

Summary of Decisions Requested

By persons making submissions on

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

September 2022



Bay of Plenty Regional Council
PO Box 364
Whakatane 3158
New Zealand



AVAILABILITY OF SUMMARY OF DECISIONS REQUESTED ON PROPOSED CHANGE 6 (NPS-UD) TO THE BAY OF PLENTY REGIONAL POLICY STATEMENT

Bay of Plenty Regional Council has prepared a *Summary of Decisions Requested* on Proposed Change 6 (NPS-UD) to the Bay of Plenty Regional Policy Statement. Further submissions are now sought on the submissions made.

The *Summary of Decisions Requested* and copies of submissions are on the Bay of Plenty Regional Council's website at <https://www.boprc.govt.nz/your-council/plans-and-policies/policies/regional-policy-statement/proposed-change-6-nps-ud> and may be inspected between 8:00 am and 5:00 pm, Monday to Friday at the Regional Council offices at:

- 5 Quay Street, **Whakatane**
- 1118 Fenton Street, **Rotorua**
- 1 Elizabeth Street, **Tauranga**

and at any public library or district/city council in the region.

Copies are also available by emailing rpschange6@boprc.govt.nz or phoning 0800 884 880.

Certain persons can make a further submission.

Under Clause 8 of the First Schedule of the Resource Management Act 1991, the following persons may make a further submission in support of, or in opposition to, any original submission:

- any person representing a relevant aspect of the public interest; and
- any person that has an interest in Proposed Change 6 (NPS-UD) greater than the interest of the general public; and
- the local authority for the relevant area.

The closing date for further submissions is **4:00 pm on Friday 10 February 2023**. The format for making a further submission is prescribed under Form 6 in Schedule 1 of the Resource Management (Forms, Fees and Procedures) Regulations 2003.

Further submission forms are available on request and can be downloaded from Council's website.

You may make a further submission by sending a written or electronic submission to either of the following addresses for service:

Email to: rpschange6@boprc.govt.nz
Mail to: PO Box 364, Whakatane 3158

Within five working days of providing the further submission to the Bay of Plenty Regional Council, a copy must also be served on the person who made the original submission.

Fiona McTavish
Chief Executive

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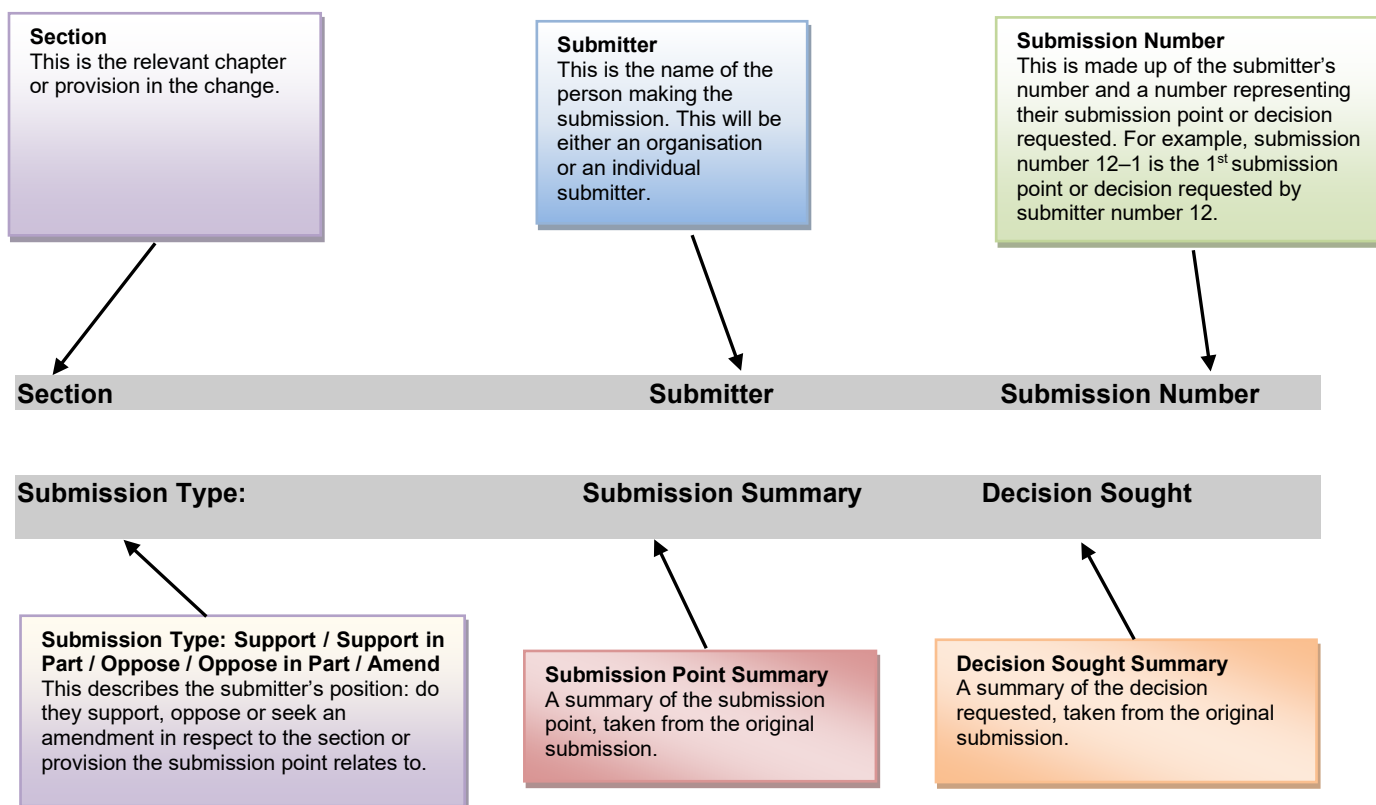
How to read the Summary of Decisions Requested Report

The Summary is presented in three parts. These are:

1 Summary of Decisions Requested Report

This report lists the decisions requested by submitters. Submissions on general matters not specifically addressed in the change are shown first, then the report follows the order of the proposed change.

The information shown in each listing is explained in the example below:



Note: *The original submissions should be read in full to understand the issues raised by a submitter.*

2 Schedule 1 – List of Submitters by Submission number

This is a list of all persons, groups and organisations that made submissions in order of submission number.

3 Schedule 2 – List of Submitters by name

This is a list of all persons, groups and organisations that made submissions in alphabetical order.

Making a further submission

Certain persons have the right to make a further submission.

Under Clause 8 of Schedule 1 to the Resource Management Act 1991, the following persons may make a further submission that supports or opposes matters raised in the original submissions:

- a) Any person representing a relevant aspect of the public interest.
- b) Any person that has an interest in proposed policy statement or plan greater than the interest of the general public.
- c) The local authority itself.

A further submission must contain the information set out in Form 6 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. A copy of the form is also on the Bay of Plenty Regional Council website.

Bay of Plenty Regional Council prefers that further submissions are presented in a table format.

A further submission must refer to the **submission number** of the original submission it relates to.

**Further submissions must be received by the Regional Council
by
4 pm on Friday 10 February 2023**

You must also send a copy of the further submission to the person who made the original submission within five working days of lodging your further submission with the council.

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2022 - Proposed Change 6 Summary of Submissions (By Section)

Chapter: Whole of Change 6 (general submission points)

Section: Whole of Change 6 (general submission points)

Submission Number: 1 - 4 **Submission Type:** Support in Part
Submitter: Element IMF
Submission Summary: The submitter is concerned that Proposed Change 6 lacks sufficient certainty in the process of consideration of out-of-sequence urban growth.
Decision Sought: Retain Proposed Change 6 with amendments to increase certainty for out-of-sequence urban growth proposal through reference to FDS.

Submission Number: 2 - 1 **Submission Type:** Support
Submitter: Bayliss Ham Group Ltd
Submission Summary: Support entire Proposed Change 6.
Decision Sought: Retain Proposed Change 6.

Submission Number: 3 - 1 **Submission Type:**
Submitter: Retimana Whanau Trust
Submission Summary: Tangata whenua capability and capacity is severely lacking and a major impediment to actively engage in the myriad of Regional, City and District Plan change processes being hammered through to comply with central government requirements. Proposed Change 6 (NPS-UD) is just one example. Tangata whenua need specific technical and independent advice and appropriate resourcing to enable us to produce timely, effective, relevant and appropriate input to these processes.

It is not fair to say Tangata whenua consultation has been properly implemented in any real sense when tangata whenua don't fully understand the totality of the changes proposed and their true implications for iwi Maori. This situation will only worsen with all the resource management reform pending.

Tangata whenua/mana whenua interests are hardly referenced in Proposed Change 6. There are no clear obligations to consult or be involved in decision making. This is a Developers Facilitation model intended to make intensive urban development easier in the WBOPDC area.

Reference to Te Tiriti obligations just doesn't do it. This is a failure in the NPSUD. Proposed Change 6 may be fine for intensive urban environments like Tauranga but not for the wider Western Bay of Plenty district.

Compliance with the NPSUD requirements means decision making is effectively over and concluded. Implementation is purely a management administrative matter. Governance becomes almost an irrelevancy effectively a non-event.

Cultural offsetting must be placed into statutory context for consideration. Without that context it is mere words.

Where intensive development results in sacred sites having been destroyed or modified then the plan must be amended to include appropriate compensation or alternative compensatory options.

These concerns require specific mention in Proposed Change 6 - not a mere mention in a side note.

Decision Sought: The thrust of this submission is withdrawal of WBOPDC from Tier 1 on the basis that it is rural rather than urban in nature. It is not involved in any intensive urban development.

Strengthening Maori involvement in decision making requiring that all applications be subject to Tangata Whenua Manawhenua assessment for effects and options

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number:	3 - 2	Submission Type:	Not Applicable
Submitter:	Retimana Whanau Trust		
Submission Summary:	<p>In 2015 the NZ Productivity Commission undertook a review of the urban planning system to identify, from first principles, the most appropriate system for allocating land use to support desirable social, economic, environmental and cultural outcomes. In December 2015 the Productivity Commission released a 'Better Urban Planning' Issues Paper to assist people to participate in the inquiry. The Commission then contracted Nga Aho to work with Papa Pounamu to inform their 'Better Urban Planning' Draft Report. A wananga was held at with the Productivity Commission at Te Noho Kotahitanga on 17 June 2016, and a 'Wananga Report' prepared subsequently by Nga Aho and Papa Pounamu representatives in July 2016. The 'Wananga Report' made the following points about urban planning:</p> <ul style="list-style-type: none">• 'Maori communities have strong and varied interests in better urban planning• A better urban planning system needs to recognise planning based on matauranga Maori• Better urban planning must focus on holistic outcomes• The existing planning framework does not deliver outcomes for Maori communities• There is a lack of guidance and capacity• Kaitiakitanga is more than 'preservation'; and• Rangatiratanga is more than 'consultation'. <p>In response the NPS-UD contains direction to require urban planning decision provide for tangata whenua values and aspiration, e.g., NPS-UD policies 1(a)(ii) and Policy 9.</p> <p>Proposed Change 6 (NPSUD) must actively implement these requirements to address the urban planning issues identified in the Nga Aho and Papa Pounamu 'Wananga Report'.</p>		
Decision Sought:	We e support the key points of the Nga Aho and Papa Pounamu 'Wananga Report' and the intent of NPS-UD Policies 1 and 9 and seek to ensure Proposed Change 6 (NPS-UD) enables urban planning decisions that address tangata whenua values and aspirations for urban development.		

Submission Number:	4 - 1	Submission Type:	
Submitter:	Ian and Elizabeth Gargan		
Submission Summary:	<p>We do not understand Proposed Change 6, its contents are confusing, there are no clear maps to clarify the changes or areas affected. Words and terminology are ambiguous and confusing when definitions and specific meanings are not provided.</p> <p>We are unclear of the intent of the proposed changes but if it means adding further 'development' beyond the current urban limits teh n we object to this on the basis 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 and sprawling buildings and their impact.</p> <p>We would prefer to see existing urban areas infilled and go up not out.</p> <p>It appears there is a hidden agenda to facilitate/benefit those who covet our property then we believe this is not right, and there should be no need to legislate for the same as all prospective purchasers we have encountered (developers/land agents/land bankers etc) know that all properties are saleable if the sale price and conditions satisfy the vendor.</p> <p>Our fee simple rights and existing land use rights are paramount at all times.</p>		
Decision Sought:	Infill existing urban areas by providing for higher more intensive development rather than conventional sprawl. Protect our existing land use rights.		

Submission Number:	5 - 7	Submission Type:	Support in Part
Submitter:	Kainga Ora		
Submission Summary:			
Decision Sought:	<p>Overall, Kainga Ora supports the updated RPS provisions. The submission seeks amendments to the RPS in the following topic areas:</p> <p>i. Housing choice – Kainga Ora seeks that housing choice is incorporated within Policy UG7Ax. The lack of housing supply and choice is of particular concern for Kainga Ora and how this directly affects housing affordability.</p>		

2022 - Proposed Change 6 Summary of Submissions (By Section)

ii. Public Transport - Kainga 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 – Kainga 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 - Kainga Ora support the inclusion of a policy or policies focusing on marae and papakainga, Kainga Ora seeks that the RPS promotes urban papakainga to recognise that the diverse need for housing typologies and layouts.

The changes requested are made to:

i. Ensure that Kainga 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 Kainga Ora to fulfil its urban development functions as required under the Kainga Ora–Homes and Communities Act 2019.

Kainga Ora seeks the retention of RPS Change 6 subject to specific amendments, additions or retentions including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Submission Number:	7 - 1	Submission Type:	Support in Part
Submitter:	Toi Te Ora Public Health		
Submission Summary:	In line with the National Policy Statement – Urban Development, we fully support the addition of Te Tiriti o Waitangi principles into the regional policy statement. We also support that these principles underline all decisions, and that local and regional councils work in partnership with iwi.		

We note that the purpose of the plan change is to provide criteria for assessing private plan changes for unanticipated or out-of-sequence urban development and proposals for urban environments. Toi Te Ora would like to support Council by providing advice to develop the assessment criteria to prevent unanticipated or out-of-sequence urban development from harming human health for generations. Unplanned development has the potential to be detrimental to the well-being of the whole community. We would like to see the regional policy statement include a requirement for planned and unplanned urban environment proposals to demonstrate why the development should go ahead. This can be done by assessing the direct and wider community health impacts of the proposal.

Toi Te Ora acknowledges the significance of enabling intensification to promote healthy environments. This is because when our environments support our health and promote wellbeing - individuals, and communities' flourish. To do this, it is important that urban development processes include:

- healthy, safe, and resilient communities
- wai ora – healthy environments
- equity
- climate change mitigation and adaptation (Ministry of Health, 2022).

For humans to thrive and be healthy the natural and built environment needs to be healthy. Biophilic cities is an international urban development and design planning concept that benefits the environment and health. The concept is aligned to Wai Ora and the core kaupapa of Maori understanding that the health of nature and of people is entwined and interconnected.

We have various position statements which may assist Council is developing criteria for assessing private plan changes, enable intensification of urban environments in a healthy way. These include; active transport, built environment , food security, housing and health and sanitary services. To learn more about biophilic public health and how this plan change could take it into account go to <https://toiteora.govt.nz/public/biophilic-public-health/>

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Toi Te Ora support Council with their approach to responsive planning. It is important that Council does this in a way that safeguards public health. Urban development should avoid increasing the population density in areas known to be of high risk to natural hazards, particularly areas that have multiple natural hazard risks.

Therefore, promoting development of an approach that reduces people in harm's way and manages the effects of natural hazards, including those derived from climate change, will increase community resilience, and assist council respond to climate change.

Decision Sought: Retain RPS Change 6.

Submission Number: 9 - 1 **Submission Type:** Support in Part
Submitter: Tauranga City Council
Submission Summary: Issues we identified through engagement have been addressed in Proposed Change 6, and TCC is broadly in support RPS Change 6
Decision Sought: Retain RPS Change 6 with amendment,

Submission Number: 10 - 1 **Submission Type:** Oppose
Submitter: Balance Agri-Nutrients
Submission Summary: Consistency of treatment of existing lawful activities as referred in below rows.
Decision Sought: We seek amendments to the Plan Change in so far as it is necessary to ensure recognition of existing lawful activities and their future needs.

Submission Number: 11 - 9 **Submission Type:** Support in Part
Submitter: Bell Road Limited Partnership
Submission Summary: In broad terms, we support the proposed Plan Change 6.
Our submission mainly concerns policy UG7A Providing for unanticipated or out-of-sequence urban growth – urban environments. Our key issues are:

- The criteria should refer to the FDS and RMA plans, not the HBA. The HBA is not a plan. It is a tool used to inform the FDS alongside other inputs and does not deliver capacity on its own. It is a technical analysis that is not subject to formal consultation nor decision making under the RMA or LGA.
- The criteria as drafted does not give adequate consideration to the opportunities within a development area to create a well-functioning urban environment.
- We also seek that that Policy UG 18B: Managing rural development and protecting versatile land explain that the use of versatile land for urban development may be justified where there are limited alternatives available and efficient use (i.e. high intensity use) is made of that land to achieve a well-functioning urban environment.
- Ensuring the integration of land use and transportation acknowledges the benefits of proximity to existing and proposed sub-regional centres.

Decision Sought: Retain RPS Change 6 with amendment

Submission Number: 12 - 5 **Submission Type:** Support in Part
Submitter: Bluehaven Investments Limited
Submission Summary: We understand the reasons for Plan Change 6, and support it in principle.
Our primary concern with Plan Change 6 is to ensure that there is sufficient certainty in the process for considering unanticipated or out of sequence urban growth proposals. Plan Change 6 has potential to create risks when considered against the current backdrop of partially developed spatial plans for the WBOP subregion.

- TCC/WBOPDC/BOPRC have a proposed FDS produced through SmartGrowth and several other spatial planning policy documents, at various stages of development that have yet to be completed, including formal public consultation and an approval process:

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- A subregional centres strategy & the Tauranga urban strategy reviews were initiated several years ago, and have yet to be completed and it is understood will be re-initiated in 2023. These are key strategic documents for guiding centres development in the subregion.
- The UFTI, where there are gaps that need to be addressed ahead of it being integrated into the SmartGrowth joint draft spatial plan/FDS.
- The Western Bay Joint Spatial Plan (2021) referred to in the s32 report is acknowledged as a 'first step' and is currently a draft with no formal status. Gaps are fundamental and include the need to understand tangata whenua values and aspirations. The draft will be an input to the FDS required by the NPS-UD. Close out of an FDS is mid-2024.
- The SmartGrowth Housing Action Plan is only a stop gap measure and an evolving plan, while the above policy framework is finalised.

These plans do currently form an adequate spatial planning baseline to assess unanticipated or out-of- sequence urban growth under proposed policy UG 7A. It is premature to delete the Management and Growth areas and related policies ahead of formal approval of the Spatial Plan/FDS.

Decision Sought: Retain RPS Change 6 with amendment.

Submission Number: 14 - 1 **Submission Type:** Oppose in Part

Submitter: Ngati He hapu

Submission Summary: Tangata whenua capability and capacity is severely lacking and a major impediment to actively engage in the myriad of Regional, City and District Plan change processes being hammered through to comply with central government requirements. Proposed Change 6 (NPS-UD) is just one example. Tangata whenua need specific technical and independent advice and appropriate resourcing to enable us to produce timely, effective, relevant and appropriate input to these processes.

It is not fair to say tangata whenua consultation has been properly implemented in any real sense when tangata whenua don't fully understand the totality of the changes proposed and their true implications for iwi Maori.

This situation will only worsen with all the resource management reform pending under the Natural and Built Environments Act (NBEA), Spatial Planning Act (SPA) and the Climate Adaptation Act (CAA).

Compliance with the NPSUD requirements means decision making is effectively over and concluded. Implementation is purely a management administrative matter. Governance becomes almost an irrelevancy.

Cultural offsetting must be placed into statutory context for without that context it is mere words.

Where intensive development results in sacred sites having been destroyed or modified then the plan must be amended to include appropriate compensation or alternative compensatory options.

These concerns require specific mention in Proposed Change 6 - not a mere mention in a side note.

Decision Sought: Amend RPS 6 to strengthen Maori involvement in decision making by requiring that all applications be subject to Tangata Whenua Manawhenua assessment for effects and options

Submission Number: 14 - 2 **Submission Type:** Support in Part

Submitter: Ngati He hapu

Submission Summary: In 2015 the NZ Productivity Commission undertook a review of the urban planning system to identify, from first principles, the most appropriate system for allocating land use to support desirable social, economic, environmental and cultural outcomes. In December 2015 the Productivity Commission released a 'Better Urban Planning' Issues Paper to assist people to participate in the inquiry. The Commission then contracted Nga Aho to work with Papa Pounamu to inform their 'Better Urban Planning' Draft Report. A wananga was held at with the Productivity Commission at Te Noho Kotahitanga on 17 June 2016, and a 'Wananga Report' prepared subsequently by Nga Aho and Papa Pounamu representatives in July 2016. The 'Wananga Report' made the following points about urban planning:

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- 'Maori communities have strong and varied interests in better urban planning
- A better urban planning system needs to recognise planning based on matauranga Maori
- Better urban planning must focus on holistic outcomes
- The existing planning framework does not deliver outcomes for Maori communities
- There is a lack of guidance and capacity
- Kaitiakitanga is more than 'preservation'; and
- Rangatiratanga is more than 'consultation'

In response the NPS-UD contains direction to require urban planning decision provide for tangata whenua values and aspiration. For example Policy 1(a)(ii) of Policy 9. Proposed Change 6 must actively implement these requirements to address the urban planning issues identified in the Nga Aho and Papa Pounamu Wananga report.

Decision Sought:

We support the key points of the Nga Aho and Papa Pounamu 'Wananga Report' and the intent of NPS-UD Policies 1 and 9 and seek to ensure Proposed Change 6 (NPS-UD) enables urban planning decisions that address tangata whenua values and aspirations for urban development.

Submission Number:	15 - 12	Submission Type:	Support in Part
Submitter:	Fonterra Ltd.		
Submission Summary:	Reasons for Submission		

Fonterra supports the intent of PC6 in giving effect to the requirements of the National Policy Statement on Urban Development 2020 ("NPS-UD"). However, Fonterra considers that further refinement is required in order to ensure that urban development and intensification occurs in a manner that minimises land use conflicts as far as practicable, including avoiding the potential for reverse sensitivity effects.

Reverse sensitivity is a well-established planning principle, and is an adverse effect under the Resource Management Act 1991 ("RMA").

Reverse sensitivity refers to the susceptibility of established, effects-generating activities (which often cannot internalise all of their effects) to complaints or objections arising from the location of new sensitive activities nearby. Reverse sensitivity is broader than just being about noise – concerns can relate to a wide range of effects including vibration and odour. Such complaints can place significant constraints on the operation of established activities, as well as their potential for future growth and development. In extreme cases, reverse sensitivity effects can force established activities to relocate elsewhere or close.

Reverse sensitivity effects are a key issue for Fonterra across its manufacturing sites and, in its experience, they can occur regardless of compliance with resource consent conditions or with performance standards in a District or Regional Plan. Even the perception of unacceptable adverse effects which are not substantiated can result in reverse sensitivity effects (such as complaints, or submissions by neighbours against ongoing operations).

This often means industrial operators are expected to respond to complaints, and to implement mitigation measures. The operator also incurs additional costs in consenting processes and is restricted in its ability to develop and expand operations.

The direction of the RPS in respect of reverse sensitivity largely relates to rural areas. However, Fonterra notes that reverse sensitivity effects occur within urban environments, for example when residential and industrial activities are located in close proximity to one another.

The more sensitive activities allowed to establish in proximity to existing Fonterra manufacturing sites, or irrigation farms, the greater likelihood that these reverse sensitivity effects will arise.

OVERALL CONCLUSION

In relation to the provisions that Fonterra has raised concerns about, without amendment the provisions:

- will not promote sustainable management of resources, will not achieve the purpose of the RMA;
- are contrary to Part 2 and other provisions of the RMA;
- will not enable the social and economic well-being of the community;
- will not meet the reasonably foreseeable needs of future generations;

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- The size of the property
- Water availability
- Access to transport routes and appropriate labour markets.

