



Less planning, more building needed

More direction to local government on land supply is welcome - but the proposed National Policy Statement on Urban Development Capacity might not deliver the right sort of direction.

The NPS is aimed at loosening the urban limit around Auckland and other centres to allow more land supply for development.

This would moderate the rapid increases in house prices in Auckland.

It would be a welcome relief – if it worked.

However the specific features of the NPS raise doubts.

The NPS involves tightly prescribed rules, directed by planners, to loosen urban limits.

This is on top of the excessive regulations already in force in Auckland.

The addition of a further overlay of regulations is likely to lead to more - not less - uncertainty for developers wishing to provide new housing.

Given that Auckland's present scarcity of land for development has arisen as a result of planner-led decision making, it's hardly appropriate to design a remedy that relies on more of the same.

To loosen urban limits, less planning would be better.

BusinessNZ recommends that the proposed NPS should completely dismantle metropolitan urban limits.

As long as developers pay the economic and environmental costs of associated infrastructure, development should be allowed where businesses and owners choose to build.

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