

## MAYORAL HOUSING TASKFORCE RECOMMENDATIONS – IMPLEMENTATION PROGRESS

Please note the recommendations in grey background are Council facing; the other recommendations require Central Government-led action or collaboration between MHT members.

Last updated on 16 October 2016

Recommendations	Work requested/already underway/ongoing	Comments/upcoming actions	Related Government plans signalled to date (via media; announcements; coalition agreements)
<p><b>RECOMMENDATION 1: SCALED UP JOINT VENTURE BUILDING PROGRAMME ON PUBLIC LAND</b></p> <p>Establish, as soon as possible, a plan to scale up joint venture building programmes on publicly-owned land. Identify the quantity of development required and delivery mechanisms, such as partnerships between the private sector and Panuku Development Auckland or HLC (formerly Hobsonville Land Company) with appropriate sharing of risk and reward, and make this plan known in the market to provide certainty for home builders.</p> <p>[Auckland Council to collaborate with central government to implement]</p>	<p>-Ongoing work between Panuku, HLC, Housing NZ.</p> <p>-Monitoring of Tamaki Regeneration Co. work.</p> <p>- Ongoing work between HLC, HNZC, Auckland Council in relation to housing regeneration areas (e.g. Mt Roskill, Mangere) and provision of funding, infrastructure and community facilities.</p>	<p>-Ongoing discussions about building at pace and scale with the Government’s Auckland Policy Office (MBIE, etc.)</p> <p>-Panuku is continuing to take surplus council sites suitable for development to the market as part of a general disposals programme, as well as, part of more comprehensive redevelopment plans in priority centres (transform and unlock locations). These are of varying scales and Panuku’s approved business plan for the year has an increased level of activity.</p> <p>-Ensuring physical and social infrastructure provided to enable housing.</p> <p>-Auckland Council is working with HLC on Mangere regeneration plans. This work amongst other things is part of the business case work for light rail from the City Centre to Mangere.</p>	<p>-Kiwibuild programme.</p>
<p><b>RECOMMENDATION 2: EFFECTIVE EARLY ENGAGEMENT WITH COMMUNITIES FACING URBAN REGENERATION PROGRAMMES</b></p> <p>Encourage development partners that are undertaking large-scale urban redevelopment to engage with communities early in the process. Development can provide opportunities for both the existing community as well as the developer and new communities. Understanding and communicating these benefits can ensure that development proceeds more rapidly. Ensure that existing social housing tenants are re-housed in the community.</p> <p>[Auckland Council to invite development partners to respond]</p>	<p>-Auckland Council work regarding approaches to land sales.</p>	<p>-Important to have early and comprehensive communication with Auckland Council Local Boards representative and local residents.</p> <p>-Panuku is continuing to build partnership with Kiwibuild, essentially in the role of making sites available and negotiating with developers in a joined-up way. Panuku is also exploring ways to partner more effectively with HLC and Housing NZ. Where Panuku is working with developer entities in priority locations on surplus council land we ensure that early community engagement takes places.</p>	<p>-Kiwibuild programme</p> <p>-Establishment of the Ministry of Housing and Urban Development Authority (HUD)</p>

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		-HLC engagement on both Mangere and Mount Roskill regeneration projects.	
<p><b>RECOMMENDATION 3: ENCOURAGE INDUSTRY TO ENGAGE WITH GOVT TO SCALE UP THE BCITO BADGING PROGRAMME</b></p> <p>Encourage the building industry to engage with the Building and Construction Industry Training Organisation's (BCITO) skills badging trial scheme (due to start in second half of 2017), which aims to be an alternative to multi-year apprenticeships.</p> <p>Encourage central government to scale up this scheme rapidly after the trial if it is deemed successful and there is demand for this approach.</p> <p>[Auckland Council to encourage central government to adopt a 'badging' system should trialling prove successful]</p>	-Dialogue with BCITO and Master Builders through the Mayoral Housing Taskforce (MHT).	-The MHT 'Construction, Skills and Labour' workstream to continue ongoing advocacy.	--Establishment of the Ministry of Housing and Urban Development Authority (HUD)
<p><b>RECOMMENDATION 4: OPTIMISE VISAS FOR CONSTRUCTION SKILLS SECTOR</b></p> <p>Optimise the points system for work visas to increase the preference for skilled construction workers relative to other occupations when there are major workforce shortages that cannot be fulfilled through local training.</p> <p>[Auckland Council to invite a response from central government]</p>	-Watching brief. Central Government to provide an update.	-The MHT 'Construction, Skills and Labour' workstream to undertake ongoing advocacy.	-Kiwibuild visa category proposed
<p><b>RECOMMENDATION 5: ESTABLISH LONG-TERM HOUSING DEVELOPMENT PROGRAMME TO IMPROVE CERTAINTY</b></p> <p>Establish a credible long-term programme of housing development, including a commitment to maintain a higher baseline of overall housing delivery across boom-bust cycles. Sending a credible signal about the future pipeline of work would encourage investment in skill development and innovation. This would include:</p> <ul style="list-style-type: none"> <li>• identifying land requirements (including land that may need to be purchased in advance)</li> <li>• planning mechanisms to enable delivery</li> <li>• financing, funding, and ownership mechanisms to ensure delivery, including potential shared equity models for land</li> <li>• a long-term construction workforce development plan.</li> </ul>	<p>-Work between Panuku, HLC, Housing NZ</p> <p>-Working/monitoring of Tamaki Regeneration Co. activity.</p> <p>-Alignment of development strategy/programme with funding and infrastructure to support growth.</p>	<p>-Links to Recommendation 1</p> <p>-Ongoing discussions about building at pace and scale with the Government's Auckland Policy Office (MBIE, etc.)</p> <p>-Regular discussions via MBIE Building Advisory Panel</p> <p>-Ensure strategy, funding and infrastructure support growth.</p> <p>-Commence discussions with landowners in growth areas (e.g. Drury with respect to funding and provision of infrastructure.</p> <p>-Council's Regulatory Services is working with HNZA on Auckland Housing</p>	-Increasing scale of existing Auckland Housing Programme

