

Further Submission # FS07

To: Bay of Plenty Regional Council

Further submission by Element IMF:

- Contact person: Grant Downing
- Telephone: 021 779 144
- Email: grant@elementimf.co.nz

This is a further submission in support of Submission 29 by the Urban Task Force on Proposed Change 6 (NPS-UD) to the Bay of Plenty Regional Policy Statement.

Element IMF represents a relevant aspect of the public interest on the basis that:

- Element IMF is a major developer in the WBOP subregion;
- Element IMF has made a submission on Proposed Change 6;
- The submission has the potential to affect the interests of Element IMF.

Element IMF supports submission points 29-4 and 29-9 by the Urban Task Force for Tauranga which seek specific amendments to Policies UG 6A and UG 7A(f).

The reasons for support are that:

- The Plan Change should clarify the appropriate scale of urban design input that is required as part of a spatial plan;
- We agree with the principle that in some instances, the benefits of future unanticipated development may outweigh the costs of impacts on planned development and infrastructure.

We seek that the submission points be allowed.

We wish to be heard in support of this further submission.

Grant Downing

Development Manager Element IMF

10 February 2023