

# Napier - Hastings Urban Housing Market Snapshot

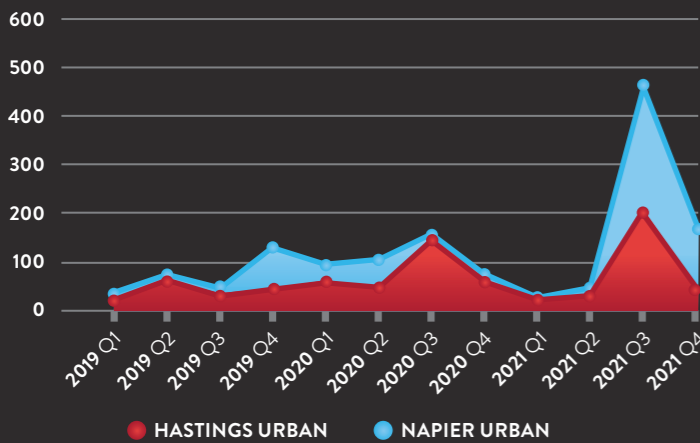
To inform decision making under the 2020 National Policy Statement on Urban Development



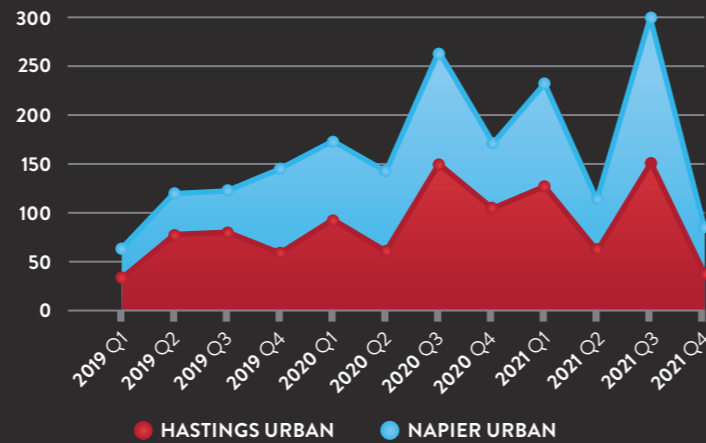
Q4  
2021

FOR THE PERIOD 31 SEPT TO 31 DEC 2021

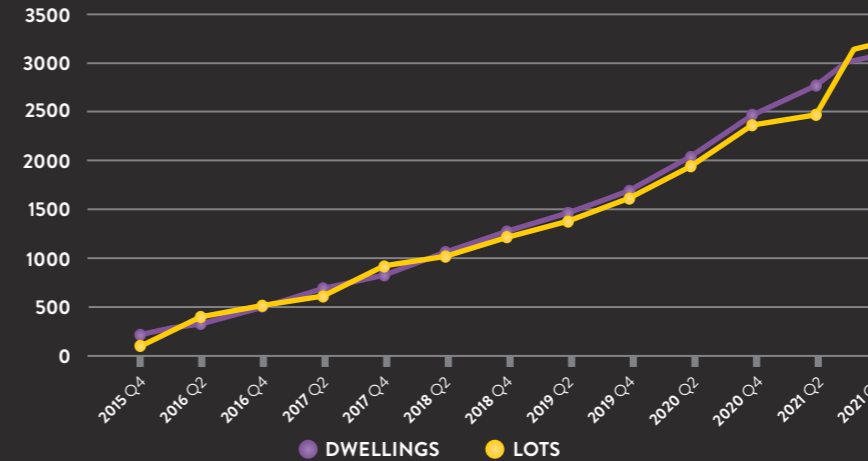
1 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED



