



## **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 04 – MIXED ACTIVITY ZONE**  
File ID : A117683

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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 4 Mixed Activity 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 Mixed Activity Zone. This chapter is an existing chapter within the Operative District Plan. The Mixed Activity Zone is characterised by a mixture of residential and commercial activities. The majority of the zone borders portions of State Highway 2 and 35. Activities within the Zone are intended to be managed so that any potential adverse effects on adjoining residential activities will be avoided, remedied or mitigated.

The Chapter includes, issues, objectives, policies, rules, other methods and expected environmental results.

### **3. RECOMMENDATIONS**

48 submission points were received and 6 further submissions points were also received. The key broad issues raised in submissions are as follows:

- Amendments for consistency with other chapters and clarity
- Provide for Temporary Military Training Activities
- Better clarity around signs visible from the State Highway to ensure driver safety

- Recognise community activities within the zone.
- Recognition for the need to manage traffic entering and existing from the transport network

### 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	4.1.6, 4.2.1.3, 4.4, 4.4.1.4, 4.5, 4.6.6.1, 4.7.1
38	Brendan Hickey	4.3.2
14	Department of Corrections	4.3.2.1, 4.6.5.1.1,
18	Heritage NZ	4.3, 4.4.1.4, 4.5,
41	Ministry of Education	4.3.4.1, 4.6.4.1, 4.6.5.1,
19	NZ Defence Force	4.3.2.1.10, 4.3.6.1, 4.6,
37	NZ Fire Commission	4.2.2, 4.2.2.1, 4.3.2.1, 4.5.1.4, 4.6.1.2, 4.6.4.1, 4.6.5.1, 4.6.10, 4.6.11
12	NZ Transport Agency	4.2.3, 4.2.3.1, 4.6,
24	Ōpōtiki District Council	4.3.3, 4.3.4.1, 4.3.4.1.3, 4.5.1.3, 4.6.5.2, 4.6.11
27	Tio Te-Kahika Whanau Trust Joseph Hohepa Te Kahika	4
57	Toi Te Ora - Public Health Service Sally Webb	4.3.2.1.10, 4.6.4.1, 4.6.5
39	Transpower	4.3.1
26	Whakatōhea Research & Archives Trust	4.3
50	Z Energy Limited	4.3.5.1.7

### 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	17.20	Bay of Plenty Regional Council

9	Department of Conservation	17.40, 17.59	Bay of Plenty Regional Council
32	Department of Corrections	37.23, 37.24	NZ Fire Commission
15	NZ Defence Force	24.8	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 04 – Mixed Activity Zone Track Changes