

Kaipātiki Local Board submission on Kāinga Ora - the Urban Development Bill

The Kaipātiki Local Board would like to acknowledge the work done by Auckland Council staff to prepare a detailed response to the Kāinga Ora - Urban Development Bill. We endorse the suggestions provided in the Auckland Council response.

The Kaipātiki Local Board agree that there is a significant need to increase housing and support in principle the objectives of the Urban Development Bill. It is important that Auckland Council as a Territorial Authority be seen as a partner with government with a focus on collaboration.

The Kaipātiki Local Board note the following points:

- The Urban Development Bill (UDB) should be put on hold until any future changes to the Resource Management Act have been made, to ensure alignment between both Acts
- Territorial Authorities should be seen as a key partner, not just a stakeholder and a barrier to progress
- UDB can override the Auckland Unitary Plan and have little regard for development beyond the urban boundary, or the infrastructure required for growth in greenfield areas
- Kāinga Ora should not be a Resource Consenting Authority as this will cause confusion and unintended consequences of becoming a 'quasi' local authority, creating a duplicate consenting authority within the Auckland region.
- Territorial Authorities should retain the consenting and monitoring functions of housing developments
- Kāinga Ora should not have the power to veto all other consent applications within their area, especially if the application is from a landowner who wants to make changes on their private land, but finds themselves within a new Special Development Area
- Special Development Areas are undefined in their size and scale. When they are being established SDAs should be defined as properties that are either contiguous to each other ie side by side or within close proximity to each other
- More regard to good Urban Design principles should be incorporated into the UDB
- More reference needs to be given to the social needs for the people who will live in these Special Development Areas, ensuring that there is a provision for adequate schooling at all levels, medical centres, libraries, urban public space such as plazas, open space and recreational areas.

- The UDB is unclear about what protections are given to recreational land and Kāinga Ora should not be able to revoke, reclassify and reconfigure Reserves. This could have significant impacts on our local communities if our Reserves are targeted for Special Development Areas.
- It is being proposed in the UDB that Kāinga Ora be able to determine the provision and service levels required for reserves land. Kāinga Ora also believe that where there is adequate provision, that the development contributions set aside for Reserves could be used for other purposes. We do not support this point and believe that Territorial Authorities and in the case of Auckland Council, that Local Boards also need to be involved in determining the need for open space
- There is inadequate time for Territorial Authorities to provide accurate infrastructure feedback, both in terms of the funding required to implement the necessary infrastructure and to accurately anticipate the appropriate levels needed for the housing developments.
- Greater clarification on who will incur the costs of future-proofed infrastructure and how this will impact on the surrounding and adjacent areas beyond the designated Kāinga Ora Special Development Areas
- The rights of appeal are limited to an Independent Hearings Panel who will present to the Ministers responsible for a final decision. It is unclear if the Minister can override the recommendations of the Independent Hearings Panel
- The setting of Targeted Rates will be removed from local authorities and it is unclear what input Territorial Authorities will have on the setting of these rates
- It is unclear what safeguards will be put in place for properties acquired under the Public Works Act and transferred to developers. It should be a requirement that unused land be transferred back to the original owner in the first instance.

The Kaipatiki Local Board acknowledges the work of Deputy Chair Danielle Grant, for her contribution to the Urban Development Bill political working party and her preparation of the Board's submission.