### Komiti Whakarite Mahere / Planning Committee

**OPEN ATTACHMENTS**

**ADDITIONAL ATTACHMENTS UNDER SEPARATE COVER**

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, 5 February</td>
<td>1pm - 3pm (or at the conclusion of the Planning</td>
<td>Supporting Growth - South</td>
</tr>
<tr>
<td></td>
<td>Committee meeting)</td>
<td></td>
</tr>
<tr>
<td>Tuesday, 5 February</td>
<td>3pm - 5pm (or at the conclusion of the Supporting</td>
<td>Venue Development Strategy</td>
</tr>
<tr>
<td></td>
<td>Growth workshop)</td>
<td></td>
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<tr>
<td>Tuesday, 19 February</td>
<td>1:30pm - 3:30pm (or at the conclusion of the Finance and Performance Committee meeting)</td>
<td>Auckland Transport operational expenditure</td>
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Auckland Monthly Housing Update

January 2019

RIMU Research and Evaluation Unit
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1. Summary

Produced by the Auckland Council Research and Evaluation Unit (RIMU), the Auckland Monthly Housing Update brings together a number of significant Auckland housing related statistics.

The report includes:

- dwellings – consented, by type, and with CCCs issued
- residential parcels – created, and inside Metropolitan Urban Limits (MUL)
- permanent and long-term migration
- median residential sales price.
2. Highlights

- 1172 dwellings were consented in November 2018.
- In the year ending November 2018, 12,800 dwellings were consented in the region.
- 52 per cent of new dwellings consented in November 2018 were houses, 15 per cent were apartments and 33 per cent were townhouses, flats, units, retirement units, or other types of dwellings.
- 82 per cent of dwellings consented in November 2018 were inside the 2010 MUL. Over the past 12 months, 82 per cent of new dwellings consented were inside the 2010 MUL.
- 887 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in November 2018.
- In the year ending November 2018, 10,475 dwellings had a CCC issued.
- 734 new residential parcels under 5000m² were created in December 2018.
- In the past 12 months, 7810 new residential parcels under 5000m² were created; that was an average of 651 each month.
- Of the 8220 new residential parcels of all sizes created in the year ending December 2018, 70 per cent were inside the 2010 MUL.
- Net migration data was not available for November 2018.
- Median residential sales price in November 2018 was $825,000 (District Valuation Rolls sales records).
3. Dwellings consented

In November 2018, 1,172 dwelling consents were issued, which saw 12,800 consents issued for the past 12 months.

<table>
<thead>
<tr>
<th>Nov 17</th>
<th>Aug 18</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,450</td>
<td>1,298</td>
<td>854</td>
<td>1,077</td>
<td>1,172</td>
</tr>
</tbody>
</table>

Data source: Statistics New Zealand
4. Dwellings consented by type

Of all the dwelling consents issued in November 2018, 606 consents issued were for houses. 566 consents were issued for apartments, townhouses, flats and units, as well as retirement villages.

![Dwellings consented by type chart]

Data source: Statistics New Zealand
5. Dwellings consented inside 2010 MUL

In November 2018, 974 dwellings consented were inside the 2010 MUL, and the proportion for the last 12 months was 83 per cent.

<table>
<thead>
<tr>
<th>Nov 17</th>
<th>Aug 18</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,266</td>
<td>1,072</td>
<td>648</td>
<td>809</td>
<td>974</td>
</tr>
</tbody>
</table>

Dwellings consented by inside/outside 2010 MUL

Data source: Statistics New Zealand
6. Dwellings with CCCs issued (completions)

887 dwelling units had received CCCs in November 2018. Ninety-seven per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

<table>
<thead>
<tr>
<th>CCCs issued</th>
<th>Nov 17</th>
<th>Aug 18</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2 years</td>
<td>704</td>
<td>1,101</td>
<td>813</td>
<td>825</td>
<td>853</td>
</tr>
<tr>
<td>3-4 years</td>
<td>129</td>
<td>23</td>
<td>107</td>
<td>36</td>
<td>23</td>
</tr>
<tr>
<td>4+ years</td>
<td>22</td>
<td>8</td>
<td>14</td>
<td>4</td>
<td>6</td>
</tr>
</tbody>
</table>

Data source: Auckland Council Building Control Department.

