

# Napier – Hastings Urban Housing Market Snapshot

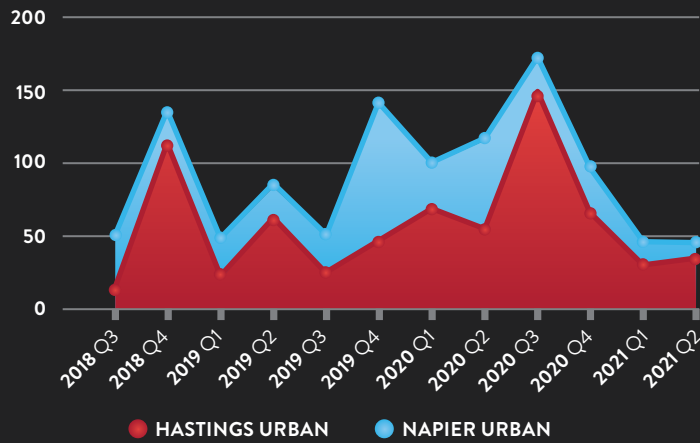
To inform decision making under the 2020 National Policy Statement on Urban Development



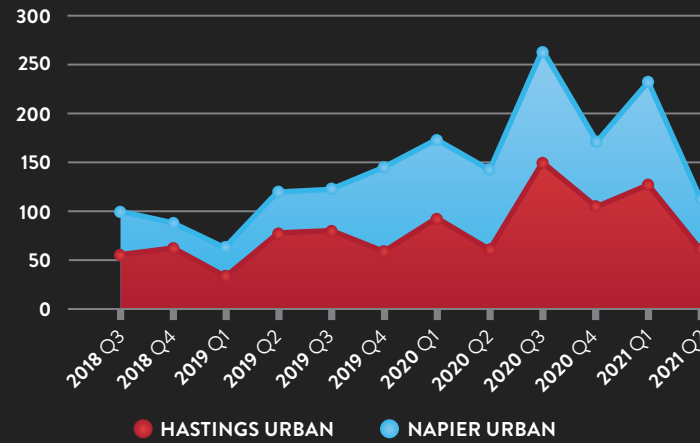
Q2  
2021

FOR THE PERIOD 31 MAR TO 30 JUN 2021

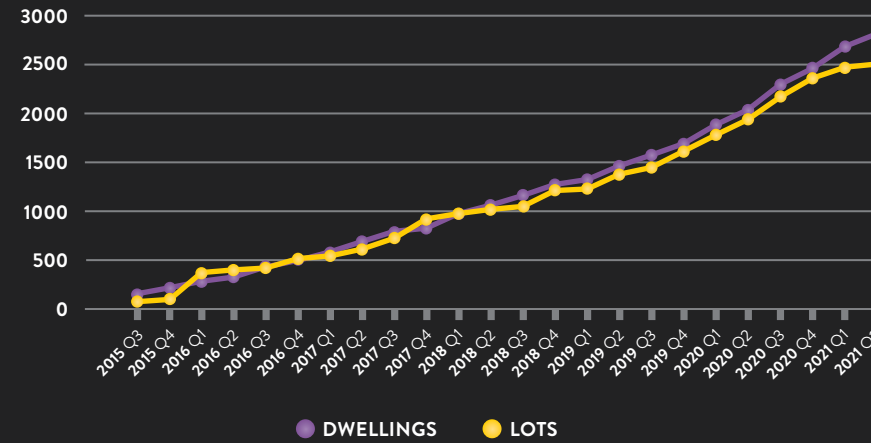
**1** QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



**2** QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



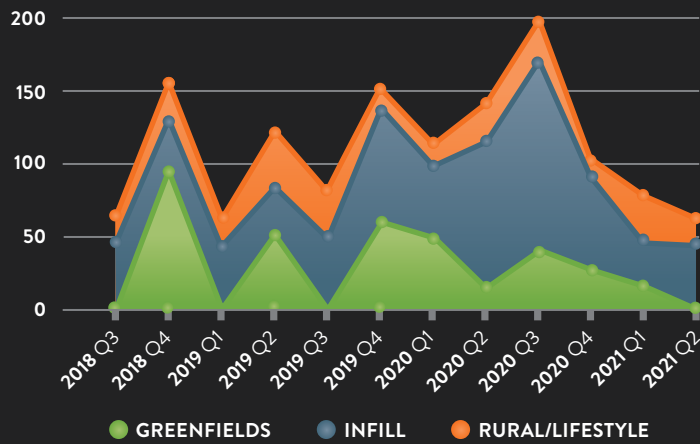
**3** QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