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[Auckland Council to invite central government and major landowners and developers to progress]		Programme pipeline. Looking at new ways of resourcing & programming.	
<p><b>RECOMMENDATION 6: INVESTIGATE NEW TENURE &amp; OWNERSHIP MODELS AND ASSESS FEASIBILITY</b></p> <p>Investigate other mechanisms to enable new tenure and ownership models that can fill gaps between social housing and market-rate housing. Identify whether and how these are feasible to implement to address affordability issues.</p> <p>[Auckland Council to collaborate with central government and housing sector groups]</p>	<p>-Council staff working with HLC, CCOs, HNZ, MBIE, newly established Ministry of Housing and Urban Development and community housing providers.</p> <p>-Briefing to Auckland Council Planning Committee on 2 October 2018, on the scope of policy work on affordable housing.</p> <p>-Approved the proposed scope and deliverables outlined in the report, and:</p> <ul style="list-style-type: none"> <li>- Snapshot report to be brought to the Committee on 27 November 2018</li> <li>- “Position and Role Report” to be brought to the Planning Committee on 5 March 2019</li> <li>- Staff advocacy to central government for re-examination of affordable housing provisions including “retained affordable housing”, relating to the preparation of a National Policy Statement on affordable housing under the Resource Management Act 1991 or other relevant legislation. Report back on progress to the Planning Committee on 27 November 2018.</li> </ul> <p>- Chief Economist is assisting the Tāmaki Regeneration Company (TRC) with a piece of work that identifies the problem of affordability for that catchment and explores shared equity and other models of ownership.</p>	<p>- Discuss with Ministers e.g. shared equity as part of KiwiBuild programme.</p> <p>- Upcoming actions noted in column to the left.</p>	<p>-30-40% commitment to affordable housing</p> <p>-commitment to ‘Rent to Own’ scheme via coalition agreement with Green Party as part of Kiwibuild</p>
<p><b>RECOMMENDATION 7: INVESTIGATE POTENTIAL CONSEQUENCES FOR RESIDENTIAL DEVELOPMENT FROM BANKING REGULATIONS</b></p>	-none specific yet	-consider writing to Ministers regarding this matter	-Discussions with industry for scaling up - such as Fletchers, Ockham, Mike Greer and other developers.

