

Registered Master Builders Association of New Zealand Incorporated

Submission to the Productivity Commission

December 2014

Using Land For Housing – Issues Paper

BUILDING FOR OVER
EXCELLENCE 100 YEARS



Comments

RMBA welcomes and supports the inquiry being undertaken by the Productivity Commission into the use of land for housing.

Recently RMBA and the Construction Strategy Group commissioned research from the Building Research Association of New Zealand into the impact of regulation on housing affordability.

The final report was received by us a couple of weeks ago and is currently being circulated to the RMBA Board. There are a number of aspects within this research that relate to the land aspects which are relevant to your inquiry.

Whilst the whole report may be of interest and benefit to your inquiry, the following sections are considered most relevant:

- Specify and limit authority of planners and free up market
- Be more diligent in complying with District Plan requirements
- Standardise conditions that trigger a resource consent
- Bulk up large-scale earthworks and infrastructure changes
- Improve and audit DC allocation of new macro-infrastructure benefits
- Smooth DCs by applying a rolling average cost
- Institute more inclusionary zoning and limit BCA and restrictive covenants
- Incentivise more rapid development of appropriately zoned land

RMBA is happy to provide you with a copy of the final report in early 2015 for your information and reference.

RMBA is also very happy to meet with you to discuss the report and implications of the recommendations.

About Registered Master Builders Association

The Registered Master Builders Association (RMBA) is New Zealand's largest construction industry association and represents New Zealand building companies that pride themselves on delivering quality houses and buildings to their clients.

Our member companies employ more than 15,000 employees and carpentry subcontractors, and complete over two-thirds of all construction work (by dollar value) in New Zealand. Our members include a cross section of the construction sector from apprentices to tradespeople, medium and small size business, to the majority of large residential volume builders and major commercial construction companies.

Our heritage spans over 110 years and we are dedicated to delivering value to our members through strong industry representation and advocacy to create business conditions that increase opportunities for success.

The Registered Master Builders brand is a recognized hallmark of quality, and we offer a range of products and services to our members including world-class industry events like the Registered Master Builders House of the Year, the New Zealand Commercial Project Awards and the Registered Master Builders Apprentice of the Year in association with Carters.

Registered Master Builders relish being able to continue to build great homes, schools, offices and other buildings for all New Zealanders to live, work and play in. We stand for building excellence and continue to strive to achieve this on behalf of the industry as a whole.

RMBA is pleased to be able to submit on this paper and would like an opportunity to meet to discuss this paper and our submission in more detail.

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