

6 September 2022

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Attention: The Chief Executive

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

We would like to thank the Bay of Plenty Regional Council ("BoPRC") for the opportunity for Rotorua Lakes Council ("RLC") to provide a submission on Proposed Change 6 (NPS-UD) to the Regional Policy Statement ("Proposed Change 6").

RLC acknowledges the requirement for the RPS be amended to align with the National Policy State on Urban Development (2020) ("the NPS-UD") which seeks to promote a well-functioning urban environments meeting the diverse needs of our communities, in particular in relation to the polices 3, 5, 8 and 9. RLC appreciates the work undertaken by the BoPRC to ensure a collaborative and consistent approach to this proposed change to the Regional Policy Statement ("RPS") as it relates to the Bay of Plenty Region.

RLC notes the intent of Proposed Change 6 to keep proposed changes to a minimum and to preserve the majority of the existing RPS while still being able to give effect to the NPS-UD. RLC also acknowledges that further amendments and updates to the RPS are proposed by BoPRC through to 2024.

RLC acknowledges and supports the key changes in Change 6 to the RPS, which include a new responsive planning policy for urban environments that includes criteria to determine if an urban development proposal will 'add significantly to development capacity'. Amongst others, a further change that we support is in relation to an existing policy to provide for Papakāinga, by being expanded to a 'Te Tiriti o Waitangi principles' policy that seeks to enable the development of Māori land.

Of specific relevance to Rotorua are the following policies:

- **UG 6A:** Efficient use of land and Infrastructure for urban growth and development
- **UG 7A:** Providing for unanticipated or out of sequence urban growth-urban environments
- **UG 7Ax:** Enable increased density urban development- urban environments
- **UG 22B:** Te Tiriti o Waitangi Principles

We have provided a submission attached, in support of these policies.

RLC has recently notified its Housing for Everyone- Plan Change 9 ("PC 9"). The focus of PC 9 is to also give effect to the NPS-UD as well as the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 ("the Amend Act"). It is our view that PC 9 is generally consistent with BoPRC's Proposed Change 6, in particular in assisting district councils to develop well function urban environments and implement housing intensification standards within the relevant urban areas- including both the existing residential and business zones. RLC believes that Proposed Change 6 supports the District Council

in better enabling both medium density and high-density residential development- in suitable locations throughout our urban area.

Of particular relevance to RLC is the inclusion of criteria in RPS for determining what district plan changes will be treated as adding significantly to the development capacity of the District, including out of sequence or unplanned private development proposals. The NPS-UD has required that RLC undertake a Housing and Business Development Capacity Assessment (“HBA”), completed in 2022, as key evidence to support any changes to the District Plan. The objective the HBA was to provide a robust assessment of Rotorua’s housing and business market within the urban environment. The reporting undertaken for the HBA was extensive and included a detailed evaluation of housing and business demand and plan-enabled, feasible, infrastructure ready, and reasonably expected to be realised capacity.

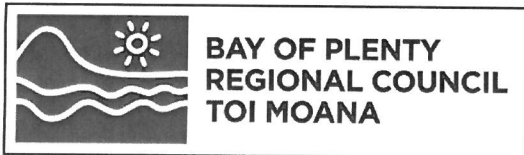
RLC further acknowledges the forthcoming Resource Management Act (“RMA”) reform; in particular, the development of the Strategic Planning Act, which the Government has signalled, will place greater importance on Regional Spatial Strategies. In this regard, it is evident that Proposed Plan Change 6 has been developed with a clear focus on regional consistency across the various districts.

RLC is currently developing its Future Development Strategy (“FDS”) that will signal areas within the district for future growth. We appreciate that these areas will be considered and reflected through subsequent amendments to the RPS. We look forward to continuing to work with the BoPRC in relation to this change to the RPS.

Nāku noa, nā



Geoff Williams
Toihautū | Chief Executive



Submission Form

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

Submission Number
Office use only

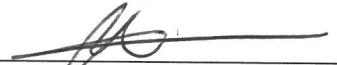
Post: The Chief Executive Bay of Plenty Regional Council PO Box 364 Whakatāne 3158	or Fax: 0800 884 882	or email: rpschange6@boprc.govt.nz
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Submitter: Rotorua Lakes Council

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.]