* CCC data has been updated to reflect current system records.
7. Residential parcels created

In December 2018, the total number of residential parcels under 5000m² created was 734.

<table>
<thead>
<tr>
<th></th>
<th>Dec 17</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
<th>Dec 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Count</td>
<td>918</td>
<td>717</td>
<td>764</td>
<td>544</td>
<td>734</td>
</tr>
</tbody>
</table>

Data source: RIMU and Land information New Zealand
8. Residential parcels inside 2010 MUL

559 of new residential parcels of all sizes created in December 2018 were inside the 2010 MUL. Over the past 12 months, 5731 of 8220 residential parcels, or 70 per cent, were created inside the 2010 MUL.

<table>
<thead>
<tr>
<th></th>
<th>Dec 17</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
<th>Dec 18</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>778</td>
<td>472</td>
<td>613</td>
<td>426</td>
<td>559</td>
</tr>
</tbody>
</table>

Residential parcels by inside/outside 2010 MUL

Data source: RIMU and Land Information New Zealand
9. Permanent and long-term migration

Net migration to Auckland data was not available due to the abolishment of departure cards starting from November 2018. A new methodology was developed by Statistics New Zealand, however, no output was released for November.

<table>
<thead>
<tr>
<th>Month</th>
<th>Nov 17</th>
<th>Aug 18</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arrivals</td>
<td>4,902</td>
<td>4,423</td>
<td>4,840</td>
<td>4,815</td>
<td>3,970</td>
</tr>
<tr>
<td>Departures</td>
<td>1,649</td>
<td>2,149</td>
<td>1,969</td>
<td>1,550</td>
<td>N/A</td>
</tr>
<tr>
<td>Net Change</td>
<td>3,253</td>
<td>2,274</td>
<td>2,871</td>
<td>3,265</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Data source: Statistics New Zealand
10. Median residential sales price

The median residential sales price from REINZ in November 2018 was $867,000. It was one percent lower than last year. The district valuation roll (DVR) sales records suggested that the median sales price was $825,000.

<table>
<thead>
<tr>
<th>Data source</th>
<th>Nov 17</th>
<th>Aug 18</th>
<th>Sep 18</th>
<th>Oct 18</th>
<th>Nov 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>REINZ</td>
<td>$880,000</td>
<td>$852,000</td>
<td>$850,000</td>
<td>$865,000</td>
<td>$867,000</td>
</tr>
<tr>
<td>DVR Sales</td>
<td>$900,000</td>
<td>$800,000</td>
<td>$789,650</td>
<td>$797,539</td>
<td>$825,000</td>
</tr>
</tbody>
</table>

**Median residential sale price**

![Graph showing median residential sale price]

*Data source: Real Estate Institute of New Zealand and Auckland Council*

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2 Back data has been updated to reflect the latest sales records captured in Council’s District Valuation Roll database. Although conveyancers are required to inform council within 30 days after transactions have occurred, the monitoring team has identified the reporting process has not been thoroughly implemented. It should be noted that there is no penalty if a conveyancer fails to report to council within the 30 days period. As a result, the reporting lag varies from as short as one working day to as long as six months.
11. Notes on data and analysis

Dwellings consented and dwellings consented by type
Monthly building consent information is sourced from Statistics New Zealand's InfoShare online portal, which includes counts of number of new dwellings consented, by type of dwelling.

Dwellings consented inside 2010 Metropolitan Urban Limits (MUL)
Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to properties by RIMU. This data is then analysed against its location relevant to the 2010 MUL.

Dwellings with CCCs issued (completions)
Monthly building consent completions data is supplied by Auckland Council Building Control. The data shows the total number of dwelling units which have had Code Compliance Certificate (CCC) issued in that month. This gives an estimation of the number of dwellings being "completed", or "released to the market".

Residential parcels created and residential parcels created inside 2010 Metropolitan Urban Limits
Parcel data is sourced from Land Information New Zealand (LINZ). A new dataset is downloaded from the LINZ Data Service by RIMU monthly. A list of parcels created in the previous month is also downloaded; this is used to extract new parcels created in the previous month. The new parcels created data is then analysed for size, the Auckland Unitary Plan (decisions version) zone it falls in and its location relevant to the 2010 MUL.

