

Sub ID	Sub Point	Name	Topic	Issue	Inclination	Summary	Decision Req
1	1	Sara Louise Edwards	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support with Amendment	Support revised Ainworth Road extension that does not link to Corbett or Maruia Place	Support Ainworth Road extension that does not link to Corbett or Maruia Place
2	1	Howard Zingel	MIN 9: Section 16.7.4 (16A.3.4) - Discretionary Activities	16.7.4(A): Section 16.7.4 (16A.3.4) - Discretionary Activities - Rule 16.7.4 (a)	Support with Amendment	Support street types that enhance the rural character of developments by relaxing right of way requirements so that subdivision can occur on single lane cul-de-sacs with speed restrictions and passing bay.	That subdivision is a discretionary activity based on traffic generation
3	1	RWI & JA Blair	MIN17: Process and communications	2: Communications	Oppose	Oppose the entire variation due to lack of community consultation particularly with the Te Puna community and lack of regard for the Te Puna Plan. Opposes the lack of a Section 32 analysis for the Minden area.	That other areas of the District be zoned lifestyle in accordance with the submitters previous submission to the District Plan review.
4	1	KD & S Morris	MIN 16: Planning maps - Rooding	U86: Map U86 - rooding	Oppose	Use the paper road from Minden to join to Whakamarama Road	Use the paper road from Minden to join to Whakamarama Road
5	1	Dietmar & Jocelyn Vogel	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	Support the Variation with limited numbers of walkways	Remove bridleways and reduce the number of walkways to align to the Basic Option first proposed during public consultation.
6	1	Bay Of Plenty Regional Council	MIN 15: Section 8.4.2 - Stability Requirements	8.4.2: Section 8.4.2 - Stability Requirements - Title	Support with Amendment	To give better effect to the Regional Policy statement and to be consistent with the objectives and policies of the Regional Water and Land Plan reword 8.2.4(a)(i)	Amend 8.4.2(a)(i) to read; Not include sites for which consent conditions require further investigation, sites not approved in the Resource Consent, sites within 20m of waterbodies (including ephemeral flowpaths) and sites for which technical assessments have not been previously obtained.
6	2	Bay Of Plenty Regional Council	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.1 OB3: 16A.2.1 OB3.To provide for a standard of infrastructure	Support with Amendment	To be consistent with the Outcome 4 of the Regional Land Transport Strategy seek amendment to Objective 3	Amend Policy 1 to read Subdivision and development within the Lifestyle Zones shall be managed to match the capacity and functioning of the strategic and local roading network to accommodate additional vehicle movements likely to be generated.
6	3	Bay Of Plenty Regional Council	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support with Amendment	Amend Policy 1 to be consistent with Outcome 2 of the Regional Land Transport Strategy.	Amend Policy 1 to read: Subdivision and development within the Lifestyle Zones shall be managed to match the capacity and functioning of the strategic and local roading network to accommodate additional vehicle movements likely to be generated.
6	4	Bay Of Plenty Regional Council	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support with Amendment	Amend policy 8 to better reflect Outcome 2 of the Regional Land Transport Strategy	Amend Policy 8 to read Ensure the layout of roads, walkways, bridleways and infrastructure are undertaken to best compliment lifestyle character outcomes whilst taking into account personal safety and security.
6	5	Bay Of Plenty Regional Council	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Support with Amendment	Recognise NZS4404.2010 Land Development and Subdivision Infrastructure Standard to give better effect to the Policy 11.3.1(b)(xiii) of the Regional Policy Statement	Add new point (iii) to 16A.4.2(a) Flood levels Subdivision platform levels are to be set above the secondary stormwater system flood level. Secondary systems comprise ponding areas and overland flowpaths that are used when the capacity of the primary system (generally piped reticulation) is exceeded. In accordance with s4.3.5.1 of NZS404:2010 Land Development and Subdivision Infrastructure Standard the recommended secondary stormwater system flood level shall be based on climate change adjusted 100 year return period storm. Adequate access and egress should also be provided to new buildings and subdivisions. In this regard section s4.3.2.4 of NZS4404:2010 states that the standard recommended for ponding or secondary flow on local roads shall be limited to 100mm maximum at the centreline and velocity such that the carriageway is passable in a 20 year return period flood event.
6	6	Bay Of Plenty Regional	MIN 14: Section 16.10	16.10 NEW: Section 16.10	Support with	Amend the first and third bullet points of 16A.6.3 to	Amend bullet point 1 to read:

		Council	(16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	[16A.6] - Matters of Discretion - Insert New - Restricted Discretionary Activities heading & opening paragraph	Amendment	give better effect to Objective 11.3.1(a) and Policies 11.3.1(b)(ii), 11.3.1(b)(vii), 11.3.2(b)(x) and 11.3.1(b)(xi) of the Regional Policy Statement.	Earthworks required in forming each building site and access roads / private ways in the subdivision will avoid or mitigate any adverse effects (inclusive of stability) within the site and will have no adverse effects on the adjacent land, ecological values, soil health and water quality. Amend bullet point 3 to read: Stormwater and wastewater systems can be constructed and operated within each lot with no adverse effects on the stability of the adjacent land, ecological values, soil health and water quality.
6	7	Bay Of Plenty Regional Council	MIN18: Miscellaneous Issues	4: Planning Map Legend	Support with Amendment	To provide consistency with Chapter 8 (Objectives 8.3.1(a), 8.3.3(a) and Policies 8.3.1(b)(i), 8.3.1(b)(vii) and 8.3.3(b)(iv)), Chapter 6 (Objective 6.3.1(a) and Policies 6.3.1(b)(xiv) and 6.3.1(b)(v)) and Chapter 16 (Natural Character).	Amend Planning Map Legend: "Structure plan stormwater pond" to read "freshwater protection sites / waterways or similar in keeping with 16A.5.2(b).
7	1	Trevor Robin Richardson	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Support the lifestyle zone provisions in particular the recreational aspect of walkways, cycleways and bridlepaths. Add Lots 1, 2 and 3 DP 344296 to the lifestyle as this has extensive views to the city and topographically should be part of the Lifestyle Zone rather than being omitted due to being on the west of Junction Road.	Expand the Lifestyle zone to to include Lots 1, 2 and 3 DP 344296
7	2	Trevor Robin Richardson	MIN18: Miscellaneous Issues	5: Whole of Variation	Support	Support the Variation	Retain provisions for walkways and bridleways
8	1	Wayne Wright	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P3: 16A.2.2 P3 Subdivision shall take into account site constraints	Support with Amendment	Support taking into account site constraints but need increased traffic allowance on private ways to give effect to the policy.	Introduce additional Right of Way standards to accommodate increased lots eg 3m for 6 lots, 4m for 10 lots, 5m for 15 lots
8	2	Wayne Wright	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support with Amendment	Support but need increased traffic allowance on private ways to give effect to the policy.	Introduce additional Right of Way standards to accommodate increased lots eg 3m for 6 lots, 4m for 10 lots, 5m for 15 lots
8	3	Wayne Wright	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Support with Amendment	Support the concept of walkways but feel they are too wide	Reduce width to 5m maximum
8	4	Wayne Wright	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(DI): Section 16.8.2 [16A.4.2] one or more Walkway and Equestrian Lot Entitlements	Oppose	Oppose, the land required should be purchased by Council and the maintenance paid for from the general rates	Delete 16A.4.2(ii)
9	1	Tauranga City Council	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	Supports the general principle of the Variation in using Transferable Development Rights as a means of offsetting reducing the number of unused rural lots and reducing the lifestyle pressure on versatile soils that are an important economic and physical resource.	Support the Variation with specific amendments related to traffic generation effects and the number of allowable new lots
9	2	Tauranga City Council	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support with Amendment	Council has yet to demonstrate the cumulative effects of the rezoning of 1670 ha to Lifestyle Zone on the strategic roading network, State Highway 2 and the City's roading and infrastructure (in particular around Bethlehem). This is not consistent with Objective 16A.2.1.1 and Policy 16A.2.2.1 and Council should consider a more precautionary approach.	Amend Policy 16A.2.2.1 by the addition of a second sentence to read; "For Minden, this means 97 additional dwellings or allotments."
9	3	Tauranga City Council	MIN 10: Section 16.7.5 [16A.3.5] - Non-Complying Activities	16.7.5: Section 16.7.5 [16A.3.5] - Non-Complying Activities Insert New	Support with Amendment	Rule needs to be clarified to specify that any dwelling that goes over the controlled activity standard of 97 becomes a non-complying activity in support of the precautionary approach to the objective and policy relating to cumulative effects on the roading network.	Add a new clause to 16.3.5(e) to read; Dwellings not complying with performance standards specified in 16A.4.1(d) and (g)
9	4	Tauranga City Council	MIN 10: Section 16.7.5 [16A.3.5] - Non-Complying	16.7.5: Section 16.7.5 [16A.3.5] - Non-Complying	Support with Amendment	That 16A.3.5 be strengthened to have greater weight to the cumulative traffic generation effects on the road	Amend 16A.3.5(c) to read; Traffic generation - Effects on the road network, particularly

			Activities	Activities Insert New		network east of the Minden area.	the State Highway and collector roads feeding the State Highway in Bethlehem.
9	5	Tauranga City Council	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Support with Amendment	To be consistent with the amendment requested for 16A.4.4.2 amend 16A.4.1(g)	Duplicate the requested amendments, to include a note below 16A.4.4.2, below 16A.4.1(g)
10	1	Paul & Jennifer Carroll	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	16.7.2(D): Section 16.7.2 (16A.3.2) - Controlled Activities - Rule 16.7.2 (d) / 16A.3.2 (d)	Oppose	Reduce minimum lot size to 2000 sqm where the site can comply with site constraints including geotechnical, landscape and ecological limitations as there are already existing lots between 2000-2500 sqm in the area.	Reduce minimum lot size to 2000 sqm
10	2	Paul & Jennifer Carroll	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(A): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Lot Size Rule 16.8.2 (a) (ii) / 16A.4.2 (a) (ii)	Oppose	Reduce minimum lot size to 2000 sqm as there are existing 2000 - 2500 sqm lots in the area	Reduce the minimum lot size to 2000 sqm
11	1	G & A Hart	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support with Amendment	Support the concept of the lifestyle zone but for the policy to be given effect to there needs to be a specific change to private way rules to allow additional lengths and numbers of lots in the Minden area.	Insert new private way standards for the Minden area to allow additional lengths and numbers of lots.
11	2	G & A Hart	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support with Amendment	Support the concept of the Lifestyle Zone but for the policy to be given effect to there needs to be a specific change to private way rules to allow additional lengths and numbers of lots in the Minden area.	Insert new private way standards for the Minden area to allow additional lengths and numbers of lots.
11	3	G & A Hart	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Support with Amendment	Support the concept of the Minden Lifestyle Zone but to be given effect to new standards for private ways at the Minden need to be developed	Add new performance standards for private ways in the Minden area to allow greater length and the servicing of more lots.
11	4	G & A Hart	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Oppose	Support that additional lots are available from walkways but seek that these do not have to have a transferable right to be created	That property owners are compensated with additional lots at no cost to them.
11	5	G & A Hart	MIN19: APPENDIX 7	1: Financial Contributions Schedule	Oppose	Proposed additional roads that are key to the concept need to be put in place by Council	That Council fully funds proposed key access roads.
11	6	G & A Hart	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(B): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Transferable Subdivision Entitlements Rule 16.8.2 (b) / 16A.4.2 (b)	Oppose	Remove the requirement for land owners to have to buy a transferable subdivision entitlement. Land owners who have areas suitable for ecological protection lots should be able to use the protection lot created on-site in the lifestyle zone.	Reinstate the protection lot mechanism to the Minden as for the rest of the rural zone.
12	1	Grant Carter	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P4: 16A.2.2 P4 Lifestyle subdivision options are provided	Oppose	The policy for promoting the use of transferable entitlements imposes additional costs on future development with no material benefit to the zone or the community.	Remove policy 16A.2.2.4
12	2	Grant Carter	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(B): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Transferable Subdivision Entitlements Rule 16.8.2 (b) / 16A.4.2 (b)	Oppose	Oppose the requirement to have transferable entitlements as the basis of subdivision as it provides no financial benefit to the local community.	Replace the transferable requirements with a dedicated charge for subdivision at the Minden that will go into a capital fund for the development of major community facilities.
13	1	GW & M Hatton	MIN21: Planning maps - Bridleways	U107: Map U107 - bridleways	Oppose	Oppose all bridleways on Map U 107	Remove all proposed bridleways from U107
13	2	GW & M Hatton	MIN20: Planning maps - Walkways	U107: Map U107 - walkways	Oppose	Oppose all walkways on Map U107	Remove all walkways on Map U107

13	3	GW & M Hatton	MIN 16: Planning maps - Roading	U107: Map U107 - roading	Oppose	Oppose all structure plan roads on Map U107	Remove all strcture plan roads on Map U107
13	4	GW & M Hatton	MIN17: Process and communications	2: Communications	Oppose	Oppose the Variation due to lack of individual consultation	Delete the entire Minden Structure Plan Variation
14	1	Department Of Conservation - Bop	MIN 4: Section 16A.1 - Significant Issues	16.A.1 (3): Section 16.A.1 (3) Development of the zones	Support	Support the inclusion of significant issue 16A.1.3	Retain 16A.1.3
14	2	Department Of Conservation - Bop	MIN 5: NEW Section 16A.1 - Objectives and Policies	1: New Objective	Support with Amendment	Add new objective to 16A.2.1 which addresses the potential impact of development on significant ecological features to follow on from Significant Issue 16A.1.3	Add new objective to 16A.2.1 which addresses the potential impact of development on significant ecological features
14	3	Department Of Conservation - Bop	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.1 OB4: 16A.2.1 OB4.To create a network of green lanes	Support with Amendment	The provision of public access is supported provided the location and design of the areas aims to avoid or minimise effects on any ecological features.	Amend objective 16A.2.1.4 to have a reference to ensuring the integrity of ecological fetatures.
14	4	Department Of Conservation - Bop	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P2: 16A.2.2 P2 Subdivision shall provide walkways, equestrian connectivity	Support with Amendment	Support the policy with amendment	Include a reference to cycleways in the policy
14	5	Department Of Conservation - Bop	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support with Amendment	Support the policy with amendment	Include a reference to cycleways in the policy
14	6	Department Of Conservation - Bop	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Support with Amendment	Dependent on the location of the walkways / bridle ways the proposed widths have the potential for the removal of significant vegetation in ecological features.	Amend the standard to recognise that the widths may be reduced in an ecological feature, or as an alternative require an ecological assessment of the proposed routes to ensure that they are designed and located so that ecological features are protected.
14	7	Department Of Conservation - Bop	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(B): Section 16.9 [16A.5] 2B Protecting and enhancing scheduled significant ecological features	Support	Support the matters of control in particular clause (b) which provides for the protection and enhancement of ecological features and linkages including replanting and retirement of some areas.	Retain 16A.5.2(b)
15	1	Christopher Ward	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Oppose	Oppose staging requirements. The number of lots allowed per area are not sufficient given that the TNL may not be built for 10-15 years.	The first number of lots allowed should be 200 and each stage should be given the same number of lots. This would spread traffic over more intersections and lower impact on services in these areas. Council also needs to make it clear how they will choose between subdividers if they receive applications for lots that exceed the number allowed for a given stage.
16	1	Ben Bax	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	As an owner of land in Te Puna Business Park I would be extremely concerned if the Minden development as proposed proceeds without any improvements to the intersection of Minden Road / Te Puna Road.	Work with land owners of Te Puna Business Park regarding the intersection for the common good of both parties.
17	1	Denise Bax	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	Minden Road / SH2 / Te Puna intersection is over capacity. improvements will give Te Puna area better traffic movements.	Improve Minden Road / State Highway 2 / Te Puna Road intersection before proposal goes ahead.
17	2	Denise Bax	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	Support provision of rural lifestyle subdivision zone and Minden structure plan in general subject to conditions.	Retain subject to conditions (see submission for details).
18	1	H & D Blyth	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	Support the variation subject to conditions.	Retain subject to specific decisions sought in submission.
18	2	H & D Blyth	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Seek that the land located southwest of the TNL 100m line, between Wairoa Road and the floodline, up to the Wairoa / Crawford Road intersection be included in the zone. This is because most of the land is already included or approved for lifestyle titles and its close proximity to town makes it ideal.	Extend Lifestyle Zone to include Wairoa Road / Crawford Road land west of Wairoa Road.
18	3	H & D Blyth	MIN18: Miscellaneous	8: Walkways (General)	Support	Support the inclusion of walkways as proposed	Retain the walkways as proposed