HPL is a finite resource and intergenerational asset that is under threat in New Zealand – most significantly due to urban development, as reported in 'Our Land 2021' which states that the area of HPL that was unavailable for horticulture because it had a house on it increased by 54% from 2002 to 2019.

HPL can be lost directly to urban development and inappropriate subdivision creates reverse sensitivity issues

The importance of HPL, and the need to manage this natural resource strategically, was clearly articulated in the consultation on the proposed NPSHPL, including that the lack of clarity under the RMA means HPL is given inadequate consideration by local government³⁵:

“The value of this land for primary production is often given inadequate consideration, with more weight generally given to other matters and priorities. This absence of considered decision-making is resulting in uncoordinated urban expansion over, and fragmentation of, highly productive land when less productive land may be available and better suited for urban use. This is preventing the use of this finite resource by future generations... National direction on highly productive land could provide councils with a clearer framework for managing this resource and assessing trade-offs between competing land uses ...”

1 <https://environment.govt.nz/assets/Publications/our-land-2021.pdf>

Decision Sought: Retain RPS Change 6 with amendments

Submission Number:	20 - 1	Submission Type:	Support in Part
Submitter:	KiwiRail Holdings Ltd		
Submission Summary:	KiwiRail generally supports the intent of PC 6 but considers further amendments are required to ensure urban development around transport corridors occurs in an appropriate and integrated way. KiwiRail supports urban development around transport nodes, and recognises the benefits of co-locating housing near transport corridors. An integrated approach to planning is critical to support well-functioning urban environments, as well as to ensure that our transport network can support increasing urban development. It is critical that PC 6 adequately manages the interface between urban development and critical infrastructure, such as the railway network. Such management is necessary to ensure communities are built with healthy living environments, and the railway network can operate and continue to develop in the future without constraint. The nature of railway operations means KiwiRail cannot fully internalise all its effects within the railway corridor boundaries. Increasing development around railway corridors consequentially means the introduction of more sensitive receivers to adverse effects of existing and lawful railway activities. With an increase in sensitive activities there is an increased risk of reverse sensitivity effects. Reverse sensitivity is a well-established planning principle that refers to the susceptibility of established effects-generating activities to complaints or objections arising from new sensitive activities locating in close proximity to these activities. Such complaints can potentially constrain KiwiRail's ongoing operations, as well as future development. While the RPS recognises and includes provisions relating to reverse sensitivity, these are limited in application to rural areas. Given the railway corridor intersects with urban areas in the Bay of Plenty, there is the potential for reverse sensitivity effects to arise from the operation of the railway corridor and this needs to be recognised in the RPS. It is essential that PC 6 appropriately manages urban development in proximity to the railway corridor. For those provisions of PC 6 that require amendment as sought by KiwiRail in Annexure A, those provisions will not (without the amendments proposed by KiwiRail): (a) promote or enable efficient use and development of railway infrastructure and the operation of the railway corridor;		

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(b) adequately protect and provide for KiwiRail's current and future operations in the Bay of Plenty;

(c) promote sustainable management of resources or achieve the purpose of the RMA, and are contrary to Part 2 and other provisions of the RMA;

(d) promote or enable the social and economic wellbeing of the community in the Bay of Plenty or reasonably need the needs of future generations; and

(e) provide positive health and amenity outcomes for people locating in proximity to the railway corridor.

Decision Sought: Retain RPS Change 6 subject to amendments to

(a) proposed provisions to be retained, deleted, or amended as set out in this submission (set out above and in Annexure A); and

(b) such further or other consequential relief as may be necessary to fully give effect to the relief sought in this submission and Annexure A.

Submission Number: 21 - 1 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: Application of PC6 to Mitre 10 Holdings Limited

PC6 proposes a number of amendments that will increase the ability for responsive urban development across the Bay of Plenty and addresses the requirements of the NPS-UD, in particular:

- The responsive planning requirements.
- The intensification planning requirements.
- The requirement to take into account the principles of Te Tiriti o Waitangi.

Mitre 10 supports the proposal to include provisions that support development outside the extent of the historic urban limits within the Bay of Plenty Region, in particular recognising the need for unanticipated or out-of-sequence urban growth as per Policy 8 of the NPS-UD.

The NPS-UD requires that additional flexibility be provided within the BOPRC RPS, through the adoption of provisions that will deliver sufficient, feasible, plan-enabled commercial, residential and mixed-use development beyond the confines of the existing urban environment. It is important that the RPS is responsive to the variability of urban development capacity within the lifetime of the RPS and district plans, to ensure the needs of the community are reliably and sustainably met through the well-functioning urban environments.

Mitre 10 supports PC6 insofar as it will ensure the RPS gives effect to the NPS-UD, as required by section 62(3) RMA.

Decision Sought: Retain RPS Change 6 with amendment, in particular to recognise the need for unanticipated or out-of-sequence urban growth.

Submission Number: 23 - 1 **Submission Type:** Support

Submitter: Nga Potiki a Tamapahore Trust

Submission Summary: In general, Nga Potiki, and its housing and development entities:

- 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.

- support the intention for increased density and residential intensification within existing developed residential areas, which will allow Nga Potiki and its housing and development entities to provide additional housing for members and whanau.

- support the introduction of a direct policy (UG22B) that seeks to give effect to Te Tiriti o Waitangi Principles. This will allow Nga Potiki to develop their land for their needs and also recognises the importance of Maori involvement in wider planning proposals.

Decision Sought: Retain RPS Change 6 as notified with amendment to Policy UG 22B

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number:	24 - 1	Submission Type:	Oppose in Part
Submitter:	Ngati Moko		
Submission Summary:	<p>Tangata whenua capability and capacity is severely lacking and a major impediment to actively engage in the myriad of Regional, City and District Plan change processes being hammered through to comply with central government requirements. Proposed Change 6 (NPS-UD) is just one example. Tangata whenua need specific technical and independent advice and appropriate resourcing to enable us to produce timely, effective, relevant and appropriate input to these processes.</p> <p>It is not fair to say Tangata whenua consultation has been properly implemented in any real sense when tangata whenua don't fully understand the totality of the changes proposed and their true implications for iwi Maori.</p> <p>This situation will only worsen with all the resource management reform pending under the Natural and Built Environments Act (NBEA), Spatial Planning Act (SPA) and the Climate Adaptation Act (CAA).</p> <p>Tangata whenua/mana whenua interests are hardly referenced in Proposed Change 6. There are no clear obligations to consult or be involved in decision making. This is a Developers Facilitation model intended to make intensive urban development easier in the WBOPDC area. Reference to Te Tiriti obligations just doesn't do it. This is a failure in the NPSUD. Proposed Change 6 may be fine for intensive urban environments like Tauranga but not for the Western Bay of Plenty district.</p> <p>Compliance with the NPSUD requirements means decision making is effectively over and concluded. Implementation is purely a management administrative matter. Governance becomes almost an irrelevancy.</p> <p>Cultural offsetting must be placed into statutory context for without that context it is mere words.</p> <p>Where intensive development results in sacred sites having Papakainga including marae-based housing outside urban areas and the urban limits. The operative policy doesn't recognise nor provide for urban marae which have existed for many generations. It is more appropriate to enable Maori land development both inside and outside urban areas.</p> <p>Objective 5 and Policy 9 of the NPSUD seek to ensure planning decisions relating to urban environments take into account Te Tiriti o Waitangi principles. The new 'Te Tiriti o Waitangi Principles' policy has a broader focus on planning decisions and encapsulates both urban and rural marae and papakainga. It seeks to ensure planning decisions provide for Te Tiriti o Waitangi principles and expands on the existing Policy UG 228 by seeking to (e) protect marae and Papakainga from incompatible uses or development and reverse sensitivity effects ... and (a) enabling Maori to develop their land, including but not limited to Papakainga housing, marae and community facilities.' These provisions seek to provide for te Tiriti o Waitangi principle of active protection.</p> <p>New Policy UG 22B goes further by providing for (b) likanga Maori and opportunities for Maori involvement in Council's decision making processes and (c) enabling early and ongoing engagement with iwi, hapu and affected Maori land trusts and (f) demonstrating how Maori values and aspirations identified during consultation in (c) have been recognised and provided for.</p> <p>It also seeks to (d) identify and protect cultural significant areas and view shafts.</p> <p>By implementing the NPS-UD, RPS Change 6 is expected to contribute to social, cultural and economic benefits particularly in terms of meeting the government's urban housing objectives. The addition of a new Te Tiriti o Waitangi policy in relation to urban development is expected to clarify the obligations for developers and resource management planning decisions around Te Tiriti o Waitangi principles.</p> <p>The thrust of this submission is withdrawal of WBOPDC from Tier 1 on the basis that it is rural rather than urban in nature. It is not involved in any intensive urban development</p>		
Decision Sought:	Retain RPS Change 6 to the extent that it strengthens Maori involvement in decision making requiring that all applications be subject to Tangata Whenua Manawhenua assessment for effects and options		

Submission Number:	25 - 10	Submission Type:	Support
Submitter:	Rotorua Lakes Council		

2022 - Proposed Change 6

Summary of Submissions (By Section)

Submission Summary: 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 Papakainga, by being expanded to a 'Te Tiriti o Waitangi principles' policy that seeks to enable the development of Maori 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 228: 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.

Decision Sought: Retain RPS Change 6 with minor amendments

Submission Number: 26 - 1 **Submission Type:** Support in Part

Submitter: Tauranga Crossing Limited

Submission Summary: TCL's submission relates to:

- The amendments to the Regional Policy Statement ("RPS") policies that relate to ensuring efficient use of land and infrastructure servicing for urban growth and development.
- The amendments to the explanation to policy UG6A which reinforce that large scale urban growth (greenfield and brownfield) must be subject to detailed structure planning to address, among other matters, urban design, and the provision and funding of network infrastructure.
- New policy UG7Ax, which promotes increased-density urban developments, but which recognises that such urban environments need to be well serviced by existing or planned development infrastructure and public transport.
- The amendments to policy UG13B, which require consideration of proximity to commercial centres, places of employment, community services, and high amenity values be considered in transport planning to support higher density development.

Summary of position:
TCL supports enabling intensification and is supportive of PC6, subject to appropriate provisions being included to ensure that additional development capacity is supported by, and well-integrated with, appropriate development infrastructure.

TCL's activities are key to ensuring that additional development capacity and growth within the region has convenient and sustainable access to goods and services. Its activities are largely vehicle orientated and highly sensitive to changes to the performance of the surrounding transport system. TCL seeks to ensure that a framework is established under PC6 that appropriately manages transport effects by ensuring there is development infrastructure to

2022 - Proposed Change 6 Summary of Submissions (By Section)

support intensification in the region.

The National Policy Statement on Urban Development 2020 ("NPS-UD") requires local authorities to provide "sufficient development capacity" to meet expected demand for housing and business land over the short term, medium term, and long term. Clauses 3.2(2) and 3.3(2) provide that in order to be "sufficient" to meet expected demand for housing and business land, the development capacity provided must (amongst other things) be "infrastructure-ready".

Decision Sought: TCL seeks that the requirement for development capacity to be "infrastructure-ready" be expressly recognised in the RPS policies

Submission Number: 26 - 5 **Submission Type:** Not Applicable

Submitter: Tauranga Crossing Limited

Submission Summary: TCL supports the proposal and is supportive of provisions which seek to enable and support housing intensification and provide for sufficient development capacity in the Bay of Plenty Region. TCL acknowledges that the housing shortage in New Zealand is a very real issue and supports a planning framework that moves towards removing the barriers to the supply of land for residential use and provision of infrastructure to support that use. TCL supports planning provisions that are focused on well- functioning urban environments that enable all people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, now and into the future.

While TCL is supportive of the proposal, it seeks some changes to the notified provisions to ensure that intensification and urban development are supported by, and integrated with, appropriate development infrastructure. In particular, TCL seeks changes to ensure that development capacity is provided in a manner that is both "plan-enabled" and "infrastructure-ready" as those terms are defined in the NPS-UD.

With the amendments set out below, TCL considers that the proposal will contribute to well-functioning urban environments in the Bay of Plenty Region now and in the future.

Decision Sought: TCL seeks the following decision from the local authority:
(a) That the RPS Change 6 be amended as set out within this submission.
(b) Such further or other consequential relief as may be necessary to fully give effect to the relief sought in this submission.

Submission Number: 27 - 1 **Submission Type:** Support

Submitter: Transpower New Zealand Ltd

Submission Summary: Council must ensure its planning framework under Proposed Change 6 appropriately recognises and provides for the National Grid. Specifically, from Transpower's perspective, the provisions of Proposed Change 6 need to ensure that it:

- Gives effect to the National Policy Statement on Electricity Transmission 2008 ("NPSET" or "NPS");
- Recognises the need to sustainably manage the National Grid as a physical resource of national significance;
- Recognises the benefits of the National Grid at local, regional and national levels, and
- Provides for the effective operation, maintenance, upgrading and development of the National Grid.

Transpower generally supports Proposed Change 6. Transpower understands that under the National Policy Statement Urban Development, the Regional Policy Statement (RPS) must recognise and be 'responsive to plan changes that add significantly to development capacity and contribute to well-functioning urban environments'.

While Transpower is generally supportive, some specific amendments are sought to ensure Proposed Change 6 appropriately recognises the National Grid and provides for its ongoing operation, maintenance, upgrade and development. Specifically, Transpower seeks clarification of the relationship between the new urban development provisions and the operative RPS provisions and seeks recognition of the National Grid in order to give effect to the NPSET. To support clarity, Transpower seeks amendments to the draft wording to include specific reference to the National Grid.

Decision Sought: Retain RPS Change 6 with amendment to recognise and provide for the National Grid

Submission Number: 29 - 1 **Submission Type:** Support in Part

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Submitter: Urban Taskforce for Tauranga

Submission Summary: We generally support change No. 6 to the RPS, but with appropriate amendments and further wording changes to address matters raised in our submission.

The Urban Taskforce for Tauranga (UTF) advocates for connected thinking, connected planning, connected governments and strong leadership. UTF's submission is primarily focused on ensuring that Change 6 is consistent with the policies and requirements of the NPS-UD and that the Change 6 will be effective in achieving the intended outcomes required by the NPS-UD. UTF consider that changes to the RPS should be based on sound planning policy which will rectify the capacity shortage, whilst also avoiding unnecessary and inefficient process and uncertainty. UTF's view is that incorporating clear, certain and efficient RPS provisions is a fundamental part of the sustainable and efficient growth of the subregion, and in giving effect to the NPS-UD

Change 6 to the RPS is required to be responsive and to enable plan changes that add significantly to development capacity and contribute to a well-functioning urban environment. UTFs view is that further enabling amendments are required to Change 6 to achieve this. Changes are required to provide for unanticipated or out of sequence development, as set out in

Decision Sought: UTF seeks that Change 6 be approved with:

- (a) amendments to address UTFs submission.
- (b) such further other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in the attached table.

Submission Number: 31 - 1 **Submission Type:** Support in Part

Submitter: Waka Kotahi

Submission Summary: Waka Kotahi supports the intent and content of the National Policy Statement on Urban Development (NPS- UD). This Policy Statement recognises the national significance of having well-functioning urban environments that enable people and communities to provide for their social, economic and cultural well-being and for their health and safety. The NPS-UD has a strong focus on ensuring that increased densities are provided in the most accessible parts of urban areas, where communities are able to access jobs, services and recreation by active and public transport modes. While the proposed RPS change 6 responds to the requirements to provide for growth, it is also vital to ensure that this growth occurs in the way intended by the NPS-UD. Waka Kotahi is of the view that the proposed changes to the RPS would benefit from amendments to support a greater focus on accessibility by public and active transport; and on enabling urban form that supports emissions reduction.

Decision Sought: Retain RPS Change 6 with amendments that consider adoptions of the necessary accessibility and emissions reduction.

Submission Number: 32 - 1 **Submission Type:** Oppose

Submitter: Waste Management NZ Limited

Submission Summary: The submission relates to PC6 in its entirety (and jurisdiction in respect of PC6 in its entirety is sought to be retained through this submission), but Waste Management's submission is particularly focused on proposed Policy UG 22B: Te Tiriti o Waitangi Principles.

Waste Management opposes PC6 insofar as it will result in adverse effects on Waste Management and its essential waste infrastructure and operations in the region. In particular, Waste Management opposes the current proposed form of Policy UG 22B, although (as set out in more detail below) it considers its concerns capable of being addressed collaboratively with other interested parties.

The reasons for this submission are that PC6 and Policy UG 22B in particular:

- (a) will not promote sustainable management of resources, and therefore will not achieve the purpose and principles of the Resource Management Act 1991 ("RMA");
- (b) are contrary to Part 2 and other provisions of the RMA;
- (c) will not meet the reasonably foreseeable needs of future generations;
- (d) will not enable social, economic and cultural wellbeing;
- (e) are contrary to the purposes and provisions of the RMA and other relevant planning

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documents including the Bay of Plenty Regional Policy Statement ("RPS");

- (f) are inappropriate and inconsistent with the purpose and principles of the RMA;
- (g) are not necessary to avoid, remedy or mitigate adverse effects on the environment;
and
- (h) do not represent the most appropriate way to achieve the objectives of the RPS, in terms of section 32 of the RMA.

Without limiting the generality of paragraph 7 above, Waste Management is particularly concerned to ensure that PC6, including Policy UG 22B, appropriately provides for the needs of existing lawful industrial activities located adjacent to marae and papakainga. This includes Waste Management's Oil Recovery site, which is located immediately adjacent to the Whareroa Marae.

In particular, Waste Management is very cognisant of the need to continually improve its operations to reduce effects on the environment, including by internalising as far as practicable the effects of its operations such that any offsite effects on its neighbours are correspondingly reduced or eliminated.

However, the nature of essential industrial operations like those undertaken by Waste Management can mean that, from time to time, discharges to air of odour and other contaminants (within guideline limits) occur beyond the boundaries of industrial sites. There may also be other off-site effects of industrial operations that can be appropriately managed within relevant plan, consent and / or guideline limits by the operator, but which cannot be avoided in their entirety.

It is crucial that PC6, and Policy UG 22B in particular, appropriately acknowledge this reality.

In making this submission, Waste Management wishes to acknowledge its neighbours in the Bay of Plenty, including in particular Whareroa Marae, and to express its desire to work constructively with all interested parties to address the concerns set out in this submission. Waste Management considers Policy UG 22B could be worked through collaboratively together with all interested parties, such that the final policy appropriately balances the ongoing needs of existing lawful industrial activities located adjacent to marae and papakainga, with the needs of mana whenua and their interests in their existing and future marae, papakainga and the natural and physical resources of the region as a whole.

Decision Sought: Amend PC6 to more appropriately balance the ongoing enablement of lawful existing industrial activities in proximity to marae and papakainga and specifically amend Policy UG 22B to address the issues discussed above and such further other orders, relief or other consequential or other amendments as considered appropriate and necessary to address the concerns set out above.

Submission Number:	33 - 1	Submission Type:	Support in Part
Submitter:	Western BOP District Council		
Submission Summary:	Western Bay of Plenty District Council (WBOPDC) acknowledges that the changes proposed to the Regional Policy Statement (RPS) are generally as a result of the National Policy Statement – Urban Development. They also reflect that times have changed since the RPS was made operative. Change 6 was produced in a collaborative manner with the TLA's and this has been appreciated.		
Decision Sought:	Retain Proposed Change 6 with amendments as recommended below [see subsequent submission points]		

Submission Number:	34 - 1	Submission Type:	Oppose
Submitter:	Yvonne James		
Submission Summary:	Re notification of August 5 2022 delivered August 19 2022 proposed plan change 6 BOP Regional Policy Statement Submission and Notification of objection to plan change 6 Notice to Principal is Notice to Agent, Notice to Agent is Notice to Principal Please notice I use the word 'submission' only so that my document is counted as an objection. I do not submit to any decisions made by local government corporations.		

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Summary of Submissions (By Section)

I find your documents confusing and contradictory as they raise more questions than answers. I would like answers to my questions in time to potentially include the information you provide at the hearing of September 22. This hearing seems to be being pushed through in undue haste.

1 Why was there such a delay from the date of the documents to delivery of them?

2 Why is there not a referendum on this change, given the huge potential impact and cost to every ratepayer in the Bay of Plenty?

3 Why, therefore, has not every ratepayer in the region been given written information and notification of this proposed plan change? As there is no legal requirement for anyone to buy newspapers, TVs, radios, or computers, I believe it is not the regional council's place to tell people where to look things up, but rather to provide this information to ratepayers. I believe ratepayers are being deliberately disenfranchised.

4 Why are there no maps included showing the current urban limits? Please supply these.

5 Where are the definitions? For example, 'urban' 'urban limits', 'remove urban limits'. The statement 'remove urban limits' is in itself ambiguous. Does it mean extend outwards or does it mean remove the limits on what can be built within the current urban boundary?

6 The legislation is dated 2020. What is the BOPRC's current document on urban limits, and why now does it need to be changed?

7 Given the above questions, how can anyone be expected to make an informed decision or even understand what this is all about?

I can see nothing about removing urban limits in the directives and everything about working within current limits. Your plan of removing urban limits seems to contradict the intent of the policy statement.

I observe that your documents state that I 'received' this notification 'because your property is within the current western Bay urban limits and is not otherwise zoned.' It is zoned rural residential. My land is held in fee simple and I hold existing land use rights. Your document states that the directive is 'to be more responsive to urban development proposals and provide more intensification of urban areas.' I notice the use only of the co-ordinating conjunction with no punctuation of separation, which thereby makes this statement one item and intention. This would mean the intention is to intensify within the current urban areas only. Is this correct?

Regarding bullet point 1 'out of sequence or unplanned private development proposals,' Tauranga City Council and the Bay of Plenty Regional Council appear to do this already, although a definition of 'out of sequence' would be helpful. Does this mean putting in 'developments' before infrastructure

to cope with the 'development' is in place? Or do you mean allowing a private property developer to excavate a huge, clearly visible area of land without a resource consent, then telling him he needs one, which he immediately applies for, thereby avoiding any chance of prosecution once his application is in, the consent for which is then granted retrospectively? (Bay of Plenty Times, 2006) Then there are the 'private development proposals' at least some of which have historically had a 'hands-off' (Judge Dickey p18 s79, Bryce Donne court case 2021) approach by local councils. It would seem your proposed changes may well increase such happenings of poor, if any, monitoring. Not only do these cost ratepayers huge amounts, but the damage to the environment is also substantial. Some examples, I believe, are:

- Retrospective resource consents (2006 TCC)
- Bella Vista (TCC)
- Water discharge convictions related to the Tauriko Business Estate (2011, 2014, 2021)

Removing urban limits, if this means extending outwards, allows for open slather of all rural land with extra costs for infrastructure, and added food mile costs once horticultural and farm food producing land is gone for good. This would also not be responsive to climate change directives. For example, the highest part of my farm has been decreed a flood zone by Tauranga City Council which says I am not allowed to build there. Yet from such lofty heights I can see the Tauriko Business Estate industrial area and a large part of the proposed Tauriko West housing 'development' some 10 metres below me, both in the Wairoa River catchment area (contaminated drainage going into the river) and adjacent to the tidal Wairoa River. Should this plan change go ahead and climate change related damage occur (slips, flooding etc) then I believe those who made this unwise decision and developers who benefitted financially should be named and made financially accountable, not ratepayers.

It also appears from the latest Kiwibank housing report that within the next 12 months there will be a housing surplus, in part from people leaving NZ, currently started housing and apartments, and because of a lot more building work is being completed now that gib wallboards are being made available, not hoarded, making the Tauriko West 'development' and the Winstone wallboard factory surplus to requirements before they are started/completed.

I suggest that the Tauriko West land be returned to farming/horticulture and that no further 'development' of any sort be done in areas likely to suffer flood related damage, such damage

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already happening in record fashion throughout New Zealand this year. I believe new housing restrictions to meet climate change are due out next year so perhaps such decisions should wait for that, unless, of course council's intention is to put things in place to avoid the new legislation.

Y James Auth Rep All rights reserved

Decision Sought: No specific decisions sought.

