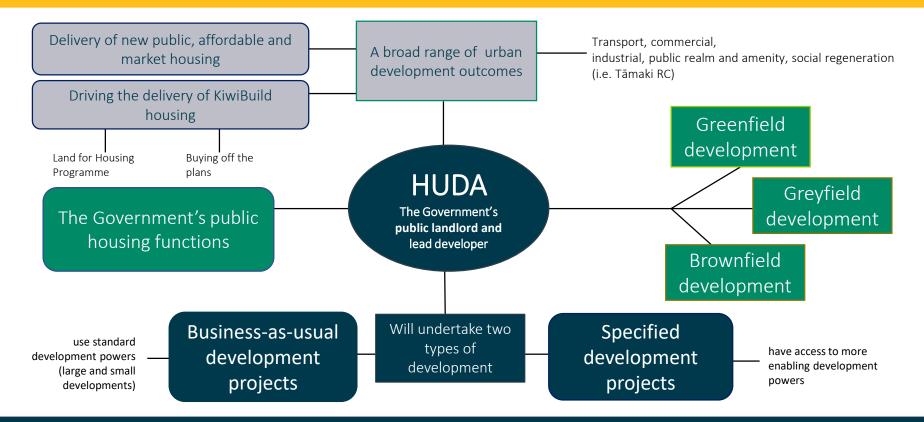




The Housing and Urban Development Authority: A new phase in urban development

Rhedyn Law – Ministry for the Environment
Mike Hurley – Ministry of Housing and Urban Development

The HUDA will deliver large and small urban developments



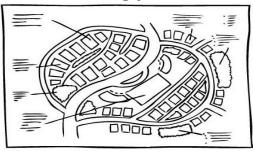




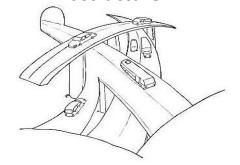


More enabling development powers

Shortened planning and consenting processes



Building and changing infrastructure



Funding for infrastructure and development activities



Bringing together parcels of land



Reconfiguring reserves









Land Assembly and Reserves

- Crown-owned land can be repurposed for a development project
- The HUDA can compulsorily acquire private land (except sensitive Māori land) under PWA for some work, including for transfer to a third party
- Compulsory acquisition can be challenged in Environment Court
- Offer back obligations won't apply to most land transfers (except former Māori land)
- May 'resume' land transferred to a private developer
- HUDA can create reserves and make temporary or permanent changes to some reserves







Modify Existing RMA Plans

- Development plan provisions will apply within project area
- Can override or suspend provisions in existing documents
- Not inconsistent with national direction.
- Can amend activity status
- Where existing RMA are appropriate they will continue to apply
- Point of Law appeals up to Appeals Court







Streamlined Consenting Process

- Modelled on the boundary activities and fast-track applications process
- HUDA consent authority for district rules
- Regional Council remains consent authority for regional rules
- Following Environment Court Appeals, point of law appeals limited to High Court
- Strategic Objectives must be considered in all planning decisions







Specified development process

Establishment phase

Territorial authority agreement sought





1. Project identified

Any party (e.g. iwi or territorial authority) can recommend that the HUDA consider a particular development project.

2. Initial assessment

The UDA prepares an assessment of the development proposal and seeks information.

3. Public consultation

The HUDA seeks public feedback on the strategic objectives and the proposed project area.

Development plan phase

8. Plan published

Recommended plan published for public review.

7. Revise development plan

Development plan revised following feedback.

6. Public consultation

Draft development plan issued for public consultation.

5. Development plan prepared

The HUDA produces detailed draft development plan, collaborating with other partners

4. Decision to establish

The HUDA recommends to establish the project to HUDA Minister.

Territorial authority agreement sought

9. Submissions

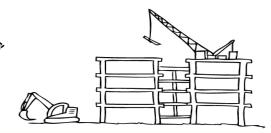
Submissions to the recommended development plan are lodged (if any). 10. Development plan approved

Minister responsible for the HUDA reviews and makes final decision on approving the development

Submissions process

Commissioners consider plan and submissions

Commissioners make recommendation to Ministers

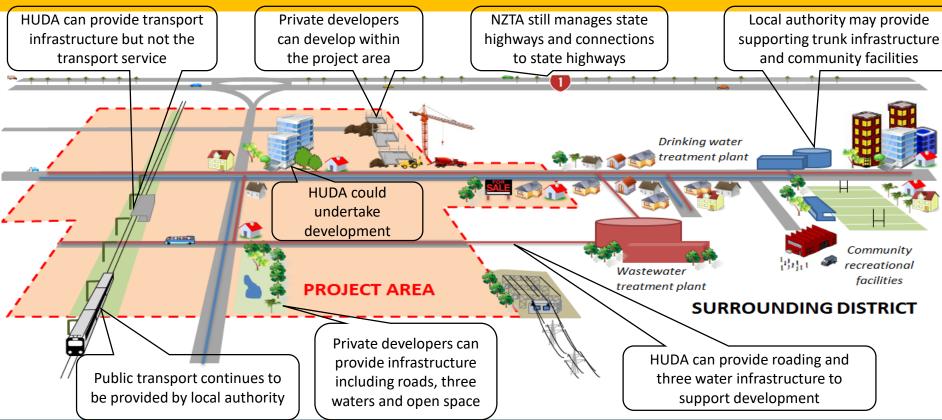




Development plan submissions sent to independent commissioners



HUDA & Specified Development Projects









Where we are at and what comes next

- Cabinet papers and HUDA summary released in Nov 2018
- Public announcement late Nov 2018
- Legislation introduced later in 2019
- Legislation passed
- HUDA established and operating early 2020

More info at www.hud.govt.nz









Any questions?





