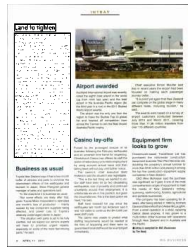


press clip



MG Business Monday 11/04/2011

Page: 2
Section: General News
Region: National, NZ
Circulation: 16309
Type: Magazines Business
Size: 80.56 sq.cms.



slice
slicemedia.com

Land to tighten

Auckland will face a large-scale housing crisis within the next 15 years, according to a leading property analyst.

Lisa Phillips, a director of Auckland-based company Erskine+Owen, said under the region's current growth strategy, Auckland would be at capacity by 2026. For some pockets of Auckland that capacity could be reached even sooner — in just seven years.

Over the next 20 years Auckland would grow by the entire population of Wellington, but to accommodate everyone, it would need more than 200,000 dwellings — 30,000 more than its current capacity, she said.

The ability to create new standalone houses on more than 400 square metres of land would become virtually impossible by as early as 2023. After that, many Aucklanders would be forced to live in terraced houses and apartments with shared common outdoor spaces.

Phillips said prices would surge as more and more people competed for an ever-dwindling supply of dwellings.

Red tape and restrictive rules on land use meant that growth in as-yet developed areas wasn't as simple as it sounded.

"There is a ring fence around Auckland called the Metropolitan Urban Limit that separates the urban from the rural.

"To bust into the other side of the limit could take up to five years of applications and consents. Then there are issues around who owns the land and then they might not want to sell it," she said.