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<p>Investigate the potential for unintended consequences for residential development from new bank regulations (which are intended to manage risks for financial stability but may affect the availability and cost of finance) and identify whether there is a need for a public or private response.</p> <p>[Auckland Council to invite Treasury to progress a review, with input from the Reserve Bank, development and financial sectors]</p>		<p>-ongoing discussion with MHT members</p>	<p>-Housing Minister's suggestion of buying off-plan on existing developments in early stages of Kiwibuild</p> <p>-on the demand side of the market, is central government willing to explore the possibility of lending for housing? For example, loans made at market rates and specifically targeted to buyers in the market that have a level of risk banks are unwilling to take on?</p>
<p><b>RECOMMENDATION 8: IMPLEMENT THE HOUSING INFRASTRUCTURE FUND</b></p> <p>Implement the Housing Infrastructure Fund (Case study 4), ensuring a financial structure that can enable it to be expanded through time, enable participation of private capital, and remove the need for this funding to be secured against the Council's balance sheet.</p> <p>This would involve an appropriate equity underwrite and the ability to raise revenue streams, such as contributions from land owners in the areas that benefit from new infrastructure, targeted 'value capture' rates in the same areas, and service charges, all of which will also improve incentives to develop serviced land.</p> <p>[Auckland Council to implement Housing Infrastructure Fund following central government decision]</p>	<p>-Further ongoing work by Finance Team re: research targeted rates</p> <p>-Report to Auckland Council's Governing Body in 2018</p> <p>-Taking forward implementation of Housing Infrastructure Fund Detailed Business Case for the North West. Working through mechanisms for loan repayment and negotiation infrastructure funding agreements with developers. NB: it is unlikely that there will be another round of HIF and the mechanism will be overtaken by Crown Infrastructure Partners (CIP)].</p>	<p>-Links to Recommendation 15</p> <p>-Ongoing work by Finance team looking into targeted rates and how to ensure they could be used without capturing property owners that are unlikely to develop their land.</p> <p>-Proceed with implementation of Housing Infrastructure Fund for North West. MBIE Loan document is signed, NZTA loan agreement to be signed post AT board approval in November.</p>	<p>-Kiwibuild programme</p> <p>-Establishment of the Ministry of Housing and Urban Development Authority (HUD)</p>
<p><b>RECOMMENDATION 9: PUBLISH INFRASTRUCTURE FUNDING GAP FOR FUTURE URBAN LAND SUPPLY STRATEGY IMPLEMENTATION</b></p> <p>Publish and regularly update information on the magnitude of the funding gap for the Future Urban Land Supply Strategy (FULSS), including information on how this may affect timing of development, to enable negotiation with developers and other parties for additional funding to progress development.</p> <p>[Auckland Council to progress, with input from Watercare and Auckland Transport and in discussion with central government agencies and the development sector]</p>	<p>-DPO: discussions and work as Future Urban Land Supply Strategy (FULSS) is implemented, so that funding and infrastructure are in place to support growth; informs plan change requests.</p> <p>-The FULSS updated July 2017 to include high-level bulk infrastructure costs. Ongoing structure planning will provide detail about project infrastructure costs.</p>	<p>-ongoing 'watching brief' regarding the evolution of Kiwibuild and the establishment of the Urban Development Authority – especially with respect to funding infrastructure beyond that planned by Council (or brought forward out of sequence with the FULSS).</p> <p>-Council is involved in the Auckland to Hamilton spatial corridor study led by Government. This process may reduce estimates of build out rates in Southern structure plan and affect timing of development e.g. may specifically bring station / town centre development in Drury West forward.</p>	<p>-Government's Urban Growth Agenda includes workstreams relating to infrastructure funding &amp; financing. This includes the government's Kiwibuild Programme and the HUD which may mean alternative funding / financing sources for infrastructure could be introduced.</p>