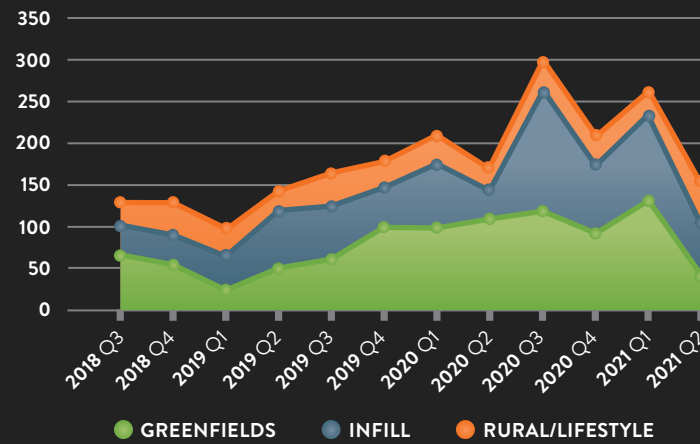
NET LOT CAPACITY ADDED



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



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



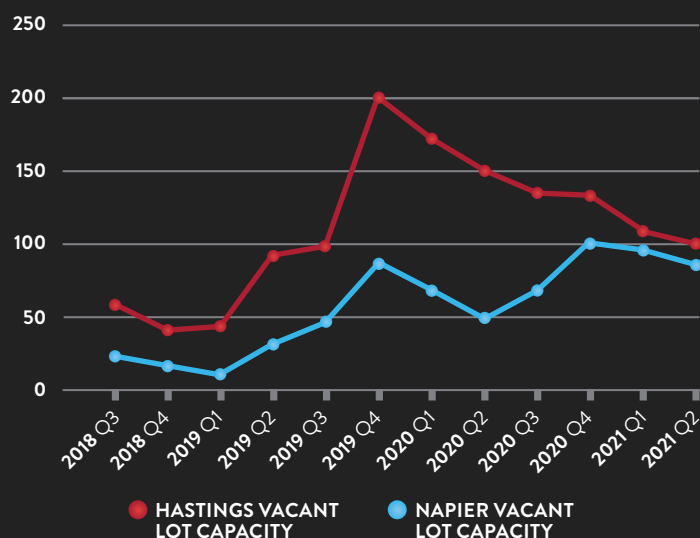
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 JUNE 2021

AREA	UNBUILT LOT CAPACITY 30 DEC	NEW LOTS CREATED THIS QUARTER	BUILDING CONSENTS GRANTED	BALANCE LOTS	LOTS YET TO BE CREATED	TOTAL REMAINING CAPACITY
Arataki	3	0	0	3	0	3
Lyndhurst Stage 1	1	0	0	1	9	10
Lyndhurst Lifestyle Village	0	0	0	0	0	0
Lyndhurst Stage 2	34	0	14	20	161	181
Northwood	10	0	2	8	44	52
Waingakau Village	64	0	2	62	25	91
Gracelands Village	0	0	0	0	0	0
Ryman Village Havelock	0	0	0	0	69	69
Brookvale Stage 1	6	0	0	6	92	98
Howard Street	0	0	0	0	0	0
Iona 1a (Breadalbane)	0	0	0	0	29	29
Iona	0	0	0	0	0	0
Parklands	80	0	11	69	63	132
Bupa Village	0	0	0	0	45	45
Summerset Te Awa	0	0	0	0	94	94
Te Awa	16	0	5	11	753	764
Total	214	0	34	180	1384	1568
Less Retirement Villages	214	0	34	180	1176	1360