			Issues				
18	4	H & D Blyth	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support the inclusion of bridleways as proposed	Retain the bridleways as proposed
19	1	Pirirakau Incorporated Society	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INA: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support with Amendment	The Maori name for the Minden Ranges is Te Rangituanehu. This correct name does appear in other places of the document but "Te" is missing in this section.	Ensure Te Rangituanehu is correctly used in document.
19	2	Pirirakau Incorporated Society	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2 DII: Section 16.9[16A.5] 2 (d) (ii) Protecting open ridgelines;	Support with Amendment	Statement is too loose.	Change to "protecting open rigelines from any development" as a specific building rule.
19	3	Pirirakau Incorporated Society	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Support with Amendment	Would like to have amendments made. Equestrian waste disposal where is this mentioned and how will it be disposed of e.g. via storm water runoff at collection points etc.	Section added outlining rules and responsibilities for horse users.
19	4	Pirirakau Incorporated Society	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(C): Section 16.9 [16A.5] 2 (c) provision of walkways, bridleways	Support with Amendment	Wish to have amendments made.	In conjunction with local community of Te Puna improving current linkages to the lower areas of Te Puna making connectivity safer and easier. So that the wider district benefits
19	5	Pirirakau Incorporated Society	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2AIV: Section 16.9[16A.5] 2 (iv) Planting and vegetation	Support with Amendment	Wish to have amendments made. Consideration should be given to whether the base of the gullies provide runoff to enter natural waterways. Consideration should be given to whether there is adequate protection of natural waterways within the proposals to manage storm and waste water.	Requirement should take place prior to development. Add wording: "Assisting with sedimentation trapping within runoff and stabilizing of ground, lessening sedimentation runoff into natural waterways and entering into Te Awanui (the harbour)".
19	6	Pirirakau Incorporated Society	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2AV: Section 16.9 [16A.5] 2 (v) Requiring the collecting and piping of stormwater	Support with Amendment	Wish to have amendments made. Consideration should be given to whether the base of the gullies provide runoff to enter natural waterways. Consideration should be given to whether there is adequate protection of natural waterways within the proposals to manage storm and waste water.	Requirement should take place prior to development. Add wording: "Assisting with sedimentation trapping within runoff and stabilizing of ground, lessening sedimentation runoff into natural waterways and entering into Te Awanui (the harbour)".
19	7	Pirirakau Incorporated Society	MIN18: Miscellaneous Issues	6: Add new rule		Support cultural assessment (background document). This identifies a number of important sites: Pirirakau Sites of Significance and Te Rangituanehu (Minden).	Include these sites in the District Plan. Provide a rule so that these sites are protected and enhanced and adequately signed so public are aware of the sites. Would like to be consulted to provide appropriate road names.
19	8	Pirirakau Incorporated Society	MIN18: Miscellaneous Issues	6: Add new rule	Support with Amendment	The Te Puna Stream to the west and the Oturu Stream through the centre of the zone need to be protected from sedimentation, stormwater runoff and contamination which will affect Te Awanui the harbour or mahinga kai.	Sedimentation is trapped via riparian margins and vegetation. Contaminants will not enter the Oturu or Te Puna Streams. Filtering mechanisms in place prior to development starting.
19	9	Pirirakau Incorporated Society	MIN18: Miscellaneous Issues	7: Add to Structure Plan	Oppose	The provision for Maori or local community to obtain an area of the lifestyle zone is missing from the plan. How will this plan cater for growth and vitality of a local community already present.	Provide an area within the structure plan for smaller and more affordable sections.
19	10	Pirirakau Incorporated Society	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16.A.6.3AI: Section 16.10 [16A.6] (a) (i) Earthworks forming building site/access roads/privateways	Support with Amendment	Would like amendments made.	Pirirakau reserve the right to ensure earthworks conform with Tikanaga Maori and the applications of protocols as identified in Appendix 7 for Omokoroa apply also to Minden (being within the Pirirakau rohe boundary). Pirirakau cultural monitor to be present during topsoil stripping.
19	11	Pirirakau Incorporated Society	MIN19: APPENDIX 7	1: Financial Contributions Schedule	Support with Amendment	Support subject to the following.	Add cultural advisory costs for monitoring.
20	1	Nic Hume	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Oppose	Oppose width of walkways. The intent of this is to provide a visually safe feeling by having an open space. 7m could be justified in an urban setting but in a rural area within 30m sideyards you don't get the same "closed in" feeling.	Reduce walkway width to 3m if permeable fencing is used.

20	2	Nic Hume	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2.E: Section 16.9 [16A.5] 2 (e) provision of appropriate potable and firefighting water supply systems,	Oppose	Oppose as development code adequately covers firefighting water supply requirements under Section DS7. Lots without reticulated supply can have consent notices put on them that require compliance with SNZ PAS 4509:200008, as 30,000 litre storage is not always the only option.	Delete 16A.5.2 (e).
20	3	Nic Hume	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3All: Section 16.10 [16A.6] (a) (ii) Building site set back	Oppose	Oppose. It should be left to category 1 geotechnical engineer to advise of building setback requirements on steep slopes as other mitigation measures may be available and in many cases 3 horizontal to 1 vertical may not be required.	Remove the second bullet point "each building site is set back at least 3 times..."
20	4	Nic Hume	MIN18: Miscellaneous Issues	4: Planning Map Legend	Oppose	Oppose in part. Stormwater pond shown on the structure plan have very steep waterways and are not suitable as ponds. Stormwater ponds can be dealt with on a site by site basis as required.	Change map legend to say overland flow paths rather than stormwater ponds.
20	5	Nic Hume	MIN19: APPENDIX 7	1: Financial Contributions Schedule	Oppose	Although the schedule is incomplete, it was shown at public meeting that the development contributions would be approximately \$29,000. This seems excessive considering areas such as Minden Road have no water, stormwater, sewerage reticulation and is unaffordable to widen and upgrade. A set fee for all the district would be suitable if all areas had some amenities but this is not the case. On top of these fees, each lot has to purchase development rights which is effectively doubling contributions as protection lots are there to protect visual amenity for the community.	Reduce development contributions, or otherwise provide a reimbursement for each protection lot provided and walkway/bridleway vested as these all offer amenity to community as a whole.
21	1	Waikaraka Estuary Managers	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	There is an a need to highlight the concerns that development wil potentially have on sediment and other pollutants entering the Waikaraka Estuary via the Oturu Stream.	Use design features such as holding ponds to regulate flow, wetlands, stream edge planting. We urge Council to be particularly vigilant and responsive to issues affecting the hydrology of the catchment and any subsequent effects on the estuary.
21	2	Waikaraka Estuary Managers	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2 DII: Section 16.9[16A.5] 2 (d) (ii) Protecting open ridgelines;	Oppose	We wish to register our concern with the need to protect open ridgelines and endorse Council's intention to do so. This is of particular importance to Pirirakau for whom these ridgelines hold cultural significance (Rangituanehu). The view of the Minden Ridges is of great scenic value.	We urge Council to prevent infringements by rigorous control.
22	1	Hugh Gardiner	MIN 5: NEW Section 16A.1 - Objectives and Policies	3: Objectives (General)	Support	Support all	Retain all
22	2	Hugh Gardiner	MIN 5: NEW Section 16A.1 - Objectives and Policies	4: Policies (General)	Support	Support all	Retain all
22	3	Hugh Gardiner	MIN 5: NEW Section 16A.1 - Objectives and Policies	2: New Policy		Propose a new policy as follows.	Create a new policy to "allow of subdivision right where it can be displayed that a community amenity can be gained by allowing such a right to exist, and where the amenity can be vested in Council".
22	4	Hugh Gardiner	MIN18: Miscellaneous Issues	7: Add to Structure Plan	Support with Amendment	Submitter has attached a google map with submission showing a carpark (red hatched area) which they are prepared to offer for the Te Puna Quarry Park, and a walkway (black broken line) from the Quarry park to this carpark. This in return for a subdivision "bonus" lot.	Award a subdivision "bonus" lot for the carpark / walkway shown on attached google map.
22	5	Hugh Gardiner	MIN22: Planning Maps (Other)	U95: Map U95 other	Oppose	Do not support the stormwater pond as drawn on Map U95. Further discussion and specification / design implications regarding ponds needs to take place.	Proposed that the stormwater pond be held in abeyance until satisfactory solutions are obtained to progress structure plan.
22	6	Hugh Gardiner	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Support with Amendment	Support staging requirements but clarity needed on priority of allocation.	Initial subdivision allowances be granted on the basis of best benefit to community amenity development.

23	1	H D W & S A Sparks Family Trust	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INA: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Oppose	The name of this important sentinel offers a unique opportunity to consolidate the whole area of Te Puna, not just the Minden Lifestyle Zone, with a reason to be a community. Wherever you live in Te Puna, Te Rangituanehu is part of your landscape. Promoting understanding of, and giving prominence to the history and value of this geographic feature will assist in connecting those who live on the upland side of SH2 with those who live on the flat. Honouring the name and places and park that the hill range contains will help Te Puna stay as a "green wedge" intended under SmartGrowth. Will also help te Puna stay connected despite impact of road transport developments.	Establish and maintain the name Te Rangituanehu and it's associated stories in development contexts and public reserves.
23	2	H D W & S A Sparks Family Trust	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support	Support	Retain
23	3	H D W & S A Sparks Family Trust	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support	Support an approach which ensures road, walkway, bridleways and infrastructure complement the nature and character of Te Puna.	Retain
23	4	H D W & S A Sparks Family Trust	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P9: 16A.2.2 P9 Avoid the establishment of rural, industrial, commercial or other activities	Support	Support policy which avoids over-development, especially commercial and industrial. People need to make a living and staying in Te Puna rather than commuting to town keeps pressure off roading system but that living should be connected to local productive economy, and not affect the traffic network.	Retain
23	5	H D W & S A Sparks Family Trust	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Support	The trustees accept that a staged approach will be required in order to manage the increase in housing density alongside the pace of roading capacity.	Retain
24	1	Te Puna Heartlands	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INA: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support	Support the use of Te Rangituanehu for developments in the Minden	Retain references to Te Rangituanehu
24	2	Te Puna Heartlands	MIN 5: NEW Section 16A.1 - Objectives and Policies	4: Policies (General)	Support	Support policies 1-11, in particular endorsing matching subdivision and development to the capacity and functioning of the strategic roading network	Retain the policies as notified
24	3	Te Puna Heartlands	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	1: Section 16.7.2 (16A.3.2) Controlled Activities (e) land stability and subdivision	Support with Amendment	Support the limitations on subdivision on possibly unstable and steep land.	Request that these provisions are strengthened further
24	4	Te Puna Heartlands	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16.A.6.3AI: Section 16.10 [16A.6] (a) (i) Earthworks forming building site/access roads/privateways	Support	Support the provisions for earthworks	Retain as notified
24	5	Te Puna Heartlands	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3AII: Section 16.10 [16A.6] (a) (ii) Building site set back	Support	Support the provisions for setbacks	Retain as notified
24	6	Te Puna Heartlands	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3AIII: Section 16.10 [16A.6] (a) (iii) Stormwater and wastewater systems	Support	Support the provisions for stormwater	Retain as notified
24	7	Te Puna Heartlands	MIN 15: Section 8.4.2 - Stability Requirements	8.4.2 P1: Section 8.4.2 - Stability Requirements - Paragraph 1	Support	Support Stability requirements 8.4.2(a)(i) and (ii) as essential to the plan	Retain as notified
25	1	Bruce Little	MIN18: Miscellaneous	2: Minden Road / Te Puna	Oppose	The already stressed roading network would be	That no large scale population increase be permitted in the

			Issues	Road intersection		severely overloaded if this proposal were to go ahead, particularly if nothing is done to address access to SH2, which is already problematic at certain times of the day.	Minden Area unless adequate roading is provided, especially with regard to accessing SH2 and/or the proposed TNL, either from Minden Road or any roads which may be constructed in the future.
26	1	Jan Cooper & Jim McNamara	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Oppose Variation because the number of houses proposed is excessive and problems would occur with the amount of traffic on Minden Road. Already very busy for a residential area.	Reduce permitted housing levels significantly. Reduce speed limit to 50km/h entire length of Minden Road. Cut back overhanging trees from street.
26	2	Jan Cooper & Jim McNamara	MIN18: Miscellaneous Issues	10: Minden General Stability Issues	Oppose	Oppose Plan Variation because of the fragility of the land on Minden Hill. We have had landslips on our land due to stormwater runoff and believe this would escalate with extra housing.	Improve stormwater runoff on the Minden Road.
26	3	Jan Cooper & Jim McNamara	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	We do not feel comfortable with proposed walkways - having people tramp around amongst homes could prove a security risk.	Think about the logic of spending money on walkways that only a handful of people will use, and which may reduce security.
26	4	Jan Cooper & Jim McNamara	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	We do not feel comfortable with proposed bridleways - having people tramp around amongst homes could prove a security risk.	Think about the logic of spending money on bridleways that only a handful of people will use, and which may reduce security.
27	1	Erica Walpole	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Support with Amendment	Oppose the title "yards".	Change title to "situation of buildings"
27	2	Erica Walpole	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Oppose	Buildings preferably should be sited 30m from boundary.	Change setback from 10m to 30m.
27	3	Erica Walpole	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Oppose	Oppose widths of walkways and bridleways.	Change to the following - Bridleways - 4m minimum. Walkways - 2m minimum
27	4	Erica Walpole	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3All: Section 16.10 [16A.6] (a) (ii) Building site set back	Oppose	Oppose "set back at least 3 times the height".	Amend requirement by adding the following: "when no significant ground water seeps into areas behind the slope thus obviating the risk of slumpage, buildings can be 10m set back".
28	1	AD & MG Gray	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Support provision for walkways in the Minden Lifestyle Zone	Retain
28	2	AD & MG Gray	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support provisions for bridleways in the Minden Lifestyle Zone	Retain
28	3	AD & MG Gray	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Seek addition to lifestyle zone.	That the land south east 100m from the TNL between Wairoa Road and the flood zone up to the Wairoa/Crawford Road intersection be included into the structure plan (see map attached to submission).
28	4	AD & MG Gray	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support	Support use of transferable development rights.	Retain
29	1	Ray & Michele Cobb	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB4: 16A2.1 OB4.To create a network of green lanes	Oppose	This zone is for people to enjoy the environment in a manner that is personal to them and respectful of others.	Delete
29	2	Ray & Michele Cobb	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P2: 16A.2.2 P2 Subdivision shall provide walkways, equestrian connectivity	Oppose	Landowners should not have responsibility for provision of walkways and bridleways and amenities on their land during the subdivision process. It would be akin to living on a public reserve.	Delete

