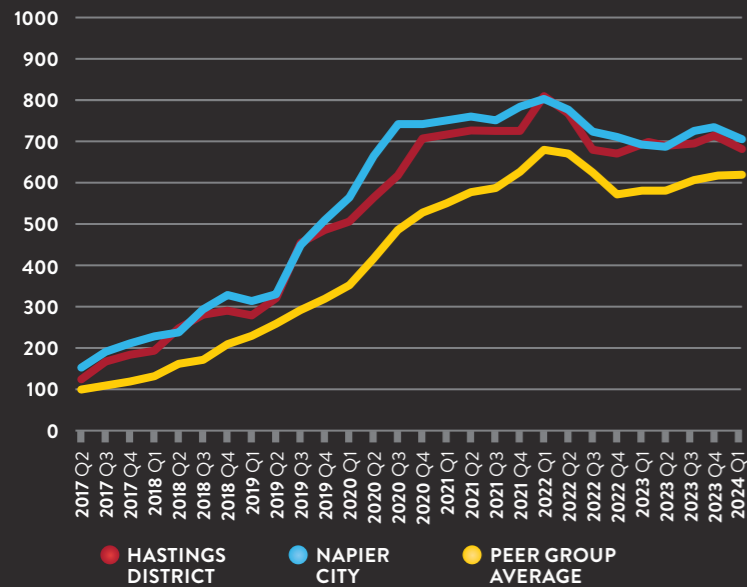
**9** NAPIER HASTINGS VACANT SECTION SALES VOLUME



**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%

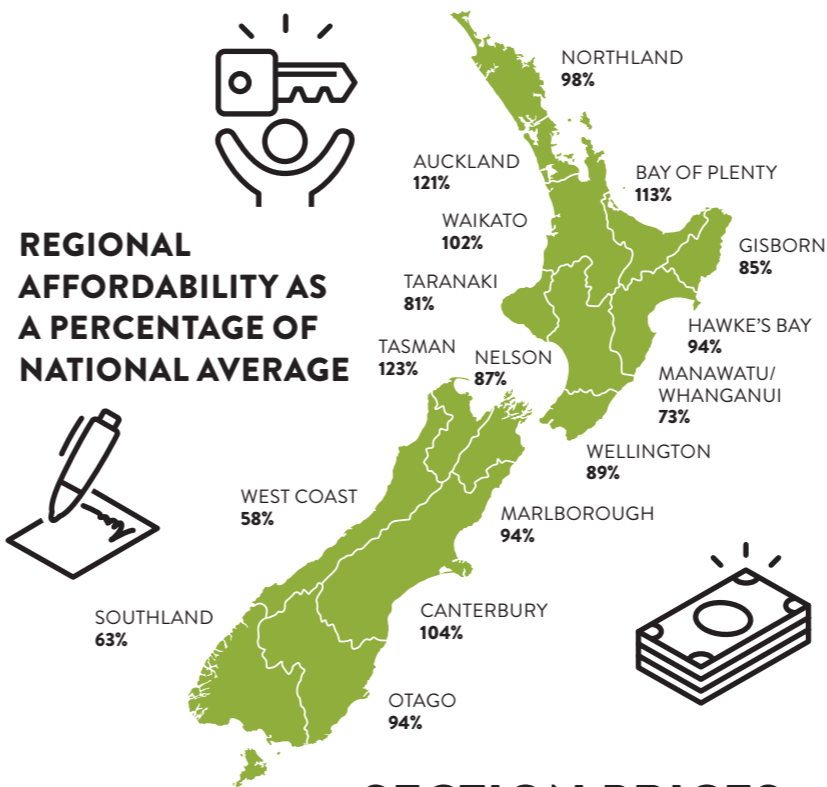
\* BASED ON THE LATEST AVAILABLE DATA DECEMBER 2023.

**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** **2.7%** & **2.0%** IN HASTINGS & IN NAPIER

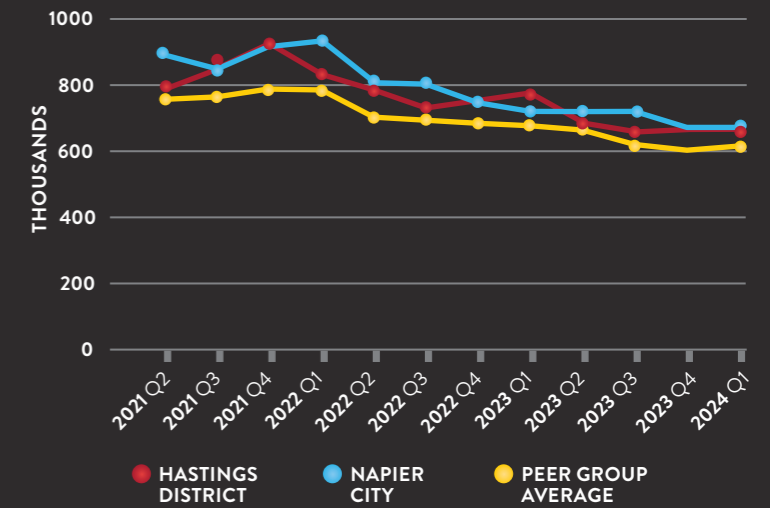
**SECTION PRICES** **-7%** & **42%** IN HASTINGS & IN NAPIER

**HOUSE PRICES** **-0.27%** & **-0.63%** IN HASTINGS & IN NAPIER

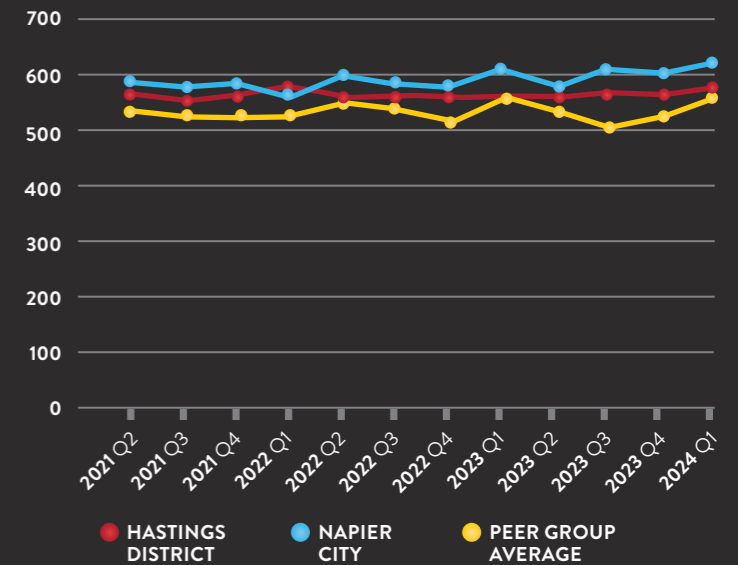
Notes:  
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne, Whangarei and Dunedin  
 • For longer time series and commentaries see [here](#)

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

