



Property Update

Tawa to Pukerua Bay

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CALL OR EMAIL FOR YOUR LOCAL AREA PROPERTY REPORT

Pets in tenanted properties

On December 1st, 2025, new rules about pets in tenanted properties took effect.

The changes aim to make it easier for renters to keep pets, while giving landlords added protection.

Historically, landlords have been hesitant to allow pets due to concerns about property damage and limited options for recovering costs. These changes aim to strike a better balance between tenant flexibility and landlord security.

New Pet Rules

- Tenants can keep a pet, if their tenancy agreement allows it or with written consent from the landlord.
- Landlords can only say no to a tenant's request to have a pet if they have a good reason (reasonable grounds).
- All tenants can be fully responsible for pet-related damage that is more than fair wear and tear.
- Landlords that consent to pets can have reasonable conditions included with their consent.
- Landlords can charge tenants a pet bond of up to 2 weeks' rent. Only 1 pet bond is allowed at a time.
- Disability assist dogs are excluded from the pet consent and pet bond requirements, so permission is not needed, and a pet bond cannot be charged for these dogs.
- Landlords need to clearly state which type of bond and how much is being charged for a general bond and pet bond.



- If a pet is no longer at the property, tenants can ask the pet bond to be refunded. If the tenant wants a new pet, a new pet bond can be charged.
- Landlords can require a bond top-up if the rent increases. This applies to both general and pet bonds.
- The Tenancy Tribunal can order a general or pet bond to cover any excess if the amount owed is higher than either bond.

Existing tenancies with pets when the new rules came into effect

If you are a tenant with a lawful pet at your rental property before the pet rules came into effect, here is what you need to know when the new rules come into effect.

- You do not need to ask your landlord again for pet consent for existing pets.
- All tenants named on the tenancy agreement are fully responsible for pet damage that is more than fair wear and tear.
- Your landlord cannot ask you for a pet bond or introduce conditions for the existing pets.
- If you obtain consent for a new pet, landlords can have reasonable conditions, such as charge a pet bond.

<https://www.tenancy.govt.nz/law-changes/>

New liability rules for the construction sector to improve consumer protection

The Government will introduce mandatory home warranties and professional indemnity insurance requirements for design professionals.

The Government announced earlier this year that the liability rules for New Zealand's building and construction sector will shift from the current 'joint and several' model to 'proportionate' liability, which will deliver greater accountability, fairness and efficiency in the sector.

The current joint and several liability creates pressure for local councils and makes them risk-averse, leading to frustrating delays and extra costs for building owners and tradies. Local councils often need to be the ambulance at the bottom of the cliff, footing the bill for companies or individuals who are responsible for defective work but cannot pay to fix their mistakes.

A fairer approach

Proportionate liability will enable a fairer approach when things go wrong with a building project, as those involved are only required to pay their fair share for any defective work they contributed to.

However, the right supporting measures need to be in place to ensure building owners and professionals have their

financial risks covered under the new rules.

The Government has agreed to a suite of supporting measures to address this gap in consumer protection, including:

- Mandatory home warranties for all new residential buildings 3 storeys and under and renovations \$100,000 and above, covering a 1-year defect period and a 10-year structural warranty.
- Requiring professionals contributing to building design, such as architects and engineers to hold professional indemnity insurance. These requirements will not apply to builders.
- Strengthening disciplinary penalties for Licensed Building Practitioners (LBPs) by increasing the maximum fine from \$10,000 to \$20,000 and the maximum suspension period from 12 months to 24 months.

Home warranty and professional indemnity insurance changes will be progressed alongside other reforms through the Building Amendment Bill, which is expected to be introduced in early 2026. Once legislation is passed there will be a 1-year implementation period before proportionate liability and the new requirements become operational.

<https://www.mbie.govt.nz/about/news/new-liability-rules-for-the-construction-sector-to-improve-consumer-protection>

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Recent Tawa to Kapiti Residential Property Sales