29	3	Ray & Michele Cobb	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Oppose	Prohibitive costs and subsequent access would negate the purpose of people living in the rural environment for its relative peace and privacy.	Delete
29	4	Ray & Michele Cobb	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Oppose	Oppose.	Delete and replace with "ensure the layout of roads are undertaken to best complement a rural lifestyle zone"
29	5	Ray & Michele Cobb	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P9: 16A.2.2 P9 Avoid the establishment of rural, industrial, commercial or other activities	Oppose	Write this rule in the affirmative instead.	Delete and replace with "support the establishment of rural, light commercial or other activities that support the lifestyle zone".
29	6	Ray & Michele Cobb	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Oppose	100m (when adjoining a strategic road) is too excessive and would be impracticable in some subdivisional applications due to land contour.	Amend to "where the boundary adjoins a strategic road or a designation for a strategic road it shall be a minimum of 50m".
29	7	Ray & Michele Cobb	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2.E: Section 16.9 [16A.5] 2 (e) provision of appropriate potable and firefighting water supply systems,	Oppose	The provision of potable water and toilet facilities for health and hygiene reasons should be taken into consideration	Delete. Each application to be assessed on it's own merits.
29	8	Ray & Michele Cobb	MIN18: Miscellaneous Issues	6: Add new rule	Oppose	The location of minor dwellings should able to be more flexible to work around existing landscaping and structures associated with existing dwellings.	Change 20m to 100m
29	9	Ray & Michele Cobb	MIN18: Miscellaneous Issues	6: Add new rule	Oppose	Oppose financial contributions for minor dwellings. Extra dwellings increase the value of the property and by default the rates rise. Consent and application fees are already high enough for a second dwelling in tandem with increased rating.	Delete. Complainece costs negate benefit of having a minor dwelling.
29	10	Ray & Michele Cobb	MIN18: Miscellaneous Issues	6: Add new rule	Oppose	Performance standard 16A.4.1(g) is ambiguous when read in conjunction with the standard 16A.4.1(f)(iii)	Delete
29	11	Ray & Michele Cobb	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Oppose	Should not be relevant as bridleways and walkways should be formed along roadways in the future.	Delete
29	12	Ray & Michele Cobb	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Oppose	The Minden Lifestyle Zone is aimed at the higher end of the realty market of which a small number of will be interested in equestrian facilities. There is an overbearing emphasis on equestrian facilites which creates an environment which is out of balance. A walkway/bridleway system is unworkable in a rural environment where you have working dogs, stock movement, resident stallions all of which make it impracticable to having passing people and horses.	Delete
29	13	Ray & Michele Cobb	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2All: Section 16.9 [16A.5] 2 (ii) Controlling building sites	Oppose	The contractors employed to do the accessways have the knowledge, understanding and skills associated with earth moving, whereas office workers do not have this understanding of land contour etc.	Delete
29	14	Ray & Michele Cobb	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2AIV: Section 16.9[16A.5] 2 (iv) Planting and vegetation	Oppose	Too controlling and does not allow landowner to plant what is most applicable to the landscaping design of their property. Does not take into account alergies that may affect wellbeing of family.	Remove the words "including species selection".
29	15	Ray & Michele Cobb	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(C): Section 16.9 [16A.5] 2 (c) provision of walkways, bridleways	Oppose	Too much emphasis again on equestrian features.	Delete. Instead these should be permitted activities.

29	16	Ray & Michele Cobb	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2 DI: Section 16.9 [16A.5] 2 (d) (i) Selecting the position of proposed house sites, and controlling building design;	Oppose	Council should not decide what home is most appropriate to their style of living. A narrow and controlling acceptance of house design does nothing to promote an attractive place to live.	Delete
29	17	Ray & Michele Cobb	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2 DII: Section 16.9[16A.5] 2 (d) (ii) Protecting open ridgelines;	Oppose	If you can't build on a ridgeline then you severely restrict the purpose of being in a lifestyle zone with views. Will end up with areas of land not appropriate for subdivision but only for small scale farming.	Delete
29	18	Ray & Michele Cobb	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3All: Section 16.10 [16A.6] (a) (ii) Building site set back	Oppose	This removes option of subdivision from large tracts of land. Each case should be judged on its merits.	Delete.
30	1	Shirley McCulley	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Minden Road is not a strategic road and will not be upgraded either in width or straightness so a steady flow of horses will lead to more accidents.	Opposes Variation.
30	2	Shirley McCulley	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Was not covered at meetings what the OSH and legal obligations were for landowners when people stray onto their property and have an accident. Will reduce security for belongings. People will leave rubbish and there are no toilets.	Put walkways and bridleways alongside the road on Council land.
30	3	Shirley McCulley	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	Was not covered at meetings what the OSH and legal obligations were for landowners when people stray onto their property and have an accident. Will reduce security for belongings. People will leave rubbish and there are no toilets.	Put walkways and bridleways alongside the road on Council land.
30	4	Shirley McCulley	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB2: 16A2.1 OB2.To promote high quality lifestyle	Support with Amendment	This point is right but having a minor dwelling within 20m does not contribute to a "high level of open space".	No decision sought on Objective. Submitter essentially wants the minor dwelling 20m rule amended.
30	5	Shirley McCulley	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB4: 16A2.1 OB4.To create a network of green lanes	Oppose	Farming came to this area first and if you don't like farm smells and noises then you should not buy land in this area. Green lanes will bring a host of infrastructure headaches for Council if they were to do the job properly and maintain it. I'm sure maintenance would fall short over time.	No decision sought. Assume submitter wishes the Objective to be removed.
30	6	Shirley McCulley	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P9: 16A.2.2 P9 Avoid the establishment of rural, industrial, commercial or other activities	Oppose	Totally unnecessary as no one in their right mind would set up business in an area that will give no return. Business will fail if there is not a need for it in a rural environment.	Delete.
30	7	Shirley McCulley	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P11: 16A.2.2P11 To maintain the semi-rural feel of the Minden	Oppose	Submitter again points to the minor dwelling rule as not being consistent with this Policy.	No decision sought to policy. Submitter essentially is seeking a change to minor dwelling 20m rule.
30	8	Shirley McCulley	MIN18: Miscellaneous Issues	6: Add new rule	Oppose	Submitter opposes minor dwelling provisions. 20m rule does not meet objectives of "open space". Shared access is not necessary especially where landowners have 1km road frontage. Why are financial contributions necessary when additional rates which cover roading / recreational are already being taken.	Remove these restrictions. Encourage subdivision to increase rates rather than charge financial contributions.
30	9	Shirley McCulley	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2AI: Section 16.9 [16A.5] (a)(i) Managing earthworks	Oppose	Council should not control earthworks as they are not qualified to do so. Qualified people know what to do by contour and have such responsibility that they must get things right.	Council should not have to manage earthworks.
30	10	Shirley McCulley	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2AIII: Section 16.9 [16A.5] 2 (iii) Controlling wastewater & stormwater	Oppose	Controlling wastewater and stormwater disposal systems needs more detail.	Provide more detail.
30	11	Shirley McCulley	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2AIV: Section 16.9[16A.5] 2 (iv) Planting and	Oppose	Council should not be in a position to decide species selection. There are plenty of controls on height and	Delete.

				vegetation		protection of vegetation plus control of noxious plants.	
30	12	Shirley McCulley	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(D): Section 16.9 [16A.5] 2 (d) Subdivision shall be accompanied by a landscape assessment	Oppose	Who decides if a person is suitably qualified? Where is the freedom to express your own individuality. This includes ability to build single and double story and ability to build for views. People want the ability to preserve property value. There should be no controls on house size and colour.	Delete
31	1	Kevin Moynahan	MIN18: Miscellaneous Issues	5: Whole of Variation	Support	Support extended area	Retain
32	1	SG & DS Anderton	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Support provision for walkways in the Minden Lifestyle Zone	Retain
32	2	SG & DS Anderton	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support provisions for bridleways in the Minden Lifestyle Zone	Retain
32	3	SG & DS Anderton	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Seek addition to lifestyle zone.	That the land south east 100m from the TNL between Wairoa Road and the flood zone up to the Wairoa/Crawford Road intersection be included into the structure plan (see map attached to submission).
32	4	SG & DS Anderton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support	Support use of transferable development rights.	Retain
33	1	Duncan Poole	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Support provision for walkways in the Minden Lifestyle Zone	Retain
33	2	Duncan Poole	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support provisions for bridleways in the Minden Lifestyle Zone	Retain
33	3	Duncan Poole	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Seek addition to lifestyle zone.	That the land south east 100m from the TNL between Wairoa Road and the flood zone up to the Wairoa/Crawford Road intersection be included into the structure plan (see map attached to submission).
33	4	Duncan Poole	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support	Support use of transferable development rights.	Retain
34	1	RL & JE Maunder	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Support provision for walkways in the Minden Lifestyle Zone	Retain
34	2	RL & JE Maunder	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support provisions for bridleways in the Minden Lifestyle Zone	Retain
34	3	RL & JE Maunder	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Seek addition to lifestyle zone.	That the land south east 100m from the TNL between Wairoa Road and the flood zone up to the Wairoa/Crawford Road intersection be included into the structure plan (see map attached to submission).
34	4	RL & JE Maunder	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support	Support use of transferable development rights.	Retain
35	1	MM & DR Brett	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Support provision for walkways in the Minden Lifestyle Zone	Retain
35	2	MM & DR Brett	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support provisions for bridleways in the Minden Lifestyle Zone	Retain
35	3	MM & DR Brett	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Seek addition to lifestyle zone as per decision requested. Lots under 2ha have already been compromised. Existing highway to Oliver Road is	That the land south east 100m from the TNL between Wairoa Road and the flood zone up to the Wairoa/Crawford Road intersection be included into the structure plan (see

						essentially already rural-residential.	map attached to submission).
35	4	MM & DR Brett	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support	Support use of transferable development rights.	Retain
35	5	MM & DR Brett	MIN 4: Section 16A.1 - Significant Issues	16.A.1: Section 16A.1 Significant Issues (General)	Support	Support all Significant Issues	Retain
35	6	MM & DR Brett	MIN 5: NEW Section 16A.1 - Objectives and Policies	3: Objectives (General)	Support	Support all Objectives	Retain
35	7	MM & DR Brett	MIN 5: NEW Section 16A.1 - Objectives and Policies	4: Policies (General)	Support	Support all Policies	Retain
36	1	John & Catherine Phipps	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Have a concern with people walking around property as they already wander around coming from the Quarry Park and not knowing where they are. Walkways encourage antisocial behaviour. Motorbikes may also be used on walkways.	Quarry Park needs a sign saying "private" on boundary.
36	2	John & Catherine Phipps	MIN18: Miscellaneous Issues	6: Add new rule		Add new rule.	Stormwater should be piped to bottom of gully as per WBOP District Council needs, if you are subdividing.
37	1	DB & CM Munro	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Support rezoning of Crawford Road, Junction Road, Minden area but seek extension to include the block of smaller properties situated on the southern corner of Junction Road and Crawford Road (284 to 318 Crawford Road and 250 Junction Road). See Planning Map U110 for details. These properties, due to size (8.4ha largest), altitude, south facing, are not highly productive blocks and with steep terrain are not good pastoral blocks. With the rising cost of maintaining smaller blocks, and inability to increase production, these blocks should be rezoned and will not affect preservation of rural area.	That 284 to 318 Crawford Road and 250 Junction Road be included in the lifestyle zone (Map U110).
38	2	Jo Gravit	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 PA1: Section 16.6.1 - Zone Statement - Paragraph 1	Oppose	Oppose expansion to 50% larger area without comprehensive S32 analysis. See attached Section 32 Best Practice Note from quality planning.	Reinstate 1150ha zone as council cannot provide the required evaluation of the proposal under RMA.
38	3	Jo Gravit	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INA: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support with Amendment	Reword top paragraph (first sentence) for more clarity and to emphasise the real landscape and cultural significance of the Minden / Te Rangituanehu to the WBOP and Pirirakau.	Reword first sentence as "This area, dominated by the Te Rangituanehu plateau ridgeline is of great cultural significance to Pirirakau and a significant landscape features for the whole community". Then rest of paragraph retained.
38	4	Jo Gravit	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 PA2: Section 16.6.1 - Zone Statement - Minden - Paragraph 2	Support with Amendment	Insert new paragraph after "rural character of the area".	New paragraph to read as follows - "Considerable areas will be incorporated in catchment stormwater management areas with enhanced ecological diversity".
38	5	Jo Gravit	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INC: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support with Amendment	Add additional last paragraph after Northern Link statement to reflect Te Puna Plan expectations.	However it is agreed that a primary consideration will be good vehicle, walking and cycling connectivity between all parts of the Minden and the Te Puna peninsula to retain the integrated character of the community.
38	6	Jo Gravit	MIN 4: Section 16A.1 - Significant Issues	1: New Significant Issue	Support with Amendment	Add new number 5 to address Te Puna plan issues.	Add to read: To ensure that intensification of landuse incorporates environmental enhancement and recognition of cultural values.
38	7	Jo Gravit	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P6: 16A.2.2 P6 To work in conjunction with the New Zealand Transport Agency	Support with Amendment	Reword for better clarity of council position of needing to better manage location of rural subdivision.	Retain first sentence then add "the release of development entitlements should balance the additional pressures on roading catchments with the council lifestyle zone objectives. Managed growth cannot be restricted by existing intersection deficiencies".
38	8	Jo Gravit	MIN 5: NEW Section 16A.1 -	16A.2.2 P7: 16A.2.2 P7	Support with	Addition required for clarity.	Add "and to mitigate potential increased waterway siltation".

