

BEFORE THE HEARING COMMISSIONERS

UNDER

The Resource Management Act 1991

AND

IN THE MATTER

of the Proposed Otago Regional Policy Statement 2021

MEMORANDUM OF ELIZABETH JANE WHITE IN RESPONSE TO MINUTE 7

Dated 30 March 2023

MEMORANDUM OF ELIZABETH JANE WHITE IN RESPONSE TO MINUTE 7

May it Please the Commissioners:

Introduction

- 1 The memorandum responds to the directions (in Minute 7) to redraft Chapter 15 – Urban Form and Development for circulation to submitters. As such, the attachments to this memorandum contain changes recommended to Chapter 15 which have resulted from my reconsideration of the chapter. Two attachments are provided:
 - 1.1 A track change version, which as per Minute 7, shows changes recommended to a clean copy of the 31 October 2022 version of the chapter. Comments have also been included in this document to provide brief explanations to the parties about the reasons for the changes.
 - 1.2 A clean copy, showing the full chapter as recommended. This is because relatively extensive changes are recommended and a clean copy may assist parties to better understand the outcome of the changes recommended.

Potential Inclusion of a “Rural” Chapter

- 2 Minute 7 also noted that the redrafting might potentially involve a new Rural Chapter, or be limited to changes to the current chapter. While I have carefully considered the potential for rural-related provisions to be included in a separate chapter, I have not recommended such changes. In brief, this is because:
 - 2.1 I agree with Mr Balderston’s reasoning for why the rural-focused provisions were included in the UFD chapter;¹
 - 2.2 I note that a separate chapter specific to the rural area is not required by the National Planning Standards;²
 - 2.3 There is little, if any, benefit gained from simply moving the rural-focused provisions into a separate chapter, as it would not ultimately alter their effect;
 - 2.4 This chapter is not the sole chapter which includes direction on how rural areas are to be managed. Plan users wishing to understand what provisions may

¹ Chapter 15: UFD - Urban Form and Development (27 April 2022), paras 210-220.

² ORC Submissions for Hearing, UFD – Urban form and development, 14 February 2023, paras 49-54.

apply to rural areas will therefore need to consult multiple chapters of the pORPS, including the UFD chapter with respect to development, as well how activities in rural areas are to be managed in respect to effects on air and water quality, indigenous biodiversity, landscapes and infrastructure; and

- 2.5 Separating out these provisions would also result in less integration where the provisions are interrelated.
- 3 With respect to the last point, in my view, the provisions related to rural areas fall into three categories:
 - 3.1 management of urban expansion into rural areas;
 - 3.2 management of the interface between urban and rural areas; and
 - 3.3 management of development within rural areas
- 4 While the latter category is not related to urban development, the former two are relevant to achieving the outcomes sought for both urban and rural areas, and therefore in my view trying to 'separate' out rural provisions misses the opportunity to consider these interrelated components in an integrated way.

Dated this 30th day of March 2023

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Elizabeth Jane White
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For the Otago Regional Council