Permanent and long-term migration
Migration data is sourced from Statistics New Zealand's InfoShare online portal; arrivals, departures and net change is estimated for Auckland.

Median residential sales price
The Real Estate Institute of New Zealand (REINZ) produces monthly statistics on the median house price sales for Auckland from data provided to it by its members. This data is available on the REINZ website.
Memo

4 December 2018

To: Planning Committee members, Independent Māori Statutory Board
Cc: Local Board Chairs, Brandi Hudson Chief Executive IMSB, Jim Quinn Chief of Strategy

From: Penny Pirit, Director, Urban Growth and Housing
Jacques Victor, General Manager, Auckland Plan, Strategy and Research

Subject: Government announcements on the proposed resource management reforms and a new Housing and Urban Development Authority

Purpose
This memo provides an update on the government’s recent announcements on resource management legislative change and details for a proposed new Housing and Urban Development Authority.

Resource management reforms
The Minister for the Environment Hon David Parker announced on 9 November 2018 the government’s intent to make changes to the resource management system in two stages.

Stage 1
Stage 1 will introduce a bill to reverse the most recent changes to the Resource Management Act 1991 (RMA) enacted in the Resource Legislation Amendment Act 2017 (RLAA). The bill will also introduce a number of new amendments to improve consenting, freshwater management, enforcement and Environment Court operations.

Legislation will be introduced into Parliament in early 2019.

Stage 2
Stage 2 will be a comprehensive review of the resource management system, beginning in 2019. Details of what this will include are not yet available.

The Planning Committee will be asked to consider the council’s response to the resource management reforms.

Housing and Urban Development Authority
On 24 November 2018 the Minister of Housing and Urban Development Hon Phil Twyford announced the detail of the proposed national Housing and Urban Development Authority (HUDA). HUDA is intended to address housing affordability and support urban development, housing and infrastructure being delivered at scale and pace.

HUDA will be a Crown agency consolidating Housing NZ, HLC (formerly Hobsonville Land Company), and Kiwibuild. It will have two key roles: (i) to lead small and large-scale urban development projects, and (ii) to be a public landlord.

Under the HUDA, development projects can be identified by any party (e.g. iwi, territorial authority) and must also be agreed upon by local government. Projects will have bespoke enabling powers for land assembly, funding, infrastructure, reserves and planning and consenting.
HUDA key points

- Projects will be led in partnership with other agencies, local government, iwi, and private partners.
- ‘Specified development projects’ will go through a comprehensive establishment process and prepare a development plan that undertakes public consultation.
- HUDA will use standard development powers for most of these projects.
- Large-scale complex projects will have statutory powers to enable development, including:
  - Shortened planning and consenting processes,
  - Building and changing infrastructure,
  - Funding infrastructure and development,
  - Bringing together parcels of land,
  - Reconfiguring reserves.

A summary and overview of the proposals were released (Attachments 1 and 2) and four cabinet papers are available on the MHUD website.

A bill will be introduced to Parliament in 2019, with the aim of HUDA being established by 2020.

The Planning Committee will be asked to consider the council’s response to the HUDA proposals.

Council’s response to previous UDA proposals

Council has previously submitted on urban development proposals (May 2017). The council supported in principle the establishment of urban development authorities but did not believe that the proposals at that time would address the underlying constraints that presently hold back urban development. Since then council staff have continued to engage with Ministry officials during the development of the HUDA proposals.

Council officers are currently analysing the new proposals in advance of the HUDA legislation.

Attachments:

Attachment 1: UDA Factsheet
Attachment 2: UDA Summary.
Factsheet

Establishing the Housing and Urban Development Authority

The Government is taking a hands-on approach to tackling homelessness, unaffordable housing, and ensuring much needed urban development, housing and infrastructure is delivered at scale and pace. To do this, Government is creating a Housing and Urban Development Authority to work across the housing and urban development system to build healthy, secure and affordable homes within thriving communities for New Zealanders.

