

Planning Barriers for Prefabricated Housing

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In 2018 New Zealand had an estimated shortfall of **71,766** new houses

Prefabricated housing can help meet the growing demand for quality, affordable housing in the locations it is most needed



Examination of the regulatory framework, particularly the planning process, is required to enable the efficient delivery of prefabricated housing

METHODOLOGY



Desktop Review

25 District plans of NZ's high and medium growth urban areas



Interviews with planners

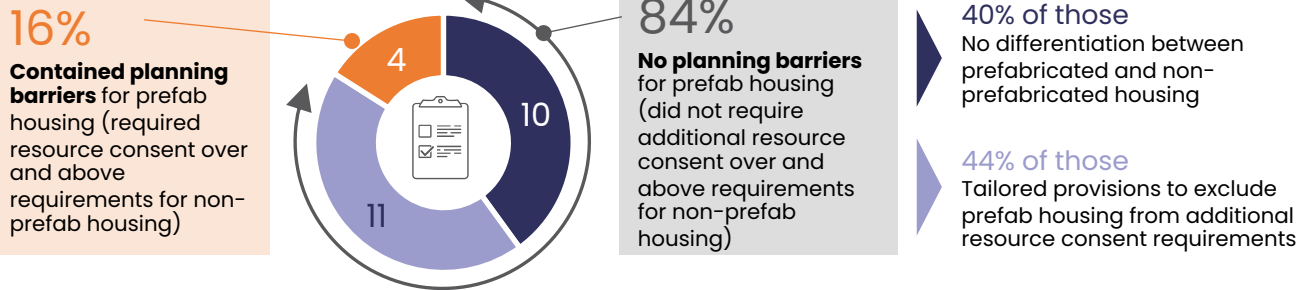
25 Territorial authorities



Case study

1 Palmerston North City Council (PNCC)

of the 25 district plans reviewed:



by territorial authority:

NO PLANNING BARRIERS

Auckland
Dunedin
Hutt City
Porirua
Rotorua Lakes
Tauranga
Waimakariri
Wellington City
Western BOP
Whangarei

40%

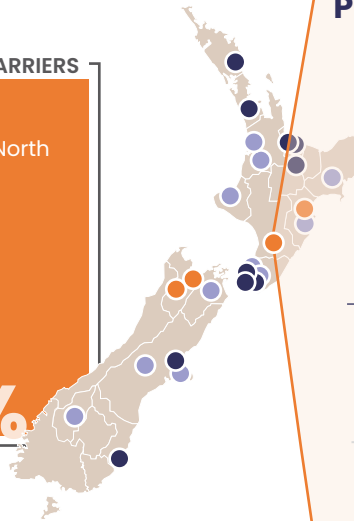
Christchurch
Gisborne
Hamilton
Hastings
Kāpiti Coast
Marlborough
New Plymouth
Queenstown Lakes
Selwyn
Upper Hutt
Waipa

44%

PLANNING BARRIERS

Napier
Nelson
Palmerston North
Tasman

16%

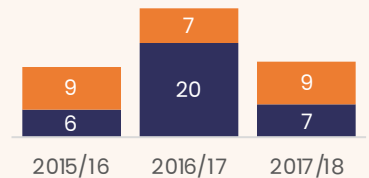


PNCC case study:

58 resource consents granted for relocated houses

33 of these resource consents granted were for new prefabricated houses

Resource consents granted for relocated houses



research questions

- Is prefabricated housing treated differently to non-prefabricated housing in district plans across the country?
Yes in 60% of the district plans reviewed; but only 16% required additional resource consent for prefab
- If yes, what are the specific differences or planning barriers?
Rules regarding relocated houses may require resource consent for complete/transportable prefab housing
- What actions could be taken to overcome any such planning barriers for prefabricated housing?
Streamlined consent processes; MFE's National Planning Standards; upskilling planners; district plan reviews

other barriers?

- Private covenants can limit the use of prefab housing
- The building consent process can be problematic
- Current supply of prefabricated housing is limited
- Prevalence of house and land packages in some areas