2 QUARTERLY NAPIER HASTINGS URBAN DWELLINGS CONSENTED



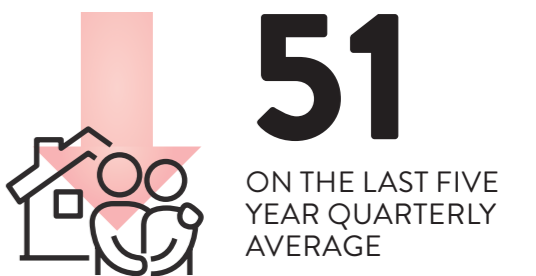
3 QUARTERLY NAPIER HASTINGS CUMULATIVE URBAN LOTS VERSUS DWELLINGS CONSENTED



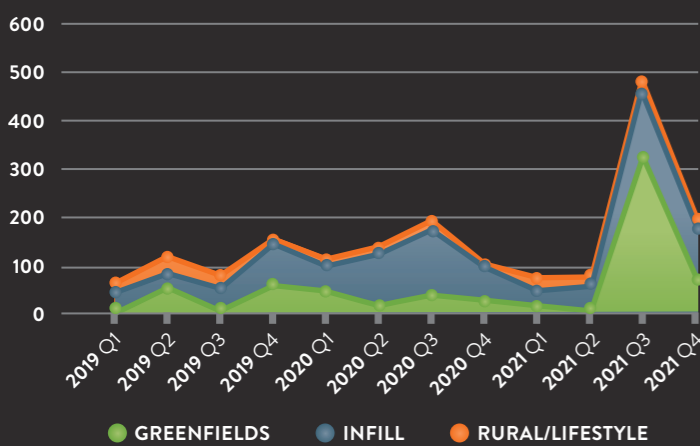
NET LOT CAPACITY ADDED



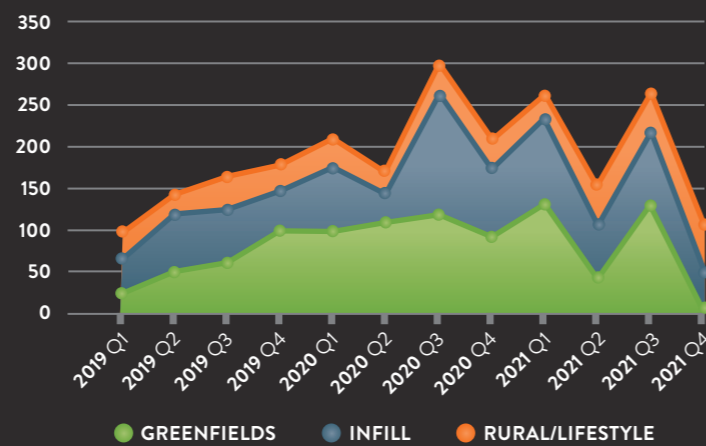
TOTAL NEW DWELLINGS



4 QUARTERLY NAPIER HASTINGS URBAN LOTS CONSENTED BY TYPE



5 QUARTERLY NAPIER HASTINGS DWELLINGS CONSENTED BY TYPE



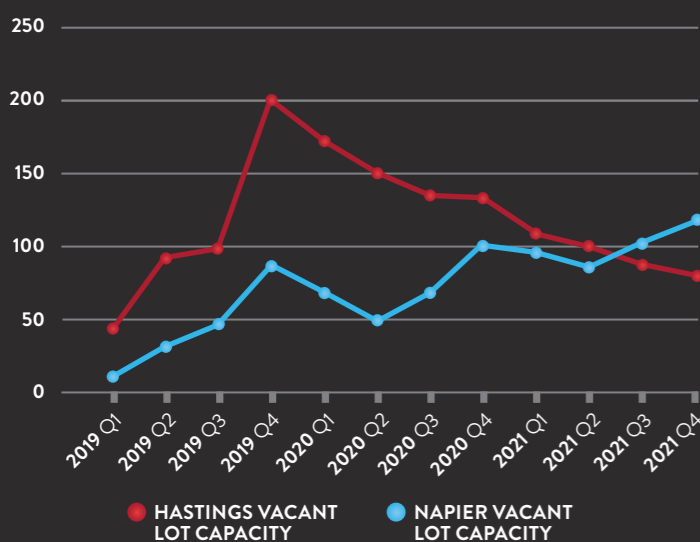
NAPIER HASTINGS RESIDENTIAL LAND CAPACITY AND QUARTERLY UPTAKE TO 31 DECEMBER, 2021

