



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 1 – INTRODUCTION**
File ID : A115563

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 1 Introduction. 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 explain how the District Plan works and how it is applied. It includes an explanation of the zones, activities and processes. In the Operative District Plan the introduction was spread across a number of chapters. This chapter has been reshaped to incorporate all aspects into one repository.

3. SUBMISSIONS

55 submission points were received and 15 further submissions points were also received. The broad issues raised in submissions are as follows:

- Amendments sought to description of iwi-māori issues and values,
- Amendments to better clarify intent,
- Maintaining heritage values of the Town Centre,
- Provision in industrial zone description for accommodation for seasonal-workers to co-locate with post-harvest facilities,

3.1. SUBMITTERS

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	1.4.1, 1.4.3, 1.4.4, 1.4.5, 1.6.3.4, 1.6.3.7, 1.16, 1.16.2,
8	Eastern Bay of Plenty – Forest and Bird	1.5.2.7, 1.6.3.4, 1.6.3.7, 1.6.3.9, 1.9.2
36	First Gas Limited	1.11.3, 1.11.4.16
10	Hancock Forest Management	1.7
18	Heritage NZ	1.4, 1.5.12, 1.11.3.5, 1.11.4.4, 1.15, 1.15.2, 1.16.2
11	Horticulture NZ	1.5.2, 1.5.2.6, 1.5.2.9, 1.5.2.9, 1.5.2.10, 1.6.3.5, 1.6.8, 1.11, 1.15.2
32	Ngāi Tama	1.4.3.9
24	Ōpōtiki District Council	1.7.1, 1.11.3.17, 1.16.2, 1.16.4
42	Rayonier Matariki Forests	1.16.2
57	Toi Te Ora Public Health Service	1.11, 1.15.2, 1.16, 1.16.2, 1.16.3,
39	Transpower NZ Ltd	1.3, 1.3.2.2, 1.5.2.14, 1.9.1, 1.9.2, 1.11.3.19
25	Waiaraki Executive Tribal Authority	1.8.2,
15	Whakatōhea Mussels Ōpōtiki Limited	1.6.3
50	Z Energy Limited	1.11.3, 1.16.2, 1.16.3

3.2 FURTHER SUBMITTERS

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	17.97, 17.102	Bay of Plenty Regional Council
19	Horticulture NZ	17.97, 17.103	Bay of Plenty Regional Council
		8.11	Eastern Bay of Plenty –

			Forest and Bird
		10.1	Hancock Forest Management
		57.1	Toi Te Ora - Public Health Service
3	Bay of Plenty Regional Council	11.18, 11.16, 11.19	Horticulture NZ
		8.11	Eastern Bay of Plenty – Forest and Bird
		18.35	Heritage NZ
		57.2	Toi Te Ora - Public Health Service
10	Whakatōhea Mussels Ōpōtiki Limited	8.9	Eastern Bay of Plenty – Forest and Bird
4	Transpower	8.12	Eastern Bay of Plenty – Forest and Bird

1. 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 01 - Track Changes