			Objectives and Policies	Subdivision undertaken in accordance with geotechnical design	Amendment		
38	9	Jo Gravit	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support with Amendment	Addition for clarity (refer to Kapiti coast rural subdivision book APP.2 extract attached to submission).	Add "and to merge into the rural character landscape".
38	10	Jo Gravit	MIN 5: NEW Section 16A.1 - Objectives and Policies	2: New Policy		Addition required to address the need for recognizing the cultural significance of this area.	Add to ensure that all development and activities in the Minden take into account the particular cultural significance of the area and include appropriate naming and signage".
38	11	Jo Gravit	MIN18: Miscellaneous Issues	6: Add new rule		Lifestyle Zone needs special restrictions on nature of home enterprises due to close proximity of neighbours and appreciation of high rural amenity.	Add "Home enterprises - but no bulk warehousing, product assembly or outside storage of material or goods". Perhaps better added to 16A.4.1 (e)?
38	12	Jo Gravit	MIN18: Miscellaneous Issues	6: Add new rule		Plateau ridgeline is highly valued for its rural open landscape when viewed from all directions. No further built structures should be permitted to obstruct this and any building activity on the top slopes should be discretionary.	Add a new Discretionary Activity (i). technical wording is needed to supplement (more strongly) the existing western area of significant landscape to the whole Minden Ridge and be indicated on structure plan maps.
38	13	Jo Gravit	MIN18: Miscellaneous Issues	6: Add new rule		This will be a high amenity area. Provision for sign off (often by developer) should not be a permitted activity.	Delete "provided that" rule. Add new wording, reading "Exceptional circumstances can be addressed by application).
38	14	Jo Gravit	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1CII: Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (ii) / 16A.4.1 (c) (ii)	Support with Amendment	This will be a high amenity area. Provision for sign off (often by developer) should not be a permitted activity. Also, rural openness cannot be maintained when only 5m yard risk of shading.	Delete "provided that" rule. Add new wording, reading "Exceptional circumstances can be addressed by application). Change to "side and rear yards - minimum 10m".
38	15	Jo Gravit	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Support with Amendment	If Council is to maintain these walkways and bridleways and encourage their development a reduced width is more realistic.	Change to: (i) Shared bridleways - minimum total width of 10m" (ii) Walkways - minimum total width of 5m"
38	16	Jo Gravit	MIN18: Miscellaneous Issues	6: Add new rule		Further Activity Performance Standard in 16A.4.1 is required to preserve rural character and give consistency with coastal landscape.	To add new clause consistent with landscape APS 6.4.1 (c) for reflectivity and earthworks. This is especially essential for the Minden plateau and slopes.
38	17	Jo Gravit	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Oppose	There is no S32 evaluation for the proposed 1670ha to give justification for this staging requirement.	Delete the staging requirements. This matter should be reviewed once the formal Northern Link design has been decided and finance for its staging is more clear.
38	18	Jo Gravit	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2DIII: Section 16.9 [16A.5] 2 (d) (iii) Maintaining views for house sites;	Support with Amendment	With smaller lots and highly valued views and risk of neighbour shading this zone requires controls to restrict tree height to say 6m within 5m of boundary or where there are current viewshafts.	Amend to read "maintaining views for house sites and to avoid planting which shades neighbouring house sites" or similar wording. Would recommend actual suggested figures are included to guide decision makers.
38	19	Jo Gravit	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A6.3AIII: Section 16.10 [16A.6] (a) (iii) Stormwater and wastewater systems	Support with Amendment	Stormwater and wastewater management is a key concern for the community in this zone.	Add "or soil or water quality of the catchment" to the last bullet point.
39	1	Ainsworth Farm Trust	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose because uncertainty around design of the TNL.	Opposed until NZTA can offer certainty on designation and design of TNL.
39	2	Ainsworth Farm Trust	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Oppose	Opposed to subdivision and development within the Lifestyle Zone etc.	Opposed until the intersection is improved as it has been underperforming for a number of years.
39	3	Ainsworth Farm Trust	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Oppose	Oppose 100m yard where the boundary adjoins a strategic road or designated road.	Change to 70m.
39	4	Ainsworth Farm Trust	MIN 11: Section 16.8.1	16.8.1 NEW: Section 16.8.1	Oppose	Object to shared bridleways width of 15m.	Change to 10m.

			[16A.4.1] Activity Performance Standards	[16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways			
39	5	Ainsworth Farm Trust	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(A): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Lot Size Rule 16.8.2 (a) (ii) / 16A.4.2 (a) (ii)	Support	Support	Add "bridleways" in wording for all document. Note: submitter is referring to use of the term "walkway and equestrian lot entitlements" which does not specifically include bridleways.
39	6	Ainsworth Farm Trust	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2DII: Section 16.8.2 [16A.4.2] Equestrian Lot Entitlements creation of new lots	Support with Amendment	Object to walkway and equestrian lot entitlement can only be used for the creation of new lots "AFTER".	Delete the word "after" and change to include bonus lots.
40	1	Western Bay of Plenty District Council	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	16.7.2 NEW: Section 16.7.2 (16A.3.2) - Controlled Activities - Insert New	Oppose	Oppose the requirement for an average slope of 12 degrees or less. The accurate measurement of the slope of the area is seen as too onerous and any major slope issues would be assessed as part of the required geotechnical subdivision report. Support the requirement for 80% of the area to be within Stability Area C.	Remove the requirement for the area to be subdivided to have an average slope of 12 degrees or less. Retain requirement for 80% of the area to be within Stability Area C.
40	2	Western Bay of Plenty District Council	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Oppose	Oppose. It is unclear how the initial pool of 97 subdivision entitlements within each area will be allocated. If this occurs on a first in / first served basis there is a chance that the subdivision entitlements could be captured by a small number of landowners and given effect to thus disadvantaging other landowners who were anticipating subdivision in the short term.	Include a new rule that limits the uptake of the available 97 entitlements to either 1 or 2 lots per title dependent on size and add an advice note explaining the rationale behind this.
40	3	Western Bay of Plenty District Council	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Oppose	More clearly state the requirements for bonus lots. There would seem to be some inequity in the entitlement of bonus lots generated by walkways as opposed to bridleways as the latter require the vesting of significantly more land area per linear 100m.	Reword the section to read "Minden Lifestyle Structure Plan Walkway, Bridleways and Equestrian Lot entitlements. Require the basis for bridleway entitlements to have a reduced linear component in comparison to walkways.
40	4	Western Bay of Plenty District Council	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2DII: Section 16.8.2 [16A.4.2] Equestrian Lot Entitlements creation of new lots		More clearly explain how the provision of bridleways and walkways reduces the minimum lot size requirement and does away with the minimum average rule.	Reword with an advice note to better explain that the bonus lots are exempt from the transferable lot entitlement requirement but can only be used after the standard subdivision using the transferable lot entitlement requirement. Consider putting in an example.
40	5	Western Bay of Plenty District Council	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Oppose	The requirement for a professional landscape report is considered too onerous a requirement for those areas of the Minden lifestyle zone that are in the foot slopes, and the steep slope areas. Whilst consideration should be given to the landscape criteria of 16A.5.2 (d) in developing these areas a professional landscape assessment is considered appropriate only for development in the Minden peak / plateau area and the existing significant landscape feature.	Reword the provision so that the requirement for a landscape assessment applies only to the plateau area (as defined in the Minden Structure Plan background Landscape Assessment report) and the existing significant landscape feature.
40	6	Western Bay of Plenty District Council	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(E): Section 16.8.2 [16A.4.2] (e) Subdivision Activity Performance Standards / Potable water requirements	Support with Amendment	Water reticulation.	Add in an advice note that refers to the timing of installing a Council "trickle feed" water supply.
40	7	Western Bay of Plenty District Council	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3All: Section 16.10 [16A.6] (a) (ii) Building site set back	Oppose	The wording of the provision is too open to personal interpretation. It needs to clear what is meant by "the height" of the slopes and which slopes would be considered "immediately below the site".	Either remove the provision or reword the provision to be less ambiguous and open to interpretation.
40	8	Western Bay of Plenty	MIN18: Miscellaneous	7: Add to Structure Plan	Support with	To give effect to the submission on 16A.5.2 (d)	Delineate the significant landscape feature of the Minden to

		District Council	Issues		Amendment		
						delineate the significant landscape feature of the Minden to include the Minden Peak / Plateau.	include the Minden Peak / Plateau area (as defined in the Minden Structure Plan background Landscape Assessment report).
40	9	Western Bay of Plenty District Council	MIN18: Miscellaneous Issues	7: Add to Structure Plan	Oppose	The explanatory statement refers to the importance and significance of the Minden (Te Rangituanehu) to Pirirakau and the wider community. The structure plan does not give sufficient recognition of this.	Consider realigning, where possible, walkways and bridle ways with the routes traditionally used in the past by Maori. (As presented in the Minden Structure Plan background Cultural Assessment report.)
40	10	Western Bay of Plenty District Council	MIN18: Miscellaneous Issues	6: Add new rule		Include a definition of "Communal Equestrian Facilities".	Include a definition of "Communal Equestrian Facilities".
41	1	Aaron Milne	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose the zoning of area 1b as Lifestyle Zone	Remove subdivision rights all of area 1b
41	2	Aaron Milne	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Oppose	Oppose the proposed rooding layout from Ainsworth Road to Perkins Drive.	Remove the proposed rooding layout from the vicinity of Perkins Drive.
42	1	Andrew & Susanne Todd	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Oppose all development in the Minden Lifestyle zone until a full assessment of the impact on Minden Road is undertaken.	No development until an independent rooding review is carried out.
42	2	Andrew & Susanne Todd	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose the Variation until such time as a full traffic analysis has proven that the effects of increased traffic can be properly managed.	Remove the Minden Lifestyle Zoning
43	1	Orton Trust	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	Support the overall objectives of the Lifestyle with amendments to include additional areas of the lower Minden.	Include an area to the east of Wairoa Road in the Zone - see Map 109
43	2	Orton Trust	MIN17: Process and communications	1: Process	Support with Amendment	The S32 Report to support the choice of the Minden area for the Lifestyle Zone does not provide sufficient analysis.	Undertake a more substantive S32 analysis.
43	3	Orton Trust	MIN18: Miscellaneous Issues	7: Add to Structure Plan	Support with Amendment	The current Lifestyle Zone does not allow for the development of the lower Minden to the east of Wairoa Road	Add area of map U109 to the Lifestyle Zone
46	1	D & S Purves	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.1 OB4: 16A.2.1 OB4.To create a network of green lanes	Oppose	Object to the inclusion of any provisions for equestrian parks and bridleways in the area.	Remove equestrian parks from Objective 16A.2.1.4
46	2	D & S Purves	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P2: 16A.2.2 P2 Subdivision shall provide walkways, equestrian connectivity	Oppose	Object to bridleways to provide for equestrian connectivity	Remove reference to equestrian connectivity in Policy 16A.2.2.2
46	3	D & S Purves	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Oppose	Object to reference to the encouragement of equestrian farm parks and bridleways in the Minden area.	Remove references to bridleways and equestrian farm parks in Policy 16A.2.2.5
46	4	D & S Purves	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Oppose	Object to reference to bridleways	Remove reference to bridleways in Policy 16A.2.2.8
46	5	D & S Purves	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Oppose	Concerned that subdivision encouraging bridleways and walkways will take up valuable grazing land, disrupt farm magement practices and encourage the use of existing privateways for public access.	A full traffic and access assessment should occur before any subdivision and development is allowed.
46	6	D & S Purves	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Oppose	Object to the bonus lot provisions for communal equestrian facilities and bridleways	Remove bonus lot provisions as related to bridleways and equestrian facilities.
46	7	D & S Purves	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Oppose	Bridleway width standard set at 15m is excessive and will take up valuable grazing land	Either remove all references to bridleways or reduce the width standard.

46	8	D & S Purves	MIN17: Process and communications	2: Communications	Oppose	Concerned at the lack of personal consultation with landowners affected by proposed bridleways prior to release of the Variation.	Need to have fuller consultation with affected landowners.
46	9	D & S Purves	MIN17: Process and communications	1: Process	Oppose	The process has not given landowners sufficient time to fully allow for them to consider the implications of the Variation.	There needs to be greater consultation with potentially affected landowners.
46	10	D & S Purves	MIN21: Planning maps - Bridleways	U107: Map U107 - bridleways	Oppose	Object to Bridleways and Walkways on Map U107	Remove bridleways and walkways from Map U107
47	1	Graham Jamieson	MIN20: Planning maps - Walkways	U97: Map U97 - walkways	Support with Amendment	Support the construction of an additional walkway from the Minden Scenic Reserve to Minden Road via Elliots Way	Construct a walkway from the Minden Scenic Reserve to Minden Road via Elliots Way
47	2	Graham Jamieson	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Oppose	Policy 16A.2.2.1 does not ensure that the traffic issues surrounding access to the area are sufficiently addressed.	Better information on the effect of the proposed traffic increases and linkages with New Zealand Transport Agency plans needs to be available before development can occur.
47	3	Graham Jamieson	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Oppose	Policy 16A.2.2.10 does not ensure that the traffic issues surrounding access to the area are sufficiently addressed.	Better information on the effect of the proposed traffic increases and linkages with New Zealand Transport Agency plans needs to be available before development can occur.
49	1	Surveying Services Ltd	MIN 4: Section 16A.1 - Significant Issues	16.A.1 (1): Section 16A.1 (1) Significant Issues 1- location of Lifestyle Zones	Support	The most productive land in the area needs to be protected from inappropriate fragmentation. Creating a zone with predetermined and manageable access points onto the State Highway or other strategic roads is a great goal. Creating these zones will perhaps slow down or limit the access demands on other parts of the State Highway network	Retain
49	2	Surveying Services Ltd	MIN 4: Section 16A.1 - Significant Issues	16.A.1 (2): Section 16.A.1 (2) unique aspect and outlook	Support	My view is that significant portions of steeper land should be excluded from the zone as this zoning creates an expectation of development and could lead to potentially catastrophic events if the pressure to develop overcomes reality. Other parts can clearly sustain development with significantly lower development and environmental costs/risk.	Retain
49	3	Surveying Services Ltd	MIN 4: Section 16A.1 - Significant Issues	16.A.1 (3): Section 16.A.1 (3) Development of the zones	Support	Support	Retain
49	4	Surveying Services Ltd	MIN 4: Section 16A.1 - Significant Issues	16.A.1 (4): Section 16.A.1 (4) Protection of landscape	Support with Amendment	Amend	The landscape will change. As such I think it appropriate to refer to Protection of significant landscape...'
49	5	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB1: 16A2.1 OB1.Lifestyle development is accommodated in discrete areas	Support	Support	Retain
49	6	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB2: 16A2.1 OB2.To promote high quality lifestyle	Support	Support	Retain
49	7	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB3: 16A2.1 OB3.To provide for a standard of infrastructure	Support with Amendment	Amend Due to the relatively low density of development in some areas of the zone there will be varying requirements for infrastructure. For example Minden Road will ultimately carry substantial volumes of traffic including pedestrians and cyclists, therefore will need two lanes and footpath with significant safety amenity. On the other hand a private way servicing half a dozen homes in an isolated area may need to be a kilometre long with minimum construction width due to the topography and potential environmental damage possible in its construction.	Add the sentence: The design of infrastructure and requirement for amenity shall be appropriate to the density of development and sensitivity of the environment.
49	8	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB4: 16A2.1 OB4.To create a network of green lanes	Support with Amendment	Amend The Explanatory Statement refers more than once to walking and cycling but these are not mentioned	Include reference to walking and cycling and complexes' associated.