Chapter: Part two – Resource management issues, objectives ... (general submission points on issues and objectives)

Section: Part two – Resource management issues, objectives ... (general submission points on issues and objectives)

Submission Number: 16 - 14 **Submission Type:** Support in Part

Submitter: Ford Land Holdings Pty

Submission Summary: Re Section 2.11: Natural Hazards: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Consequential Amendment of second paragraph on p110c, as follows:

However, the Statement anticipates that any required risk reduction can be achieved within 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.

Submission Number: 16 - 15 **Submission Type:** Support in Part

Submitter: Ford Land Holdings Pty

Submission Summary: Re Section 2.11: Natural Hazards - 2.2.3 Use and allocation of coastal resources: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Make consequential amendments to second paragraph of Section 2.11 on page 28, as follows:

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).

Submission Number: 28 - 13 **Submission Type:** Support in Part

Submitter: Tumu Kaituna 14 Trust

Submission Summary: Section 2.11: Natural Hazards

Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Make Consequential Amendment to second paragraph on p110c, as follows:

However, the Statement anticipates that any required risk reduction can be achieved within 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.

Submission Number: 28 - 15 **Submission Type:** Support in Part

Submitter: Tumu Kaituna 14 Trust

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Summary: Section 2.11: Natural Hazards, 2.2.3 Use and allocation of coastal resources

Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Make Consequential Amendment to second paragraph of Section 2.11, 2.2.3 on page 28, as follows:

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).

Section: 2.8 Urban and rural growth management (submission points on whole section and changes in section)

Submission Number: 6 - 2 **Submission Type:** Seek Amendment

Submitter: Federated Farmers NZ (BOP and Rotorua, Taupo)

Submission Summary: Federated Farmers notes that there is a lack of clarity on how highly productive land should be managed under the RMA, and that the value of this land for primary production is often given inadequate consideration. It is agreed that this absence of considered decision-making is resulting in uncoordinated urban expansion over, and fragmentation of, highly productive land when less productive land is both usually available and better suited for urban use.

While not yet adopted, the National Policy Statement for Highly Productive Land (NPS-HPL) will require local authorities to identify highly productive land through the Land Use Capability system, which considers factors such as soil, erosion, and climate. Land would be categorised from Class 1 (high production) to Class 8 (low production) based on its versatility and ability to sustain productive uses. While it is accepted that the Land Use Classes I to III are considered the most versatile (and the RPS uses this as the basis for the definition of 'versatile land'), it does not mean that the lower classes are unproductive land but are limited in some way. In fact, the land identified in the lower classes may be more suitable for growing some crops due to the limitations. We also note that LUC classes IV – VII land types tend to be less suitable for residential dwellings due to being more prone to erosion, land instability and inundation.

We believe that consideration of the NPS-UD must dovetail neatly alongside the proposed NPS-HPL. It is imperative that development and housing growth must also:

- Recognise the full range of values and benefits associated with the use of high-class soils for primary production.
- Maintain the availability of high-class soils for primary production for future generations, and
- Protect high class soils from inappropriate subdivision, use and development

Decision Sought: Council response as to how the NPS-HPL may be incorporated into the RPS in the future and what implications this may have on the proposed changes.

Submission Number: 9 - 2 **Submission Type:** Support in Part

Submitter: Tauranga City Council

Submission Summary: The statement that "the western Bay of Plenty sub-region projected to contain most of the population growth to 2021" is vague and is no longer relevant in 2022. It should be deleted or revised to reflect updated population growth projections. For example, UFTI uses a 30-year population forecast from the National Institute of Demographic and Economic Analysis (NIDEA) of reaching a western Bay of Plenty population of approximately 269,000 people requiring an additional 35,000 plus homes. For the long term (70 plus years), UFTI uses a population scenario of reaching a western Bay of Plenty population of approximately 400,000 people requiring an additional 62,000 plus homes.

This section should be amended to include reference to the UFTI Connected Centres Programme, which in effect represents the most up-to-date SmartGrowth Settlement Pattern. In the absence of a Future Development Strategy (FDS), it is the UFTI Connected Centres

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Programme that would allow us to determine when urban development is anticipated vs unanticipated, and in or out of sequence for the purposes of the responsive planning policies.

Support the removal of the reference to growth management areas and associated appendices which are inconsistent with the NPS-UD.

Decision Sought: Page 4, para 9:

Reconsider this: ... The Bay of Plenty's population is steadily growing with the western Bay of Plenty sub-region projected to contain most of the population growth to 2021.

Delete: Growth in the other districts is not expected to exceed 5% (Statistics New Zealand).

Page 4, para 10 - amend as follows:

The western Bay of Plenty sub-region has determined through its 50-year growth management strategy (SmartGrowth Strategy and Implementation Plan, 2013) how the pressures of growth will be best managed in a time, resource and cost-effective manner. This strategy was refreshed through the Urban Form and Transport Initiative (UFTI) Connected Centres Programme (2020), which set out an integrated land use and transport programme, and delivery plan for the western Bay of Plenty. UFTI caters for projected population growth, housing demand, and additional transport movements within the next 30 to 70 plus years.

The districts of Rotorua, Whakatane, Opotiki and Kawerau have different pressures. Rotorua and Whakatane District Councils have undertaken their own urban growth strategies.

Submission Number: 12 - 1 **Submission Type:** Oppose

Submitter: Bluehaven Investments Limited

Submission Summary: Page 4 - The final paragraph offers little benefit to the Policy. The spatial planning/policy environment is dynamic and the RPS will invariably become out of date through making specific references of this type.

For example, the SmartGrowth Strategy and Implementation Plan 2013 is in a process of being replaced by UFTI, a draft Spatial Plan, and an FDS in 2024.

Decision Sought: Delete the following final paragraph:

The western Bay of Plenty sub-region has determined through its 50-year growth management strategy (SmartGrowth Strategy and Implementation Plan, 2007 2013) how the pressures of growth will be best managed in a time, resource and cost effective manner. The districts of Rotorua, Whakatane, Opotiki and Kawerau have different pressures. Rotorua and Whakatane District Councils have undertaken their own urban growth strategies

Section: 2.8.1 Regionally significant urban and rural growth management issues (submission points on whol
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Submission Number: 9 - 3 **Submission Type:** Seek Amendment

Submitter: Tauranga City Council

Submission Summary: Include "poorly connected" in the description of growth and development which can have adverse effects, to reinforce the integration of urban form and transport.

Include "accessibility" in the list of matters which can be adversely affected by un-coordinated growth and development, as accessibility is a key part of a well-functioning urban environment as described in Policy 1 of the NPS-UD.

Decision Sought: Amend 2.8.1.1 as follows:

Sporadic un-coordinated, and poorly connected growth and development can adversely affect urban and rural amenity values, heritage, health and safety, accessibility, transportation costs, the provision and operation of infrastructure, the use and development of productive rural land and important mineral resources, and access to community, social, employment and commercial facilities.

Submission Number: 11 - 1 **Submission Type:** Support

Submitter: Bell Road Limited Partnership

Submission Summary: The reference to intensive urban development having the potential to 'adversely impact on the

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Summary of Submissions (By Section)

residential character and amenity values of existing urban areas' is inconsistent with the NPS policy direction and is inappropriate.

Decision Sought: Deletion of "Adversely impact on the residential character and amenity values of existing urban areas".

Submission Number: 11 - 2 **Submission Type:** Oppose

Submitter: Bell Road Limited Partnership

Submission Summary: A potential effect of intensification is to place increased demand on infrastructure in addition to roads which may become overloaded if not properly managed.

Decision Sought: Amend 2.8.1 as follows:

Recognise potential adverse effects of intensive urban development on infrastructure in addition to roads including:

- Increased demand for intensive residential development may overload three waters, other network and social infrastructure if not undertaken with well-planned and appropriately funded network improvements.

Submission Number: 15 - 1 **Submission Type:** Support in Part

Submitter: Fonterra Ltd.

Submission Summary: Fonterra supports the Issue 2.8.1 description; however, Fonterra considers that it should be amended to explicitly reference the potential for urban development to result in land use conflicts and reverse sensitivity effects.

Decision Sought: Amend Issue 2.8.1, as follows (or words with similar effect):

2. Land supply and inefficient patterns of land use
An imbalance of land supply, demand, and uptake can have adverse economic and social effects, yet it is very difficult to plan and predict. Inefficient and low density patterns of land use and ad hoc development, are difficult and costly to service and maintain, and contribute to increasing greenhouse gas emissions. A shortage of appropriate developable land and housing supply reduces housing choices and leads to increases in prices. Unplanned growth and inefficient land use also have the potential to create land use conflicts and reverse sensitivity effects, adversely affect rural production activities and to reduce the ability of versatile land to be used for a range of productive purposes.

Submission Number: 31 - 2 **Submission Type:** Support in Part

Submitter: Waka Kotahi

Submission Summary: Emissions reduction is mentioned in Subsection 2, which identifies that inefficient and low-density patterns of land-use and ad hoc development contribute to increasing greenhouse gas emissions. However, this point is not raised in relation integration of land use and infrastructure (subsection 8) and intensive urban development (subsection 9) which are both also critical in achieving emissions reduction.

Decision Sought: Amend Sections 2.8.1.8 and 2.8.1.9 to include land use and infrastructure integration as well as intensive urban development being critical components to achieving emissions reduction.

Section: 2.8.1 - 2 Land supply and inefficient patterns of land use (submission points specific to this is...
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Submission Number: 9 - 4 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Support inclusion of references to emissions, housing choice, and affordability as these are key issues for our community.

Decision Sought: Retain amended 2.8.1.2

Submission Number: 18 - 3 **Submission Type:** Support in Part

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Submitter: Horticulture New Zealand

Submission Summary: Recognise domestic food supply and lower emissions food production

Decision Sought: Amend 2.8.1 (2) to include:
An imbalance of land supply, demand and uptake can have adverse economic and social effects yet it is very difficult to plan and predict. Inefficient patterns of land use and ad hoc development are difficult and costly to service and maintain. Unplanned growth and inefficient land use also have the potential to adversely affect rural production activities and to reduce the ability of versatile land to be used for a range of productive purposes including food supply for New Zealand and transition to lower emissions food production.

Submission Number: 20 - 2 **Submission Type:** Support in Part

Submitter: KiwiRail Holdings Ltd

Submission Summary: KiwiRail supports the description of Issue 2.8.1, but considers amendments are required to Issues 2 and 9 to recognise urban development and land use changes can result in reverse sensitivity effects, and that the interfaces between conflicting land uses must be appropriately managed. KiwiRail also considers that the reference to low density patterns of land use as being inefficient should be removed as there may be circumstances where lower density is more efficient.

Decision Sought: Amend Issue 2.8.1, as follows:

2. Land supply and inefficient patterns of land use
An imbalance of land supply, demand, and uptake can have adverse economic and social effects, yet it is very difficult to plan and predict. Inefficient and low density patterns of land use and ad hoc development, are difficult and costly to service and maintain, and contribute to increasing greenhouse gas emissions. A shortage of appropriate developable land and housing supply reduces housing choices and leads to increases in prices. Unplanned growth and inefficient land use also have the potential to create land use conflicts and reverse sensitivity effects, adversely affect rural production activities and to reduce the ability of versatile land to be used for a range of productive purposes.
[...]

Submission Number: 23 - 2 **Submission Type:** Not Applicable

Submitter: Nga Potiki a Tamapahore Trust

Submission Summary: Issue acknowledges that there is a shortage of developable land and housing supply which reduces housing choices and leads to increased house prices

Decision Sought: Support change to wording as notified

Section: 2.8.1 - 9 Intensive urban development (submission points specific to this issue statement)

Submission Number: 9 - 5 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Support removal of character and amenity values as adverse impacts on these matters are not limited to intensive urban development and are best managed through District and City Plans.

Support inclusion of reference to well-planned transport improvements to reinforce the integration of urban form and transport.

Decision Sought: Retain 2.8.1.9

Submission Number: 13 - 1 **Submission Type:** Support

Submitter: Classic Developments Limited

Submission Summary: This is consistent with Policy 6 of the NPS-UD which acknowledges that planned urban built form may involve significant changes to an area, and that those changes
(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and

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(ii) are not, of themselves, an adverse effect
The current wording of the RPS is inconsistent with the NPS-UD and is therefore inappropriate

Decision Sought: We support the deletion of the provisions relating to adverse impacts on residential character and amenity

Submission Number: 13 - 2 **Submission Type:** Support

Submitter: Classic Developments Limited

Submission Summary: Well planned transport improvements are necessary to achieve successful intensification outcomes.

Decision Sought: Retain 2.8.1.9 as notified

Submission Number: 20 - 3 **Submission Type:** Support in Part

Submitter: KiwiRail Holdings Ltd

Submission Summary: KiwiRail supports the description of Issue 2.8.1, but considers amendments are required to Issues 2 and 9 to recognise urban development and land use changes can result in reverse sensitivity effects, and that the interfaces between conflicting land uses must be appropriately managed. KiwiRail also considers that the reference to low density patterns of land use as being inefficient should be removed as there may be circumstances where lower density is more efficient.

Decision Sought: 9. Intensive urban development
More intensive urban development is necessary to accommodate growth but has the potential to:

- Create unforeseen social, economic and cultural effects.
- Increase road congestion leading to restricted movement of goods and services to, from, and within the region., and
- Compromise the safe and efficient operation of the transport network, where the interface between conflicting land uses is not appropriately managed.

Submission Number: 22 - 1 **Submission Type:** Support

Submitter: Newman Group Limited

Submission Summary: This is consistent with Policy 6 of the NPS-UD which acknowledges that planned urban built form may involve significant changes to an area, and that those changes may (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect

The current wording of the RPS is inconsistent with the NPS-UD and is therefore inappropriate

Decision Sought: Retain 2.8.1 - 9 as notified

Submission Number: 29 - 2 **Submission Type:** Support

Submitter: Urban Taskforce for Tauranga

Submission Summary: This is consistent with Policy 6 of the NPS- UD which acknowledges that planned urban built form may involve significant changes to an area, and that those changes may (i) detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect

The current wording of the RPS is inconsistent with the NPS-UD and is therefore inappropriate.

Decision Sought: Retain 2.8.1 - 9 as notified

Submission Number: 29 - 3 **Submission Type:** Support

Submitter: Urban Taskforce for Tauranga

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Submission Summary:	Well planned transport improvements are necessary to achieve successful intensification outcomes.
Decision Sought:	Retain amended 2.8.1 - 9 as it recognises the need for well planned transport improvements to be provided with growth.

Section: Objectives (General submission points on Table 8 – Objectives 23-26)

Submission Number:	9 - 6	Submission Type:	Not Applicable
Submitter:	Tauranga City Council		
Submission Summary:	Submissions points on objectives, policies and methods below should be reflected in Table 8 as appropriate.		
Decision Sought:	Amend Table 8 to reflect submission points as appropriate		

Submission Number:	21 - 2	Submission Type:	Support
Submitter:	Mitre 10 Holdings		
Submission Summary:	Objective 23 Objective 23 recognises the need to enable and provide for unanticipated development that is responsive to the needs of the community. Mitre 10 support the recognition of the need for increased urban development within urban environments that is not restricted by urban limits or growth management areas.		
Decision Sought:	Adopt proposed amendments to Objective 23 as notified.		

Section: Objective 25 (submission points specific to this objective - only one being changed)

Submission Number:	9 - 7	Submission Type:	Support
Submitter:	Tauranga City Council		
Submission Summary:	Consequential amendment. Comma to be added.		
Decision Sought:	Add comma after Urban subdivision, e.g. Urban subdivision, use and development is located and staged in a way that integrates with the long term planning and funding mechanisms of local authorities, central government agencies and network utility providers and operators whilst also being responsive to the growth plans of relevant industry sector groups and other development entities.		

Submission Number:	15 - 2	Submission Type:	Not Applicable
Submitter:	Fonterra Ltd.		
Submission Summary:	Fonterra supports the objective as notified.		
Decision Sought:	Retain Objective 25 as notified.		

Submission Number:	20 - 4	Submission Type:	Support in Part
Submitter:	KiwiRail Holdings Ltd		
Submission Summary:	KiwiRail supports the objective as notified, subject to further amendments to appropriately recognise and provide for growth plans of network utility operators, such as KiwiRail.		
Decision Sought:	Amend Objective 25 as follows: Objective 25 Urban subdivision use and development is located and staged in a way that integrates with the long term planning and funding mechanisms of local authorities, central government agencies		

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and network utility providers and operators whilst also being responsive to the growth plans of relevant industry sector groups, network utility providers and operators, and other development entities.

Submission Number:	21 - 3	Submission Type:	Support
Submitter:	Mitre 10 Holdings		
Submission Summary:	Ensuring that urban subdivision and development can occur in a responsive manner. However, further clarity is sought regarding the inclusion of 'and other development entities' as identified in Objective 25 of the RPS.		
Decision Sought:	Adopt proposed amendments to Objective 25 as notified.		

Chapter: Part three – Policies and methods (general submission points on policies and methods)

Section: Part three – Policies and methods (general submission points on policies and methods)

Submission Number:	6 - 3	Submission Type:	Seek Amendment
Submitter:	Federated Farmers NZ (BOP and Rotorua, Taupo)		
Submission Summary:	<p>A key concern our members face is the expansion of the peri-urban boundary into land used for primary production and commercial activities associated with the primary sector. Reverse sensitivity issues such as odour, aural or visual amenity concerns have the potential to affect the viability of some rural-based businesses.</p> <p>An example could be new (and typically urban) development in (or into) rural areas adversely affect the ability of existing and legitimately established primary production activities to operate (i.e., horticulture, dairy farming, silage making). This is because new-comers to the rural environment who are not directly involved in primary production activities hold unrealistic expectations regarding this environment and the nature of activities that occur within it, especially in terms of odour, noise and dust. Consequently, those landowners engaged in these existing, anticipated and lawfully established activities become the subject of newcomer's complaints.</p> <p>It is Federated Farmers' experience that reverse sensitivity issues inevitably arise when urban uses of land displace rural uses of that same land.</p> <p>Federated Farmers is particularly concerned to see that areas of productive land adjacent to areas that are designated to become urbanised, wherever they may be, are protected from the reverse sensitivity effects that might arise from new activities taking place in those areas. Reverse sensitivity effects can restrict how primary sector enterprises can operate, and that this compromises the productivity of the land. This is no more evident than with urban expansion around horticultural food hubs, creating tension between new ventures and established producing communities.</p>		
Decision Sought:	That Council considers and implement the provisions that relate to the protection of rural areas, including reverse sensitivity provisions appropriately.		

Submission Number:	7 - 2	Submission Type:	Support in Part
Submitter:	Toi Te Ora Public Health		
Submission Summary:	<p>Policy UG 3A: Promoting travel demand management across the region Toi Te Ora supports this policy. But we would like to see attention given to the improvement of the transport network to make it easier to get around by promoting active transport and more sustainable transport options such as buses, bikes, and ferries.</p>		
Decision Sought:	Retain Policy UG 3A with amendments to include improvement of the transport network to make it easier to get around by promoting active transport and more sustainable transport options such as buses, bikes, and ferries.		

Submission Number:	28 - 14	Submission Type:	Support
Submitter:	Tumu Kaituna 14 Trust		
Submission Summary:	Policy UG 25B: Housing bottom lines - rotorua and western Bay of Plenty sub-region:		

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Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt Policy UG 25B as notified

Section: 3.1 Urban and Rural growth management policies (general submission points on policies)
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Submission Number: 7 - 8 **Submission Type:** Support

Submitter: Toi Te Ora Public Health

Submission Summary: Policy UG 11B: Managing the effects of subdivision, use and development on infrastructure

We support Council with this policy. This is because addressing capacity and supply issues for reticulated water and sewerage systems is essential. Individual onsite sewage systems are not suitable for growing communities.

It is crucial for the future wellbeing of our communities, that developments are planned with reticulated services. These should be professionally designed and operated from the outset.

Decision Sought: Retain Policy UG 11B

Submission Number: 7 - 9 **Submission Type:** Support

Submitter: Toi Te Ora Public Health

Submission Summary: Policy UG 12B: Providing quality open spaces

This is an important policy that provides individuals and communities with connectedness. It is important to ensure that this policy also includes high levels of accessibility for when higher density development is likely to have less outdoor area on the residential lot. When considering open spaces, it is important to consider private and public open spaces within urban development to ensure everyone no matter where they are, can access quality open space for their mental and physical wellbeing.

Decision Sought: Retain Policy UG12B

Submission Number: 16 - 13 **Submission Type:** Support

Submitter: Ford Land Holdings Pty

Submission Summary: Policy UG 25B: Housing bottom lines – Rotorua and western Bay of Plenty sub-region: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt as notified.

Submission Number: 20 - 8 **Submission Type:** Support in Part

Submitter: KiwiRail Holdings Ltd

Submission Summary: [With reference to] Policy UG 10B

KiwiRail broadly supports Policy UG 10B but considers that a range of other cost considerations beyond the efficient use of local authority and central government financial resources should appropriately be considered when providing for urban development of land, including costs associated with protecting the safe and efficient operation of transport corridors. For that reason subsection (d) should be removed to avoid an unduly narrow consideration of local and central government financial resources in decision making.

Decision Sought: Amend Policy UG 10B as follows:

[...]

(c) Sustainable provision and funding of existing and future infrastructure.

(d) [Delete this point]

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Submission Number: 25 - 1 **Submission Type:** Support
Submitter: Rotorua Lakes Council
Submission Summary: Page 18, Table 11 - Grammatical Error
Decision Sought: The word 'Infrastructure' in the Policy UG 6A policy title is spelt incorrectly in table 11

Section: Policy UG 4A (submission points specific to this policy)

Submission Number: 9 - 8 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support removal of yield requirements from the RPS, particularly as the number of dwellings per hectare was significantly below current best practice and market trends. As outlined in the explanation to Policy UG 7Ax, we agree that density targets and provisions are best set (if they are to be set at all) in District Plans relative to local opportunities and constraints (including infrastructure and transport systems).
Decision Sought: Delete Policy UG 4A (as proposed by RPS Change 6)

Submission Number: 23 - 3 **Submission Type:** Support
Submitter: Nga Potiki a Tamapahore Trust
Submission Summary: The removal of development yields allows for more flexibility for larger scale developments
Decision Sought: Support the removal of Policy UG4A as notified

Submission Number: 33 - 2 **Submission Type:** Support
Submitter: Western BOP District Council
Submission Summary: Such yield requirements are no longer valid.
Decision Sought: Delete Policy UG 4A

Section: Policy UG 5A (submission points specific to this policy)

Submission Number: 9 - 9 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support removal of urban limits as these are inconsistent with the responsive planning policies of the NPS-UD.
Decision Sought: Delete text for Policy UG 5A as notified - page 22 of Proposed Change 6

Submission Number: 17 - 2 **Submission Type:** Oppose
Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches
Submission Summary: If there are no urban limits, urban environments are more likely to develop closer to areas of significant indigenous biodiversity and threaten their integrity and function. Urban development results in an increase in domestic pets and garden plants which are a threat to biodiversity. The deleted explanation contains many aspects of the reasoning of not allowing ad hoc greenfield development including certainty for non-urban uses, and that such changes will not be made lightly.
Decision Sought: Reinstate deleted Policy UG 5A and associated maps and appendices or otherwise amend to discourage currently unplanned urban development on greenfield sites. Amendments required to reverse this deletion may require consequential changes to other policies where reference to

2022 - Proposed Change 6 Summary of Submissions (By Section)

urban limits has been made e.g including but not limited to Methods 14 and 16.

Submission Number: 21 - 4 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: The imposition of urban limits is an inflexible method that is inconsistent with the NPS-UD. The deletion of Policy UG 5A, and related amendments proposed in PC6, will ensure the RPS gives effect to the NPS-UD as required by section 62(3) RMA. Mitre 10 supports the removal of the establishment of urban limits as provided in Appendix E of the RPS. Removing the urban limits from the Bay of Plenty Region will allow responsive urban development across the Bay of Plenty and achieve the directive of the NPS-UD.

Decision Sought: Delete Policy UG 5A as notified.

