

Appendix C – Statutory Framework Objectives and Policies Assessment

Bay of Plenty Regional Policy Statement (as modified by Plan Change 6 since February 2024)

Objective	Relevant Policies	Consistency Assessment
<p>Objective 10 Cumulative effects of existing and new activities are appropriately managed</p>	<p>Policy IR 5B: Assessing cumulative effects</p>	<p>Cumulative effects of the proposal in respect of stormwater and local hydrology, flood risk, infrastructure performance and productive land resource have been considered and have been expertly demonstrated to be insignificant or inconsequential.</p> <p>Noting precedent, and potential for cumulative effects through multiple similar proposals, in respect of productive land loss is considered to be clearly avoided as no other urban areas in same market as Te Puke exist to serve as a base for growth. The concept of expansion has already been explored in and around Te Puke township (via Plan Change 92) and to the periphery of Paengaroa (via nominating a future 'Eastern Centre' adjacent to Paengaroa, on established orchards, to accommodate growth beyond 2034 in the Smartgrowth Strategy).</p> <p>As such, the potential for cumulative adverse effects of the proposal are considered to be appropriately managed.</p>
<p>Objective 11 An integrated approach to resource management issues is adopted by resource users and decision makers.</p> <p>Objective 29 Land use activities are: 1 within the capability of the land to support the activity; 2 integrated with the wider environmental values of their surroundings; and</p>	<p>Policy IR 2B: Having regard to the likely effects of climate change.</p> <p>Policy IR 3B: Adopting an integrated approach.</p>	<p>Flood risks as affected by increased rainfall as modelled out to 2130, with levels adjusted also for sea-level rise, have been considered in respect of the plan change. See natural hazards risk assessment by Mr Coles and engineering assessment by Mr Hight. Appropriate regard to the likely effects of climate change is therefore considered to have been had.</p> <p>The approach and scope of PC95 is considered integrated in that it seeks to positively respond to several resource management issues in the area (housing supply and choice in an under-supplied market, close to employment sources, infrastructure reliability, intersection safety), in a reasonably confined area at the periphery of/within the main road of an existing urban area.</p> <p>Servicing and resource use and management as a result of the plan change site has also been considered in an integrated manner, considering flooding and geotechnical risks, groundwater levels, relationship with Puanene Stream</p>

<p>3 within the capacity of receiving waters to assimilate any discharge</p>		<p>environments, prevailing wind, the need for independent servicing of up-stream overland flows alongside conveyance and treatment of site stormwater, ability for necessary servicing components within a range of lot-sizes. It is noted that all infrastructure will be funded and delivered by the developer. The result of this integrated consideration is that the plan change is not expected to give rise to any material adverse environmental or ecological effects in the receiving environment, whilst delivering multiple benefits to the existing community and surrounding housing market.</p> <p>As such, the proposal is considered to strategically integrate, and respond, to the resource management issues of the area in an environmentally and ecologically sensitive manner as sought by these objectives and policies, in particular Policy IR 3B.</p>
<p>Objective 23 A compact, well designed and sustainable urban form that effectively and efficiently accommodates the region's urban growth</p>	<p>Policy UG 6A: Efficient use of land and infrastructure servicing for urban growth and development</p> <p>Manage urban development in a way that provides for: (a) The efficient use of land and infrastructure and (b) The integration of land use and infrastructure provision.</p> <p>For the purpose of this policy, efficient use of land and infrastructure shall include consideration of the matters referred to in Policy UG 10B.</p> <p>Policy UG 10B: Rezoning and development of urban land – investment and infrastructure considerations.</p> <p>Require the rezoning or other provisions for the urban</p>	<p>The proposal is considered to be an efficient use of land, and existing and proposed infrastructure. The proposal involves a relatively small amount of rural land bordering an existing urban area to be utilised for residential and commercial purposes. This delivering housing supply to a market suffering from a shortage, and a particular location where demand is expected as per the evidence of Mr Counsell, and community services all in close proximity to growing employment sources.</p> <p>Existing infrastructure investments (i.e. recreational investments in Arawa Road, upgrades to Arawa Road) would receive more use, and be complemented by upgraded or new other infrastructure to service the plan change and Arawa Road residential settlement. As such, policy UG 6A is considered to be satisfied.</p> <p>The proposal is not considered to undermine private development opportunities in Te Puke or Paengaroa, nor over-supply land in terms of a sustainable rate of land uptake, given the quantum of dwelling shortage now and predicted in the long term for the District (2500-2700). Similarly no local or central government investment would be undermined. Therefore policy UG 10B is not considered to be contravened.</p>

