



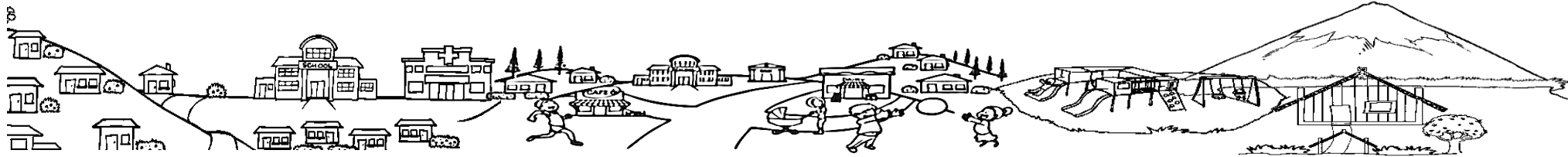
**MINISTRY OF HOUSING
AND URBAN DEVELOPMENT**

Housing and Urban Development authority

Overview of proposals
November 2018

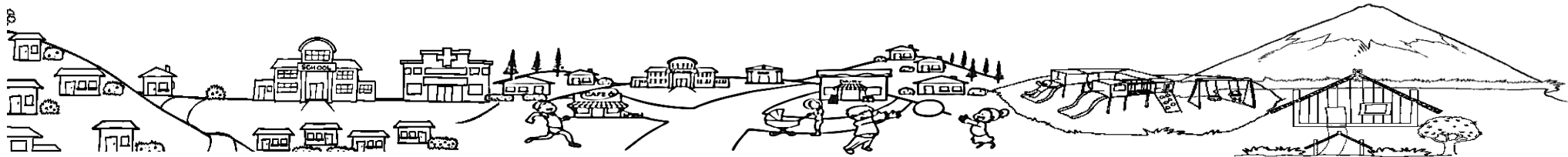
What is the Housing and Urban Development Authority?

- The authority will be a new Crown agency with two key roles - being a world class public landlord and leading small and large-scale urban development projects in partnership with other agencies, local government, iwi and private partners.
- It will consolidate all three essential centres of development capability – Housing New Zealand and its subsidiary HLC, and KiwiBuild – and include Housing New Zealand's existing role as a public landlord and in delivering housing products and services.



We need to transform our urban areas

- This Government is:
 - Taking a hands-on approach to tackling homelessness and unaffordable housing
 - Ensuring much-needed urban development, housing and infrastructure is delivered at scale and pace
- We want our urban areas to be well designed, people-focused and ready for the future



Why set up a UDA?

New Zealand is becoming more urban with more people living in cities and towns than ever before.

Traditionally New Zealand's towns and cities have grown by turning neighbouring rural land into suburban homes. Second generation or "brownfields" development is often difficult and risky with poor quality, aging or at-capacity infrastructure and disparate and fragmented land ownership. This means the private sector struggle to undertake these developments alone.

This is a new way of planning large-scale and complex development so we can achieve scale and pace, coordinate different aspects of urban development and master-plan projects, assemble large or strategically placed parcels in developments and ensure quality intensification, great urban design and public goods.



Urban development authorities overseas

There are numerous Urban Development Authorities in the US, UK and Australia.

Barangaroo, Sydney



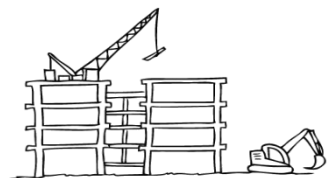
London Docklands (incl. Canary Wharf)



What will the authority achieve?

Scale and pace

The ability to undertake large-scale complex projects at pace



Coordination

A single public entity responsible for all aspects of urban development

Land assembly

The ability to assemble large, useful parcels of land at strategic sites

Government participation

Central government can participate directly in urban transformation at a local level



The authority will take the best from current developments

- It builds on:
 - The success of master-planned developments, such as **Hobsonville Point**
 - The success of transit-led developments, such as **New Lynn**
 - Urban regeneration in **Britomart** and **Wynyard Quarter**
 - Current developments like **Tāmaki**, **Māngere**, **Roskill** and **Porirua**



Timeline of the UDA

2006 -
Urban
Development
Authorities
Team DPMC

2007-
Sustainable
Urban
Developme
nt Unit DIA

2007 -
House
Prices
Unit
DPMC

2008 – Cabinet
paper: Urban
Transformation
Mechanisms
(MfE)

