



SECTION 42A PLANNING REPORT – PROPOSED ŌPŌTIKI DISTRICT PLAN

Date : 3 July 2017
To : Ōpōtiki District Plan Hearings Panel
From : Michal Akurangi – Senior Policy Planner
Subject : **PROPOSED DISTRICT PLAN - CHAPTER 10 – COASTAL SETTLEMENT ZONE**
File ID : A115605

1. INTRODCUCTION

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 10 – Coastal Settlement Zone. The data, information, facts and assumptions I have considered in forming my recommendations are set out in my evidence.

2. BACKGROUND TO THE CHAPTER

The Coastal Settlement Zone contains the pockets of residential settlement that are located along the coastal fringe. The settlements included in the Coastal Settlement Zone are Kutarere, residential areas around the Ohiwa Harbour, residential enclaves along the Waitotahi coastal fringe, Paerata Ridge and Appleton Road, residential areas of Tirohanga and Omaio, Te Kaha, Whanarua Bay, Waihou Bay and Oruaiti. The amenity values that comprise the Zone are a mixture of residential and coastal amenity values.

The purpose of the chapter is to provide a frame work for activities to occur within the zone. The chapter includes, issues, objectives, policies, activity status, assessment criteria, zone standards, other methods and expected environmental results.

3. SUBMISSIONS

The broad issues raised in submissions are as follows:

- Greater recognition of the NZCPS

- 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
- Provide for seasonal worker accommodation

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	10.2, 10.3.1.1, 10.4, 10.4.1.4, 10.4.1.6, 10.4.1.8, 10.6.6.1, 10.7.1,
7	Department of Conservation	10, 10.2, 10.2.1, 10.3.1.1.1
14	Department of Corrections	10.3.2.1.4, 10.6.5.1.1
8	Eastern Bay of Plenty – Forest and Bird Linda Conning	10.2.1, 10.2.1.1, 10.2.1.6, 10.2.1.7, 10.3, 10.3.1.1.1, 10.3.2.1.1, 10.6, 10.6.2.3, 10.6.8, 10.8
18	Heritage NZ Carolyn McAlley	10.1.3, 10.2.2, 10.2.2.1, 10.2.2.2, 10.2.2.3, 10.3, 10.3.1.1.3, 10.3.3.3.2, 10.4.1.6, 10.5
11	Horticulture NZ Angela Halliday	10, 10.1, 10.2.2
41	Ministry of Education Andrew Hill	10.3.4.1.6, 10.6.4.1, 10.6.5.1
19	NZ Defence Force Rebecca Davies	10.3.1.1.10, 10.3.5.1, 10.6

Submitter Number	Submitter Name	Provisions submitted on
37	NZ Fire Commission Stephanie Dean	10.2.1.2, 10.3.1.1, 10.3.2.1, 10.6.1.2, 10.6.4.1, 10.6.5, 10.6.7.1, 10.6.9.1, 10.6.11.1
12	NZ Transport Agency Matthew Sullen	10.3
24	Ōpōtiki District Council Aileen Lawrie	10.3.1.1.12, 10.3.2, 10.3.2.1.1, 10.3.3, 10.6, 10.6.11
13	Overington Surveyors Karl Rendall	10.3.2.1
57	Toi Te Ora – Public Health Service	10.3.1.1.10, 10.6.4.1
39	Transpower NZ Ltd Pauline Whitney	10.2.1, 10.2.2, 10.3, 10.3.2.1.7
29	Upokorehe Iwi Lance Reha & Gaylene Kohunui	10.1, 10.2.1, 10.2.1.5, 10.2.1.6, 10.2.2, 10.4.1.3.1, 10.4.1.3.3, 10.4.1.4.1, 10.4.1.6, 10.4.1.7, 10.4.1.9

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	17.66, 17.69, 17.72, 17.87, 17.26	Bay of Plenty Regional Council
		11.111	Horticulture NZ
9	Department of Conservation	17.45	Bay of Plenty Regional Council

Further Submitter Number	Further Submitter Name	Submission number and name submitted on	
		Number	Name
19	Horticulture NZ	17.72, 17.87	Bay of Plenty Regional Council
		7.4, 7.40	Department of Conservation
		8.5, 8.104, 8.102, 8.103, 8.5, 8.104	Eastern Bay of Plenty – Forest and Bird
		37.68	NZ Fire Commission
		29.31	Upokorehe Iwi
8	Doug Wheeler	8.2	Eastern Bay of Plenty – Forest and Bird
3	Bay of Plenty Regional Council	18.82, 18.83, 18.85	Heritage NZ
		13.1	Overington Surveyors
15	NZ Defence Force (NZDF)	24.13	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).

Appendices

Appendix 1 - Submissions Analysis and Recommendations

Appendix 2 – Chapter 10 – Coastal Settlement Zone Track Changes