

Ray White Porirua

Property update

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RMA REFORM

September 2026

New planning system for councils

The government will establish an independent economic umpire to ensure councils achieve competitive urban land markets through the new planning system, Housing and RMA Reform Minister Chris Bishop and RMA Reform Under-Secretary Simon Court say. An amendment paper to the Government's Planning Bill will establish the role of an independent Urban Land Market Officer to determine whether urban land markets are competitive, to monitor and report on land market performance, and to advise central government and councils on actions to increase competitiveness.

RMA LIMITING HOUSING AND LAND SUPPLY

"For too long, the Resource Management Act (RMA) has acted as a handbrake on growth and opportunity. It is responsible for New Zealand's housing crisis by limiting the supply of urban land and housing – driving up costs for New Zealanders," Mr Bishop says. "Our new planning system will deliver the most significant pro-housing reforms in a generation. It will give homeowners more freedom and give prospective homeowners and renters more choice. It will also speed up consent and create clear, consistent rules across the country. Additionally, private plan change requests will be much easier. "A specific goal of the new Planning Bill is for the system to enable competitive urban land markets by making land available to create abundant development opportunities for residential and business use."

SCARCITY WILL PUSH UP LAND PRICES

This creates a statutory obligation on councils to ensure that the supply of urban land is responsive to demand such that land prices do not materially or persistently reflect scarcity premiums. In other words, councils will need to be conscious that their planning rules do not create an artificial scarcity of developable land which in turn pushes up land prices. This is fundamental to improving housing affordability, supporting economic growth, and accelerating productivity.

EXPERT OFFICER TO BE APPOINTED

To ensure councils fulfil this obligation, Cabinet has agreed to establish a new Urban Land Market Officer. They will provide independent assurance to the government that locally made planning decisions support competitive urban land markets – getting these critical decisions out of the hands of central government politicians and into the hands of experts. This new officer will focus on monitoring and advising on urban land market competitiveness.

It will have functions to:

- Develop a framework which would include any thresholds for determining competitiveness set in line with national instruments.
- Monitor and report on the competitiveness of urban land markets.
- Require information from local authorities to enable an assessment as to the competitiveness of their urban land markets.
- Assess the extent land use regulation is impacting the competitiveness of urban land markets.
- Make formal determinations on whether a land market is competitive or not.
- Advise the government on actions to increase competitiveness in land markets.

If the Officer decides that a local authority's actions under the Planning Act have contributed to a non-competitive urban land market, then the local authority will need to take action to address this, such as by progressing a plan change to enable more capacity for housing.

EASIER FOR CITIES TO EXPAND

Mr Bishop says that the overriding statutory obligation on councils to ensure competitive urban land markets is on top of agreed government policy to make it easier for cities to expand up and outward through:

- The abolition of rural-urban boundaries.
- Housing Growth Targets which will set a requirement for councils to enable 30 years of feasible development capacity.
- New standardised zones which will provide for a mix of uses across urban areas and not allow for minimum floor areas or balcony requirements.
- A requirement to upzone around transport corridors.

A PLANNING SYSTEM THAT SUPPORTS DELIVERY OF HOMES

If a council is choking off land supply, there will now be an independent umpire to call it out and require action – without putting those decisions back into politicians' laps. "This is a significant shift that will help ensure the planning system supports rather than hinders the delivery of homes," Mr Bishop says. "We have also removed all barriers to private plan change applications, allowing developers to request these at any time. In addition, we expect the National Policy Direction to require that where land markets have been uncompetitive, the assessment for private plan changes will put the 'finger on the scale' towards development. "It is about making sure New Zealand has enough land for homes, businesses, and infrastructure."