**February –
May 2017**
Meetings
with key
stakeholders

**May- July
2017**
Submissions
and feedback
analysed

May 2018
Cabinet
decision on
UDA
framework

Q2 2019
Introduction
of the bill to
the House

2006 -
Research:
Catalysing
Positive
Urban
Change in
New Zealand
(MfE/SGS)

2007 -
Cabinet
paper:
Urban
developmen
t authorities
and a new
sustainable
urban
developmen
t approach

2007 –
Report:
Final Report
of House
Price Unit,
House Price
Increases
and Housing
in New
Zealand
(DPMC)

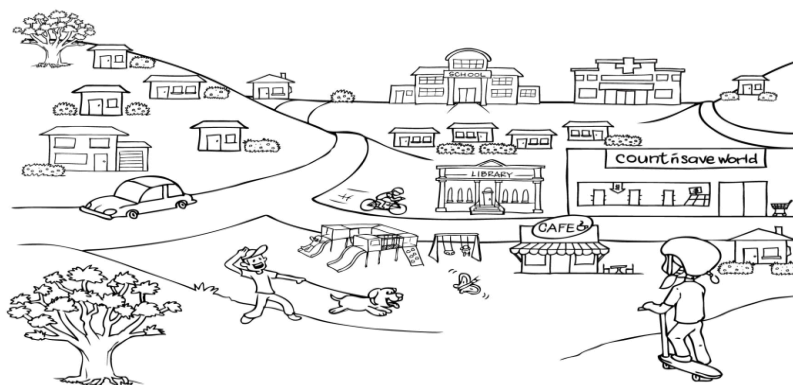
2008 –
Discussion
document:
Building
Sustainable
Urban
Communities
(DIA)

