

# Ray White Porirua

## Property update

(04) 237 5314 | [rwporirua.co.nz](http://rwporirua.co.nz) | [porirua.nz@raywhite.com](mailto:porirua.nz@raywhite.com)

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## Councils given incentive to support housing growth

The Government is making a major investment to back councils that support housing growth, Deputy Prime Minister David Seymour, Housing and Infrastructure Minister Chris Bishop, and Local Government Minister Simon Watts say. "Currently, local councils face poor incentives to enable growth. New housing developments can involve costs to existing ratepayers to provide the new infrastructure and services needed before houses can start construction. These costs act as a disincentive for councils to approve new houses and subdivisions. "Budget 2026 allocates \$400 million over four years through a tagged contingency for the new Incentives for Growth Fund. "Councils will receive payments based on a proportion of the national average new dwelling consent value. That funding will help councils invest in the roads, services and local infrastructure needed to support growing communities.

### HIGHER GROWTH RATES MEAN HIGHER PAYOUTS

"To incentivise councils to go for growth, payments under the fund will be higher for councils that enable higher rates of growth."

- Under the Incentives for Growth Fund, councils will be paid more per home as they consent more homes: For each new home consented up to an equivalent of 1% of their existing dwellings, councils will receive a payment of 0.25% of the national average consent value.
- For consents between one and 2% of existing dwellings, councils will receive a higher payment of 0.5% of the national average consent value.
- Beyond 2% of existing dwellings, each new consent will generate a payment of 1.25% of the national average consent value.

Mr Bishop says the Incentives for Growth Fund delivers the third pillar of the Government's Going for Housing Growth programme, with payments commencing from 1 April 2027 for consents granted in the year to January 31, 2027.

### 'SYSTEM MADE IT HARD TO BUILD HOUSES'

New Zealand's housing crisis didn't happen by accident. For decades we've had a planning and infrastructure funding system that made it too hard to build the homes New Zealanders need. That's why the Government is committed to Going for Housing Growth, a comprehensive programme of reform to free up land for housing, improve infrastructure funding and financing tools, and provide councils with stronger incentives to support growth.

#### The three pillars of the programme are:

- Freeing up land for urban development and removing unnecessary planning barriers through major reform of the Resource Management Act and changes to national direction.
- Improving infrastructure funding and financing tools so councils and developers can better fund the pipes, roads and other infrastructure needed to support growth. We have legislation before Parliament to do exactly that.
- Directly improving the incentives for councils to support housing growth by ensuring they share in the economic upside that growth creates.

For too long, growth has been seen by councils as a cost to manage rather than an opportunity to embrace.

<https://www.beehive.govt.nz/release/incentivising-councils-go-housing-growth>

## Regional divide evident in NZ house prices

*Our latest QV House Price Index shows residential property values have reduced by 0.4% nationally throughout the three months to the end of June, reversing the small gains recorded in our previous two indexes.*

The average Kiwi home is now worth \$906,443 – virtually unchanged from the start of this calendar year and 14.8% below the market's 2022 peak. Beyond that headline figure, QV spokesperson Simon Petersen said the national average was masking a growing regional divide. "The national average only tells part of the story. Tauranga was the North Island's only green arrow this quarter, with Whangārei and New Plymouth the only other main centres to avoid average home value declines. "By contrast, average home values increased virtually everywhere south of Greymouth, except in Dunedin." Across New Zealand's largest cities, Christchurch (0.9%) once again outperformed both Auckland (-0.7%) and Wellington (-1%), where conditions remain subdued.

### SOME AREAS STRONGER THAN OTHERS

"There's now a clear regional divide between the country's strongest-performing property markets and those where home values are largely drifting sideways or slightly downward," Mr Petersen said. "On the positive side of the ledger, Canterbury and Southland continue to benefit from strong local economies, relative affordability and more balanced supply-and-demand conditions, which are supporting demand and property values." Elsewhere, he said weaker economic conditions and an abundance of properties for sale were helping to maintain downward pressure on prices.