Submission Number: 23 - 4 **Submission Type:** Support

Submitter: Nga Potiki a Tamapahore Trust

Submission Summary: 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

Decision Sought: Support the removal of Policy UG5A as notified

Submission Number: 33 - 3 **Submission Type:** Support

Submitter: Western BOP District Council

Submission Summary: Urban limits have proved useful in the past, but in the current and future development environment are too rigid. The criteria contained in other policies are appropriate to manage any proposed developments.

Decision Sought: Delete Policy UG 5A

Section: Policy UG 6A (submission points specific to this policy)

Submission Number: 5 - 1 **Submission Type:** Support

Submitter: Kainga Ora

Submission Summary: Kainga 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, Kainga 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 equitable funding mechanism for the costs of that infrastructure.”

Decision Sought: Retain as proposed

Submission Number: 7 - 3 **Submission Type:** Support

Submitter: Toi Te Ora Public Health

Submission Summary: Policy UG 6A: Efficient use of land and infrastructure for urban growth and development We support this policy as it aligns well with intensification and in fill which are two key aspects of urban development. Unless infill is in hazardous environments, such as areas that will be impacted by climate change and natural hazards.

Decision Sought: Retain Policy UG 6A

Submission Number: 9 - 10 **Submission Type:** Seek Amendment

Submitter: Tauranga City Council

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Submission Summary: Support the intent of this policy but request minor amendments to explanation for clarification and consistency with the wording used in the NPS-UD and elsewhere in the RPS including:

Replacing “Large-scale urban growth” with “Large-scale urban development of 5 hectares or more”. The term “urban development” encompasses a wider variety of activities than “urban growth”, better describes brownfield redevelopment situations, and more accurately reflects the language of the NPS-UD. The addition “of 5 hectares or more” clarifies what is intended by “large scale” and ensures consistency with the proposed text of Policy UG 7A(b) and the current application of Method 18. We note this clarifying text was previously used in Policy UG 4A.

Decision Sought: Amend Policy UG 6A Explanation as follows

The servicing (including provision of access) and timing of urban development is critical to achieving integrated and sustainable growth management. Large-scale urban development of 5 hectares or more (greenfield and brownfield) must be subject to detailed structure planning to address, among other matters, urban design, and provision and funding of network infrastructure.

Table reference: Objective 25, Methods 1, 18, 50 and 51

Submission Number: 13 - 3 **Submission Type:** Oppose in Part

Submitter: Classic Developments Limited

Submission Summary: The amendment clarifies the appropriate scale of urban design input that is required as part of the preparation of a structure plan

Decision Sought: Amend the Explanation for Policy UG 6A as follows:

Large-scale urban growth (greenfield and brownfield) must be subject to detailed structure planning to address, among other matters, high level urban design, and provisions and funding of network infrastructure

Submission Number: 15 - 3 **Submission Type:** Support

Submitter: Fonterra Ltd.

Submission Summary: Fonterra supports the policy as notified.

Decision Sought: Retain Policy UG 6A (Efficient use of land and infrastructure for urban growth and development) as notified.

Submission Number: 16 - 1 **Submission Type:** Support

Submitter: Ford Land Holdings Pty

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt as notified.

Submission Number: 17 - 3 **Submission Type:** Support

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: Forest & Bird supports infrastructure servicing because a lack of infrastructure servicing is inefficient and may contribute to adverse environmental effects.

Decision Sought: Retain Policy UG 6A as notified

Submission Number: 20 - 5 **Submission Type:** Support

Submitter: KiwiRail Holdings Ltd

Submission Summary: KiwiRail supports the policy as notified, subject to the proposed amendments to Policy UG 10B outlined below.

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Decision Sought: Support subject to changes to Policy UG 10B.

Submission Number: 21 - 5 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: The proposed amendments to Policy UG 6A give effect to the NPS-UD in terms of Objective 4 and Policy 1. Further flexibility and provision must be provided to ensure that development is enabled in the Bay of Plenty to allow for responsive urban growth and increased development capacity.

Decision Sought: Adopt proposed amendments to Policy UG 6A as notified.

Submission Number: 25 - 2 **Submission Type:** Support

Submitter: Rotorua Lakes Council

Submission Summary: 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.

Decision Sought: Retain RPS Change 6 as notified

Submission Number: 26 - 2 **Submission Type:** Support in Part

Submitter: Tauranga Crossing Limited

Submission Summary: While TCL supports the intent of the proposed changes to Policy UG 6A, it is concerned that the requirement of clause 3.2(1) of the NPS-UD for local authorities to provide sufficient development capacity* to meet expected demand for housing and business is not properly reflected in the policy.

There are no policies in the RPS that require sufficient development capacity to be provided in a manner that is plan-enabled and infrastructure-ready. TCL also considers that Policy UG 6A does not align with this requirement. In particular, the policy requires that urban development be managed in a way that provides for the integration and efficient use of land and infrastructure. Use of term "manage" is less direct than what is required to ensure that development capacity is infrastructure- ready.

* Development infrastructure is defined by the NPS-UD as meaning "...the following, to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002): (a) network infrastructure for water supply, wastewater, or stormwater (b) land transport (as defined in section 5 of the Land Transport Management Act 2003).

Consequential changes are required to Policy UG 10B to ensure that investment and infrastructure considerations are more closely aligned with the requirements of the NPS-UD

Decision Sought: Policy UG 6A be recast to address the requirement for sufficient development capacity which is plan-enabled and infrastructure ready as follows:

Provide sufficient plan-enabled and infrastructure-ready development capacity to meet expected demand for housing and business land over the short term, medium term, and long term.

For the purposes of this policy, the provision of sufficient development capacity shall include consideration of the matters referred to in Policy UG 10B.

Further amend the Explanation for Policy UG 6A as follows:

The servicing and timing of urban development is critical to achieving integrated and sustainable growth management. Urban growth (greenfield and brownfield) must be subject to detailed

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structure planning to address, among other matters, urban design, and provision and funding of network infrastructure

Amend Policy UG 10B: Rezoning and development of urban land – investment and infrastructure considerations as follows:

Require the rezoning or other provisions for the urban development of land to take into account:

- (a) Sustainable rates of land uptake,
- (b) Existing development infrastructure to support the development of the land in the short term,
- (c) Funding for adequate development infrastructure to support development of the land in the medium term is identified in a long-term plan,
- (d) Development infrastructure to support the development capacity in the long term is identified in the local authority's infrastructure strategy (as required as part of its long-term plan), and
- (e) Efficient use of local authority and central government financial resources, including prudent local authority debt management.

Submission Number:	27 - 2	Submission Type:	Not Applicable
Submitter:	Transpower New Zealand Ltd		
Submission Summary:	<p>Transpower supports the inclusion of a clear statement within the Proposed Change 6 provisions that provides clarity for RPS users. Such information provides clarity and assists the interpretation and implementation of the RPS.</p> <p>Transpower considers that specific reference and acknowledgment of the significance of the National Grid needs to be provided alongside some of these new provisions for avoidance of any doubt that the National Grid is nationally and regionally significant.</p> <p>The National Grid has operational requirements and engineering constraints that dictate and constrain where it is located and the way it is operated, maintained, upgraded and developed.</p> <p>To ensure clarity, Transpower would support specific reference within the Change 6 provisions to the National Grid. As an alternative, Transpower would support references to nationally and regionally significant infrastructure.</p>		
Decision Sought:	<p>Amend Policy UG 6A: Efficient use of land and infrastructure for urban growth and development as follows:</p> <p>Manage urban development in a way that provides for:</p> <p>(a) The efficient use of land and infrastructure (including the National Grid); and</p> <p>...</p> <p>Explanation</p> <p>The servicing and timing of urban development is critical to achieving integrated and sustainable growth management, including the National Grid. Large-scale urban growth (greenfield and brownfield) must be subject to detailed structure planning to address, among other matters, urban design, and provisions and funding of network infrastructure.</p>		

Submission Number:	28 - 1	Submission Type:	Support
Submitter:	Tumu Kaituna 14 Trust		
Submission Summary:	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.		
Decision Sought:	Adopt Policy UG 6A as notified		

Submission Number:	29 - 4	Submission Type:	Oppose in Part
Submitter:	Urban Taskforce for Tauranga		
Submission Summary:	The amendment clarifies the appropriate scale of urban design input that is required as part of the preparation of a spatial plan		
Decision Sought:	Amend the Explanation for Policy UG 6A as follows.		
	Large-scale urban growth (greenfield and brownfield) must be subject to detailed structure		

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planning to address, among other matters, high level urban design, and provisions and funding of network infrastructure.

Submission Number: 30 - 1 **Submission Type:** Oppose

Submitter: Vercoe Holdings Limited

Submission Summary: Amend Policy UG 6A to clarify the appropriate scale of urban design input that is required as part of the preparation of a structure plan

Decision Sought: Amend the Explanation for Policy UG 6A, as follows:

Large-scale urban growth (greenfield and brownfield) must be subject to detailed structure planning to address, among other matters, high level urban design, and provisions and funding of network infrastructure

Section: Policy UG 7A (submission points specific to this policy)
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Submission Number: 1 - 1 **Submission Type:** Oppose

Submitter: Element IMF

Submission Summary: The FDS is the strategic planning document that is recognised in the NPS UD.

The criterion should refer to the FDS, not the HBA. The HBA is not a plan. It is a tool used to inform the FDS alongside other inputs and does not deliver capacity on its own. It is a technical analysis that is not subject to formal consultation nor decision making under the RMA or LGA.

The explanation does not refer to the HBA, but to the FDS and other plans.

Decision Sought: Amend criterion (a) to remove references to the HBA and instead refer to the FDS and RMA Plans as the key documents that anticipate and sequence urban development to read:

The development is of large enough scale to contribute to meeting demand for additional urban land identified through the FDS or RMA Plans, including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types.

Submission Number: 1 - 2 **Submission Type:** Oppose

Submitter: Element IMF

Submission Summary: Referring to plans other than the FDS and RMA plans is inappropriate, being inconsistent with the NPS-UD and will create undesirable uncertainty. These other documents also may not always be aligned, or subject to the same rigour of analysis, community engagement, or decision making.

Decision Sought: Amend the explanation to remove references to the 'growth strategy, Long Term Plan, or 30 year infrastructure strategy' to read:

'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, or RMA plan. Out of sequence development is development that is not consistent with the development sequence set out in those documents.

Submission Number: 5 - 2 **Submission Type:** Support in Part

Submitter: Kainga Ora

Submission Summary: Kainga 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.

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, Kainga Ora request that the FDS is included in this policy.

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Decision Sought: Amend Policy UG7A to reference FDS as follows:

(a) The development is of large enough scale to contribute to meeting demand for additional urban land identified through the HBA or 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 or FDS, there is evidence that there is a need for additional urban land, and...

Submission Number: 6 - 4 **Submission Type:** Support

Submitter: Federated Farmers NZ (BOP and Rotorua, Taupo)

Submission Summary: Policy UG 7A provides criteria for unanticipated or out-of-sequence urban growth – urban environments. This policy and any reference to it in other provisions, has the potential to threaten land otherwise protected for rural production activities. We acknowledge that urban development is necessary in some instances, and as such the criteria proposed is supported by Federated Farmers.

Decision Sought: Retain criteria for unanticipated or out-of-sequence growth.

Submission Number: 7 - 4 **Submission Type:** Support

Submitter: Toi Te Ora Public Health

Submission Summary: Policy UG 7A: Providing for unanticipated or out-of-sequence urban growth urban environments

We acknowledge Council has noted the importance of addressing zones that will be impacted by climate change and natural hazards. Taking into consideration the areas that are prone to floods and are coastal zones which will have significant impact to these communities is particularly important.

Prior to 'live zoning' land for structure planning and development, we suggest that the social and mental wellbeing effects of natural hazard impacts to public health are considered in addition to whether a site is significantly constrained when addressing natural hazards.

From a public health perspective to achieve integrated and sustainable growth management, large scale urban growth must address connectivity to existing urban development.

We support this policy and particularly policy 7A(d). From a public health perspective, to support health and wellbeing, large scale development must be located (or provide) good accessibility between housing, employment, community and other services and open space. In relation to what is considered good accessibility, it is a development that achieves all policy UG 3A, in particular increases active transport, reduces motor vehicle dependency, and reduces emissions.

Decision Sought: Retain Policy UG 7A. Prior to 'live zoning' land for structure planning and development, consider the social and mental wellbeing effects of natural hazard impacts to public health in addition to whether a site is significantly constrained when addressing natural hazards.

Submission Number: 9 - 11 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Policy UG 7A - Providing for the expansion of existing business land - western Bay of Plenty sub-region

Support removal of current Policy UG 7A as it includes reference to urban and is inconsistent with the responsive planning policies of the NPS-UD.

Decision Sought: Delete Policy UG 7A as proposed by RPS Change 6

Submission Number: 9 - 12 **Submission Type:** Seek Amendment

Submitter: Tauranga City Council

Submission Summary: The intent of this policy is supported however it is considered that the proposed wording is confusing and overly complex.

With regard to the explanation, it states that this policy applies to Maori urban development

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enabled by Policy UG 22B where that development is unanticipated or out of sequence, mirroring a similar statement in Policy UG 22B itself. This would mean that for Tauranga City and Western Bay of Plenty District urban environments, the scale of the development would need to be 5 hectares or more for the responsive planning policies to apply. This threshold may not be feasible in relation to Maori development, and we suggest that this statement is reconsidered to avoid any unintended restrictions on the development of Maori land.

In addition to the changes requested, we suggest that the explanation is revised to group the various statements together under new sub-headings in a more logical order. The matters covered in the explanation are broad, and the text as proposed jumps around in a slightly scattered fashion. While this would not alter the intent of the policy, it would perhaps improve usability.

Decision Sought:

Amend Policy UG 7A including Explanation as follows:

Private plan changes, submissions on plan changes, or submissions on plan reviews providing for urban development that is unanticipated or out-of-sequence-, will be treated, for the purpose of implementing Policy 8 of the NPS-UD, as adding significantly to development capacity based on the extent to which the proposed development satisfies the following criteria:

- (a) The development is of large enough scale to contribute to meeting demand for additional urban land identified through the 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
- (b) For Tauranga City and Western Bay of Plenty District urban environments, the development is large scale (5 hectares or more), and able to support multi modal transport options, and
- (c) For all other urban environments, the development is at a scale commensurate with the size of the urban environment and includes a structure plan for the land use change that meets the requirements of Method 18, and
- (d) The development is located with good accessibility between housing, employment, community and other services and open space, and
- (e) The development is likely to be completed earlier than the anticipated urban development and/or land release sequence, and
- (f) Required development infrastructure can be provided efficiently, including the delivery, funding and financing of infrastructure without materially reducing the benefits of other existing or planned development infrastructure, or undermining committed development infrastructure investment.

Explanation

Policy UG 7A implements Policy 8 and Clause 3.8(3) of the National Policy Statement on Urban Development 2020. It requires that the RPS include criteria for determining whether unanticipated or out-of-sequence urban development proposals will add significantly to development capacity,

This policy applies to Maori urban development enabled by Policy UG 22B: Te Tiriti o Waitangi Principles, where that development is unanticipated or out-of-sequence.

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

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.

Unanticipated urban development is subdivision, use and development that is not 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.

The criteria apply to private plan change requests, 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.

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

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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Policies UG 6A, 9B, 10B and 11B and Method 18 are particularly relevant to ensure proposals are designed so that infrastructure, including multi-modal transport and three-waters infrastructure, provides for longer-term development

Climate change and natural hazards can have significant impacts on the region's urban growth aspirations and on people, property and infrastructure. Prior to 'live zoning' land for structure planning and development purposes, consideration is to be given to whether a site is significantly constrained by the effects of climate change or natural hazards.

For avoidance of doubt, meeting the criteria in Policy UG 7A does not negate the requirement to prepare a risk assessment (Policy NH 9B) and achieve a low level of risk as required by Policy NH 4B on the development site without increasing risk outside of the development site. Further consideration of hazards and infrastructure related matters are set out in RPS Policies IR 5B, UG 10B and UG 11B.

Table reference: Objective 23 and 25, Methods 1, 3 and 18

Note typo in spelling of "infrastructure" in clause (f)

Submission Number:	11 - 3	Submission Type:	Oppose
Submitter:	Bell Road Limited Partnership		
Submission Summary:	The FDS and RMA Plans are the strategic planning documents recognised in the NPS UD. The criterion should not refer to the HBA. The HBA is not a plan. It is a tool used to inform the FDS alongside other inputs and does not deliver capacity on its own. It is a technical analysis that is not subject to formal consultation nor decision making under the RMA or LGA. The Explanation does not refer to the HBA, but to the FDS and other plans.		
Decision Sought:	Amend Policy UG 7A to refer to the FDS and RMA Plans as the key documents that anticipate and sequence urban development with the following amendments to criterion (a): The development is of large enough scale to contribute to meeting demand for additional urban land identified through the FDS or RMA Plans, including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types.		

Submission Number:	11 - 4	Submission Type:	Oppose
Submitter:	Bell Road Limited Partnership		
Submission Summary:	The criterion as drafted does not clearly address accessibility within a development area, which will also contribute significantly to a well-functioning urban environment. Large scale development can provide self-sustaining local services with significant long-term benefits to liveability and greenhouse gas emissions that will contribute to well-functioning urban environment This includes provision of walkable local commercial, social and community service, schools, open space, and access to public and active transport modes. Unanticipated or out-of-sequence development may affect planned development and infrastructure, however this is an acceptable position where the benefits outweigh the costs. The proposed policy has a high threshold (i.e. '...without materially reducing the benefits of other existing or planned development...') and would act to severely limit the opportunities for alternative growth proposals and is inconsistent with the NPS-UD).		
Decision Sought:	Amend Policy UG 7A criterion (d) as follows: The development will provide good accessibility between housing, employment, community and other services and open space, and Amend Policy UG 7A (e) as follows: Development infrastructure can be provided efficiently, including the delivery, funding and financing of infrastructure.		

Submission Number:	11 - 5	Submission Type:	Oppose
Submitter:	Bell Road Limited Partnership		
Submission Summary:	The explanation lists other plans as 'or relevant plan or growth strategy, RMA planning document, Long Term Plan, or 30-year infrastructure strategy'.		

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Referring to plans other than the FDS and RMA plans is inappropriate, being inconsistent with the NPS UD, and will create undesirable uncertainty. These other documents also may not always be aligned, or subject to the same rigour of analysis, community engagement, or decision making.

Decision Sought: Amend the Explanation to Policy UG 7A as follows:

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 or RMA plan. Out of sequence development is development that is not consistent with the development sequence set out in one or more of those documents.

Submission Number: 12 - 2 **Submission Type:** Oppose

Submitter: Bluehaven Investments Limited

Submission Summary: Policy UG 7A: Providing for unanticipated or out- of-sequence urban growth – urban environments

The FDS is the strategic planning document that is recognised in the NPS UD. The criterion should refer to the FDS, not the HBA. The HBA is not a plan. It is a tool used to inform the FDS alongside other inputs and does not deliver capacity on its own. It is a technical analysis that is not subject to formal consultation nor decision making under the RMA or LGA. The explanation does not refer to the HBA, but to the FDS and other plans.

Decision Sought: Amend Policy UG 7A to refer to the FDS and RMA Plans as the key documents that anticipate and sequence urban development with the following amendments to criterion (a):

The development is of large enough scale to contribute to meeting demand for additional urban land identified through the FDS or RMA Plans, including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types.

Submission Number: 12 - 3 **Submission Type:** Oppose

Submitter: Bluehaven Investments Limited

Submission Summary: Policy UG 7A: Providing for unanticipated or out- of-sequence urban growth – urban environments

The explanation lists other plans as ‘or relevant plan or growth strategy, RMA planning document, Long Term Plan, or 30-year infrastructure strategy’. Referring to plans other than the FDS and RMA plans is inappropriate, being inconsistent with the NPS-UD, and will create undesirable uncertainty. These other documents also may not always be aligned, or subject to the same rigour of analysis, community engagement, or decision making.

Decision Sought: Amend the Explanation of UG 7A as follows:
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, or RMA plan. Out of sequence development is development that is not consistent with the development sequence set out in those documents.

Submission Number: 13 - 5 **Submission Type:** Oppose in Part

Submitter: Classic Developments Limited

Submission Summary: (a) Housing bottom lines

The policy incorrectly relies on Housing and Business Capacity Assessments to determine the need for additional urban land. The approach is contrary to the NPS-UD which relies on the Future Development Strategy as the method.

Decision Sought: Amend Policy UG 7A criterion (a) as follows:

The development is of a scale to contribute to meeting demand for additional urban land identified through the Future Development Strategy including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types. Where there is no Future Development Strategy there is evidence that there is a need for additional urban land, and

Explanation: Remove references to documents (other than the Future Development Strategy from the explanations for the policy).

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Submission Number: 13 - 6 **Submission Type:** Oppose
Submitter: Classic Developments Limited
Submission Summary: (b) and (c)
 There is no reason why smaller scale developments cannot be considered under the policy. The exclusion of smaller sites is contrary to the NPS-UD. Such sites are numerous throughout the sub region and will play an important role in providing land for housing and business use.
Decision Sought: Delete "5 hectares or more" from Policy UG 7A (b)
 Amend Policy UG 7A (c) in the policy as follows: for all urban environments

Submission Number: 13 - 7 **Submission Type:** Oppose in Part
Submitter: Classic Developments Limited
Submission Summary: (d)
 The provision should provide for and acknowledge the contribution of local services and amenities which are internal rather than external to a development site
Decision Sought: Amend Policy UG 7A (d) as follows:
 The development provides good accessibility between housing, employment, community and other services and open space, and

Submission Number: 13 - 8 **Submission Type:** Not Applicable
Submitter: Classic Developments Limited
Submission Summary: (f)
 There is the need to ensure an adequate pipeline and supply of future land for urban development which has been a failing of growth management in the sub-region.
 Future development may impact on planned development and infrastructure, however benefits may outweigh costs, and in some instances the benefits (including efficiencies) may be significant.
 Such development should not be excluded under the policy which acts to severely limit the opportunities for growth and is contrary to the NPS-UD.
Decision Sought: Amend Policy UG 7A (f) to read as follows: Development infrastructure can be provided efficiently, including the delivery, funding and financing of infrastructure.
 Remove the following text from the Explanation of Policy UG 7A: 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.
 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.

Submission Number: 15 - 4 **Submission Type:** Support in Part
Submitter: Fonterra Ltd.
Submission Summary: Fonterra supports the intent of Policy UG 7A of setting out a criteria for unanticipated or out of sequence urban growth. However, Fonterra considers that an additional criterion is required that specifically requires the consideration of reverse sensitivity effects.
 The direction of the RPS in respect of reverse sensitivity largely relates to rural areas. However, Fonterra notes that reverse sensitivity effects occur with urban environments, for example when residential and industrial activities are located in close proximity to one another.
 Nothing in Policy 8 or Clause 3.8 of the NPS-UD precludes the inclusion of a criteria seeking to

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avoid or minimise the potential for reverse sensitivity effects on lawfully established activities (both industrial activities and primary production activities).

Decision Sought: Amend Policy UG 7A, as follows (or words with similar effect):

(g) The development avoids the potential for reverse sensitivity effects on lawfully established industrial activities and rural production activities.

And

Consequential amendments to the explanation of Policy UG 7A.

Submission Number: 16 - 2 **Submission Type:** Support in Part

Submitter: Ford Land Holdings Pty

Submission Summary: 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.

Provides for the sustainable management of growth in the region.

Decision Sought: Amend the first paragraph of Policy UG 7A as follows:
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.

Make consequential changes where there are references to Private Plan Changes.

Submission Number: 17 - 4 **Submission Type:** Oppose

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: The intention of this policy is to provide for growth in housing and supporting infrastructure. A potential adverse effect of the current wording of this policy is an increase in the number of predators emanating from urban environments.

The Explanation for Policy UG 7x
"2 Reduced environmental impacts from reduced need for urban expansion" acknowledges that urban expansion has adverse environmental impacts.

