



# Property Update

## Tawa to Pukerua Bay

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### “Biggest building consent system reform in decades”

On August 18, the Government announced, ‘the biggest change to the building consent system since the Building Act came into force in 2004’, according to Building and Construction Minister Chris Penk.

“The building sector has the potential to be an economic powerhouse, yet productivity has stalled since 1985 despite major advances in building methods and technology,” Mr Penk says.

“New Zealand’s sluggish consenting system is delaying projects and driving up costs, making the average standalone house here 50 percent more expensive to build than in Australia.

“We must eliminate system blockages to speed up the delivery of new homes and infrastructure.

“Today, we are announcing plans to ease the cost burden on ratepayers for defective building work.

#### Risk aversion creates frustrations

“Right now, councils are hesitant to sign off on building consents and inspections because they could be held liable for all defects, leaving ratepayers to foot the bill.

“This often happens when one of the parties responsible cannot pay for repairs,

for example, if a business goes bust.

“Currently, building owners can claim full compensation from any responsible party – and it’s often councils, with the deepest pockets and no option to walk away, that end up paying out.

“The risk-aversion this creates leads to frustrating delays and extra cost for builders and homeowners.

#### Ratepayer risk

“A case in Queenstown shows the scale of this issue. In 2015, the Oaks Shores body corporate filed a \$160 million claim for weathertight defects. The developer had been placed into voluntary liquidation and was not sued, leaving ratepayers exposed to the entire claim.

“If the case hadn’t been settled privately, ratepayers could have faced rates’ increases of \$300 a year for 30 years.

“It’s time to put the responsibility where it belongs.

#### Protection for building owners

“The Government will scrap the current framework, known as joint and several liability, and replace it with proportionate liability.

“Under this new model, each party will only be responsible for the share of work

they carried out.

“Building owners will be protected if things go wrong and we’re exploring options such as requiring professional indemnity insurance and home warranties, similar to arrangements in Australia.

#### Consolidation of Consent Authorities

“The second major change I am announcing will allow councils to voluntarily consolidate their Building Consent Authorities (BCAs) functions with each other. “It is ridiculous builders, designers and homeowners must navigate 66 different interpretations of the Building Code, because of the number of council BCAs across the country”.

“Builders can be rejected on paperwork that would be accepted by a neighbouring authority simply because each BCA applies the rules differently. Many councils have asked for this, and I expect they will seize the opportunity to consolidate, share resources like building inspectors and IT systems, and pass the savings on to ratepayers”.

#### Aim to make it easier and cheaper to build

“Clearing blockages in the building consent system to make it easier and more affordable to build is an important part of this Government’s economic growth plan. We know the sector is behind us. New Zealand Certified Builders have said that this is the most significant change for the building industry in a generation, that it has been a long time coming and the change is welcomed by the industry. We are determined to get the building and construction sector firing on all cylinders, and that requires bold change”. [www.beehive.govt.nz/release/biggest-building-consent-system-reform-decades](http://www.beehive.govt.nz/release/biggest-building-consent-system-reform-decades)

### Easing the barriers to building a granny flat or shed

*Changes to the Building Act 2004 and the Resource Management Act 1991 are expected to be in force in early 2026, that will make it easier for more minor building works such as building a “granny” flat or a shed on your property.*

The welcome changes will record that property owners do not have to obtain a building consent from their local Council for building a granny flat or large shed that is up to 70m<sup>2</sup> in size.

There is still a requirement for the homeowner to notify the local Council prior to building and notify the Council upon completion of the same. The building must be constructed by a qualified licenced builder and in accordance with the Building Code and safety standards; and the building must be at least 2m from the boundary or from another building.

Sheds that are between 10m<sup>2</sup> and 30m<sup>2</sup> will also be exempt from requiring building consents and these structures need to be at least 1m from the boundary of the property.

Smaller sheds up to 10m<sup>2</sup> in size may be built right up to the boundary.

When constructing sheds you also need

to notify the Council and advise when the work is completed.

If you are looking to build a granny flat at your property prior to the new legislation being enforced, you will need to do so in accordance with the current legislation ie. you will need to obtain a building consent and resource consent from your local Council.

Protection under the Building Act will apply to these smaller builds, including a requirement for a written contract between the homeowner and the builder for projects over the value of \$30,000. Also the 12-month period for the repair of defects (from completion of the build) and the legislative 10-year implied warranty period will apply to granny flats.