<https://www.beehive.govt.nz/release/achieving-competitive-urban-land-markets-new-system>

Recent Tawa to Kāpiti Residential Property Sales

Street	Area	Bed	Floor m²	Land m²	Sold	RV
Te Hoiere Street	Aotea	4	209	641	\$ 1,310,000	\$ 1,290,000
Waitaria Terrace	Aotea	3	197	594	\$ 1,215,000	\$ 1,230,000
Opaoa Way	Aotea	5	261	617	\$ 1,430,000	\$ 1,250,000
Sumner Terrace	Aotea	3	223	660	\$ 1,095,000	\$ 1,170,000
Aspiring Terrace	Aotea	4	194	744	\$ 930,000	\$ 1,080,000
Waitaria Terrace	Aotea	4	204	717	\$ 1,280,000	\$ 1,250,000
Te Puia Drive	Aotea	4	190	600	\$ 970,000	\$ 1,040,000
Te Puia Drive	Aotea	4	180	520	\$ 950,000	\$ 1,070,000
Warspite Avenue	Ascot Park	3	96	551	\$ 430,000	\$ 650,000
Sombrero View	Ascot Park	4	190	513	\$ 735,000	\$ 640,000
Truro Road	Camborne	4	330	847	\$ 815,000	\$ 970,000
Leicester Street	Cannons Creek	3	110	213	\$ 440,000	\$ 455,000
Northumberland St	Cannons Creek	3	100	613	\$ 510,000	\$ 520,000
Fantame Street	Cannons Creek	3	100	913	\$ 600,000	\$ 580,000
Mickell Road	Hautere	5	319	41700	\$ 1,560,000	\$ 1,830,000
Pateke Drive	Kenepuru	2	110	349	\$ 855,000	\$ 790,000
Hokioi Drive	Kenepuru	4	147	408	\$ 894,300	\$ 970,000
Pateke Drive	Kenepuru	3	188	341	\$ 1,010,000	\$ 1,010,000
Karearea Avenue	Kenepuru	3	126	280	\$ 890,000	\$ 890,000
Piwakawaka Road	Kenepuru	4	135	424	\$ 965,000	\$ 900,000
Hokioi Drive	Kenepuru	4	170	230	\$ 875,000	\$ 940,000
Otaihanga Road	Otaihanga	4	107	1085	\$ 710,000	\$ 630,000
Lupin Road	Ōtaki	3	180	552	\$ 605,000	\$ 590,000
Dunstan Street	Ōtaki	1	94	600	\$ 575,000	\$ 520,000
Main Highway	Ōtaki	3	89	731	\$ 640,000	\$ 465,000
Waerenga Road	Ōtaki	2	93	209	\$ 580,000	\$ 560,000
Bell Street	Ōtaki	3	122	1012	\$ 780,000	\$ 800,000
Waerenga Road	Ōtaki	2	70	607	\$ 535,000	\$ 540,000
Gardner Place	Ōtaki	3	145	539	\$ 780,000	\$ 780,000
Sue Avenue	Ōtaki	3	208	884	\$ 807,500	\$ 920,000
Manuka Street	Ōtaki Beach	3	149	1214	\$ 735,000	\$ 680,000
Moana Street	Ōtaki Beach	3	200	1214	\$ 820,000	\$ 790,000
Moana Street	Ōtaki Beach	2	150	682	\$ 575,000	\$ 680,000
