

David Schlegel

Property update

027 320 0019 | david.schlegel@raywhite.com

Villa Realty Limited Licensed under the REA Act 2008

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 Whanganui Residential Property Sales

Street	Area	Beds	Floor m²	Sold	RV	Street	Area	Beds	Floor m²	Sold	RV
Spier Street	Aramoho	3	98	\$ 390,000	\$ 380,000	Bens Place	Springvale	3	112	\$ 450,000	\$ 480,000
Seddon Street	Aramoho	3	86	\$ 470,000	\$ 480,000	Treadwell Street	Springvale	2	74	\$ 469,000	\$ 485,000
Ward Street	Aramoho	3	116	\$ 580,000	\$ 485,000	Hereford Street	Springvale	3	87	\$ 550,000	\$ 510,000
Ash Place	Aramoho	3	194	\$ 545,000	\$ 490,000	Warwick Place	Springvale	2	90	\$ 515,000	\$ 530,000
Caffray Avenue	Aramoho	3	110	\$ 392,000	\$ 490,000	Surrey Road	Springvale	3	123	\$ 540,000	\$ 530,000
Bombay Street	Aramoho	3	99	\$ 550,000	\$ 490,000	Lindsey Crescent	Springvale	3	102	\$ 600,000	\$ 540,000
Field Street	Aramoho	3	140	\$ 370,000	\$ 560,000	Devon Road	Springvale	3	100	\$ 580,000	\$ 560,000
Victory Place	Aramoho	4	140	\$ 555,000	\$ 580,000	Exeter Crescent	Springvale	3	160	\$ 580,000	\$ 590,000
Photinia Place	Aramoho	3	110	\$ 636,565	\$ 590,000	Somerset Road	Springvale	3	160	\$ 555,000	\$ 600,000
Gibson Street	Aramoho	3	132	\$ 495,000	\$ 640,000	Stafford Street	Springvale	3	160	\$ 575,000	\$ 600,000
Kells Avenue	Aramoho	4	122	\$ 615,000	\$ 700,000	Peakes Road	Springvale	4	192	\$ 720,000	\$ 670,000
Mount View Road	Bastia Hill	3	170	\$ 590,000	\$ 630,000	Surrey Road	Springvale	4	147	\$ 620,000	\$ 700,000
Mount View Road	Bastia Hill	4	225	\$ 577,500	\$ 630,000	Somerset Road	Springvale	4	134	\$ 720,000	\$ 710,000
Shakespeare Road	Bastia Hill	4	270	\$ 735,000	\$ 800,000	Warwick Place	Springvale	5	240	\$ 770,000	\$ 760,000
Mount View Road	Bastia Hill	4	196	\$ 912,000	\$ 940,000	Great North Road	St Johns Hill	2	97	\$ 565,000	\$ 580,000
Rangiora Street	Castlecliff	1	73	\$ 215,000	\$ 240,000	Hillside Terrace	St Johns Hill	3	180	\$ 500,000	\$ 630,000
Titoki Street	Castlecliff	3	104	\$ 355,000	\$ 315,000	Great North Road	St Johns Hill	4	220	\$ 550,000	\$ 630,000
Mosston Road	Castlecliff	2	70	\$ 270,000	\$ 320,000	Parkes Avenue	St Johns Hill	3	170	\$ 530,000	\$ 640,000
Kowhai Street	Castlecliff	2	80	\$ 303,000	\$ 345,000	Taranaki Street	St Johns Hill	3	154	\$ 670,000	\$ 660,000
Cornfoot Street	Castlecliff	3	98	\$ 390,000	\$ 365,000	Great North Road	St Johns Hill	3	130	\$ 652,500	\$ 680,000
Omori Place	Castlecliff	3	94	\$ 302,500	\$ 375,000	Brassey Road	St Johns Hill	4	260	\$ 730,000	\$ 710,000
Bamber Street	Castlecliff	3	110	\$ 415,000	\$ 385,000	Virginia Road	St Johns Hill	4	220	\$ 749,000	\$ 740,000
Awatea Street	Castlecliff	3	94	\$ 360,000	\$ 405,000	Kent Road	St Johns Hill	4	183	\$ 880,000	\$ 760,000
Morgan Street	Castlecliff	3	100	\$ 410,000	\$ 460,000	Carlton Avenue	Tawhero	3	99	\$ 370,000	\$ 390,000
Omori Place	Castlecliff	4	137	\$ 490,000	\$ 500,000	Smithfield Road	Tawhero	3	90	\$ 395,000	\$ 405,000
Egmont Street	Castlecliff	5	257	\$ 586,000	\$ 510,000	Nikau Street	Tawhero	3	104	\$ 450,000	\$ 440,000
Selwyn Crescent	College Estate	3	127	\$ 530,000	\$ 510,000	Fitzherbert Avenue	Tawhero	3	130	\$ 482,500	\$ 460,000
Grey Street	College Estate	3	181	\$ 795,000	\$ 770,000	Karamu Street	Tawhero	3	120	\$ 465,000	\$ 500,000
Gilligan Close	College Estate	3	215	\$ 884,000	\$ 830,000	Smithfield Road	Tawhero	3	140	\$ 532,750	\$ 570,000
