National Policy Statement on Urban Development Capacity:
Recommendations for evidence and monitoring to support planning decisions

March 2017
1. Purpose and status of this communique

In February 2017, the Ministry for the Environment (MfE) and Ministry for Business, Innovation and Employment (MBIE) telephoned officers at all high and medium-growth local authorities, as part of the implementation process for the National Policy Statement on Urban Development Capacity (NPS-UDC). We asked them about the support local authorities will need in order to prepare housing and business development capacity assessments and to monitor market indicators, as required under the NPS-UDC. We specifically asked for feedback on our proposals to provide local authorities with targeted guidance and market indicators by mid-2017.

Local authority officers confirmed that the guidance and market indicators would be very useful. However, they requested that central government also provide high level recommendations on the expected scope and quality of the assessments and monitoring, and processes, as soon as possible. This would help them to resource, commission and begin the work.

Accordingly, this communique recommends standards of quality and processes for preparing evidence and undertaking monitoring to support planning decisions, under the NPS-UDC. It has been written primarily for officers at high and medium-growth local authorities preparing the assessments and undertaking the monitoring.

The communique will be superseded by the more detailed guidance on NPS-UDC evidence and monitoring to be released in mid-2017. This guidance will outline some suggested methodologies. Alongside the guidance, MfE and MBIE will provide local authorities with a simple spreadsheet-based model for assessing development feasibility, and a dashboard of charts for the market indicators specified in NPS-UDC policy PB6. Workshops for all high and medium-growth local authorities will be held to discuss the indicators, model and guidance.

This communique is consistent with and explains the policy intent behind the NPS-UDC; however, it is not part of the NPS-UDC, and does not have statutory weight.

The communique should be read with the NPS-UDC, the Introductory Guide to the National Policy Statement on Urban Development Capacity 2016 and other NPS-UDC information available on the MfE website.

2. Policies

This communique recommends standards and processes for meeting NPS-UDC policies under objective OB1: A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments. In particular it refers to the following policies:
PB1: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:

a) Estimates the demand for dwellings, including the demand for different types of dwellings, locations and price points, and the supply of development capacity to meet demand, in the short, medium and long term.

b) Estimates the demand for different types and locations of business land and floor area for businesses, and the supply of development capacity to meet demand, in the short, medium and long term.

c) Assesses interactions between housing and business activities, and their impacts on each other.

PB2: The assessment under policy PB1 shall use information about demand including:

a) Demographic change using, as a starting point, the most recent Statistics New Zealand population projections

b) Future changes in the business activities of the local economy and the impacts that this might have on demand for housing and business land; and

c) Market indicators monitored under PB6 and PB7.

PB3: The assessment under policy PB1 shall estimate the sufficiency of development capacity provided by the relevant local authority plans and proposed and operative regional policy statements, and Long Term Plans and Infrastructure Strategies prepared under the Local Government Act 2002, including:

a) The current feasibility of development capacity;

b) The rate of take-up of development capacity, observed over the last 10 years and estimated for future; and

PB5: In carrying out the assessment under policy PB1, local authorities shall seek and use the input of iwi authorities, the property development sector, significant land owners, special housing providers, requiring authorities, and the providers of development infrastructure and other infrastructure.

PB6: To ensure that local authorities are well-informed about demand for housing and business development capacity, urban development activity and outcomes, local authorities shall monitor a range of indicators on a quarterly basis including:

a) Prices and rents for housing, residential land and business land by location and type; and changes in these prices and rents over time;

b) The number of resource consents and building consents granted for urban development relative to the growth in population; and

c) Indicators of housing affordability.

PB7: Local authorities should use information provided by indicators of price efficiency in their land and development market, such as price differentials between zones, to understand how well the market is functioning and how planning may affect this, and when additional development capacity might be needed.

PD1: Local authorities that share jurisdiction over an urban area are strongly encouraged to work together to implement this national policy statement, having particular regard to cooperating and agreeing upon:

a) The preparation and content of a joint housing and business development capacity assessment for the purposes of policy PB1.
3. Affected local authorities and timeframes

The policies in Section 2 apply to “all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region”. Table 1 below lists these local authorities, along with the deadlines by which they should implement policies. It includes local authorities that may be newly defined as high or medium-growth when Statistics New Zealand revises its population projections for urban areas¹.

