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**BEFORE INDEPENDENT HEARING COMMISSIONERS FOR THE BAY OF PLENTY
REGIONAL COUNCIL**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of a hearing by the Bay of
Plenty Regional Council on
Proposed Change 4 (Tauriko
West Urban Limit) to the Bay
of Plenty Regional Policy
Statement

STATEMENT OF EVIDENCE OF GRACE BURMAN
On behalf of
the Kitchener Trust

1. Introduction

Qualifications and Experience

- 1.1 My full name is Grace Burman. I am a Consultant Planner at Wasley Knell Consultants Ltd. I have previously worked as an Environmental Planner at Tauranga City Council and hold a Bachelor of Environmental Planning from University of Waikato. I am also a member of the New Zealand Planning Institute and the Bay of Plenty Emerging Planners Representative.
- 1.2 I present this evidence brief on behalf of the Kitchener Trust in my capacity as the Consultant Planner.

2. Kitchener Trust's Submissions

- 2.1 I have been requested by our client Kitchener Trust to prepare and present a submission. The submission position is neutral. The submitter has land holdings within the Keenan Road Urban Growth Area (UGA).
- 2.2 I understand that the purpose of Plan Change 4 is to adjust the current Urban Limits Line and indicative timing of growth in the Regional Policy Statement (RPS) to provide for the development of Tauriko West. I further understand that this is to meet councils obligations under the National Policy Statement Urban Development Capacity (UDC).
- 2.3 Tauranga is classified as a 'high-urban growth area' under the UDC and therefore must meet the requirements to provide land supply in order to meet the targets under the legislation to optimise the supply of land for urban development.
- 2.4 The Tauriko West land, Keenan Road UGA and the Urban Development in the Eastern Corridor is projected to meet the demand projected by both the UDC and SmartGrowth for residential land supply. At this stage, to meet these

- 3.1 In summary, Keenan Road area should be included in Proposed Plan Change 4 as:
- 3.2 Keenan Road area is already identified as an UGA for 2021.
- 3.3 There are issues that have been identified within the Keenan Road UGA which have been forecasted to take a number of years to resolve.
- 3.4 There is no point delaying moving the urban limit to include the identified UGA. It would place councils in the best position to provide for informed forecasting and give the opportunity for council to be on the front foot of land development.
- 3.5 It would be a pro-active approach to growth management with little risk or commitment to overexposing councils or pressure to rezone urban land.
- 3.6 Tauranga has limited land capacity available at this present time and additional capacity is at least 3 years away (Te Tumu, Tauriko). There is therefore an upcoming period of constrained supply. Relying solely on Tauriko West to meet demand for land in this area is a risk given the potential for delays that can arise in any urban development process. Including Keenan Road UGA will best enable a suite of contingency options. It would ensure that Councils are better positioned to meet their obligation under the UDC.

Grace Burman
3 August 2018