

ARE WE LIMITING REGIONAL DEVELOPMENT BY IMPOSING PLANNING PERMISSIONS?

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This study investigates the impact of activities that may affect the neighbourhoods' environment, as categorised by Resource Management Act 1991 (RMA), on regional development. To control for the side effects of the activities, RMA categorises the activities that may exceed the limitations introduced by Discrete Plans to six categories, namely Permitted, Controlled, Restricted Discretionary, Discretionary, Non-complying and Prohibited. There is a chance of a regulatory impact on the probability of granting of a resource consent, also known as planning permission. Therefore, first we need to have a better understanding of the impact of activity statuses on the grant of a resource consent after controlling for a wide range of the characteristics of activities. Then we employ a two stage least squares approach to estimate the impact of the activities' categorisation on the regional development at the meshblock level. Thus, in this study, by utilising Auckland Council's activity status dataset for the 2009-2015 period, a comparison between the probabilities of granting a consent under each activity category and the other will be made. We expect that, once the characteristics of the activities taken into account, the impact of different activity categories on regional development would be the same.

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