



2 September 2022

Attn: Bay of Regional Council

PO Box 364

Whakatāne 3158

Feedback provided via email: rpschange6@boprc.govt.nz

KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR THE ‘BAY OF PLENTY REGIONAL POLICY STATEMENT - PLAN CHANGE 6’ UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

This is a submission on ‘The Bay of Plenty Regional Policy Statement – Plan Change 6’ (“RPS”) from the Bay of Plenty Regional Council (“BOPRC”).

The specific provisions of the proposal that this submission relates to:

‘The Bay of Plenty Regional Policy Statement – Plan Change 6’ in its entirety.

The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
 - b) Support good access to jobs, amenities and services; and
 - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.

2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Bay of Plenty Region.
3. Kāinga Ora therefore has an interest in the RPS and how it:
 - i. Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
 - ii. Minimises barriers that constrain the ability to deliver housing development across the housing continuum; and
 - iii. Provides for the provision of services and infrastructure and how this may impact on the existing and planned Kāinga Ora housing developments.
4. Overall, Kāinga Ora supports the updated RPS provisions. The submission seeks amendments to the *RPS* in the following topic areas:
 - i. *Housing choice* – Kāinga Ora seeks that housing choice is incorporated within Policy UG7Ax. The lack of housing supply and choice is of particular concern for Kāinga Ora and how this directly affects housing affordability.
 - ii. *Public Transport* - Kāinga Ora seeks the incorporation of equality in accessible transportation options that provide public transport options for all and to service those most in need. This is important as demand for public transport will likely increase or be required (i.e., new network connections) due to the anticipated residential growth and development that will occur across the region.
 - iii. *Infrastructure* – Kāinga Ora seeks that policies relating to infrastructure are updated to align with the NPS-UD and to provide more clarity on the level of service required for infrastructure to support increased urban intensification.
 - iv. *Te Tiriti o Waitangi* - Kāinga Ora support the inclusion of a policy or policies focusing on marae and papakāinga, Kāinga Ora seeks that the RPS promotes urban papakāinga to recognise that the diverse need for housing typologies and layouts.


5. The changes requested are made to:
 - i. Ensure that Kāinga Ora can carry out its statutory obligations;
 - ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
 - iii. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - iv. Provide clarity for all plan users; and
 - v. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
6. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.

Kāinga Ora seeks the following decision from Bay of Plenty Regional Council:

That the specific amendments, additions or retentions which are sought as specifically outlined in **Appendix 1**, shown in red and are struck through or blue and underlined, are accepted and adopted into the insert abbreviated plan change/proposed plan name, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Kāinga Ora wishes to be heard in support of their submission.

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on *the RPS* to address the matters raised in its submission.



Brendon Liggett
Development Planning Manager
Kāinga Ora – Homes and Communities

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Appendix 1: Decisions sought on ‘The Bay of Plenty Regional Policy Statement – Plan Change 6’

The following table sets out the amendments sought from Kāinga Ora to the ‘The Bay of Plenty Regional Policy Statement – Plan Change 6’ and also identifies those provisions that Kāinga Ora supports.

Proposed changes are shown as ~~strikethrough~~ for deletion and underlined for proposed additional text.

Table 1

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
Insert Section Heading					
1.		<p><i>Policy UG 6A – Efficient use of land and infrastructure for urban growth and development.</i></p> <p><i>Manage urban development in a way that provides for:</i></p> <p><i>(a) The efficient use of land and infrastructure; and</i></p> <p><i>(b) The integration of land use and infrastructure provision.</i></p>	Support	<p>Kāinga Ora supports this policy as it is important to integrate urban growth with the means to service this growth at the same juncture. In turn, Kāinga Ora also supports Policy UG 9B which also requires the co-ordination of new development with infrastructure. Of particular support, is the RPS recognition that “any urban growth and development must recognise the impact of growth on existing infrastructure and provide an <u>equitable funding mechanism</u> for the costs of that infrastructure.”</p>	<i>Retain as proposed</i>

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		<i>For the purpose of this policy, efficient use of land and infrastructure shall include consideration of the matters referred to in Policy UG 10B.</i>			
2.		<i>Policy UG 7A: Providing for unanticipated or out-of-sequence urban growth – urban environments Private plan changes, submissions on plan changes, or submissions on plan reviews providing for development of</i>	Support in part	Kāinga Ora generally supports this policy but seeks the inclusion of wording that requires the need to assess whether allowing out of sequence development compromises development ready land that is provided for within the FDS/Regional strategic and/or development framework.	<i>(a) The development is of large enough scale to contribute to meeting demand for additional urban land identified through the HBA <u>or</u> FDS for the area, including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types. Where there is no HBA <u>or</u> FDS, there</i>