Table 1: Deadlines for implementing NPS-UDC evidence and monitoring policies, by local authority

<table>
<thead>
<tr>
<th>URBAN AREAS</th>
<th>LOCAL AUTHORITIES</th>
<th>POLICIES</th>
<th>DEADLINES</th>
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<tr>
<td><strong>HIGH GROWTH</strong></td>
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<tr>
<td>Auckland</td>
<td>Auckland Council</td>
<td>PB6</td>
<td>1 June 2017</td>
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<tr>
<td>Hamilton</td>
<td>Waikato Region, Hamilton City, Waikato District, Waipa District</td>
<td>PB7</td>
<td>31 December 2017</td>
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<tr>
<td>Tauranga</td>
<td>Bay of Plenty Region, Tauranga City, Western Bay of Plenty District</td>
<td>PB1-PB5</td>
<td>31 December 2017</td>
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<tr>
<td>Christchurch</td>
<td>Canterbury Region, Christchurch City, Selwyn District, Waimakariri District</td>
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<td>Queenstown</td>
<td>Otago Region, Queenstown-Lakes District</td>
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<td><strong>POTENTIALLY NEWLY DEFINED AS HIGH GROWTH</strong></td>
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<td>PB6</td>
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<td>New Plymouth</td>
<td>Taranaki Region, New Plymouth District</td>
<td>PB7</td>
<td>31 December 2017</td>
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<td>Nelson</td>
<td>Nelson City, Tasman District</td>
<td>PB1-PB5</td>
<td>30 June 2018</td>
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<td><strong>MEDIUM GROWTH</strong></td>
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<tr>
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<td>PB6</td>
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<td>Nelson City, Tasman District</td>
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<td>Wellington</td>
<td>Greater Wellington Region, Wellington City, Porirua City, Lower Hutt City, Upper Hutt City</td>
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<td>Kapiti</td>
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<td>Palmerston North</td>
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<td>PB6</td>
<td>31 March 2018</td>
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<td>Whangarei</td>
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<td>Napier-Hastings</td>
<td>Hawkes Bay Region, Napier City, Hastings District</td>
<td>PB7</td>
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<td>Rotorua</td>
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<td>Dunedin</td>
<td>Otago Region, Dunedin City</td>
<td>PB1-PB5</td>
<td>31 December 2018</td>
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<td>Invercargill</td>
<td>Southland Region, Invercargill City</td>
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¹ Statistics New Zealand will publish revised population projections for all urban areas by September 2017.
High and medium-growth councils should begin monitoring market indicators under policy PB6 by 1 June 2017, and begin using indicators of price efficiency under policy PB7 by 31 December 2017. Local authorities that are newly classified as medium-growth, when Statistics New Zealand publishes its revised urban area population statistics in 2017, should start monitoring market indicators and using price efficiency indicators by 31 March 2018.

High-growth councils should prepare their first housing and business development capacity assessments by 31 December 2017. Local authorities newly classified as high-growth, when urban area population statistics are revised, should prepare their assessments by 30 June 2018. All medium-growth councils should complete assessments by 31 December 2018.

A regional council may have within its jurisdiction more than one urban area. It might even include both a high-growth urban area and a medium-growth urban area (e.g., Bay of Plenty Regional Council, which incorporates the Tauranga and Rotorua urban areas, could potentially be in this situation when Statistics New Zealand revises its urban area population projections). In this case the regional council would work with the relevant territorial authorities on assessments due at different times.

4. Intent of the evidence and monitoring policies

The NPS-UDC directs local authorities to provide sufficient development capacity to meet demands for housing and business land. The evidence and monitoring policies interact with the other NPS policies to support this.

The purpose of the evidence and monitoring policies is to ensure that planning decisions are well informed. Council evidence bases need to include an understanding of how urban development markets work and interact with planning, and how this might affect housing affordability and business space.
The intent of the NPS-UDC is to encourage local authorities to continue to build on information that they already gather, and to make better decisions based on this information, both independently and in conjunction with other territorial authorities.

The sort of information that local authorities already have is summarised in a report prepared during the development of the NPS-UDC: *How councils estimate demand and supply of development capacity for housing and business* (Ministry for the Environment, 2016). The report identifies good practice and also some gaps. It finds that many local authorities could improve their information about demand by location, type and price point; development feasibility and take-up; and business land. All councils need to establish systematic processes for monitoring market indicators. NPS-UDC guidance will be focused on addressing these identified gaps.

