



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 03 – TOWN CENTRE ZONE**
File ID : A115944

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 3 Town Centre 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 Town Centre Zone. The Chapter includes, issues, objectives, policies, rules, other methods and expected environmental results. The Chapter seeks to provide guidance around subdivision use and development of the District's Central Business District (CBD). The CBD is the District's central point for business, commerce and retail, it also incorporates a number of heritage buildings.

3. SUBMISSIONS

65 submission points were received and 8 further submissions points were also received. The broad issues raised in submissions are as follows:

- Amendments to policies and objectives to recognise heritage and cultural values,
- Provisions for emergency activities and facilities.
- Provisions for seasonal worker accommodation
- Provide for temporary military training activities

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	3.1.4, 3.4, 3.4.1.5, 3.4.1.6, 3.5, 3.6.9.1, 3.7.1,
14	Department of Corrections	3.3.2.1, 3.6.6.1.1,
8	Eastern Bay of Plenty Royal Forest and Bird	3.2.4, 3.2.4.1
18	Heritage NZ	3.1, 3.2.1, 3.2.1.3, 3.2.2.1, 3.2.4, 3.2.4.2, 3.3, 3.4.1.5, 3.5.1.4, 3.6.6, 3.6.10.1, 3.6.10.2, 3.7, 3.7, 3.8,
11	Horticulture NZ	3.3.2, 3.3.2.1, 3.3.4.1, 3.5.1, 3.6,
41	Ministry of Education	3.3.5.1.2, 3.6.4.1, 3.6.6.1
32	Ngāi Tama – Tim Selwyn	3.2.3.1
35	Nuitipu Trust – Ian Petersen	3.6.10.2.4
19	NZ Defence Force	3.3.2.1.13, 3.3.6.1, 3.6,
37	NZ Fire Commission	3.2.1, 3.2.3.1, 3.3.2.1, 3.5.1.8, 3.6.1.2, 3.6.4.1, 3.6.6, 3.6.13, 3.6.14,
12	NZ Transport Agency	3.6.7
24	Ōpōtiki District Council	3.3.2.1.15, 3.3.3, 3.3.4.1, 3.3.4.1, 3.3.5.1, 3.6.14,
57	Toi Te Ora – Public Health Service	3.1, 3.2.1.4, 3.3.2.1.13, 3.6.4.1, 3.6.6,
39	Transpower	3.3.1,
50	Z Energy Limited	3.2.2.1, 3.3.5.1.8, 3.6.2.1, 3.6.8.1,

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
FS14	Whakatōhea Māori Trust Board	17.19	Bay of Plenty Regional Council
FS18	Heritage NZ	17.19	Bay of Plenty Regional

			Council
FS9	Department of Conservation	17.39, 17.58	Bay of Plenty Regional Council
FS3	Bay of Plenty Regional Council	18.51	Heritage NZ
FS32	Department of Corrections	37.14	NZ Fire Commission
FS15	NZ Defence Force	24.7	Ōpōtiki District Council
FS11	Federated Farmers of NZ	39.25	Transpower NZ Ltd

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 03 – Town Centre Track Changes