

Further Submission on Proposed Change 6 (NPS-UD) to the Regional Policy Statement

Clause 8 of Schedule 1, Resource Management Act 1991

FS Number
Office use only

Please send your submission to be received by **4:00 pm on Friday 10 February 2023**

TO: The Chief Executive
Bay of Plenty of Regional Council

BY POST: PO Box 364
Whakatāne 3158

OR BY EMAIL: rpschange6@boprc.govt.nz

Name: _____

[Full name of the person or organisation making the submission]:

This is a further submission in support of or opposition to a submission on Proposed Change 6 (NPS-UD) to the BOP Regional Policy Statement

1. I ~~do~~ ~~or do not~~ wish to be heard in support of my further submission. *[Delete as required]*

2. If others make a similar submission I ~~would~~ ~~or would not~~ be prepared to consider presenting a joint case with them at any hearing. *[Delete as required]*

3. I am: *[Please tick one]*

a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category.)

a person who has an interest in the proposal that is greater than the interest the general public has. (Specify upon what grounds you come within this category.)

On the following grounds: **Nga Potiki a Tamapahore Trust is a Treaty settlement trust situated in Tauranga Moana who has an interest in environmental outcomes and the provision of residential housing through its development and housing entities.**

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



Address for Service *[Provide full postal details]:*

C/- Stratum Consultants Limited, PO Box 13651, Tauranga 3141

Telephone:

Daytime: 07 571 4500

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Fax:

Contact person [Name & Designation if applicable]:

Shae Crossan – Planning Director

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

Further Submission # FS01

Note: A copy of your submission must be served on the original submitter within 5 working days after making this further submission

FURTHER SUBMISSION POINTS:

Submission Number <i>[Submission number of original submission as shown in the "Summary of Decisions Requested" report]</i>	Submitter Name <i>[Please state the name and address of the person or organisation making the original submission as shown in the "Summary of Decisions Requested" report]</i>	Section Reference <i>[Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposed plan change]</i>	Support/Oppose	Reasons <i>[State in Summary the nature of your submission, giving clear reasons]</i>
9 - 10	Tauranga City Council	9 – 10 (UGA 6A) <i>Submission seeks to change wording of "large scale urban growth" to "large scale urban development of 5ha or more".</i>	Oppose	NPaTT have no fundamental issue with changing the word "growth" to "development" but oppose specifically defining large scale as development greater than 5ha. Large scale and intensive urban development can occur on land less than 5ha and as such the policy should not restrict such development.
9 - 12	Tauranga City Council	9 – 12 (UG 7A) <i>Submission seeks clarity to wording so that the development of Maori land in urban environments is not precluded if less than 5ha in area</i>	Support	NPaTT support the submission insofar as Maori land less than 5ha within an urban environment, is not precluded from meeting the responsive planning policies of the revised RPS.
11 - 3	Bell Road Limited Partnership	11 - 3 (UG 7A) <i>Submission proposes deletion of reference to HBA and replacement with reference to FDS and RMA Plans which is consistent with the NPS-UD.</i>	Support	NPaTT supports the submission to ensure the correct documents are referenced in the policy.

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

Further Submission # FS01

11-4	Bell Road Limited Partnership	<p>11-4 (UG7A)</p> <p><i>Submission proposes amendments to the relevant criterion (d) and (e) of Policy UG 7A to ensure that unanticipated or out of sequence growth is not unduly restricted if benefits outweigh cost of development</i></p>	Support	<p>NPaTT support the amendments to UG 7A criteria (e) and (d) so that out of sequence or unanticipated development that provides significant benefits, that outweigh costs and risks can be considered. This also achieves the intentions of the NPS-UD.</p>
11-7	Bell Road Limited Partnership	<p>11-7 (UG 18B)</p> <p><i>Submission seeks additional explanatory statement for the use of versatile land for urban development so that this is not prohibited where there are a lack of alternatives and efficient use is made of that land to achieve a well-functioning urban environment.</i></p>	Support	<p>NPaTT support the proposed amendment to the policy. Whilst there needs to be a high threshold for protection of versatile rural land, where there is simply no urban land available, provided that urban development benefits outweigh costs then the use of rural and/or versatile land can be considered.</p>
13 - 4	Classic Developments Limited	<p>13 – 4 (Appendix A – Definitions)</p> <p><i>Submission proposes the inclusion of a definition for “Urban Environment”</i></p>	Support	<p>NPaTT supports the inclusion of a definition for Urban Environment to ensure the term, as it is referenced throughout the Plan, is consistently understood and provides context to the policies.</p>

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28 - 2	Tumu Kaituna 14 Trust	28 – 2 <i>(UG 7A)</i> <i>Submission seeks the removal of “private” from the text to ensure that all forms of plan changes are not excluded.</i>	Support	NPaTT supports the submission and amended wording which will ensure other forms of plan changes are appropriate for the development of land and urban growth.
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