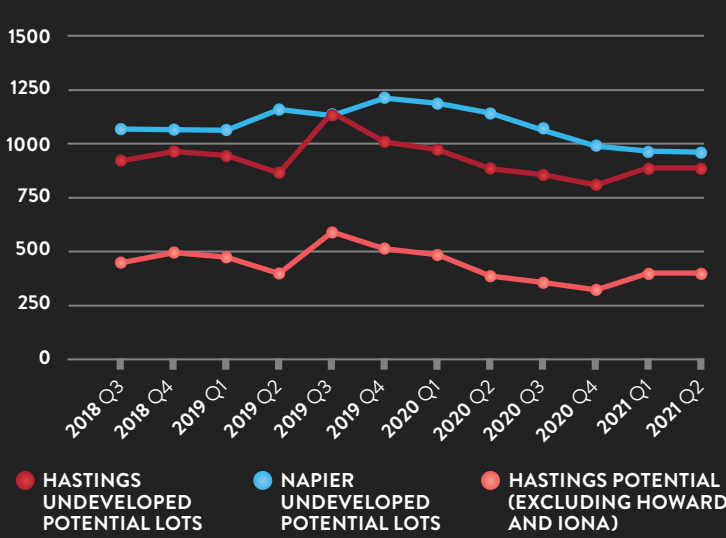
TOTAL NEW DWELLINGS



**6** NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



**7** NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



TOWNHOUSES/FLATS/UNITS



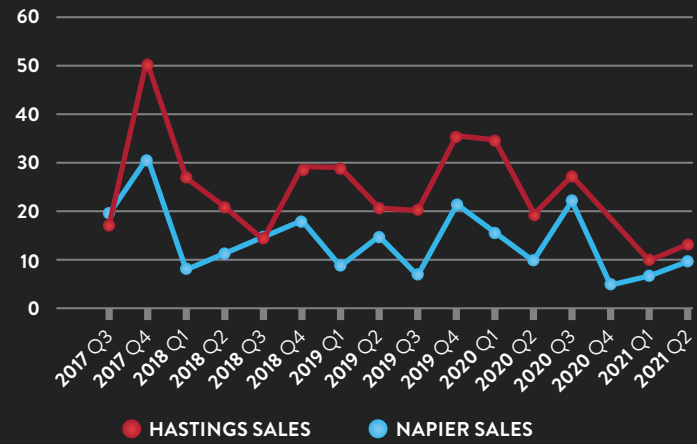
RETIREMENT VILLAGE UNITS



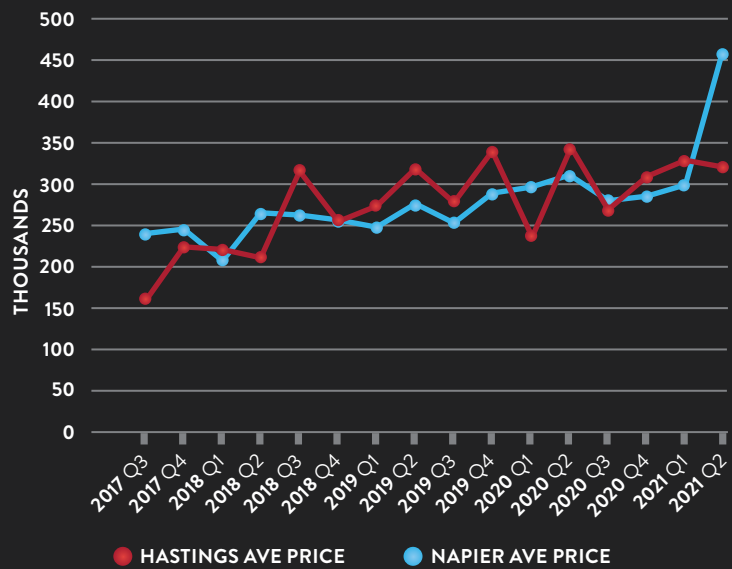
Disclaimer: This Infographic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability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