Today’s announcement is the first step in this process. We will continue to communicate progress on our KiwiBuild and state house build programmes and detail how the authority will operate.

Cabinet will make further decisions on how we operationalise the authority, ensure public good outcomes from developments and finalise the structure of the Crown agency.

Why create a Housing and Urban Development Authority?

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 it’s often too risky and difficult for the private sector to do alone.

The authority 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 affordable housing.

What is the Housing and Urban Development Authority?

The authority will be a powerful new Crown agency with two key roles - leading small and large-scale urban development projects, and being a world class public landlord. It will consolidate all three essential centres of development capability – Housing New Zealand and its subsidiary HiC, and KiwiBuild.

Why have you chosen to incorporate Housing New Zealand within the authority?

We believe public and affordable housing should be at the heart of our ambitious plan to build our way out of the national housing crisis and undertake large-scale master-planned development projects.

Housing New Zealand is building an impressive not-for-profit developer capability and building state, KiwiBuild and market homes across New Zealand. It is no coincidence that the first authority projects are being undertaken by Housing New Zealand now.

The authority will be the Government’s housing delivery arm – right across the housing continuum.

You can read more about this decision in the “Establishing the national urban development authority” Cabinet paper that has been proactively released.
What will the authority do?

The authority will act as the Government’s lead developer and drive the delivery of KiwiBuild. It will deliver urban development projects of all sizes that result in:

- new public, KiwiBuild and market housing
- transport links
- commercial and industrial buildings
- new infrastructure
- parks and open spaces
- supporting facilities (such as schools, libraries and swimming pools).

It will also be a world-class public housing landlord.

How will the authority work?

The authority will work in partnership with local government, iwi and the private sector to deliver new communities.

The authority will drive change and urban renewal through transformational urban development. New public housing will be built alongside affordable and market rental housing, KiwiBuild, and open market housing.

You can read more about this in the attached PowerPoint summary.

What powers will the authority have?

The authority will use standard development powers for most of these projects. It will have access to a range of statutory powers that better enable development when undertaking complex projects at scale and pace.

These ‘specified development projects’ will go through a comprehensive establishment process that includes public consultation.

You can read more about these powers in the “Legislation to empower complex urban development projects: powers relating to resource management planning and consenting” and “Urban Development Authority Legislation: Powers Relating to Land Assembly, Reserves, Infrastructure and Funding” Cabinet papers that have been proactively released.

What will the authority aim to achieve?

The authority will drive the Government’s urban renewal programme by:

- delivering quality urban development that connects homes with jobs, open spaces and transport links
- accelerating developments and the availability of build-ready land
- building a variety of housing (including state, affordable and market housing of different types, sizes and tenure).

What public housing services will the authority provide?

The authority will be the Government’s public housing landlord. It will provide public houses and manage the tenancies of those living in them. A key focus of this work will be ensuring the wellbeing of its current and future tenants.
The new powers will enable the authority to build greater numbers of public housing for those in greatest need.

**How will current state housing tenants be affected by the authority?**

There will be no change to the tenancy or the services they receive. This Government is committed to ensuring Housing New Zealand and the authority is a world class landlord.

**Will the Government’s new social objectives for Housing New Zealand apply to the authority?**

Yes. Housing NZ’s new social objectives to provide decent housing, be a fair and compassionate landlord and to help sustain tenancies will be enshrined in legislation. You can read more about these objectives [here](#).

**What’s the difference between the authority and the Ministry of Housing and Urban Development?**

The authority and the Ministry will have complementary roles. While they both work across the housing and urban development system, they will have different responsibilities.

The Ministry of Housing and Urban Development will be responsible for policy, monitoring and advising the government on strategic direction, while the authority will be focused on delivery of the Government’s urban development and housing agenda, including KiwiBuild.

**How will the authority partner with Māori?**

Urban Development should recognise and be consistent with Māori aspirations. The authority will partner with iwi and other Māori organisations, who can propose projects to the authority, be development partners and develop their own land in a project area and take advantage the authority’s enabling powers.