The intent underpinning the NPS-UDC policies is that local authorities both:

a) Produce more realistic evidence-based forecasts and projections of demand and the feasible development capacity that plans need to enable, and

b) Understand the key drivers of demand and supply of housing and business development capacity, in order to be well placed to adapt to changes in these.

The NPS-UDC strongly encourages councils that share jurisdiction over an urban area to work together in preparing their housing and business development capacity assessments. The intent is that local authorities understand housing and business markets, which often cross over local authority boundaries (see section 7.2). The NPS-UDC also requires councils to seek and use the input of particular local groups with relevant expertise. These process requirements are critical to developing high quality information and achieving stakeholder buy-in to decision making that follows.

5. Definitions

Some words used in the evidence and monitoring policies have a specific meaning, defined in the NPS-UDC. This communiqué provides additional explanation of the terms “Business land”, “Feasible” and “Take-up”.

**Business land**

*Business land* means land that is zoned for business uses in urban environments, including but not limited to land in the following examples of zones:

- Industrial
- Commercial
- Retail
- Business and business parks
- Centres (to the extent that this zone allows business uses)
- Mixed use (to the extent that this zone allows business uses).
Significant employers such as tertiary education institutes and hospitals should be considered “business uses”. However, these and some other business uses might locate in non-business zones. It is still important that the housing and business development capacity assessment includes their demand and capacity. Forthcoming guidance will provide suggestions for how to do this.

**Feasible**

*Feasible* means that development is commercially viable, taking into account the current likely costs, revenue and yield of developing; and feasibility has a corresponding meaning.

This definition is intended to be used when assessing whether development capacity is feasible *to a developer*. It refers to the costs and revenue that would be faced by a developer, to develop capacity that is enabled by a plan and supported by public infrastructure. These costs may include physical feasibility, where the cost to the developer of overcoming physical constraints on a site can be identified. They also include the costs of making development contributions to infrastructure funding.

However “feasible” does not include the cost to the local authority of providing infrastructure. The NPS-UDC assumes local authorities separately assess this.

**Take-up**

The NPS-UDC does not define the term “take-up”. However policy PB3 (d) requires councils to assess take-up in the past and the future, as part of estimating the sufficiency of development capacity provided by plans. Policy PC2 requires councils to use this information to provide an additional margin of development capacity.

The term “take-up” is intended to mean the number of dwellings or amount business space actually developed, relative to the amount of capacity enabled by the plan that is assessed as being “feasible”. Take-up will differ from both “plan-enabled” development capacity and “feasible” development capacity when:

a) **A proportion of feasible capacity is not developed at all**: Owners of land with feasible development capacity do not bring this land to market or develop it themselves, for whatever reason.

b) **Feasible capacity is underdeveloped**: Land is developed, but its feasible development capacity is not fully utilised – ie development is undertaken at lower density than is both enabled and feasible.

c) **Some feasible capacity is exceeded**: Development occurs as a result of private plan changes, or approval of a discretionary or non-complying consent, for a type of development not strictly enabled by the plan and therefore not anticipated in development capacity assessments.

Capacity that is not developed or is underdeveloped usually outweighs the proportion of capacity that is exceeded.

Forthcoming Guidance will explain the key drivers of take-up and suggest ways of assessing it.
6. Quality of evidence and monitoring

Local authorities have existing processes and information that meet some of the NPS-UDC evidence and monitoring policies. Some have undertaken considerable joint work with neighbouring local authorities, which provides a strong base to build on. However it is expected local authorities will need to further invest in evidence gathering and monitoring to meet the requirements of the NPS-UDC.

The first housing and business development capacity assessments for the high-growth areas are due within a tight timeframe. These will be a building block for further improved practice. However, all assessments should:

- Cover the whole urban housing and business market (which may cross local authority boundaries - see section 7.2 below)
- Provide information about the full range of urban business uses and dwelling types
- Provide evidence-based estimates of demand and supply, and identify key drivers that underpin these
- Be pitched at a level of detail and sophistication commensurate with the size, complexity and growth rate of the urban market.

More specific recommendations about scope and quality are provided below on:

- Demand for housing
- Feasibility of development capacity for housing
- Business land
- Information about links between housing and business
- Monitoring.

6.1 Demand for housing

Most local authorities currently have projections for the total demand for new dwellings in their area. Few identify the composition of those demand projections in terms of types of dwellings, locations or price points, as now required under the NPS-UDC.