Street	Area	Beds	Floor m ²	Sold	RV
Aotea Drive	Aotea	4	195	\$1,060,000	\$1,070,000
Peel Lane	Aotea	4	193	\$1,135,000	\$1,110,000
Dusky Crescent	Aotea	4	240	\$1,255,000	\$1,300,000
John Burke Drive	Aotea	4	226	\$1,350,000	\$1,370,000
Tongariro Drive	Aotea	4	207	\$1,060,000	\$1,070,000
Paparoa Crescent	Aotea	4	252	\$1,252,500	\$1,380,000
Paparoa Crescent	Aotea	4	180	\$1,038,000	\$1,110,000
Desert Gold Street	Ascot Park	3	110	\$735,000	\$580,000
Castor Crescent	Cannons Creek	4	120	\$551,000	\$590,000
Warspite Avenue	Cannons Creek	5	145	\$430,000	\$610,000
Driver Crescent	Cannons Creek	4	110	\$459,600	\$610,000
Kotuku Street	Elsdon	5	100	\$541,000	\$630,000
Karearea Avenue	Kenepuru	3	128	\$912,000	\$830,000
Kamana Way	Kenepuru	3	139	\$830,000	\$850,000
Taraiti Crescent	Kenepuru	3	151	\$1,025,000	\$1,010,000
Eucalyptus Way	Nikau Valley	4	203	\$1,339,500	\$1,300,000
Matene Street	Otaki	2	130	\$520,000	\$570,000
Mill Road	Otaki	4	270	\$870,000	\$960,000
Domain Road	Otaki	3	123	\$588,000	\$530,000
Kowhai Street	Otaki Beach	3	130	\$650,000	\$550,000
Old Coach Road South	Otaki Beach	3	100	\$700,000	\$570,000
Tasman Road	Otaki Beach	3	120	\$526,720	\$485,000
Tasman Road	Otaki Beach	3	90	\$729,000	\$730,000
Norfolk Crescent	Otaki Beach	3	110	\$615,000	\$550,000
Sand Track	Paekakariki	3	110	\$1,210,000	\$1,050,000
Eskdale Road	Papakowhai	4	140	\$850,000	\$830,000
Eskdale Road	Papakowhai	4	230	\$905,000	\$1,010,000
Kinnel Grove	Papakowhai	5	230	\$962,000	\$970,000
Langdale Avenue	Paraparaumu	3	100	\$705,000	\$570,000
Trusham Court	Paraparaumu	4	220	\$1,145,000	\$1,100,000
Otupoa Way	Paraparaumu	4	243	\$1,200,000	\$1,150,000
Linwood Drive	Paraparaumu	3	90	\$655,000	\$600,000
Houhere Street	Paraparaumu	3	141	\$800,000	\$900,000
Hudson Place	Paraparaumu	4	244	\$1,389,709	\$1,390,000
Ruapehu Street	Paraparaumu	2	96	\$830,000	\$690,000
Meadow Court	Paraparaumu	4	269	\$1,090,000	\$940,000
Pukeko Street	Paraparaumu	2	80	\$550,000	\$480,000
Realm Drive	Paraparaumu	4	198	\$880,000	\$830,000
Stella Court	Paraparaumu	4	210	\$1,000,000	\$890,000
Waterstone Avenue	Paraparaumu	4	220	\$950,000	\$890,000
Harvest Court	Paraparaumu	3	190	\$870,000	\$810,000
Riwai Street	Paraparaumu	3	160	\$525,000	\$690,000
Buckley Grove	Paraparaumu	3	100	\$625,000	\$590,000
Arawhata Road	Paraparaumu	2	130	\$555,000	\$510,000
Arawhata Road	Paraparaumu	3	130	\$555,000	\$510,000
Gandalf Crescent	Paraparaumu	4	210	\$1,030,000	\$920,000
Quadrant Heights	Paraparaumu	4	327	\$1,300,000	\$1,250,000
Michael Road	Paraparaumu	4	160	\$580,000	\$730,000
Terry Lane	Paraparaumu	3	213	\$895,000	\$850,000
The Avenue	Paraparaumu	3	220	\$768,500	\$770,000
MacLean Street	Paraparaumu	3	113	\$520,000	\$530,000
Michael Road	Paraparaumu	2	80	\$575,000	\$620,000
Gray Avenue	Paraparaumu	2	100	\$610,000	\$570,000
Manly Street	Paraparaumu	3	90	\$700,000	\$650,000
MacLean Street	Paraparaumu	3	113	\$575,000	\$530,000
Cedar Drive	Paraparaumu	3	170	\$800,000	\$790,000
Cedar Drive	Paraparaumu	3	240	\$1,050,000	\$1,030,000
Kahu Road	Paremata	3	130	\$1,021,000	\$1,100,000
Kahu Road	Paremata	4	204	\$1,000,000	\$1,100,000
Mana Esplanade	Paremata	4	198	\$1,025,000	\$1,000,000
Kahu Road	Paremata	4	240	\$936,500	\$860,000
Paetawa Road	Peka Peka	2	187	\$1,675,000	\$1,300,000
Motuhara Road	Plimmerton	2	120	\$840,000	\$900,000
Mervyn Place	Plimmerton	3	110	\$718,000	\$620,000
Airlie Road	Plimmerton	2	85	\$701,427	\$610,000
Gordon Road	Plimmerton	2	60	\$525,000	\$640,000
Rawhiti Road	Pukerua Bay	3	110	\$820,000	\$800,000
Martin Street	Ranui	3	80	\$400,000	\$540,000
Alexander Road	Raumati Beach	2	80	\$590,000	\$550,000

