Auckland Housing Project Office: A potential legacy

Fast Forward 2014 Lecture

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Overview

The Why
The What
The How
The Future
The Why

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

* 10th Annual Demographia International Housing Affordability Survey 2014
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
The How – 2013 onwards

- Housing Accords & Special Housing Areas Act 2013 (HASHAA)
- New Housing Project Office
Primary Purpose:

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

1. Once lodged, 130 working days (≈6 months)
2. Compare 5 – 7 years RMA
3. Independent Expert Hearings Panel
4. No appeals
5. 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

- **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

FLIP & SHA Establishment
(David Clelland)

Masterplanning & Housing Action Plan
(Allan McGregor)

Consenting
(Elizabeth Wells)

Development
Infrastrucutre providers, private sector etc

Infrastructure
(Dedicated infrastructure staff in HPO)

Communications

Business Development

Pioneering innovative efficiencies; rapid response framework plans; physical lodgement and acceptance of consents
Paradigm shift – One point of contact

Housing Project Office (HPO)

- Project Lead Planner
- Assessor
- Key Relationships
- Project Management

- Auckland Transport
- Watercare Services Ltd
- Integrated Design
- HPO Masterplanning & Consenting
- Planning Division
- Finance Division
- Ops Division
- Integration – Government & Commercial

Paradigm shift – One point of contact
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

- Transport
- Quality Urban Living
- Housing

- New thinking; new funding
- Share capital value uplift
- JV’s
- Auckland Housing Accord
Discussion • Questions