

# Napier – Hastings Urban Housing Market Snapshot

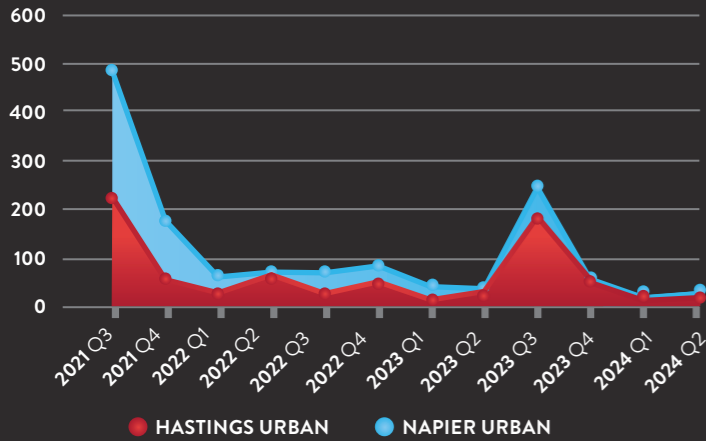
To inform decision making under the 2020 National Policy Statement on Urban Development



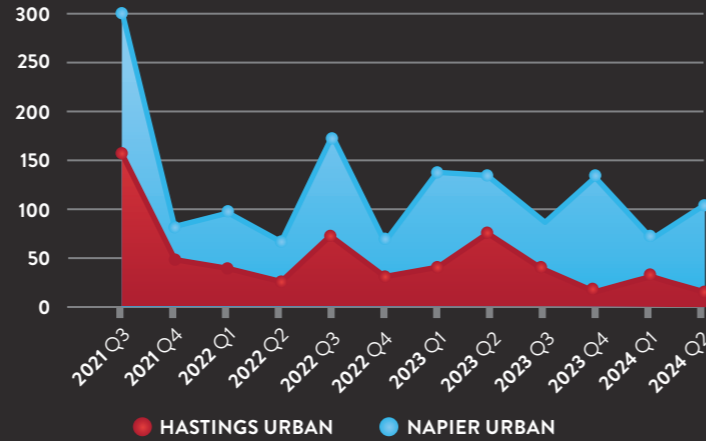
Q2  
2024

FOR THE PERIOD 1 APRIL TO 30 JUN 2024

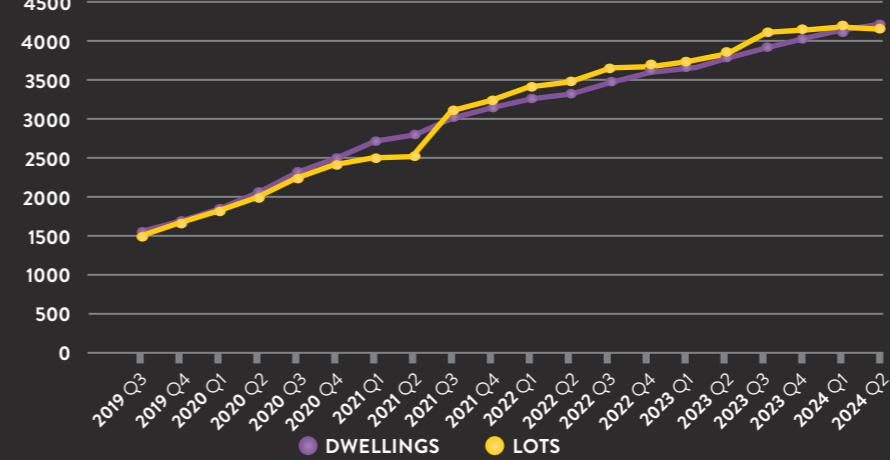
**1** QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



**2** QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



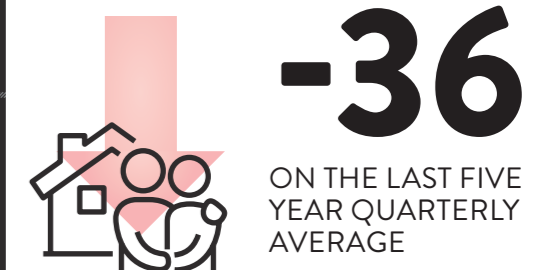
**3** QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