### FIRST HOME BUYERS STILL ACTIVE

"Broader political and economic uncertainty is weighing heavily on buyer confidence, while cost-of-living pressures remain a significant challenge for many households. As a result, many prospective purchasers are choosing to sit on the sidelines. "But first-home buyers remain active across most areas of the country, supported by elevated stock levels. They're still taking a careful and considered approach, with few feeling any urgency to purchase until they've found exactly what they're looking for."

<https://www.qv.co.nz/news/qv-house-price-index-june-2026-patchwork-property-market-grows-more-pronounced/>

Recent Tawa to Kāpiti Residential Property Sales

| Street                | Area          | Beds | Floor m² | Land m² | Sold        | RV          |
|-----------------------|---------------|------|----------|---------|-------------|-------------|
| Waitaria Terrace      | Aotea         | 4    | 204      | 717     | \$1,280,000 | \$1,250,000 |
| Aspiring Terrace      | Aotea         | 4    | 194      | 744     | \$930,000   | \$1,080,000 |
| Waitaria Terrace      | Aotea         | 3    | 197      | 594     | \$1,215,000 | \$1,230,000 |
| Sumner Terrace        | Aotea         | 3    | 223      | 660     | \$1,095,000 | \$1,170,000 |
| Opaoa Way             | Aotea         | 5    | 261      | 617     | \$1,430,000 | \$1,250,000 |
| Te Hoiere Street      | Aotea         | 4    | 209      | 641     | \$1,310,000 | \$1,290,000 |
| Te Puia Drive         | Aotea         | 3    | 200      | 613     | \$1,090,000 | \$1,300,000 |
| Queen Charlotte Drive | Aotea         | 4    | 177      | 867     | \$1,120,000 | \$1,080,000 |
| The Fjord             | Aotea         | 4    | 260      | 680     | \$1,562,000 | \$1,390,000 |
| Sombrero View         | Ascot Park    | 4    | 190      | 513     | \$735,000   | \$640,000   |
| Warspite Avenue       | Ascot Park    | 3    | 96       | 551     | \$430,000   | \$650,000   |
| Warspite Avenue       | Ascot Park    | 3    | 90       | 571     | \$525,500   | \$700,000   |
| Conclusion Street     | Ascot Park    | 3    | 100      | 564     | \$670,000   | \$720,000   |
| Pope Street           | Camborne      | 4    | 270      | 3093    | \$925,000   | \$980,000   |
| Sievers Grove         | Cannons Creek | 6    | 200      | 1126    | \$750,000   | \$620,000   |
| Karearea Avenue       | Kenepuru      | 3    | 126      | 280     | \$890,000   | \$890,000   |
| Pateke Drive          | Kenepuru      | 3    | 188      | 341     | \$1,010,000 | \$1,010,000 |
| Hokioi Drive          | Kenepuru      | 4    | 147      | 408     | \$894,300   | \$970,000   |
| Pateke Drive          | Kenepuru      | 2    | 110      | 349     | \$855,000   | \$790,000   |
| Otaihanga Road        | Otaihanga     | 4    | 107      | 1085    | \$710,000   | \$630,000   |
| Otaihanga Road        | Otaihanga     | 4    | 460      | 2245    | \$780,000   | \$1,350,000 |
| Waerenga Road         | Ōtaki         | 2    | 70       | 607     | \$535,000   | \$540,000   |
| Bell Street           | Ōtaki         | 3    | 122      | 1012    | \$780,000   | \$800,000   |
| Waerenga Road         | Ōtaki         | 2    | 93       | 209     | \$580,000   | \$560,000   |
| Main Highway          | Ōtaki         | 3    | 89       | 731     | \$640,000   | \$465,000   |
| Dunstan Street        | Ōtaki         | 1    | 94       | 600     | \$575,000   | \$520,000   |
| Lupin Road            | Ōtaki         | 3    | 180      | 552     | \$605,000   | \$590,000   |
| Pohatu Lane           | Ōtaki         | 3    | 205      | 692     | \$874,000   | \$900,000   |
