Growth Management
Integrated Land Use, Transport Planning & Funding

SmartGrowth

(3 Councils & Tangata Whenua – Non Statutory)

- Plan for managing growth in WBOP over 50 years.
- Growth projections
- Growth allocations
- Residential & business land, natural resources & recreation
- Mix greenfields, infill & intensification.

Land Use

Transportation Planning

Rationale, Projects & Financial Management

Regional Policy Statement
(Regional Council - Statutory)

- Sets policy direction for environmental management in the region.
- Urban limits
- Residential & business land allocations
- Growth area timing & sequencing
- Dwellings per hectare targets

District Plan
(Territorial Authority – Statutory)

- Must give effect to RPS
- Describes significant resource management issues, and sets out objectives, policies & rules to address these issues.
- Regulates where and how subdivision development can take place (tools include zoning & lot sizes)

Structure Plan
(Territorial Authority -Statutory)

- Defines future areas of open space, layout & type of infrastructure networks (incl. water, wastewater, transport)
- Statutory effect through District Plan
- TCC has structure plan for each Urban Growth Area (UGA).
- Urban Design Plan (recent addition)

Resource Consent
(Local Authority- Statutory)

- Required to do something that District Plan doesn't allow as of right.
- Resource Consents often have conditions attached and monitoring requirements.
- May be notified or non-notified (judgement).
- Consent assessed against Plan objectives, policies and permitted "base line" test.

Section 224 and Vesting
(Territorial Authority - Statutory)

- S224; final subdivision approval. Council confirmation that consent conditions complied with, assets vested & development contributions paid.
- Vesting; infrastructure assets (water, roads, sewerage etc) constructed by developer transferred to Council.
- Assets built to code of practice standards.

Long Term Council Community Plan
(Local Authority – Statutory)

- Describe community outcomes & council activities.
- Provide for integrated decision making with long term focus.
- Enable community participation in decision making.
- Form basis for accountability.
- Identify goals, objectives and planned actions
- Specify levels of service, projects, expenditure, revenue & performance measures.

Development Contributions Policy
(Territorial Authority – Statutory)

- Identifies approach to funding costs of growth.
- Specifies when contribution is payable, methodology for calculating fee & quantum payable.

Transport Funding Plan
(Local Authorities, NZTA Non - Statutory)

- Estimate of project costs for strategic projects in each corridor
- Identification of sources of funds and estimated quantum.
- Alignment of projects to funding sources.

Regional Land Transport Strategy
(Regional Council – Statutory)

- Sets outcomes and strategic for land transport in the region.
- Establishes regional transport priorities.
- Identifies regional funding needs and sources.

Corridor Planning
(Local Authorities – Non Statutory)

- Geographic area plan often defined by strategic transport routes.
- Provides strategic approach to managing land use and transport along the corridor (in line with growth strategy, RLTS, RPS & DP).
- Identifies how corridor operates within the network.

Integrated Transport Strategy
(Territorial Authority – Non Statutory)

- Medium term plan for development of transport system at City level.
- Focuses on integrated development of local transport network to provide opportunities for travel by variety of means.
- Specific actions identified.

Other Agency Transport Planning Process
NZTA, Developers)