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<p><b>RECOMMENDATION 10: SELF-FUNDED INFRASTRUCTURE SCHEME IMPLEMENTATION</b></p> <p>Implement at least one infrastructure scheme that is self-funded from some combination of land owner contributions, targeted 'value capture' rates, and service charges, to accelerate an infrastructure project to enable housing delivery and internalise the costs of infrastructure with the party that benefits, i.e. the landowner. Capture learnings to enable this approach to be scaled up.</p> <p>[Auckland Council to progress in collaboration with Auckland Transport, Watercare, and/or central government]</p>	<p>-Finance staff looking into targeted rates and how they could work to capture value.</p>	<p>-Further ongoing work by Finance Team with Crown Infrastructure Partners on financing and funding options for development at Wainui</p> <p>-Report to Auckland Council's Governing Body in late 2018</p>	<p>-Kiwibuild Programme</p> <p>-Establishment of the Ministry of Housing and Urban Development Authority (HUD)</p>
<p><b>RECOMMENDATION 11: INFRASTRUCTURE PRICING POLICY AND STRUCTURED DISPUTE RESOLUTION</b></p> <p>Develop an infrastructure pricing policy and structured dispute resolution process for infrastructure funding negotiations with developers to signal the direction of pricing and improve confidence in future infrastructure funding arrangements.</p> <p>[Auckland Council to invite a response from Auckland Transport and Watercare]</p>	<p>-Ongoing process between Council and CCOs to align approach.</p>	<p>-Provide an update to Auckland Council's Governing Body before the end of 2018.</p> <p>-Contributions Policy 2019: scheduled to go to Auckland Council's Finance and Performance (F&amp;P) Committee to adopt for consultation in October 2019.</p> <p>-Contributions Policy 2018: F&amp;P Committee consider feedback and adopt policy in December 2018.</p>	<p>--Establishment of the Ministry of Housing and Urban Development Authority (HUD).</p>
<p><b>RECOMMENDATION 12: ROUTE PROTECTION FOR FUTURE INFRASTRUCTURE CORRIDORS</b></p> <p>Progress route protection for future transport corridors in new urban areas through Auckland Transport's Supporting Growth Programme, to reduce the likelihood of delays to future housing delivery that are caused by slow infrastructure planning. Capture learnings to enable this approach to be scaled up to other areas and identify the impact of the existing designation process on the project timeframe.</p> <p>[Auckland Transport to progress this programme]</p>	<p>-Ongoing work on infrastructure corridors.</p>	<p>-Awaiting further progress by the Supporting Growth Alliance to confirm the supporting growth transport network, and the programme for lodgement of route protection notices of requirement.</p>	<p>-Propose use of targeted rates on proposed light rail transport corridors?</p> <p>-Establishment of the Ministry of Housing and Urban Development Authority (HUD)</p> <p>-Possibly part of longer-term Resource Management Act reforms</p>
<p><b>RECOMMENDATION 13: AUCKLAND PLAN ALIGNMENT WITH NATIONAL POLICY STATEMENT ON FUTURE URBAN DEVELOPMENT CAPACITY</b></p> <p>Invite Auckland Council's Governing Body to satisfy itself that the refresh of the Auckland Plan implements National Policy Statement requirements for a Future Development Strategy outlining how urban</p>	<p>-Reporting requirements under National Policy Statement - Urban Development Capacity</p>	<p>-The Development Strategy has been completed and adopted as part of the Auckland Plan refresh. Council has informed Government that it believes that the Development Strategy fully covers off the requirements of the National Policy Statement - Urban</p>	<p>-Kiwibuild programme.</p>

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<p>development capacity in brownfield and greenfield areas will be provided to meet future demands.</p> <p>[Auckland Council to progress, in collaboration with the Ministry for the Environment and development sector]</p>		<p>Development Capacity. Being assessed and awaiting response from MBIE.</p>	
<p><b>RECOMMENDATION 14: QUANTIFY THE EXTENT OF LAND BANKING</b></p> <p>Seek to quantify the extent of land banking and understand why it is happening, and then develop a set of policy responses to address it.</p> <p>[Auckland Council to investigate, inviting input from the development sector]</p>		<p>-To measure the extent of land-banking, need an agreed definition before being able to quantify it correctly. For example:</p> <ul style="list-style-type: none"> <li>- A large land owner in one of the FUZs might not be constraining development yet but may be considered a 'land-banker' because they may well constrain development when the area is fully serviced with infrastructure and ready.</li> <li>- Or, in existing urban areas, a parcel may allow for 8 townhouses, but financing/cash-flow constraints etc. only one additional house is built. Is having 2 dwellings on the land when there is potential for 8 land-banking?</li> <li>- If instead, what we want to understand the pattern of land ownership (and levels of ownership concentration), then maybe this recommendation can be refined to reflect that. If this is the case this research should also cover whether land ownership is financed from equity or debt. If the big land owners finance it via equity (and have low holding costs), this gives them greater ability to sit on it and drip-feed the market.</li> </ul> <p>-When the definition is clear/agreed, the right things to measure &amp; data can be collected.</p>	
<p><b>RECOMMENDATION 15: FURTHER DEVELOP HOUSING INFRASTRUCTURE FUND</b></p> <p>Further develop the Housing Infrastructure Fund, expanding it through time, securing participation of new private capital, and raising</p>	<p>-Further work by Finance Team re: research targeted rates.</p>	<p>-Links to Recommendation 8.</p> <p>-Ongoing work by Finance team looks at targeted rates and how to ensure they could be used without capturing</p>	<p>-Kiwibuild programme.</p> <p>-Establishment of the Ministry of Housing and Urban Development Authority (HUD).</p>