We recommend that councils undertake work on housing demand at a level of detail that is necessary to inform their decisions. For example, the information should help councils to:

- Enable development capacity of the type, location and price point that is most in demand
- Provide for dwelling choices that meet a range of needs and preferences of all groups in the community, and to keep abreast of changes in these over time
- Understand who will be affected by regulations that constrain development capacity. This should inform analysis required under Section 32 of the Resource Management Act.

More complex analysis will likely be required for large and diverse communities that are growing rapidly, than for smaller populations. However, it is not expected that councils undertake a very detailed description of demand, and use this information as a basis for providing very precise amounts of capacity to detailed locations and types. Rather, the emphasis is on understanding demand at a broader brush level, to enable the market to meet ever changing demands within a broad range of potential options at the lowest possible price.
Key sources of information include:

- The Census of population and dwellings, which provides historic information about housing tenure, households and dwellings, by age and ethnicity
- Population and household projections
- The sales price and rents data which MBIE will make available to councils at ward or suburb level to meet the requirements of policy PB6.

The forthcoming Guidance will provide further methods and information sources for undertaking demand assessments.

6.2 Feasibility of development capacity for housing

The NPS-UDC requires housing and business development assessments to include an estimation of the feasibility of development capacity enabled in plans. Local authorities can choose between several approaches to doing this, which vary in their level of sophistication.

All approaches calculate feasibility by using a method based on the “residual value” calculation that developers commonly make. This estimates feasibility by taking into account information about costs (e.g., construction costs) and revenue (recent sales prices), and using an assumed target rate of return or profit. These inputs and assumptions can be varied as part of sensitivity testing to take account of possible market variations or changes.

Models

The development feasibility calculation can be incorporated in models of varying degrees of complexity. The complexity depends on:

a) Their geographic application -

- Relatively simpler models can be applied “area-wide” to bundles of sites that are likely to have similar development opportunities and typologies, or can be applied to one large site (e.g., in greenfield situations).
- More complex models are applied “parcel-by-parcel” where there is likely to be significant diversity of development sites, typologies and approaches (e.g., redevelopment of brownfield areas).

and

b) Whether the model is independent to the assessment of plan-enabled capacity, or combined in a single model that can assess the impact of planning regulations and feasibility in an interactive way.

Auckland Council and Wellington City Council have sophisticated combined models that assess the feasibility of development in their brownfield areas, parcel-by-parcel. These models rely on very detailed information inputs and cover large numbers of potential development sites. They can test the impact of multiple regulatory options on the feasible development capacity of each parcel.

Tauranga City Council has been using a stand-alone area-wide model to assess the feasibility of greenfield development capacity. It has fewer data inputs. The process of testing regulatory options requires manual input of additional information.

These models are depicted in Figure 1.
Councillors should consider the approach, or mix of approaches, which best suits their situation. For example, if a significant amount of growth could occur in redevelopment situations then a parcel-by-parcel approach could be used. If a significant amount of growth could occur in greenfield situations then an area-wide model might be appropriate.

Local authorities may also want to stage their development feasibility approaches. Councils are encouraged to focus their first feasibility modelling efforts on locations and dwelling typologies that are likely to contribute the majority of overall development capacity.

To help councils, MBIE will provide by May 2017:

- A stand-alone spreadsheet model with two options, that can estimate the feasibility of either greenfield or brownfield development. The first option would be applied to a bundle of homogeneous sites. The second option would be applied to multiple different parcels that are representative of the diversity of parcels in a brownfield area. Local authorities could use this standalone model as it is, or use it to inform the development of a combined development capacity assessment model.

- Some standard assumptions and inputs for archetypical development typologies.

- Guidance on assessing development feasibility.

**Development sector advice**

Development sector advice is key to determining credible assumptions and inputs to development feasibility models.

It may appropriate for small urban areas that are mostly developing on greenfield land to rely on development sector expertise alone. However for most urban areas including small ones, advice should complement or inform some form of modelling. We recommend all councils develop the internal capabilities to make judgements about how much of their plan-enabled capacity is financially feasible, and to review external advice.

