

 **MINISTRY OF BUSINESS,
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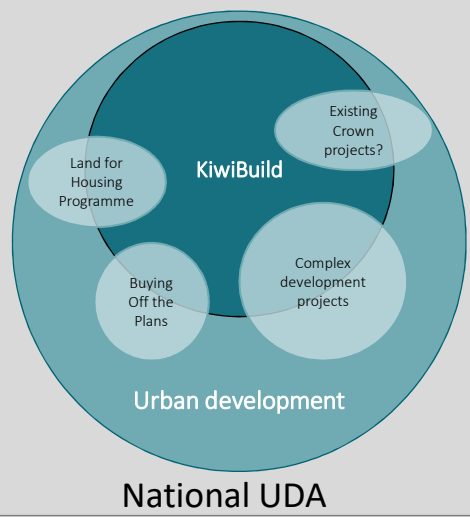
Urban development authority

LGNZ Chief Executives Forum
3 September 2018



What is the national UDA and what will it do?

- The national UDA will be the Government’s lead developer.
- It will deliver:
 - KiwiBuild
 - Large-scale, complex urban development projects
- Most projects will include urban development outcomes that go beyond KiwiBuild such as:
 - commercial and industrial buildings
 - other new homes (including public housing)
 - transport solutions
 - parks and amenities



National UDA

Urban development


KiwiBuild

Land for Housing Programme

Existing Crown projects?

Complex development projects

Buying Off the Plans

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List of local government organisations and community groups that submitted on the 2017 UDA discussion document

Auckland Region:
 Auckland Council
 Auckland Regional Public Health Service
 Auckland Transport
 Watercare
 Tamaki Regeneration Company
 Ōrākei Local Board
 Puketāpapa Local Board
 Waitematā Local Board
 Devonport-Takapuna Local Board
 Hibiscus and Bays Local Board
 Howick Local Board
 Māngere-Ōtāhuhu Local Board
 Maungakiekie-Tāmaki Local Board
 Papakura Local Board
 Franklin Local Board
 Okura Residents and Ratepayers Association
 Panmure Community Action Group
 Long Bay Okura Great Park Society
 Friends of Regional Parks (Auckland) Inc

Far North Region:
 Far North District Council
 Whangarei District Council

Bay of Plenty Region:
 Bay of Plenty Regional Council
 Hawke's Bay District Health Board
 Tauranga City Council

Waikato Region:
 Hamilton City Council
 Waikato Regional Council
 Waipa District Council

Taupo Region:
 Taupo District Council
 Rangitikei District Council

Wellington Region:
 Wellington City Council
 Porirua City Council
 Hutt City Council
 Upper Hutt City Council
 Kapiti Coast District Council
 Greater Wellington Regional Council
 Masterton District Council
 Wellington Water
 Kapiti Housing Task Force
 Mt Victoria Residents' Association Inc
 Newtown Residents Association
 Glenside Progressive Association

Christchurch Region:
 Christchurch City Council
 Canterbury District Health Board
 Canterbury Regional Council (Environment Canterbury)
 Development Christchurch Limited
 Regenerate Christchurch
 Greater Christchurch Urban Development

Otago Region:
 Otago Regional Council
 Queenstown Lakes District Council
 Aurora Energy Limited

National organisations:
 Local Government New Zealand
 Society of Local Government Managers

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Differences between the previous and current UDA proposals

Previous Government's proposals	This Government's proposals
Entity: <ul style="list-style-type: none"> Multiple UDAs A range of publicly controlled entity types are available 	Entity: <ul style="list-style-type: none"> One national UDA It is still to be decided whether the national UDA will be built on an existing entity, or become a new agency altogether.
Territorial authorities have a veto over UDA projects	Minister can override territorial authorities if a project is in the national interest
Planning powers: <ul style="list-style-type: none"> limited right to object on the proposed development plan limited right to submit on consents 	Planning powers: <ul style="list-style-type: none"> open right to submit on the proposed development plan Right to submit on consent applications is set by notification status
Infrastructure powers: <ul style="list-style-type: none"> Power to change public transport 	Infrastructure powers: <ul style="list-style-type: none"> No powers to change public transport services

*note that this is not the full list of UDA proposals for the new legislation.

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What comes next?

