



## **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 02 – RESIDENTIAL ZONE**  
File ID : A115605

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### **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 2 Residential 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 Residential Zone. The Chapter includes, issues, objectives, policies, rules, other methods and expected environmental results. The chapter seeks to provide a residential environment that enables people to enjoy their living surroundings and to protect the amenity from inappropriate activities. In making recommendations on submission to this chapter I have considered the following matters:

- Achievement with the purpose of the RMA
- Effectiveness and Efficiency of the proposed amendments
- Alignment with the overall outcomes sought by the communities aspirations

### **3. SUBMISSIONS**

61 submission points were received and 4 further submissions points were also received. The broad issues raised in submissions are as follows:

- Prohibit grazing of animals between the two stop banks of the Otara and Waioeka Rivers.

- Natural hazards – achieving a low level of risk as a matter considered when assessing resource consents, along with overland flow paths
- Minimum floor levels – achieve 1% AEP within the coastal environment and 2% everywhere else
- Changes to on-site parking requirements
- Advice notes stating that prior to any works being undertaken Heritage NZ should be consulted
- Provision for seasonal worker accommodation
- Temporary Military Training activities to be exempt from zone standards
- Exemptions from height provisions for emergency infrastructure eg. Hose drying towers
- Amenity – amendments to objectives and policies to provide for more amenity values

### 3.1. SUBMISSIONS

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

Submitter Number	Submitter Name	Provisions submitted on
56	Alex Dobie	2, 2.3
17	Bay of Plenty Regional Council	2.1.5, 2.4, 2.4.1.4, 2.4.1.5, 2.6.6.1, 2.7.1
14	Department of Corrections	2.6.5.1.1,
18	Heritage NZ	2.3, 2.4.1, 2.5,
11	Horticulture NZ	2.3.2,
41	Ministry of Education	2.3.3.1.7, 2.3.5.1.4, 2.6.4.1, 2.6.5.1
19	NZ Defence Force	2.3.2.1.8, 2.3.3.1.5, 2.3.6.1, 2.6
37	NZ Fire Commission	2.2.2, 2.2.2.1, 2.2.2.2, 2.3.2, 2.3.3, 2.5.1.3, 2.6.1.2, 2.6.4.1, 2.6.4.1, 2.6.5.1, 2.6.11, 2.6.12
12	NZ Transport Agency	2.6
24	Ōpōtiki District Council	2.3.4.1, 2.3.4.1.2, 2.5.1.2, 2.6.12,
13	Overington Surveyors	2.6.1.3
57	Toi Te Ora – Public Health Service	2.1, 2.1.2, 2.1.3, 2.1.6, 2.2, 2.2.1, 2.2.1.6, 2.2.2, 2.3.2.1.8, 2.3.4.1, 2.5.1.2, 2.5.1.3, 2.6.4.1, 2.6.5, 2.6.9.1, 2.6.11.1, 2.8, 2.3.1

### 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
18	Heritage NZ	17.18	Bay of Plenty Regional Council
9	Department of Conservation	17.38	Bay of Plenty Regional Council
32	Department of Corrections	37.2	NZ Fire Commission
19	Horticulture NZ	57.53	Toi Te Ora – Public Health Service

#### 4. CONCLUSION

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

#### Appendices

Appendix 1 - Submissions Analysis and Recommendations

Appendix 2 – Chapter 02 – Residential Zone Track Changes