| Waerenga Road         | Ōtaki         | 2    | 93       | 182     | \$510,000   | \$560,000   |
| Waerenga Road         | Ōtaki         | 2    | 93       | 185     | \$510,000   | \$560,000   |
| Moana Street          | Ōtaki Beach   | 3    | 200      | 1214    | \$820,000   | \$790,000   |
| Manuka Street         | Ōtaki Beach   | 3    | 149      | 1214    | \$735,000   | \$680,000   |
| Tweed Road            | Papakōwhai    | 3    | 190      | 531     | \$840,000   | \$850,000   |
| Kinloch Place         | Papakōwhai    | 5    | 210      | 833     | \$1,137,500 | \$1,000,000 |
| Sunshine Avenue       | Paraparaumu   | 3    | 110      | 800     | \$700,000   | \$590,000   |
| Langdale Avenue       | Paraparaumu   | 3    | 164      | 407     | \$820,000   | \$780,000   |
| Wairere Grove         | Paraparaumu   | 5    | 163      | 1240    | \$892,500   | \$700,000   |
| Valley Road           | Paraparaumu   | 3    | 86       | 1553    | \$770,000   | \$700,000   |
| Aorangi Road          | Paraparaumu   | 3    | 130      | 809     | \$710,000   | \$660,000   |
| Bluewater Place       | Paraparaumu   | 3    | 202      | 584     | \$1,050,000 | \$980,000   |
| Manly Street          | Paraparaumu   | 4    | 110      | 939     | \$955,000   | \$1,130,000 |
| Guildford Drive       | Paraparaumu   | 3    | 196      | 774     | \$1,100,000 | \$1,180,000 |
| Nathan Avenue         | Paraparaumu   | 4    | 238      | 451     | \$1,070,000 | \$970,000   |
| Kotuku Drive          | Paraparaumu   | 4    | 181      | 857     | \$1,200,000 | \$1,140,000 |
| Kapiti Road           | Paraparaumu   | 4    | 188      | 668     | \$950,000   | \$920,000   |
| Tahi Road             | Paraparaumu   | 3    | 172      | 367     | \$930,000   | \$930,000   |
| Gray Avenue           | Paraparaumu   | 2    | 80       | 809     | \$535,000   | \$570,000   |
| Gray Avenue           | Paraparaumu   | 4    | 180      | 810     | \$827,000   | \$790,000   |
| Manly Street          | Paraparaumu   | 2    | 47       | 720     | \$1,430,000 | \$1,110,000 |
| Seaview Road          | Paraparaumu   | 3    | 110      | 642     | \$950,000   | \$1,000,000 |
| Middleton Road        | Paraparaumu   | 3    | 240      | 650     | \$1,320,000 | \$1,250,000 |
| Olive Terrace         | Paraparaumu   | 4    | 220      | 805     | \$810,000   | \$760,000   |
| Marine Parade         | Paraparaumu   | 3    | 140      | 678     | \$915,000   | \$890,000   |
| Manly Street          | Paraparaumu   | 5    | 140      | 874     | \$850,000   | \$1,030,000 |
| Golf Road             | Paraparaumu   | 3    | 190      | 451     | \$785,000   | \$890,000   |
| Golf Road             | Paraparaumu   | 4    | 380      | 834     | \$1,270,000 | \$1,320,000 |
| Mackay Street         | Paraparaumu   | 3    | 330      | 1221    | \$1,401,000 | \$1,110,000 |
| Kahu Road             | Paremata      | 3    | 186      | 819     | \$1,005,000 | \$1,000,000 |
| Pairuku Lane          | Peka Peka     | 3    | 262      | 4160    | \$1,825,000 | \$1,875,000 |
| Roys Road             | Plimmerton    | 3    | 110      | 603     | \$833,000   | \$920,000   |
| Airlie Road           | Plimmerton    | 3    | 90       | 536     | \$500,000   | \$580,000   |
| Corlett Road          | Plimmerton    | 3    | 226      | 919     | \$1,100,000 | \$1,140,000 |
| Gordon Road           | Plimmerton    | 3    | 110      | 534     | \$505,000   | \$800,000   |
| Ocean Parade          | Pukerua Bay   | 2    | 150      | 559     | \$1,100,000 | \$1,120,000 |
| Muri Road             | Pukerua Bay   | 3    | 100      | 1161    | \$892,000   | \$510,000   |