**6.3 Business land**

The NPS-UDC requires councils to undertake an up-to-date assessment of demand for the different types and locations of business land and floor area for businesses, and the supply of capacity to meet that demand, in the short, medium and long terms.
This should include information about the overall sectoral composition of the study area, and how this has, and might change. At the same time, activities that occur in industrial zones may require particular focus. They tend to use significant amounts of land and are often capital intensive and incompatible with other uses, while also having specific locational requirements. Even where these activities are not forecast to grow (in absolute numbers of employees or floor space), there may be a need to find alternative industrial locations to release brownfields space for higher value uses.

Rigorous assessments of demand and supply of capacity for business uses would include both:

- Desk top assessments of demand and supply. These include using a framework that converts economic statistics (employment, output or population) to demand for zoned business space.
- Ground-truthing, including surveying industrial users and checking the actual uses in business zones to determine potential demand and capacity for further growth and or change.

Forthcoming Guidance will provide detailed information about these methodologies and how to apply them to different business sectors and different parts of New Zealand.

### 6.4 Information about links between housing and business

The housing and business development capacity assessment should provide information about the links between housing and business development capacity, to inform planning decisions. This might include:

- An assessment of whether the relative capacity provided for housing and business uses is efficient
- Information about how the location of housing and business capacity affects infrastructure and accessibility between home and work
- Information about changing land uses.

### 6.5 Monitoring

MBIE will provide local authorities with an online dashboard of charts of the indicators specified in policies PB6 (by May 2017) and PB7 (by August 2017), and written Guidance on how to interpret them. Councils should plan to use these resources as soon as possible to prepare monitoring reports and to include the indicators in their housing and business development capacity assessments.

### 7. Getting started - recommended processes

Many local authorities have already embarked on work to prepare housing and business development capacity assessments, with high growth councils required to complete these by the end of 2017 year. The key steps that councils should take when starting out are:

- Talk to neighbouring local authorities about preparing a joint housing and business development capacity assessment
- Agree on the geographic area of focus that you will take
- Seek and use the input of stakeholders with particular expertise (specified in policy PB5)
- Identify what you will do to build on your existing evidence base.
7.1 Preparing a joint housing and business development capacity assessment

The NPS-UDC “strongly encourages” local authorities that share jurisdiction over a Statistics New Zealand urban area to work together on a joint housing and business development capacity assessment. This includes regional, city and district councils. Table 1 (Section 3) lists the affected urban areas and the local authorities that share jurisdiction over them.

A joint housing and business development capacity assessment is essential for a housing and business market which operates across local authority boundaries. An understanding of the full market is required in order to understand demand and capacity requirements. A joint assessment would also provide a basis for aligning decision-making between the councils, toward efficient use of land and infrastructure funding. Another benefit of preparing joint assessments is that local authorities can share expertise and resources.

7.2 Agreeing the geographic area of focus for evidence and monitoring

The NPS-UDC uses Statistics New Zealand’s urban areas to target policies to particular local authorities and to encourage them to work together. However, the NPS-UDC also states that “The application of these policies is not restricted to the boundaries of the urban area”. Statistics New Zealand is currently reviewing the boundaries of its urban areas, which may not perfectly reflect the bounds of growing urban housing and business markets. Local authorities may have better information about where settlement has been occurring.

The NPS-UDC allows councils to decide for themselves the geographic area of focus for evidence and monitoring. Some councils have asked for guidance on this.

Councils could consider the following principles:

- **Functional market**: The NPS-UDC is focused on improving the performance of growing urban housing and business markets. Such markets can be defined by:
  - the spatial closeness of residential and business settlement
  - where a significant proportion of journeys to work occur
  - areas within which residents predominantly move house.

  Functional markets also include nearby space for future urban expansion.

- **Collaborative arrangements**: Some local authorities have already invested in collaborative strategic and political arrangements to address cross boundary issues between high growth parts of regions. The NPS-UDC encourages this collaboration.

- **Application of planning decisions**: The NPS-UDC directs planning decisions made by individual local authorities, so from an jurisdictional and implementation standpoint, the administrative boundaries of these local authorities remain important.

Applying these principles, local authorities that share jurisdiction over an urban area could choose between the following areas for their housing and business development capacity assessments:

a) **The collective area of the territorial authorities**. This could, for example, be the combined areas of Nelson City and Tasman District Councils. It could also be the combined local authority areas of Wellington, Hutt, Upper Hutt and Porirua City Councils plus the Kapiti Coast District, which cover two nearby urban areas.

or

b) **A shared area that they all agree on**. That is, an agreed subset of the combined territorial authority areas. For example, councils could use a growth management area such as the Greater Christchurch Urban Development Strategy, Waikato’s Future Proof or Bay of Plenty’s...
Smartgrowth area. It would be desirable to review the boundaries of such an area, to ensure that they adequately encompass areas for future urban development.

