

Streamlined Planning Process

Help shape the future of Te Pūtahi: Ladies Mile

What effect will the Masterplan have on planning decisions?

On its own, the Masterplan will have no statutory weight although it can be taken into account by Council and other decision-makers when considering proposals under the Resource Management Act 1991.

To ensure the outcomes of the Masterplan are achieved, the Council is developing a variation to the Proposed District Plan in conjunction with the development of the Masterplan. The Proposed Plan Variation will amend the zoning and rules relating to this area of Te Pūtahi Ladies Mile, to reflect the outcomes sought by the Masterplan.

These will include zones (for example, residential, commercial and open space) and provisions about subdivision, housing density, and building design (such as height), among others.

How will a Proposed Plan Variation be processed?

The Council is considering applying to the Minister for the Environment to undertake an alternative plan making process under the Resource Management Act called a Streamlined Planning Process (SPP). The SPP processes and timeframes can be customised to achieve a faster outcome than the traditional method of making District Plans and Plan Changes. This will help Council respond to the issues affecting Te Pūtahi Ladies Mile in a timely yet comprehensive manner.

The key aspects of the SPP are explained further in the diagram below.

Where to from here?

Following the feedback received on the draft Masterplan options, Council will work to develop one preferred option and draft planning provisions to be notified for further community feedback in February next year.

The public will also get a chance for further input following notification of the Proposed Plan Variation.