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<p>new revenue streams, such as contributions from land owners in the areas that benefit from new infrastructure, targeted 'value capture' rates in the same areas, and service charges.</p> <p>[Auckland Council to implement in collaboration with central government and the development sector]</p>	<p>-Report to Auckland Council's Governing Body in 2018</p> <p>-Working with CIP on funding of pipeline of infrastructure projects to support housing.</p>	<p>property owners that are unlikely to develop their land</p> <p>-need to develop a pipeline of infrastructure projects for CIP to fund.</p>	
<p><b>RECOMMENDATION 16: IMPLEMENT CONGESTION PRICING WHILE ENSURING APPROPRIATE ALTERNATIVES ARE AVAILABLE</b></p> <p>Implement congestion pricing to manage peak demands on congested networks, which will mitigate the congestion effects of new development and hence potentially alleviate some of the funding gap for transport infrastructure.</p> <p>Ensure that public transport and cycling options are available as an alternative to congested routes where tolls are likely to be high.</p> <p>[Auckland Council to collaborate with central government to progress the work of the agreement]</p>	<p>-Government/Council project to investigate whether congestion charging should occur in Auckland. Project should make a recommendation on this mid-2019.</p>	<p>-The congestion pricing project has undertaken a multi-criteria analysis on a long-list of potential options (26 in total). From this a short list of five potential options is being further examined and modelled. A recommendation will be made to the Governance Group and Mayor/Minister of Transport in November 2018 on which of the five options to progress to the more detailed evaluation and design phase (Phase 3).</p>	<p>-review of Auckland Transport Alignment Project is ongoing.</p>
<p><b>RECOMMENDATION 17: BROADEN SOURCES OF FUNDING FOR INFRASTRUCTURE &amp; SUPPORT PRINCIPLE OF REVENUE SHARING</b></p> <p>Broaden sources of funding for major infrastructure and support the principle of revenue sharing, including an appropriate mix of the following new sources of funding for major infrastructure:</p> <ul style="list-style-type: none"> <li>• Devolution of some taxing power to Auckland Council (e.g. regional fuel tax as an interim measure to full congestion pricing);</li> <li>• Additional revenue from congestion pricing, if any;</li> <li>• Rebating GST on rates, as is done in Australia;</li> <li>• Allocating a share of GST on construction to councils to strengthen incentives to enable development, and</li> <li>• Creation of urban development authorities or special purpose vehicles to internalise major infrastructure costs for large developments.</li> </ul> <p>Where appropriate, create new reporting requirements for new revenue sources and ensure that other revenues are subject to traditional Auditor-General requirements to ensure confidence in new revenue tools.</p>	<p>-Regional Fuel Tax (RFT) adopted</p> <p>-Housing Infrastructure Fund (HIF) confirmed \$339.2million of 10-year interest free loans to Auckland Council</p> <p>-Crown Infrastructure Partners (CIP) funding</p> <p>-Tax working group</p>	<p>-RFT has generated \$13.2m (excluding GST); funds have been directed toward delivering rural roads in Rodney and Franklin; red light cameras to improve safety. Future early projects include building the Matakana link road; ferry terminal upgrades and new downtown bus interchange.</p> <p>-Report for first quarter to Finance and Performance Committee in November 2018.</p> <p>-HIF: will enable building of 7,000 homes at Redhills and Whenuapai; infrastructure built with this funding includes wastewater mains and pump stations, stormwater management and arterial roading, including bus and cycle lanes.</p> <p>-work is progressing well on new infrastructure financing</p> <p>-the Tax working group scope covers only what taxes can be equitably collected (it</p>	<p>-HUD legislation</p> <p>-Regional Fuel Tax implemented.</p>

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[Auckland Council to invite collaboration from central government]		is not looking at how tax is distributed or spent once collected).	
<p><b>RECOMMENDATION 18: MERITS OF LAND VALUE VS. CAPITAL VALUE AS A TOOL TO IMPROVE INCENTIVES TO DEVELOP</b></p> <p>Explore the merits of basing ratings on land value, not capital value, to improve incentives to develop rather than hold land. If the benefits were seen to exceed the costs and risks, develop a plan to transition to land value rates over an appropriate time period.</p> <p>[Auckland Council to investigate costs, benefits, and risks of the different rating systems]</p>	-undertake some work to look at merits of capital value versus land value.	<p>-this work has been completed; David Norman will provide a presentation to the MHT on 12 October</p> <p>-the completed analysis incorporated:</p> <ul style="list-style-type: none"> <li>- Switch to Land Value</li> <li>- Removal of subsidy to residentially zoned land used as rural land</li> <li>- impacts at Local Board and Ward level.</li> </ul>	-
<p><b>RECOMMENDATION 19: INVESTIGATE MECHANISMS TO ENABLE INFRASTRUCTURE PROVIDERS TO SECURE LONG-TERM INFRASTRUCTURE CORRIDORS</b></p> <p>Investigate mechanisms to enable infrastructure providers to secure long term infrastructure corridors that do not require the level of detailed design and in-depth analysis of impacts that is currently required under the Resource Management Act.</p> <p>[Auckland Council to invite collaboration from central government]</p>	-Ongoing work lead by the MHT 'Infrastructure Funding' workstream.	-Links to Recommendation 12.	<p>-Propose use of targeted rates on proposed light rail transport corridors?</p> <p>-Establishment of HUD</p> <p>-Possibly part of longer-term Resource Management Act reforms</p>
<p><b>RECOMMENDATION 20: IMPLEMENT CONSENTING MADE EASY</b></p> <p>Implement Consenting Made Easy service models (Custom, Streamline, Qualified Partner, Premium), with attention to the recommendations of the Challenge Panel. The key actions required for improvement are:</p> <ul style="list-style-type: none"> <li>• ensuring that applicants have a single point of contact with the ability to resolve views received from Auckland Council teams and council-controlled organisations; and</li> <li>• ensuring appropriate leadership and human resources capacity to drive a culture change in consenting.</li> </ul> <p>The Qualified Partner scheme would enable parallel consenting for developments subject to appropriate audited quality assurance.</p>	<p>-Qualified Partner consent pathway initiated in partnership with key customers to improve overall efficiency.</p> <p>-Move to digital: digital lodgement is now at 57% for Building Consents and 39% for Resource Consents.</p> <p>-Faster service for simple consents: Streamline (&lt;10 days) performance is now at 31% for Resource Consents and 9% for Building Consents.</p> <p>-Tiers of service: Premium share now at 3.9% of Resource Consents, Qualified Partner 6.5% of Building Consents.</p>	-The SAP/Hybris integration project will improve the efficiency of handling digital consents.	<p>-Kiwibuild programme is related, due to scale of output required</p> <p>-HUD will impact depending on what powers (building or planning) are granted to it</p> <p>-National Planning Standards proposed - not released yet (may have an impact on Council's regulatory processes).</p>