Either of these options would require an assessment of where, within the shared geographic area, demand is likely to be concentrated. This includes understanding how demand is likely to be distributed between territorial authority areas. This information is necessary for planning decisions (including the agreement of minimum development capacity targets for housing, required for high-growth urban areas under NPS-UDC policies PC5-PC11).

7.3 Using the input of local experts

Policy PB5, which requires councils to “seek and use the input of” local stakeholders, is not intended to comprise a consultation requirement. It directs councils to use the expertise of representatives within specific groups, to help inform the assessments and interpretation of market indicators. For example, councils should seek advice on feasibility assessment from their local development community. The New Zealand Property Council has offered to help high-growth councils with the initial stages of setting this up.

We recommend local authorities engage with local stakeholders from the beginning of the evidence-building process.

7.4 Building on existing evidence

In scoping the work required to build on existing evidence, local authorities should consider what new information is required to make planning decisions. The assessments and monitoring should inform:

- Planners’ reports on significant non-complying or discretionary activity applications
- Plan changes and Regional Policy Statement and District Plan reviews
- The agreement and setting of minimum targets for housing development capacity within the Regional Policy Statements and District Plans of high-growth urban areas, required under NPS-UDC policies PC5 to PC11
- The future development strategy requirement under NPS-UDC policies PC12 to PC14

The assessments and monitoring would desirably also inform infrastructure Strategies and Long Term Plans under the Local Government Act 2002.

We encourage the officers undertaking the assessments and monitoring to talk to their local authority planners and infrastructure providers about what information these planning documents require. Obvious questions include: What do you already know? What needs to be updated? Where are the most material gaps? What are the key questions that need to be answered?

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2 By contrast, NPS-UDC policy PC14 a) requires local authorities to undertake a consultation process in preparing a future development strategy.
8. Forthcoming guidance, indicators, feasibility model and workshops

MBIE and MfE will provide local authorities with further support for developing housing and business development capacity assessments and monitoring market indicators in the next few months. Table 2 outlines its components including the forthcoming guidance on methodologies, which will incorporate the information in this communique.

Table 2: Dates for release of guidance, indicators and feasibility model

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<thead>
<tr>
<th>SUPPORT</th>
<th>DATES</th>
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<tr>
<td>Housing and business development capacity assessments (policies PB1 – PB5)</td>
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<tr>
<td>• Written guidance on recommended methodologies:</td>
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<tr>
<td>o Understanding demand for housing</td>
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<tr>
<td>o Assessing feasibility and take-up of development capacity for housing</td>
<td>May 2017</td>
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<td>o Assessing demand for and supply of capacity for business</td>
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<td>o Information about housing-business links</td>
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<tr>
<td>• Simple development feasibility model, inputs and assumptions</td>
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<td>Monitoring market indicators (policy PB6)</td>
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<td>• Online interactive dashboard of charts and data for:</td>
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<td>o Consents/population growth</td>
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<td>o Prices for land, and prices and rents for housing</td>
<td>May 2017</td>
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<td>o Housing Affordability Measure</td>
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<tr>
<td>• Written guidance on how to interpret the market indicators dashboard of charts</td>
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<td>Interactive workshops on evidence and monitoring, with all high and medium-growth local authorities</td>
<td>May 2017</td>
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<td>Using price efficiency indicators (policy PB7)</td>
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<td>• Online interactive dashboard of charts and data for market performance including:</td>
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<td>o Rural/Urban land price differentials</td>
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<td>o Residential/Industrial land price differentials</td>
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<td>o Land ownership concentration</td>
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<td>o Marginal cost/market price ratios</td>
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<tr>
<td>• Written guidance on how to interpret and use price efficiency indicators</td>
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<tr>
<td>Conferences, seminars and training opportunities</td>
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</table>
Advisory groups comprising local authority officers, development sector and other experts are overseeing development of the guidance, indicators and development feasibility model. The local authority members of these groups can provide you with further information about this. Their names and contact details are outlined below.

**Housing and business development capacity assessments advisory group**

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</table>

**Monitoring market indicators advisory group**

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