

Auckland Housing Project Office: A potential legacy

Fast Forward 2014 Lecture

23 September 2014

Ree Anderson
Project Director – Housing
Housing Project Office (HPO)

Overview

➤ The Why

➤ The What

➤ The How

➤ The Future

The Why



* 10th Annual Demographia International Housing Affordability Survey 2014

- One to two years housing shortage
- 347 out of 360 for affordability across cities
- Economic and social wellbeing

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The What: Our building blocks



- Auckland Plan
- Long Term Plan
- Housing Action Plan
- Unitary Plan
- Forward Land & Infrastructure Programme
- The Auckland Housing Accord

2010



2013

Fast Forward 2014 Lecture 23-8-14

4

The How – 2013 onwards



- Housing Accords & Special Housing Areas Act 2013 (HASHAA)

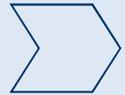
- New Housing Project Office

The How: Legislation

Primary Purpose:

- Enhance housing affordability by facilitating an increase in land and housing supply

The How: Legislation



The How

- Single focus
- Applies weightings – HASHAA purpose 1st, RMA and Unitary Plan 2nd and 3rd weights
- Presumption of limited/non-notification
- Emphasis on infrastructure readiness
- Plan variations for greenfields fast-tracked by several years
- Accelerating the integration and delivery of local and central government infrastructure
- Has some limitations, eg maximum height limits

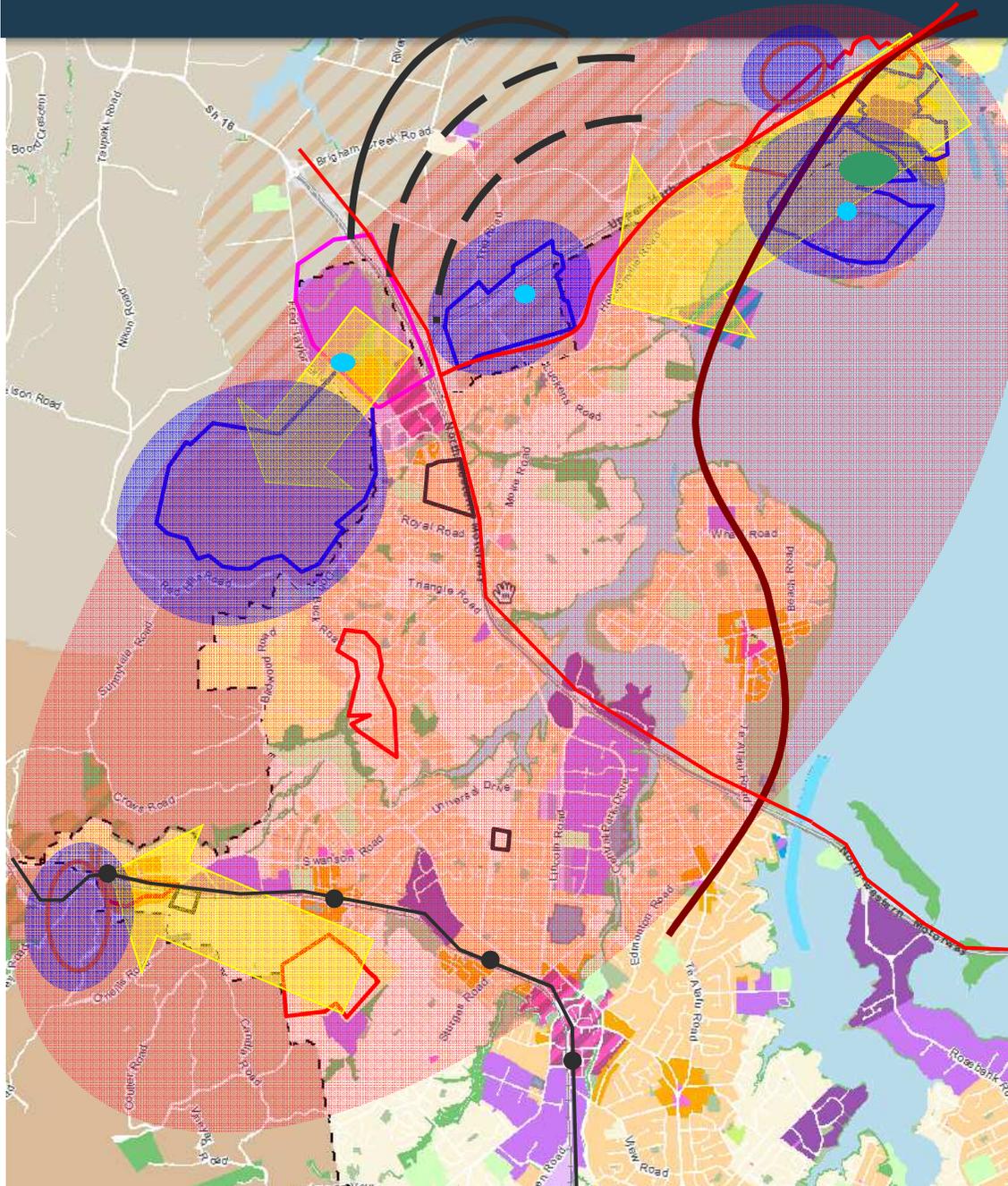
The How: HASHAA – Fast Forward Plan Variations