- Remaining Cabinet papers on Māori interests, entity form and financing powers Q4 2018.
- Cabinet papers and UDA summary released in Nov 2018
- Bill introduced to Parliament in Q1 2019.
- Referred to Select Committee until Q3 2019.
- Bill passed into law Q4 2019.
- First UDA projects start Q1 2020.
- NZ Election Q3/Q4 2020.

KiwiBuild target to June 2019: 1000 homes

KiwiBuild target to June 2020: 5000 homes

KiwiBuild target to June 2021: 10,000 homes



The UDA responds to four key policy problems:

Problems	Lack of direct central government role	Limited coordination	Fragmented land ownership in existing urban areas	One-size-fits-all development system
	No statutory authority for the Government to participate directly in urban transformation activities at a local level	No single public entity responsible for all aspects of urban development.	Difficulties assembling large, useful parcels of land at strategic sites.	An urban development system that isn't designed to cater for large-scale complex projects.
Proposal	Power for central government to lead and enable significant urban development projects.	Single public entity with access to a wide range of development powers, and a mandate for: <ul style="list-style-type: none"> - economic development - local employment - affordable housing - public transport - infrastructure provision. 	Start large-scale redevelopment of publicly owned land. Apply land assembly powers, including the ability to ask the Crown to exercise compulsory acquisition	Legislation that better enables complex development projects by having one combined planning and decision-making process for land-use, transport, land acquisition, reserves, design, funding and levy powers.

Project-based powers and processes

- The UDA’s development powers will only apply to large scale, complex urban development projects
 - a **development project** is an urban development for a selected project area
 - the **project area** is the discrete geographic area or areas in which a single development project is located
- A project area will not be an entire region or city...
- ...but the area could be big – for example the area between Papakura and Pukekohe is approximately 3,000 ha.



Process to establish a UDA project - overview

- Part 1: Establishment phase



- Part 2: Preparing the development plan

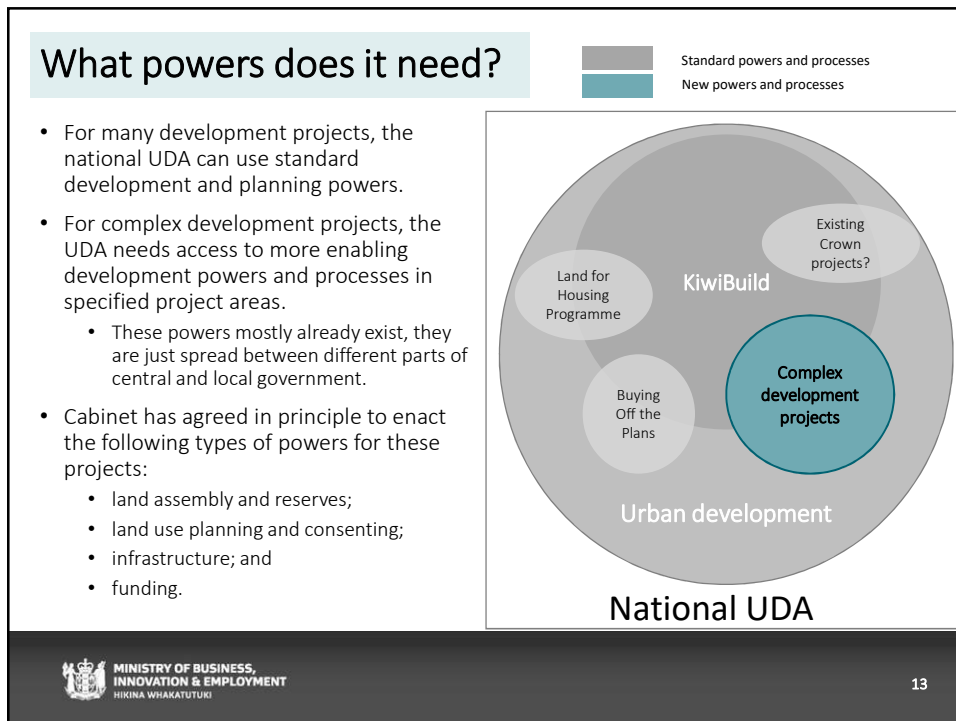
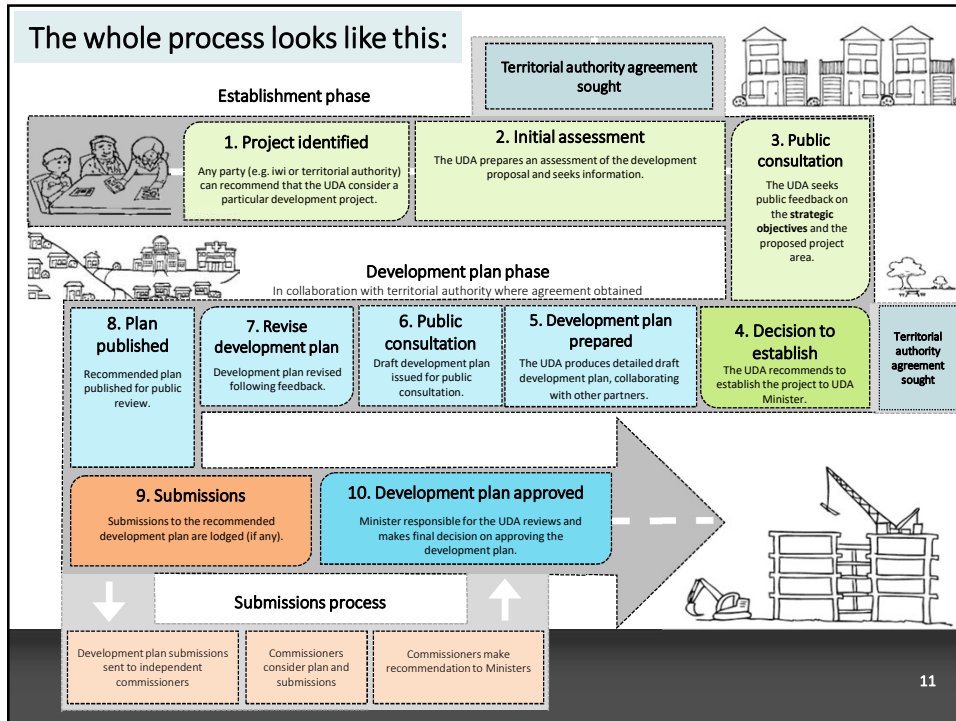


