



**MINISTRY OF HOUSING  
AND URBAN DEVELOPMENT**

# Implementation of NPS-UD and Urban Development Act

# NPS-UD

## Support for Dynamic Urban Environments

- Recognition amenity changes is not, in and of itself, an adverse effect.
- Consideration of future environment and future generations required
- Amenity can improve with development
- Requires planning for future needs
- Encourages conversations between councils and development community
- Support competitive land markets



Joint work  
between  
MFE and HUD



# Improving How Cities Respond to Growth

Buildings in the city centre are taller and denser, giving more businesses and apartment dwellers a chance to work and live there, where productivity is highest.

Buildings within a walkable range from city centres, metropolitan centres and existing or planned rapid transit stops may now be six storeys, or higher.

The form of the city and the types of homes within it enables all people and communities to provide for their wellbeing, provides access to opportunity to all and evolves to reflect the diverse and changing needs of its inhabitants. This includes allowing Māori to express their cultural traditions and norms.

Across the city, height and density reflect demand and the level of accessibility by active and public transport.

Developers are free to determine the number of carparks in their developments. This means people who do not need or want car parks at their home or business premise are not required to pay for them.

More people live in areas with good public and active transport links, meaning they are not reliant on cars for transport. This will help to reduce traffic and transport emissions.

Development may occur even where it is not planned for, both on the fringe of cities (greenfield) or redeveloping already urban land (brownfield).

This is because councils need to be responsive to development that will provide significant numbers of new homes or business locations, and will contribute to good outcomes.

In some areas, plans may not enable the same levels of intensification. For example, areas with significant risks of natural hazards, or heritage buildings. Such exemptions will require an evidentiary basis, and are unlikely to take the form of a blanket ban on development.



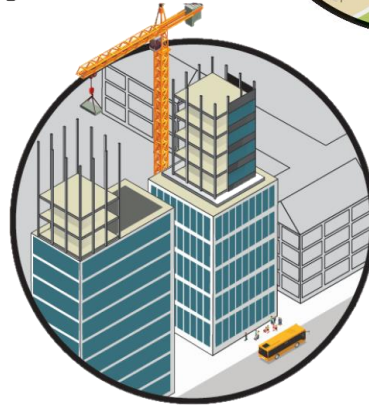
# Intensification Policies

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# Removing Minimum Car Parking Requirements

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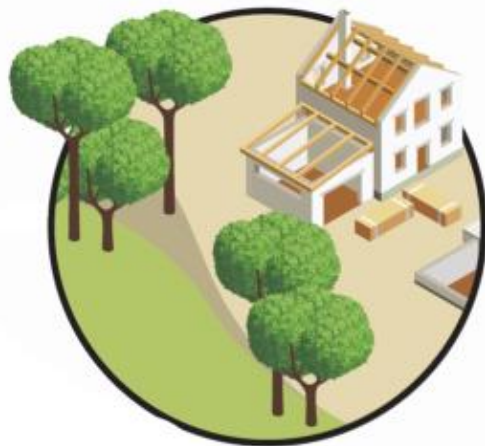




# Responsive Planning

Still required to contribute to well-functioning urban environments

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# Housing Business Assessments (HBA) and Future Development Strategies (FDS)

## HBA's are intended to:

- Provide a robust evidence base for planning decisions
- Provide frequently updated information on the supply and demand for housing and business land
- Inform bottom lines.
- HBA's need to be prepared every 3 years.

## FDS's are intended to:

- Enable strategic and integrated long-term planning to achieve well-functioning urban environments
- Provide sufficiently development capacity over the long-term
- Assist with integrated decision making
- FDS must be prepared every 6 years in time to inform the next long-term plan and must be reviewed and updated every 3 years.



# Specified Development Projects Under the Urban Development Act





# Specified Development Projects

- Provides Kāinga Ora and their development partners with a suite of urban development tools/powers in a single process
- Designed to assist with complex development projects
- Brings together multiple decision processes
- Coordinated approach to facilitate the development of an area or areas
- Front loaded establishment process that seeks to integrate funding and approval processes
- There are protections for Māori Interests and environmental concerns



# Key Features of an SDP

**Project objectives** (these guide all decision making)

**Project area** (does not have to be contiguous)

**Project governance body** (may just be Kāinga Ora)



- Each SDP requires Cabinet approval to be established
- The key features are approved when an SDP is established
  - Requires Cabinet approval to be altered
  - Community and stakeholder input
  - Certainty over period of SDP



# Possible SDP Powers

- Amend, suspend or replace RPS and RMA plans
  - Any part not modified applies to the project area
  - National direction instruments still apply
- Ability to create, reconfigure and reclassify reserves
- Tools to fund infrastructure and development activities
  - such as targeted rates and development contributions
- Ability to build, change, and move some infrastructure
  - can amend, move or remove related designations



# Development Plan



- Every SDP is required to have a development plan
- Wider focus than RMA plans
- Must enable the project objectives to be achieved
- Development plan identifies which powers will be enabled
- A structure plan is required
- Plan is written for the particular project
- Evaluation report requires identification of how any necessary infrastructure is being provided.
- Can recognise other processes being used



# Specified Development Project Process

**Establishing the SDP and setting the strategic direction** through due diligence and by seeking input from key stakeholders and the public.

**Preparing the draft development plan** so it is clear how the project will be delivered.

**Refining and approving the development plan** through consultation, review by an Independent Hearing Panel, and Ministerial approval.

## Starting point

Kāinga Ora determines whether to initiate the SDP process or is directed to by Ministers. Any party (e.g. Iwi, developers or councils) can propose a development project.

1

### Kāinga Ora carries out initial assessment

Kāinga Ora assesses the development proposal to evaluate project feasibility, define the project area and objectives, and provide advice to Ministers on whether project should proceed.

..... Input sought from Māori, key stakeholders and the public

2

### Ministers decide to establish an SDP

Ministers decide whether or not to establish an SDP based on the advice of Kāinga Ora.

..... Views of councils and Māori are noted in the advice provided by Kāinga Ora

3

### SDP is established through Order in Council

An Order-in-Council is used to establish an SDP and set out the boundaries, objectives, and the nature of the governance body. This is a key decision point.

6

### Submissions open to the public

The public gets the opportunity to submit on the draft development plan.

5

### Minister approves the release of the draft development plan

The Minister responsible for the Act approves the release of the draft development plan for public consultation.

4

### Kāinga Ora prepares draft development plan

The development plan sets out the structural plan, the use of development powers, any funding tools, and any changes to existing Resource Management plans and policy statements.

..... Input sought from Māori and key stakeholders

7

### Independent Hearing Panel considers submissions

An Independent Hearings Panel (IHP) made up of current or former Environment Court Judges considers submissions as detailed below.

8

### Minister decision to approve the development plan

The Minister responsible for the Act reviews the development plan recommended by the IHP and approves the plan. This is a key decision point.

## Development begins

Kāinga Ora and/or its partners can access the development powers and development can begin, as set out in the development plan.

## Independent Hearing Panel Review

Kāinga Ora reports on the public submissions and recommends responses to IHP.

IHP hears submissions.

IHP considers development plan and submissions.

IHP makes recommendations to the Minister responsible for the Act, noting where it disagreed with the recommendations of Kāinga Ora and why.

The Minister responsible for the Act accepts recommendations or asks the IHP for further advice or reconsideration.