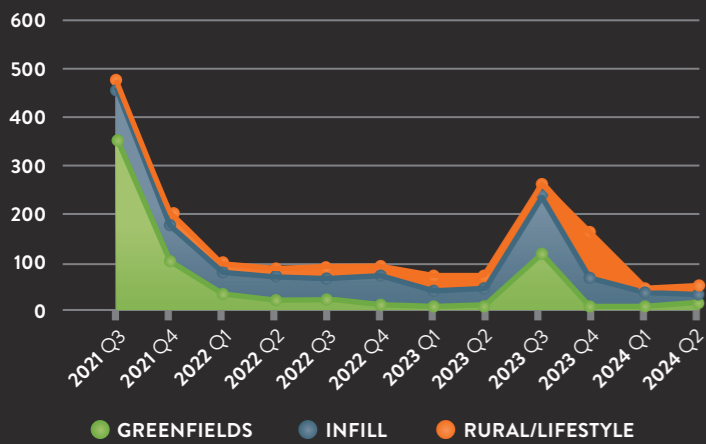
NET LOT CAPACITY ADDED



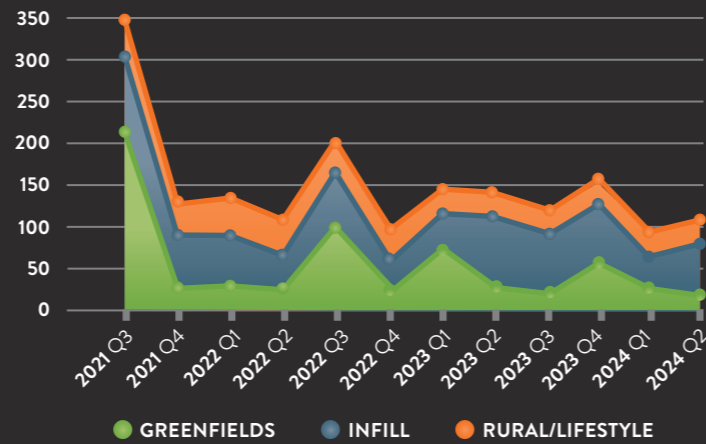
TOTAL NEW DWELLINGS



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



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



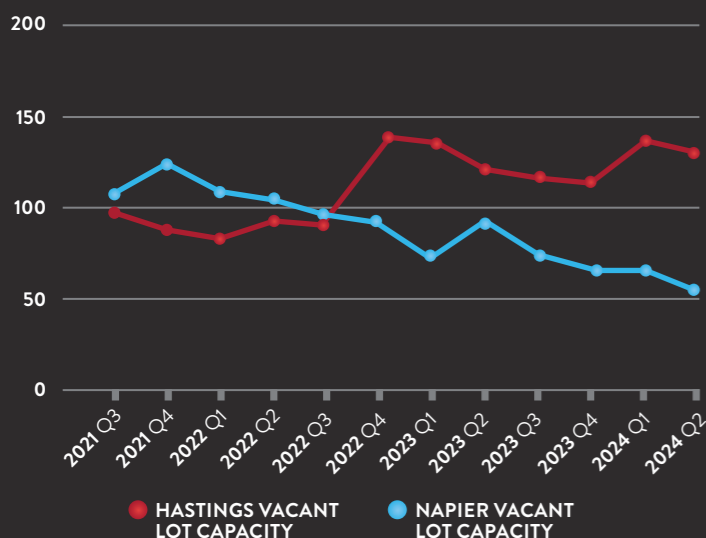
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 30 JUNE, 2024

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	1	0	1	0	0	0
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Stage 2	77	0	5	72	60	132
Northwood	7	0	0	7	9	16
Waingakau Village	46	0	3	43	22	65
Ryman Village Havelock	0	0	0	0	45	45
Brookvale Stage 1	3	0	1	2	98	100
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	3	16	303	319
Te Awa	46	0	3	46	569	615
Total	209	0	16	192	1133	1325

