The Specified Development Project process

Specified Development Projects (SDP) will support Kāinga Ora to transform our towns and cities by providing a new way to do complex urban development. The SDP process is designed so that planning, infrastructure, land use and funding arrangements are sorted upfront, so delivery can get underway quicker. This is balanced with protections for Māori interests, and environmental, cultural, and heritage needs.

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.

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.

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

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.

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.

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.