Manuka Street	Ōtaki Beach	2	54	712	\$ 437,250	\$ 430,000
Ngaio Street	Ōtaki Beach	4	180	1619	\$ 655,000	\$ 620,000
Tasman Road	Ōtaki Beach	2	83	598	\$ 560,000	\$ 570,000
Karaka Street	Ōtaki Beach	3	102	544	\$ 620,000	\$ 640,000
Tangahoe Street	Paekākāriki	5	248	1365	\$ 1,300,000	\$ 1,150,000
Wellington Road	Paekākāriki	3	150	840	\$ 640,000	\$ 830,000
Tilley Road	Paekākāriki	3	90	1189	\$ 595,000	\$ 610,000
Tweed Road	Papakōwhai	3	190	531	\$ 840,000	\$ 850,000
Glengavel Grove	Papakōwhai	4	250	778	\$ 985,000	\$ 1,010,000
Spey Place	Papakōwhai	4	131	686	\$ 850,000	\$ 830,000
Langdale Avenue	Paraparaumu	3	164	407	\$ 820,000	\$ 780,000
McGregor Place	Paraparaumu	3	218	777	\$ 1,350,000	\$ 1,250,000
Sunshine Avenue	Paraparaumu	3	110	800	\$ 700,000	\$ 590,000
Campbell Avenue	Paraparaumu	3	100	593	\$ 717,000	\$ 650,000
Langdale Avenue	Paraparaumu	3	120	665	\$ 720,000	\$ 680,000
Piri Lane	Paraparaumu	3	120	1381	\$ 680,000	\$ 640,000
Ruapehu Street	Paraparaumu	3	135	580	\$ 700,000	\$ 880,000
Waterstone Avenue	Paraparaumu	3	170	272	\$ 854,000	\$ 790,000
Stoneleigh Grove	Paraparaumu	4	320	2600	\$ 1,499,000	\$ 1,420,000
Brunoro Place	Paraparaumu	4	170	876	\$ 983,000	\$ 850,000
Tahi Road	Paraparaumu	3	172	367	\$ 930,000	\$ 930,000
Kapiti Road	Paraparaumu	4	188	668	\$ 950,000	\$ 920,000
Kotuku Drive	Paraparaumu	4	181	857	\$ 1,200,000	\$ 1,140,000
Nathan Avenue	Paraparaumu	4	238	451	\$ 1,070,000	\$ 970,000
Guildford Drive	Paraparaumu	3	196	774	\$ 1,100,000	\$ 1,180,000
Winton Street	Paraparaumu	3	100	814	\$ 710,000	\$ 610,000
Manly Street	Paraparaumu	4	110	939	\$ 955,000	\$ 1,130,000
Guildford Drive	Paraparaumu	3	188	529	\$ 855,000	\$ 770,000
Gray Avenue	Paraparaumu	3	130	475	\$ 350,000	\$ 720,000
Pinewood Grove	Paraparaumu	3	220	894	\$ 900,000	\$ 800,000
Walker Avenue	Paremata	3	170	1147	\$ 600,000	\$ 770,000
Pascoe Avenue	Paremata	2	86	101	\$ 690,000	\$ 760,000
Peka Peka Road	Peka Peka	4	165	1050	\$ 1,062,000	\$ 1,030,000
Pukemere Way	Pukerua Bay	4	241	750	\$ 1,100,000	\$ 1,110,000
Gray Street	Pukerua Bay	4	206	1440	\$ 1,285,000	\$ 1,200,000