- Part 3: Hearing for submissions



- Part 4: Implementation





Key powers

- The UDA can re-purpose Crown owned land;
- The UDA has the ability to apply to the Minister for Land Information to compulsorily acquire land or an interest in land;
- The UDA can set-aside reserves some reserves (in part or whole) for development purposes where needed;
- The UDA can override existing and proposed Resource Management plans for the development area;
- The UDA will issue land-use resource consents; and
- The UDA can recommend the removal of designations.

UDA infrastructure provisions

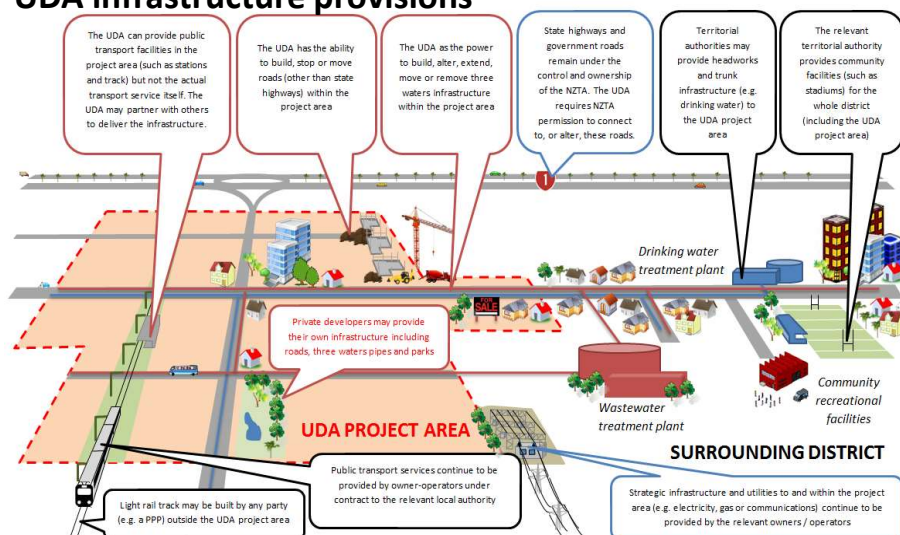


Diagram of UDA infrastructure funding arrangements