The Crown has a duty to actively protect Māori rights and interests, including the use of their lands. You can read more about how this duty applies to the authority in the “Urban development legislation: Māori interests and Māori Crown relationships” Cabinet paper that has been proactively released.

**How will the authority work with local government?**

The authority will partner with local authorities to build large-scale master-planned developments. The authority has to seek a local authority’s agreement to undertake large-scale developments and may enter into agreements with local authorities concerning infrastructure and public amenities.

Local authorities will have the right to appoint at least one representative to the Board of large-scale developments.

**What will happen now?**

The transition will be overseen by a joint Chief Executives group from the Ministry of Housing and Urban Development, Housing New Zealand and HLC. With the State Services Commission, they will prepare a clear transition plan that will ensure:

- progress can continue to be made in identifying and coordinating large-scale urban development projects
- HNZ’s existing build programme continues to gather momentum
• affected agencies can start planning towards the new organisational arrangements, to ensure a smooth transition and minimal disruption.
• HNZ’s tenants, and key stakeholders, such as Māori, are well informed about the changes and new organisational arrangements.
• staff and stakeholders have confidence and security about the transition path.

The joint Chief Executives group will report to the Minister of Housing and Urban Development with the detailed transition plan in 2019.

Meanwhile we will continue to identify and plan the first round of large-scale UDA projects and accelerate our state house and KiwiBuild build programmes.

**What work is still to be undertaken on the authority?**

In the next few months the Ministry of Housing and Urban Development will report back to Cabinet on a framework ensuring projects meet public good outcomes such as requirements for public and KiwiBuild homes in developments. It will also provide advice on implementing Cabinet’s clear direction to enhance Housing New Zealand’s state housing stock within the authority.

**When will the authority start working?**

The authority is expected to be created by 2020, depending on the progress of the legislation to establish it through Parliament.

The integral agencies will be working to continue the government’s developments and ramp up for when the authority is established.

**For more information and updates on the authority**

• Email: [info@hud.govt.nz](mailto:info@hud.govt.nz)
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.

London Docklands (incl. Canary Wharf)

Barangaroo, Sydney
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>Urban Development Authorities Team DPMC</td>
</tr>
<tr>
<td>2007</td>
<td>Sustainable Urban Development: Unit DIA</td>
</tr>
<tr>
<td>2007</td>
<td>House Prices Unit DPMC</td>
</tr>
<tr>
<td>2008</td>
<td>Cabinet paper: Urban Transformation Mechanisms (MFE)</td>
</tr>
<tr>
<td>February</td>
<td>May 2017</td>
</tr>
<tr>
<td>May-July</td>
<td>Meetings with key stakeholders</td>
</tr>
<tr>
<td>May 2017</td>
<td>Submissions and feedback analysed</td>
</tr>
<tr>
<td>May 2018</td>
<td>Cabinet decision on UDA framework</td>
</tr>
<tr>
<td>Q2 2019</td>
<td>Introduction of the bill to the House</td>
</tr>
</tbody>
</table>

### 2006 - Research:
- Catalysing Positive Urban Change in New Zealand (MFE/SGS)
- Urban development authorities and a new sustainable urban development approach

### 2007 - Report:
- Final Report of House Price Unit, House Price Increases and Housing in New Zealand (DPMC)
- Discussion document: Building Sustainable Urban Communities (DIA)

### 2017 - Discussion document released for consultation
- May 2017 Submission received
- December 2017 High-level Cabinet paper

### 2018 - August:
- Cabinet decisions on entity structure and development powers
- November 2018

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**MINISTRY OF HOUSING AND URBAN DEVELOPMENT**
A UDA will deliver large and small urban developments

- Delivery of new public, affordable and market housing
- Driving the delivery of KiwiBuild housing
- A broad range of urban development outcomes
  - Transport, commercial, industrial, public realm and amenity, social regeneration

UDA
The Government’s lead developer

- Greenfield development
- Greyfield development
- Brownfield development

- Specified development projects
- Will undertake two types of development
- Business-as-usual development projects
  - use standard development powers (large and small developments)

have access to more enabling development powers
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

Establishment phase

1. Project identified
   Any party (e.g., Lwi or territorial authority) can recommend that the authority consider a particular development project.

