# **Streamlined Planning Process**

## 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.

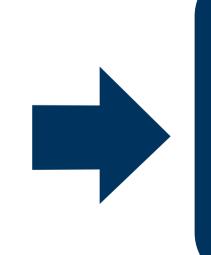
To ensure the outcomes of the Masterplan are achieved, the Council is developing a variation to the Proposed District Plan in conjunction with the development of the Masterplan. The Proposed Plan Variation will amend the zoning and rules relating to this area of Te Putahi Ladies Mile, to reflect the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



**Council applies** to the Minister for a SPP

Only a Council can apply to the Minister to use the SPP process. The application must demonstrate that key criteria have been met, the proposed steps and timeframes, and an explanation of the public and stakeholder participation that has occurred prior to applying.



direction

If approved, the Minister makes a direction on the timeframes and steps required to be followed. A direction will include an opportunity for the public to submit and for people to speak to their submissions at a hearing before an Independent Hearing Panel.

Read more details about the project at www.qldc.govt.nz/ladies-mile-masterplan



## Minister issues

## 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.



**Council follows** process and timeframes set out in direction

Council must follow the process and timeframes set by the Minister. These may be shorter than the typical timeframes for plan changes or plan variations. Some steps of the traditional process may be excluded to speed up the process (for example, further submissions).



#### Where to from here?

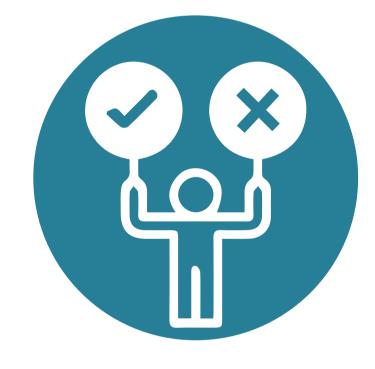
Following the feedback received on the draft Masterplan options, Council will work to develop one preferred option and draft planning provisions to be notified for further community feedback in February next year.

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



Panel gives recommendation to Minister

The Independent Hearing Panel will hear submissions and make a recommendation to the Minister regarding the Proposed Plan Variation.



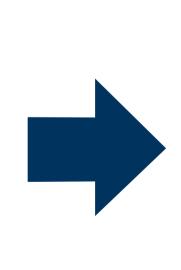
Minister makes decision

The Minister, not the Council, is the decision maker on the Proposed Plan Variation. The Minister can accept the recommendation of the Independent Hearing Panel, decline it, or send it back to the Panel for further consideration.



Help shape the future of Te Pūtahi: Ladies Mile





**Plan operative** (no appeals)

Once approved by the Minister, the Proposed Plan Variation will become operative. A key difference from the traditional process is that there is no ability for any party to appeal the Minister's decision.