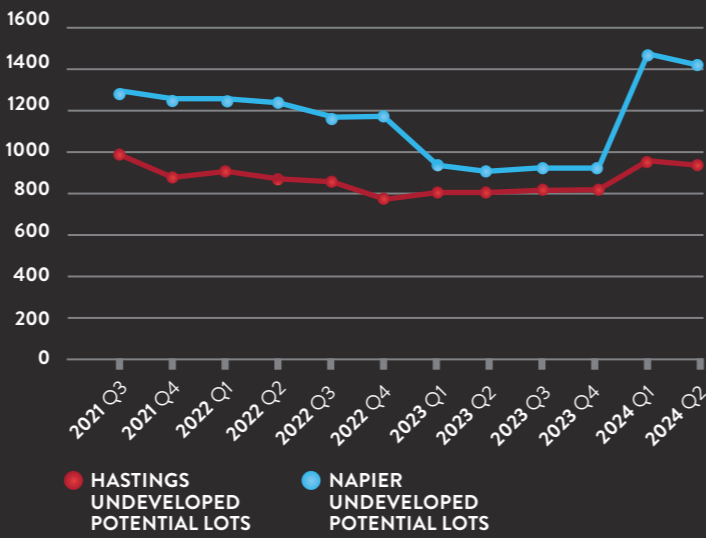
TOWNHOUSES/FLATS/UNITS



**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

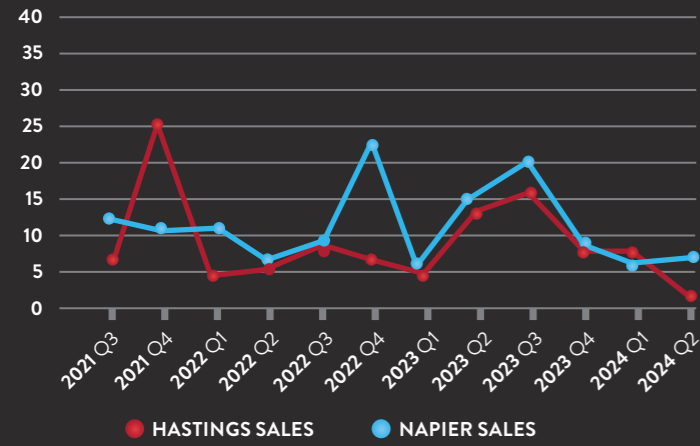
**NAPIER** CITY COUNCIL  
Te Kaunihira o Ahuriri