**February
2017**
Discussion
document
released for
consultation

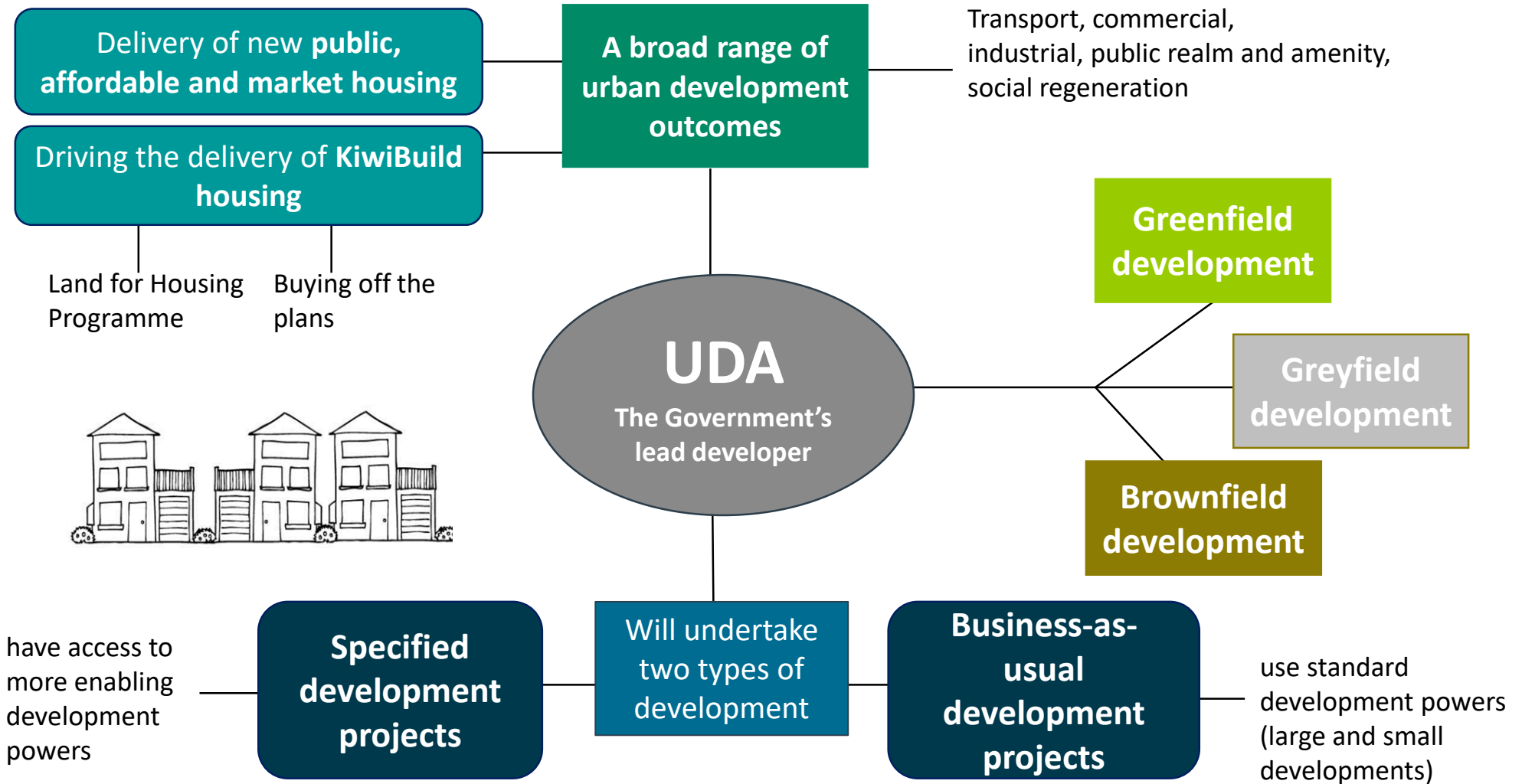
May 2017
Submission
s received

**December
2017**
High level
Cabinet
paper

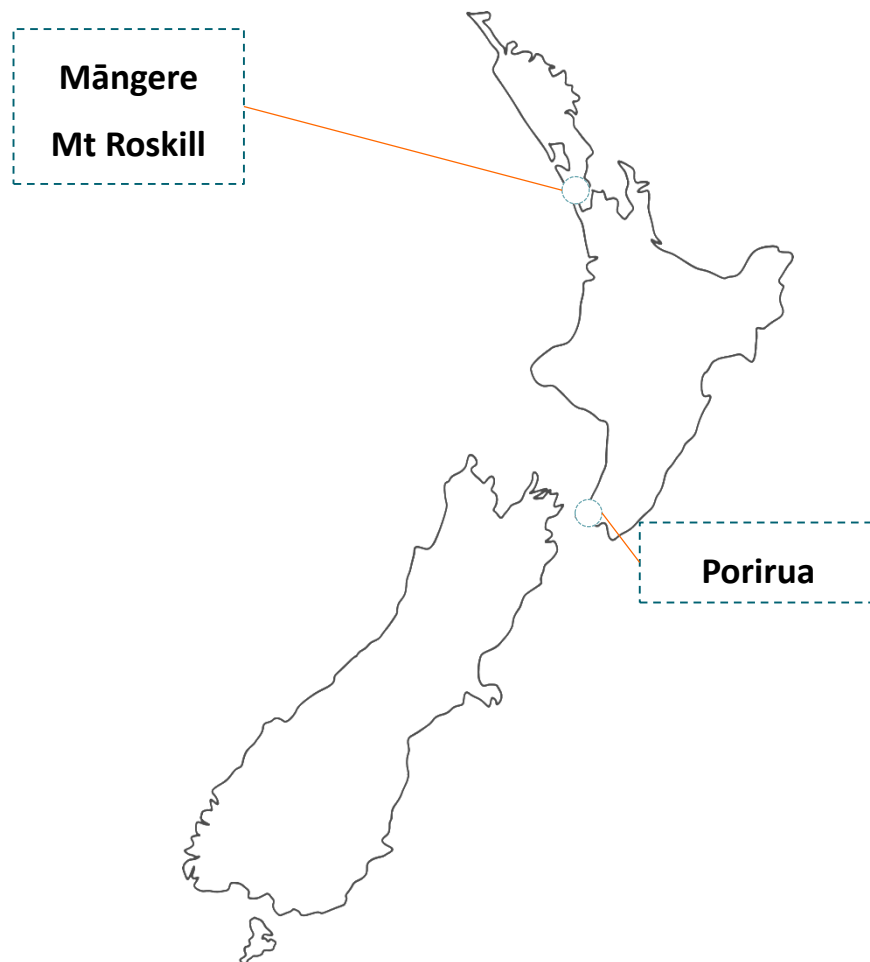
**August –
November
2018**
Cabinet
decisions on
entity
structure and
development
powers