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[Auckland Council to implement, seeking input and collaboration with development sector]			
<p><b>RECOMMENDATION 21: IMPROVED USE OF STAFF</b></p> <p>Ensure that experienced resource consent (RC) and building consent (BC) processing staff are used effectively through the Consenting Made Easy programme.</p> <p>[Auckland Council to progress]</p>	<ul style="list-style-type: none"> <li>-Recruitment of internal staff has been a focus with result of RC turnover at lowest level for 15 months (14%) and BC now at 91% staffing, highest level for 14 months</li> <li>- BC remuneration review completed</li> <li>-Recruitment for BC staff underway in Canada with 6 applicants received within 2 days</li> <li>-BC competency focus as consents become more complex including continuous Training School</li> <li>-Review of salaries to keep in line with market</li> <li>-Experienced internal staff assessing complex, high profile resource consents e.g. America’s Cup.</li> </ul>	<ul style="list-style-type: none"> <li>-Competency framework to reward staff as step up.</li> <li>-BC remuneration review to be used for further investigation on competency levels leading to market adjustment proposal</li> <li>-Further “Breaking the Chain” for RC consultants</li> <li>-Increased resource in the subdivision team.</li> <li>-Dedicated project consenting teams for Auckland Housing Programme (HNZ/HLC).</li> </ul>	<ul style="list-style-type: none"> <li>-Kiwibuild programme is related, due to scale of output required</li> <li>-HUD will impact depending on what powers (building or planning) are granted to it</li> <li>-National Planning Standards proposed - not released yet (may have an impact on Council processes)</li> </ul>
<p><b>RECOMMENDATION 22: IDENTIFY PIPELINE OF SKILLED PROFESSIONALS TO ENSURE FUTURE NEEDS ARE MET</b></p> <p>Work with tertiary providers and professional institutes to identify a pipeline of suitably qualified people to work in the construction professions to ensure future consenting requirements can be met by the industry.</p> <p>[Auckland Council to progress, in partnership with tertiary providers and professional bodies]</p>	<ul style="list-style-type: none"> <li>-MHT ‘Construction Skills and Labour’ workstream engagement with the Building and Construction Industry Training Organisation’s (BCITO).</li> </ul>	<ul style="list-style-type: none"> <li>-MHT workstream to continue to progress.</li> </ul>	<ul style="list-style-type: none"> <li>-Establishment of the HUD</li> <li>-Proposed Kiwibuild Visa (covers initial shortfall of labour in the interim)</li> <li>-Support for prefab signalled could mean significant changes to skills approach</li> </ul>
<p><b>RECOMMENDATION 23: IMPROVED DATA REPORTING</b></p> <p>Regularly report on consent and development outcomes that have been identified as data gaps, i.e. building completions and elapsed timeframes for consents (in addition to statutory timeframes) and improve data on an ongoing basis.</p> <p>[Auckland Council to progress]</p>	<ul style="list-style-type: none"> <li>-New reporting regime to Planning Committee.</li> </ul>	<ul style="list-style-type: none"> <li>-Monthly and quarterly reports on housing and development are being produced. Quarterly reports are provided to the Planning Committee as an information item. The Auckland Housing Monthly Update is available publicly.</li> <li>-Elapsed timeframes (working days) now on LTP measure.</li> </ul>	

