Renters United appreciates the opportunity to make a submission on the consultation document for the National Policy Statement on Urban Development (NPS-UD).

About a third of New Zealanders are renters. Although that number is increasing in size and in the diversity of people who rent, the New Zealand rental market remains largely unregulated in terms of affordability, quality, security of tenure and the enforcement of renters rights. A market failure leading to severe housing shortages has amplified all these issues for renters. So in conjunction with rules that ease the power imbalance between tenants and landlords, house building at speed and scale is imperative. Renters United applauds any regulatory mechanism that allows for that to occur and therefore we commend this consultation document.

In this instance, we have chosen not to make a detailed submission. However, in their joint statement, Ministers Twyford and Parker have identified the correct problems and made provision for some workable solutions within the NPS-UD.

For example, we support:

- the stated intentions of the Urban Growth Agenda
- the future development strategy planning requirements for councils
- regulatory changes that enable and encourage high-density housing development, specifically the proposed language changes which create “bottom lines” as opposed to “targets”
- encouragement of greenfield development
- removal of minimum car parking requirements

Renters United sees the benefits of the NPS-UD as extending beyond the rental market. A shift away from urban sprawl and towards densification means more access to retail, jobs and amenities for a greater diversity of people. It is green in the sense that it places less reliance on car travel. It also makes infrastructure of all sorts more viable and more productive. We will give our support to the policy statement and look forward to the kind of investments that will make a progressive vision of our cities a reality.

**ABOUT US**

Renters United is a Wellington-based advocacy group for renters across New Zealand. Our goal is the improvement of the rights and conditions of renters.

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