A UDA will deliver large and small urban developments



Initial projects

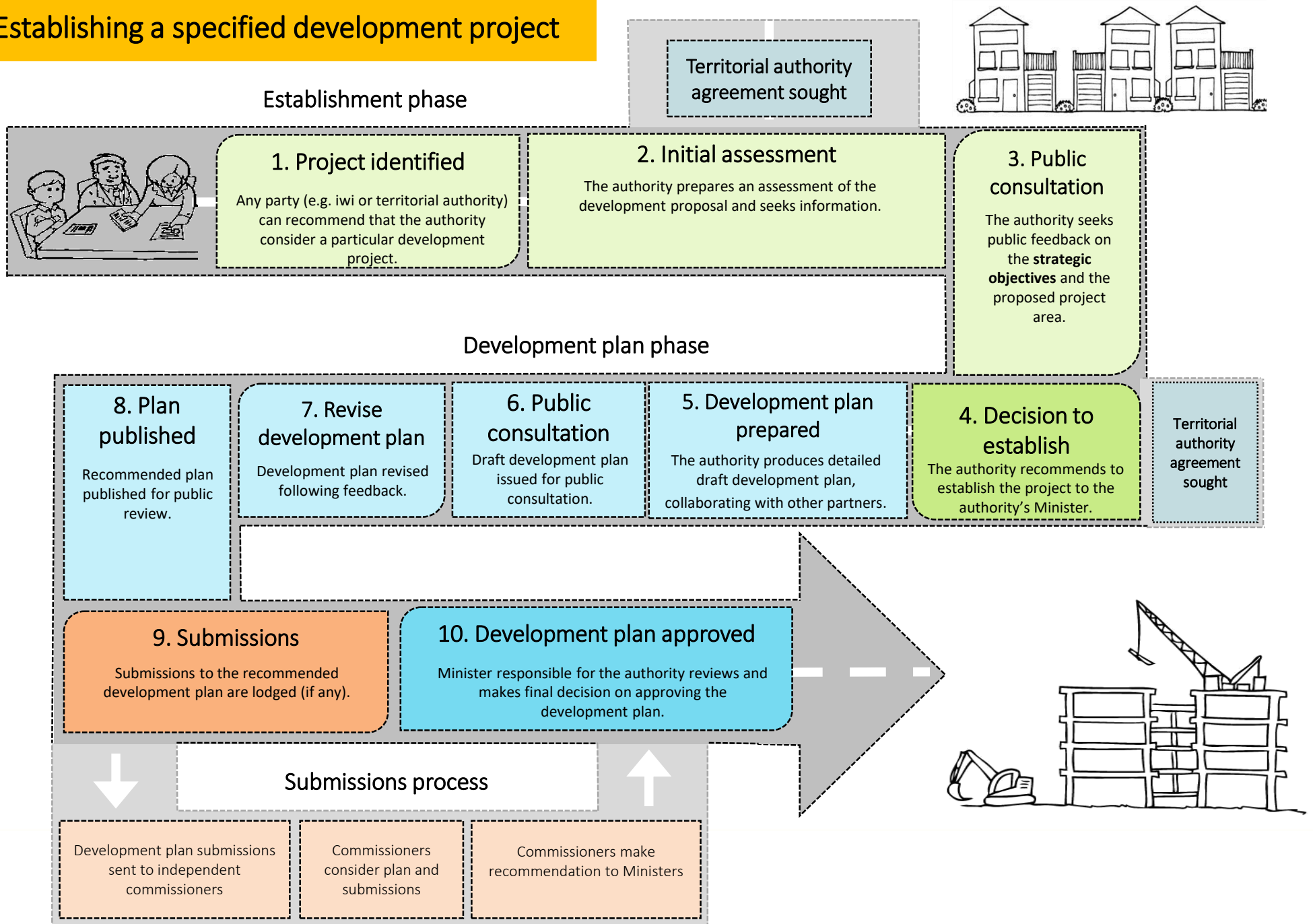


These projects are in addition to:

- **Government-led developments:** The Government builds state, KiwiBuild and market homes on Crown land (e.g. Northcote, Marfell)
- **KiwiBuild Land for Housing:** The Government purchases land to build state, KiwiBuild and market homes (e.g. UNITEC)
- **KiwiBuild Buying off the Plans:** The Government underwrites private developers so they can build more homes, speed up their developments, and incentivise the construction of affordable homes.
- **Building Public Houses:** The Government is investing over \$4b to build over 6,400 new public homes and renovate existing state homes so they are warm and dry.
- **Local Housing Partnerships:** The Government is partnering with local authorities to build affordable homes.
- **HASHAA:** Council and Crown fast-track the supply of land.
- **Urban Growth Agenda:** Changing the system settings to ensure we have more affordable land, better spatial planning and finance and fund infrastructure