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<p><b>RECOMMENDATION 24: ENCOURAGE MBIE TO RELEASE MANUFACTURED BUILDING GUIDANCE</b></p> <p>Encourage the Ministry of Business, Innovation and Employment (MBIE) to publicly release its Manufactured Building Guidance to clarify requirements for the industry.</p> <p>[Auckland Council to invite a response from MBIE]</p>		<p>-MBIE to provide an update about releasing this work.</p>	<p>-Enthusiasm shown by Ministerial releases/interviews regarding scaling up using prefabrication, and discussions being had with the likes of Prefab NZ.</p>
<p><b>RECOMMENDATION 25: BROADEN 'ACCEPTABLE SOLUTIONS' UNDER BUILDING CODE FOR PREFABRICATION AND MEDIUM DENSITY HOUSING</b></p> <p>Develop new Acceptable Solutions under the Building Code for prefabricated products and medium density housing typologies that are not well addressed by existing Acceptable Solutions, and which are important for meeting Auckland's future housing needs.</p> <p>[Auckland Council to invite a response from MBIE, in consultation with councils and developers]</p>	<p>-Links to Recommendation 31-32</p> <p>-Letter sent by Mayor to Ministers in Dec. 2017</p> <p>-Workshops held with MBIE; Master Builder NZ; Ockham and Conrad Properties to: identify issues, short term focus areas, long term issues)</p> <p>-Workshop with MBIE and Ockham to look at potential changes to the building code</p>	<p>-Workshops with Wellington and Christchurch City Councils, Ockham, PrefabNZ &amp; MBIE completed.</p> <p>-Waiting for MBIE to update on the next steps.</p>	<p>-Minister's response committed to making some changes</p>
<p><b>RECOMMENDATION 26: SINGLE COUNCIL FAMILY INFRASTRUCTURE CODE OF PRACTICE</b></p> <p>Ensure that a single Council family Code of Practice, setting technical standards for infrastructure assets for new development, is agreed and understood by consent planners, development engineers, and the development industry. Any updates are to be well communicated to the industry.</p> <p>Ensure the Code of Practice defines customer satisfaction outcomes, including enabling housing delivery via efficient and certain processes.</p> <p>[Auckland Council to work with council-controlled organisations and development sector to implement]</p>	<p>-Joint General Chapter of Codes of Practice agreed by the Council family and published.</p> <p>-Joint Chapter on utilities at consultation draft, having been developed by the Council family and Utilities Group.</p> <p>- Support offered to Auckland Transport to help finalise AT Chapter (ATCOP); awaiting response.</p> <p>- Discussions ongoing with Watercare on Watercare updates to Code of Practice Chapters on water supply and wastewater.</p> <p>- Joint Chapter on green infrastructure underway.</p> <p>- Update for Chapter on geotechnical aspects of infrastructure for land</p>		

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	development, being scoped to address known natural hazard risks.		
<p><b>RECOMMENDATION 27: ENSURE ALIGNMENT OF NATIONAL PLANNING STANDARDS WITH BEST PRACTICE ELEMENTS OF AUCKLAND UNITARY PLAN</b></p> <p>Ensure that forthcoming national planning standards align with best practice elements of the Unitary Plan and reduce the need for further major plan changes.</p> <p>[Auckland Council to invite the Ministry for the Environment to progress in partnership]</p>	-Council responded to original consultation (by previous Government in early 2017).	<p>-Council lodged a submission on the draft national planning standards raising several significant concerns.</p> <p>-Letter sent by the Mayor and Cr Darby in support of the Council's submission.</p>	-National Planning Standards to be released in 2018
<p><b>RECOMMENDATION 28: IMPROVE CERTAINTY FOR MEDIUM AND HIGH-DENSITY HOUSING BY AMENDING UNIT TITLES ACT</b></p> <p>Improve certainty and confidence in medium- and higher-density housing for buyers, through changes to the Unit Titles Act.</p> <p>[Auckland Council to invite a response from MBIE]</p>	-Council responded to original consultation by previous Government in early 2017.	-Watching brief – will await further consultation on Unit Title Act matters.	-Changes to Act signalled by Government.
<p><b>RECOMMENDATION 29: EFFICIENT AND FAST PLAN CHANGE PROCESSES</b></p> <p>Ensure plan change processes required to progress zoning changes (e.g. shifting from Future Urban zoning to live zoning) are well resourced and proceed with speed, and that these planning resources are targeted to areas with land owner commitment to fund infrastructure (potentially including community facilities and operating costs) and proceed to build homes.</p> <p>[Auckland Council to investigate, seeking input and collaboration with development sector]</p>	-Council staff undertaken review of how to address private plan change requests in terms of how they align with the Future Urban Land Supply Strategy ('FULSS') etc.	-Ongoing, as private and public plan changes are proposed.	<p>-National Planning Standards to be released in 2018.</p> <p>-HUD may affect order of matters considered for roll-out in the Council's FULSS.</p>
<p><b>RECOMMENDATION 30: URBAN DESIGN PROCESS AND OUTCOMES</b></p> <p>To strike an appropriate balance between the benefits of urban design and the costs of achieving them, Council to work with the development community to:</p> <ul style="list-style-type: none"> <li>• Agree the importance of good urban design</li> </ul>	-Research on how high density, mid-rise is being delivered in the city and what the lessons are for the development industry is underway. However, more research on value of good design is required.	<p>-ADO working more closely with AT and others to ensure good outcomes can be achieved.</p> <p>-Place Quality Review being established to give Council input into early stages of design of AT walking and cycling projects.</p>	-MfE undertaking a review of quality intensification and this may be tied to a review of the Urban Design Protocol (2005). Implications for Urban Development Authorities.

