
Update: Urban Development Authorities' Proposal

MBIE has released a summary of submissions received on the UDA Proposal released for public comment in February this year. Greenwood Roche has been following progress of the Proposal which, at least conceptually, has the potential to facilitate the sustainable and innovative growth of our cities. For more discussion on the Proposal, take a look at our recent article <http://www.greenwoodroche.com/news>.

Feedback was sought on the overall Proposal, but also on the specific components of the Proposal which was divided into 169 component parts. In addition to public consultation, MBIE held 45 separate meetings with key stakeholders from both the public and private sectors, and with various Māori groups (including iwi and interest groups).

350 submissions were lodged during the three month consultation period and, while certain aspects of the proposal were almost unanimously opposed, the Proposal generally received support from over half of the submitters. Perhaps unsurprisingly, the key aspects opposed including the extent of public consultation; the loss of traditional rights of appeal; the demotion of Part 2 of the RMA; and the transfer of consenting authority to a UDA. The limited involvement of regional councils was also broadly opposed. These matters proved less troubling to the development community, who broadly identified that while these matters diverted from traditional pathways, opportunity for effective engagement remained and the diversion could be justified by the increased efficiency and certainty the alternative proposal offered. Infrastructure was also a core focus of the submissions, which generally identified that it needed to be addressed in a more holistic manner taking into account existing infrastructure and infrastructure providers, and the allocation of capex and opex.

MBIE has produced a useful “summary of the summary”, which can be found here

<http://www.mbie.govt.nz/info-services/housing-property/urban-development-authorities/document-image-library/Summary-of-submissions.pdf>.

It is not clear where the UDAP will go from here. The new government campaigned on, and has subsequently discussed the establishment of, an Affordable Housing Authority which would be an urban development authority with a focus on delivering housing. However, whether the UDA model proposed earlier this year will form the basis for the establishment of that authority remains to be seen. We are following this closely and will keep you informed as news comes to hand.