- Once lodged, 130 working days (≈6 months)
- Compare 5 – 7 years RMA
- Independent Expert Hearings Panel
- No appeals
- Potential for concurrent qualifying development consents/variations

How: HASHAA – Rationale

- Response to a crisis
- Urgency required
- PAUP already outcome of community engagement
- RMA (in the past) recognised most recent policy docs
- Limitation of rights in public interest

The What: FLIP & SHAs – Emerging Story



-  Cell
 -  G1 Land – ready-to-go
 -  G1a Land
 -  G2 Land
 -  G3 Land
 -  Major Brownfield Land
 -  Edge Land
 -  Key Infrastructure
 -  Rapid Transportation
 -  Possible SHA Areas
 -  Preferred direction of growth
 -  GAFI staging
- G1a – G3 means some zoning and/or infrastructure constraints

The How: Housing Project Office



- Integrating planning policy and consenting function – driving integrated infrastructure programmes
- Enabling coherent housing role Auckland Council
- Informing opportunities for RMA reform
- Project based; focused

The How: Executive buy-in

Auckland Housing Steering Group

CE, Auckland Council

CE, Auckland Transport

CIO, Watercare Services Ltd

CEO, AC Property Ltd

CPO, Auckland Council

COO, Auckland Council

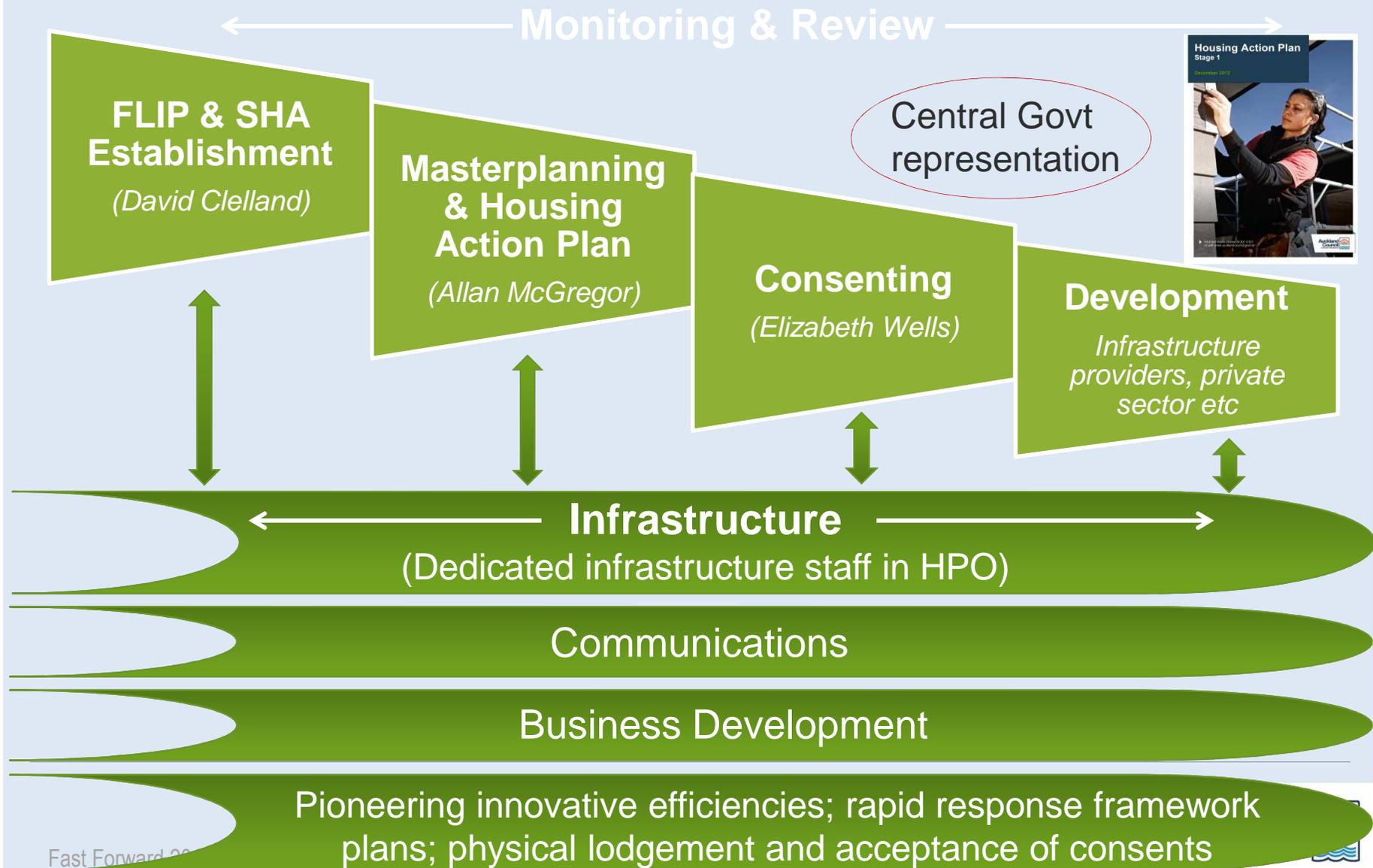
CE, Independent Maori Statutory Board

Regional Manager, Planning & Investment, NZTA



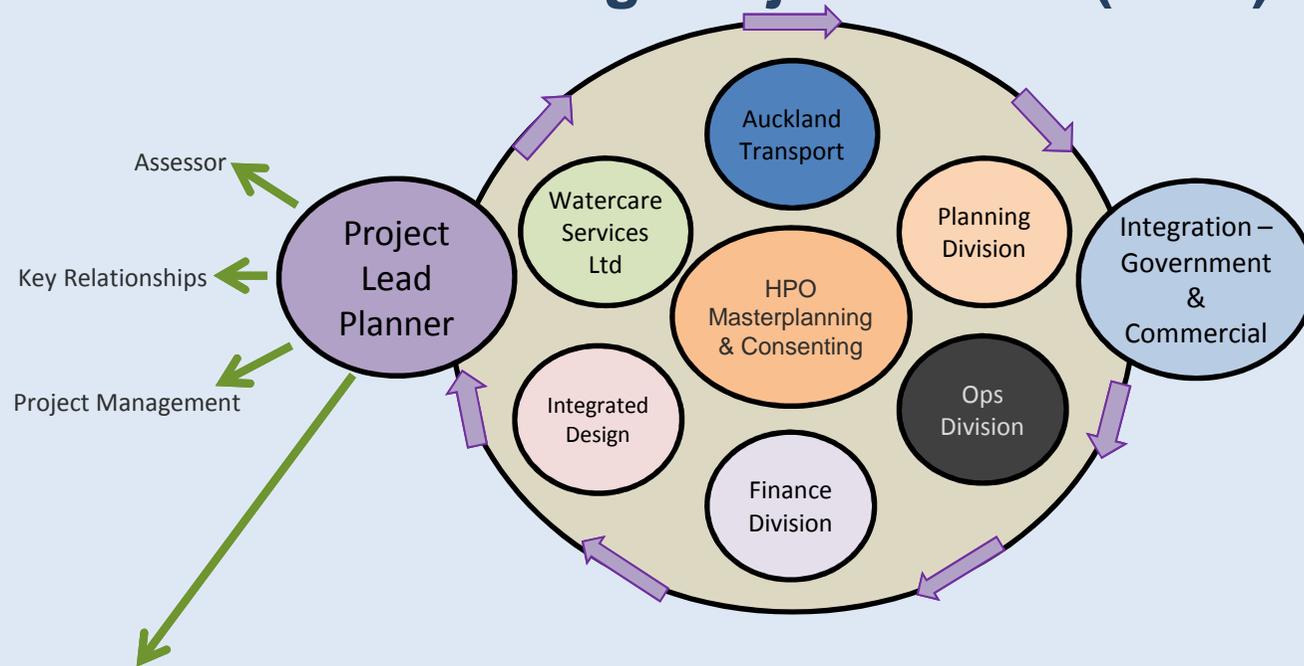
Project Director
HPO

Integrated Planning and Delivery



Paradigm shift – One point of contact

Housing Project Office (HPO)



Request
Received

Build
Con

Housing Project Office - Deliverables

- 4 tranches of Special Housing Areas delivered
- 40 Qualifying Development pre-applications in progress; potential yield of 5,300 sites/dwellings
- 40 Qualifying Development consents approved or in progress for 752 new sites/dwellings
- 14 plan variations underway; 2 limited notified by 24 September 2014 (Hingaia and Whenuapai)

Housing Project Office: Deliverables

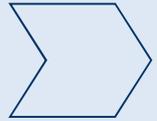
- Multiple workstreams – Housing Action Plan – includes:
 - Investigating Auckland Housing Bonds
 - Joint place management study
 - Housing Warrant of Fitness pilot
 - Papakainga housing work programme

Defining parameters: HASHAA

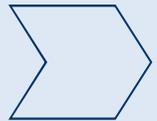
- No more SHAs post 16 September 2016
- No more consents after 16 September 2016
- Continue processing existing applications / COC / objections to conditions until 2018
- Coherent housing policy approved and implemented by 2016

HASHAA and HPO informing the future

RMA Reform Option* for Feedback



National Policy Statements (see King Salmon Decision)



Unitary Plan

- Draft for informal consultation
- Proposed plans for formal submission
- Independent Expert Hearings Panel
- No appeals (except points of law?) Acknowledge Auckland Spatial Plan (reduce duplication of regional objectives)

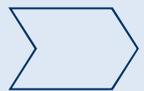
** Not Council policy / ideas of author only for discussion*

RMA Reform Option* continued



A potential framework

- Policy (Unitary Plan) set by council (elected reps)
- Variations and resource consents heard by independent hearings panel
- Limited notification but wider than adjacent owners
- No appeals



Balance community input and need for developer certainty

Fast Forward: Potential Auckland Development Agency

← Decade by Decade by Decade →



- New thinking; new funding
- Share capital value uplift
- JV's
- Auckland Housing Accord

Discussion • Questions