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<ul style="list-style-type: none"> <li>Ensure that there is a single point of approval for designs and/or encourage the establishment of specific project design review panels for significant developments</li> </ul> <p>Facilitate discussion between developers, planners, and design review panels about the value and cost implications of key amenity provisions.</p> <p>[Auckland Council to progress in collaboration with development sector]</p>	<p>-ADO participated in workshops with MBIE on medium density housing and building code improvements.</p>		
<p><b>RECOMMENDATION 31: INVESTIGATE BUILDING WARRANTY AND INSURANCE SCHEMES TO REDUCE LIABILITY AND IMPROVE QUALITY AND CERTAINTY</b></p> <p>Investigate building warranty and insurance schemes as part of a quality assurance process that would facilitate and expedite the building consent process and construction sector innovation in exchange for reducing the liability that councils face for buildings.</p> <p>[Auckland Council to invite central government to lead, with broad engagement across the sector (construction industry, insurance and banking sectors) Legislative change or other market arrangements may be needed to progress]</p>	<p>-Links to Recommendation 25</p> <p>-Letter sent by Mayor to Ministers in Dec. 2017</p> <p>-Workshops held with MBIE; Master Builder NZ; Ockham and Conrad Properties to discuss (among other things): liability issue at high level</p>	<p>-Auckland Council in conjunction with Christchurch &amp; Wellington City Councils - gave feedback on discussion high-level document released by MBIE.</p>	<p>-Minister (Building &amp; Construction) signalled appetite to more closely look into building warranty/insurance matters to rebalance risk across the building process</p> <p>-Minister also indicated paper would be circulated in September/October.</p>
<p><b>RECOMMENDATION 32: REVIEW AND UPDATE THE BUILDING CODE TO BETTER PROVIDE FOR INNOVATION AROUND PREFABRICATION AND MEDIUM DENSITY HOUSING</b></p> <p>Review the Building Code and update it to ensure that it reflects and enables ongoing innovation, especially in prefabricated products and medium density housing typologies. Medium density housing face special issues, such as managing noise through common walls, are not well addressed by existing Building Code, and are important for meeting Auckland's future housing needs.</p> <p>[Auckland Council to invite response from MBIE, in consultation with councils and developers]</p>	<p>-Links to Recommendation 25.</p> <p>-Letter sent by Mayor to Ministers in Dec. 2017.</p>	<p>-No further update from MBIE.</p>	<p>-Minister's response committed to making some changes.</p>
<p><b>RECOMMENDATION 33: UNDERTAKE A WIDE-RANGING REVIEW OF RESOURCE MANAGEMENT LEGISLATION</b></p> <p>Undertake a holistic review of resource management legislation, including investigating the Productivity Commission's recent planning review's recommendations more broadly.</p>	<p>-Auckland Council's Chief Economist &amp; Research and Monitoring Unit is currently undertaking research on the rural-urban boundary.</p>	<p>-Unlikely changes to core RMA.</p> <p>-Associated changes via HUD legislation.</p>	<p>-Ongoing review in Ministry for the Environment (review announced by Minister).</p> <p>-Related matters are Housing Minister's announcements to remove Rural Urban</p>

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[[Auckland Council to invite a response from central government]		-May be longer term look at Productivity Commission advice around urban development limits of current Act.	Boundary and remove density controls from urban Auckland.