

David Schlegel

Property update

027 320 0019 | david.schlegel@raywhite.com

Villa Realty Limited Licensed under the REA Act 2008

August 2026

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 Whanganui Residential Property Sales

Street	Area	Beds	Floor m²	Land m²	Sold	RV
Spier Street	Aramoho	3	98	656	\$390,000	\$380,000
Brunswick Road	Aramoho	3	104	599	\$385,000	\$385,000
Camellia Avenue	Aramoho	3	100	743	\$435,000	\$395,000
Spier Street	Aramoho	4	115	402	\$480,000	\$400,000
Ballance Street	Aramoho	2	68	683	\$435,000	\$410,000
Seddon Street	Aramoho	3	86	708	\$470,000	\$480,000
Bombay Street	Aramoho	3	99	809	\$550,000	\$490,000
Caffray Avenue	Aramoho	3	110	980	\$392,000	\$490,000
Parkdale Drive	Aramoho	4	170	734	\$535,000	\$540,000
Field Street	Aramoho	3	140	1361	\$370,000	\$560,000
Parkdale Drive	Aramoho	3	176	810	\$771,000	\$570,000
Ward Street	Aramoho	4	104	1011	\$555,000	\$570,000
Victory Place	Aramoho	4	140	1111	\$555,000	\$580,000
Photinia Place	Aramoho	3	110	822	\$636,565	\$590,000
Kells Avenue	Aramoho	4	122	1131	\$615,000	\$700,000
Flemington Road	Aramoho	4	157	2187	\$757,000	\$750,000
Lucknow Street	Aramoho	4	156	2823	\$750,000	\$870,000
Mount View Road	Bastia Hill	4	225	993	\$577,500	\$630,000
Mount View Road	Bastia Hill	3	170	994	\$590,000	\$630,000
Mount View Road	Bastia Hill	4	196	3401	\$912,000	\$940,000
Raupo Street	Castlecliff	3	80	579	\$434,000	\$160,000
Rangiora Street	Castlecliff	1	73	579	\$215,000	\$240,000
Aotea Street	Castlecliff	4	112	574	\$305,000	\$295,000
Egmont Street	Castlecliff	3	100	1082	\$90,000	\$330,000
Karewa Street	Castlecliff	2	100	553	\$279,000	\$335,000
Bamber Street	Castlecliff	2	68	630	\$366,000	\$335,000
Kowhai Street	Castlecliff	2	80	664	\$303,000	\$345,000
Omori Place	Castlecliff	3	94	661	\$302,500	\$375,000
Matai Street	Castlecliff	3	89	675	\$420,000	\$375,000
Awatea Street	Castlecliff	3	94	450	\$360,000	\$405,000
Tainui Street	Castlecliff	3	82	834	\$427,000	\$405,000
Omori Place	Castlecliff	4	137	890	\$490,000	\$500,000
Selwyn Crescent	College Estate	3	127	749	\$530,000	\$510,000
College Street	College Estate	3	130	645	\$615,000	\$520,000
Purnell Street	College Estate	3	151	440	\$750,000	\$720,000
Grey Street	College Estate	3	181	898	\$795,000	\$770,000
Maxwell Avenue	Durie Hill	3	86	496	\$470,000	\$495,000
Plunket Street	Durie Hill	3	121	385	\$600,000	\$580,000
Portal Street	Durie Hill	4	100	632	\$512,000	\$580,000
Hipango Terrace	Durie Hill	4	200	975	\$350,000	\$780,000
Hipango Terrace	Durie Hill	4	287	612	\$720,000	\$800,000
Harper Street	Gonville	3	91	873	\$410,000	\$300,000
Armstrong Place	Gonville	3	110	614	\$395,000	\$360,000
Harper Street	Gonville	3	95	696	\$240,000	\$390,000
Heads Road	Gonville	3	115	444	\$360,000	\$410,000
Abbot Street	Gonville	3	121	589	\$325,000	\$425,000
Rata Street	Gonville	3	110	539	\$415,000	\$440,000
Puriri Street	Gonville	3	110	749	\$430,000	\$460,000
Mason Terrace	Gonville	4	133	754	\$540,000	\$500,000
Gonville Avenue	Gonville	3	119	651	\$620,000	\$540,000
Rimu Street	Gonville	3	136	669	\$465,000	\$540,000
Mason Terrace	Gonville	3	160	635	\$550,000	\$580,000
Kawatiri Avenue	Gonville	4	265	985	\$695,000	\$610,000
Puriri Street	Gonville	4	134	613	\$640,000	\$650,000
Gonville Avenue	Gonville	4	228	1433	\$880,000	\$770,000
Heads Road	Gonville	5	421	1911	\$1,375,000	\$950,000
Riverbank Road	Okoia	3	230	2051	\$840,000	\$950,000

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.

