

Your Ref:  
Our Ref: 7.00113



5 August 2022

Ian and Elizabeth GARGAN  
GARGAN ROAD  
RD 1  
TAURIKO



Tēnā koe

Thankyou.

**Reference: 870L WINTREBRE LANE, TAURANGA**

**Notification of Proposed Change 6 (NPS-UD) to the Bay of Plenty Regional Policy Statement (Proposed Change 6)**

This letter is to advise you that Proposed Change 6 is available for public submissions.

The National Policy Statement-Urban Development (2020) (NPS-UD) introduced requirements for regional councils to amend their Regional Policy Statement to be more responsive to urban development proposals and provide support to intensification of urban areas. Their purpose is to enable additional development capacity, regardless of whether it is planned in existing planning documents, and to contribute to well-functioning urban environments. The NPS-UD also requires local authorities to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in planning decisions relating to urban environments.

The Bay of Plenty Regional Council is implementing these requirements through Proposed Change 6 to the Bay of Plenty Regional Policy Statement.

You are receiving notification of Proposed Change 6 because your property is within the current western Bay urban limits and is not otherwise zoned for urban development in a district or city plan. Change 6 proposes:

- For the Western Bay, to remove the urban limits and amend policies to be more flexible/responsive (in relation to the criteria referred to in the bullet point below).
- Include criteria for determining what district plan changes will be treated as adding significantly to development capacity including out of sequence or unplanned private development proposals.
- Include policy support for greater intensification of development in urban environments.

The new criteria will apply to 'unanticipated' or 'out of sequence' urban development proposals. Unanticipated development is urban development (subdivision, use and development) that is not identified as being provided for in an adopted local authority Future Development Strategy, growth strategy, RMA plan, Long Term Plan, or 30-year infrastructure strategy. Out of sequence development is development that is not consistent with the development sequence set out in one or more of those documents.

In addition to these criteria the development must be well-connected to existing or planned multi modal transport corridors and must contribute to a well-functioning urban environment.

The criteria apply to private plan changes, submissions on plan changes and submissions on plan reviews seeking additional greenfield or brownfield urban development. Plan changes and plan reviews initiated by local authorities do not fall within this policy, as they are anticipated.

These criteria do not negate the requirement for urban development to give effect to the RPS as a whole, including all other relevant objectives and policies, satisfying other criteria, and implementing relevant methods.

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Where urban development satisfies the criteria local authorities must respond by removing unnecessary constraints and focusing resources and attention to expedite decision making processes.

The new policy does not apply to small scale alterations to urban environments that have minor effects.

The proposed plan, Section 32 evaluation report (which sets out the alternatives, costs and benefits) and submission guide and form are available from our website at [www.boprc.govt.nz/proposed-change-6](http://www.boprc.govt.nz/proposed-change-6) or [www.participate.boprc.govt.nz/urban-development-plan-change-6](http://www.participate.boprc.govt.nz/urban-development-plan-change-6) and can be viewed at Regional Council offices and all public libraries, district and city council offices in the region. Copies can also be obtained by contacting - [rpschange6@boprc.govt.nz](mailto:rpschange6@boprc.govt.nz) or phoning 0800 884 880.

Submissions on Proposed Change 6 will be accepted until **4:00 pm on 6 September 2022**.

Submissions may be sent by:

Email to: [rpschange6@boprc.govt.nz](mailto:rpschange6@boprc.govt.nz)

or Post to: The Chief Executive, Bay of Plenty Regional Council, PO Box 364, Whakatāne 3158

Yours faithfully



Lorraine Cheyne  
**Acting Manager, Transport and urban Strategy**

Encl. 1      Public Notice

Please see Reverse of this page  
for Reply and Objection and  
Submission.



**PROPOSED CHANGE 6 (NPS-UD)  
TO THE BAY OF PLENTY REGIONAL POLICY STATEMENT**

The Bay of Plenty Regional Council has prepared Proposed Change 6 (NPS-UD) to the Regional Policy Statement (Proposed Change 6) which is now open for public submissions.