						specifically in the objective.	
49	9	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.1 OB5: 16A.2.1 OB5. ensure the effective use of geotechnical information	Support with Amendment	Amend There should be reference to a safe residential environment rather than specific to stormwater'.	Amend to read: To ensure the effective use of geotechnical information to create a safe residential environment, minimising the environmental effects caused by the more intensive development.
49	10	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	2: New Policy	Support with Amendment	Amend Over recent years much development, allowed by the District Plan, has resulted in increased use of the roads and degradation of safety at many intersections. Council have taken Development Impact Fees from subdividers to contribute to district wide roading. Council have now proposed here an area for more intensive lifestyle development in a locality where all intersections are considered dangerous. Council appears to not be assuming any responsibility for upgrading any intersections as part of this structure plan, rather leaving it in the hands of NZTA. Council needs to make a commitment to this zone and negotiate with NZTA to immediately upgrade intersections rather than wait an indeterminable time for NZTA to construct a new road.	Amend Policies by adding one policy: Council shall proactively pursue the upgrading of existing connections to the strategic and State Highway Network to safely cater for current and anticipated demands created by past and proposed rules.
49	11	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Oppose	Oppose Council is zoning land for development, therefore landowners should be able to assume that they have considered the effects on their strategic roading network and concluded that it can handle the added movements, planning and constructing any upgrades necessary. DIFs are being charged towards road and other infrastructure.	Delete
49	12	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P2: 16A.2.2 P2 Subdivision shall provide walkways, equestrian connectivity	Support with Amendment	Amend Cycleways have been forgotten again (see Explanatory Statement). Other high quality amenities' should be more specific in the policy wording.	Add cycleways and expand in other high quality amenities' to perhaps include car and trailer parks, camping facilities, dressage arenas'.
49	13	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P3: 16A.2.2 P3 Subdivision shall take into account site constraints	Support with Amendment	Amend The landscape, by changing from rural to lifestyle, must evolve.	Add the word significant' before the word landscape'. Replace the word amenity' with the word lifestyle'.
49	14	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P4: 16A.2.2 P4 Lifestyle subdivision options are provided		Amend Some lots in the lifestyle zones had existing subdivision rights under the operative District Plan. It is unfair to have to forgo these rights and pay for a TDR from outside the zone.	Add the words: ...and subdivision rights that existed under the rural rules of the Operative District Plan.'
49	15	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support with Amendment	Amend The benefits of green lanes should apply to all Lifestyle Zones, not just Minden. These contribute significantly to amenity and as such should provide benefits in terms of increased density in all zones.	Delete the word Minden'.
49	16	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P6: 16A.2.2 P6 To work in conjunction with the New Zealand Transport Agency	Oppose	Amend This policy is an obligation of Council in proposing this Zone. I am not convinced it should be here at all	Amend to read: Council shall work with NZTA to ensure that the potential effects on the State Highway Network are minimised.' Or Delete.
49	17	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P7: 16A.2.2 P7 Subdivision undertaken in accordance with geotechnical design	Support	Support	Retain
49	18	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P9: 16A.2.2 P9 Avoid the establishment of rural, industrial, commercial or other	Support	Support	Retain

				activities			
49	19	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support with Amendment	Amend	Add cycleways
49	20	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Support with Amendment	Amend	Add another sentence: Council shall co-operate with and lobby NZTA to ensure that intersections with the State Highway are upgraded to safely accommodate current and projected traffic levels.
49	21	Surveying Services Ltd	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P11: 16A.2.2P11 To maintain the semi-rural feel of the Minden	Oppose	Oppose Covered in 16A.2.2.3	Delete
49	22	Surveying Services Ltd	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	16.7.2 NEW: Section 16.7.2 (16A.3.2) - Controlled Activities - Insert New	Oppose	Amend A significant area of the Minden Zone appears to have had no geotechnical appraisal. The maps are incomplete. The areas that are delineated are likely to be very approximate. 80% within Area C' would be difficult to assess and, due to the high level appraisal', open to argument. Dead flat areas are not shown to be within a stability area, as are some steep areas. We are left wondering what happened. The average slope of 12% would be hard to assess and such any calculation could be misleading. Much of the lot could be a lot steeper if the lot also contained some flat land therefore the calculation could be unrepresentative of the actual situation. On safe sites a full geotechnical report may not be justified; but a simplified letter should provide the confidence required by Council.	Delete and replace with: Subdivision within the Minden Lifestyle Structure plan area is subject to the performance standards in 16A.4.2 being met and geotechnical advice confirming the extent of building sites and any restrictions relating thereto.
49	23	Surveying Services Ltd	MIN 8: Section 16.7.3 (16A.3.3) - Restricted Discretionary Activities - Insert New	16.7.3(B): Section 16.7.3 (16A.3.3) New buildings and external additions to buildings	Oppose	Amend The whole structure plan area should be treated the same, bearing in mind that some areas have not had geotechnical analysis but are included in the zone. The rules relating to building need to be simplified whilst giving Council confidence in the safety of the building site.	Replace with: b) New buildings and external additions to buildings in the Minden Structure Plan area that do not have a building site approved through Subdivision. Application for such buildings shall be accompanied by geotechnical advice confirming the extent of the building sites and any restrictions relating thereto.
49	24	Surveying Services Ltd	MIN 8: Section 16.7.3 (16A.3.3) - Restricted Discretionary Activities - Insert New	16.7.3(C): Section 16.7.3 (16A.3.3) Subdivision within the Minden Lifestyle Structure Plan	Oppose	Delete	Delete. The suggestion for rule 16A.3.2 (e) above covers this point.
49	25	Surveying Services Ltd	MIN 9: Section 16.7.4 (16A.3.4) - Discretionary Activities	16.7.4(A): Section 16.7.4 (16A.3.4) - Discretionary Activities - Rule 16.7.4 (a)	Support	Support deletion	Support deletion - covered in Restricted Discretionary Activities
49	26	Surveying Services Ltd	MIN 9: Section 16.7.4 (16A.3.4) - Discretionary Activities	16.7.4(J): Section 16.7.4 (16A.3.4) - Discretionary Activities - Rule 16.7.4 (j)	Support	Support deletion	Support deletion - covered in Restricted Discretionary Activities
49	27	Surveying Services Ltd	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Support with Amendment	Amend A minimum yard of 10m provides a minimum separation of 20m between dwellings on adjacent sites. Other buildings have the potential to cause adverse effects to neighbours, particularly garages, workshops and the like. Consent Notices enforcing restrictive areas can be used to maintain building separation.	Add other buildings' Add after Minimum 10m' a phrase similar to clause (c) (i) (d) in the Rural Zone: Provided that where any new dwelling or accommodation facility can meet the following permitted activity performance standards the yard can be reduced so that the building shall not be located closer than 20m to any existing or proposed dwelling or accommodation unit on an adjoining title or site.'

						A setback of 100m compared to 30m has the potential to reduce the yield in the zone by perhaps 50 lots or more and negate the subdivision or use of some existing lots at all. Some of the best land in the zone is located along the highway. This is 5% of the claimed potential yield for the zone and the most developable.	Change the 100m' to 30m'
49	28	Surveying Services Ltd	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1CII: Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (ii) / 16A.4.1 (c) (ii)	Oppose	Amend All buildings can have an effect on neighbours. Buildings grouped together well away from boundaries will aid neighbours aural privacy. This rule is covered by my suggested amendment to (c) (i)	Delete (c) (ii)
49	29	Surveying Services Ltd	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Oppose	Amend The standards do not quote cycleways, however the Explanatory Statement clearly states that they are intended. The widths should be quoted as legal width i.e. not formation. In general I feel that the widths are excessive and, whilst pockets may be up to these widths, the majority of the length doesn't need to be, we are talking about a minimum here. A public road could be fitted into 15m. This is a low density development and generally construction should be minimised to create practical access, not road widths. Council will have to maintain these. Unless green lanes can be over private property with minimal construction this has the potential to be a huge cost to ratepayers. A special rate will need to be struck if all WBOP ratepayers are not willing to pay for maintenance in a zone where they derive no benefit. Council should investigate creating some easements through private land, especially where the land is grazed and too steep to intensively develop for lifestyle blocks.	Delete(i) and (ii) and replace with: (i)Walkway minimum legal width 4m (ii)Walkway/cycleway minimum legal width 5m (iii)Bridleway/walkway/cycleway minimum legal width 9m These are minimums and will still have to cater for practical access in terms of the development code.
49	30	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(A): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Lot Size Rule 16.8.2 (a) (ii) / 16A.4.2 (a) (ii)	Support with Amendment	Amend A building shape factor of 300m is considered reasonable. The 20m diameter circle is not a good way of determining shape. Not many houses are built in this shape. Whilst this shape can be used on flat and larger regular shaped sections this cannot be utilised in difficult country where geotechnical issues and separation of buildings is an issue.	Change to: ...accommodating a 300m area with a minimum dimension 10m exclusive...'
49	31	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(A): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Lot Size Rule 16.8.2 (a) (ii) / 16A.4.2 (a) (ii)	Support with Amendment	Amend Green Lanes should be an integral part of any residential development. All lifestyle zones should have the minimum and minimum average specified here i.e. 3000m/4000m.	Provide bonus lot' entitlements in other Lifestyle areas. Delete the first paragraph. Amend by removing the words Except that' and the word Minden' immediately following. Replace the words walking and equestrian' with green lane' or add the word cycleway'.
49	32	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(B): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Transferable Subdivision Entitlements Rule 16.8.2 (b) / 16A.4.2 (b)	Oppose	Amend Green lane bonus lots should be provided for in all zones.	Delete the heading Minden Lifestyle Zone only' and add the heading Green Lane Bonus Lots'.
49	33	Surveying Services Ltd	MIN 12: Section 16.8.2	16.8.2(C): Section 16.8.2	Oppose	Object	Delete

			[16A.4.2] Subdivision Activity Performance Standards	[16A.4.2] Subdivision Activity Performance Standards Insert New		<p>Council was well aware of the access limitation many years before zoning this area for Lifestyle Subdivision. Intersections in this area with the State Highway have been unsafe for many years but Council or NZTA have not upgraded.</p> <p>A minimal amount of money would have to be spent to create a controlled intersection at the State Highway/Minden Rd junction to ensure the safety and this would regulate the traffic flows significantly at other intersections immediately north, bringing benefits to many ratepayers.</p> <p>NZTA have a responsibility to maintain the State Highway Network in a safe and efficient way. They are remiss in not providing safety upgrades to these intersections as the traffic count increases. We can't wait a year for them to make a decision on the Tauranga Northern Link and possibly over 10 years for any construction.</p> <p>Council should negotiate with NZTA and get safety improvements underway to cater for the existing huge increase in traffic that has taken place already and accommodate the relatively low additional traffic to be created by the quoted build out rate' of 15 to 20 dwellings a year.</p>	
49	34	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Support with Amendment	<p>Amend There is too much focus on Equestrian infrastructure. The Explanatory Statement talks about green lanes and equestrian farm park style complexes. This simplicity has been lost through the document and other infrastructure that could support cycling and walking has also been forgotten.</p> <p>Walkways do not need a legal width of 7m. What is important is their construction standards and Councils ability to maintain. I have already suggested that these widths and the method of legalising them be revised.</p> <p>I support the granting of entitlements on the basis of one for each 100m of walkway provided but suggest that they dont need to always be vested (an easement over a wide open farm would be equally good and perhaps much lower cost for Council to construct and maintain).</p> <p>The requirement for a 2500m communal facility is much more onerous than the green lane requirement in obtaining bonus lots. Eg a 7m x 100m length of green lane takes 700m out of your subdivision and this can be on steep land; a 10m width takes 1000m. Compare this with 2500m of flat land which is the equivalent of a full building site.</p> <p>The facilities mentioned in Column 1 should be more general to include facilities and car parks to accommodate cycling and walking.</p> <p>This table in (d) should refer to all Lifestyle areas with a structure plan.</p>	<p>Amend the heading to read: Lifestyle Structure Plan Green Lane Bonus Lot Entitlements.</p> <p>Simplify Table by referring to green lanes rather than walk, cycle or bridle.</p> <p>Reduce the minimum width for green lanes to 4m.</p> <p>State that green lanes can be either vested in Council or created by an easement acceptable to Council.</p> <p>In the first row of column 1 after Structure Plan: Allow for alternative green lanes which due to the development pattern may be able to be implemented quicker, by adding the words: ...or an alternative/additional green lane acceptable to Council.</p> <p>Reduce the 2500m requirement to 700m and allow one bonus lot for each multiple of 700m or whatever area is determined applicable.</p> <p>In the second row of column 1: Delete the word equestrian and include car parking and facilities for cyclists/walkers. Include cycleways.</p> <p>Support the balance of the rule.</p>

49	35	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(DI): Section 16.8.2 [16A.4.2] one or more Walkway and Equestrian Lot Entitlements	Support with Amendment	Amend Council could gain from allowing some green lanes to be across private property. Maintenance and fencing cost will be minimised.	Add after Council' the words: or have an easement acceptable to Council registered in favour of the public...'
49	36	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2DII: Section 16.8.2 [16A.4.2] Equestrian Lot Entitlements creation of new lots	Oppose	Oppose Council have, in drawing the structure plan, signalled their requirement to acquire land for the public good. Should landowners not choose to subdivide, Council will have to purchase this to complete their plan. Many of these green lanes' traverse valuable land. In many cases they are through the middle of very desirable blocks. Council should allow people to use their underlying subdivision rights' before being forced into purchasing TDRs. Landowners should be allowed to gain access to bonus lots' in some way before they purchase TDRs. This is essential if the Zone is to produce anywhere near the number of lots projected; because many parent lots will not sustain the number of potential lots due to topographical and other restrictions. Some lots need the benefits of the bonus lot to make any development at all sustainable, such as those that lose half or most of their property to road setbacks (yards).	Delete
49	37	Surveying Services Ltd	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(B): Section 16.9 [16A.5] 2B Protecting and enhancing scheduled significant ecological features	Support with Amendment	Amend Indigenous vegetation could include ornamental and landscaping around homes. Clarification is sought that this includes only significant tracts of identified vegetation. Planting along riparian corridors, whilst supported, needs qualification and clarification. Some areas of intermittent flow might only need grasses 5m each side whilst larger streams will require filtration and shading species over perhaps a 10m margin. An expert opinion on the degree of planting should be acceptable to Council.	Amend (b) to refer to significant schedules indigenous vegetation and add to the end as recommended by an appropriately qualified ecologist.
49	38	Surveying Services Ltd	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(C): Section 16.9 [16A.5] 2 (c) provision of walkways, bridleways	Support with Amendment	Amend	Replace the words walkways and bridleways' with green lanes'. Ensure green lanes' are defined in your glossary.
49	39	Surveying Services Ltd	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(D): Section 16.9 [16A.5] 2 (d) Subdivision shall be accompanied by a landscape assessment	Oppose	Amend In many cases there will be no need for the added cost of a landscape suitably qualified person'. This would be over-control on many subdivisions and require to Council to undertake a very onerous compliance checking regime. This presumes that all recommendations will need to be monitored. There are very few readily developable areas of the zone in view of public places including roads. The main escarpment of the Minden is steep and wooded. People will want to build for views and will naturally require shelter from wind therefore landscaping will be done. This will remain a high socio-economic area and the cost of landscaping will be no major issue. The yard requirements ensure that privacy can be	Delete and replace with: Where a house site is proposed and the potential buildings will silhouette on the skyline or against a significant scheduled stand of indigenous vegetation the house design shall be such that the exterior of all buildings including accessory buildings and fences shall be consistent with colours contained within the colour range BS 5252 Groups A and B and walls and roofs shall not exceed a reflectivity rating of 40%.