| AREA                        | UNBUILT LOT CAPACITY 30 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 Lifestyle Village | 0                            | 0                             | 0                         | 0            | 0                      | 0                        |
| Lyndhurst Stage 2           | 12                           | 0                             | 1                         | 11           | 152                    | 163                      |
| Northwood                   | 8                            | 0                             | 1                         | 7            | 44                     | 51                       |
| Waingakau Village           | 60                           | 0                             | 0                         | 60           | 25                     | 85                       |
| Gracelands Village          | 0                            | 0                             | 0                         | 0            | 0                      | 0                        |
| Ryman Village Havelock      | 0                            | 77                            | 77                        | 0            | 0                      | 0                        |
| Brookvale Stage 1           | 2                            | 0                             | 0                         | 2            | 110                    | 112                      |
| Howard Street               | 0                            | 0                             | 0                         | 0            | 0                      | 0                        |
| Iona 1a (Breadalbane)       | 0                            | 0                             | 0                         | 0            | 28                     | 28                       |
| Iona                        | 0                            | 0                             | 0                         | 0            | 0                      | 0                        |
| Parklands                   | 87                           | 38                            | 15                        | 110          | 0                      | 110                      |
| Bupa Village                | 0                            | 0                             | 0                         | 0            | 15                     | 15                       |
| Summerset Te Awa            | 0                            | 0                             | 0                         | 0            | 49                     | 49                       |
| Te Awa                      | 13                           | 0                             | 4                         | 9            | 729                    | 738                      |
| Total                       | 184                          | 115                           | 98                        | 201          | 1161                   | 1362                     |
| Less Retirement Villages    | 184                          | 38                            | 21                        | 201          | 1097                   | 1298                     |