2. Initial assessment
   The authority prepares an assessment of the development proposal and seeks information.

Development plan phase

3. Public consultation
   The authority seeks public feedback on the strategic objectives and the proposed project area.

4. Decision to establish
   The authority recommends to establish the project to the authority's Minister.

5. Development plan prepared
   The authority produces detailed draft development plan, collaborating with other partners.

6. Public consultation
   Draft development plan issued for public consultation.

7. Revise development plan
   Development plan revised following feedback.

8. Plan published
   Recommended plan published for public review.

9. Submissions
   Submissions to the recommended development plan are lodged (if any).

10. Development plan approved
    Minister responsible for the authority reviews and makes final decision on approving the development plan.

Submissions process

Development plan submissions sent to independent commissioners
Commissioners consider plan and submissions
Commissioners make recommendation to Ministers
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
### Overall checks and balances for UDA projects

<table>
<thead>
<tr>
<th>UDA powers</th>
<th>Checks and balances</th>
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| **Stage 1: Project identification.** | The UDA must:  
• assess existing Treaty settlement commitments  
• assess mana whenua interests  
• identify Māori Land  
• consult with Office of Treaty Settlements to identify land required for future settlements  
• Work closely with Māori to establish arrangements for Māori to participate in decision making. |
| **Stage 3 and 6: Public consultation** | There are two rounds of public consultation. The UDA must seek public feedback on:  
• the project’s strategic objectives  
• the boundaries of the proposed project area  
• the identified public benefits expected of the project  
• the development plan. |
| **Stage 4: Decision to establish** | The UDA recommends to establish the project to UDA Minister. The Minister must consult with the Minister for Treaty of Waitangi Negotiations. An Order in Council establishes the UDA project. |
| **Stage 8: Submissions and independent hearings process** | The UDA’s recommended plan published for public review. The public can lodge submissions on the plan which are considered by a panel of independent commissioners, one of whom must be a current or former Environment Court judge. The commissioners can make recommendations on any changes to the development plan and provide advice to the UDA Minister. |
| **Stage 9: Approval of the development plan** | The UDA Minister reviews the development plan and makes the final decision on approval of the development plan. The development plan cannot be approved unless:  
• The Minister for Māori-Crown Te Arawhiti agrees it complies with Treaty settlement obligations.  
• The Minister for Māori Development agrees it provides for Māori rights and interests, including those in Te Ture Whenua Māori Act. |

There are also a range of power-specific checks and balances where the UDA must seek Ministerial approval or undertake specific consultation.
MEMORANDUM

TO: Planning Committee members
FROM: Cr Chris Darby
DATE: 17 December 2018
SUBJECT: Urban design terminology

Tēnā Koutou colleagues,

At the Planning Committee meeting of 27 November 2018, we unanimously supported the proposed process for updating the Auckland City Centre Masterplan 2040, including the development of three new content areas and the use of trials and tactical urbanism.

Following this meeting, I have received a number of queries seeking definitions or explanations of various terminology related to this item.

To avoid any confusion and ensure consistency of language, I have asked George Weeks, Principal Urban Designer – Transport and Land Use Integration, to provide us with a brief glossary that we can apply to our conversations and work.

Please find this Glossary of Terms attached. I trust that you will find this useful, and welcome any further queries or questions that you may have.

I’d like to acknowledge George, Tim, Ludo and the rest of the Auckland Design Office for their dedication and work on our city centre.

My best,

Chris Darby
Chair I Planning Committee
Councillor I North Shore ward
GLOSSARY OF TERMS

Open Streets:
A special event when a street is closed to motor traffic and in turn opened up to other pedestrian-friendly activities. These can happen in the city centre, local centres or even individual streets.

Tactical Urbanism:
Temporary changes to streets and spaces. These may be used as part of a longer-term intervention, or a one-off Open Streets event. The use of PlaceKit along Federal Street between Victoria and Wyndham Streets is an example of tactical urbanism; it changes the street profile via temporary measures, prior to a permanent scheme being built.

Placemaking:
Broadly speaking, this is any intervention concerned with making a space into a more people-centred environment. This encompasses a very wide range of tools and techniques, ranging from inexpensive and simple interventions to the full remodelling of a street or space.