						established in both directions with each neighbour having 10m to deal with the effects. In many cases the ridgelines will provide the only relatively stable building sites. Landscapers should not be allowed to control building design'. That is the realm of Architect and Structural/Geotechnical Engineer.	
49	40	Surveying Services Ltd	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(E): Section 16.8.2 [16A.4.2] (e) Subdivision Activity Performance Standards / Potable water requirements	Support with Amendment	Amend This is an onerous condition for each lot. Council cannot control the use of this water so as to guarantee that it is available when needed. Requiring houses to be fitted with audible or monitored smoke alarms would achieve more in terms of early alert, saving lives not just buildings. Council could establish some community tanks to ensure water is available in each neighbourhood should the Fire Service Tanker run out of water. Ponds designed for onsite attenuation of stormwater could be used. The water is no use without pumps and hoses.	Amend by adding the words: where the Council water main has insufficient capacity to cater for fire fighting or a Council or private water storage facility is unavailable for fire fighting purposes.'
49	41	Surveying Services Ltd	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16.A.6.3AI: Section 16.10 [16A.6] (a) (i) Earthworks forming building site/access roads/privateways	Support with Amendment	Amend I support in general this rule however a suitably qualified geotechnical engineer should be able to specify the house site without direction from Council.	Amend to read: Earthworks... in the subdivision shall be designed to minimise the adverse effects within the site... It is inconceivable that earthworks to create subdivisions in such a difficult environment will have less than minor adverse effects'.
49	42	Surveying Services Ltd	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3AII: Section 16.10 [16A.6] (a) (ii) Building site set back	Oppose	Including specifications with exact dimensions is not considered appropriate.	Delete
49	43	Surveying Services Ltd	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A6.3AIII: Section 16.10 [16A.6] (a) (iii) Stormwater and wastewater systems	Support with Amendment	Stormwater systems, by their very nature, will often have to extend to adjacent lots to reach the gully floor.	3. Stormwater and wastewater systems can be constructed and safely operated within each lot, and the lots it is draining through in the case of stormwater, with no adverse effects on the stability of the adjacent land
49	44	Surveying Services Ltd	MIN 8: Section 16.7.3 (16A.3.3) - Restricted Discretionary Activities - Insert New	16.7.3(D): Section 16.7.3 (16A.3.3) Subdivision not within Stability Area	Oppose	Delete	Delete. The suggestion for rule 16A.3.2 (e) above covers this point.
49	45	Surveying Services Ltd	MIN18: Miscellaneous Issues	11: Section 16A.6.4 Discretionary and Non-complying Activities Issue 16A.6.4 (f)	Support with Amendment	Amend The environment is evolving and to some extent is already lifestyle'.	Replace the words rural environment' with lifestyle environment'.
49	46	Surveying Services Ltd	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	An opportunity exists for a direct road linkage to Whakamarama through Minden Road and an unformed road across the Te Puna Stream. This would provide an emergency exit for a large catchment if Minden Road became impassable. The Maps are incomplete in regard to geotechnical ones The Variation refers to combined bridleway/walkway. The plans show walk/cycle. There are a number of opportunities to join these green lanes into loops and a thorough investigation including consultation with landowners should be made to confirm routes and willingness to contribute land.	Amend re geotechnical Link more green lanes and determine just what type they are. Clarify re structure plan ponds. Investigate green lane links to Wairoa River and Te Puna Stream

						<p>The structure plan ponds are rather interesting. Perhaps these are riparian areas?</p> <p>An opportunity exists to link the green lanes with Wairoa River Reserves and to extend the network up the Te Puna Stream.</p> <p>There appear to be no public reserves shown.</p> <p>There appear to be no Structure Plan Water Lines shown although we know that mains exist and they supply many properties in the area.</p>	<p>Please amend to show public reserves.</p> <p>Please show water mains.</p>
50	1	Smartgrowth Implementation Committee	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	<p>SmartGrowth strongly supports the concept of Proposed Plan Variation 1 Lifestyle Zone and Minden Structure Plan ("Variation 1") in general. In particular SmartGrowth supports Variation 1's move to aggregate lifestyle blocks rather than having developments spread out in a pepper potted? fashion. We consider that this aligns with WBOPDC's commitment (as a SmartGrowth partner) to actions regarding applying regulation through the District Plan to limit adverse effects of development on the environment.</p> <p>The concept of Variation 1 also helps prevent the on-going fragmentation of land in the remaining rural areas of the district in line with SmartGrowth actions to preserve rural land use in Section 7.2.6 of the SmartGrowth Strategy.</p> <p>However it is not clear how the WBOPDC is supporting land use and transport integration in the short and long term.</p>	<p>Retain the concept of Variation 1 but the WBOPDC needs to be clearer on how the variation is supporting land use and transport integration in the short and long term. In particular, within the Northern Corridor of the SmartGrowth Strategy.</p>
50	2	Smartgrowth Implementation Committee	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	1: 161A4.2 All Standards	Support with Amendment	<p>SmartGrowth notes that the first lot of staging (Areas 1a, 1b, 1c, and 2) is confined to 97 lots. However it is not clear that the prescribed activity status sufficiently limits development to those 97 lots.</p>	<p>Ensure that the prescribed activity status limits development to the 97 lots set out in the table in 16.8.2 (16A.4.2) Subdivision Activity Performance Standards (c)(i).</p>
50	3	Smartgrowth Implementation Committee	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	1: 161A4.2 All Standards	Support with Amendment	<p>SmartGrowth supports the wording of this note where it states that: "[a]ny lots more than that specified in the table above will be dependant upon a suitable connection being provided to the strategic roading network that will cater for the expected number of additional lots This will be subject to a future plan change and/or designation." However this note indicates that further transport related work needs to be completed before the next stage of zoning takes effect.</p> <p>As a matter of priority, WBOPDC should complete a full transport investigation or study for the Northern Corridor in the vicinity of Minden, preferably in conjunction with the NZTA, in order to fully understand the implications of the Variation 1 land use pattern on both the Tauranga Northern Link ("TNL") as well as the local roading network.</p>	<p>That the WBOPDC, prior to any decisions being given on Variation 1 submissions, undertakes a land use-transport investigation for the Northern Corridor in the vicinity of Minden (in conjunction with the NZTA) in order to fully understand the implications of the Variation 1 land use pattern on both the TNL as well as the local roading network. This transport investigation should establish:</p> <ol style="list-style-type: none"> The traffic impacts of both the stage 1 and stage 2 Minden developments; The cost implications and the effect this may have on development feasibility of any additional infrastructure e.g. the type of interchange / connection required to support the proposed Minden zone and how this will be funded; An assessment of what the implications are for the Stage 2 Minden development if the TNL is delayed.
51	1	PM & JE Malcolm	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	<p>Support the concept of the Minden Lifestyle Zone</p>	<p>Support the concept of the lifestyle zone but need to develop a clearer picture of the impact on the area of an increasing number of residential lots of average size 400 sqm</p>
51	2	PM & JE Malcolm	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(A): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Lot Size Rule 16.8.2 (a) (ii) /	Support	<p>Support a minimum lot size of 3000 sqm</p>	<p>Retain a minimum lot size of 3000 sqm</p>

				16A.4.2 (a) (ii)			
51	3	PM & JE Malcolm	MIN18: Miscellaneous Issues	8: Walkways (General)	Support with Amendment	Strongly support the inclusion of a network of walkways providing recreation and social cohesion for the area. The network should link to existing reserves and Te Puna Quarry Park.	Retain the network of walkways with links to existing reserves and Te Puna Quarry Park.
51	4	PM & JE Malcolm	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Support the inclusion of a network of bridleways providing recreation and social cohesion for the area.	Retain the network of bridleways as proposed.
51	5	PM & JE Malcolm	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Minden road barely copes with the current traffic demand and consequently there should be no further subdivision until this has been addressed by providing alternative access to the top of the Minden.	No further development until either Minden Road has been extended to either Whakamarama Road or down to Munro Road.
52	1	Stonehill Family Trust	MIN18: Miscellaneous Issues	7: Add to Structure Plan	Support	Support the inclusion of 2 Munro Road (Lot 2 DPS 65577 - CT 52C/853 and Pt Allotmet 205B - CT SA691/57) within the Minden Lifestyle area.	Retain the Minden Lifestyle zoning on planning maps U82, U83 and U87
52	2	Stonehill Family Trust	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Support with Amendment	<p>A minimum yard of 10m provides a minimum separation of 20m between dwellings on adjacent sites.</p> <p>Other buildings have the potential to cause adverse effects to neighbours, particularly garages, workshops and the like. Consent Notices enforcing restrictive areas can be used to maintain building separation.</p> <p>A setback of 100m compared to 30m has the potential to reduce the yield in the zone by perhaps 50 lots or more and negate the subdivision or use of some existing lots at all. Some of the best land in the zone is located along the highway. This is 5% of the claimed potential yield for the zone and the most developable.</p>	<p>Add "other buildings" to the title of 16A.4.1(c)(i)</p> <p>Add after Minimum 10m' a phrase similar to clause (c) (i) (d) in the Rural Zone: Provided that where any new dwelling or accommodation facility can meet the following permitted activity performance standards the yard can be reduced so that the building shall not be located closer than 20m to any existing or proposed dwelling or accommodation unit on an adjoining title or site.'</p> <p>Change the 100m' to 30m'</p>
53	1	Howard Severinsen	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	Oppose development due to additional traffic generation affecting congestion and increasing the likelihood and severity of crashes at the Minden / State Highway intersection.	Variation needs to have stronger linkages to the upgrades proposed by the New Zealand Transport Agency.
54	1	Mr & Mrs Ericksen	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Oppose further development until Minden Road has had significant maintenance and upgrading.	The poor construction and condition of Minden Road needs to be addressed before any more development is allowed.
54	2	Mr & Mrs Ericksen	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	Oppose additional development until the current problems of the intersection of Minden Road and the State Highway are addressed.	A solution to the Minden intersection needs to be urgently addressed and will not cope with additional traffic.
54	3	Mr & Mrs Ericksen	MIN18: Miscellaneous Issues	10: Minden General Stability Issues	Oppose	Oppose development due to the unstable history of the area and the lack of additional geotechnical assessment.	Do not proceed with further development without adequate geotechnical assessments.
55	1	Legco Limited	MIN18: Miscellaneous Issues	5: Whole of Variation	Support	Support the objective of the Minden Lifestyle Zone in particular walkways/ bridleways and transferable entitlements.	Retain the lifestyle provisions as notified.
55	2	Legco Limited	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Support with Amendment	Support the Minden Lifestyle Zone with the additional inclusion of the land to the South East of the current zone. This comprises the area from the designation of the Tauranga Northern Arterial south to the intersection of Wairoa and Crawford Roads and east from Wairoa Road to the flood hazard zone as shown on the planning maps.	Add land as requested to the Minden Lifestyle Zone on planning maps 100, 108, 109.
56	1	Nathan Phipps	MIN20: Planning maps - Walkways	U96: Map U96 - walkways	Support with Amendment	The proposed walkway shown on the family farm is poorly sited, will divide paddocks and disrupt our farming practices.	Move the walkway to the boundary of the property if not possible then remove the walkway in it's entirety.
56	2	Nathan Phipps	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Oppose	The width of the proposed walkways is excessive at 7m. There should be some control over the hours of open access to reduce anti-social behaviour at night.	The width should be between 3m-4m with the proviso that the walkways are locked at night to prevent 24 hour public assess.

56	3	Nathan Phipps	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Additional development must include an upgrade of Minden Road as it is already congested with walkers / runners / cyclists / vehicle traffic and this would be compounded by more people and potentially horses.	For additional development Minden Road needs to be widened with a footpath / cycleway on at least one side.
57	1	Powerco Limited	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INC: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support with Amendment	Insert a new paragraph into the zone statement to raise the issue of security of electricity supply as an issue in respect of development of the zone.	Add a new paragraph to read; Subtransmission voltage is converted to distribution voltage by means of zone substations. Due to the increase in demand and the operational need to retain specified levels of surplus capacity in the electricity distribution system, the existing zone substations will soon run out of capacity. Powerco Limited is currently seeking to provide additional supply capacity however until this capacity is available, there may be an inability to supply both load already reticulated and new future loads.
57	2	Powerco Limited	MIN 4: Section 16A.1 - Significant Issues	16.A.1: Section 16A.1 Significant Issues (General)	Support with Amendment	Add a new significant issue to raise security of electricity supply as an issue.	Subdivisions and / or developments that are unable to provide secure and adequate supply of network utility infrastructure will undermine people's ability to provide for their economic, social and cultural wellbeing and can generate adverse effects on the environment.
57	3	Powerco Limited	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.1 OB3: 16A.2.1 OB3.To provide for a standard of infrastructure	Support with Amendment	Amend objective 3 to specifically refer to security as a matter pertaining to the standard of infrastructure provision.	Amend Objective 16A.2.1.3 to read; To provide for a standard of infrastructure, recreation and amenity services that will be safe for pedestrians, that meets the anticipated demand and that complements the lifestyle character of the area.
57	4	Powerco Limited	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Support	Support Policy 16.2.2.10	Retain policy as worded
57	5	Powerco Limited	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2 HD: Section 16.9 [16A.5] Matters of Control Insert New	Support with Amendment	Ensure that security of supply of network utility infrastructure is a matter that the Council reserves control over (and may impose necessary conditions on subdivision).	Add a new matter of control to read; Ability to connect to an adequate electricity supply system.
57	6	Powerco Limited	MIN 8: Section 16.7.3 (16A.3.3) - Restricted Discretionary Activities - Insert New	16.7.3(B): Section 16.7.3 (16A.3.3) New buildings and external additions to buildings	Support	Under 16A.6.3 retain the provision for Council to have regard to the matters in 16A.5.2	Retain 16A.6.3 as notified
58	1	NZ Transport Agency	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	NZTA generally supports Proposed Variation 1 subject to specific amendments requested	Retain Proposed Variation 1 as notified subject to amendments requested.
58	2	NZ Transport Agency	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INC: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support	NZTA supports the explanatory statement for the Minden Lifestyle Zone. Council and NZTA will be undertaking joint modelling work over the next 12 months to confirm the location and type of connections from the Minden Structure Plan Area to State Highway 2 and the proposed Tauranga Northern Link. Until these connections have been confirmed, it is appropriate that some Structure Plan roads are shown as "indicative only". The future form and function of these roads will need to be determined via a future plan change or designation process. NZTA is currently working on the investigation stage of the proposed Tauranga Northern Link. It is expected that the preferred form of Tauranga Northern Link connections with the roading network will be determined by late 2011.	Retain Explanatory Statement 16A.
58	3	NZ Transport Agency	MIN 4: Section 16A.1 -	16.A.1 (1): Section 16A.1 (1)	Support	NZTA supports the recognition of the need to minimise	Retain Significant Issue 16A.1.1 as notified