Decision Sought: Amend Policy UG 7A in Table 8 (pages 7 & 11 under Objectives 23 & 25), and in Table 11 (page 18) and on page 23, as follows: (Note that there is a grammatical flaw in the heading paragraph)
Private 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, must add significantly to development capacity based on the extent to which the proposed development satisfies the following criteria.

Add another sub-paragraph: (g) the development will not increase the risk of adverse effects on the coastal environment, rural land and significant natural areas and landscapes.

In Table 8 (pages 7 & 11) after "Method 18" for Policy UG 7A, add the following: Method 49: Improve biodiversity values of open spaces.

[With reference to] Method 64: Encourage agencies and landowners to protect key sites: [Add] New Method 79 (or alternatively amend Method 64) - Encourage agencies and landowners to restrict the holding of domestic cats and dogs where in close proximity to wildlife habitat and significant natural areas.

Submission Number: 17 - 5 **Submission Type:** Oppose

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: [With reference to] Explanation paragraph 7 avoiding predation and spread of plant pests in natural areas is not an unnecessary constraint. It is part of integrated and judicious decision-making and does not constitute focusing resources and attention away from expediting the decision-making process.

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Decision Sought: Add to paragraph 10 of the Explanation for Policy UG 7A or include a separate paragraph to the effect that urban development can have significant adverse effects on indigenous biodiversity, the coastal environment and natural landscapes.

Submission Number: 17 - 6 **Submission Type:** Support in Part

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: [With reference to] Explanation paragraph 8 Forest & Bird supports giving effect to the RPS as a whole, including all other relevant objectives and policies, satisfying other criteria, and implementing relevant methods. This proposed explanation should be augmented by other amendments sought including the relief sought for para 7.

Decision Sought: Add to paragraph 10 of the Explanation for Policy UG 7A or include a separate paragraph to the effect that urban development can have significant adverse effects on indigenous biodiversity, the coastal environment and natural landscapes.

Submission Number: 17 - 7 **Submission Type:** Support

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: [With reference to] Explanation para 10 Forest & Bird supports consideration being given to whether a site is significantly constrained by the effects of climate change or natural hazards because climate change and natural hazards can have significant adverse effects.

Decision Sought: Retain Explanation para 10 for Policy UG 7A

Submission Number: 17 - 8 **Submission Type:** Support

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: [With reference to] Explanation para 11

Forest & Bird supports this wording because inadequate consideration of risk, hazards and infrastructure will have significant adverse effects.

Decision Sought: Retain Explanation paragraph 11 for Policy UG 7A

Submission Number: 18 - 5 **Submission Type:** Support in Part

Submitter: Horticulture New Zealand

Submission Summary: HortNZ consider it important that urban development and productive land are considered together to provide a planned approach so new urban areas are designed in a manner that maintains the overall productive capacity of highly productive land and avoids reverse sensitivity effects

Decision Sought: Amend Policy UG 7A criteria (g) and (h) to read as follows:

g. Reverse sensitivity effects from development are managed so as not to constrain land-based primary production activities on highly productive land

h. Restricting urban and lifestyle activities outside urban environments

Submission Number: 19 - 1 **Submission Type:** Oppose

Submitter: Keith Warwick

Submission Summary: We are a dead-end road [with a] quarry and heavy quarry trucks dominating our infrastructure. The [road is] damaged. Policy UG 7A puts our area at [risk of] more development and strain on infrastructure.

Decision Sought: Amend RPS Change 6 to provide greater protection for areas like my road that is already struggling with the population on it. The little infrastructure we have is at capacity. It cannot cope with more people, cars, houses, etc.

Submission Number: 20 - 6 **Submission Type:** Support in Part

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Submitter:	KiwiRail Holdings Ltd
Submission Summary:	<p>KiwiRail supports the intent of Policy UG 7A but considers that express recognition is needed for the consideration of reverse sensitivity effects which must be carefully managed when providing for out-of-sequence urban growth.</p> <p>The direction of the RPS in respect of reverse sensitivity largely relates to rural areas but reverse sensitivity effects can equally occur with urban environments, including at the interface between residential land uses and transport corridors.</p> <p>Nothing in Policy 8 or Clause 3.8 of the NPS-UD precludes the inclusion of a criteria seeking to avoid or minimise the potential for reverse sensitivity effects on lawfully established activities.</p> <p>KiwiRail considers express recognition of reverse sensitivity effects is necessary to ensure development near transport corridors can co-exist in an appropriate way. The Resource Management (Enabling Housing Supply) Amendment Act also expressly recognises and provides a nuanced approach to development where qualifying matters apply (including for example the provision of nationally or regionally significant infrastructure).</p>
Decision Sought:	<p>Amend Policy UG 7A, as follows:</p> <p>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 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:</p> <ul style="list-style-type: none"> (a) The development is of large enough scale to contribute to meeting demand for additional urban land identified through the 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 (b) For Tauranga City and Western Bay of Plenty District urban environments, the development is large scale (5 hectares or more), and sufficient to support multi modal transport options, and (c) For all other urban environments, the development is at a scale commensurate with the size of the urban environment and includes a structure plan for the land use change that meets the requirements of Method 18, and (d) The development is located with good accessibility between housing, employment, community and other services and open space, and (e) The development is likely to be completed earlier than the anticipated urban development and/or land release sequence, and (f) Required development infrastructure can be provided efficiently, including the delivery, funding and financing of infrastructure without materially reducing the benefits of other existing or planned development infrastructure, or undermining committed development infrastructure investment, and (g) The development avoids the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors. <p>And such consequential amendments as are necessary to the explanation of Policy UG 14B.</p>

Submission Number:	21 - 6	Submission Type:	Support
Submitter:	Mitre 10 Holdings		
Submission Summary:	Mitre 10 supports the inclusion of Policy UG 7A recognising the need for unanticipated or out-of-sequence urban growth. The proposed policy under PC6 is seen to achieve Policy 8 of the NPS-UD and provide for development that is unanticipated by RMA planning documents. In particular, Mitre 10 support the inclusion of Policy UG 7A (b) defining the size of a 'large scale' development being greater than 5ha.		
Decision Sought:	Adopt proposed Policy UG 7A as notified.		

Submission Number:	22 - 2	Submission Type:	Oppose
Submitter:	Newman Group Limited		
Submission Summary:	(a) and (c)		
	There is no valid reason why smaller scale developments cannot be considered under the policy. The exclusion of smaller sites is contrary to the NPS-UD. Such sites are numerous throughout the sub region and play an important role in providing land for housing and business		

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Decision Sought:	<p>use.</p> <p>Delete the area reference in (b) of Policy UG 7A, i.e. 5 hectares or more</p> <p>Amend Policy UG 7A (c) as follows: for all urban environments</p>		
Submission Number:	22 - 3	Submission Type:	Oppose
Submitter:	Newman Group Limited		
Submission Summary:	(d)		
	The provision should be amended to provide for and acknowledge the provision of local services and amenities which are internal rather than external to a development site		
Decision Sought:	Amend Policy UG 7A (d) as follows:		
	The development provides good accessibility between housing, employment, community and other services and open space, and		
Submission Number:	23 - 5	Submission Type:	Support
Submitter:	Nga Potiki a Tamapahore Trust		
Submission Summary:	Provide greater flexibility for residential development to be assessed through plan changes and resources consent to address residential development and housing shortage		
Decision Sought:	Support the introduction of Policy UG7A as notified		
Submission Number:	25 - 3	Submission Type:	Support
Submitter:	Rotorua Lakes Council		
Submission Summary:	<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 than 5 ha) greenfield sites may be more common in Rotorua but would meet a sizable portion of overall demand, relatively speaking.</p>		
Decision Sought:	Retain Policy UG 7A as notified		
Submission Number:	25 - 4	Submission Type:	Support
Submitter:	Rotorua Lakes Council		
Submission Summary:	Policy UG 7A - Explanation		
	It is useful to specify the key elements of Maori urban development for greater clarification. We propose specifying that Maori urban development include papakainga, iwi, and hapu development aspirations.		
Decision Sought:	Amend the explanation for Policy UG 7A by specifying that Maori urban development include papakainga, iwi, and hapu development aspirations after the following sentence:		
	"This policy applies to Maori urban development enabled by Policy UG 22B: Te Tiriti o Waitangi Principles, where that development is unanticipated or out-of-sequence."		
Submission Number:	25 - 5	Submission Type:	Support
Submitter:	Rotorua Lakes Council		
Submission Summary:	Explanation:		
	It appears that the word density is missing from the sentence.		
Decision Sought:	Retain Policy UG 7A but amend the explanation as follows: - "City and district plans should enable greater building heights and density where there is higher housing and business use and demand"		

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Submission Number:	25 - 7	Submission Type:	Support
Submitter:	Rotorua Lakes Council		
Submission Summary:	'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.		
Decision Sought:	Retain Policy UG 7A with amendment to ensure accessibility is also addressed in the explanation as follows: - "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 spaces and open spaces, including by way of public or active transport."		
Submission Number:	27 - 3	Submission Type:	Not Applicable
Submitter:	Transpower New Zealand Ltd		
Submission Summary:	<p>Transpower supports the inclusion of a clear statement within the Proposed Change 6 provisions that provides clarity for RPS users. Such information provides clarity and assists the interpretation and implementation of the RPS.</p> <p>Transpower considers that specific reference and acknowledgment of the significance of the National Grid needs to be provided alongside some of these new provisions for avoidance of any doubt that the National Grid is nationally and regionally significant.</p> <p>The National Grid has operational requirements and engineering constraints that dictate and constrain where it is located and the way it is operated, maintained, upgraded and developed.</p> <p>To ensure clarity, Transpower would support specific reference within the Change 6 provisions to the National Grid. As an alternative, Transpower would support references to nationally and regionally significant infrastructure.</p>		
Decision Sought:	<p>Amend Policy UG 7A: Providing for unanticipated or out-of-sequence urban growth – urban environments, by adding criterion (g) as follows:</p> <p>...</p> <p>(g) Ensuring that nationally sufficient infrastructure, including the National Grid, is protected to ensure the safe operation, maintenance, upgrade and development.</p>		
Submission Number:	28 - 2	Submission Type:	Support in Part
Submitter:	Tumu Kaituna 14 Trust		
Submission Summary:	<p>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.</p> <p>Provides for the sustainable management of growth in the region.</p>		
Decision Sought:	<p>Amend Policy UG 7A as follows:</p> <p>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.</p> <p>Make consequential changes where there are references to Private Plan Changes.</p>		
Submission Number:	29 - 6	Submission Type:	Oppose in Part
Submitter:	Urban Taskforce for Tauranga		
Submission Summary:	<p>The policy incorrectly relies on Housing and Business Capacity Assessments to determine the need for additional urban land.</p> <p>Referring to other documents as set out in the explanation will also create uncertainty.</p> <p>The approach is contrary to the NPS-UD which relies on the Future Development Strategy as the method for identification.</p>		
Decision Sought:	<p>Amend Policy UG 7A as follows:</p> <p>The development is of a scale to contribute to meeting demand for additional urban land</p>		

2022 - Proposed Change 6 Summary of Submissions (By Section)

identified through the Future Development Strategy including meeting housing bottom lines or meeting needs for specific housing typologies or price points, or business types. Where there is no Future Development Strategy there is evidence that there is a need for additional urban land, and

Explanation

Remove all references to documents (other than the Future Development Strategy from the explanations for the policy).

Submission Number: 29 - 7 **Submission Type:** Oppose
Submitter: Urban Taskforce for Tauranga
Submission Summary: There is no reason why smaller scale developments cannot be considered under the policy. The exclusion of smaller sites is contrary to the NPS-UD. Such sites are numerous throughout the sub region and will play an important role in providing land for housing and business use.
Decision Sought: In Policy UG 7A delete the area reference in (b) of the policy as follows: [delete] "5 hectares or more", and
 Amend (c) in the policy as follows: for all urban environments

Submission Number: 29 - 8 **Submission Type:** Oppose in Part
Submitter: Urban Taskforce for Tauranga
Submission Summary: The provision should provide for and acknowledge the contribution of local services and amenities which are internal rather than external to a development site.
Decision Sought: Amend Policy UG 7A (d) as follows:
 The development provides good accessibility between housing, employment, community and other services and open space, and

Submission Number: 29 - 9 **Submission Type:** Oppose
Submitter: Urban Taskforce for Tauranga
Submission Summary: There is the need to ensure an adequate pipeline and supply of future land for urban development which has been a failing of growth management in the sub-region.
 Future unanticipated development may impact on planned development and infrastructure, however benefits may outweigh costs, and in some instances the benefits (including efficiencies) may be significant.
 Such development should not be excluded under the policy which acts to severely limit the opportunities for growth and is contrary to the NPS-UD.
Decision Sought: Amend Policy UG 7A (f) as follows:
 Development infrastructure can be provided efficiently, including the delivery, funding and financing of infrastructure.
 Remove the following from the explanation:
 "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.
 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."

Submission Number: 30 - 2 **Submission Type:** Oppose
Submitter: Vercoe Holdings Limited
Submission Summary: There is no valid reason why smaller scale developments cannot be considered under the policy. The exclusion of smaller sites is contrary to the NPS-UD. Such sites are numerous

2022 - Proposed Change 6 Summary of Submissions (By Section)

throughout the sub region and will play an important role in providing land for housing and business use.

Decision Sought: Delete the area reference in Policy UG 7A (b) of the policy as follows: 5 hectares or more, and Amend (c) in Policy UG 7A to read: "for all urban environments"

Submission Number: 30 - 3 **Submission Type:** Oppose

Submitter: Vercoe Holdings Limited

Submission Summary: There is the need to ensure an adequate pipeline and supply of future land for urban development which has been a failing of recent growth management in the sub-region.

Future development may in many instances impact on planned development and infrastructure, however benefits may outweigh costs, and in some instances the benefits (including efficiencies) may be significant.

Such development should not be excluded under the policy which acts to severely limit the opportunities for growth and is contrary to the NPS-UD.

Decision Sought: Amend Policy UG 7A (f) as follows:
Development infrastructure can be provided efficiently, including the delivery, funding and financing of infrastructure.

Remove the following from the explanation:
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.

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.

Submission Number: 31 - 3 **Submission Type:** Support in Part

Submitter: Waka Kotahi

Submission Summary: Paragraph (d) reads "The development is located with good accessibility between housing, employment, community and other services and open space..."

Public and active transport is an important component of whether a development is considered to be accessible in a way that supports the desired outcomes of the NPS-UD, but is not specifically referenced here.

In supporting the desired outcomes of the NPS-UD it is also important to include consideration of emissions reduction and climate change adaptation.

Decision Sought: Amend policy UG 7A as follows:

"The development is located with good accessibility, either now or in the future, in particular with respect to public and active transport modes, between housing, employment, community and other services and open space..."

Waka Kotahi also requests the inclusion of additional emissions reduction and climate change adaptation criteria within Policy UG 7A.

Submission Number: 33 - 4 **Submission Type:** Support

Submitter: Western BOP District Council

Submission Summary: The criteria listed are important to assess the appropriateness of unanticipated or out of sequence developments. They are essential for the funding of infrastructure and place-making purposes.

Decision Sought: Retain Policy UG 7A as notified

2022 - Proposed Change 6 Summary of Submissions (By Section)

Section: Policy UG 7Ax (submission points specific to this policy)

Submission Number: 5 - 3 **Submission Type:** Support in Part

Submitter: Kainga Ora

Submission Summary: Kainga 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 Kainga Ora acknowledges this issue. A shortage of developable land and housing supply reduces housing choices and leads to increases in prices.

Decision Sought: Amend Policy UG 7Ax to reference housing choice, as follows: Enable increased- density urban development – urban environments Provide for and enable increased-density urban development in urban environments that: (b) Encourages increased density and housing choice in areas of identified demand.

Submission Number: 5 - 4 **Submission Type:** Support in Part

Submitter: Kainga Ora

Submission Summary: Kainga 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 to the anticipated residential growth and development that will occur across the region

Decision Sought: Amend Policy UG 7Ax as follows: Provide for and enable increased-density urban development in urban environments that:

(c) Is well served by existing or planned development infrastructure and equitable public transport

Submission Number: 5 - 5 **Submission Type:** Support in Part

Submitter: Kainga Ora

Submission Summary: Kainga 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:

development capacity means the capacity of land to be developed for housing or for business use, based on:

(b) and the provision of adequate development infrastructure

Kainga 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.

Decision Sought: Amend Policy UG 7Ax as follows: Provide for and enable increased-density urban development in urban environments that:

(c) Is adequately served by existing or planned development infrastructure and public transport

Submission Number: 7 - 5 **Submission Type:** Support

Submitter: Toi Te Ora Public Health

Submission Summary: This policy is significant for public health and the community. Promoting dense urban development will allow walking and cycling and public transport more viable. Increasing density makes community sanitary services more affordable, increasing access and public health protection. Therefore, we support this policy and would like to assist Council in developing their future strategies.

Decision Sought: Retain Policy UG 7Ax

Submission Number: 9 - 13 **Submission Type:** Seek Amendment

Submitter: Tauranga City Council

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Summary: Support the intent of this policy but request minor amendments for clarification and consistency with the wording used in the NPS-UD itself.

Amend clause (c) to refer to “multi modal transport corridors” rather than just “public transport”. Walking and cycling are also critical to delivery of increased density urban development, and should be considered as part of integrated corridors.

Decision Sought: Amend Policy UG 7Ax as follows:

Enable increased-density urban development – urban environments
Provide for and enable increased-density urban development in urban environments that:

- (a) Contributes to a well-functioning urban environment,
- (b) Encourages increased density in areas of identified demand, and
- (c) Is well served by existing or planned development infrastructure and multi modal transport corridors

Submission Number: 15 - 5 **Submission Type:** Support in Part

Submitter: Fonterra Ltd.

Submission Summary: Fonterra supports the intent of Policy UG 7Ax in respect of enabling increased density within urban environments. However, Fonterra considers that not all urban environments are appropriate locations for intensification – an example of this is an urban environment which is directly adjacent to an industrial zone, or an industrial activity (such as a dairy manufacturing site).

Decision Sought: Amend Policy UG 7Ax with the addition of criterion "(d)" as follows (or words with similar effect):

Policy UG 7Ax: Enable increased-density urban development – urban environments
Provide for and enable increased-density urban development in urban environments that:

- (a) Contributes to a well-functioning urban environment,
- (b) Encourages increased density in areas of identified demand, and
- (c) Is well served by existing or planned development infrastructure and public transport, and
- (d) minimising land use conflicts as far as practicable, including avoiding the potential for reverse sensitivity effects.

And
Consequential amendments to the explanation of Policy UG 7Ax.

Submission Number: 16 - 3 **Submission Type:** Support

Submitter: Ford Land Holdings Pty

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt as notified.

Submission Number: 17 - 9 **Submission Type:** Support

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: [With reference to] Explanation: Forest & Bird acknowledges these benefits but they must be augmented by giving effect to the RPS as a whole and giving consideration to whether a site is significantly constrained by the effects of climate change, natural hazards or effects on indigenous biodiversity.

Decision Sought: Retain references to giving effect to the RPS as a whole in the Explanation for Policy UG 7Ax

Submission Number: 17 - 10 **Submission Type:** Oppose

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: [With reference to] Explanation para 2 Forest & Bird supports giving effect to the RPS as a whole and giving consideration to whether a site is significantly constrained by the potential adverse effects on wildlife and potential adverse effects on significant natural areas.

Decision Sought: Change the last sentence of the explanation for Policy UG 7Ax to include as follows: (including infrastructure, transport systems, and significant natural areas).

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number: 17 - 11 **Submission Type:** Support in Part
Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches
Submission Summary: [With reference to] Explanation Last sentence
 The use of spatial plans in providing for increased housing density and development is best practice.
Decision Sought: Amend the last sentence of the Explanation for Policy UG 7Ax by replacing the word 'may' with the word 'should'.

Submission Number: 20 - 7 **Submission Type:** Support in Part
Submitter: KiwiRail Holdings Ltd
Submission Summary: KiwiRail broadly supports the intent of Policy UG 7Ax to enable increased density in urban environments, but this needs to be carefully managed to ensure that any effects at the interface of conflicting land uses, including reverse sensitivity effects, are appropriately managed. This is critical to recognise and provide for well-functioning urban environments in accordance with the direction in the NPS-UD.
Decision Sought: Amend Policy UG 7Ax as follows:
 Policy UG 7Ax: Enable increased-density urban development – urban environments
 Provide for and enable increased-density urban development in urban environments that:
 (a) Contributes to a well-functioning urban environment,
 (b) Encourages increased density in areas of identified demand,
 (c) Is well served by existing or planned development infrastructure and public transport, and
 (d) Minimising land use conflicts as far as practicable, including avoiding the potential for reverse sensitivity effects.
 And such consequential amendments as are necessary to the explanation of Policy UG 14B.

Submission Number: 23 - 6 **Submission Type:** Support
Submitter: Nga Potiki a Tamapahore Trust
Submission Summary: Policy specifically provides for increased density urban development as rturied [required?] by the NPS-UD and will provide for more density in both greenfield and existing urban environments
Decision Sought: Support the introduction of Policy UG7Ax as notified

Submission Number: 25 - 6 **Submission Type:** Support
Submitter: Rotorua Lakes Council
Submission Summary: Explanation:
 It is worth adding the term planned and existing to provide greater clarity.
 We propose that 'planned and existing higher density' should replace the phrase 'higher housing'
Decision Sought: Retain Policy UG 7Ax but amend the explanation as follows: - "City and district plans should enable greater building heights and density where there is higher housing and business use and demand"-

Submission Number: 26 - 3 **Submission Type:** Support in Part
Submitter: Tauranga Crossing Limited
Submission Summary: Policy UG 7Ax provides for and enables increased-density urban development in urban environments that (amongst other things) is well served by existing or planned development infrastructure and public transport.

2022 - Proposed Change 6 Summary of Submissions (By Section)

While TCL supports the intent of Policy UG 7Ax, the NPS-UD requires that for development capacity to be “infrastructure-ready”, it must be serviced by existing development infrastructure (in the short and medium term), or have funding identified for the development infrastructure in the long-term plan (in the medium term), or otherwise be identified in the local authority’s infrastructure strategy (in the long term).

The requirements of the NPS-UD go beyond simply requiring future development infrastructure to be “planned”.

Decision Sought:

Amend Policy UG 7Ax as follows:

Policy UG 7Ax: Enable increased-density urban development – urban environments

Provide for and enable increased-density urban development in urban environments that:

- (a) Contributes to a well-functioning urban environment,
- (b) Encourages increased density in areas of identified demand, and
- (c) Is well served by public transport and existing development infrastructure (in relation to the short and medium term), or funding for development infrastructure is identified in a long-term plan (in relation to the medium term), or the development infrastructure is identified in the local authority’s infrastructure strategy (in relation to the long term).

Explanation

Increasing density of urban development has a number of benefits, including...

Submission Number:

28 - 3

Submission Type:

Support

Submitter:

Tumu Kaituna 14 Trust

Submission Summary:

Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought:

Adopt Policy UG 7Ax as notified

Submission Number:

33 - 5

Submission Type:

Support in Part

Submitter:

Western BOP District Council

Submission Summary:

Providing for and enabling increased density does not mean it will happen. To ensure increased density is to occur it needs to be mandated, hence the use of the word “Require”. It will then be up to the City/District Plans to set the targets.

Decision Sought:

Change Policy UG 7Ax by changing “Provide for and enable” to “Require”

Section: Policy UG 8B (submission points specific to this policy)

Submission Number:

7 - 6

Submission Type:

Support in Part

Submitter:

Toi Te Ora Public Health

Submission Summary:

We support the preservation of rural catchments of Rotorua Lakes to reduce nutrient losses from existing rural land uses. It is important to note that this also protects areas that are not yet impacted by nutrient run off.

We support this policy in its entirety. However, references to managing an aging population should be removed. Planning document, particularly documents that manage urban development and design need to cater to all ages and social needs of the people in a community- the young, elderly, people with disabilities and cultures.

Decision Sought:

Retain Policy UG 8B with amendment to remove references to managing an aging population.

Submission Number:

9 - 14

Submission Type:

Seek Amendment

Submitter:

Tauranga City Council

Submission Summary:

We note that SmartGrowth now operates live, learn, work play principles. “Learn” should be added to both the policy text and the explanation where it currently refers to live, work, play.