| Street              | Area          | Beds | Floor m² | Land m² | Sold        | RV          |
|---------------------|---------------|------|----------|---------|-------------|-------------|
| Mexted Crescent     | Rānui         | 3    | 160      | 988     | \$695,000   | \$720,000   |
| Kivell Street       | Rānui         | 3    | 100      | 600     | \$485,000   | \$620,000   |
| Japonica Crescent   | Rānui         | 3    | 90       | 992     | \$565,000   | \$710,000   |
| Japonica Crescent   | Rānui         | 3    | 120      | 573     | \$760,000   | \$680,000   |
| Waikare Road        | Raumati Beach | 5    | 181      | 809     | \$880,000   | \$860,000   |
| Wharemauku Road     | Raumati Beach | 3    | 577      | 1044    | \$2,250,000 | \$2,150,000 |
| Wharemauku Road     | Raumati Beach | 2    | 88       | 563     | \$683,500   | \$720,000   |
| Margaret Road       | Raumati Beach | 3    | 80       | 160     | \$790,000   | \$740,000   |
| Main Road South     | Raumati Beach | 3    | 150      | 3370    | \$900,000   | \$840,000   |
| Nola Avenue         | Raumati Beach | 4    | 220      | 814     | \$875,000   | \$880,000   |
| Rosetta Road        | Raumati South | 4    | 354      | 670     | \$1,300,000 | \$1,200,000 |
| Edward Court        | Raumati South | 3    | 110      | 858     | \$660,000   | \$730,000   |
| Tennis Court Road   | Raumati South | 2    | 70       | 853     | \$730,000   | \$680,000   |
| Tennis Court Road   | Raumati South | 3    | 130      | 809     | \$765,000   | \$760,000   |
| Bartlett Grove      | Tawa          | 3    | 100      | 610     | \$714,000   | \$730,000   |
| Oriel Avenue        | Tawa          | 4    | 271      | 599     | \$873,889   | \$980,000   |
| Hampton Hill Road   | Tawa          | 3    | 122      | 853     | \$612,000   | \$830,000   |
| Taylor Terrace      | Tawa          | 2    | 72       | 340     | \$658,000   | \$645,000   |
| Main Road           | Tawa          | 3    | 116      | 623     | \$630,080   | \$680,000   |
| Coates Street       | Tawa          | 4    | 150      | 576     | \$659,000   | \$710,000   |
| Greyfriars Crescent | Tawa          | 5    | 260      | 674     | \$1,143,000 | \$1,150,000 |
| Beauchamp Street    | Tawa          | 3    | 102      | 555     | \$865,000   | \$850,000   |
| Court Road          | Tawa          | 4    | 230      | 616     | \$865,000   | \$800,000   |
| The Drive           | Tawa          | 3    | 103      | 374     | \$810,000   | \$800,000   |
| Taylor Terrace      | Tawa          | 4    | 164      | 1244    | \$1,100,000 | \$1,100,000 |
| Tui Terrace         | Tawa          | 4    | 190      | 843     | \$755,000   | \$830,000   |
| Victory Crescent    | Tawa          | 3    | 113      | 1237    | \$615,000   | \$710,000   |
| Arcus Road          | Te Horo       | 4    | 112      | 5775    | \$1,125,000 | \$1,250,000 |
| Dixie Street        | Te Horo       | 2    | 80       | 898     | \$675,000   | \$600,000   |
| Rodney Avenue       | Te Horo       | 3    | 214      | 923     | \$938,181   | \$1,250,000 |
| Mana Avenue         | Tītahi Bay    | 3    | 103      | 118     | \$650,000   | \$660,000   |
