

This prioritisation process also assists long term planning by government agencies for example, Ministry of Education with their long term investment decisions and gives private sector infrastructure providers greater certainty. The objective is to provide an ongoing supply of greenfield land for development in the most efficient sequences. The principles underpinning this sequencing are set out in Appendix 1 of the Future Urban Land Supply Strategy (Attachment C).

In order to ensure land is development ready as set out in the Strategy, a programme of structure planning has been developed so that the preparation of a structure plan commences no less than three years before the land is required to be development ready. This assumes up to one year to prepare the structure plan and two years to complete the plan change process including a hearing and the resolution of appeals (if any).

Use of Local Board Locally Driven Initiatives funding for structure plans

A number of local boards have contributed funding in part or whole to prepare plans, particularly when the Plans and Places Department's primary focus was on completing the unitary plan process. These have generally been smaller centre plans or neighbourhood plans rather than greenfield areas covering over 1000 hectares and have involved only a small amount of technical expertise with most effort going in local community consultation.

However the preparation of a structure plan requires detailed specialist reports from council departments and CCOs and/or consultants. As part of the Whenuapai Structure Plan process over 20 supporting technical reports were completed, in total costing approximately \$300,000 in addition to staff time. Because of this cross-council work, staff are able to cost the agreed infrastructure into the council budgeting process. None of this would be a local board responsibility and expectations around this work would be difficult to manage, particularly if several local boards wanted to do this work at the same time. The wider council organisation is currently resourced to prepare structure plans in line with the sequencing of the Future Urban Land Supply Strategy and then to process the subsequent plan change. The result could be a piecemeal rather than ordered process because the work would be funded by the local board. It would also raise expectations of imminent urban development of communities which in fact may not be funded for some years. There would therefore be no advantage in preparing structure plans sooner.

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| Attachment A | Appendix 1 - The principles applied to underpin sequencing decisions |
| Attachment B | Proposed timing - Development Ready |
| Attachment C | The Principles applied to underpin sequencing decisions |