Street	Area	Beds	Floor m²	Land m²	Sold	RV
Tirimoana Place	Otamatea	4	169	809	\$680,000	\$700,000
Suffolk Drive	Otamatea	2	218	924	\$980,000	\$940,000
Ngatarua Road	Putiki	3	230	1624	\$665,000	\$700,000
Fox Road	Springvale	3	121	604	\$404,000	\$440,000
Lincoln Road	Springvale	3	111	609	\$538,125	\$475,000
Hereford Street	Springvale	3	100	628	\$443,500	\$480,000
Treadwell Street	Springvale	2	74	463	\$469,000	\$485,000
Hereford Street	Springvale	3	87	582	\$550,000	\$510,000
Surrey Road	Springvale	3	118	904	\$537,000	\$530,000
Devon Road	Springvale	3	100	690	\$580,000	\$560,000
Exeter Crescent	Springvale	3	160	647	\$580,000	\$590,000
Peakes Road	Springvale	4	192	849	\$720,000	\$670,000
Somerset Road	Springvale	4	134	1151	\$720,000	\$710,000
Warwick Place	Springvale	5	240	885	\$770,000	\$760,000
Alexa Place	St Johns Hill	2	140	303	\$500,000	\$560,000
Great North Road	St Johns Hill	4	220	782	\$550,000	\$630,000
Parkes Avenue	St Johns Hill	3	170	550	\$530,000	\$640,000
Taranaki Street	St Johns Hill	3	154	627	\$670,000	\$660,000
Brassey Road	St Johns Hill	4	260	821	\$730,000	\$710,000
Virginia Road	St Johns Hill	4	220	622	\$749,000	\$740,000
Tarata Street	St Johns Hill	2	140	918	\$790,000	\$790,000
Parkes Avenue	St Johns Hill	4	290	1459	\$985,000	\$1,020,000
Carlton Avenue	Tawhero	3	99	615	\$370,000	\$390,000
Deem Place	Tawhero	3	113	683	\$440,000	\$390,000
Toi Street	Tawhero	3	104	1017	\$415,000	\$400,000
Smithfield Road	Tawhero	3	90	716	\$395,000	\$405,000
Nikau Street	Tawhero	3	104	1015	\$450,000	\$440,000
Fitzherbert Avenue	Tawhero	3	130	784	\$482,500	\$460,000
Karamu Street	Tawhero	3	120	629	\$465,000	\$500,000
Kakaho Drive	Tawhero	3	170	576	\$699,000	\$660,000
Akepiro Place	Tawhero	5	196	751	\$725,000	\$710,000
Simon Street	Tawhero	3	169	613	\$845,500	\$780,000
Watt Livingstone Road	Westmere	3	217	2023	\$750,000	\$880,000
Alexander Street	Whanganui	3	110	594	\$370,000	\$340,000
Pitt Street	Whanganui	1	45	187	\$373,500	\$360,000
Barrack Street	Whanganui	2	100	336	\$381,000	\$360,000
Lowther Street	Whanganui	3	87	337	\$485,000	\$400,000
Liverpool Street	Whanganui	2	130	602	\$400,000	\$415,000
Harrison Street	Whanganui	3	125	789	\$474,000	\$490,000
Bell Street	Whanganui	3	97	239	\$520,000	\$500,000
Park Place	Whanganui	3	95	382	\$570,000	\$540,000
Ingestre Street	Whanganui	3	123	537	\$628,000	\$580,000
Campbell Street	Whanganui	3	165	432	\$719,000	\$680,000
Nixon Street	Whanganui East	1	60	547	\$300,000	\$285,000
Hackett Street	Whanganui East	2	90	302	\$431,000	\$350,000
Salisbury Avenue	Whanganui East	3	112	451	\$430,000	\$430,000
Moana Street	Whanganui East	2	107	314	\$420,000	\$435,000
White Street	Whanganui East	3	128	675	\$486,500	\$435,000
Jellicoe Street	Whanganui East	3	136	650	\$554,000	\$445,000
Salisbury Avenue	Whanganui East	3	93	726	\$450,000	\$455,000
Raine Street	Whanganui East	3	94	677	\$529,000	\$465,000
Hackett Street	Whanganui East	3	174	744	\$540,000	\$480,000
Millward Street	Whanganui East	3	109	346	\$440,000	\$485,000
Raine Street	Whanganui East	3	123	716	\$600,000	\$490,000
Duncan Street	Whanganui East	4	134	855	\$579,500	\$510,000
Moana Street	Whanganui East	3	153	1012	\$600,000	\$550,000
Duncan Street	Whanganui East	2	144	352	\$535,000	\$560,000