Street	Area	Beds	Floor m ²	Sold	RV
Huia Road	Raumati Beach	4	170	\$940,000	\$900,000
Princeton Road	Raumati Beach	2	80	\$620,000	\$550,000
Arawa Street	Raumati Beach	3	149	\$900,000	\$840,000
Telford Way	Raumati Beach	3	180	\$1,040,000	\$970,000
Allen Road	Raumati Beach	3	176	\$915,000	\$760,000
Rimu Road	Raumati Beach	1	52	\$395,000	\$375,000
Titoki Road	Raumati Beach	3	90	\$640,000	\$620,000
Tui Road	Raumati Beach	2	160	\$640,000	\$580,000
Hillcrest Road	Raumati South	2	100	\$731,000	\$690,000
Tiromoana Road	Raumati South	3	110	\$785,000	\$710,000
Leinster Avenue	Raumati South	4	174	\$850,000	\$800,000
Grange Park Avenue	Raumati South	4	220	\$860,000	\$750,000
Mahinawa Street	Takapuwahia	3	103	\$720,000	\$660,000
Lincoln Avenue	Tawa	5	170	\$790,000	\$830,000
Findlay Street	Tawa	3	130	\$770,500	\$680,000
Chester Road	Tawa	4	157	\$800,000	\$870,000
Redwood Avenue	Tawa	3	190	\$900,000	\$940,000
Grove	Tawa	3	230	\$872,128	\$810,000
Turrieff Crescent	Tawa	4	230	\$908,000	\$850,000
The Drive	Tawa	4	117	\$870,000	\$840,000
Tainui Terrace	Tawa	3	154	\$750,000	\$780,000
Ordley Grove	Tawa	4	260	\$915,000	\$880,000
Westhaven Drive	Tawa	4	193	\$830,000	\$820,000
Ranui Terrace	Tawa	4	200	\$871,000	\$860,000
Woodman Drive	Tawa	4	262	\$1,180,000	\$1,045,000
Mahoe Street	Tawa	3	150	\$700,000	\$770,000
Chester Road	Tawa	4	215	\$915,000	\$1,000,000
Ara Paiwhenua	Tawa	3	97	\$740,000	\$740,000
Owhiti Street	Titahi Bay	4	120	\$727,000	\$700,000
Morere Street	Titahi Bay	3	90	\$603,000	\$600,000
View Road	Titahi Bay	3	220	\$860,000	\$940,000
Inlet View	Titahi Bay	4	170	\$706,000	\$770,000
Morning View	Titahi Bay	3	105	\$775,000	\$750,000
Kohekohe Road	Waikanae	2	140	\$750,000	\$790,000
Sunny Glen	Waikanae	3	180	\$920,000	\$790,000
Poneke Drive	Waikanae	3	130	\$650,000	\$700,000
Winara Avenue	Waikanae	3	214	\$955,000	\$960,000
Bressay Way	Waikanae	3	242	\$1,640,000	\$1,400,000
He Awa Crescent	Waikanae	3	99	\$580,000	\$570,000
Kaiwaru Place	Waikanae	3	190	\$1,145,000	\$980,000
Rimu Street	Waikanae	3	110	\$685,000	\$700,000
Koromiko Road	Waikanae	2	140	\$688,000	\$640,000
Huia Street	Waikanae	3	140	\$760,000	\$840,000
Kiwi Pukupuku Close	Waikanae	3	218	\$1,275,000	\$460,000
Karuhiruhi Street	Waikanae	4	249	\$1,200,000	\$1,120,000
Te Heke Place	Waikanae	3	331	\$1,660,000	\$1,670,000
Park Avenue	Waikanae	4	130	\$1,400,000	\$385,000
Awanui Drive	Waikanae	3	240	\$1,870,000	\$1,400,000
Matenga Street	Waikanae	3	92	\$680,000	\$690,000
Graham Grove	Waikanae	2	90	\$542,500	\$570,000
Greenaway Road	Waikanae	2	159	\$745,000	\$690,000
Rawene Street	Waikanae	4	177	\$975,000	\$780,000
Andrew Street	Waikanae	2	100	\$550,000	\$530,000
Rata Street	Waikanae	3	150	\$846,000	\$820,000
Hughes Street	Waikanae Beach	3	112	\$800,000	\$670,000
Tutere Street	Waikanae Beach	3	150	\$1,075,000	\$1,250,000
Te Moana Road	Waikanae Beach	2	118	\$855,000	\$780,000
Loongana Street	Waitangirua	3	101	\$445,000	\$580,000
Topsail Way	Whitby	3	161	\$975,000	\$950,000
Woolwich Close	Whitby	3	110	\$630,000	\$730,000
The Bollard	Whitby	3	101	\$683,000	\$760,000
Navigation Drive	Whitby	4	199	\$700,000	\$940,000
Saunders Close	Whitby	4	190	\$835,000	\$860,000
Holystone Road	Whitby	3	105	\$780,000	\$760,000
Molyneux Close	Whitby	5	420	\$1,400,000	\$1,380,000
Holystone Road	Whitby	3	170	\$805,000	\$920,000
Moonsail Drive	Whitby	2	130	\$830,000	\$860,000
Cleat Street	Whitby	3	103	\$740,000	\$710,000
Cleat Street	Whitby	3	90	\$631,000	\$690,000

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.