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

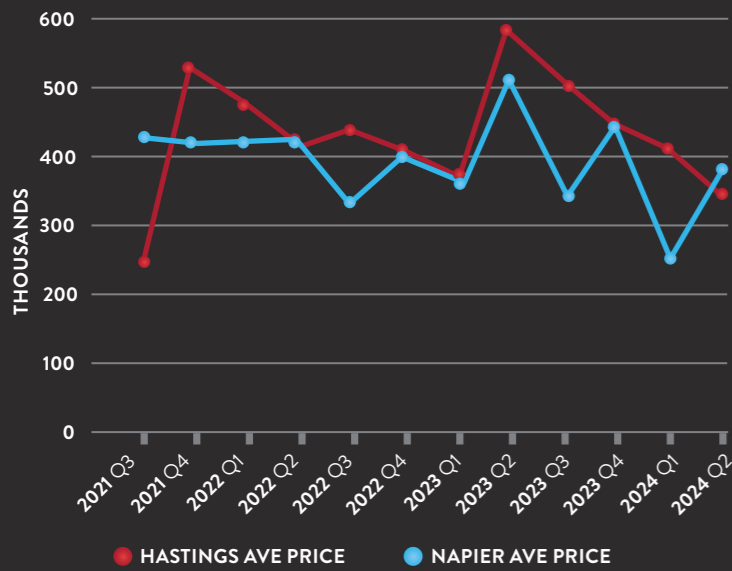
RETIREMENT VILLAGE UNITS



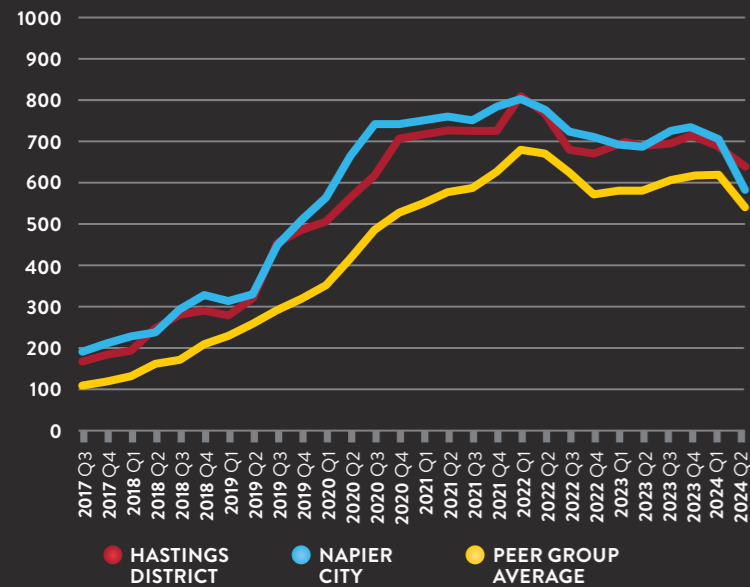
**9** NAPIER HASTINGS VACANT SECTION SALES VOLUME



**11** NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE



**13** QUARTERLY SOCIAL HOUSING REGISTER

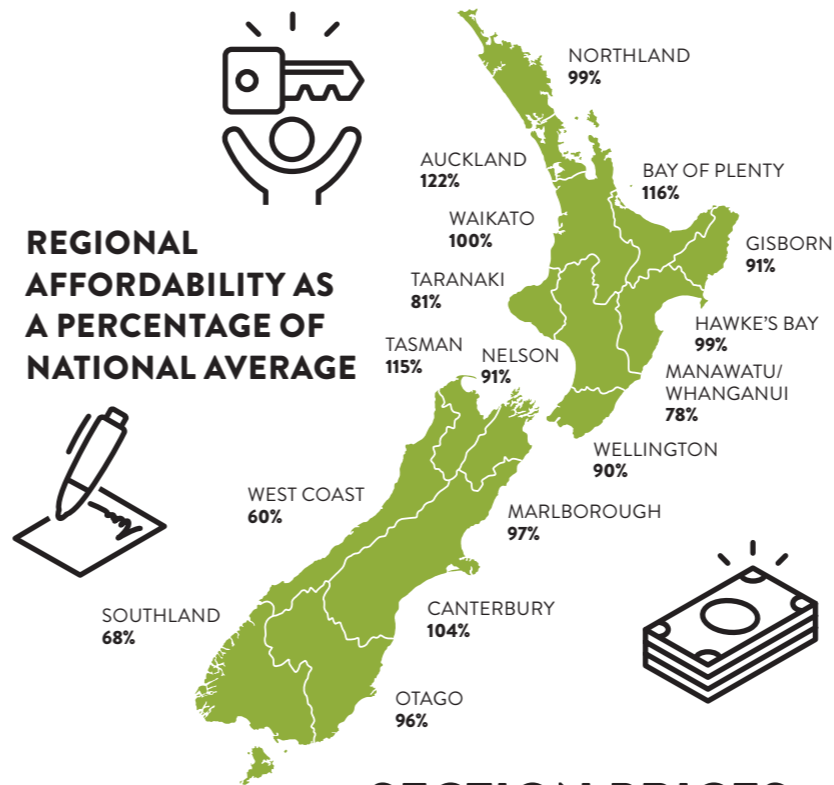


REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	MAY 2023	FEB 2024	MAY 2024	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	39.7	41.5	37.6	5.5%		9.5%	
Auckland	44.4	47.9	46.6		4.8%	2.9%	
Waikato	38.3	40.0	38.2	0.1%		4.4%	
Bay of Plenty	42.3	44.5	44.3		4.7%	0.4%	
Gisborne	35.8	36.3	34.8	2.9%		4.2%	
Hawke's Bay	37.0	38.5	37.7		1.8%	2.1%	
Manawatu/Whanganui	27.9	27.5	29.9		7.0%		8.6%
Taranaki	29.4	34.7	32.1		9.3%	7.3%	
Wellington	34.3	35.8	34.3		0.0%	4.2%	
Tasman	41.3	43.7	43.7		5.7%	0.1%	
Nelson	39.0	38.3	34.7	11.0%		9.3%	
Marlborough	34.3	37.8	37.2		8.4%	1.7%	
West Coast	20.3	18.5	22.8		12.0%		23.3%
Canterbury	38.4	40.9	39.6		3.2%	3.2%	
Otago	36.9	37.1	36.7	0.6%		1.0%	
Southland	24.6	25.5	25.7		4.7%		1.0%
ALL REGIONS	38.1	39.8	38.1		0.1%	4.3%	

