

Waiheke Local Board feedback on the Government's Urban Development Bill

The bill would empower the establishment of Specified Development Projects which are the engine of Kāinga Ora, project-based entities that can be created for a narrow or wide purpose. It could extend to a general joint venture between central government and a city council, or a city council, an Iwi and a developer. They would have the power to issue their own resource and building consents.

Feedback

The Waiheke Local Board:

- i. supports, in principle, the government's programme to establish Specified Development Projects to streamline housing projects.
- ii. recommends that all projects be executed in partnership with local authorities and iwi to ensure local buy-in and support.
- iii. opposes any overlap in functions between Kāinga Ora – Homes and Communities and local government.
- iv. strongly opposes any removal of planning powers from democratically elected local government, and any government entity having the powers to override local government planning regulations or forgo community consultation.
- v. notes extensive community consultation occurred during the development of local government planning strategy documents and recommends that Kāinga Ora aligns its efforts with these documents such as the Auckland Plan and local area plans.
- vi. strongly recommends that Kāinga Ora follows codes of practice for infrastructure and utility providers to ensure high quality delivery of projects up to, and surpassing, New Zealand standards.
- vii. opposes any projects proposed in the rural areas outside of the rural urban boundary.
- viii. requests that projects be consistent with urban design characteristics agreed by local communities and local authorities e.g. the Waiheke community has made a clear statement through documents like Essentially Waiheke 2016¹ that its wishes to retain a rural character on Waiheke including such characteristics as protected coastal areas, winding narrow roads with overhanging native trees and commitment to ecological enhancement.
- ix. requests a greater focus on environmental sustainability and climate resilience and asks how this will be given effect to in practice, for example development locations and flood plain areas which are vulnerable to predicted sea level rise.
- x. requests increased focus on building community resilience and the creation of connected, complete communities.
- xi. requests that it is expressly stated in legislation that development undertaken by Kāinga Ora – Homes and Communities is liable for development contributions assessed under section 198 of the Local Government Act 2002.

Waiheke Local Board February 2020

1 Auckland Council. (2016). Essentially Waiheke Refresh 2016 retrieved from <https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/local-boards/all-local-boards/waiheke-local-board/Documents/essentially-waiheke-refresh.pdf>