### Summary of Powers available to Kāinga Ora

The Urban Development Bill gives Kāinga Ora access to a tool-box of development powers that it can use when undertaking specified development projects. Each power is designed to address a specific barrier to development. Not all powers will be needed by every project, and the development plan will set out which ones are needed to progress each specified development project.

<table>
<thead>
<tr>
<th>Development power category</th>
<th>Description of power</th>
<th>Act currently enabling this power</th>
<th>Agency currently responsible for this power</th>
</tr>
</thead>
</table>
| **Infrastructure**         | • Scope potential works including:  
  ○ Having access to private property for the purposes of surveying  
  ○ Require the Local Authority to provide information or charge a fee to the Local Authority to attain that information for themselves  
  ○ Construct, remove, amend and replace ‘3-waters’ and drainage infrastructure  
  ○ Construct, stop, amend and re-aligning roads  
  ○ Create, amend, remove carparking areas, public transport facilities and ancillary infrastructure  
  ○ Transfer ownership and operation of new infrastructure to a local authority (but not debt)  
  ○ Ability to request a Local Authority to make, amend or suspend a bylaw for a defined area and time period, to support development activities. Approval of the request may not be unreasonably withheld. | Local Government Act 2002  
Government Roading Powers Act 1989  
Public Works Act 1981  
Land Transport Management Act 2013 | Department of internal Affairs  
Ministry of Transport  
New Zealand Land Transport Agency  
Land Information New Zealand |
| **Planning and consenting**| • Override, add to, or suspend provisions in the district plan, regional plan, or regional policy statement  
  • Issue resource consents (City/District level – land use and subdivision consents)  
  • Shortened resource consent process  
  • Act as a requiring authority under the RMA to create designation inside and outside of the project area  
  • Remove, change or replace designations for infrastructure within a project area  
  • Veto or amend the applications of resource consents or plan changes in the project area. | Resource Management Act 1991 | Ministry for the Environment |
| **Funding**                | • Set and assess targeted rates within a specified development project area  
  • Require development contributions  
  • Require betterment payments  
  • Require infrastructure and administrative charges | Local Government (Rating Act) 2002  
Local Government Act 2002  
Resource Management Act 1991 | Department of internal Affairs  
Ministry for the Environment |
| **Land acquisition and transfer** | • Exchanging, revoking or reconfiguring some types of reserves  
  • Creating, classifying and vesting of reserves  
  • Transferring and setting apart of Crown owned land  
  • Compulsory acquisition of private land  
  • Ability to transfer ownership of land to a developer to deliver urban development works. This may be necessary when a developer needs to own the land to be able to access development finance.  
  • Ability to buy, sell or hold land in own name  
  • Transfer of former Māori land | Reserves Act 1977  
Public Works Act 1981  
Crown Entities Act 2004  
Housing Act 1955 | Department of Conservation  
Land Information New Zealand |