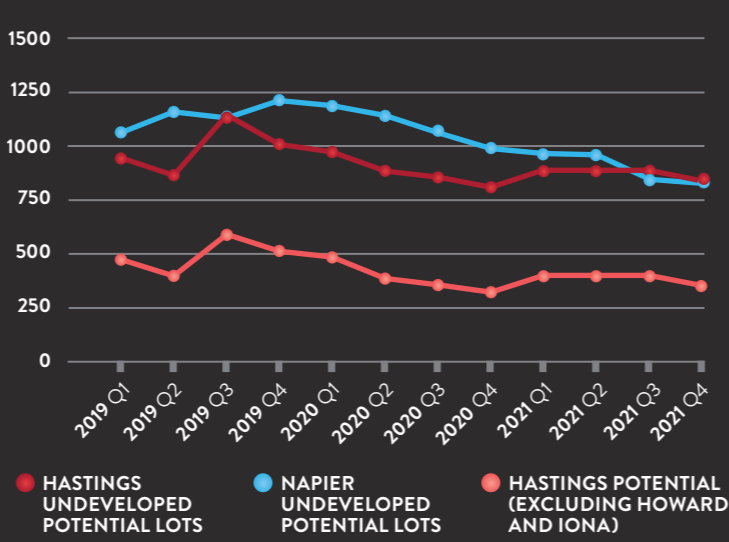
TOWNHOUSES/FLATS/UNITS



6 NAPIER HASTINGS DEVELOPED GREENFIELD LOT POTENTIAL



7 NAPIER HASTINGS POTENTIAL UNDEVELOPED GREENFIELD LOT POTENTIAL



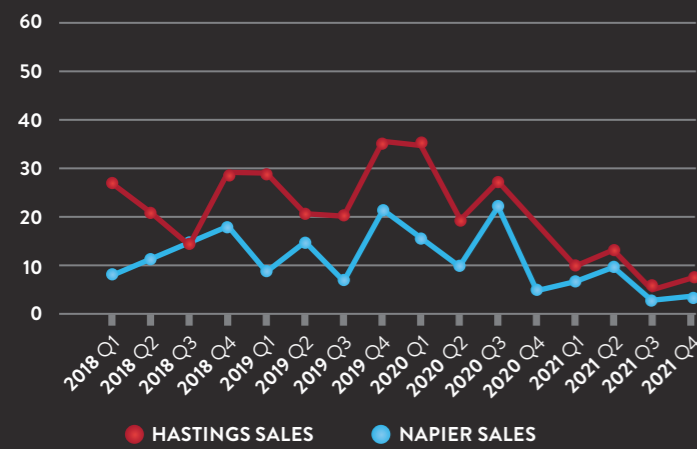
RETIREMENT VILLAGE UNITS



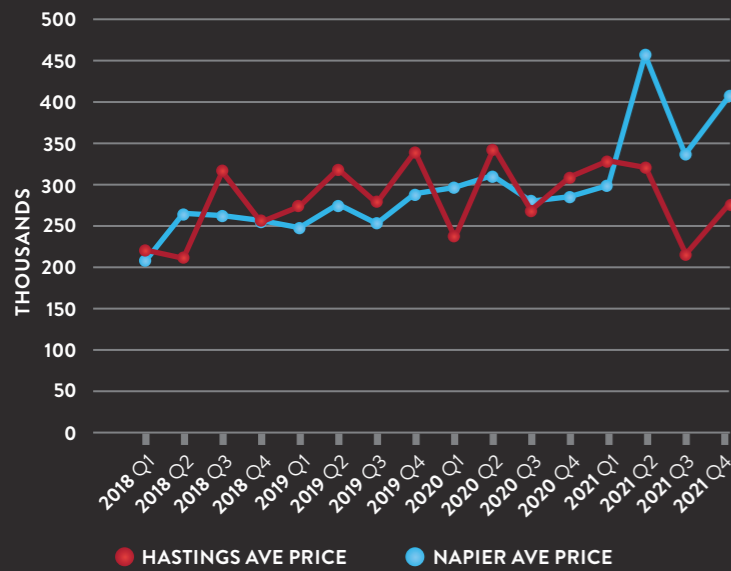
Disclaimer: This Info graphic is compiled from a number of sources for the Councils (being the Napier City Council, Hastings District Council and Hawke's Bay Regional Council) own purposes and obligations under the National Policy Statement on Urban Development. The Councils will not accept liability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



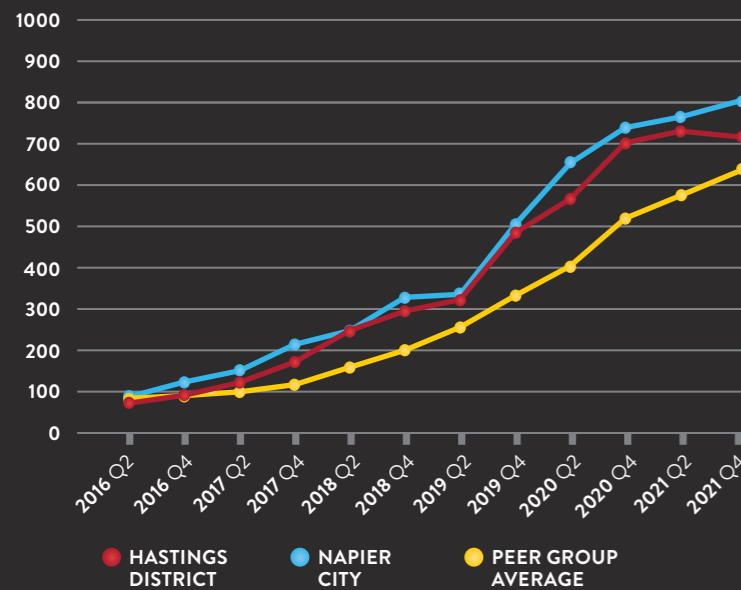
### 9 NAPIER HASTINGS VACANT SECTION SALES VOLUME