2022 - Proposed Change 6 Summary of Submissions (By Section)

Decision Sought: Retain Policy UG 8B with minor amendments as follows:

Implementing high quality urban design and live-work-play principles

Demonstrate adherence to the New Zealand Urban Design Protocol (March 2005) key urban design qualities.

In achieving this, territorial authorities shall implement the region's "high quality urban design" and "live-learn-work-play" principles as outlined in Appendix B, and additionally appropriate social infrastructure necessary to cater for an aging population, and include appropriate policies, methods and other techniques in their district plans and strategies.

This policy shall not apply to land use change (such as rural-residential or lifestyle development) within the rural catchments of the Rotorua lakes where such change will result in a significant reduction in nutrient losses from existing rural land uses.

Explanation
Growth and the development of new and existing urban areas across the region should apply urban design principles for the development of connected communities, an effective transport system and creating desirable places for people to live, learn, work and play.

The high quality urban design and live-work-play principles are key drivers of sustainable growth management. These principles are considered to be critical tools for ensuring that more intensively developed well-functioning urban environments are achieved, along with high quality urban design.

Table reference: Objective 23, Methods 3, 4, 17, 18 and 58

Submission Number: 16 - 4 **Submission Type:** Support

Submitter: Ford Land Holdings Pty

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt as notified.

Submission Number: 28 - 4 **Submission Type:** Support

Submitter: Tumu Kaituna 14 Trust

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt Policy UG 8B as notified

Section: Policy UG 9B (submission points specific to this policy)
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Submission Number: 7 - 7 **Submission Type:** Support in Part

Submitter: Toi Te Ora Public Health

Submission Summary: We support the intent of this policy and wish to emphasise the importance to public health that all infrastructure required to serve new development is available. It is our experience that infrastructure which is programmed or planned and does not have consent provides insufficient certainty. Development should not occur unless all infrastructure required to serve new development is available or approved from the outset.

We note that this should also include good access to reliable lifeline services, such as critical infrastructure like power, gas, and telecommunications. It is important that this policy includes waste and sanitary services, but it also needs to be planned for rather than a result of urban crawl. The spatial plan should consider the needs of the community for other core public health sanitary services such as cemeteries, and waste management including waste minimisation.

Decision Sought: Retain Policy UG 9B with amendment to include consideration of other core public health sanitary services such as cemeteries, and waste management including waste minimisation.

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number: 9 - 15 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: This consequential change to align with other changes is supported.
Decision Sought: Retain policy UG9B as notified

Submission Number: 16 - 5 **Submission Type:** Support
Submitter: Ford Land Holdings Pty
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt as notified.

Submission Number: 17 - 12 **Submission Type:** Support
Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches
Submission Summary: Forest & Bird supports co-ordinating urban development with infrastructure because a lack thereof contributes to adverse effects on the environment including effects of climate change.
Decision Sought: Retain Policy UG 9B as notified.

Submission Number: 28 - 5 **Submission Type:** Support
Submitter: Tumu Kaituna 14 Trust
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt Policy UG 9B as notified

Section: Policy UG 13B (submission points specific to this policy)

Submission Number: 7 - 10 **Submission Type:** Support in Part
Submitter: Toi Te Ora Public Health
Submission Summary: We support this policy and the explanation, however, the policy which requires demand management only to be considered does not go far enough to achieve the desired outcome. Toi Te Ora would like to see this policy require planning, design, and transport investment decisions. This allows for transport demand management to support compact and sustainable growth management and land use patterns.
Decision Sought: Retain Policy UG 13B with amendment to include planning, design, and transport investment decisions for transport demand management to support compact and sustainable growth management and land use patterns.

Submission Number: 9 - 16 **Submission Type:** Seek Amendment
Submitter: Tauranga City Council
Submission Summary: Support the intent of this policy but request minor amendments for clarification and consistency with the wording used in the NPS-UD itself.
Decision Sought: Amend Policy UG 13B, clause (b) as follows:
 (b) The land transport system providing a range of transport mode choices to provide access opportunities and integrated links for both public and private transportation modes,

Submission Number: 11 - 6 **Submission Type:** Oppose
Submitter: Bell Road Limited Partnership

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Summary: Changes are required to improve clarity and to better align with the preamble text.

Decision Sought: Amend Policy 13B as follows:
Proximity to existing and proposed commercial centres, places of employment, community services and areas of high amenity that support higher density development and compact form.

Submission Number: 15 - 6 **Submission Type:** Support

Submitter: Fonterra Ltd.

Submission Summary: Fonterra supports Policy UG 13B as notified.

Decision Sought: Retain Policy UG 13B (Promoting the integration of land use and transportation) as notified.

Submission Number: 16 - 6 **Submission Type:** Support

Submitter: Ford Land Holdings Pty

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt as notified.

Submission Number: 17 - 13 **Submission Type:** Support

Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: Forest & Bird supports co-ordinating urban development with land transport planning because a lack thereof contributes to adverse effects on the environment including effects of climate change.

Decision Sought: Retain Policy UG 13B as notified.

Submission Number: 20 - 9 **Submission Type:** Support in Part

Submitter: KiwiRail Holdings Ltd

Submission Summary: KiwiRail broadly supports Policy UG 13B as notified, but considers that further amendments are required to ensure consistency with the NPS-UD and the Resource Management (Enabling Housing Supply) Amendment Act 2021.

Where urban development is enabled in new areas and at a higher density near lawfully established activities, like transport corridors, there is a need to ensure reverse sensitivity effects do not constrain the safe and efficient operation of transport networks. The Resource Management (Enabling Housing Supply) Amendment Act 2021 recognises a nuanced approach to urban development where a qualifying matter applies. Amendments are also necessary to recognise qualifying matters at the RPS level to ensure the district planning framework appropriately gives effect to the higher order planning documents.

Decision Sought: Amend Policy UG 13B as follows:

[...]

[renumber (d) to (f)]. [Change text to:] Existing and future transport corridors are defined and protected to ensure their safe and efficient operation

[renumber (e) to (g) Integrated transport packages for funding are developed

(h) The interface between land use and transport activities, including potential reverse sensitivity effects on transport corridors, and

(i) Any appropriate reductions in building height and/or density of urban form to provide for qualifying matters.

Submission Number: 28 - 6 **Submission Type:** Support

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submitter: Tumu Kaituna 14 Trust

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt Policy UG 13B as notified

Submission Number: 31 - 4 **Submission Type:** Support in Part

Submitter: Waka Kotahi

Submission Summary: Paragraph (c) reads “[In promoting the integration of land-use and transport activities, regard should be given to:] Proximity to commercial centres, places of employment, community services and high amenity are considered in transport planning to support higher density development...”

Waka Kotahi considers that this paragraph could be strengthened and made clearer.

Decision Sought: Amend policy UG 13B (c) along the lines of:

“[In promoting the integration of land-use and transport activities, regard should be given to:] The extent to which proximity to commercial centres, places of employment, community services and high amenity support higher density development...”

Submission Number: 31 - 5 **Submission Type:** Support in Part

Submitter: Waka Kotahi

Submission Summary: Paragraph (d) reads “Demand management is considered in planning, design and transport investment decisions...”

The intent appears to be for this paragraph to apply to travel demand management, although this is not expressly stated. Expressly referencing travel demand management would add clarity.

Decision Sought: Amend policy UG 13B (d) along the lines of:

“Travel demand management is considered in planning, design and transport investment decisions...”

Submission Number: 31 - 6 **Submission Type:** Support in Part

Submitter: Waka Kotahi

Submission Summary: The last sentence of the Policy UG 13B explanation reads “This can be achieved by planning and providing compact and sustainable urban forms and improving the public transport system.”

Waka Kotahi supports this commentary, but considers that it would be strengthened with reference to active transport modes.

Decision Sought: Amend the last sentence of the policy UG 13B explanation along the lines of:

“This can be achieved by planning and providing compact and sustainable urban forms and improving the public transport system and walking and cycling network”

Submission Number: 33 - 6 **Submission Type:** Support in Part

Submitter: Western BOP District Council

Submission Summary: As with Policy UG7AX above the wording needs to be stronger to ensure that the matters listed are properly addressed.

Decision Sought: Change Policy UG 13B by changing “regard should” to “regard must”

Section: Policy UG 14B (submission points specific to this policy)

Submission Number: 7 - 11 **Submission Type:** Support in Part

Submitter: Toi Te Ora Public Health

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Summary: Toi Te Ora supports this policy if there is additional clarification that this policy does not enable development in villages and settlements when existing reticulated water and wastewater services do not have adequate capacity.

We support this policy's aim of restricting urban activities that are not supported with urban amenities, services, etc, and other public health infrastructure that supports safe and healthy communities like footpaths, lighting, and critical infrastructure.

Decision Sought: Provide clarification that this policy does not enable development in villages and settlements when existing reticulated water and wastewater services do not have adequate capacity.

Submission Number: 8 - 1 **Submission Type:** Support

Submitter: Julian and Joy White

Submission Summary: Submitter is seeking property-specific acknowledgement of consent notice conditions as per consent notice from Tauranga City Council (TCC Ref RC1016 / 3220575) dated 22nd of July 2010 referring to this constraint on lot 16 (27 Blackberry Way) with reference to urbanised land unsuitable for subdivision due to topographical constraints (page 29 of Proposed Change 6)

Decision Sought: Consideration of reasons from RMA 1991 for erecting dwellings on unsuitable land - steep sloping land

Submission Number: 9 - 17 **Submission Type:** Oppose

Submitter: Tauranga City Council

Submission Summary: The policy conflicts with proposed Policy UG 7A and the intent of the responsive planning policies described in Policy 8 and Clause 3.8 of the NPS-UD. As worded, the purpose of the policy is unclear and appears to duplicate matters covered elsewhere. We therefore oppose the policy as worded and request its removal. Alternatively, the policy could be substantially reworded to address the issues outlined here.

Generally, we are unconvinced this policy is necessary at all, as the matters it covers are dealt with elsewhere. The efficient use of land and infrastructure is already covered by Policy UG 6A, while the co-ordinated use and development of infrastructure is covered by Policy UG 9B and Policy UG 13B (in the case of transport). Similarly, managing rural development and protecting productive land is covered by Policy UG 18B.

In seeking to restrict urban development outside existing urban environments, the policy appears to be re-introducing an urban limit – albeit a soft limit which is not mapped. For example, it is not clear whether an unanticipated or out of sequence plan change which proposed re-zoning an area of rural land directly adjacent to an existing urban area would be able to comply with this policy – or would it be considered urban activities located outside urban environments.

Depending on how the definition of urban environment in the NPS-UD is interpreted, this policy may not apply to the situation described above. If this is the case, and the policy is only intended to apply to ad hoc urban development in the wider rural area not associated with an urban environment, or to development of smaller settlements, then it should be re-worded and clarified to be more explicit. However, even if this is the case the need for the policy is still questionable, as Policies UG 6A, UG 9B and UG 13B (referenced above) would still apply and cover the same matters.

If the proposal were to be retained in a modified form, refining the application of the policy to consents for activities, rather than plan changes, may also help to clarify the intent. We would also support removal of phrases such as “sound resource management principles” which are vague and do not provide sufficient direction to assess a proposal.

Decision Sought: Delete or substantiall reword Policy UG 14B

Submission Number: 13 - 9 **Submission Type:** Oppose

Submitter: Classic Developments Limited

Submission Summary: There may be circumstances where expansions to existing settlements (such as Paengaroa and parts of Te Puke) are appropriate but where currently such settlements are not serviced via reticulated services. Provisions need to be included in plan change 6 to ensure that such settlements are not precluded from future consideration for urban growth.

Decision Sought: Amend Policy UG14B and its supporting explanation as follows:

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Manage growth of urban activities located outside urban environments to ensure that sound resource management principles are achieved, including:

- (a) The efficient use of the finite land resource, and
- (b) Providing for the efficient, coordinated use and development of infrastructure, and
- (c) there are benefits and efficiencies of expanding existing settlements/towns

Explanation:

While areas outside urban environments have not been and are unlikely to face the same growth pressures, some urban growth pressures can be expected. Outside of urban environments and urban growth that forms part of an urban environment, new urban areas can result in an inefficient use of natural and physical resources. There are however, some circumstances where such proposals could be acceptable such as extensions to existing towns. Therefore, the same overarching growth principles of the National Policy Statement on Urban Development (2020) should apply in other areas to ensure proposals result in an efficient use of land and resources.

Submission Number:	15 - 7	Submission Type:	Support in Part
Submitter:	Fonterra Ltd.		
Submission Summary:	Fonterra supports the intent of Policy UG 14B in terms of providing a framework that restricts urban activities outside of urban environment unless certain resource management principles are achieved. Fonterra, however, considers that the management of reverse sensitivity needs to be included as one of the resource management principles.		
Decision Sought:	Amend Policy UG 14B as follows (or words with similar effect):		
	Policy UG 14B: Restricting urban activities outside urban environments Restrict the growth of urban activities located outside urban environments unless it can be demonstrated that sound resource management principles are achieved, including:		
	<ul style="list-style-type: none"> (a) The efficient development and use of the finite land resource, and (b) Providing for the efficient, planned and co-ordinated use and development of infrastructure, and (c) The avoidance of reverse sensitivity effects. 		
	And		
	Consequential amendments to the explanation of Policy UG 14B.		

Submission Number:	16 - 7	Submission Type:	Support
Submitter:	Ford Land Holdings Pty		
Submission Summary:	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.		
Decision Sought:	Adopt as notified.		

Submission Number:	17 - 14	Submission Type:	Support in Part
Submitter:	Royal Forest & Bird Protection Society of NZ - BOP branches		
Submission Summary:	Policy UG 14B is the most important policy for Urban Growth as without it there is a high likelihood of urban sprawl. We are aware that a lack of clear definitions in some district plans is allowing interpretations that lifestyle blocks and rural-residential development are provided for in rural areas where that was not intended in those plans. We understand that "UB 14B" should state "UG 14B".		
Decision Sought:	Clarify that UB 14B should state UG 14B		
	Either define "urban activities" to refer to additions to existing settlements or reword: Restrict the growth of residential areas located outside urban environments including lifestyle developments unless it can be demonstrated that sound resource management principles are achieved, including:		
	<ul style="list-style-type: none"> (a) The efficient development and use of the finite land resource, and (b) Providing for the efficient, planned and co-ordinated use and development of infrastructure. 		

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Submission Number: 18 - 4 **Submission Type:** Support in Part

Submitter: Horticulture New Zealand

Submission Summary: HortNZ consider it important that urban development and productive land are considered together to provide a planned approach so new urban areas are designed in a manner that maintains the overall productive capacity of highly productive land.

Decision Sought: Amend

Restricting urban activities outside urban environments and avoiding urban development on highly productive land

Submission Number: 20 - 10 **Submission Type:** Support in Part

Submitter: KiwiRail Holdings Ltd

Submission Summary: KiwiRail supports the intent of Policy UG 14B to provide a framework that manages urban activities outside of urban environments in accordance with sound resource management principles. A further amendment is proposed to expressly recognise and provide for the avoidance of reverse sensitivity effects as one of those principles, as this is a critical resource management issue that must be managed when providing for growth of urban activities near lawfully established transport corridors.

Decision Sought: Amend Policy UG 14B as follows:

Policy UG 14B: Restricting urban activities outside urban environments
Restrict the growth of urban activities located outside urban environments unless it can be demonstrated that sound resource management principles are achieved, including:

- (a) The efficient development and use of the finite land resource,
- (b) Providing for the efficient, planned and co-ordinated use and development of infrastructure,
- (c) The avoidance of reverse sensitivity effects.

And such consequential amendments as are necessary to the explanation of Policy UG 14B.

Submission Number: 21 - 7 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: Policy UG 14B is considered consistent with the NPS-UD. In particular, recognising that urban development extensions to existing towns that have reticulated water and wastewater will increase the development capacity and achieve Policy 8 of the NPS-UD. Allowing for new urban areas (or urban zoning) outside the urban environments within appropriate areas will ensure the efficient use of land and will be aligned with Policy 6 and 8 of the NPS-UD.

Decision Sought: Adopt proposed Policy UG 14B as notified.

Submission Number: 22 - 4 **Submission Type:** Oppose

Submitter: Newman Group Limited

Submission Summary: There may be circumstances where expansions to existing settlements (such as at Papamoa) are appropriate but where currently land is not serviced via reticulated services. Provisions need to be included in plan change 6 to ensure that such settlements are not precluded from future consideration for urban growth.

Decision Sought: Amend Policy UG14B and its supporting explanation:

Manage growth of urban activities located outside urban environments unless it can be demonstrated that sound resource management principles are achieved, including:

- (a) The efficient use of the finite land resource, and
- (b) Providing for the efficient, and coordinated use and development of infrastructure, and
- (c) there are benefits and efficiencies of expanding existing settlements/towns

Explanation:
While areas outside urban environments have not been and are unlikely to face the same growth pressures, some urban growth pressures can be expected. Outside of urban environments and urban growth that forms part of an urban environment, new urban areas can

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result in an inefficient use of natural and physical resources. There are however, some circumstances where such proposals could be acceptable such as extensions to existing towns. Therefore, the same overarching growth principles of the National Policy Statement on Urban Development (2020) should apply in other areas to ensure proposals result in an efficient use of land and resources.

Submission Number: 23 - 7 **Submission Type:** Support
Submitter: Nga Potiki a Tamapahore Trust
Submission Summary: 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
Decision Sought: Support the introduction of Policy U14B as notified

Submission Number: 28 - 7 **Submission Type:** Support
Submitter: Tumu Kaituna 14 Trust
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt Policy UG 14B as notified

Submission Number: 29 - 10 **Submission Type:** Oppose
Submitter: Urban Taskforce for Tauranga
Submission Summary: There may be circumstances where expansions to existing settlements (such as Paengaroa and parts of Te Puke) are appropriate but currently such settlements are not serviced via reticulated services. Provisions need to be included in the RPS to ensure that such settlements are not precluded from future consideration for urban growth.
Decision Sought: Amend Policy UG 14B and its supporting explanation, as follows:

Manage growth of urban activities located outside urban environments to ensure that sound resource management principles are achieved, including:
(a) The efficient use of the finite land resource, and
(b) Providing for the efficient, and coordinated use and development of infrastructure, and
(c) there are benefits and efficiencies of expanding existing settlements/towns

Explanation:
While areas outside urban environments have not been and are unlikely to face the same growth pressures, some urban growth pressures can be expected. Outside of urban environments and urban growth that forms part of an urban environment, new urban areas can result in an inefficient use of natural and physical resources. There are however, some limited circumstances where such proposals could be acceptable such as extensions to existing towns. Therefore, the same overarching growth principles of the National Policy Statement on Urban Development (2020) should apply in other areas to ensure proposals result in an efficient use of land and resources.

Submission Number: 30 - 4 **Submission Type:** Oppose
Submitter: Vercoe Holdings Limited
Submission Summary: There may be circumstances where expansions to existing settlements (such as Paengaroa) are appropriate but where currently such settlements are not serviced via reticulated services. Provisions need to be included in Change 6 to ensure that such settlements are not precluded from future consideration for urban growth.
Decision Sought: We seek the following changes to UG14B and its supporting explanation:

Manage growth of urban activities located outside urban environments to ensure that sound resource management principles are achieved, including:
(a) The efficient use of the finite land resource, and
(b) Providing for the efficient, and co-ordinated use and development of infrastructure, and
(c) there are benefits and efficiencies of expanding existing settlements/towns

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Explanation

While areas outside urban environments have not been and are unlikely to face the same growth pressures, some urban growth pressures can be expected. Outside of urban environments and urban growth that forms part of an urban environment, new urban areas can create a and result in an inefficient use of natural and physical resources. There are however, some circumstances where such proposals could be acceptable such as extensions to existing towns. Therefore, the same overarching growth principles of the National Policy Statement on Urban Development (2020) should apply in other areas to ensure proposals result in an efficient use of land and resources.

Section: Policy UG 15B (submission points specific to this policy)

Submission Number: 9 - 18 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support removal of this policy to align with other changes.
Decision Sought: Delete Policy UG 15B

Section: Policy UG 16B (submission points specific to this policy)

Submission Number: 9 - 19 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support removal of this policy to align with other changes.
Decision Sought: Delete Policy UG 16B

Section: Policy UG 17B (submission points specific to this policy)

Submission Number: 9 - 35 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support removal of this policy to align with other changes
Decision Sought: Delete Policy UG 17B

Section: Policy UG 18B (submission points specific to this policy)

Submission Number: 9 - 20 **Submission Type:** Seek Amendment
Submitter: Tauranga City Council
Submission Summary: Support the intent of this policy (which is largely a consequential change) but request minor amendments for clarification and consistency with the wording used in the NPS-UD.

Amend structure of the policy to list the exceptions and improve readability. Remove the use of the word "outside" (which implies a soft urban limit) and improve clarity around development of existing and planned urban areas. In our view this would not change the intent or effect of the policy but make it much clearer and easier to read.

We also note that emerging national direction on highly productive land may require revision to this policy and provide further direction for the management of urban development and the productive rural land resource.

Decision Sought: Retain Policy UG 18B with amendments as follows:

Managing rural development and protecting versatile land

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The productive rural land resource shall be protected for rural production activities by ensuring that to the extent practicable subdivision, use and development in rural areas does not result in versatile land being used for non-productive purposes, unless it is for:

- (a) Urban development associated with existing and planned urban areas
- (b) Regionally significant infrastructure which has a functional, technical or locational need to be located there, or
- (c) Urban development that has satisfied the criteria in UG 7A.

Submission Number:	11 - 7	Submission Type:	Support
Submitter:	Bell Road Limited Partnership		
Submission Summary:	The explanation as drafted does not address the reasons for allowing use of versatile land for urban development.		
Decision Sought:	Retain the qualification that the rural land resource is for urban development that has satisfied the criteria in UG 7A with additional text as follows: Add the following (or similar) to the explanation: Use of versatile land for urban development may be justified where there are limited alternatives available and efficient use is made of that land to achieve a well- functioning urban environment.		

Submission Number:	15 - 8	Submission Type:	Support in Part
Submitter:	Fonterra Ltd.		
Submission Summary:	Fonterra supports the intent of Policy UG 18B in respect of managing rural development. However, Fonterra considers that further amendments to this policy are required as there are a number of 'rural industrial' type activities that must occur in a rural environment, and that the potential for reverse sensitivity needs to be considered when managing rural development.		
Decision Sought:	Amend Policy UG 18B as follows (or words with similar effect): Policy UG 18B: Managing rural development and protecting versatile land The productive rural land resource shall be protected for rural production and rural based industrial activities by ensuring that to the extent practicable subdivision, use and development in rural areas does not result in versatile land being used for non-productive purposes and rural based industrial activities outside existing and planned urban areas, unless it is for regionally significant infrastructure which has a functional, technical or locational need to be located there, or it is urban development that has satisfied the criteria in UG 7A. Particular regard shall be given to whether the proposal will result in a loss of productivity of the rural area, including loss of versatile land, and cumulative impacts that would reduce the potential for food or other primary production, and including the potential for reverse sensitivity effects that may impact rural activities. In the catchments of the Rotorua Te Arawa Lakes, land-use change to achieve reduced nutrient losses may justify over-riding this policy. Any such changes in land use must however be integrated and co-ordinated with the provision of appropriate infrastructure. And Consequential amendments to the explanation of Policy UG 18B. And Insert a new definition into the RPS as a consequential amendment, as follows: Rural based industry: an activity that has a direct connection to or processes the output of land based activities involving animal, agriculture, forestry or horticultural crops, and includes (but is not limited to) rural transportation and agricultural contractors depots, and the preliminary packaging and processing of agricultural produce including packhouses and coolstores, stock saleyards, sawmills, grain silos and feedmills, meat and poultry processing, dairy product processing and / or discharge of dairy factory wastewater and by-products, wineries and rural research facilities		

Submission Number:	16 - 8	Submission Type:	Support
Submitter:	Ford Land Holdings Pty		

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Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt as notified.

