

MEDIA HANDOUT: First Home Grant House Price Caps – Previous and new caps

The table shows previous and new house price caps for existing and new build properties. The new caps apply from 1 May 2023. The cells shaded in blue show where changes are happening.

TLA	Existing properties		New build properties	
	Previous cap	New cap	Previous cap	New cap
<i>Auckland and Northland regions</i>				
Far North District	\$400,000	\$400,000	\$675,000	\$675,000
Whangarei District	\$600,000	\$600,000	\$800,000	\$800,000
Kaipara District	\$525,000	\$525,000	\$ 875,000	\$875,000
Auckland City	\$875,000	\$875,000	\$ 875,000	\$875,000
<i>Waikato and Bay of Plenty regions</i>				
Thames Coromandel District	\$875,000	\$875,000	\$ 925,000	\$925,000
Hauraki District	\$525,000	\$550,000	\$ 525,000	\$650,000
Hamilton Urban Area (Hamilton City, Waipā District, Waikato District)	\$650,000	\$650,000	\$ 725,000	\$775,000
Matamata-Piako District	\$625,000	\$625,000	\$ 625,000	\$800,000
Ōtorohanga District	\$400,000	\$400,000	\$ 500,000	\$650,000
South Waikato District	\$400,000	\$400,000	\$ 500,000	\$650,000
Waitomo District	\$400,000	\$400,000	\$ 500,000	\$650,000
Taupō District	\$575,000	\$575,000	\$ 575,000	\$825,000
Tauranga Urban Area (Tauranga, Western Bay of Plenty District)	\$800,000	\$800,000	\$ 875,000	\$875,000
Rotorua District	\$525,000	\$525,000	\$ 525,000	\$650,000
Whakatane District	\$500,000	\$500,000	\$ 500,000	\$800,000
Kawerau District	\$625,000	\$400,000	\$ 625,000	\$650,000
Ōpōtiki District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Hawke's Bay and Gisborne regions</i>				
Gisborne District	\$450,000	\$450,000	\$ 500,000	\$650,000
Wairoa District	\$400,000	\$400,000	\$ 500,000	\$650,000
Napier - Hastings	\$625,000	\$625,000	\$ 825,000	\$825,000
Central Hawkes Bay District	\$500,000	\$500,000	\$ 500,000	\$650,000
<i>Taranaki region</i>				
New Plymouth District	\$525,000	\$525,000	\$675,000	\$675,000
Stratford District	\$400,000	\$400,000	\$ 525,000	\$650,000
South Taranaki District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Manawatu-Whanganui region</i>				
Ruapehu District	\$400,000	\$400,000	\$ 500,000	\$650,000
Whanganui District	\$425,000	\$425,000	\$ 500,000	\$650,000
Rangitikei District	\$400,000	\$400,000	\$ 500,000	\$650,000

Manawatū District	\$525,000	\$525,000	\$ 525,000	\$650,000
Palmerston North City	\$575,000	\$575,000	\$ 700,000	\$700,000
Tararua District	\$400,000	\$400,000	\$ 500,000	\$650,000
Horowhenua District	\$525,000	\$525,000	\$ 650,000	\$650,000
<i>Wellington region</i>				
Wellington Urban Area (Kāpiti Coast District, Upper Hutt City, Porirua City, Lower Hutt City, Wellington City)	\$750,000	\$750,000	\$ 925,000	\$925,000
Wairarapa (Masterton District, Carterton District, South Wairarapa District)	\$575,000	\$600,000	\$ 800,000	\$800,000
<i>Nelson, Marlborough and West Coast regions</i>				
Nelson - Tasman District	\$650,000	\$650,000	\$875,000	\$875,000
Marlborough District	\$550,000	\$550,000	\$ 575,000	\$650,000
Kaikōura District	\$700,000	\$700,000	\$ 700,000	\$700,000
Buller District	\$400,000	\$400,000	\$ 500,000	\$650,000
Grey District	\$400,000	\$400,000	\$ 500,000	\$650,000
Westland District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Canterbury region</i>				
Hurunui District	\$425,000	\$425,000	\$ 500,000	\$650,000
Christchurch Urban Area (Waimakariri District, Christchurch City, Selwyn District)	\$550,000	\$575,000	\$ 750,000	\$775,000
Ashburton District	\$400,000	\$400,000	\$ 500,000	\$650,000
Timaru District	\$400,000	\$400,000	\$ 500,000	\$650,000
Mackenzie District	\$500,000	\$500,000	\$ 500,000	\$650,000
Waimate District	\$400,000	\$400,000	\$ 500,000	\$650,000
Waitaki District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Otago and Southland regions</i>				
Central Otago District	\$525,000	\$525,000	\$ 800,000	\$800,000
Queenstown Lakes District	\$875,000	\$875,000	\$ 925,000	\$925,000
Dunedin City	\$500,000	\$500,000	\$ 675,000	\$675,000
Clutha District	\$400,000	\$400,000	\$ 500,000	\$650,000
Southland District	\$500,000	\$500,000	\$ 500,000	\$650,000
Gore District	\$400,000	\$400,000	\$ 500,000	\$650,000
Invercargill City	\$400,000	\$400,000	\$ 500,000	\$650,000