Maxwell Avenue	Durie Hill	3	113	\$ 375,000	\$ 495,000	Magnolia Crescent	Tawhero	4	189	\$ 845,000	\$ 780,000
Maxwell Avenue	Durie Hill	3	86	\$ 470,000	\$ 495,000	Caversham Road	Westmere	2	120	\$ 659,000	\$ 730,000
Durie Vale Road	Durie Hill	3	180	\$ 690,000	\$ 770,000	Alexander Street	Whanganui	3	110	\$ 387,500	\$ 285,000
Hipango Terrace	Durie Hill	4	200	\$ 350,000	\$ 780,000	Niblett Street	Whanganui	2	90	\$ 315,000	\$ 295,000
Hipango Terrace	Durie Hill	4	287	\$ 720,000	\$ 800,000	Alexander Street	Whanganui	3	110	\$ 370,000	\$ 340,000
Harper Street	Gonville	3	91	\$ 410,000	\$ 300,000	Harrison Street	Whanganui	3	110	\$ 380,000	\$ 355,000
Koromiko Road	Gonville	3	100	\$ 425,000	\$ 345,000	Pitt Street	Whanganui	1	45	\$ 373,500	\$ 360,000
Harper Street	Gonville	3	95	\$ 315,000	\$ 390,000	Barrack Street	Whanganui	2	100	\$ 381,000	\$ 360,000
Harper Street	Gonville	3	95	\$ 240,000	\$ 390,000	Ingestre Street	Whanganui	2	110	\$ 305,000	\$ 370,000
Abbot Street	Gonville	3	110	\$ 395,000	\$ 400,000	Dublin Street	Whanganui	3	116	\$ 300,000	\$ 395,000
Bignell Street	Gonville	2	92	\$ 425,000	\$ 410,000	Liverpool Street	Whanganui	3	113	\$ 320,000	\$ 400,000
Sarjeant Street	Gonville	3	164	\$ 225,000	\$ 430,000	Lowther Street	Whanganui	3	87	\$ 485,000	\$ 400,000
Puriri Street	Gonville	3	110	\$ 430,000	\$ 460,000	Liverpool Street	Whanganui	2	130	\$ 400,000	\$ 415,000
Mason Terrace	Gonville	4	133	\$ 540,000	\$ 500,000	Harrison Street	Whanganui	3	125	\$ 474,000	\$ 490,000
Gonville Avenue	Gonville	3	110	\$ 650,000	\$ 530,000	Onetere Drive	Whanganui Airport	3	182	\$ 972,000	\$ 910,000
Rimu Street	Gonville	3	136	\$ 465,000	\$ 540,000	Nixon Street	Whanganui East	1	60	\$ 300,000	\$ 285,000
Kings Avenue	Gonville	4	200	\$ 425,000	\$ 570,000	Wembley Place	Whanganui East	3	76	\$ 315,000	\$ 300,000
Mason Terrace	Gonville	3	160	\$ 550,000	\$ 580,000	Anzac Parade	Whanganui East	3	110	\$ 390,000	\$ 330,000
Kawatiri Avenue	Gonville	4	265	\$ 695,000	\$ 610,000	Hackett Street	Whanganui East	2	80	\$ 325,000	\$ 345,000
Puriri Street	Gonville	4	134	\$ 640,000	\$ 650,000	Talbot Street	Whanganui East	3	100	\$ 373,500	\$ 360,000
Tawhero Street	Gonville	2	151	\$ 675,000	\$ 665,000	Te Mawae Street	Whanganui East	3	74	\$ 330,000	\$ 380,000
Gonville Avenue	Gonville	4	228	\$ 880,000	\$ 770,000	Jellicoe Street	Whanganui East	3	136	\$ 554,000	\$ 445,000
Mowhanau Drive	Kai Iwi	2	60	\$ 334,000	\$ 500,000	Kawakawa Street	Whanganui East	3	110	\$ 388,000	\$ 465,000
Suffolk Drive	Otamatea	2	218	\$ 980,000	\$ 940,000	Millward Street	Whanganui East	3	109	\$ 440,000	\$ 485,000
Ngatarua Road	Pūtiki	3	230	\$ 665,000	\$ 700,000	Nixon Street	Whanganui East	3	143	\$ 550,000	\$ 490,000
Fitzherbert Avenue	Springvale	2	75	\$ 400,000	\$ 380,000	Anzac Parade	Whanganui East	3	117	\$ 530,000	\$ 495,000
Devon Road	Springvale	2	90	\$ 376,000	\$ 430,000	Duncan Street	Whanganui East	4	134	\$ 579,500	\$ 510,000
Fox Road	Springvale	3	121	\$ 404,000	\$ 440,000	Moana Street	Whanganui East	3	153	\$ 600,000	\$ 550,000
Devon Road	Springvale	3	93	\$ 525,000	\$ 445,000	Duncan Street	Whanganui East	2	144	\$ 535,000	\$ 560,000
Lincoln Road	Springvale	3	111	\$ 538,125	\$ 475,000	Jellicoe Street	Whanganui East	3	150	\$ 715,000	\$ 650,000
Fitzherbert Avenue	Springvale	3	120	\$ 500,000	\$ 480,000						

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.