



Submission Form

Send your submission to reach us by
4 pm on Tuesday 6 September 2022

Submission Number
Office use only

Post: The Chief Executive Bay of Plenty Regional Council PO Box 364 Whakatāne 3158	or Fax: 0800 884 882	or email: rpschange6@boprc.govt.nz
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Submitter: Ford Land Holdings Pty Ltd

This is a submission on **Proposed Change 6 (NPS-UD) to the Bay of Plenty Regional Policy Statement**

- 1 I ~~could/could not~~* gain an advantage in trade competition through this submission. [*select one]
- 2 I ~~am/am not~~* directly affected by an effect of the subject matter of the submission that [*select one]
 - (a) ~~adversely affects the environment, and~~
 - (b) ~~does not relate to trade competition or the effects of trade competition~~

[Delete the entire paragraph if you could not gain an advantage in trade competition through this submission.]
- 3 The details of my submission are in the attached table.
- 4 I ~~wish/do not~~* wish to be heard in support of my submission. [*select one]
- 5 If others make a similar submission, I will consider presenting a joint case with them at a hearing. *[Delete if you would not consider presenting a joint case.]*

[Signature of person making submission or person authorised to sign on behalf of person making submission.]
[NOTE: A signature is **not** required if you make your submission by electronic means.]

6 September 2022
Date

Contact person: *[Name and Designation if applicable]*

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Submissions contain personal information within the meaning of the Privacy Act 2020. By taking part in this public submission process, submitters agree to any personal information (including names and contact details) in their submission being made available to the public and published on our website, and for the information collected to be held in accordance with our Privacy Statement available at www.boprc.govt.nz.

The specific provisions of the proposal that my submission relates to are:

Page No	Reference (Issue, Objective, Policy, or Method)	Support/ Oppose	Decision Sought What changes you would like to see	Give Reasons
22	Policy UG 6A: Sequencing of Efficient use of land and infrastructure for urban growth and development - western Bay of Plenty sub-region	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
23	Policy UG 7A: Providing for unanticipated or out-of-sequence urban growth – urban environments	Support in Part	<ol style="list-style-type: none"> 1. Amend the first paragraph as follows: <i>Private plan Plan changes, submissions on plan changes, or submissions on plan reviews providing for development of 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> 2. Make consequential changes where there are references to Private Plan Changes. 	<ol style="list-style-type: none"> 1. There is no definition for a Private Plan Change. The use of the word private may preclude government entities, agencies or bodies lodging Plan Changes. 2. Provides for the sustainable management of growth in the region.
24	Policy UG 7Ax: Enable increased-density urban development – urban environments	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
25	Policy UG 8B: Implementing high quality urban design and live-work-play principles	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
26	Policy UG 9B: Co-ordinating new urban development with infrastructure	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
28	Policy UG 13B: Promoting the integration of land use and transportation	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

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28	Policy UG 14B Restricting urban activities outside <u>urban environments</u> the urban limits – western Bay of Plenty sub-region	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
30	Policy UG 18B: Managing rural development and protecting versatile land	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
31	Policy UG 19B: Providing for rural lifestyle activities – western Bay of Plenty sub-region	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
32	Policy UG 20B: Managing reverse sensitivity effects on rural production activities and infrastructure in rural areas	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
33	Policy UG 22B: Te Tiriti o Waitangi Principles	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
35	Policy UG 24B: Managing reverse sensitivity effects on existing rural production activities in urban areas	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
35	Policy UG 25B: Housing bottom lines – Rotorua and western Bay of Plenty sub-region	Support	Adopt as notified.	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

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110c	Section 2.11: Natural Hazards	Support in Part	<p>Consequential Amendment of second paragraph on p110c, as follows:</p> <p>However, by specifically providing for western Bay of Plenty urban limits in Appendix E, the Statement anticipates that any required risk reduction can be achieved within those urban limits while providing for urban development areas that have been 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.</p>	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
28	Section 2.11: Natural Hazards 2.2.3 Use and allocation of coastal resources	Support in Part	<p>Consequential Amendment of second paragraph on p28, as follows:</p> <p>Coastal use and development can also result in conflict and competition for space, where uses and activities are not compatible or are not managed proactively and effectively. Management of coastal space to avoid conflicts, protect the rights of existing and lawfully established uses, retain amenity values and meet safety and navigation requirements is crucial and requires direction on which activities take priority, as well as guidance on managing the cumulative effects of coastal development. This can be achieved by providing direction (including in resource management planning documents) on the appropriate location and form of use and development within the coastal environment, encouraging development in areas where the natural character has already been highly compromised (except where areas and opportunities for restoration and rehabilitation have been identified) and constraining development on undeveloped land (except where urban development areas have been 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. land has been identified as an appropriate location of future urban growth within Appendix D and E).</p>	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.