			Significant Issues	Significant Issues 1- location of Lifestyle Zones		the impact of lifestyle development on the State Highway network. State highways are a national asset and an essential part of the New Zealand transport network, linking our communities, facilitating economic development, moving people and freight and contributing to the well-being of all New Zealanders.	
58	4	NZ Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.1 OB5: 16A.2.1 OB5. ensure the effective use of geotechnical information	Support	NZTA supports the aim of Objective 16A.2.1.5. It is important to ensure that potential adverse stormwater impacts on State Highway 2 and the proposed Tauranga Northern Link are avoided.	Retain Objective 16A.2.1.5
58	5	NZ Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support	NZTA supports the policy, which takes an integrated approach to land use and infrastructure planning and help to give effect to the land transport provisions of the Regional Policy Statement. The policy will help to ensure that the Bay of Plenty region enjoys an affordable, sustainable and safe roading system that contributes to social and economic well being. In particular we support the approach in Policy 16A.2.2.1 of managing subdivision and development to match the capacity and function of the strategic roading network.	Retain Policy 16A.2.2.1
58	6	NZ Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P6: 16A.2.2 P6 To work in conjunction with the New Zealand Transport Agency	Support	NZTA supports the policy, which take an integrated approach to land use and infrastructure planning and help to give effect to the land transport provisions of the Regional Policy Statement. These policy will help to ensure that the Bay of Plenty region enjoys an affordable, sustainable and safe roading system that contributes to social and economic well being. In particular we support Policy 16A.2.2.6 of working in conjunction with the NZTA to ensure effects of development on the State Highway network are managed.	Retain Policy 16A.2.2.6
58	7	NZ Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Support	NZTA supports the policy, which takes an integrated approach to land use and infrastructure planning and help to give effect to the land transport provisions of the Regional Policy Statement. These policies will help to ensure that the Bay of Plenty region enjoys an affordable, sustainable and safe roading system that contributes to social and economic well being.	Retain Policy 16A.2.2.10 as notified.
58	8	NZ Transport Agency	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	16.7.2(D): Section 16.7.2 (16A.3.2) - Controlled Activities - Rule 16.7.2 (d) / 16A.3.2 (d)	Oppose	Rule 16A.3.2(d) does not provide sufficient certainty about how many houses will be developed in the Minden Lifestyle Zone as a Controlled Activity. Under this rule, an unlimited number of houses could be developed on each Lot, subject to certain performance standards. Council needs to retain discretion over the number of houses that can be developed on each Lot, particularly in regard to adverse impacts (including cumulative impacts) on the roading network. Allowing unlimited numbers of additional dwellings as a Controlled activity is inconsistent with the Rural and Rural-Residential Zone rules, which classify additional dwellings as Non-Complying activities.	Delete 16A.3.2(d), and provide for more than one dwelling per Lot as Discretionary activities, with matters for discretion to include impacts (including cumulative impacts) on the Strategic Roading Network; Or Alternative relief to similar effect.
58	9	NZ Transport Agency	MIN 11: Section 16.8.1 [16A.4.1] Activity	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance	Oppose	A new Standard for measuring, predicting, and determining mitigation for road-traffic noise was	Amend 16A.4.1(c)(i) as follows (or similar wording to the same effect):

			Performance Standards	Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)		published by Standards New Zealand on 30 April 2010. This Standard is referred to as NZS 6806'. NZTA has adopted this new road noise standard, and will apply it to projects for new and altered roads. It is likely that the proposed Tauranga Northern Link will be required to meet the requirements of Standard NZS 6806, which considers road noise impacts on all dwellings within 200m of the carriageway.	". Where the boundary adjoins a Strategic Road or a designation for a Strategic Road it shall be a minimum of 100m 200m"
58	10	NZ Transport Agency	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	1: 161A4.2 All Standards	Support	NZTA supports the Subdivision Activity Performance Standards, including the staging requirements.	Retain 16A.4.2 as notified.
58	11	NZ Transport Agency	MIN 13: Section 16.9 [16A.5] - Matters of Control	1: 16A.5.2 All Standards	Support	Stormwater within the Minden Lifestyle Structure Plan area will need to be carefully managed to prevent adverse effects on existing and planned infrastructure, including State Highway 2 and the proposed Tauranga Northern Link.	Retain 16A.5.2 as notified.
58	12	NZ Transport Agency	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support	NZTA supports the notation on the Minden Maps that certain proposed structure plan roads are indicative only, and that final alignment will be determined in conjunction with the final design of the Tauranga Northern Link by way of an RMA process. Council and NZTA will be undertaking joint modelling work over the next 12 months to confirm the location and type of connections from the Minden Structure Plan Area to State Highway 2 and the proposed Tauranga Northern Link. Until these connections have been confirmed, it is appropriate that some Structure Plan roads are shown as "indicative only", and their future form and function will need to be determined in a future plan change or designation process. NZTA is currently working on the investigation stage of the proposed Tauranga Northern Link. It is expected that the preferred form of Tauranga Northern Link connections with the rooding network will be determined by late 2011.	Retain Minden Structure Plan maps as notified.
59	1	Trevor & Annette Davidson	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Concerned that additional development will put additional traffic on to Minden Road which is currently substandard	No additional development should take place before upgrading of Minden or Junction Roads
59	2	Trevor & Annette Davidson	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	Concerns over the the current situation at Minden / State Highway intersection, additional development would only worsen the situation	Oppose development until the intersection is upgraded.
60	1	Peter & Patricia Noad	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	Oppose all provisions for bridleways as they are unnecessary and pander to a minority of wealthy residents	Remove all provisions for bridleways
60	2	Peter & Patricia Noad	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Oppose additional development due to the current state of Minden Road and its inability to cope with added traffic.	No development until Minden Road has been reassessed.
60	3	Peter & Patricia Noad	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Additional development has the potential to increase rates in the area.	Withdraw the variation.
61	1	Bruce Walpole	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Oppose	There needs to be more flexibility in the system to allow for natural topography and length of track	Have a more flexible system for walkway and bridleways widths
61	2	Bruce Walpole	MIN 12: Section 16.8.2 [16A.4.2] Subdivision	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and	Oppose	Oppose the provisions for bonus lots based on walkways and bridleways	Landowners should be either compensated outright or by way of a rate reduction for the land value of any land vested

			Activity Performance Standards	Equestrian Lot Entitlements			in Council
61	3	Bruce Walpole	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2 DII: Section 16.9[16A.5] 2 (d) (ii) Protecting open ridgelines;	Oppose	Some ridgelines offer the best views and should be utilised for house sites with the best views	Needs to be discretion not a blanket protection of all ridgelines
61	4	Bruce Walpole	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Current location of proposed roads and walkways needs better planning.	Further consultation with landowners is needed.
61	5	Bruce Walpole	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Current location of bridleways needs better planning.	Further consultation with landowners is needed to determine the best location.
62	1	Jacqueline Earp	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB4: 16A2.1 OB4.To create a network of green lanes	Support with Amendment	Support the provision of walkways and bridleways but with amendments	Add an advice note or similar to state that the location of the walkways and bridleways are not prescriptive and that at subdivision their location and alignment would be discussed with individual landowners.
62	2	Jacqueline Earp	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support with Amendment	Support bridleways but concerned that some land shown for bridleways is on Stability Zone A or significant ecological features	Undertake further consultation with individual landowners to better plan alignments.
63	1	Ata Ellery	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Do not support the development of the Minden Lifestyle Zone	Remove the provisions for the Minden Structure Plan
63	2	Ata Ellery	MIN 16: Planning maps - Roading	U98: Map U98 - roading	Oppose	Oppose the location of the proposed road to Perkins Drive	Remove the road from 12 Perkins Drive
64	1	Bryce and Jude Reyland	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(B): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Transferable Subdivision Entitlements Rule 16.8.2 (b) / 16A.4.2 (b)	Oppose	Oppose the requirement to have a transferable entitlement in order to subdivide as this imposes an additional cost that will make development costs prohibitively expensive.	Remove the requirement to have transferable entitlements
64	2	Bryce and Jude Reyland	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose the quantum of financial contributions	Review the financial contributions
64	3	Bryce and Jude Reyland	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose the current private way rules. For subdivision at the Minden to work there needs to be a review of the current provisions.	Amend private way provisions to allow additional dwellings above the current limit of 6
64	4	Bryce and Jude Reyland	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose development unless an adequate reticulated water supply can be provided	Investigate further adequacy of the present situation and the costs for further upgrades
65	1	Basil & Joy Reyland	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(B): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Transferable Subdivision Entitlements Rule 16.8.2 (b) / 16A.4.2 (b)	Oppose	Oppose the requirement to have a transferable entitlement in order to subdivide as this imposes an additional cost that will make development cost prohibitively expensive	Remove the requirement to have transferable entitlements
65	2	Basil & Joy Reyland	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose the quantum of the financial contributions	Review the financial contributions
65	3	Basil & Joy Reyland	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose the current private way rules. For subdivision at the Minden to work there needs to be a review of the current provisions	Amend the current private way rules to allow additional dwellings above the current limit of 6
65	4	Basil & Joy Reyland	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose	Oppose development unless an adequate reticulated water supply can be provided	Investigate further the adequacy of the present situation and the costs for further upgrades
66	1	Deidre Soby	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A5.2 DII: Section 16.9[16A.5] 2 (d) (ii) Protecting open ridgelines;	Support with Amendment	Support protecting open ridgelines except if no other house site is available on the title and the house could be screened by planting trees	Allow greater flexibility in the protection of ridgelines
66	2	Deidre Soby	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3(A): Section 16.10 [16A.6] 3 (a) Subdivision shall be accompanied by a geotechnical report	Oppose	Oppose the rule for set backs of at least 3 times the height of steep slopes immediately below the site. Each site should be treated individually	Each building site should be required to be set back based on the recommendations of a geotechnical engineer if surrounded by slopes
66	3	Deidre Soby	MIN 12: Section 16.8.2 [16A.4.2] Subdivision	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and	Oppose	Oppose the requirement to have to use all transferable subdivision entitlements prior to the bonus lot	Amend the rule so that all walkway and bridleway allocations are included in the initial allocation and if not required can be

			Activity Performance Standards	Equestrian Lot Entitlements		allocations from walkways and bridleways becoming available	traded to other landowners in the lifestyle zone
66	4	Deidre Sobyte	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Oppose	Oppose the standards for accommodation facilities	Amend 16A.4.1(d)(i) to allow a maximum occupancy of ten persons at any one time and amend 16A.4.1(d)(iii) to allow for the accommodation facilities to include a kitchen
66	5	Deidre Sobyte	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(E): Section 16.8.1 [16A.4.1] Activity Performance Standards Home Enterprises Rule 16.8.1 (e) / 16A.4.1 (e)	Oppose	Oppose the rule that no home enterprise be undertaken within 10m of the front boundary	Amend the rule to allow a stall / shed for the sale of produce within 10m of the front boundary provided that adequate access and off road parking is provided
66	6	Deidre Sobyte	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support with Amendment	The location of walkways and bridleways needs to be more flexible and decided upon with direct land owner consultation	Amend the Variation by adding appropriate wording that allows for greater flexibility in the location and alignment of walkways and bridleways in consultation with individual landowners
66	7	Deidre Sobyte	MIN18: Miscellaneous Issues	8: Walkways (General)	Support with Amendment	The location of walkways and bridle ways needs to be more flexible and decided upon with direct land owner consultation	Amend the Variation by adding appropriate wording that allows for greater flexibility in the location and alignment of walkways and bridleways in consultation with individual land owners
67	1	Trevor Hoff & Vivian Edwards	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Oppose	Oppose the alignment of the proposed road connecting to Perkins Drive. A better alignment would be closer to the proposed TNL route.	Remove the proposed road alignment from Perkins Drive.
68	1	Bruce Phipps & Chrissie Donaldson	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Oppose the location of the proposed walkway on my property. The neighbouring property has better topography for this type of recreation.	Remove walkway from 376 Minden Road
69	1	Chris Zingel	MIN 16: Planning maps - Rooding	U106: Map U106 - rooding	Oppose	Request a designated road off the end of Oliver Road to improve access to development and public access to walkways and bridleways	Add a new road to planning map U106
69	2	Chris Zingel	MIN18: Miscellaneous Issues	6: Add new rule	Oppose	Add new rules to the Minden for naming rights to walkways to further encourage landowners to create walkways and bridleways	Add new rules for naming rights
70	1	David Parker	MIN20: Planning maps - Walkways	U107: Map U107 - walkways	Oppose	Oppose the location of the walkway on Map U107 on Lot 1 DPS 72460. This would bisect the property and cut off access to Walden Lane.	The walkway should follow property boundaries
71	1	Keith Dawkins	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Oppose the location of walkways on private land	Remove walkways from private land and relocate to road verges
71	2	Keith Dawkins	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	Oppose the location of bridleways on private land	Relocate the bridleways to road verges
72	1	Mr & Mrs A Harvey	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Oppose all walkways in the the Te Puna Quarry Road and Munro Road area	Remove all walkways from the planning maps
72	2	Mr & Mrs A Harvey	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	Oppose all bridleways in the Te Puna Quarry Road and Munro Road area	Remove all bridleways from the planning maps
73	1	Cushla Hume	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Oppose	Oppose the width of 7m walkways	Reduce walkway width to 3m with permeable fencing
73	2	Cushla Hume	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2.E: Section 16.9 [16A.5] 2 (e) provision of appropriate potable and firefighting water supply systems,	Oppose	Oppose the requirement for storage of 30,000l of water. Lots without reticulated supply can have consent notices requiring compliance with SNZ PAS 4509:2008	Remove 16A.5.2(e)
73	3	Cushla Hume	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A.6.3All: Section 16.10 [16A.6] (a) (ii) Building site set back	Oppose	Oppose. It should be left to a Category 1 Geotechnical Engineer to advise of building setback requirements on steep slopes as other mitigation may be available	Remove 16A.6.3 2nd bullet point
73	4	Cushla Hume	MIN18: Miscellaneous	4: Planning Map Legend	Oppose	Oppose the stormwater ponds shown on the planning	Change the map legend to show these areas as overland