Submission Number: 18 - 6 **Submission Type:** Support
Submitter: Horticulture New Zealand
Submission Summary:
Decision Sought: Retain Policy UG 18B but give effect to amendments in UG 7A

Submission Number: 28 - 8 **Submission Type:** Support
Submitter: Tumu Kaituna 14 Trust
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt Policy UG 18B as notified

Section: Policy UG 19B (submission points specific to this policy)

Submission Number: 7 - 13 **Submission Type:** Support in Part
Submitter: Toi Te Ora Public Health
Submission Summary: As previously mentioned in policy UG 8B, it is also critical to protect areas that are not yet impacted by nutrient runoff.
Decision Sought: Retain Policy UG 19B with amendment to ensure areas that are not yet impacted by nutrient runoff are protected.

Submission Number: 9 - 21 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support this consequential change to align with other changes.
Decision Sought: Retain changes to Policy UG 19B as notified

Submission Number: 15 - 9 **Submission Type:** Support
Submitter: Fonterra Ltd.
Submission Summary: Fonterra supports Policy UG 19B as notified as it requires rural residential development to not compromise the productive potential of versatile soils.
Decision Sought: Policy UG 19B (Providing for rural lifestyle activities) as notified

Submission Number: 16 - 9 **Submission Type:** Support
Submitter: Ford Land Holdings Pty
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt as notified.

Submission Number: 17 - 15 **Submission Type:** Support in Part

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Submitter: Royal Forest & Bird Protection Society of NZ - BOP branches

Submission Summary: There is an inconsistency between the policy and the Explanation. Rural land that does not meet the definition of versatile land (Class 1-3), can nevertheless be highly productive e.g. the Opotiki Tablelands and Paerata Ridge kiwifruit production area which are Class 4.

Decision Sought: Amend Policy UG 19B to clarify that the productive potential of rural land, particularly versatile land, is not compromised.

Submission Number: 18 - 7 **Submission Type:** Support in Part

Submitter: Horticulture New Zealand

Submission Summary:

Decision Sought: Amend Policy UG 19B to require that Territorial authorities must avoid zoning highly productive land as rural lifestyle, except where:

- a. the overall productive capacity of the highly productive land will be enhanced, when considered on a district- wide basis; and
- b. there are no other options available within the district to provide for a rural lifestyle zone on land that is not highly productive land; and
- c. additional land is required for rural lifestyle purposes to provide a recipient zone for lots under transferable development rules.

Submission Number: 28 - 9 **Submission Type:** Support

Submitter: Tumu Kaituna 14 Trust

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt Policy UG 19B as notified

Section: Policy UG 20B (submission points specific to this policy)

Submission Number: 7 - 12 **Submission Type:** Support

Submitter: Toi Te Ora Public Health

Submission Summary: Toi Te Ora supports this policy because by managing inappropriately located subdivision use and development in rural areas public health will be safeguarded. The separation between incompatible land uses provides the best protection for human health.

Decision Sought: Retain Policy UG 20B

Submission Number: 9 - 22 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Support this consequential change to align with other changes.

Decision Sought: Retain changes to Policy UG 20B as notified

Submission Number: 15 - 10 **Submission Type:** Support in Part

Submitter: Fonterra Ltd.

Submission Summary: Fonterra strongly supports Policy UG 20B. However, Fonterra considers that additional wording is required to ensure that rural activities are not impacted by reverse sensitivity effects.

Decision Sought: Amend Policy UG 20B as follows (or words with similar effect):

Policy UG 20B: Managing reverse sensitivity effects on rural production activities and infrastructure in rural areas
Require that subdivision, use and development of rural areas (including rural lifestyle activities) does not compromise or result in reverse sensitivity effects on:

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- (a) Rural production activities and rural based industries, and
 (b) The operation of infrastructure located beyond existing and planned urban areas.

And

Consequential amendments to the explanation of Policy UG 20B.

And

Insert a new definition into the RPS as a consequential amendment, as follows:
 Rural based industry: an activity that has a direct connection to or processes the output of land based activities involving animal, agriculture, forestry or horticultural crops, and includes (but is not limited to) rural transportation and agricultural contractors depots, and the preliminary packaging and processing of agricultural produce including packhouses and coolstores, stock saleyards, sawmills, grain silos and feedmills, meat and poultry processing, dairy product processing and / or discharge of dairy factory wastewater and by-products, wineries and rural research facilities

Submission Number: 16 - 10 **Submission Type:** Support
Submitter: Ford Land Holdings Pty
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt as notified.

Submission Number: 18 - 8 **Submission Type:** Support
Submitter: Horticulture New Zealand
Submission Summary: Support minor amendments but retention of policy
Decision Sought: Retain Policy UG 20B subject to minor amendments [not specified]

Submission Number: 20 - 11 **Submission Type:** Support
Submitter: KiwiRail Holdings Ltd
Submission Summary: KiwiRail supports Policy UG 20B as notified and considers that the amendments outlined by KiwiRail in this submission align with the changes proposed to this policy.
Decision Sought: Retain Policy UG 20B as notified.

Submission Number: 28 - 10 **Submission Type:** Support
Submitter: Tumu Kaituna 14 Trust
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt Policy UG 20B as notified

Section: Policy UG 22B (submission points specific to this policy)

Submission Number: 3 - 3 **Submission Type:** Support in Part
Submitter: Retimana Whanau Trust
Submission Summary: Support amending Policy UG 22B from 'Providing for Papakainga' to 'Te Titiri o Waitangi Principles'. Currently operative Policy UG 22B has a narrow focus only providing for Papakainga including marae-based housing outside urban areas and the urban limits. The operative policy doesn't recognise nor provide for urban marae which have existed for many generations. It is more appropriate to enable Maori land development both inside and

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outside urban areas.

Objective 5 and Policy 9 of the NPSUD seek to ensure planning decisions relating to urban environments take into account Te Tiriti o Waitangi principles. The new 'Te Tiriti o Waitangi Principles' policy has a broader focus on planning decisions and encapsulates both urban and rural marae and papakainga. It seeks to ensure planning decisions provide for Te Tiriti o Waitangi principles and expands on the existing Policy UG 22B by seeking to (e) protect marae and Papakainga from incompatible uses or development and reverse sensitivity effects...and (a) enabling Maori to develop their land, including but not limited to Papakainga housing, marae and community facilities.' These provisions seek to provide for te Tiriti o Waitangi principle of active protection.

New Policy UG 22B goes further by providing for (b) tikanga Maori and opportunities for Maori involvement in Council's decision making processes and (c) enabling early and ongoing engagement with iwi, hapu and affected Maori land trusts and (f) demonstrating how Maori values and aspirations identified during consultation in (c) have been recognised and provided for.

It also seeks to (d) identify and protect cultural significant areas and view shafts.

By implementing the NPS-UD, RPS Change 6 is expected to contribute to social, cultural and economic benefits particularly in terms of meeting the government's urban housing objectives. The addition of a new Te Tiriti o Waitangi policy in relation to urban development is expected to clarify the obligations for developers and resource management planning decisions around Te Tiriti o Waitangi principles.

Decision Sought: Retain Policy UG 22B 'Te Tiriti o Waitangi Principles' subject to removing explanatory text relating to cultural offsets (set out below)

Submission Number: 3 - 4 **Submission Type:** Oppose

Submitter: Retimana Whanau Trust

Submission Summary: Te Ihu o te Waka o te Arawa members are concerned about the concept of 'cultural offsetting'. The explanation text for Policy UG 22B includes the following paragraph 'One of the means of giving effect to these principles is through methods developed in conjunction with tangata whenua to offset the impacts of urban development on culturally significant values, sites or area.'

Cultural offsetting is a novel concept introduced in response to a project being championed by the SmartGrowth Combined Tangata Whenua Forum. It is proposed as a means of addressing cultural effects of urban development. Similar in concept to biodiversity offsetting which has been well established and applied in consents and plan change processes across Aotearoa.

We would prefer the policy explanation does not include the paragraph referencing cultural offsetting at this point in time.

Removing this paragraph does not limit the ability for tangata whenua to explore nor propose specific cultural offsetting techniques or measures to avoid, remedy or mitigate adverse cultural effects of the use and development activities or as part of consultation and cultural impact assessments for resource consent applications.

Decision Sought: Delete the following paragraph from the explanation text for Policy UG 22B: 'One of the means of giving effect to these principles is through methods developed in conjunction with tangata whenua to offset the impacts of urban development on culturally significant values, sites or area'

Submission Number: 5 - 6 **Submission Type:** Support in Part

Submitter: Kainga Ora

Submission Summary: Kainga Ora support the inclusion of a policy or policies focusing on marae and papakainga, as well as kaumatua housing in 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 papakainga or the consideration of future or proposed marae and papakainga also. By including this additional wording this will help to enable development on existing marae and papakainga and reduces any ambiguity for those district/city plan provisions. This will also enable Maori to develop their existing land, where new land is not available or existing housing and infrastructure needs to be upgraded or redeveloped.

Kainga Ora also seeks that the RPS promotes urban papakainga to recognise that the diverse need for housing typologies and

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Decision Sought:	layouts. Amend Policy UG 22B as follows: Te Tiriti o Waitangi Principles Ensure planning decisions provide for te Tiriti o Waitangi principles by: (a) Enabling Maori to develop their land, including but not limited to existing and future papakainga housing, marae and community facilities. (aa) Promoting papakainga in urban settings by providing plan enabled urban papakainga.		
Submission Number:	9 - 23	Submission Type:	Support
Submitter:	Tauranga City Council		
Submission Summary:	Support removal of current Policy UG 22B to more broadly reflect the application to te Tiriti o Waitangi principles to local authority decisions on urban development, which go well beyond enabling development of papakainga.		
Decision Sought:	Delete Policy UG 22B (as notified)		
Submission Number:	9 - 24	Submission Type:	Seek Amendment
Submitter:	Tauranga City Council		
Submission Summary:	Support full replacement of Policy UG 22B to more broadly reflect the application to te Tiriti o Waitangi principles to local authority decisions on urban development. However, we request minor amendments and clarifications for consistency as follows. As noted in relation to Policy UG 7A, the explanation to this policy states that Policy UG 7A applies to Maori development where it relates to urban environments and is unanticipated or out of sequence, mirroring a similar statement in Policy UG 7A itself. This would mean that for Tauranga City and Western Bay of Plenty District urban environments, the scale of the development would need to be 5 hectares or more for the responsive planning policies to apply. This large scale may not be feasible in relation to Maori development, and we suggest that this statement is reconsidered to avoid any unintended restrictions on the development of Maori land.		
Decision Sought:	Retain new Policy UG 22B with correct of reference to Policy "UG 7B" – should be UG 7A. [para 2 of 'Explanation']		
Submission Number:	10 - 2	Submission Type:	Oppose
Submitter:	Balance Agri-Nutrients		
Submission Summary:	Policy in entirety & in particular the opening sentence By amending the phrase to remove 'provide' and utilise 'shall take into account', the policy will reflect the wording and intention of s8 of the Resource Management Act 1991 & Objective 5 of the NPS UI 2020.		
Decision Sought:	Amend RPS Change 6 to ensure consistency with higher order planning instruments and recognises existing lawful activities and their needs. We note this may require amendment to the balance of UG22B. the Policy Statement or other relief to achieve this		
Submission Number:	10 - 3	Submission Type:	Oppose
Submitter:	Balance Agri-Nutrients		
Submission Summary:	Policy UG 22B (d) An amendment that recognises existing, lawful activities recognises the purpose of the RMA 1991 (Part 2), is consistent with provisions for existing use and s104 & s124 to s124C of the RMA 1991 and reflects the intention of the NPS UD 2020 to direct future development of urban areas .		
Decision Sought:	Amend RPS Change 6 to ensure recognition of existing lawful activities and their future needs. We note such amendment may require variation to the balance of UG 22B or the policy statement or other relief to achieve this.		

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Submission Number:	10 - 4	Submission Type:	Oppose
Submitter:	Balance Agri-Nutrients		
Submission Summary:	Policy UG 228 (e)		
	Our reasons for recommending these proposed changes are those outlined in respect of Policy UG 22B (d) above.		
Decision Sought:	Amend RPS Change 6 to ensure recognition of the needs and future needs of existing, lawful activities when applying Policy UG 22B(e). We note such amendment may require variation to the balance of Policy UG 22B or the policy statement or other such relief to achieve this.		
Submission Number:	14 - 3	Submission Type:	Support
Submitter:	Ngati He hapu		
Submission Summary:	Objective 5 and Policy 9 of the NPSUD seek to ensure planning decisions relating to urban environments take into account Te Tiriti o Waitangi principles. The new 'Te Tiriti o Waitangi Principles' policy has a broader focus on planning decisions and encapsulates both urban and rural marae and papakaing. It seeks to ensure planning decisions provide for Te Tiriti o Waitangi principles and expands on the existing Policy UG 22B by seeking to (e) protect marae and Papakainga from incompatible uses or development and reverse sensitivity effects...and (a) enabling Maori to develop their land, including but not limited to Papakainga housing, marae and community facilities.' These provisions seek to provide for te Tiriti o Waitangi principle of active protection.		
	New Policy UG 22B goes further by providing for (b) tikanga Maori and opportunities for Maori involvement in Council's decision-making processes and (c) enabling early and ongoing engagement with iwi, hapu and affected Maori land trusts and (f) demonstrating how Maori values and aspirations identified during consultation in (c) have been recognised and provided for.		
Decision Sought:	Amend Policy UG 22B from 'Providing for Papakainga' to 'Te Tiriti o Waitangi Principles'. Retain Policy UG 22B 'Te Tiriti o Waitangi Principles' subject to the changes requested below [see subsequent submission point].		
Submission Number:	14 - 4	Submission Type:	Oppose in Part
Submitter:	Ngati He hapu		
Submission Summary:	Cultural off setting – explanation text for Policy UG 22B Te Tiriti o Waitangi Principles		
	Te Ihu o te Waka o te Arawa members are concerned about the concept of 'cultural offsetting'. The explanation text for Policy UG 22B includes the following paragraph 'One of the means of giving effect to these principles is through methods developed in conjunction with tangata whenua to offset the impacts of urban development on culturally significant values, sites or area.'		
	There is a reading on the subject on the net from Australian scholars https://eprints.utas.edu.au/29057/ . It does give caution to the use of offsets and the normalisation of a practice which is in relation to trading off heritage value. It is from learning with biodiversity that mitigation means hierarchy could let the standard and in essence the intent slide if the : - appropriate enforcement is not given, and - effective and sufficient amount of resource is given to identify and protect any potential or actual known sites		
	The later gives rise to the need for the necessary reporting like cultural landscape assessments and technology available like GPR, ground penetrating radar to be more or less minimum go to in the tool box. Alongside this needs to sit the necessary enforcement to also deter those looking take advantage if the intent.		
	I have welcomed to date from Te Arawa representatives who had considered and discussed these issues as they are real and have been well documented. As the threats to such mechanisms in planning and made known this caution. The RMA is a balancing Act and a lot of mitigation is made in side agreements when entering notified applications and have not really been afforded the opportunity for case law and arguments to be tested. This relates to the attrition experienced by tangata whenua in the appeal and hearings process and cannot take matters further. On the other hand with the political decision making we need our maori in positions of influence in the representatives role to both be informed if this issues and be around the decision making table.		

2022 - Proposed Change 6 Summary of Submissions (By Section)

Offsetting and Compensation. In my own experience as a cultural monitor since 1994 with both my Koroua Taane Wharemokai and Tame Rangiteaorere Heke Kaiawha around our rohe, and that is the amount of sites disturbed or lost. The case for the cultural sites would have an opportunity for the record of any unknown loss and a case for more cultural site protection planning.

Villages and Pa that names tuku iho have been lost to inappropriate subdivision and use of land and waterway resources. The wetlands or remnant features of mahinga kai sites mis interpreted or not acknowledged in many biodiversity assessments. The same can be said for archaeological assessments. Weight given or even the inclusion of cultural assessment have mainly been used as mitigation.

I actually thought the district and city councils would be paying more attention or investing more into cultural heritage. Though i see city and regional planning just rolling ahead and hence seem this coming to raise this through this regional plan review. The BOPRC Cultural Heritage Assessment Criteria are there and do provide some information for the sites to be included, however without further research into the sites identified offered or even access then these sites get omitted and cannot be preserved or protected. It is then common practice to then apply for a Heritage Authority to Modify or Destroy sites and record any finds. This approach of the default Heritage Authority process actually records all the net discoveries giving a fair and reasonable description and value. These recordings are the net loss of archaeological sites that comprise of cultural heritage sites and landscapes. The same can be said for the wetland disturbance consents that are issued. The offsetting that is occurring has no to minimal standard for mahinga kai. The standards are usually aesthetic and provide other function such as stormwater control and amenity value to developments.

I Have recorded the loss of many sites of through data collection and mapped these sites loss. I've also used the sites loss to analyse and predict on cultural landscapes what sites will most likely be discovered if disturbed. Coupled with these I have been with kaumatua and matakiti who have also provided information valuable to the significance of sites and areas.

This offsetting can occur in other scenarios like alluded to earlier with the loss of mahinga kai areas ie wetlands, so cultural heritage too can have wider definitions as a narrative of that relationship to natural resource(s) are identified.

Cultural offsetting or compensation can be used to address the Treaty of Waitangi Principles and Maori Land Development initiatives especially housing by offering the net loss of cultural significance to be transferred into development rights for Maori. In fact in a fair offset scenario mahinga kai activity such as mahi tuna in a wetland disturbance must create that same scenario at least. With the ancestral occupation being destroyed, the occupation needs to be offset also. If in any of the case where it cannot be offset then it needs to be compensated. In Kaitemako, 3 Large Maori Land Blocks within the former Urban Limits have had their structure planning funding pulled by TCC. The area is in the anticipated growth area. On the other side of the Kaitemako on general land.

Fast Track legislation and the RMA and HPA has been used to remove a significant sites, destroy remnant village and all the associated archaeological sites. TCC have now opened up load with even more visible cultural significant features for a Private Plan Change. This site spans two catchment being the Kaitemako (into the Rangataua) and Pukemapu (into the Waimapu). These yield serving planning processes need to stop.

Any sites destroyed or modified need to be attributed as a net loss. These sites need to be offset or compensated to the tangata whenua concerned.

Decision Sought:

That BOPRC develops a Cultural Heritage and Mahinga Kai site process to deal with the amount of net loss of sites. Similar to transfer development rights, develop methods to give effect to further maori occupation for new sites.

Submission Number:	16 - 11	Submission Type:	Support
Submitter:	Ford Land Holdings Pty		
Submission Summary:	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.		
Decision Sought:	Adopt as notified.		

Submission Number:	23 - 8	Submission Type:	Support
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2022 - Proposed Change 6 Summary of Submissions (By Section)

Submitter: Nga Potiki a Tamapahore Trust

Submission Summary: Support the introduction of Policy UG22B which introduces a broader scope for Maori principles to be considered through the Treaty of Waitangi.

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.

It is considered however additions to clause (a) and (e) as set out below provide for greater overall flexibility for Maori led development.

Decision Sought: Support the introduction of Policy UG22B with amendments

Amend Policy UG22B, Clause (a) as follows:
Enabling Maori to develop their land, including but not limited to papakainga housing, community and social housing, marae and community facilities

Amend Policy UG22B, Clause (e) as follows:
(e) Protecting marae, papakainga and Maori development from incompatible uses or development and reverse sensitivity effects

Submission Number: 24 - 2 **Submission Type:** Oppose

Submitter: Ngati Moko

Submission Summary: Cultural off setting - explanation text for Policy UG 22B Te Tiriti o Waitangi Principles

Te Ihu o le Waka o te Arawa members are concerned about the concept of 'cultural offsetting'. The explanation text for Policy UG 228 includes the following paragraph 'One of the means of giving effect to these principles is through methods developed in conjunction with tangata whenua to offset the impacts of urban development on culturally significant values, sites or area.'

Cultural offsetting is a novel concept introduced in response to a project being championed by the SmartGrowth Combined Tangata Whenua Forum. It is proposed as a means of addressing cultural effects of urban development. Similar in concept to biodiversity offsetting which has been well established and applied in consents and plan change processes across Aotearoa.

While we acknowledge the project being undertaken by the SmartGrowth Combined Tangata Whenua Forum we are also mindful it must still be developed into a robust framework, tested, consulted on and refined. We prefer waiting for the cultural offsetting project to be completed and consultation undertaken with Te Ihu o le Waka o Te Arawa members to determine whether a level of comfort and support can be reached. Until that time we would prefer the policy explanation does not include the paragraph referencing cultural offsetting.

Removing this paragraph does not limit the ability for tangata whenua to explore nor propose specific cultural offsetting techniques or measures to avoid, remedy or mitigate adverse cultural effects of the use and development activities or as part of consultation and cultural impact assessments for resource consent applications.

Decision Sought: Delete the following paragraph from the explanation text for Policy UG 22B:

One of the means of giving effect to these principles is through methods developed in conjunction with tangata whenua to offset the impacts of urban development on culturally significant values, sites or area.

Submission Number: 25 - 8 **Submission Type:** Support

Submitter: Rotorua Lakes Council

Submission Summary: Economic activities i.e. commercial (e.g., tourist accommodation) are another key reason for Maori developing their land

Decision Sought: Amend Policy UG 22B (a) to include reference to economic activities

Submission Number: 25 - 9 **Submission Type:** Support

Submitter: Rotorua Lakes Council

Submission Summary: Re Explanation - Grammatical Error

2022 - Proposed Change 6 Summary of Submissions (By Section)

Decision Sought: In relation to the explanation: - "Loan criteria from lending institutions are stricter then for lending against general title land." Replace 'then' with 'than.'

Submission Number: 27 - 4 **Submission Type:** Not Applicable

Submitter: Transpower New Zealand Ltd

Submission Summary: With respect to the new policy, Te Tiriti o Waitangi Principles Transpower respects the importance of the matters identified. However, Transpower will likely need to locate the National Grid in areas that have Maori values or are significant areas. Transpower works hard to avoid these areas but it is not always possible. As such a policy pathway is required to enable a consenting route for National Grid assets. It is therefore suggested that the policy be amended to include provision for the National Grid where there is a functional need or operational need. Please note that the proposed wording is draft only, Transpower would be willing to work with the parties to refine this as appropriate.

Decision Sought: Amend Policy UG 22B: Te Tiriti o Waitangi Principles and the Explanatin, as follows:

Ensure planning decisions provide for te Tiriti o Waitangi principles by:

...

(g) To acknowledge that in limited circumstances the National Grid may have a functional need or operational need to locate in areas of importance to Maori. Extensive consultation will be undertaken if this is required.

Explanation

...

Maori housing and associated activities including growth through papakainga development on ancestral land both within and outside of existing and planned urban areas. Protection of marae from reverse sensitivity effects generated by incompatible uses or development that could constrain or inhibit cultural activities expected on a marae. However, some activities including the National Grid can have a functional need or operational need to be located in sensitive areas. While these are to be avoided if possible, there needs to be a path to consent for such activities/infrastructure with national or regional significance.

Submission Number: 28 - 11 **Submission Type:** Support

Submitter: Tumu Kaituna 14 Trust

Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.

Decision Sought: Adopt Policy UG 22B as notified

Submission Number: 33 - 9 **Submission Type:** Support in Part

Submitter: Western BOP District Council

Submission Summary: The scope of Providing for Papakainga was narrow and only focused on the development of Maori land outside of planned urban development.

We support the move to a more principled approach which more generally focuses on the how planning decisions can reflect the principles of Te Tiriti o Waitangi.

Policy UG 22B, largely reflects Policy 9 within the National Policy Statement on Urban Development 2020, however providing opportunities for Maori involvement in decision making around resource consents (NPS Policy 9(c)) is not specifically reflected within Policy UG 22B.

Policy UG 22B (b) addresses Maori involvement in decision making, however this only reflects NPS Policy 9(d). Including a statement which specifically addresses NPS Policy 9(c) will remove any ambiguity and make it clear how planning decisions on resource consents, designations, and orders should provide for te Tiriti o Waitangi principles.

Decision Sought: Delete Policy UG 22B Providing for Papakainga and insert of new Policy UG 22B Te Tiriti o Waitangi Principles as notified, as follows:

Add "Provide opportunities, in appropriate circumstances, for Maori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders" to Policy UG 22B.

