

# RMLA meeting

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## Potential misconceptions about the UDA and SDPs

- *That the UDA is only about SDPs.* There are other processes in the UDA – not just specified development projects
  - Land acquisition powers; Processes relating to former Māori land
- *That SDPs will be a common alternative pathway for developers*
  - SDPs in partnership with private developers will be suitable in some but not all situations
  - SDPs will help to resolve complexities that standard pathways cannot and require a genuine partnership
- *That the UDA works outside other planning pathways*
  - There is potential for the UDA to work alongside other pathways, the nps UD and the IFFA within a planning area and for a SDP to involve a collection of sites within a planning area
- *That the UDA is designed to override territorial authority opposition to a development*
  - The UDA puts a strong emphasis on the importance of TA involvement (including project governance) and support while allowing for ‘national interest’ to help determine the outcome for a SDP proposal where differences remain
- *That SDPs provide a ‘fast track’ planning and consenting process.*
  - SDPs provide for a comprehensive and integrated planning process which will provide for an efficient project construction phase and will save time in the total life of the project

# The different ways Kāinga Ora will need to work with others

## Facilitate, Catalyse, and Deliver

The Kainga Ora – Homes and Communities Act envisages Kāinga Ora’s role as a facilitator and catalyser of urban development, as well as a direct deliverer.

All urban development projects (including SDPs under the Urban Development Act) will sit along a continuum of delivery models ranging from:

- facilitating projects that are delivered entirely by other parties e.g. by private developers.
- catalysing projects by providing targeted support or by working in partnership with the sector e.g. iwi, local authorities, private developers
- direct delivery of projects on land owned or controlled by Kāinga Ora

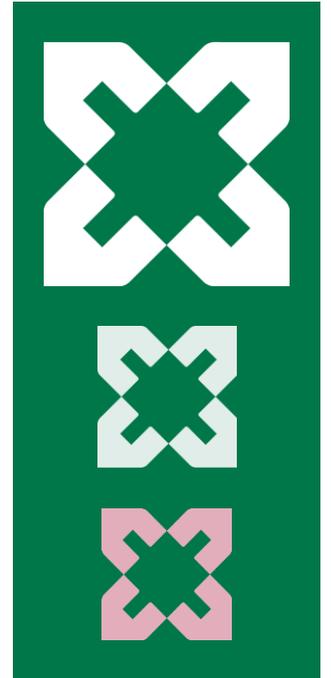


SDPs will be part of the toolkit that Kāinga Ora will use to ‘Catalyse’ and ‘Deliver’

# Our relationship with the development sector

## A new paradigm for Kāinga Ora

- The Act is a step change in how Kāinga Ora works with the wider development sector.
- As well as our role as development delivery agents, partners and facilitators, the Act also gives Kāinga Ora a quasi-judicial role.
- We will be forming recommendations to Ministers on SDP proposals and development plans that will be potentially subject to judicial review.
- We have a role as a landowner, a development agency and a regulatory agency.
- SDPs with other organisations / developers are a form of partnership involving mutual trust, shared responsibility and joint governance.
- Kāinga Ora can be expected to favour SDP proposals that align with Government's evolving regional and national spatial planning and development priorities:
  - Government Policy Statement on Housing and Urban Development
  - Urban Growth Partnerships



# What might factor into the decision making around delivery model?

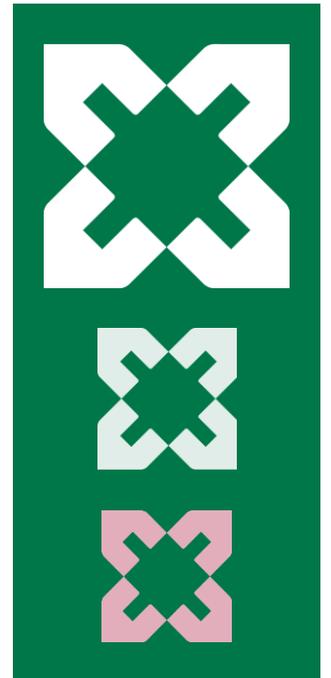
There are a variety of statutory and non statutory considerations

## Statutory

- the extent to which a project contributes to its objective and is consistent with the Kāinga Ora operating principles and objectives (in the Kāinga Ora Act),
- the objectives and preferences of other partners or potential partners involved in the project, especially Māori,
- requirements in the Kāinga Ora Act and Urban Development Act, including engagement obligations.

## Non-statutory but strategic context

- the strategic context, including government priorities as outlined in the GPS and Kāinga Ora's Letter Of Expectations, and any internal prioritisation frameworks such as the interim urban development guidance and regional investment strategy
- What the government is prepared to fund (how much and for who), what Kāinga Ora are able to borrow (debt protocol), and (where appropriate) mechanisms to capture value from public investment



## Staged implementation process

Provisions that relate to specified development projects will be implemented in a staged process, given the expected time to take an SDP from proposal to the development plan becoming operative is up to two years.

The first step was a “soft launch” on 16 November 2020 including:

- providing information about and access to the proposal selection and assessment process on our website:  
<https://kaingaora.govt.nz/working-with-us/specified-development-project/>
- the provision of templates to proposers to assist them with providing necessary information: [SDP proposal form \[PDF, 583 KB\]](#)
- the ability to access a pre-application meeting with key staff to discuss their proposal: [sdp.enquiries@kaingaora.govt.nz](mailto:sdp.enquiries@kaingaora.govt.nz)



We need to be prepared to meet ministers' and development community expectations regarding assessment of proposals

## Required initial information for a SDP proposal

**Information Required** (incl. site location details, proposer's details, agent's / consultant's details.)

A detailed statement about why you consider your proposed urban development project should be selected by Kāinga Ora for assessment as a Specified Development Project. What problems are you trying to overcome by establishing your project as a Specified Development Project? What advantages do you see for the urban development project being a Specified Development Project?

A map(s) showing the geographical boundaries of the proposed project area(s) and legal descriptions; and the planning zones.

A statement setting out the views (if known) of land owners and occupiers of land within the proposed project area.

Describe the objectives that the project aims to deliver including the outcomes and outputs, together with any draft concept plans.

Explain what features must be protected (including conservation areas) or excluded (including natural hazards) from urban development within the proposed project area.

What is your proposed project governance structure for the project?

Details of any engagement you have undertaken and feedback received e.g . Mana whenua, iwi, Māori entities, infrastructure, council etc.

Details of any consultation/engagement you have undertaken with infrastructure asset owners e.g. Transpower, Network utility operators, relevant government departments e.g. Ministry of Education and feedback received.

Describe how the project aligns with relevant local government growth strategies, plans for urban growth.

Identify how you envisage funding the proposed urban development (including any identified infrastructure requirements) for the project.