**AFFORDABILITY**

**+2.1%** AT 6TH LEAST AFFORDABLE REGION  
AT 99% OF THE NZ AVERAGE

**SOCIAL HOUSING REGISTRATIONS ON THE DECLINE - DOWN 57 IN HASTINGS AND 117 IN NAPIER**



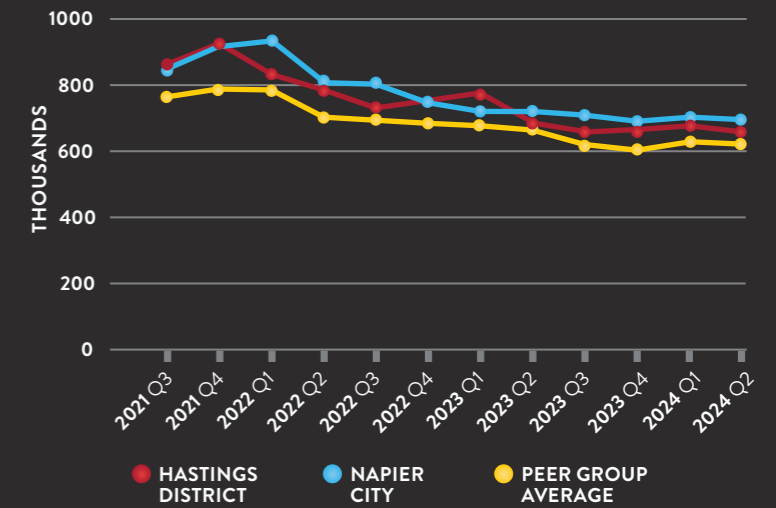
**RENTS** **2.5%** & **3.0%** IN HASTINGS & IN NAPIER  
**SECTION PRICES** **-20%** & **42%** IN HASTINGS & IN NAPIER

**HOUSE PRICES** **-2.6%** & **-3.8%** IN HASTINGS & IN NAPIER

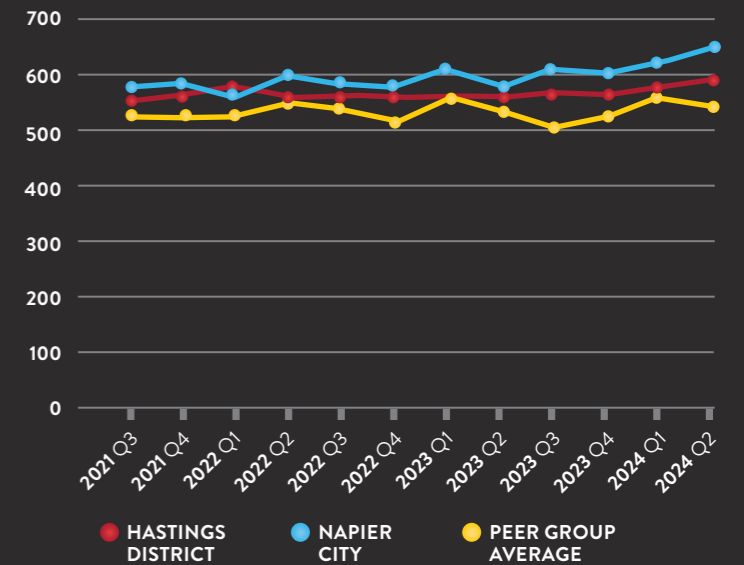
Notes:  
• Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne, Whangarei and Dunedin  
• For longer time series and commentaries see [here](#)

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 INFORMATION ONLY AVAILABLE UP TO NOVEMBER 2021

