



**NGA POTIKI**  
A TAMAPAHORE TRUST

---

**SUBMISSION BY NGĀ PŌTIKI Ā TAMAPAHORE TRUST ON PROPOSED CHANGE 6 TO THE BAY OF PLENTY RPS UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RMA 1991**

---

1. Ngā Pōtiki ā Tamapahore Trust (**Ngā Pōtiki**) welcomes the opportunity to provide a submission to the Bay of Plenty Regional Council on its Proposed Change 6 (NPS-Urban Development) to the Bay of Plenty Regional Policy Statement Plan.
2. This first section of the submission provides a brief context for the submission points, while the **attached** submission form and table address the individual provisions (specific provisions, submission reasons and decision sought).

**Context**

3. Ngā Pōtiki is a Treaty settlement trust situated in Tauranga Moana.
4. The provision of quality affordable housing for all members of Ngā Pōtiki is a key strategy for Ngā Pōtiki and its housing delivery entity, Manawa Community Housing Trust.
5. Manawa Community Housing Trust is a registered community housing provider and a charitable trust, tasked specifically with providing housing solutions for our Ngā Pōtiki whānau. The housing solutions include social rental housing, affordable rental housing, kaumatua kāinga, and affordable home ownership.
6. Most housing solutions will be provided in Pāpāmoa and on land owned by Ngā Pōtiki or Ngā Pōtiki partners. This includes land returned to Ngā Pōtiki through Treaty settlement or a right of first refusal scheme.
7. Ngā Pōtiki also undertakes property development, including residential subdivision, through its subsidiary, Manawa Development Holdings LP.

**General Submissions**

8. In general, Ngā Pōtiki, and its housing and development entities:
  - (a) support the removal of the current Urban Growth Limits which will provide more flexibility for its greenfield development projects. This will assist with Treaty settlement land that is intended to be developed by the iwi or hapu for its members.
  - (b) support the intention for increased density and residential intensification within existing developed residential areas, which will allow Ngā Pōtiki and its housing and development entities to provide additional housing for members and whanau.
  - (c) support the introduction of a direct policy (UG22B) that seeks to give effect to Te Tiriti o Waitangi Principles. This will allow Ngā Pōtiki to develop their land for their needs and also recognises the importance of Maori involvement in wider planning proposals.



## Submission Form

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

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

### Submitter: Nga Potiki a Tamapahore Trust

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 The details of my submission are in the attached document and table.
- 3 I **wish**/~~do not~~\* wish to be heard in support of my submission. [\*select one]

Shae Crossan – Stratum Consultants Limited on behalf of Nga Potiki a Tamapahore Trust

\_\_\_\_\_  
[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]

**Shae Crossan – Planning Director – Stratum Consultants Limited**

**Telephone:** 07 571 4500

**Daytime:**

**After Hours:**

**Email:** [shae.crossan@stratum.nz](mailto:shae.crossan@stratum.nz)

**Fax:**

**Address for Service of Submitter: Nga Potiki a Tamapahore Trust, C/- Stratum Consultants Limited, PO Box 13651, Tauranga 3141**

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](http://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	Give Reasons
5	Issue 2.8.1(2) – Land Supply & Inefficient Patters of Land Use	Support	Support change to wording as notified	Issue acknowledges that there is a shortage of developable land and housing supply which reduces housing choices and leads to increased house prices
21	Policy UG4A	Support	Support the removal of Policy UG4A as notified	The removal of development yields allows for more flexibility for larger scale developments
22	Policy UG5A	Support	Support the removal of Policy UG4A as notified	The removal of urban growth limits allows for more flexibility for development including plan changes and resource consent processes and provides scope for additional residential land and development to be utilised in areas currently on the Tauranga City and Western Bay urban area fringe
23	Policy UG7A	Support	Support the introduction of Policy UG7A as notified	Provide greater flexibility for residential development to be assessed through plan changes and resources consent to address residential development and housing shortage
24	Policy UG7Ax	Support	Support the introduction of Policy UG7Ax as notified	Policy specifically provides for increased density urban development as rturied by the NPS-UD and will provide for more density in both greenfield and existing urban environments
28	Policy UG14B	Support	Support the introduction of Policy U14B as notified	Support the proposed amendments to Policy U14B which seeks to restrict urban development outside urban environments but allows for provision for this where sound resource management

# Submission # 23

Page No	Reference (Issue, Objective, Policy, or Method)	Support/ Oppose	Decision Sought	Give Reasons
24	Policy UG22B	Support	Support the introduction of Policy UG22B with amendments	<p>Support the introduction of Policy UG22B which introduces a broader scope for Maori principles to be considered through the Treaty of Waitangi.</p> <p>The policy enhances the ability for Maori involvement in planning processes and also promotes a broader range of Maori development opportunities which is currently limited to Papakainga in existing Policy UG22B.</p> <p>It is considered however additions to clause (a) and (e) as set out below provide for greater overall flexibility for Maori led development.</p> <p>Amend Policy UG22B, Clause (a) as follows:</p> <p>Enabling Maori to develop their land, including but not limited to papakainga housing, <b><u>community and social housing</u></b>, marae and community facilities</p> <p>Amend Policy UG22B, Clause (e) as follows:</p> <p>(e) Protecting marae, papakainga and <b><u>Maori development</u></b> from incompatible uses or development and reverse sensitivity effects</p>