

# Submission by Keith Maddison

Keith Maddison

**Submitter Type:** Individual  
**Source:** Web Form  
**Overall Position:** Support in Part

**Clause** Will the proposed NPS improve decisions made about urban development under the RMA?  
**Notes** It will assist better decisions but to be effective there will need to be changes to the RMA to impose some sanctions or penalizes for non-compliance with the NPS. Similarly the system is for the future and flexibility is paramount so that when changes are perceived modifications and implementation can take place quickly.

**Clause** Will the proposed NPS support greater understanding of the demand and supply of development capacity?  
**Notes** It will be provided that the data bases are robust and universally applicable through out NZ.

**Clause** • a better understanding of how planning interacts with the market?  
**Notes** It will provide that it captures and commits the stakeholders which must include local, regional and central government and all infrastructure providers ( in particular NZTA, power, water and communication organisations) in conjunction with representation from the property industry( PCNZ,PINZ, RICS, investors, developers, etc)

**Clause** • the ability for councils to plan for and respond to changing demand?  
**Notes** By establishing sound databases of population, demographics, Property transactions, social trends, land utilisation, etc on a national basis that is regularly review and audited and which is transparent then it will be a vital planning tool for Councils and other stakeholders.

**Clause** Would the policies in the proposed NPS support better coordination in regard to land use planning and infrastructure provision?  
**Notes** The establishment ad maintenance of property data base along with the requirement for regulatory authorities and infrastructure providers to use this as part of future planning will ensure that co-ordination takes place.

**Clause** The NPS proposes timeframes and frequencies for assessments, targets and monitoring. Are these reasonable? Are they appropriate?

**Notes** To be effective the NPS needs to promote flexibility, timely response, consistency in recognising change and adjusting the policies. The requirement for compliance should be shortened to 1 year maximum from the establishment of the NPS policies and the reviews need to be 2 yearly. As the cost of establishment, implementation of the policies could be too costly for smaller stakeholders and should be undertaken by central government, this would avoid local influences outweighing the national interest.

**Clause** What will assist councils to implement the proposed NPS?

**Notes** The establishment and monitoring /review process should be undertaken by central government.  
Reducing duplication and undue influences

**Clause** Do you have any further comments on the Government's proposal?

**Notes** There are also sections of the NPS relating to :- Development capacity and margins - I think that the requirement to make additional %age allowances should be dropped and more reliance placed on the projections determined from the data base and other sources. If a projection is wrong its wrong that why there needs to be regular updates and adjustments to the policies. The data base can be established using existing information sources such as NZ Statistics; LINZ, etc. the Statistic information is updated quarterly and this should be the target for the property data base. The assessment methodology includes feasibility studies these can be highly variable depending upon who is the user and the economic environment I suggest that a model/template should be developed that is reasonably useable by all and that it is transparent so when changes occur it can be seen from where the base model or previous update was at. Urban areas the suggestion of the NZ Statistics breakdown of regions need some further review to see if this is the most appropriate.