

Better urban planning

at a glance

The current planning system has serious weaknesses



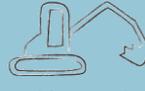
Planning legislation lacks clarity and focus



The system responds too slowly to growth



Protection of the natural environment is inadequate



Funding and financing barriers lead councils to underinvest in infrastructure



The benefits of development are under recognised



Too little direction and guidance from central government



Gaps in capability hinder the system's performance



Protection of Māori interests is inconsistent

A future planning system should... (cont.)

Better planning and better quality plans

- set statutory principles for **efficient and proportionate** plans
- more thoroughly and promptly **review** land-use plans and plan changes through the introduction of **independent hearings panels**
- give legislative force to **spatial plans** as the centrepiece of a new planning framework
- provide **more representative** but **less rigid** consultation requirements

More responsive infrastructure provision

- provide councils in high-growth cities with a **wider set of funding tools** (eg, value capture)
- **ease borrowing constraints** through, for example, putting debt on balance sheets of others such as private homeowners and body-corporate entities

Improved system stewardship

- have **stronger central government stewardship** to provide better oversight of the planning system and recognise national interests
- generate **better information** on outcomes in the built and natural environments to inform decisions
- have a **strong relationship and interface** between central and local government

Wider recognition and protection of Māori interests

- provide **stronger guidance** and expectations on protecting Māori Treaty interests, through a *National Policy Statement on Planning and the Treaty of Waitangi*
- provide for **Māori participation** in system stewardship through a National Maori Advisory Board

Improved planning capability and culture

- use **rigorous analysis** of policy options and planning proposals, requiring councils to **build** their **technical capability and skill** in areas such as environmental science and economic analysis

Goals of a future system:

- **Flexibility and responsiveness** – ability to change land uses as required
- Provision of **sufficient** development capacity to meet demand
- **Mobility** of residents and goods to and through the city
- Ability to fit development within **well-defined** environmental limits
- **Recognition and active protection** of Māori Treaty interests in the built and natural environments

A future planning system should...

A clearer distinction between the built and natural environments

- have **clear principles and objectives** for regulating the built and natural environments, and for their interactions, through a single statutory framework
- set **clearer protective limits** for the natural environment within which development can occur, and a **more flexible and adaptive** approach to addressing cumulative effects

New mechanisms and models to overcome growth challenges

- create **competitive urban land markets** that open opportunities for the private sector to invest in out-of-sequence community developments
- respond faster to new information and changing social conditions, through, for example, the use of **price-trigger mechanisms**
- deploy **urban development authorities**, where appropriate, to assemble and develop land at scale

Future land-use and resource-management plans