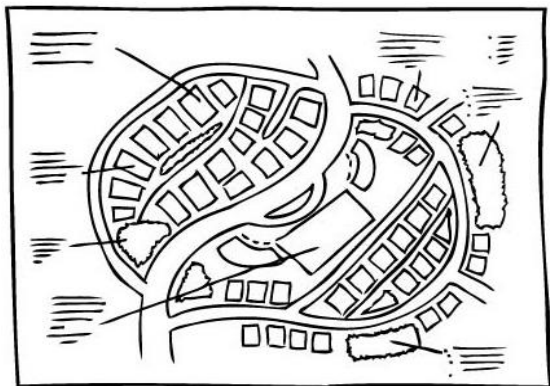


Establishing a specified development project

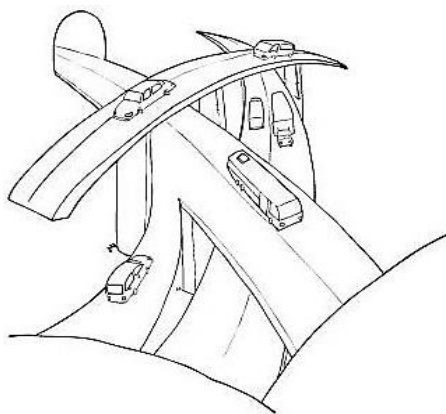


Enabling development powers for specified development projects

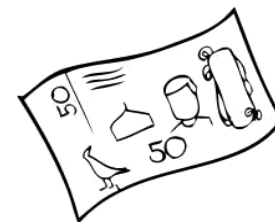
Shortened planning and consenting processes



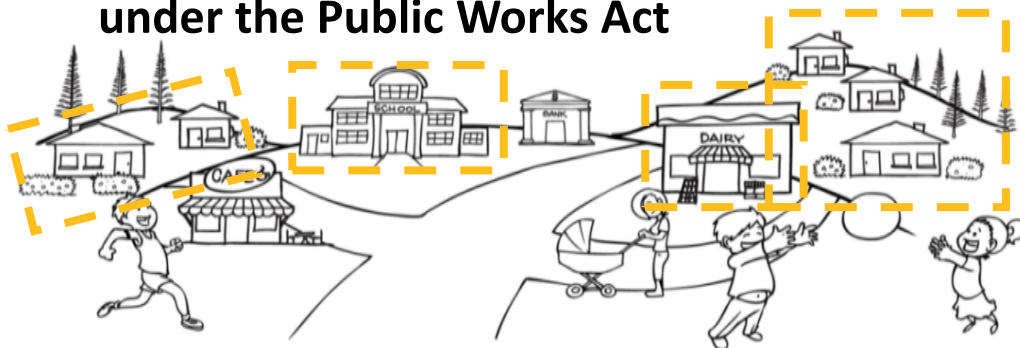
Building and changing infrastructure



Funding for infrastructure and development activities



Acquisition of land, including under the Public Works Act



Reconfiguring reserves



Summary of enabling development powers for specified projects

Land Assembly

- Crown-owned land can be repurposed for a development project
- The UDA can compulsorily acquire private land (except sensitive Māori land), including for transfer to a third party
- Legislation will list works for which the UDA can acquire land
- Land owners may be compensated with an equity share in the development project
- Decisions on acquiring Crown agent land will be made by Ministers
- Offer back obligations won't apply to most land transfers by the UDA (except former Māori land)
- The UDA may 'resume' land transferred to a private developer, if it doesn't deliver what is agreed

Infrastructure

- Power to build, alter or remove any building or infrastructure in the project area
- Same powers as Auckland transport related to land transport (with exceptions, including state highways)
- Same powers as a territorial authority related to three waters / drainage infrastructure and services
- Power to suspend, make or amend bylaws
- Power to enter onto private land

Funding

- Buy, sell and lease land/buildings in the project area
- Auction off development rights for project land
- Set a targeted rate inside the project area (arrangements being finalised but there will not be taxation without representation)
- Charge development contributions or enter development agreements
- Require betterment payment from landowners for transport projects
- Charge connection fees to UDA infrastructure

Reserves

- The UDA can seek approval from the Minister of Conservation and the HUD Minister to use Government, local purpose, recreational, scenic and historic reserves for development purposes, but not natural or scientific reserves.
- Special provisions will apply to reserves related to Treaty settlement.

Planning and Consenting

- Provisions that can override, add to, or suspend provisions in existing RMA planning documents
- UDA is the resource consenting authority for project area
- May alter, remove, amend or replace designations



How will the enabling development powers work?

- These powers already exist, but are spread between different parts of central and local government and have separate processes
- Each development plan will set out the powers available for that project and how they will be used
- These powers will be publicly consulted on when preparing the development plan