The National Policy Statement-Urban Development (2020) (NPS-UD) introduced requirements for regional councils to amend their Regional Policy Statement to be more responsive to urban development proposals and provide support to intensification of urban areas. Their purpose is to enable additional development capacity, regardless of whether it is planned in existing planning documents, and to contribute to well-functioning urban environments. The NPS-UD also requires local authorities to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in planning decisions relating to urban environments.

The Bay of Plenty Regional Council is implementing these requirements through Proposed Change 6 to the Bay of Plenty Regional Policy Statement.

Proposed Change 6 and its section 32 evaluation report can be found on the [BOPRC Website](#) or our [Participate page](#) and paper copies may be inspected between 8:30 am and 5:00 pm, Monday to Friday at Regional Council offices:

- 5 Quay Street, **Whakatāne**
- Corner Fenton and Pukaki streets, **Rotorua**
- 1 Elizabeth Street, **Tauranga**

These documents can also be inspected at any public library or district/city council office in the region.

Copies are also available by emailing [rpschange6@boprc.govt.nz](mailto:rpschange6@boprc.govt.nz) or phoning 0800 884 880.

**Any person can make a submission**

**The closing date for submissions is 4 pm on Tuesday 6 September 2022.**

The Resource Management Act 1991 specifies the format to be used for making a submission.

Information on making a submission is available from the [BOPRC Website](#) or our [Participate page](#)

A written submission can be sent to any of the following addresses for service:

Email to: [rpschange6@boprc.govt.nz](mailto:rpschange6@boprc.govt.nz)

or Post to: The Chief Executive  
Bay of Plenty Regional Council  
PO Box 364  
Whakatāne 3158

After the submission closing date, the Regional Council will publicly notify the availability of a summary of submissions and further submissions that support or oppose those submissions will be called for. Those who make submissions will have the opportunity to be heard.

Fiona McTavish  
**Chief Executive**

9 August 2022

Notice to Agent is Notice to Principal

Notice to Principal is Notice to Agent

re Your letter dated 5 Aug 2022 & Encl. Public Notice <sup>Proposed Change 6</sup> (NPS - UED)


## REPLY and NOTICE OF OBJECTION and SUBMISSION

This reply is a Submission as long as the meaning of "to submit" ("submission" does not mean to yield / give in to another's will.

Re your said letter please take note of all of the following; -

- 1) We do not understand your letter and Public Notice
- 2) We are not able to make an informed decision on any matters as we find the contents are wanting and confusing
  - re a) Your letter was delivered on 22 Aug (over 2 weeks after its date) and we do not have time to seek further information, & we do not have access to a computer for these purposes, and it is not advisable during covid times to use public facilities.
  - b) You have not provided clear maps to support & clarify the changes & areas that are relevant.
  - c) Words and terminology appear ambiguous & confusing when definitions & specific meanings are not provided.
- 3) We are unsure of the intent of the proposed changes but if it means adding further "development" beyond the current urban limits then we object to this on the basis that we believe it will create more infrastructure costs and additional carbon emissions. We also have concerns about the destruction of the natural environment in favour of tarseal, concrete, & sprawling buildings, & their impact.
- 4) We would prefer to see the existing urban areas be infilled and grow higher rather than out.
- 5) It appears that there may be a hidden agenda and if so, and if it is to facilitate / benefit those who covet our property then we believe this is not right, and there should be no need to legislate for same as all prospective purchasers that we have encountered (developers, agents, landbankers, etc) know that all properties are saleable if the sale price & sale conditions satisfy the vendor.
- 6) Our Fee Simple rights, and Existing Land Use / Continuance rights are paramount at all times.
- 7) All Rights Reserved

Thank you.

✓   
I. E. Gargan  
Tauriko RD1  
Tauranga.

