



SECTION 42A PLANNING REPORT – PROPOSED ŌPŌTIKI DISTRICT PLAN

Date : 11 July 2017
To : Hearing Commissioners
From : Consultant Planner
Subject : **WHOLE PLAN SUBMISSION POINTS - PLANNING REPORT**
File ID :

1. INTRODUCTION

My name is Ann Nicholas. I have a Bachelor of Town Planning and I am a member of the New Zealand Planning Institute. I am a principal of Sigma Consultants, Rotorua, and I have over 35 years experience as a planning consultant. I have been engaged by the Ōpōtiki District Council to assist with the preparation of the draft district plan and the Proposed District Plan and to report on submissions to the Proposed District Plan.

The scope of my report is to provide an evaluation of submission and further submissions received in relation to a group of submission points that relate to the Plan as a whole. The data, information, facts and assumptions I have considered in forming my recommendations are set out in this report.

2. RELEVANT STATUTORY CONSIDERATIONS

The overall Section 42A report and the Chapter reports together set out the statutory framework for the District Plan and the review process and any changes since the Plan was notified.

3. SUBMISSIONS

3.1 SUBMISSION OVERVIEW

19 submitters lodged submissions which were grouped as relating to the Plan as a whole with a further 8 parties lodging further submissions. The broad issues raised in submissions are as follows:

- Minor corrections to numbering, section layout and headings, references to agencies and organisations and page numbering
- Recognition of iwi Maori values and governance
- Amateur Radio Configurations

- Relocation of buildings and houses
- National Grid – include specific rules and notes consistent with NES/ NPS
- Reverse sensitivity near state highways and acoustic treatment of noise sensitive activities
- Provision for infrastructure in the Hukutaia Road area
- Recognition of Pat 2 matters for historic heritage
- Terms used – rural production land instead of versatile land, plantation forestry instead of production forestry
- Reference to healthy design principles
- Liability of goat owners where goats stray.
- Provision for emergency services including fire stations, TMTA
- Opposition to Waiotahi Drifts subdivision
- Better protection of riparian areas and floodplains

3.2 SUBMITTERS

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

| Submitter Number | Submitter Name | Provisions submitted on |
|------------------|--|---|
| 4 | Pauline Hoskins | Provide for sewerage system, footpath, lights in Hukutaia Road |
| 11 | Horticulture NZ | Reference to rural production land rather than versatile land |
| 12 | NZ Transport Agency | Reverse sensitivity and acoustic treatment, consistent rule framework and terminology |
| 17 | Bay of Plenty Regional Council | Advice notes re regional council consents |
| 18 | Heritage NZ | How to Use the Plan/ archaeological sites, separate chapter for iwi Maori values, giving effect to Part 2 matters for historic heritage |
| 19 | NZ Defence Force | Support issues, objectives and policies on reverse sensitivity, new objectives and policies for TMTA |
| 20 | Dorothy Lillian Kelly | Plan process supported |
| 24 | Ōpōtiki District Council | Consistent and correct format, headings, numbering, cross references throughout the Plan. |
| 25 | Waiariki Tribal Authority Peter Helmbright | Framework and wording of whole plan |
| 32 | Ngai Tama Tim Selwyn | Waiotahi Drifts subdivision opposed, need for better protection of floodplains of rivers, rip rap along riverbanks opposed |
| 33 | Crown Persons Personal Representative D. Christian (113269) a/k/a d/b/a WEBB Aden Stuart Crown Estate Trust UK, Wai Claim No. 1794 | Plan as a whole rejected |

| Submitter Number | Submitter Name | Provisions submitted on |
|------------------|---|---|
| | Turangapikitoi Deputy CEO Waiariki District, Maori Executive Committee, D Christian | |
| 37 | NZ Fire Commission | Provide for fire stations, emergency services and training |
| 39 | Transpower NZ Ltd | Provision for NPSET and the National Grid |
| 42 | Rayonier Matariki Forests | Replace reference to production forestry throughout with plantation forestry |
| 44 | Whangaparaoa 1B2B9 & others Edward Matchitt | Goat owners should be liable for straying goats |
| 48 | NZ Association of Radio Transmitters | Provisions for amateur radio configurations |
| 49 | Whakatane District Council | Formatting |
| 52 | House Movers | Provisions for relocation of dwellings and buildings |
| 57 | Toi Te Ora | Include abbreviations, include policy on healthy design principles/ code or guide |

4.3 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 |
| 3 | Bay of Plenty Regional Council | 42.1 | Rayonier Matariki Forests |
| 13 | Michael B Spearman | 48.1, 48.2, 48.4, 48.5, 48.6, 48.7, 48.9, 48.10, 48.11, 48.12, 48.13 | NZ Association of Radio Transmitters |
| 18 | Heritage NZ | 52.2, 52.3, 52.4, 52.5, 52.6 | House Movers |
| 19 | Horticulture NZ | 24.4, 24.6 | Ōpōtiki District Council |
| 19 | Horticulture NZ | 39.1 | Transpower NZ Ltd |
| 24 | Brian Heywood | 48.1, 48.2, 48.4, 48.5, 48.6, 48.7, 48.9, 48.10, 48.11, 48.12, 48.13 | NZ Association of Radio Transmitters |
| 25 | Craig Shepard | 48.1, 48.2, 48.4, 48.5, 48.6, 48.7, 48.9, 48.10, 48.11, 48.12, 48.13 | NZ Association of Radio Transmitters |
| 29 | Robert K Taylor | 48.1, 48.2, 48.4, 48.5, 48.6, 48.7, 48.9, 48.10, 48.11, 48.12, | NZ Association of Radio Transmitters |

| Further Submitter | Further Submitter Name | Submission Number and Name submitted on | |
|-------------------|------------------------|--|---|
| | | 48.13 | |
| 34 | DB Hardwick | 48.1, 48.2, 48.4, 48.5, 48.6, 48.7, 48.9, 48.10, 48.11, 48.12, 48.13 | NZ Association of Radio Transmitters |

4. CONCLUSION

The changes recommended as a result of the analysis of submissions in Appendix 1 are outlined in the Tracked Changes Sections (Appendix 2).

Appendices

Appendix 1 – Whole Plan– Submissions Analysis

Appendix 2 – Whole Plan Sections - Track Changes