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number:	33 - 10	Submission Type:	Support in Part
Submitter:	Western BOP District Council		
Submission Summary:	<p>Policy UG 22B – Explanation statement, pages 33-34</p> <p>The explanation statement incorrectly references Policy UG 7B which is non-existent in the operative Regional Policy Statement, or within the scope of changes set out in Proposed Change 6.</p> <p>WBOPDC understands that the development of Maori land and the barriers that Maori face when developing Maori land is a significant issue for iwi and hapu within the Western Bay District and across the country. However, the factors stated in the explanation are largely outside of the responsibilities, and control of territorial authorities.</p> <p>WBOPDC acknowledges that Bay of Plenty Regional Council has opted to include references to cultural offsetting within the explanation text rather than as a main policy, thus giving the statement less weight. WBOPDC recognises that this has been done in recognition of the concerns that some hapu have raised in relation to cultural offsetting.</p> <p>WBOPDC's Tangata Whenua forum Te Ihu o Te Waka o Te Arawa has raised concerns about the concept of cultural offsetting and the impact that this could have on cultural heritage and sites of significance through their engagement with Bay of Plenty Regional Council. While these concerns have been noted, further work needs to be done to fully address these.</p> <p>The concept of cultural offsetting is also still under development and has yet to be developed into a robust framework. It would be prudent to undertake further engagement with hapu before any reference to cultural offsetting is included in the Regional Policy Statement</p>		
Decision Sought:	<p>Amend Policy UG 22B, Paragraph 2, Explanation statement to refer to Policy UG 7A</p> <p>Amend Paragraph 3 by adding " Whilst outside the responsibilities of local authorities, it should be noted that the difficulties....." to beginning of paragraph</p>		

Section: Policy UG 24B (submission points specific to this policy)

Submission Number:	9 - 25	Submission Type:	Support
Submitter:	Tauranga City Council		
Submission Summary:	Support this consequential change to align with other changes.		
Decision Sought:	Retain Policy UG 24B as notified		

Submission Number:	15 - 11	Submission Type:	Support in Part
Submitter:	Fonterra Ltd.		
Submission Summary:	Fonterra strongly supports Policy UG 24B. However, Fonterra considers that additional wording is required to ensure that rural activities are not impacted by reverse sensitivity effects.		
Decision Sought:	<p>Amend Policy UG 24B as follows (or words with similar effect):</p> <p>Policy UG 24B: Managing reverse sensitivity effects on existing rural production activities and rural based industries in urban areas.</p> <p>Avoid the potential for reverse sensitivity effects on existing rural production activities and rural based industries located within, or adjacent to, existing and planned urban zoned areas.</p>		

Submission Number:	16 - 12	Submission Type:	Support
Submitter:	Ford Land Holdings Pty		
Submission Summary:	Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.		
Decision Sought:	Adopt as notified.		

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number: 18 - 9 **Submission Type:** Support
Submitter: Horticulture New Zealand
Submission Summary: Support minor amendment but retention of policy.
Decision Sought: Retain Policy UG 24B subject to minor amendment [not specified]

Submission Number: 28 - 12 **Submission Type:** Support
Submitter: Tumu Kaituna 14 Trust
Submission Summary: Gives effect to the NPS-UD and provides for the sustainable management of growth in the region.
Decision Sought: Adopt Policy UG 24B as notified

Section: 3.2 Methods to implement policies (general submission points on methods)

Submission Number: 9 - 26 **Submission Type:** Not Applicable
Submitter: Tauranga City Council
Submission Summary: Comments on methods below [refer to subsequent submission points] should be reflected in Table 13 [page 36] as appropriate
Decision Sought:

Submission Number: 20 - 12 **Submission Type:** Support
Submitter: KiwiRail Holdings Ltd
Submission Summary: KiwiRail supports the directive methods under 3.2.1 as notified and in particular, that structure plans show proposed infrastructure corridors (vii) and show how efficient infrastructure servicing detailed in Policy UG 6A will be achieved.
Decision Sought: Retain directive methods under 3.2.1 as notified.

Section: Method 14 (submission points specific to this method)

Submission Number: 9 - 27 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support this consequential change to align with other changes.
Decision Sought: Delete Method 14

Section: Method 16 (submission points specific to this method)

Submission Number: 9 - 28 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support this consequential change to align with other changes.
Decision Sought: Delete Method 16

2022 - Proposed Change 6 Summary of Submissions (By Section)

Section: Method 18 (submission points specific to this method)

Submission Number: 9 - 29 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support these consequential changes to align with other changes.
 [submission point refers to changes notified for points (e) and (o) - page 38 of Proposed Change 6]
Decision Sought: Retain changes to Method 18 as notified

Submission Number: 11 - 8 **Submission Type:** Oppose
Submitter: Bell Road Limited Partnership
Submission Summary: The term 'Structure plan' is now more associated with infrastructure planning rather than the broad scope of matters referred to in Method 18.
Decision Sought: Replace the term "Structure plans" with "Spatial plans" in Method 18

Submission Number: 18 - 10 **Submission Type:** Support in Part
Submitter: Horticulture New Zealand
Submission Summary:
Decision Sought: Amend Method 18 by adding as follows:
 x. Show how reverse sensitivity next to rural productive land will be managed so as not to constrain land-based primary production

Submission Number: 26 - 4 **Submission Type:** Seek Amendment
Submitter: Tauranga Crossing Limited
Submission Summary: Method 18: Structure plans for land use changes
 Related to Policy UG 6A, Method 18 (o) requires structure plans to "Show how efficient infrastructure servicing detailed in Policy UG 6A will be achieved". Consistent with the requirements of the NPS-UD, this requirement should relate to demonstrating how sufficient development capacity will be achieved.
Decision Sought: Amend Policy UG 6A Method 18 (o) as follows:
 (o) Show how efficient infrastructure servicing sufficient development capacity detailed in Policy UG 6A will be achieved.

Submission Number: 29 - 11 **Submission Type:** Oppose
Submitter: Urban Taskforce for Tauranga
Submission Summary: The term 'structure plan' is generally associated with infrastructure planning. The NPS-UD uses the terminology of "Spatial Plans" when considered in the context of the method.
Decision Sought: Delete the term "Structure plans" throughout RPS Change 6 and replace with the term "Spatial plans" and amend the Structure plan definition to refer to Spatial plans

Submission Number: 30 - 5 **Submission Type:** Oppose
Submitter: Vercoe Holdings Limited
Submission Summary: The term 'structure plan' is generally associated with infrastructure planning. The NPS-UD uses the terminology of "Spatial Plans" when considered in the context of the method.
Decision Sought: Delete the term "Structure plans" throughout RPS Change 6 and replace with the term "Spatial plans" and amend the Structure plan definition to refer to Spatial plans

2022 - Proposed Change 6 Summary of Submissions (By Section)

Submission Number: 31 - 7 **Submission Type:** Support in Part
Submitter: Waka Kotahi
Submission Summary: Waka Kotahi requests that Method 18 (Structure plans for land use changes) is strengthened by requiring structure plans to support emissions reduction.
Decision Sought: Amend Section 3.2.1 (Directive Methods), Method 18 (Structure plans for land use changes) to require structure plans to demonstrate how they will support reductions in greenhouse gas emissions; and be resilient to the current and future effects of climate change.

Submission Number: 33 - 7 **Submission Type:** Support in Part
Submitter: Western BOP District Council
Submission Summary: Unless the provision of a variety of dwelling typologies is mandated there will be a predominance of stand-a-lone houses on their own section which will not meet the housing needs of the community.
Decision Sought: Add a new clause to Method 18, as follows: "Show how a variety of dwelling typologies will be provided for".

Section: Method 67 (submission points specific to this method)

Submission Number: 9 - 30 **Submission Type:** Support
Submitter: Tauranga City Council
Submission Summary: Support this consequential change to align with other changes.
Decision Sought: Retain Method 67 as notified

Chapter: Appendix A – Definitions (general submission points on definitions)

Section: Appendix A – Definitions (general submission points on definitions)

Submission Number: 6 - 1 **Submission Type:** Seek Amendment
Submitter: Federated Farmers NZ (BOP and Rotorua, Taupo)
Submission Summary: It is important to note that growth in urban areas does impact nearby rural areas, which is a reason why Federated Farmers takes an active interest in the NPS-UD.

Rural production activities are major industries in the rural areas that surround urban areas, and those rural production activities rely on a dynamic and enabling regulatory environment if they are to thrive. Whilst we generally support a permissive regulatory regime being applied to rural production activities in those rural areas, a permissive regulatory setting does not always result in good outcomes with the expansion of urban development either at a local or national interest perspective. The term urban development should be defined in the plan change.

We note that the terminology used in the RPS is confusing. The term 'productive land' is used as well as 'versatile land', however only versatile land is defined for the purposes of the RPS. While the NPS-HPL will ultimately provide guidance on such matters in due course, we believe there is merit in defining the term 'productive land' for interpretation purposes.
Decision Sought: We request that BOPRC consider definition urban development for the purposes of implementing the NPS-UD.

Submission Number: 9 - 31 **Submission Type:** Seek Amendment
Submitter: Tauranga City Council
Submission Summary: The list of criteria for terms not to be included should have "or" rather than "and" – i.e. terms only have to fit one of the criteria, not all of them, to not require definition in the RPS.

2022 - Proposed Change 6 Summary of Submissions (By Section)

Decision Sought:	Amend Appendix A - Definitions as follows: Definitions Terms are not included if they are: <ul style="list-style-type: none"> • defined in the Resource Management Act 1991 or other commonly used Acts, • the usual dictionary meaning, • referred to only in the explanatory text, not the policies, or • referred to in National Policy Statements. 		
Submission Number:	13 - 4	Submission Type:	Oppose
Submitter:	Classic Developments Limited		
Submission Summary:	A definition is required to be incorporated to clarify the reference to "urban Environment" The plan change refers throughout to "urban environment" but contains no definition of an urban environment.		
Decision Sought:	Include a definition of 'urban environment' as follows: Urban Environment: any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.		
Submission Number:	18 - 2	Submission Type:	Seek Amendment
Submitter:	Horticulture New Zealand		
Submission Summary:	To align with National Policy Statement Highly Productive Land		
Decision Sought:	Include a definition of highly productive land from the National Policy Statement Highly Productive Land		
Submission Number:	20 - 13	Submission Type:	Support in Part
Submitter:	KiwiRail Holdings Ltd		
Submission Summary:	Include a definition for "well-functioning urban environments" which is consistent with the NPS-UD.		
Decision Sought:	Amend Appendix A – Definitions as follows [...] Well-functioning urban environment has the meaning in Policy 1 of the National Policy Statement on Urban Development 2020.		
Submission Number:	29 - 5	Submission Type:	Oppose
Submitter:	Urban Taskforce for Tauranga		
Submission Summary:	The plan change refers throughout to 'urban environment' but contains no definition of an urban environment. A definition is needed for 'urban environment'		
Decision Sought:	Add definition of 'urban environment' as follows: Urban Environment: any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.		
Submission Number:	33 - 8	Submission Type:	Support in Part
Submitter:	Western BOP District Council		
Submission Summary:	The term "urban environments" is used in a number of places and clarity is required as to what it covers.		

2022 - Proposed Change 6 Summary of Submissions (By Section)

Decision Sought: Provide a definition of "urban environments" as follows: means existing urban areas that are serviced by urban level infrastructure including water supply and wastewater disposal.

Chapter: Appendix C (submission points specific to this Appendix)

Section: Appendix C (submission points specific to this Appendix)

Submission Number: 9 - 32 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Support this consequential change to align with other changes.

Decision Sought: Deleted Appendix C

Submission Number: 21 - 8 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: Appendix C (Indicative growth area timing and business land provision) is inconsistent with the NPS-UD. The removal of Appendix C will ensure the RPS gives effect to the NPS-UD as required by section 62(3) RMA.

Decision Sought: Delete Appendix C, as notified.

Chapter: Appendix D (submission points specific to this Appendix)

Section: Appendix D (submission points specific to this Appendix)

Submission Number: 9 - 33 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Support this consequential change to align with other changes.

Decision Sought: Delete Appendix D

Submission Number: 21 - 9 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: Appendix D (Indicative growth area sequencing) is inconsistent with the NPS-UD. The removal of Appendix D will ensure the RPS gives effect to the NPS-UD as required by section 62(3) RMA.

Decision Sought: Delete Appendix D, as notified.

2022 - Proposed Change 6 Summary of Submissions (By Section)

Chapter: Appendix E (submission points specific to this Appendix)

Section: Appendix E (submission points specific to this Appendix)

Submission Number: 1 - 3 **Submission Type:** Oppose

Submitter: Element IMF

Submission Summary: TCCMfBOPDC/BOPRC have produced a draft FDS through SmartGrowth and several other spatial planning policy documents are at various stages of development. These have yet to be completed, including a formal public consultation and approval process. A subregional centres strategy and Tauranga Urban Strategy reviews were initiated several years ago but have yet to be completed and it is understood these will be reinitiated in 2023.

While the principles of UFTI are generally supported there are gaps in its delivery that need to be addressed ahead of it being integrated into the SmartGrowth joint draft spatial plan/FDA.

The Western Bay Joint Spatial Plan (2021) referred to in the s32 report is acknowledged as a 'first step' and is currently a draft, with no formal status. Gaps are fundamental and include the need to understand tangata whenua values and aspirations. The draft will be an input to the FDS required by the NPS-UD. Close out of an FDS is mid-2024.

The SmartGrowth Housing Action Plan is a stop gap measure and an evolving plan, while the above policy framework is finalised.

It would be premature to delete the Management and Growth areas and related policies ahead of formal approval of the Spatial Plan/FDS. This will create a policy vacuum with no credible baseline against which to assess unanticipated or out-of-sequence urban growth under proposed policy UG 7A.

Decision Sought: Retain Management and Growth areas for the western Bay of Plenty and related policies UG5A, UG6A, and UG 7A until an FDS (or equivalent) has been formally approved.

Submission Number: 9 - 34 **Submission Type:** Support

Submitter: Tauranga City Council

Submission Summary: Support this consequential change to align with other changes.

Decision Sought: Delete Appendix E

Submission Number: 12 - 4 **Submission Type:** Oppose

Submitter: Bluehaven Investments Limited

Submission Summary: TCC/WBOPDC/BOPRC have produced a draft FDS through SmartGrowth and several other spatial planning policy documents are at various stages of development. These have yet to be completed, including a formal public consultation and approval process.

A subregional centres strategy and Tauranga Urban Strategy reviews were initiated several years ago but have yet to be completed and it is understood these will be reinitiated in 2023.

While the principles of UFTI are generally supported there are gaps in its delivery that need to be addressed ahead of it being integrated into the SmartGrowth joint draft spatial plan/FDA.

The Western Bay Joint Spatial Plan (2021) referred to in the s32 report is acknowledged as a 'first step' and is currently a draft with no formal status. Gaps are fundamental and include the need to understand tangata whenua values and aspirations. The draft will be an input to the FDS required by the NPS-UD. Close out of an FDS is mid-2024.

The SmartGrowth Housing Action Plan is a stop gap measure and an evolving plan, while the above policy framework is finalised.

It would be premature to delete the Management and Growth areas and related policies ahead of formal approval of the Spatial Plan/FDS. This will create a policy vacuum with no credible baseline against which to assess unanticipated or out-of-sequence urban growth under proposed policy UG 7A.

2022 - Proposed Change 6 Summary of Submissions (By Section)

Decision Sought: Retain Management and Growth areas for the western Bay of Plenty and related policies UG5A, UG6A, and UG 7A until an FDS (or equivalent) has been formally approved.

Submission Number: 21 - 10 **Submission Type:** Support

Submitter: Mitre 10 Holdings

Submission Summary: Appendix E (Management and Growth areas for the western Bay of Plenty) is inconsistent with the NPS-UD. The removal of Appendix E will ensure the RPS gives effect to the NPS-UD as required by section 62(3) RMA.

Decision Sought: Delete Appendix E as notified.

Submission Number: 22 - 5 **Submission Type:** Oppose

Submitter: Newman Group Limited

Submission Summary: There is currently no adopted Future Development Strategy for the Sub-region. The Western Bay Joint Spatial Plan prepared in 2021 has no formal status.

It is therefore premature to delete Appendix E until such time there is a Future Development Strategy is in place as this will inhibit the consideration of unanticipated or out-of- sequence growth.

Decision Sought: Retain RPS management and growth area maps until a Future Development Strategy has been approved.

Schedule 1

List of submitters by submitter number

Proposed Change 6 (NPS-UD) to the Regional Policy Statement List of Submitters

Original Submissions		Address for Service		
Submission No.	Name	Postal	Contact person	Email
1	Element IMF	C/- Cogito Consulting Ltd 5A Wells Avenue Mount Maunganui Tauranga 3116	Craig Batchelar Grant Downing	craig@cogitoconsulting.nz ; grant@elementimf.co.nz
2	Bayliss Ham Group Ltd.		Mike Bayliss	bayliss@southnet.co.nz
3	Retimana Whānau Trust		Geoff Rice	cosmiccar@xtra.co.nz
4	Ian and Elizabeth Gargan	Gargan Road RD1 Tauriko Tauranga		
5	Kainga Ora - Homes and Communities	PO Box 74598 Greenlane Auckland 1051	Gurv Singh Brendon Liggett	developmentplanning@kaingaora.govt.nz
6	Federated Farmers NZ (BOP and Rotorua, Taupō)		Brent Mountfort Colin Guyton Jess Brennan	mountfort@farmside.co.nz guytonfarms@xtra.co.nz jbrennan@fedfarm.org.nz
7	National Public Health Services - Toi Te Ora Public Health	PO Box 2120 Tauranga 3140	Cushla Vanstone Robyn Woods	enquiries@toiteora.govt.nz ; Robyn.Woods@bopdhp.govt.nz

Original Submissions		Address for Service		
Submission No.	Name	Postal	Contact person	Email
8	Julian and Joy White			jugewhite1@gmail.com
9	Tauranga City Council	Private Bag 12022 Tauranga 3143	Simon Banks	Simon.Banks@tauranga.govt.nz
10	Balance Agri-Nutrients	Sharp Tudhope Lawyers Private Bag TG12020 Tauranga 3143	Barbara Mead	barbaram@st.co.nz
11	Bell Road Limited Partnership	PO Box 11057 Palm Beach Pāpāmoa 3151	Nathan York	nathan@bhml.co.nz
12	Bluehaven Investments Limited	PO Box 11057 Palm Beach Pāpāmoa 3151	Nathan York	nathan@bhml.co.nz
13	Classic Developments Limited	C/- Collier Consultants Limited PO Box 14371 Tauranga Mail Centre Tauranga 3143	Aaron Collier	aaron@collierconsultants.co.nz
14	Ngāti He hapū		Des Heke	des_heke@xtra.co.nz
15	Fonterra Ltd.	Fonterra Limited C/- Mitchell Daysh Ltd PO Box 1307 Hamilton 3240	Abbie Fowler	abbie.fowler@mitchelldaysh.co.nz
16	Ford Land Holdings Pty	C/- PO Box 13428 Tauranga 3141	Jeff Fletcher	jeff.fletcher@bconn.co.nz
17	Royal Forest & Bird Protection Society of New Zealand Inc - Bay of Plenty branches		Linda Conning	Easternbayofplenty.branch@forestandbird.org.nz

Original Submissions		Address for Service		
Submission No.	Name	Postal	Contact person	Email
18	Horticulture New Zealand	PO Box 10-232 Wellington	Sarah Cameron	sarah.cameron@hortnz.co.nz
19	Keith Warwick	156 Kaitemako Rd RD5, Tauranga 3175		info@nci.net.nz
20	KiwiRail Holdings Ltd	C/- Russell McVeagh Vero Centre 48 Shortland Street PO Box 8 Auckland 1140	Jacob Burton Allison Arthur-Young Lauren Rapley	jacob.burton@russellmcveagh.com ; allison.arthur-young@russellmcveagh.com ; lauren.rapley@russellmcveagh.com
21	Mitre 10 Holdings	Aurecon New Zealand Limited on behalf of Mitre 10 Holdings Limited	Andrew Gysberts	Andrew.gysberts@aurecongroup.com
22	Newman Group Limited	C/- Collier Consultants Limited PO Box 14371 Tauranga Mail Centre Tauranga 3143	Aaron Collier	aaron@collierconsultants.co.nz

Original Submissions		Address for Service		
Submission No.	Name	Postal	Contact person	Email
23	Ngā Potiki a Tamapahore Trust	C/- Stratum Consultants Limited PO Box 13651 Tauranga 3141	Shae Crossan	shae.crossan@stratum.nz
24	Ngati Moko		Tony Wihapi	tonywihapi@gmail.com
25	Rotorua Lakes Council	1061 Haupapa Street Rotorua 3046	Damon Mathfield	Damon.Mathfield@rotorualc.nz
26	Tauranga Crossing Limited	Bentley & Co Limited PO Box 4492 Shortland Street Auckland 1140	Mart Arbuthnot	marbuthnot@bentley.co.nz
27	Transpower New Zealand Ltd	31 Gilberthorpes Road Islington 8042 Christchurch	Trudi Burney	Environment.Policy@transpower.co.nz
28	Tumu Kaituna 14 Trust	C/- Bconn Limited PO Box 13428 Tauranga 3141	Jeff Fletcher	Jeff.fletcher@bconn.co.nz
29	Urban Taskforce for Tauranga	C/- Collier Consultants PO Box 14371 Tauranga Mail Centre Tauranga 3143	Aaron Collier	aaron@collierconsultants.co.nz
30	Vercoe Holdings Limited	C/- Collier Consultants PO Box 14371 Tauranga Mail Centre Tauranga 3143	Aaron Collier	aaron@collierconsultants.co.nz

Original Submissions		Address for Service		
Submission No.	Name	Postal	Contact person	Email
31	Waka Kotahi	PO Box 13055 Tauranga Central Tauranga 3141	Rodney Albertyn	rodney.albertyn@nzta.govt.nz
32	Waste Management NZ Limited	C/- Russell McVeagh Vero Centre 48 Shortland Street PO Box 8 Auckland 1140	Alice Gilbert	alice.gilbert@russellmcveagh.com
33	Western BOP District Council	1484 Cameron Road Greerton Tauranga 3112	Natalie Rutland Emily Watton	Natalie.Rutland@westernbay.govt.nz ; Emily.Watton@westernbay.govt.nz
34	Yvonne James			balnacoil@xtra.co.nz
35	Grace Tsai	228 Pyes Pā Road Pyes Pā Tauranga 3173		stsa005@gmail.com

Schedule 2

List of submitters in alphabetical order

**Proposed Change 6 (NPS-UD) to the Regional Policy Statement
Submitters in Alphabetical Order**

Original Submissions	
Submission No.	Name
10	Balance Agri-Nutrients
2	Bayliss Ham Group Ltd.
11	Bell Road Limited Partnership
12	Bluehaven Investments Limited
13	Classic Developments Limited
14	Des Heke – Ngāti He hapū
1	Element IMF
6	Federated Farmers NZ (BOP and Rotorua, Taupō)
15	Fonterra Ltd.
16	Ford Land Holdings Pty
3	Geoff Rice – Retimana Whānau Trust
35	Grace Tsai
18	Horticulture New Zealand
4	Ian and Elizabeth Gargan
8	Julian and Joy White
5	Kainga Ora - Homes and Communities

19	Keith Warwick
20	KiwiRail Holdings Ltd
21	Mitre 10 Holdings
7	National Public Health Services - Toi Te Ora Public Health
22	Newman Group Limited
23	Ngā Potiki a Tamapahore Trust
25	Rotorua Lakes Council
17	Royal Forest & Bird Protection Society of New Zealand Inc - Bay of Plenty branches
9	Tauranga City Council
26	Tauranga Crossing Limited
24	Tony Wihapi - Ngati Moko
27	Transpower New Zealand Ltd
28	Tumu Kaituna 14 Trust
29	Urban Taskforce for Tauranga
30	Vercoe Holdings Limited
31	Waka Kotahi
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