

Submission on Proposed Opotiki District Plan 2016

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Re: Proposed Harbour Industrial Zone

In regards to Planning Map 3a this submission opposes the rezoning of currently rural zoned land to Harbour Industrial Zone. This land is alongside the Waioweka river in close proximity to the Hunters Creek Estuary a environmental sensitive area and important wildlife habitat for native birds and fish.

All the land affected by this proposed zone change is Land that has been identified in a recent report by the Parliament Commissioner Dr Jan Wright entitled "Preparing New Zealand for Rising Seas: Certainty and Uncertainty". This land is identified as being less than 50cm about the current high spring tide mark. In her report the Parliament Commissioner cautions both local and central government against locating expensive long term infrastructure on such low lying land as it will become more prone to the impacts of rising sea levels. Rising sea levels is already occurring as a result of Global temperature rises and Dr Wright's reports states that from 2015 to 2065 a 30cm should be expected. This 50 year period is well within the life expectancy of any future infrastructure that would be constructed in the proposed Harbour Industrial Zone. Dr Wright's report warns some aspects of planning for sea level rise should be accomplished urgently and one concerns identified is the granting of consents for green fields development. This proposed zone change is exactly that and it is therefore opposed.

The council is asked to find an alternative location for the Harbour Industrial Zone a location that will ensure that any future expensive infrastructure will not succumb to the affects of expected rises in sea level.

The way the council has gone about this proposed zone change will see any increase in the value of the land fall into the hands of private land owners. I believe that in order to ensure that the community obtains the maximum benefit for the resulting capital gains flowing from any rural land being rezoned to Harbour Industrial Zone the council on the community's behalf should acquire the land before it is rezoned. Such capital gain could be used to assist with the costs of future infrastructure or assist with the establishment of a Harbour Board / trust to best manage and maintain future assets of behalf of the community.

Alex Dobie

13th Nov 2016.