

18 November 2016

Opotiki District Council  
PO Box 44  
**Opotiki 3162**

Attention: Michal Akurangi  
michala@opotiki.govt.nz



Dear Michal

**SUBMISSION ON THE PROPOSED OPOTIKI DISTRICT PLAN - EASTPACK  
OPOTIKI LTD - STONEY CREEK ROAD AND STATE HIGHWAY 2 OPOTIKI  
HG REF: 1720-129297-03**

This submission is prepared in general accordance with Form 5 in Schedule 1 of the Resource Management (Forms, Fees and Procedure) Regulations 2003. The specific submission points (provision, submission and decision sought) are set out in the attached table.

**Submitter Details**

<b>Full name of submitter</b>	EastPack Limited
<b>Contact name</b>	Kerry McCree
<b>Address for service</b>	C/- Kathryn Maguire Harrison Grierson PO Box 336 Whakatane 3158
<b>Contact phone number</b>	07 308 5478
<b>Email</b>	k.maguire@harrisingrierson.com

**Trade Competition**

EastPack Limited could not gain an advantage in trade competition through this submission.

**EastPack Limited wishes to be heard in support of its submission.**

If others make a similar submission, EastPack Limited will consider presenting a joint case with them at the hearing.

**Signature of submitter**

(or person authorised to sign on behalf  
of submitter)

A handwritten signature in black ink, appearing to be 'Kerry McCree', written over a horizontal line.

18/11/2016

**Dated:**

## Background

EastPack Limited own and operate a post-harvest facility located on the corner of Stoney Creek Road and State Highway 2, Opotiki. The site was originally comprised within three allotments (CT GS5B/973, CT 403703 and GS1D/265) however EastPack have acquired additional land to allow the expansion of the operation. The additional land includes one small residential site to the north and one rural property to the west of the existing site.

The original allotments are identified as being within the Industrial zone on the Operative Opotiki District Planning Maps. The allotment to the west is identified as being within the Rural Zone and the small allotment to the north is zoned residential.

A Section 32 report was prepared as part of the Draft District Plan review process by Harrison Grierson on behalf of the Opotiki District Council to assess the proposed rezoning of Lot 1 DP 40433 from Rural to Industrial and Lot 1 DP 4707 & Pt Lot 4 DP 5251 from Residential to Industrial. This was to enable the expansion of the existing EastPack facility without the continued requirement for obtaining resource consents and subsequent variations.

The Section 32 report recommended changing the zoning of the allotments from Rural/Residential to Industrial, to align with the balance of the site. The Proposed Opotiki District Planning Maps as notified have included the change of zoning of Lot 1 DP 4707 and Pt Lot 4 DP 5251 which are both now identified as being zoned industrial. However Lot 1 DP 40433 is still identified as being within the Rural zone.

## Submission

This submission seeks to amend the Opotiki District Council Planning Map 5e by changing the zoning on Lot 1 DP 401433 from Rural to Industrial to align with the Section 32 Report recommendation.

Attached is a table listing the specific submission points on provisions within the Proposed Opotiki District Plan.

Please feel free to contact the undersigned if you have any queries. We would welcome the opportunity to discuss this submission in more detail and answer any questions you may have.

Yours faithfully

**Harrison Grierson**



Kathryn Maguire  
Planner