

ANNEXURE 3 – ASSESSMENT OF STRATEGIC DIRECTION¹

Table 1: Strategic Direction – Cultural Prosperity

Matter	Assessment
Te Tiriti o Waitangi partnerships support iwi and hapū to deliver on the social, economic, environmental and cultural wellbeing outcomes for tangata whenua .	It is envisaged that these matters can be addressed as part of the requirement within the provisions of the BOIMDA to undertake a Cultural Impact Assessment.
Te ao māori, tikanga māori and tangata whenua as kaitiaki, embedded in and integral to decision making.	The submitter has no jurisdiction over decision making in context of the PDP process or resource consent process. However, It is envisaged that these matters can be addressed as part of the requirement within the provisions of the BOIMDA to undertake a Cultural Impact Assessment.
The district's diverse cultures and communities are celebrated and cultural heritage recognised.	<p>The proposed provisions of the BOIMDA promote the consideration of cultural values through the requirement for a Cultural Impact Assessment.</p> <p>Urban design requirements within the provisions also consider how other cultural values such as that found within the maritime industry can contribute to this direction.</p>
The district's historic heritage is identified and managed to ensure its long-term protection for current and future generations.	The PDP has mapped these features. There are no known mapped historic features of relevance. Historic heritage will be considered through the provisions of the BOIMDA which requires a Cultural Impact Assessment.
A district wide approach to the impacts of climate change and natural hazards , which includes a te ao māori decision making framework, developed with iwi and hapū .	This is noted. Once implemented or developed it is assumed that this will form a provision within the PDP that can be considered at time of development.

¹ As notified.

Table 2: Strategic Direction – Social Prosperity

Matter	Assessment
Community wellbeing is heightened by a sense of place.	The submission seeks a heightened sense of place when compared with the proposed PDP zoning which envisages ongoing light industrial activities.
Development of initiatives that will support the wellbeing of Tangata Whenua , in partnership with Iwi and hapū .	Refer Table 1 .
Encourage opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	A mixed use zone promotes is considered to encourage more opportunities than the light industrial zone.
Promotion of communities and places that will meet the needs for not only the present population but future generations which are adaptive to climate change.	The proposal provides additional land to allow for the staging of uses / activities over time to promote a different vision for the Opuia community. Climate change will be addressed in supporting reports as required as part of the proposed provisions.

Table 3: Strategic Direction – Economic Prosperity

Matter	Assessment
A high-earning diverse local economy which is sustainable and resilient to economic downturns, with the district's Māori economy making a significant contribution.	A mixed or diverse use of activities is considered to result in a more resilient economy than a purely industrial economy. The economic case for the proposal is addressed by experts in the original submission.
Existing industries and enterprises are supported and continue to prosper under volatile and changing economic conditions.	The proposal promotes a staged approach to the change of environment for the marina. As such existing industries and enterprises will be supported, albeit at a different location.

Development and retention of highly motivated, educated and skilled people in the district.	The proposal seeks to make Opua a world class marina which will bring with it people of various backgrounds into the District. The mixed use approach will also require people with various skills which will support the intended direction.
People, businesses and places are connected digitally and through integrated transport networks.	It is envisaged that the area will be connected with sufficient digital technology. The proposal is supported by an initial transport assessment and the proposed provisions seek further transport assessments.
A district economy that is responsive, resilient and adaptive to the financial costs of a changing climate.	The submission contains an economic assessment which results in an increase of \$19mil per annum in GDP to the Far North District. Climate change effects can be considered at time of development.

Table 4: Strategic Direction – Urban Form and Development

Matter	Assessment
The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.	The proposal is based on these principles as a world class marina.
<u>Urban</u> growth and development consolidated around existing reticulated networks within town centres, supporting a more compact <u>urban</u> form, affordability and providing for a mix of housing typologies.	The Opua area is already reticulated. The Master Plan supports more compact urban form and a mix of typologies.
Adequate <u>development infrastructure</u> in place or planned to meet the anticipated demands for housing and business activities.	<p>The proposal seeks to be largely independent of Council systems in terms of Opua Commercial Estate and the Marine Business Park.</p> <p>In terms of the Opua Marina itself, staging is proposed to ensure that the proposal is net neutral in terms of demands for services.</p>

	At this stage Council has not released any detailed information about its assets to comment further.
Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.	These factors can be addressed on a building by building basis at time of development.

Table 5: Strategic Direction – Infrastructure and Electricity

Matter	Assessment
The benefits of infrastructure and renewable electricity generation activities across the district are recognised and provided for, while ensuring their adverse effects are well managed.	The benefits of infrastructure and renewable electricity are noted. The proposal does not impact these features.
Infrastructure and renewable electricity generation activities are protected from incompatible land use, subdivision and development that may compromise their effective operation, maintenance and upgrading.	The proposal is not considered compatible to these features.

Table 6: Strategic Direction – Rural Environment

Matter	Assessment
Primary production activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised.	Not relevant in context of the environment / submission.
Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.	There is no highly productive land of concern within the submission.

Table 7: Strategic Direction – Environmental Prosperity

Matter	Assessment
A culture of stewardship in the community that increases the district's biodiversity and environmental sustainability.	The proposed provisions include the requirement for ecological assessment and the maintenance and enhancement of such features.
Collaborative relationships with <i>īwi</i> and <i>hapū</i> in order to support <i>tangata whenua</i> to carry out their obligation and responsibility as kaitiaki.	Refer Table 1 .
Active management of ecosystems to protect, maintain and increase indigenous biodiversity for future generations.	Refer to the response above regarding ecological assessment.
Land use practices reverse climate change by enabling carbon storage and reducing carbon emissions.	These specific uses are not currently within the Master Plan but at a high level the proposal promotes a compact urban form, potentially contributing less emissions from vehicles / transport.
The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations.	This has been assessed through Hearing 4 and the associated evidence for the submitter.
Areas of significant indigenous vegetation and significant habitats of indigenous fauna and protected for current and future generations.	Refer to the response above regarding ecological assessment.