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		<p><i>urban environments and urban growth that forms part of an urban environment, that is unanticipated or out-of-sequence, will add significantly to development capacity based on the extent to which the proposed development satisfies the following criteria:</i></p> <p><i>(a) The development is of large enough scale to contribute to meeting demand for additional urban land identified through the</i></p>		<p>While it is important to include the HBA and understand the demand for housing and business land in an urban environment, it is the FDS which forms the basis for integrated, strategic and long-term planning. The FDS helps local authorities set the high-level vision for accommodating urban growth over the long term and identifies strategic priorities to inform other development-related decisions. Therefore, Kāinga Ora request that the FDS is included in this policy.</p>	<p><i>is evidence that there is a need for additional urban land, and...</i></p>

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		<i>HBA for the area, including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types. Where there is no HBA, there is evidence that there is a need for additional urban land, and...</i>			
3.	<i>Urban and Rural Growth Management Policies:</i>	<i>Policy UG 7Ax: Enable increased-density urban development – urban environments Provide for and enable increased-density</i>	Support in part	In addition to these provisions, Kāinga Ora seeks that ‘housing choice’ is included in the policy. The RPS has identified the lack of housing supply and choice within the Bay of Plenty Region and that housing affordability has declined and Kāinga Ora acknowledges	<i>Policy UG 7Ax: Enable increased-density urban development – urban environments Provide for and enable increased-density urban development in urban environments that:</i>

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	Policy UG 7Ax	<p><i>urban development in urban environments that:</i></p> <p><i>(b) Encourages increased density in areas of identified demand.</i></p>		<p>this issue. A shortage of developable land and housing supply reduces housing choices and leads to increases in prices.</p>	<p><i>(b) Encourages increased density <u>and housing choice</u> in areas of identified demand.</i></p>
4.	<p><i>Urban and Rural Growth Management Policies:</i></p> <p>Policy UG 7Ax</p>	<p><i>Policy UG 7Ax: Provide for and enable increased-density urban development in urban environments that:</i></p> <p><i>(c) Is well served by existing or planned development infrastructure and public transport</i></p>	Support in part	<p>Kāinga Ora supports this policy but seeks additional wording to be included to require the incorporation of equality in accessible transportation options, that provide public transport options for all and to service those most in need. This is important as demand for public transport will likely increase or be required (i.e., new network connections) due</p>	<p><i>Policy UG 7Ax: Provide for and enable increased-density urban development in urban environments that:</i></p> <p><i>(c) Is well served by existing or planned development infrastructure and <u>equitable</u> public transport</i></p>

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				to the anticipated residential growth and development that will occur across the region	<p><i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i></p>
5.	<p><i>Urban and Rural Growth Management Policies:</i></p> <p><i>Policy UG 7Ax</i></p>	<p><i>Policy UG 7Ax: Provide for and enable increased-density urban development in urban environments that:</i></p> <p><i>(c) Is well served by existing or planned development infrastructure and public transport</i></p>	Support in part	<p>Kāinga Ora supports this policy but seeks additional wording to be included to align with the wording within the NPS-UD. In this instance “well serviced” infrastructure leaves a level of ambiguity which could constrain future urban development. Under ‘Interpretations’ the NPS UD defines development capacity as:</p>	<p><i>Policy UG 7Ax: Provide for and enable increased-density urban development in urban environments that:</i></p> <p><i>(c) Is well <u>adequately</u> served by existing or planned development infrastructure and public transport</i></p>

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				<p><i>development capacity means the capacity of land to be developed for housing or for business use, based on:</i></p> <p><i>(b) and the provision of adequate development infrastructure</i></p> <p>Kāinga Ora seeks that the wording is updated to align with the NPS-UD and to provide more clarity on the level of service required for infrastructure to support increased urban density.</p>	
6.	<i>Urban and Rural Growth</i>	<i>Policy UG 22B: Te Tiriti o Waitangi Principles Ensure</i>	Support in part	Kāinga Ora support the inclusion of a policy or policies focusing on marae and papakāinga, as well as kaumatua housing in	<i>Policy UG 22B: Te Tiriti o Waitangi Principles Ensure planning decisions</i>

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	<p>Management Policies:</p> <p>Policy UG 22B</p>	<p><i>planning decisions provide for te Tiriti o Waitangi principles by:</i></p> <p><i>(a) Enabling Māori to develop their land, including but not limited to papakāinga housing, marae and community facilities</i></p>		<p>district plans and consider there is room for improvement across all regulatory plans within the BOP Region. However, it is not clear if this policy is for existing marae and papakāinga or the consideration of future or proposed marae and papakāinga also. By including this additional wording this will help to enable development on existing marae and papakāinga and reduces any ambiguity for those district/city plan provisions. This will also enable Māori to develop their existing land, where new land is not available or</p>	<p><i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i></p> <p><i>provide for te Tiriti o Waitangi principles by:</i></p> <p><i>(a) Enabling Māori to develop their land, including but not limited to <u>existing and future</u> papakāinga housing, marae and community facilities.</i></p> <p><i><u>(aa) Promoting papakāinga in urban settings by providing plan enabled urban papakāinga.</u></i></p>

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				<p>existing housing and infrastructure needs to be upgraded or redeveloped.</p> <p>Kāinga Ora also seeks that the RPS promotes urban papakāinga to recognise that the diverse need for housing typologies and layouts.</p>	