If you are planning a small build at your property, it may be more cost effective if you wait until the new legislation is enacted in 2026.

Therese Greenlees, Registered Legal Executive, Rainey Collins Lawyers <https://www.raineycollins.co.nz/>

# RayWhite

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# Recent Tawa to Kapiti Residential Property Sales

Street	Suburb	Beds	Floor m <sup>2</sup>	Land m <sup>2</sup>	Sold	RV
Omaka Place	Aotea	4	190	277	\$1,065,000	\$1,140,000
Tasman Close	Aotea	4	192	599	\$960,000	\$1,070,000
Te Puia Drive	Aotea	4	191	600	\$1,000,000	\$1,030,000
John Burke Drive	Aotea	4	197	609	\$1,197,000	\$1,210,000
Okupe Grove	Aotea	4	214	632	\$1,300,000	\$1,270,000
Queen Charlotte Drive	Aotea	4	223	635	\$1,305,000	\$1,390,000
Te Puia Drive	Aotea	3	160	722	\$1,095,000	\$1,030,000
Aotea Drive	Aotea	3	162	740	\$1,040,000	\$930,000
John Burke Drive	Aotea	4	310	761	\$1,405,000	\$1,500,000
Milford Street	Aotea	4	205	800	\$1,225,001	\$1,200,000
John Burke Drive	Aotea	4	249	989	\$1,100,000	\$1,330,000
Truro Road	Camborne	4	232	587	\$1,010,000	\$900,000
Castor Crescent	Cannons Creek	3	129	627	\$675,000	\$660,000
Iris Grove	Cannons Creek	4	110	759	\$497,000	\$590,000
Cheshire Street	Cannons Creek	3	101	826	\$670,000	\$580,000
Cheshire Street	Cannons Creek	4	121	1024	\$620,000	\$510,000
Makora Road	Otaihanga	2	104	451	\$780,000	\$840,000
The Drive	Otaihanga	4	238	599	\$1,120,000	\$1,130,000
Tieko Street	Otaihanga	4	250	1760	\$1,410,000	\$1,110,000
Rikihana Way	Otaki	2	113	303	\$710,000	\$680,000
Te Manuao Road	Otaki	2	67	722	\$545,000	\$540,000
Lupin Road	Otaki	3	220	1104	\$660,000	\$600,000
Bell Street	Otaki	2	95	1151	\$525,000	\$480,000
Seagrass Place	Otaki Beach	3	152	677	\$835,000	\$770,000
Tweed Road	Papakowhai	3	110	661	\$823,000	\$790,000
Cormarty Place	Papakowhai	5	295	694	\$975,000	\$1,040,000
Papakowhai Road	Papakowhai	3	142	1252	\$797,500	\$880,000
McGregor Place	Paraparaumu	2	137	302	\$800,000	\$750,000
Hinemoa Street	Paraparaumu	2	105	305	\$423,000	\$610,000
Koru Loop	Paraparaumu	3	125	362	\$915,000	\$890,000
Cabernet Close	Paraparaumu	3	170	453	\$760,000	\$710,000
Awatea Avenue	Paraparaumu	2	81	486	\$750,000	\$680,000
Coleman Street	Paraparaumu	3	110	539	\$618,000	\$570,000
