

## **Papakura Local Board input into the Auckland Council's Submission on the Urban Development Bill**

### **About the Papakura Local Board**

Papakura Local Board is one of 21 local boards which are part of the Auckland Council co-governance model. The board has responsibility for local decision making while the Governing Body has the regional decision making focus.

The board's population, as at the 2018 census, was 57,636. The population is ethnically diverse with 49.1% European, 26.8% Māori, 23.4% Asian and 16.9% Pacific peoples. Since the 2013 census there has been a significant growth in the Asian population. Papakura still has the largest Māori population per capita. The median age in Papakura is 32 years, with 23.6% of the population being aged between 0 and 14 years.

### **Background**

The Kāinga Ora – Homes and Communities Bill established Kāinga Ora – Homes and Communities as a new Crown entity on 1 October 2019 by:

- disestablishing Housing New Zealand Corporation (HNZC) and Homes Land Community (HLC)
- putting HNZC and HLC's assets into Kāinga Ora - Homes and Communities
- repealing the Housing Corporation Act 1974
- putting some of the functions and assets related to KiwiBuild that currently sit in the Ministry for Housing and Urban Development into Kāinga Ora - Homes and Communities.

Kāinga Ora has two key functions; being a public housing landlord and leading and coordinating urban development. The entity's objective is to "contribute to sustainable, inclusive and thriving communities that:

- a) provide people with good quality, affordable housing choices that meet diverse needs; and
- b) support good access to jobs, amenities and services; and
- c) otherwise sustain or enhance the overall economic, social, environmental and cultural wellbeing of current and future generations."

The Urban Development Bill sets out the functions, powers, rights and duties of the Crown entity, Kāinga Ora-Homes and Communities (Kāinga Ora) to enable it to undertake its urban development functions.

Submissions on the Bill are currently open until Friday 14 February. Local Board input is required by Friday 7 February to be appended to the Auckland Council submission.

### **Papakura Local Board feedback**

1. The Papakura Local Board is concerned about the wide ranging powers in this Act that potentially undermine council's long-term planning documents, ie: the Auckland Plan and the Auckland Unitary Plan.

2. The board believe that development occurring out of planned sequence will impact on the wider council infrastructue and network, eg: roading, public transport, community facilities, water and waste water infrastructure.
3. The board believe there should be a requirement to consult with a territorial authority about a proposed specified development project and development plans.
4. The board believe the legislation will potentially have an impact on council and its CCO's operational resources.
5. The board believe that council should be able to charge development contriubtions for specified development projects as there will be an impact on the wider council network.
6. The board is concerned about the duplication of processes and the impact on the limited pool of staff.
7. The board believe there should be an opportunity for public input into any proposed specified development project or development plan.
8. The board believe it is imperative that Māori aspirations are recognised in the Bill. This Bill should reflect the Resource Management Act Māori provisions to ensure consistency between the Acts.
9. The board believe this Act should complement the Resource Management Act (RMA) requirements and not be used as tool to supercede any RMA consultation requirements.
10. The Act could make provision for a role for Māori in the decision making process.
11. The board believe any proposed specified development project or development plan should not impact on Treaty claims.
12. The board is concerned this Bill provides powers for compulsory acqusition of private land for housing purposes.
13. The board feel that if council is required to collect the infrastructure levy on behalf of the urban development authority, council should be able to claim the administrative costs for this service.
14. The board agree it makes sense that council is best placed to collect the infrastructure levy. However, there a political risk in relation to the levy being collected by the local authorities. While the first purchasers may understand the purpose of the charge, over time subsequent purchasers may not necessarily understand. This could create a political risk in the three year election cycle.
15. The board is questioning, if purpose of this Act is to build affordable housing, has consideration been given to the impact of higher day to day costs associated with the specified development project in terms of the targeted rate or infrastructre levy. The owner would be charged a targeted rate or levy for the infrastructure on top of paying council rates. Does this achieve the objectives of affordable housing?
16. The board believe it is imperative to protect the green space set side in regional parks, local parks and reserves. The urban development authority must not be able to develop on land designated for parks and reserves.
17. Specified development areas and development plans must have green space included to ensure quality urban development and healthy communities.

18. Consideration must also be given to the protection of quality soils for food production.
19. The board does not agree that Kāinga Ora should be given powers in relation to proposing amendments to existing bylaws, revoking existing bylaws and making new ones within a specified development project area, in relation to roads and non-roading infrastructure that connects or services non-roading infrastructure. This will create confusion for the public. Auckland Council has spent several years in consolidating and updating its bylaws. The board believes these powers should still remain with the local authority.



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Brent Catchpole  
Chairperson  
Papakura Local Board



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Jan Robinson  
Deputy Chairperson  
Papakura Local Board

Date: 7 February 2020