

Course Outline 2017
PROPERTY 241: LAND-USE PLANNING AND CONTROLS
(15 POINTS)

Semester 2 (1175)

Course Prescription

Provides an understanding of the Resource Management Act and regional and district plans (including the Auckland Unitary Plan) and how these affect land use and subdivision as well as resource consent applications and other processes.

Programme and Course Advice

Prerequisite: PROPERTY 102 or ECON 101 or 191

Goals of the Course

To provide a background understanding of the Resource Management Act and Regional and District Plans and how these affect land use and subdivision. The paper also aims to give students an understanding of resource consent applications and related processes.

Learning Outcomes

By the end of the course students should be able to:

1. describe the purposes and principles of the Resource Management Act 1991 (RMA) (i.e. sustainable management of natural and physical resources);
2. understand the process of developing plans under the RMA;
3. understand the processes for obtaining resource consents under the RMA;
4. successfully navigate and understand the implications of Plans prepared under the RMA;
5. evaluate the development potential of sites in respect of the relevant planning documents and prepare simple resource consent applications accordingly;
6. describe the process for requirements for designations under the RMA; and
7. understand basic planning theory and emerging trends in planning.

Content Outline

| | |
|---------|---|
| Week 1 | Introduction and overview of RMA, sustainable management and recent changes/Planning and civics |
| Week 2 | Purposes of Planning and Trends, introduction to Auckland Unitary Plan |
| Week 3 | Basic Controls – Activities and Development Controls |
| Week 4 | Case Study “How to read a District Plan/ Unitary Plan” and basic skills |
| Week 5 | Resource Consent Applications |
| Week 6 | Plan formulation, submissions and hearings |
| Week 7 | Central Area Controls |
| Week 8 | Non- residential Controls |
| Week 9 | Enforcement, subdivision, utilities, designations and transport |
| Week 10 | Heritage Issues, urban design and structure planning. |
| Week 11 | Regional consents, contamination and changes to RMA |
| Week 12 | Review |

Learning and Teaching

The class will meet for three hours each week. Class time will be used for a combination of lectures and applied discussions of case studies and/or current events in resource management. In addition to attending classes, students should be prepared to spend about another six hours per week on activities related to this course. These activities include carrying out the required readings, keeping up with the press re current issues of relevance to this course, and preparing for the test assignment and the final exam. Lectures are on Thursdays and Fridays starting at 5 minutes past the hour. There will be a ten-minute break at the end of the first half of the 2-hour lecture.

The course book which you must purchase will provide background material and examples relevant to the course, but is not a replacement for your own lecture notes and attendance at lectures. Additional materials may also be distributed throughout the course in class.

Copies of power point presentations will be made available on Canvas to assist your note taking. It is your responsibility to attend all lectures and take all necessary notes at lectures as the power point notes will not cover all aspects of each lecture. Lectures may be recorded but will not be available until near the end of the semester for revision purposes. They are not a substitute for attendance at the hearing and there is no guarantee that any lecture will be recorded.

Teaching Staff Lecturer: David Wren

Office: Hours and location will be discussed with students in first lecture. Tel: 09 815 0543

Email: david@davidwren.co.nz

Learning Resources

Resource Management Act 1991 – Available online at www.legislation.govt.nz.

Many district/regional plans and Auckland Unitary Plan are available on the Internet (i.e. www.aucklandcouncil.govt.nz). These are not recommended for purchase.

QUALITY PLANNING WEBSITE (www.qualityplanning.org.nz). Helpful information from Mfe.

Various Resource Management guides published by the Mfe, Christchurch Environment Centre and Forest and Bird will also be useful.

Assessment

- 1) Test (20%)
- 2) Class quiz (5%)
- 3) Assignments x 2 (25%)
- 4) Exam (2 hours) (50%)

Details relating to the assignments are provided on Canvas and in class.

| Learning Outcome | Test | Assignments | Exam |
|------------------|------|-------------|------|
| 1 | | | X |
| 2 | | | X |
| 3 | | X | X |
| 4 | X | X | X |
| 5 | X | X | X |
| 6 | | | X |
| 7 | | X | X |

Inclusive Learning

Students are urged to discuss privately any impairment-related requirements face- to- face and/or in written form with the lecturer.

Student Feedback

The course is always being updated following student feedback. To this end it is likely that students will be asked to fill out course evaluations during the course.

In the Event of an Unexpected Disruption

We undertake to maintain the continuity and standard of teaching and learning in all your courses throughout the year. If there are unexpected disruptions the University has contingency plans to ensure that access to your course continues and your assessment is fair, and not compromised. Some adjustments may need to be made in emergencies. In the event of a disruption, the University and your course coordinators will make every effort to provide you with up to date information via canvas and the university web site.

Note: The details set out in this outline are subject to change. Any changes will be notified in lectures.