### 11 NAPIER HASTINGS AVERAGE VACANT SECTION SALES PRICE

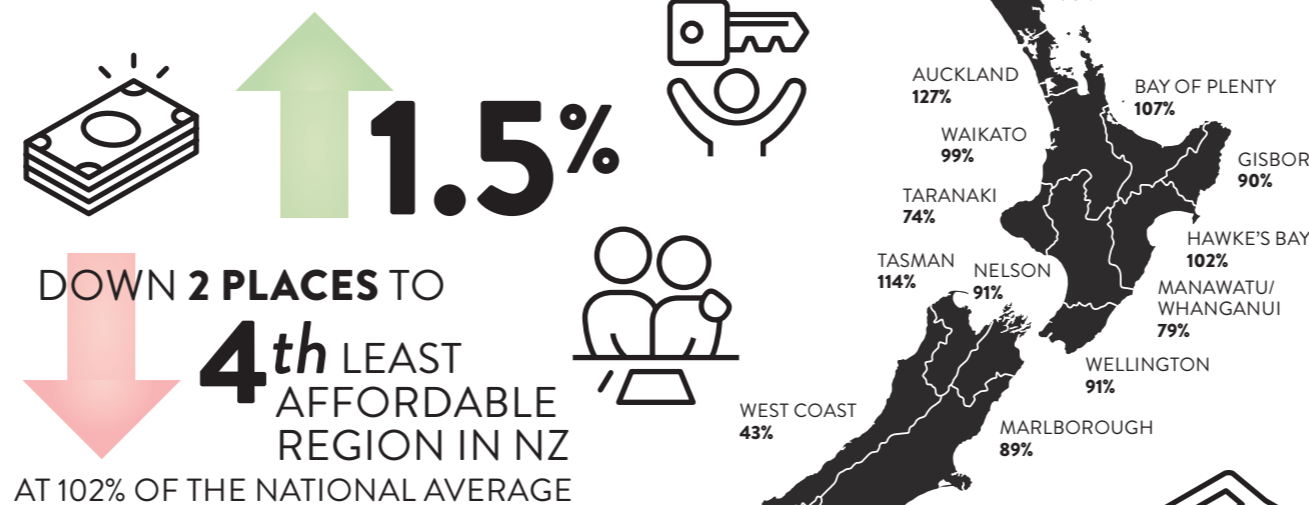


### 13 QUARTERLY SOCIAL HOUSING REGISTER



| 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 2020                 | AUG 2021 | NOV 2021 | IMPROVEMENT   | DECLINE | IMPROVEMENT  | DECLINE |
| Northland          | 18.2                     | 21.5     | 28.3     |   | 55.7%   |  | 31.5%   |
| Auckland           | 27.4                     | 31.3     | 38.6     |   | 40.9%   |  | 23.1%   |
| Waikato            | 19.5                     | 24.0     | 30.0     |   | 54.2%   |  | 24.9%   |
| Bay of Plenty      | 21.5                     | 26.5     | 32.6     |   | 51.5%   |  | 22.9%   |
| Gisborne           | 14.4                     | 17.4     | 27.3     |   | 88.1%   |  | 55.7%   |
| Hawke's Bay        | 18.3                     | 22.4     | 30.9     |   | 69.4%   |  | 37.9%   |
| Manawatu/Whanganui | 16.3                     | 20.2     | 23.8     |   | 46.0%   |  | 17.7%   |
| Taranaki           | 11.6                     | 17.3     | 22.4     |   | 93.4%   |  | 29.5%   |
| Wellington         | 22.7                     | 22.2     | 27.6     |   | 21.5%   |  | 24.1%   |
| Tasman             | 23.5                     | 27.1     | 34.5     |   | 46.8%   |  | 27.3%   |
| Nelson             | 23.2                     | 21.7     | 27.6     |   | 18.8%   |  | 27.1%   |
| Marlborough        | 22.1                     | 28.8     | 26.9     |   | 21.8%   | 6.4%   |         |
| West Coast         | 8.0                      | 9.8      | 13.0     |   | 62.0%   |  | 32.6%   |
| Canterbury         | 15.1                     | 18.8     | 23.9     |   | 58.5%   |  | 27.3%   |
| Otago              | 19.3                     | 21.5     | 26.6     |   | 37.8%   |  | 23.5%   |
| Southland          | 10.9                     | 13.2     | 16.3     |   | 49.9%   |  | 24.3%   |
| ALL REGIONS        | 21.9                     | 24.4     | 30.3     |   | 38.2%   |  | 24%     |