| Moult Street        | Tītahi Bay    | 3    | 110      | 581     | \$725,000   | \$640,000   |
| Jillett Street      | Tītahi Bay    | 3    | 112      | 903     | \$885,000   | \$800,000   |
| Rimu Street         | Waikanae      | 4    | 153      | 880     | \$757,500   | \$690,000   |
| Walnut Grove        | Waikanae      | 3    | 190      | 942     | \$945,000   | \$970,000   |
| Cranbrook Grove     | Waikanae      | 3    | 190      | 634     | \$600,000   | \$960,000   |
| Anderson Park Drive | Waikanae      | 3    | 233      | 2242    | \$1,530,000 | \$1,700,000 |
| Patterson Grove     | Waikanae      | 4    | 318      | 928     | \$1,345,000 | \$1,250,000 |
| Te Ropata Place     | Waikanae      | 3    | 269      | 648     | \$1,130,000 | \$980,000   |
| Weggerly Drive      | Waikanae      | 3    | 165      | 627     | \$915,000   | \$840,000   |
| Tutere Street       | Waikanae      | 3    | 140      | 716     | \$887,000   | \$790,000   |
| Olliver Grove       | Waikanae      | 3    | 216      | 770     | \$1,020,000 | \$920,000   |
| Ashleigh Way        | Waikanae      | 3    | 180      | 619     | \$920,000   | \$820,000   |
| Leanne Way          | Waikanae      | 3    | 200      | 779     | \$955,000   | \$810,000   |
| The Companionway    | Whitby        | 3    | 160      | 530     | \$738,000   | \$800,000   |
| Postgate Drive      | Whitby        | 3    | 144      | 689     | \$770,000   | \$760,000   |
| Sailmaker Close     | Whitby        | 3    | 280      | 1367    | \$951,000   | \$990,000   |
| Navigation Drive    | Whitby        | 4    | 212      | 977     | \$1,065,000 | \$1,270,000 |
| Omapere Street      | Whitby        | 3    | 120      | 564     | \$705,000   | \$760,000   |
| Topsail Way         | Whitby        | 3    | 157      | 503     | \$910,000   | \$950,000   |
| Breakwater Way      | Whitby        | 3    | 160      | 256     | \$940,000   | \$940,000   |
| Banks Boulevard     | Whitby        | 4    | 206      | 637     | \$1,146,000 | \$1,150,000 |
| Joseph Banks Drive  | Whitby        | 4    | 240      | 643     | \$885,000   | \$930,000   |
| Thimble Lane        | Whitby        | 3    | 151      | 294     | \$837,500   | \$830,000   |
| Sailmaker Close     | Whitby        | 3    | 210      | 2341    | \$910,000   | \$930,000   |
| Tide Lane           | Whitby        | 3    | 157      | 495     | \$980,000   | \$970,000   |
| Cleat Street        | Whitby        | 4    | 166      | 825     | \$826,000   | \$860,000   |
| Compass Way         | Whitby        | 4    | 240      | 928     | \$901,000   | \$910,000   |
| Ration Lane         | Whitby        | 4    | 220      | 657     | \$863,000   | \$930,000   |
| Endeavour Drive     | Whitby        | 4    | 171      | 690     | \$1,110,000 | \$1,020,000 |
| Botany Lane         | Whitby        | 3    | 184      | 794     | \$925,000   | \$1,000,000 |
| Adventure Drive     | Whitby        | 3    | 120      | 503     | \$695,000   | \$760,000   |
| Gybe Place          | Whitby        | 3    | 171      | 537     | \$830,000   | \$860,000   |
| Tradewinds Drive    | Whitby        | 3    | 137      | 1153    | \$805,000   | \$760,000   |

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.