Brazier Grove	Paraparaumu	3	100	546	\$750,000	\$720,000
Tararua Street	Paraparaumu	3	136	548	\$740,000	\$710,000
Langdale Avenue	Paraparaumu	3	167	555	\$850,000	\$840,000
Aorangi Road	Paraparaumu	3	200	572	\$715,000	\$700,000
Gallipoli Place	Paraparaumu	3	151	615	\$883,000	\$820,000
College Drive	Paraparaumu	4	211	769	\$940,000	\$850,000
Repo Street	Paraparaumu	3	103	802	\$640,000	\$520,000
Arawhata Road	Paraparaumu	5	280	809	\$845,000	\$830,000
Kaitawa Crescent	Paraparaumu	3	90	819	\$685,000	\$610,000
Parakai Street	Paraparaumu	3	120	841	\$765,000	\$640,000
Christow Court	Paraparaumu	4	248	842	\$1,275,000	\$1,070,000
Cypress Grove	Paraparaumu	3	100	857	\$615,000	\$570,000
Holcombe Drive	Paraparaumu	5	272	890	\$1,218,000	\$1,000,000
Tongariro Street	Paraparaumu	3	80	929	\$597,000	\$550,000
Rosewood Place	Paraparaumu	4	133	1021	\$635,000	\$670,000
Kapiti Road	Paraparaumu	3	186	245	\$1,350,000	\$1,350,000
Seaview Road	Paraparaumu	1	60	366	\$705,000	\$750,000
Monterosso Place	Paraparaumu	2	128	400	\$745,000	\$720,000
Golf Road	Paraparaumu	3	160	451	\$775,000	\$820,000
San Priamo Place	Paraparaumu	3	170	599	\$820,000	\$790,000
Monarch Place	Paraparaumu	3	210	621	\$890,000	\$950,000
Cedar Drive	Paraparaumu	3	160	713	\$785,000	\$800,000
Cedar Drive	Paraparaumu	3	150	714	\$825,000	\$780,000
Manly Street	Paraparaumu	5	280	730	\$1,350,000	\$1,380,000
Cedar Drive	Paraparaumu	3	130	735	\$735,000	\$750,000
Chums Road	Paraparaumu	3	170	809	\$795,000	\$770,000
Michael Road	Paraparaumu	4	210	809	\$640,000	\$790,000
Winton Street	Paraparaumu	5	260	819	\$790,000	\$740,000
Beechwood Close	Paraparaumu	4	230	865	\$1,080,000	\$980,000
Mana View Road	Paremata	3	170	414	\$785,000	\$760,000
Seascape View	Paremata	4	228	535	\$1,285,000	\$1,040,000
Titahi Bay Road	Porirua City	3	90	819	\$555,000	\$600,000
Rawhiti Road	Pukerua Bay	3	108	453	\$765,500	\$840,000
Muri Road	Pukerua Bay	3	217	504	\$1,310,000	\$980,000
Ocean Parade	Pukerua Bay	4	265	612	\$1,250,000	\$1,560,000
Ernest Street	Ranui	3	130	718	\$655,000	\$710,000
Nugget Grove	Raumati Beach	2	70	568	\$645,000	\$680,000
Patterson Lane	Raumati Beach	3	192	641	\$1,050,000	\$950,000
Kiwi Road	Raumati Beach	3	100	847	\$635,000	\$680,000
Raumati Road	Raumati Beach	4	110	999	\$770,000	\$770,000