### AFFORDABILITY



**SOCIAL HOUSING REGISTRATIONS STABLE IN HASTINGS**

**UP IN NAPIER & PEER GROUP**

**RENTS 4.5% IN HASTINGS & -3.1% IN NAPIER**

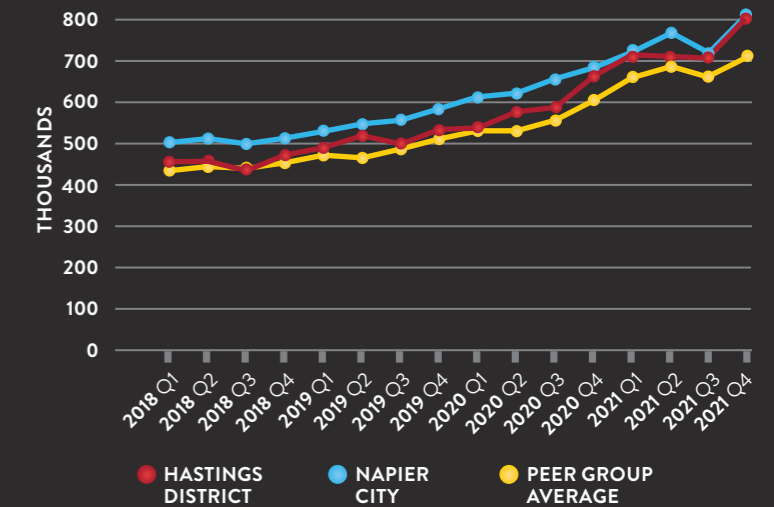
**SECTION PRICES 28% IN HASTINGS & 19% IN NAPIER**

**HOUSE PRICES 6.5% IN HASTINGS & 6.9% IN NAPIER**

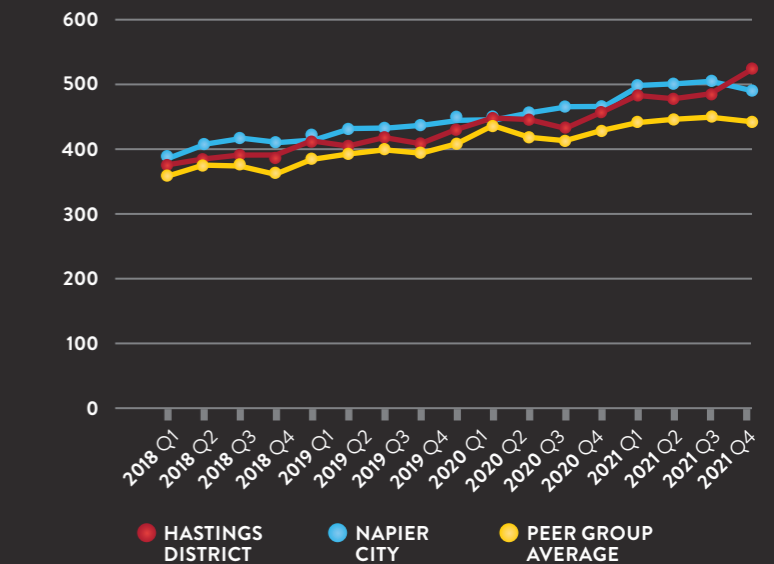
Notes:  
 • Peer Group includes, Nelson, Palmerston North, New Plymouth, Rotorua, Gisborne.  
 • For longer time series and commentaries see [here](#)

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