6/9/22
Date

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

Telephone: Daytime: 07 3518391 **After Hours:** _____

Email: damon.mathfield@rotorualc.nz **Fax:** _____

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Page No	Reference (Issue, Objective, Policy, or Method)	Support/ Oppose	Decisions Sought What changes you would like to see	Give Reasons
18	Policy Table	Support	The word 'Infrastructure' in the Policy UG 6A policy title is spelt incorrectly in table 11	Grammatical Error
22	Policy UG 6A: Efficient use of land and infrastructure for urban growth and development	Support		<p>RLC supports the direction of this policy, which is consistent with the direction of the National Policy Statement- Urban Development (2020). We support that urban development needs to consider the efficient use of land and infrastructure, and that landuse and infrastructure provision needs to be integrated. However, it is important to note that the efficient use of land in the context of housing provision in particular, needs to be carefully considered with respect to housing challenges we face. The projected demand for housing; commercial feasibility for more intensive housing typologies; and the housing that is reasonably expected to be realised are key factors to consider when providing land for housing development. The ability for Rotorua to meet its housing bottom lines in Policy UG 25B, particularly in the medium to long term needs to be weighed up against providing for efficient urban form and use of land. We are currently developing our Future Development Strategy where we will be working through these issues with BoPRC, Waka Kotahi, MHUD and other key stakeholders groups.</p>
23	Policy UG 7A Providing for unanticipated or out-of-sequence urban growth - urban environments	Support		<p>We support this policy and the proposed criteria. We support that (b) applies to Tauranga and Western Bay and that (c) applies to all other urban environments due to their smaller relative scale. This policy would apply to plan change applications to up-zone in the urban area, so it is relevant to capture an increase in density. Similarly, smaller (smaller</p>

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				than 5 ha) greenfield sites may be more common in Rotorua but would meet a sizable portion of overall demand, relatively speaking.
24	Policy UG 7A- Explanation	Support	The policy is supported, however with respect to the following statement in the explanation: - <i>“This policy applies to Māori urban development enabled by Policy UG 22B: Te Tiriti o Waitangi Principles, where that development is unanticipated or out-of-sequence.”</i> - we proposed specifying that Māori urban development include papakāinga, iwi, and hapū development aspirations, after this sentence.	It is useful to specify the key elements of Maori urban development for greater clarification.
25	Policy UG 7A Providing for unanticipated or out-of-sequence urban growth - urban environments Policy UG 7Ax Enable increased-density urban development – urban environments- Explanation	Support	The policy is supported however in relation to the explanation: - <i>“City and district plans should enable greater building heights and density where there is higher housing and business use and demand”</i> - we propose that 'planned and existing higher density' should replace the phrase 'higher housing.'	It appears that the word density is missing from the sentence. It is also worth adding the term planned and existing to provide greater clarity.
25	Policy UG 7A Providing for unanticipated or out-of-sequence urban growth - urban environments Policy UG 7Ax Enable increased-density urban	Support	Although we support the proposed policy and explanation, we propose that the concept of accessibility is also addressed in the explanation as follows: - <i>“City and district plans should enable greater building heights and density where there is good accessibility for all people between, housing, jobs, community services, natural</i>	'Accessibility' is a concept referred to in Policy 1 c) of the National Policy Statement - Urban Development (NPS-UD) 2020. This concept is relevant to policy UG7Ax.

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	development – urban environments- Explanation		<i>spaces and open spaces, including by way of public or active transport.”</i>	
33	Policy UG 22B: Providing for papakāinga Te Tiriti o Waitangi Principles	Support	Although we support this policy point a):- <i>“Enabling Māori to develop their land, including but not limited to papakāinga housing, marae and community facilities;”</i> should also include economic activities.	Economic activities i.e. commercial (eg tourist accommodation) are another key reason for Maori developing their land
33	Policy UG 22B: Providing for papakāinga Te Tiriti o Waitangi Principles- Explanation	Support	In relation to the explanation: - <i>“Loan criteria from lending institutions are stricter then for lending against general title land.”</i> The word ‘then’ should be replaced with ‘than.’	Grammatical Error