Pedestrianisation:
Removal of all motorised through-traffic from a road or street.

Note: Full pedestrianisation may not happen for Queen Street due to occasional and very-limited access requirements but it may be more likely on some adjoining streets.

Access for Everyone:
This is summarised in the ten points below:

1) Access for Everyone is a new concept for Auckland city centre.
2) Access for Everyone recognises that street space is limited, but the demands for street space are practically infinite.
3) The overall aim of Access for Everyone is to ensure that everyone who needs to get to the city centre is able to do so more easily.
4) It prioritises access for non-discretionary trips. These include, but are not limited to, emergency vehicles, servicing, deliveries, rubbish removal, existing access to buildings, people with specific mobility requirements and other critical business trips.
5) It enables many trips that are currently made by private vehicle to be made by other modes. Buses, light rail vehicles, pedestrians and people on bikes would be able to move freely through the city.
6) Access for Everyone would mean that car drivers would access the city centre from its edge, not via the core.
7) By reallocating street space from moving and storing cars, it means that streets can perform their other functions better. Think about how well O’Connell Street works for loading and delivers in the morning and as an attractive public space in the afternoons/evenings.
8) Access for Everyone is being developed with stakeholders in Auckland Transport and other organisations like Heart of the City and the City Centre Residents Group.
9) It also provides the opportunity space to develop a plan for a traffic-free Queen Street.
10) It is not about making the city centre ‘car-free’ or ‘difficult to drive’ – it is about taking a strategic look about city centre access and movement for people, public transport and essential vehicles. It is not anti-car; it is pro-public transport and pro public spaces for people.

Additional point:
Open Streets are not the same as Access for Everyone. They may share common physical characteristics (e.g. use of PlaceKit, planters, artificial grass and other tactical urbanism components) but they have evolved very separately and the underlying methodologies are quite different.
Councillors’ Office

Hon Phil Twyford, Minister for Housing and Urban Development and Transport
Hon Carmel Sepuloni, Minister for Disability Issues
Hon Jenny Salesa, Minister for Building and Construction

Delivered by email

3 December 2018

Dear Ministers

National accessibility legislation

In September 2013, Auckland Council included requirements in the then Proposed Auckland Unitary Plan relating to universal access for residential developments. After considering submissions and evidence from the council and others, the Government-appointed Auckland Unitary Plan Independent Hearings Panel recommended the removal of those requirements.

In the Panel’s view, the provisions overlapped those contained in the Building Code. While the evidence and legal submissions presented by the council reached a very different conclusion, in August 2016, the council accepted the Panel’s recommendations. You may be aware that the council was provided with only four weeks (eight if approved by the then Minister for the Environment) to consider the Panel’s recommendations.

It is now two years since the Auckland Unitary Plan became substantially operative and the issues raised by the council during the Auckland Unitary Plan hearings remain unresolved. The Building Code does not require private residential developments to be designed to provide access to those with a disability. The consequence of this is that disabled people are discriminated against and there are an increasing number of people living in homes that are unsuitable for them.

A recent example of accessibility deficiencies in a large scale housing development is 438 Queen St - Queen Square Residences. While these residences comprise of 226 units, none are designated nor designed as accessible, with the following notations made:

- Of the 14 car parks, none are accessible.
- The main entrance from Queen St does not meet the requirements of an accessible route, with significant crossfall in several directions simultaneously, making the route treacherous for those with mobility impairment, balance issues or visual impairment.
- The main entrance doors are very heavy and have no accessibility features such as push button entry.
- While there is a bank of three compliant lifts, they would not accommodate a stretcher.
- There are doors and hallways throughout the residences that would not accommodate a variety of assistance devices including large self-propelling wheelchairs.
- The bathrooms are generally small and do not accommodate assistive equipment.

Given the scale of urban development occurring in Auckland and elsewhere in New Zealand, this is a major omission that disadvantages the entire community. At some point in our lives, mobility will be an issue for all of us, either affecting us personally, or via friends and family who cannot visit us or actively participate in community life because of the way places are designed.