	<p>development of land to take into account: (a) Sustainable rates of land uptake, (b) Existing or committed public and private sector investments in urban land development and infrastructure, (c) Sustainable provision and funding of existing and future infrastructure, and (d) Efficient use of local authority and central government financial resources, including prudent local authority debt management.</p>	
	<p>Policy UG 7A: Providing for unanticipated or out-of-sequence urban growth – urban environments</p>	<p>The proposal is assessed, as per the original PC95 report and ‘Further Information with PC95 Resumption August 2024’, to be ‘unanticipated’ and meet all the criteria to benefit from responsive planning to appropriate ‘unanticipated’ development.</p>
	<p>Policy UG 7Ax: Enable increased-density urban development – urban environments.</p> <p>Provide for and enable increased-density urban development in urban environments that:</p> <p>(a) Contributes to a well-functioning urban environment, (b) Encourages increased density in areas of identified demand, and (c) Is adequately served by existing or planned development infrastructure and public transport.</p>	<p>The proposed density does enable lots smaller than those in Arawa Road (in ‘higher density’ area only), however at 350m² mirrors that provided for in numerous urban areas of WBOPDC. This occurring in an area subject to demand, as per the evidence of Mr Counsell, and in a district subject to housing shortfall in its urban areas of over 2500 as it stands now, predicted to be over 2700 in the long term.</p> <p>With parks and play spaces, shops, and walking links located within the development, opening up and linking with the existing Arawa Road residential community, in close proximity to employment sources, close to Pongakawa School (with dedicated and safe bus stop proposed particularly for the schools benefit), and the important private and public transport corridor of SH2, well-functioning urban environment principles are assessed to be met.</p> <p>PC95 can be serviced by existing (upgraded where necessary) or planned new infrastructure. Therefore this policy is assessed to be met.</p>

	<p>Policy UG 14B: Restrict urban activities outside urban environments.</p> <p>Restrict development outside of urban environments unless it can be demonstrated that sound resource management principles are achieved, including:</p> <p>a) The efficient development and use of the finite land resource, and</p> <p>b) Providing for the efficient, planned and co-ordinated use and development of infrastructure.</p>	<p>Whilst this policy is not assessed to be as directly relevant as UG 7A due to PC95 being part of an urban environment, should a differing view be found, as per the original PC95 report and ‘Further Information with PC95 Resumption August 2024’ the proposal is considered to be consistent with this policy.</p> <p>An existing urban area would be consolidated and as such PC95 development is not considered ‘sporadic’ or isolated. Rather, the proposal is considered to efficiently and effectively accommodate growth near sources of employment and provide commercial and social infrastructure to deliver on live-work-play principles.</p> <p>Coordinated three-waters, roading and public transport infrastructure development to service the community is provided for by the plan change. This would be completely funded by future developers, therefore not undermining existing infrastructure investments elsewhere in the district made by any Council, with future rates captured from new properties enabled by the plan change able to cover ongoing maintenance. Thereby being financially efficient to the district also.</p>
<p>Objective 24 An efficient, sustainable, safe and affordable transport network, integrated with the region’s land-use patterns</p>	<p>Policy UG 13B: Promoting the integration of land-use and transportation</p>	<p>PC95 improves the geometry and safety of the SH2/Arawa Road intersection by providing a 70m (including taper) separated deceleration and left-turn lane into Arawa Road. It expressly provides for improved public transport offering by proposing a much safer bus stop and turning area able to be used by existing school and other bus services. It also provides considerably increased critical mass of population to support public and active transport modes, particularly providing a destination to complement recent recreational investments in Arawa Road and a planned Pukehina-Pongakawa cycle trail. The proposal is therefore considered to be consistent with this objective and policy.</p>
<p>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 and network utility providers and</p>	<p>Policies UG 6A, 7A, 10B, 14B – assessed above.</p> <p>Policy 25B: Housing bottom lines</p>	<p>As discussed above, the delivery of infrastructure and housing would be completely developer-funded and would not compromise any existing investments made into infrastructure or development elsewhere.</p> <p>The housing bottom lines for WBOPDC alone requires 5530 dwellings to WBOPDC through to 2032. The FDS breaks down potential supply over a longer period – through to 2034, only 4880 dwellings are predicted to come online in WBODPC.</p>

<p>operators whilst also being responsive to the growth plans of relevant industry sector groups and other development entities.</p>		<p>The housing bottom line is not going to be met in WBOPDC when considering the predictions within the RPS or FDS.</p>
<p>Objective 26 The productive potential of the region's rural land resource is sustained and the growth and efficient operation of rural production activities are provided for.</p>	<p>Policy UG 18B: Managing rural development and protecting versatile land.</p> <p>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 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 Policy UG 7A.</p> <p>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.</p>	<p>The development is assessed to satisfy the criteria of Policy UG 7A as discussed above, as such is expected to be a rare example (in the WBOPDC context) of where a small (10ha) productive land loss to deliver housing in a deficient market is entertained by the planning framework, having regard also to the NPS-HPL.</p> <p>The proposal has been expertly assessed to have insignificant impacts and cost to the productivity of land in the District, drawing on the evidence of Mr Perry and Mr Counsell.</p> <p>Therefore this objective and policy is considered to be met.</p>

