

Kāinga Ora—Homes and Communities Factsheet

Specified development projects

A key part of Kāinga Ora—Homes and Communities' activities will be delivering large and small urban development projects. These projects will result in:

- new public, affordable and market housing
- KiwiBuild housing
- transport links
- commercial and industrial buildings
- new infrastructure
- parks and open spaces
- supporting facilities (such as schools, libraries and swimming pools)

Large and complex development projects - called 'specified development projects' - will give Kāinga Ora—Homes and Communities access to enabling powers to achieve pace and scale. They will be established with the government's approval after public consultation.

Kāinga Ora—Homes and Communities will still do other housing and urban development projects using regular development processes under the Resource Management Act 1991 that don't need the new development powers.

What statutory powers will Kāinga Ora—Homes and Communities have access to?

Kāinga Ora—Homes and Communities will have access to the following more enabling development powers when doing a specified development project:

- shortened planning and consenting processes
- funding for infrastructure and development activities
- building and changing infrastructure
- bringing together parcels of land
- reconfiguring reserves.

These powers already exist. They are just spread between different parts of central and local government. Not all powers will be used for all specified development projects.

You can find out more about each of the more enabling development powers by viewing the appropriate fact sheet.

What does the process for specified development projects involve?

Specified development projects will go through a comprehensive statutory establishment process. Once a project is identified, Kāinga Ora—Homes and Communities will prepare an initial assessment of the development project and seek information about the feasibility of the project.

What are the checks and balances?

There are numerous checks and balances built into Kāinga Ora—Homes and Communities' powers, including two stages of public consultation, Ministerial oversight and review of submissions by the Independent Hearings Panel.

What will guide each specified development project?

There will be a set of project-specific strategic objectives that guide the planning and delivery of a specified development project. These objectives are agreed by Ministers after consultation with key stakeholders (including councils and Māori groups) and the public.

The Ministry of Housing and Urban Development will provide advice and strategic direction for Kāinga Ora—Homes and Communities, including on the strategic objectives for the Minister and Cabinet to consider.

Note that not all specified development projects will focus on housing objectives – some may be focused on waterfront regeneration and transport hubs.

What is the development plan?

Each specified development project will have a comprehensive development plan that describes:

- what urban development will look like in the project area
- how the project will deliver on the strategic objectives
- how and which of the more enabling development powers will be used to achieve the strategic objectives.

The development plan is broader than a land use planning document under the Resource Management Act 1991. It includes:

- a master plan
- infrastructure requirements
- funding and financing arrangements.

The proposed development plan will be publicly consulted with stakeholders and the public. Once the recommended development plan is revised, it will be published and anyone can make a submission on it. If submissions are received, they will be heard by an independent hearings panel (IHP) appointed by Ministers. The IHP will have procedural and technical expertise, local and cultural knowledge, and sufficient resources to complete the process within required timeframes.

Following consideration of submissions, the IHP will recommend a final development plan to the Minister responsible for Kāinga Ora—Homes and Communities for approval. The Minister can decide to accept the original development plan or the IHP's recommendations, or ask Kāinga Ora—Homes and Communities to reconsider. Once approved by the Minister, the development plan will direct and regulate development in the project area.

For more information and updates on Kāinga Ora—Homes and Communities

- **Visit:** Ministry of Housing and Urban Development website – www.hud.govt.nz
- **Email:** info@hud.govt.nz