



SECTION 42A PLANNING REPORT – PROPOSED ŌPŌTIKI DISTRICT PLAN

Date : 21 April 2017
To : Ōpōtiki District Plan Hearings Panel
From : Michal Akurangi – Senior Policy Planner
Subject : **PROPOSED DISTRICT PLAN - CHAPTER 06 – INDUSTRIAL ZONE**
File ID : A118230

1. INTRODUCTION

My name is Michal Akurangi I hold the qualification of Bachelor of Social Sciences, majoring in Resource and Environmental Planning. At present I hold the position of Senior Policy Planner for the Ōpōtiki District Council. I have 12 years planning experience. My role in preparing this report is that of an expert policy planner.

The scope of my report relates to the submission and further submissions received in relation to Chapter 6 Industrial Zone. The data, information, facts and assumptions I have considered in forming my recommendations are set out in my evidence.

2. STRUCTURE AND SUMMARY OF THE CHAPTER

The purpose of this chapter is to provide the framework for activities to occur within the Industrial Zone. The Chapter includes, issues, objectives, policies, rules, other methods and expected environmental results. There are two areas in the District that are zoned industrial, this being the area of land on Wellington Street and the area of land surrounding Stoney Creek Road and Factory Rd and the State Highway. As part of the review process a further portion of land was rezoned in the Factory Rd and Otara Road area. Submission points relating specifically to the rezoning of this land will be considered in the report relating to plan maps.

3. RECOMMENDATIONS

86 submission points were received and 11 further submissions points were also received. The broad issues raised in submissions are as follows:

- Provision of accommodation for seasonal workers
- New policies and objectives to manage traffic movements onto the transport network
- Greater management of activities to reduce effects on neighbouring zones.

- Firefighting standards
- Management of activities within the zone to reduce effects on each other.

3.1. SUBMISSIONS

The submitters who lodged submissions on provisions relevant to this chapter are as follows:

| Submitter Number | Submitter Name | Provisions submitted on |
|-------------------------|------------------------------------|---|
| 17 | Bay of Plenty Regional Council | 6.2.1.5, 6.4, 6.4.1.4, 6.4.1.5, 6.5, 6.6.6.1, 6.7.1, |
| 14 | Department of Corrections | 6.3.2.1, 6.6.5.1.1, |
| 36 | First Gas Limited | 6.3 |
| 31 | Graeme Gault | 6.3.2.1, 6.6.1.2, 6.6.2.2, 6.6.3.1, 6.6.3.3, 6.6.4.1, |
| 18 | Heritage NZ | 6.3, 6.4.1.4, 6.5, |
| 11 | Horticulture NZ | 6.1, 6.2.1, 6.2.11, 6.2.1.6, 6.2.2.1, 6.3.2, 6.3.2.1, 6.3.1, 6.5, 6.6, 6.6.3.1, 6.6.4, 6.6.5.1.1, |
| 41 | Ministry of Education | 6.3.3.1.4, 6.3.5.1.1, 6.6.5.1, 6.6.5.1 |
| 19 | NZ Defence Force | 6.3.2.1.10, 6.3.6.1, 6.3.6.1, 6.6 |
| 37 | NZ Fire Commission | 6.3.2, 6.5.1.3, 6.6.1.2, 6.6.1, 6.6.5, 6.6.10, 6.6.11, |
| 12 | NZ Transport Agency | 6.1.6, 6.2, 6.6, |
| 24 | Ōpōtiki District Council | 6.3.4.1.5, 6.6.1, |
| 57 | Toi Te Ora –Public Health Service | 6.2.2.2, 6.3.2.1.10, 6.6.4.1, 6.6.5, |
| 39 | Transpower NZ Ltd | 6.3.1, |
| 30 | WA & EA Gault | 6.3.2.1, 6.6.1.2, 6.6.2.2, 6.6.3.1, 6.6.3.3, 6.6.4.1 |
| 15 | Whakatōhea Mussels Ōpōtiki Limited | 6.11, 6.2.2, 6.2.2.2, 6.3.2.1, 6.6, 6.8, |
| 16 | Wiseman Holdings Ltd | 6.3.2.1, 6.6.1.2, 6.6.2.2, 6.6.3.1, 6.6.3.3, 6.6.4.1 |

3.2 FURTHER SUBMISSIONS

Further submitters in relation to the above submissions are as follows:

| Further Submitter Number | Further Submitter Name | Submission number and name submitted on | |
|--------------------------|------------------------------------|---|--------------------------------|
| | | Number | Name |
| 9 | Department of Conservation | 17.42, 17.61 | Bay of Plenty Regional Council |
| 10 | Whakatōhea Mussels Ōpōtiki Limited | 17.22, | Bay of Plenty Regional Council |
| | | 11.28 | Horticulture NZ |
| | | 30.4, 30.2, 30.7 | WA & EA Gault |
| 18 | Heritage NZ | 17.22 | Bay of Plenty Regional Council |
| 19 | Horticulture NZ | 16.1, 16.2 | Wiseman Holdings Ltd |
| 15 | NZ Defence Force | 24.10 | Ōpōtiki District Council |

4. CONCLUSION

The changes recommended as a result of my analysis are outlined in the Tracked Changes Version of the Chapter (Appendix 2). The submission analysis can be found in Appendix 1

Appendices

Appendix 1 - Submissions Analysis and Recommendations

Appendix 2 – Chapter 06 – Industrial Zone Track Changes