Street	Suburb	Beds	Floor m <sup>2</sup>	Land m <sup>2</sup>	Sold	RV
Kowhai Grove	Raumati Beach	3	119	1148	\$600,000	\$800,000
Rongomau Lane	Raumati South	2	54	350	\$500,000	\$470,000
Glen Road	Raumati South	4	230	809	\$675,000	\$720,000
Tennis Court Road	Raumati South	3	127	1639	\$815,000	\$830,000
Rangituih Crescent	Takapuwahia	3	112	658	\$720,000	\$700,000
Melville Street	Tawa	2	62	159	\$640,000	\$620,000
Wilfred Street	Tawa	3	106	334	\$918,000	\$870,000
The Drive	Tawa	3	155	376	\$835,000	\$720,000
The Drive	Tawa	3	155	376	\$720,000	\$1,200,000
Greer Crescent	Tawa	4	113	435	\$690,000	\$710,000
Main Road	Tawa	4	290	567	\$870,000	\$940,000
Hampton Hill Road	Tawa	3	103	622	\$695,500	\$830,000
Frederick Street	Tawa	3	170	814	\$716,000	\$740,000
Collins Avenue	Tawa	5	230	836	\$810,000	\$860,000
Tui Terrace	Tawa	3	120	859	\$805,000	\$750,000
Cecil Road	Tawa	4	217	1032	\$1,000,000	\$950,000
Zande Terrace	Tawa	4	220	1262	\$712,500	\$830,000
Mascot Street	Tawa	3	180	1767	\$750,000	\$780,000
Murphy Place	Titahi Bay	2	87	158	\$640,000	\$710,000
Hiwi Crescent	Titahi Bay	4	110	400	\$730,000	\$740,000
Chaffey Crescent	Titahi Bay	4	118	439	\$595,000	\$680,000
Terrace Road	Titahi Bay	2	123	567	\$1,125,000	\$1,000,000
Main Road	Titahi Bay	2	81	625	\$598,300	\$590,000
Dimock Street	Titahi Bay	4	120	672	\$640,000	\$650,000
Morere Street	Titahi Bay	3	83	926	\$590,000	\$610,000
Winara Avenue	Waikanae	3	146	470	\$785,000	\$680,000
Cranbrook Grove	Waikanae	3	190	608	\$925,000	\$880,000
Huia Street	Waikanae	4	183	627	\$950,000	\$930,000
Winara Avenue	Waikanae	4	276	659	\$915,000	\$910,000
Charnwood Grove	Waikanae	3	300	694	\$815,000	\$800,000
Te Moana Road	Waikanae	3	130	756	\$865,000	\$750,000
Matai Street	Waikanae	3	150	827	\$860,000	\$760,000
Awanui Drive	Waikanae	3	240	848	\$920,000	\$990,000
Tauhou Place	Waikanae	3	164	897	\$1,080,000	\$940,000
David Street	Waikanae	4	283	1206	\$1,370,000	\$1,300,000
Ruru Street	Waikanae	4	200	1220	\$697,000	\$780,000
Nimmo Ave	Waikanae	3	120	1221	\$850,000	\$790,000
Kauri Road	Waikanae	2	80	1410	\$700,102	\$590,000
Cranbrook Grove	Waikanae	4	220	1635	\$1,015,000	\$970,000
Tutere Street	Waikanae	2	110	400	\$710,000	\$720,000
Rauparaha Street	Waikanae	2	72	464	\$760,000	\$690,000
Campion Road	Waikanae	3	169	686	\$900,000	\$850,000
Goldie Place	Waikanae	4	160	868	\$800,000	\$740,000
Barbaras Way	Waikanae	5	360	997	\$1,365,000	\$1,350,000
Frances Street	Waikanae	3	387	1009	\$1,500,000	\$1,560,000
Warspite Avenue	Waitangirua	3	100	556	\$555,000	\$590,000
Penguin Grove	Waitangirua	3	110	594	\$660,000	\$600,000
Kaituna Street	Waitangirua	4	120	990	\$461,000	\$600,000
Oakum Road	Whitby	3	105	209	\$780,000	\$760,000
Holystone Road	Whitby	3	105	231	\$770,000	\$340,000
Holystone Road	Whitby	3	105	237	\$780,000	\$760,000
Holystone Road	Whitby	3	105	259	\$760,000	\$760,000
Pacific View	Whitby	3	148	352	\$843,000	\$900,000
Schooner Drive	Whitby	3	186	429	\$1,120,000	\$1,060,000
Staithe Drive N	Whitby	3	158	499	\$965,000	\$920,000
Schooner Drive	Whitby	4	190	507	\$1,215,000	\$1,120,000
Tradewinds Drive	Whitby	4	174	525	\$1,010,000	\$990,000
Shackle Lane	Whitby	3	160	567	\$825,000	\$840,000
Luff Place	Whitby	3	156	594	\$840,000	\$850,000
Staithe Drive N	Whitby	3	144	602	\$952,000	\$910,000
Cleat Street	Whitby	3	130	605	\$710,000	\$740,000
Portage Place	Whitby	4	240	626	\$983,000	\$980,000
Navigation Drive	Whitby	4	203	642	\$990,000	\$980,000
Furneaux Grove	Whitby	4	250	679	\$1,005,000	\$970,000
Exploration Way	Whitby	5	300	900	\$840,000	\$1,010,000
Navigation Drive	Whitby	4	203	977	\$1,185,000	\$1,270,000
Schooner Drive	Whitby	4	185	988	\$1,061,000	\$1,050,000
Camber Drive	Whitby	4	167	992	\$1,070,000	\$1,050,000
Stunsail Lane	Whitby	4	167	992	\$1,070,000	\$1,050,000
The Layline	Whitby	4	355	1154	\$1,480,000	\$1,550,000
Sailmaker Close	Whitby	5	302	1200	\$1,130,000	\$1,090,000
Exploration Way	Whitby	5	281	2257	\$1,160,000	\$1,100,000

This sampling of recent sales was extracted from data compiled by The Real Estate Institute of NZ and represents sales from all real estate companies in the area and not just Ray White. For privacy purposes no street numbers are published here.