

# SUBMISSION ON USING LAND FOR HOUSING : DRAFT REPORT

Using Land for Housing Inquiry  
New Zealand Productivity Commission  
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The Terrace  
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1. Page 3 – This comment applies to all the graphs in the report where only some of the cities are shown.
2. Page 5 – Covenants

I don't agree with the comment about covenants. They don't reduce the supply of land for housing nor increase the cost of building dwellings. The whole paragraph is an over-generalized statement. Covenants are there to protect the amenity value within the subdivision and give people certainty as to what is going to be developed around them and in turn, protect the value of their investment.

If power was given to Councils to over-ride covenants, they would undermine the whole value of covenants. You could have for example, a person approaching the Council to get the covenants on their section overridden and they proceed to build a bach in a residential subdivision and they have no regard to maintaining it nor their section. Would you like to have invested in a \$500,000 house and then have an eyesore built next door?

Covenants are placed on the land after it has been subdivided and not before.

3. Page 6 – I disagree with the second paragraph. It is the inability of Councils to fund infrastructure as the most important aspect of increasing land supply. If central Government was serious about this, then they would be looking at options to assist those growth Councils.
4. Page 7 – I agree with the comment the non-coordination between different units within Councils create costs and delays for Developers. At times, the policymakers within Council don't communicate with those that have to police those policies and this just costs delays for Developers.
5. Page 9 – paying for infrastructure. High growth Councils are concerned about debt levels and therefore, delay the roll out of infrastructure which then leads on to the comment made by Te Tumu Landowners Group on page 37 which I totally agree with.