Our Disability Advisory Panel has been advocating for Universal Design standards for many years. Recently, the panel requested that council advocate to Government for these provisions to be included in the appropriate legislation. As Auckland’s population increases, so does the number of those living with a disability who need accessible housing. In addition, the future need for accessible accommodation will be high as our population of senior citizens continues to increase.

We are currently investigating the possibility of reintroducing provisions to the Auckland Unitary Plan via a plan change under the Resource Management Act. However, universal access is a national, not just a regional or local issue, and we believe the Government can and should address the failure in current legislation through national accessibility legislation and changes to the Building Code.

Increasing the supply of housing in Auckland is a goal we share. However, excluding those living in our community with a disability is a legacy we must avoid. The time to act is now.

We would appreciate the opportunity to meet with you to discuss our pressing concerns and the likelihood of the Government addressing these issues through legislation.

Yours Sincerely,

Cr Chris Darby
Chair, Planning Committee
Auckland Council
Chris.Darby@aucklandcouncil.govt.nz

Cr Penny Hulse
Chair, Environment and Community Committee
Auckland Council
Penny.Hulse@aucklandcouncil.govt.nz

Cr Josephine Bartley
Eliason Councillor, Disability Panel
Auckland Council
Josephine.Bartley@aucklandcouncil.govt.nz
Councillors’ Office

Hon Phil Twyford
Minister for Transport, Minister for Housing and Urban Development
By email: Phil.Twyford@parliament.govt.nz

CC: Planning Committee members
14 December 2018

Dear Hon Phil Twyford,

RE: AUCKLAND COUNCIL ELECTED MEMBER ENGAGEMENT WITH CITY CENTRE TO MĀNGERE LIGHT RAIL PROJECT

At the 27 November 2018 meeting of my Planning Committee, councillors received a staff update report on the ‘City Centre to Mangere Light Rail’ project. Presenting staff were limited in the information that they could provide, given the current stage of the project and the fact that the New Zealand Transport Agency (NZTA) Board had not considered the business case at the time of the Planning Committee meeting.

The resolutions of the committee were as follows:

That the Planning Committee:

a) note that the New Zealand Transport Agency has been confirmed as the lead delivery agency for the City Centre to Māngere Light Rail project.

b) support Auckland Council’s ongoing involvement in the project, including strategic input, urban planning, streetscape design, regulatory advice, and supporting engagement with relevant local boards and ward councillors, mana whenua/mataawaka and the community.

c) request regular updates during the project development, either via reports, workshops or memos.

d) communicate to the Minister of Transport that Auckland Council elected members expect to have early and meaningful engagement with relevant Ministers on the City Centre to Māngere Light Rail project, given the impact and disruption it will have on Auckland and its communities.

[Resolution number PLA/2018/132]

For the full report, see item 14 at:

Through the resolutions above, you can see that councillors are very supportive of staff involvement in the project, whether that be at a technical or governance level. However, it was clear from the feedback from councillors and local boards, the elected representatives of Auckland Council are seeking deeper engagement and information sharing from central government, NZTA and the relevant government agencies.
Through the Auckland Transport Alignment Project (ATAP), the Crown and council worked in partnership to identify and fund Auckland’s future transport needs. In the 2018 ATAP refresh, the City Centre to Māngere was identified for completion within the first decade and the Crown has made provision for $1.8 billion of seed funding.

The project is not just about transport outcomes – it has significant implications for land use and communities and will fundamentally change the nature of the areas along the route. Due to the transformative nature of the project, it is vital that ministers and elected members from Auckland Council have meaningful and regular engagement, as it is local communities that will be directly affected, both positively and negatively. As people working most closely working with the communities that are going to be affected, Auckland Council staff and elected representatives are best placed to advise on strategies for community engagement.

I would welcome the opportunity to work with you on an engagement plan in the New Year. As an initial thought, we could agree to regular workshops over the coming years, coinciding with your availability in Auckland, and key project milestones/decisions.

I look forward to hearing from you in the New Year, and wish you a restful summer break.

My best,

Chris Darby
Chair | Planning Committee
Councillor | North Shore ward
p. 021 284 2888
e. Chris.Darby@aucklandcouncil.govt.nz