

Kia ora Cheryl and team,

As requested by the Panel, TCC has prepared proposed wording to implement our suggestion that the Panel consider amendments to PC6 to avoid imposing a 5-hectare size threshold on development of Māori land in Tauranga City and Western Bay of Plenty District urban environments, which would otherwise apply under clause (b) of Policy UG 7A.

The simplest option would be to amend the relevant sentences in the respective explanations to Policies UG 7A and UG 22B as follows (all amendments in **red**, with additions underlined and deletions ~~struck through~~):

Policy UG 7A: Clause (b) of this policy ~~applies~~ does not apply to Māori urban development enabled by Policy UG 22B: Te Tiriti o Waitangi Principles, where that development is unanticipated or out-of-sequence.

Policy UG 22B: Policy UG 7A (except for clause (b)) applies to Māori development where it relates to urban environments and is unanticipated or out of sequence. _

Please don't hesitate to get in touch if we can assist further.

Nga mihi nui



Simon Banks
Work Group Manager - Planning and Environment

T: +64 7 839 6588

wsp.com/en-nz