

HOUSING SUPPLY

New dwellings consented • year ended June 2026

Are we building enough homes? • Stats NZ Building Consents / THIT Dashboard

294 Houses consented of the 449 total	155 Multi-unit homes flats, townhouses, apartments	-16.2% Change on year prior down from +28.1% growth a year ago	~560 Needed per year to keep pace with population growth	3.4 Per 1,000 population 449 consents ÷ Stats NZ Jun 2025 pop.
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DWELLINGS CONSENTED, YEAR ENDED JUNE • Stats NZ Table 4 • Threshold: ~560/yr to keep pace with population growth

2022 732 Above threshold	2023 548 Just below	2024 367 Well below threshold	2025 470 Partial recovery	2026 449 Declining again
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KEY FINDINGS

Recovery has stalled – the gap with the rest of the country is widening

Taranaki consented 449 new dwellings in the year to June 2026, down 16.2% on the year before – a reversal of the +28.1% growth recorded to June 2025, and the second time in three years consent numbers have moved further from the ~560/yr threshold rather than closer to it. Nationally, consents moved the opposite way, up around 19% over a comparable period, and the region's rate per 1,000 population (3.4) now sits well below the national average (7.4).

2 Where are homes being built?

New Plymouth District 331 76% of regional consents Year ended May 2026	South Taranaki District 64 15% of regional consents Year ended May 2026	Stratford District 38 9% of regional consents Year ended May 2026
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New Plymouth District accounts for the large majority of regional consents. Stratford and South Taranaki remain significantly underserved relative to need.

3 Supply across the housing continuum

New dwelling consents are the pipeline feeding every tenure downstream. The picture across the continuum is uneven: emergency and transitional capacity remain critically constrained, and only ownership currently sits at an adequate level. Assisted Rental and Assisted/Progressive Ownership are excluded here – neither has a reliable regional baseline yet, and that data gap is itself worth addressing before either can be assessed.

EMERGENCY HOUSING 21 households placed, Jun 2026 • peak 75, Mar 2022 AMBIGUOUS – REFLECTS TIGHTER ELIGIBILITY, NOT CONFIRMED NEED	TRANSITIONAL HOUSING 66 contracted places, May 2026 • 0.43/1,000, ranked 10 of 11 CRITICAL – LOWEST TOTAL IN NZ	PUBLIC HOUSING 1,402 units, May 2026 (+10.7% since 2018) • 8.8/1,000 CRITICAL – REGISTER GREW 188% OVER SAME PERIOD	PRIVATE RENTAL ~11,900 active bonds/month avg 2024–25 • NP tenancies 5,970, up from 5,720 (2021) IMPROVING – SUPPLY GROWING	PRIVATE OWNERSHIP 72.5 / 74.1 / 67.4% NP / Stratford / South Taranaki ownership rate – all above the 66% national rate ADEQUATE – ABOVE NATIONAL AVERAGE IN ALL THREE DISTRICTS
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WHAT THIS MEANS FOR PLANNING DECISIONS

For councils and community housing providers, sustained consent rates below ~560/yr mean the region's housing shortfall will keep widening rather than close – and that shortfall is compounding across a continuum where the most acute-need segments are already critical. Establishing a reliable baseline for Assisted Rental and Assisted/Progressive Ownership is itself a near-term priority: neither can be planned for without one. The next Housing Insights edition looks at housing need in more detail – who is affected, and where the shortfall is most acute.

Source: Stats NZ Building Consents Issued, year ended June 2026 (Tables 3 & 4) • Stats NZ Subnational Population Estimates, June 2025 • THIT Taranaki Housing Dashboard • HUD Government Housing Dashboard (Transitional & Public Housing, May 2026) • MSD Housing Register, March 2026 • MBIE Tenancy Bond Data • Stats NZ 2023 Census (ownership rates). Demand threshold (~560/yr) is modelled. Assisted Rental and Assisted/Progressive Ownership are omitted – no reliable regional baseline exists yet for either. Produced by THIT • August 2026.