Street	Area	Bed	Floor m²	Land m²	Sold	RV
Kivell Street	Rānui	3	100	600	\$ 485,000	\$ 620,000
Mexted Crescent	Rānui	3	160	988	\$ 695,000	\$ 720,000
Wharemauku Road	Raumati Beach	2	88	563	\$ 683,500	\$ 720,000
Wharemauku Road	Raumati Beach	3	577	1044	\$ 2,250,000	\$ 2,150,000
Waikare Road	Raumati Beach	5	181	809	\$ 880,000	\$ 860,000
Vallance Lane	Raumati Beach	5	308	603	\$ 1,350,000	\$ 1,050,000
Matai Road	Raumati Beach	3	99	675	\$ 650,000	\$ 710,000
Kohutuhutu Road	Raumati Beach	5	340	1038	\$ 1,740,000	\$ 1,600,000
Edward Court	Raumati South	3	110	858	\$ 660,000	\$ 730,000
Forest Road	Raumati South	3	90	813	\$ 725,000	\$ 690,000
Dell Road	Raumati South	3	71	834	\$ 625,000	\$ 610,000
Rosetta Road	Raumati South	4	354	670	\$ 1,300,000	\$ 1,200,000
Rangituihi Crescent	Takapūwāhia	3	102	529	\$ 663,000	\$ 730,000
Puaha Street	Takapūwāhia	3	123	592	\$ 500,000	\$ 540,000
Coates Street	Tawa	4	150	576	\$ 659,000	\$ 710,000
Main Road	Tawa	3	116	623	\$ 630,080	\$ 680,000
Taylor Terrace	Tawa	2	72	340	\$ 658,000	\$ 645,000
Hampton Hill Road	Tawa	3	122	853	\$ 612,000	\$ 830,000
Oriel Avenue	Tawa	4	271	599	\$ 873,889	\$ 980,000
Bartlett Grove	Tawa	3	100	610	\$ 714,000	\$ 730,000
Mayfair Place	Tawa	3	168	735	\$ 789,500	\$ 740,000
Ara Patukawenga	Tawa	2	70	102	\$ 600,000	\$ 610,000
Tui Terrace	Tawa	4	200	902	\$ 830,000	\$ 960,000
Wakefield Terrace	Tawa	3	102	653	\$ 760,000	\$ 770,000
Ranui Terrace	Tawa	3	90	352	\$ 750,000	\$ 780,000
Coates Street	Tawa	3	110	514	\$ 680,000	\$ 680,000
Raroa Terrace	Tawa	4	137	869	\$ 830,000	\$ 860,000
Taylor Terrace	Tawa	4	145	702	\$ 820,000	\$ 810,000
Ngatitoa Street	Tawa	3	152	1163	\$ 846,000	\$ 780,000
Greyfriars Crescent	Tawa	5	220	906	\$ 1,120,000	\$ 1,030,000
Anthony Street	Tawa	3	110	644	\$ 590,000	\$ 630,000
Gawler Street	Te Horo Beach	3	102	868	\$ 708,000	\$ 675,000
Herewini Street	Tītahi Bay	3	104	815	\$ 720,000	\$ 710,000
Dimock Street	Tītahi Bay	3	144	951	\$ 640,000	\$ 790,000
Rothwell Street	Tītahi Bay	2	100	543	\$ 730,000	\$ 730,000
Rothwell Street	Tītahi Bay	2	100	174	\$ 730,000	\$ 730,000
Downes Street	Tītahi Bay	3	114	413	\$ 670,000	\$ 740,000
Whitehouse Road	Tītahi Bay	3	150	908	\$ 540,000	\$ 800,000
Tikati View	Tītahi Bay	3	90	633	\$ 760,800	\$ 700,000
Moult Street	Tītahi Bay	3	120	510	\$ 600,000	\$ 690,000
Awanui Drive	Waikanae	3	110	883	\$ 770,000	\$ 900,000
Park Avenue	Waikanae	3	150	583	\$ 796,000	\$ 790,000
Bressay Way	Waikanae	3	308	1773	\$ 2,050,000	\$ 2,010,000
Paioke Street	Waikanae	3	148	345	\$ 905,000	\$ 840,000
Wilson Way	Waikanae	4	230	468	\$ 1,332,000	\$ 1,280,000
Main Road	Waikanae	4	140	484	\$ 670,000	\$ 700,000
Edgewater Street	Waikanae	3	220	460	\$ 790,000	\$ 930,000
Belvedere Avenue	Waikanae	4	150	817	\$ 730,000	\$ 680,000
Wegory Drive	Waikanae	3	165	627	\$ 915,000	\$ 840,000
Te Rogopata Avenue	Waikanae	3	269	648	\$ 1,130,000	\$ 980,000
Campion Road	Waikanae	3	183	656	\$ 960,000	\$ 790,000
Warspite Avenue	Waitangirua	3	110	551	\$ 450,000	\$ 580,000
Joseph Banks Drive	Whitby	4	240	643	\$ 885,000	\$ 930,000
Banks Boulevard	Whitby	4	206	637	\$ 1,146,000	\$ 1,150,000
Breakwater Way	Whitby	3	160	256	\$ 940,000	\$ 940,000
Topsail Way	Whitby	3	157	503	\$ 910,000	\$ 950,000
Omapere Street	Whitby	3	120	564	\$ 705,000	\$ 760,000
Navigation Drive	Whitby	4	212	977	\$ 1,065,000	\$ 1,270,000
Sailmaker Close	Whitby	3	280	1367	\$ 951,000	\$ 990,000
Joseph Banks Drive	Whitby	4	290	651	\$ 870,000	\$ 940,000
Postgate Drive	Whitby	3	144	689	\$ 770,000	\$ 760,000
The Companionway	Whitby	3	160	530	\$ 738,000	\$ 800,000
Mercury Way	Whitby	3	103	698	\$ 805,000	\$ 830,000
Portage Place	Whitby	4	440	879	\$ 490,000	\$ 1,150,000
Navigation Drive	Whitby	4	197	748	\$ 1,150,000	\$ 1,120,000
Gennaker Lane	Whitby	3	161	686	\$ 910,000	\$ 900,000
Spinnaker Drive	Whitby	6	260	898	\$ 1,215,000	\$ 1,300,000

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.