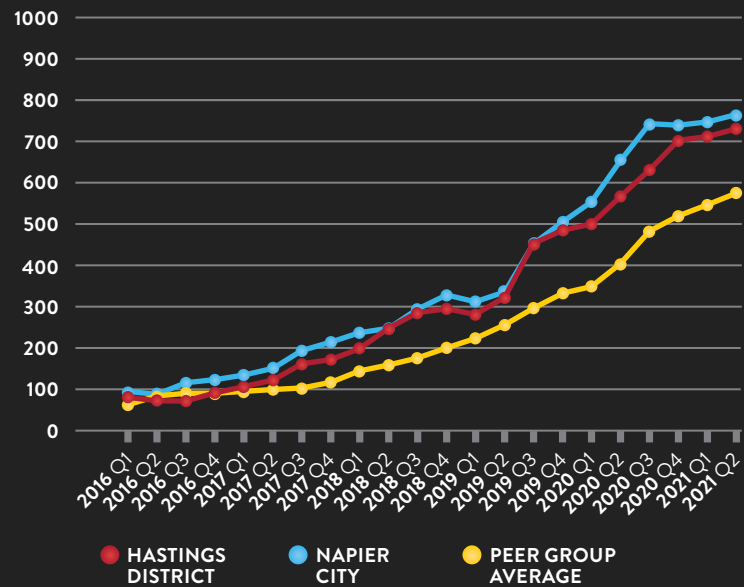
### 9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



### 11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE

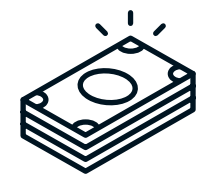


### 13 QUARTERLY SOCIAL HOUSING REGISTER



REGION	HOME AFFORDABILITY INDEX			PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
	MAY 2020	FEB 2021	MAY 2021	IMPROVEMENT	DECLINE	IMPROVEMENT	DECLINE
Northland	19.4	19.5	21.5		10.8%		10.2%
Auckland	28.5	28.3	28.2	1.2%		0.6%	
Waikato	20.4	20.1	21.2		3.7%		5.7%
Bay of Plenty	21.2	23.7	24.7		16.2%		3.9%
Gisborne	15.6	17.3	20.5		31.7%		18.8%
Hawke's Bay	18.4	19.7	22.7		23.6%		15.7%
Manawatu/Whanganui	13.7	15.1	17.8		29.6%		17.9%
Taranaki	13.3	13.7	16.1		21.2%		17.7%
Wellington	20.2	21.5	21.3		5.5%	0.9%	
Tasman	25.2	22.7	27.6		9.5%		21.9%
Nelson	22.3	21.1	21.9	1.9%			4.0%
Marlborough	20.3	20.5	20.6		1.3%		0.5%
West Coast	7.9	8.2	8.9		13.0%		9.4%
Canterbury	15.6	15.6	16.6		6.4%		6.7%
Otago	17.5	18.5	20.4		16.7%		10.6%
Southland	12.5	11.6	12.1	3.2%			3.8%
ALL REGIONS	20.2	20.8	22.3		10.1%		6.8%

