

15 May 2017

Papakura Local Board feedback on Urban Development Authorities Discussion Document

Background

The Papakura Local Board welcomes the opportunity to provide feedback on the Ministry of Business, Innovation and Employment's *Urban Development Authorities Discussion Document*.

The board's feedback relates to the following questions raised in the discussion document:

- To what extent do you agree (or disagree) with the overall proposal to enact new legislation?
- What additional development powers would you like to see enacted in the proposed legislation (if any)?
- What additional limitations or protections would you like to see included in the proposed legislation (if any)?

Papakura Local Board Feedback

1. The Papakura Local Board does not support the proposed legislation to establish Urban Development Authorities, particularly in the Auckland context.
2. The board believes Auckland Council already has the mechanisms in place to deal with growth.
3. The establishment of Urban Development Authorities would add another layer of bureaucracy and cost to the development process, which developers are quite likely to pass on to the end purchaser. This would increase housing costs.
4. The board does not support the level and scale of powers proposed for Urban Development Authorities.
5. The board expresses a concern that Urban Development Authorities could undermine territorial authority's long term planning processes.

6. If this legislation proceeds the board provides the following feedback:
- The board supports the requirement for a territorial authority to agree to the establishment of an Urban Development Authority.
 - Local boards should have input into the design, type of development and housing proposed.
 - Central government should fund both the establishment and operational costs of Urban Development Authorities. These costs should not be passed on to the ratepayers.
 - Urban Development Authorities should not be able to access development funds levied by territorial authorities. These funds should remain with the territorial authority and the council controlled organisations. Furthermore the board feels that development contribution funds should go back into the area that they came from.
 - Open space, parks and reserves should be protected. The board is concerned about the potential for Urban Development Authorities to use open spaces to increase housing stock and override council policies and plans.

Yours sincerely



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