### AFFORDABILITY



**15.7%**



DOWN 4 PLACES TO  
**4<sup>th</sup>** LEAST AFFORDABLE REGION IN NZ

AT 102% OF THE NATIONAL AVERAGE

↑ **2.5%** SOCIAL HOUSING REGISTRATIONS

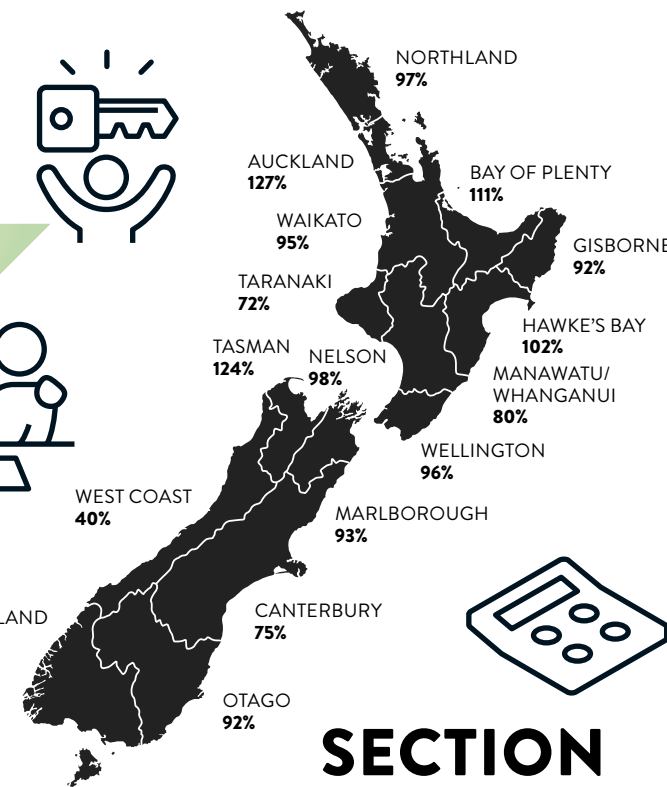


RENTS **3.7%** & **6%** ABOVE THE PEER GROUP AVERAGE

### SECTION PRICES

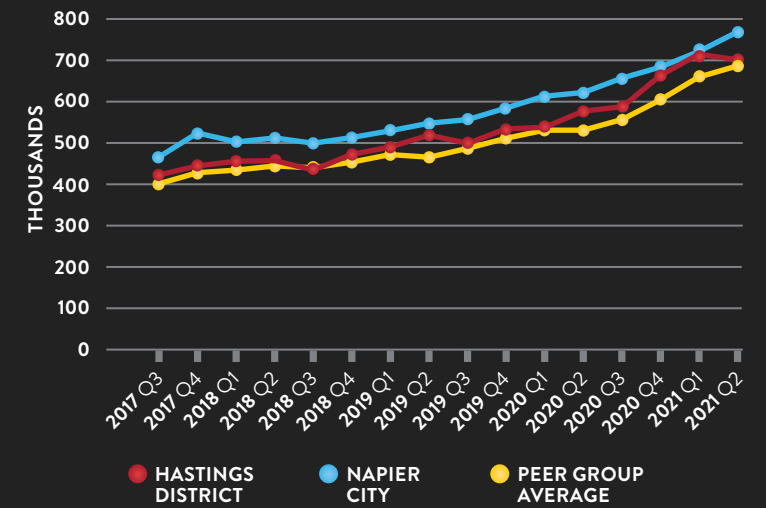
RENTS **1.8%** & **51.8%** IN HASTINGS IN NAPIER

HOUSE PRICES ↓ **2.1%** IN HASTINGS & ↑ **3.3%** IN NAPIER

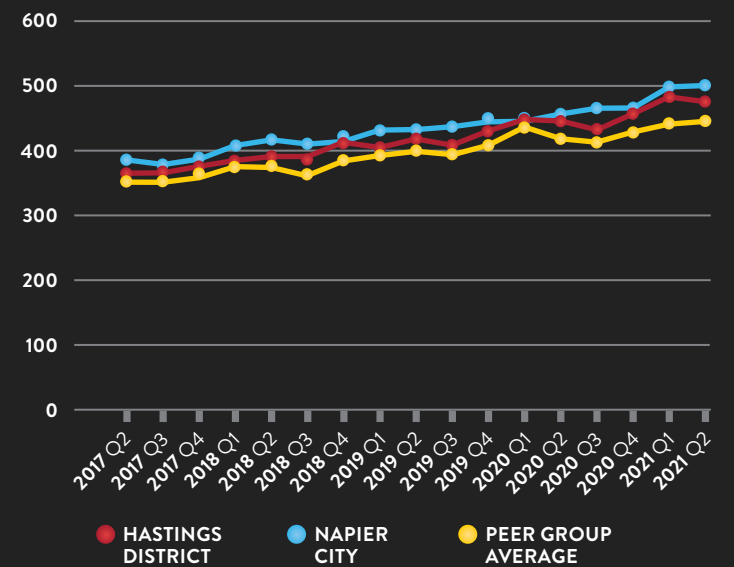


Notes:  
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne.  
 • For longer time series and commentaries see <https://www.hpuds.co.nz/assets/Uploads/2020-Q4-NPSUD-Quarterly-Market-Indicator-Monitoring-Report-published-June-2021-5556.pdf>  
 Attributions: Section Prices 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