			Issues			maps. These are on very steep waterways and areas that are not suitable for ponds due to instability. Stormwater ponds can be dealt with on a site by site basis.	flow paths not stormwater ponds
73	5	Cushla Hume	MIN19: APPENDIX 7	1: Financial Contributions Schedule	Oppose	Oppose the financial contributions for the structure plan area. These seem excessive given that areas such as Minden Road have no water, stormwater, reticulated sewerage and a road that would be uneconomic to upgrade	Reduce the quantum of Financial Contributions or reimburse landowners for each protection lot provided and walkway / bridleway vested in Council as these offer amenity to the wider community
74	1	M & J Cooney & Others	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Oppose	18 Minden Road and other land north of the Northern Arterial has not been zoned commercial but is of a suitable slope for subdivision. The site has good visibility onto Minden Road and can be adequately serviced.	Add Lot 1 DPS 60684 and other land to the north of the Northern Arterial to Area 1a of the Minden Lifestyle Zone Map U91
75	1	Ross Neilson	MIN20: Planning maps - Walkways	U97: Map U97 - walkways	Oppose	Construct a walkway from Minden Reserve to Minden Road via Elliots Way. This follows the stormwater access and small stream and is an excellent walk in bush but has no access onto Elliots Way	Add a walkway to Map U97
76	1	Otumoetai Te Puna Pony Club	MIN18: Miscellaneous Issues	5: Whole of Variation	Support with Amendment	Support the proposal in full. The bridleways and equestrian facilities would be fully utilised.	Retain the Variation as notified
77	1	Andreaus Janello	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Oppose any development due to insufficient traffic assessment	Undertake further independent (ie not Council or NZTA) traffic assessment in consultation with Minden Road residents.
77	2	Andreaus Janello	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Oppose	Oppose the rules that see land for walkways and bridleways vested in Council allowed bonus lots.	Remove the provisions for bonus lots and bridleways
77	3	Andreaus Janello	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Council should change the proposed network of walkways to a sensible compromise of roadside improvements to create road reserves functioning as walkways.	Improve the road reserve (curb) of Minden Road to have an undulating grassy curb to improve overall safety.
77	4	Andreaus Janello	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	Oppose all bridleways as being elitist. The costs of bridleways in terms of fencing, maintenance and upkeep (including the removal of horse dung) have not been properly assessed. Many existing public recreation areas are already not properly maintained. Also the potential issues of security and vandalism have not been addressed.	Remove all provisions for bridleways in their entirety. Increase maintenance programme on existing reserves before allowing any additional lifestyle projects.
77	5	Andreaus Janello	MIN17: Process and communications	1: Process	Oppose	Time frame for submissions too short for residents to fully comprehend the implications of the Variation.	Remove the variation in its entirety
77	6	Andreaus Janello	MIN17: Process and communications	2: Communications	Oppose	Oppose the Variation due to lack of personal and public communication.	Remove the Variation until such time as residents at the Minden have been involved in full consultation.
78	1	Henk Van Hoogmoed	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Oppose	Oppose any further subdivision or development until Minden Road has been upgraded as the surface is currently inadequate	Upgrade Minden Road before allowing further development
78	2	Henk Van Hoogmoed	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	Oppose further subdivision and development until the intersection is upgraded and safety addressed	Upgrade the Minden intersection
79	1	Dawn Hurley	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Oppose	Oppose additional subdivision and development due to traffic concerns	Undertake additional traffic assessment before allowing additional subdivision and development
80	1	Allan Hedge	MIN18: Miscellaneous Issues	8: Walkways (General)	Oppose	Oppose the principle of having walkways as this enables public access to working avocado orchards and encourages theiving that is an issue for the industry and presents OSH issues.	Remove all walkways from the planning maps
80	2	Allan Hedge	MIN18: Miscellaneous Issues	9: Bridleways (General)	Oppose	Oppose the provision of bridleways as this could lead to sanitary problems for working avocado orchards and create OSH issues	Remove all bridleways from the planning maps

80	3	Allan Hedge	MIN 16: Planning maps - Rooding	U99: Map U99 - rooding	Oppose	Oppose the 100m building restriction buffer shown on the planning maps. This is too wide and restricts development of the land.	Reduce the buffer to 20m
FS 81	1	Stephen & Kirstie Magowan	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support		Remove the proposed rooding layout from the vicinity of Perkins Drive.
FS 82	1	Trevor & Molly Seal,	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support		Remove the proposed rooding layout from the vicinity of Perkins Drive.
FS 82	2	Trevor & Molly Seal,	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support		Remove the proposed road alignment from Perkins Drive.
FS 82	3	Trevor & Molly Seal,	MIN17: Process and communications	2: Communications	Support		Delete the entire Minden Structure Plan Variation
FS 82	4	Trevor & Molly Seal,	MIN17: Process and communications	2: Communications	Support		Need to have fuller consultation with affected landowners.
FS 82	5	Trevor & Molly Seal,	MIN17: Process and communications	1: Process	Support		There needs to be greater consultation with potentially affected landowners.
FS 82	6	Trevor & Molly Seal,	MIN17: Process and communications	2: Communications	Support		Remove the Variation until such time as residents at the Minden have been involved in full consultation.
FS 83	1	Peter Gibbs	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(A): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Lot Size Rule 16.8.2 (a) (ii) / 16A.4.2 (a) (ii)	Support		Retain a minimum lot size of 3000 sqm
FS 84	1	Ata Ellery	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support		Remove the proposed rooding layout from the vicinity of Perkins Drive.
FS 85	1	David Parker	MIN17: Process and communications	2: Communications	Support		That other areas of the District be zoned lifestyle in accordance with the submitters previous submission to the District Plan review.
FS 85	2	David Parker	MIN17: Process and communications	1: Process	Support		There needs to be greater consultation with potentially affected landowners.
FS 86	1	Trevor Hoff & Vivien Edwards	MIN 16: Planning maps - Rooding	U97: Map U97 - rooding	Support		Remove the proposed rooding layout from the vicinity of Perkins Drive.
FS 86	2	Trevor Hoff & Vivien Edwards	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INC: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Oppose		Retain Explanatory Statement 16A.
FS 87	1	DW & S Purves	MIN21: Planning maps - Bridleways	U107: Map U107 - bridleways	Support		Remove all proposed bridleways from U107
FS 87	2	DW & S Purves	MIN20: Planning maps - Walkways	U107: Map U107 - walkways	Support		Remove all walkways on Map U107
FS 87	3	DW & S Purves	MIN 16: Planning maps - Rooding	U107: Map U107 - rooding	Support		Remove all strcture plan roads on Map U107
FS 87	4	DW & S Purves	MIN17: Process and communications	2: Communications	Support		Delete the entire Minden Structure Plan Variation
FS 88	1	GW & M Hatton	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Support		The poor construction and condition of Minden Road needs to be addressed before any more development is allowed.
FS 88	2	GW & M Hatton	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Support		A solution to the Minden intersection needs to be urgently addressed and will not cope with additional traffic.
FS 88	3	GW & M Hatton	MIN18: Miscellaneous Issues	10: Minden General Stability Issues	Support		Do not proceed with further development without adequate geotechnical assessments.
FS 88	4	GW & M Hatton	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Support		Reduce permitted housing levels significantly. Reduce speed limit to 50km/h entire length of Minden Road. Cut back overhanging trees from street.
FS 88	5	GW & M Hatton	MIN18: Miscellaneous Issues	10: Minden General Stability Issues	Support		Improve stormwater runoff on the Minden Road.

FS 88	6	GW & M Hatton	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Think about the logic of spending money on walkways that only a handful of people will use, and which may reduce security.
FS 88	7	GW & M Hatton	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Think about the logic of spending money on bridleways that only a handful of people will use, and which may reduce security.
FS 88	8	GW & M Hatton	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Remove all walkways from the planning maps
FS 88	9	GW & M Hatton	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	1: 161A4.2 All Standards	Support	Ensure that the prescribed activity status limits development to the 97 lots set out in the table in 16.8.2 (16A.4.2) Subdivision Activity Performance Standards (c)(i).
FS 88	10	GW & M Hatton	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 PA1: Section 16.6.1 - Zone Statement - Paragraph 1	Support	Reinstate 1150ha zone as council cannot provide the required evaluation of the proposal under RMA.
FS 88	11	GW & M Hatton	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Support	Delete the staging requirements. This matter should be reviewed once the formal Northern Link design has been decided and finance for its staging is more clear.
FS 88	12	GW & M Hatton	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16A6.3AIII: Section 16.10 [16A.6] (a) (iii) Stormwater and wastewater systems	Support	Add "or soil or water quality of the catchment" to the last bullet point.
FS 88	13	GW & M Hatton	MIN17: Process and communications	2: Communications	Support	That other areas of the District be zoned lifestyle in accordance with the submitters previous submission to the District Plan review.
FS 88	14	GW & M Hatton	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Support	Undertake further independent (ie not Council or NZTA) traffic assessment in consultation with Minden Road residents.
FS 88	15	GW & M Hatton	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Support	Remove the provisions for bonus lots and bridleways
FS 88	16	GW & M Hatton	MIN18: Miscellaneous Issues	8: Walkways (General)	Support	Improve the road reserve (curb) of Minden Road to have an undulating grassy curb to improve overall safety.
FS 88	17	GW & M Hatton	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support	Remove all provisions for bridleways in their entirety. Increase maintenance programme on existing reserves before allowing any additional lifestyle projects.
FS 88	18	GW & M Hatton	MIN17: Process and communications	1: Process	Support	Remove the variation in its entirety
FS 88	19	GW & M Hatton	MIN17: Process and communications	2: Communications	Support	Remove the Variation until such time as residents at the Minden have been involved in full consultation.
FS 88	20	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB4: 16A2.1 OB4.To create a network of green lanes	Support	Remove equestrian parks from Objective 16A.2.1.4
FS 88	21	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P2: 16A.2.2 P2 Subdivision shall provide walkways, equestrian connectivity	Support	Remove reference to equestrian connectivity in Policy 16A.2.2.2
FS 88	22	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support	Remove references to bridleways and equestrian farm parks in Policy 16A.2.2.5
FS 88	23	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best	Support	Remove reference to bridleways in Policy 16A.2.2.8

				compliment lifestyle character outcomes			
FS 88	24	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Support		A full traffic and access assessment should occur before any subdivision and development is allowed.
FS 88	25	GW & M Hatton	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Support		Remove bonus lot provisions as related to bridleways and equestrian facilities.
FS 88	26	GW & M Hatton	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	1: 16A.4.1(h) Standards for Walkways & Bridleways	Support		Either remove all references to bridleways or reduce the width standard.
FS 88	27	GW & M Hatton	MIN17: Process and communications	2: Communications	Support		Need to have fuller consultation with affected landowners.
FS 88	28	GW & M Hatton	MIN17: Process and communications	1: Process	Support		There needs to be greater consultation with potentially affected landowners.
FS 88	29	GW & M Hatton	MIN21: Planning maps - Bridleways	U107: Map U107 - bridleways	Support		Remove bridleways and walkways from Map U107
FS 88	30	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB4: 16A2.1 OB4.To create a network of green lanes	Support		Delete
FS 88	31	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P2: 16A.2.2 P2 Subdivision shall provide walkways, equestrian connectivity	Support		Delete
FS 88	32	GW & M Hatton	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P5: 16A.2.2 P5 For the Minden, the use of development incentives to incorporate equestrian farm parks	Support		Delete
FS 88	33	GW & M Hatton	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2.E: Section 16.9 [16A.5] 2 (e) provision of appropriate potable and firefighting water supply systems,	Support		Delete. Each application to be assessed on it's own merits.
FS 88	34	GW & M Hatton	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Support		Delete
FS 88	35	GW & M Hatton	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(D): Section 16.8.2 [16A.4.2] Walkway and Equestrian Lot Entitlements	Support		Delete
FS 88	36	GW & M Hatton	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(C): Section 16.9 [16A.5] 2 (c) provision of walkways, bridleways	Support		Delete. Instead these should be permitted activities.
FS 88	37	GW & M Hatton	MIN20: Planning maps - Walkways	U107: Map U107 - walkways	Support		The walkway should follow property boundaries
FS 88	38	GW & M Hatton	MIN18: Miscellaneous Issues	8: Walkways (General)	Support		Remove walkways from private land and relocate to road verges
FS 88	39	GW & M Hatton	MIN18: Miscellaneous Issues	9: Bridleways (General)	Support		Relocate the bridleways to road verges
FS 89	1	Nz Transport Agency	MIN 5: NEW Section 16A.1 -	16A.2.2 P4: 16A.2.2 P4	Oppose		Remove policy 16A.2.2.4

			Objectives and Policies	Lifestyle subdivision options are provided			
FS 89	2	Nz Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	4: Policies (General)	Support		Retain the policies as notified
FS 89	3	Nz Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support		Amend Policy 16A.2.2.1 by the addition of a second sentence to read; "For Minden, this means 97 additional dwellings or allotments."
FS 89	4	Nz Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P9: 16A.2.2 P9 Avoid the establishment of rural, industrial, commercial or other activities	Oppose		Delete.
FS 89	5	Nz Transport Agency	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P4: 16A.2.2 P4 Lifestyle subdivision options are provided	Oppose		Add the words: ...and subdivision rights that existed under the rural rules of the Operative District Plan.'
FS 89	6	Nz Transport Agency	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	16.7.2(D): Section 16.7.2 (16A.3.2) - Controlled Activities - Rule 16.7.2 (d) / 16A.3.2 (d)	Oppose		Reduce minimum lot size to 2000 sqm
FS 89	7	Nz Transport Agency	MIN 8: Section 16.7.3 (16A.3.3) - Restricted Discretionary Activities - Insert New	16.7.3(C): Section 16.7.3 (16A.3.3) Subdivision within the Minden Lifestyle Structure Plan	Oppose		Delete. The suggestion for rule 16A.3.2 (e) above covers this point.
FS 89	8	Nz Transport Agency	MIN 10: Section 16.7.5 [16A.3.5] - Non-Complying Activities	16.7.5: Section 16.7.5 [16A.3.5] - Non-Complying Activities Insert New	Support		Add a new clause to 16.3.5(e) to read; Dwellings not complying with performance standards specified in 16A.4.1(d) and (g)
FS 89	9	Nz Transport Agency	MIN 10: Section 16.7.5 [16A.3.5] - Non-Complying Activities	16.7.5: Section 16.7.5 [16A.3.5] - Non-Complying Activities Insert New	Support		Amend 16A.3.5(c) to read; Traffic generation - Effects on the road network, particularly the State Highway and collector roads feeding the State Highway in Bethlehem.
FS 89	10	Nz Transport Agency	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Oppose		Amend 16A.4.1(d)(i) to allow a maximum occupancy of ten persons at any one time and amend 16A.4.1(d)(iii) to allow for the accommodation facilities to include a kitchen
FS 89	11	Nz Transport Agency	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1 NEW: Section 16.8.1 [16A.4.1] Activity Performance Standards Insert New - standards for walkways/bridleways	Support		Duplicate the requested amendments, to include a note below 16A.4.4.2, below 16A.4.1(g)
FS 89	12	Nz Transport Agency	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1(CI): Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (i) / 16A.4.1 (c) (i)	Oppose		Amend to "where the boundary adjoins a strategic road or a designation for a strategic road it shall be a minimum of 50m".
FS 89	13	Nz Transport Agency	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(B): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Transferable Subdivision Entitlements Rule 16.8.2 (b) / 16A.4.2 (b)	Oppose		Reinstate the protection lot mechanism to the Minden as for the rest of the rural zone.
FS 89	14	Nz Transport Agency	MIN 12: Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards	16.8.2(C): Section 16.8.2 [16A.4.2] Subdivision Activity Performance Standards Insert New	Support		Retain
FS 89	15	Nz Transport Agency	MIN 14: Section 16.10 (16A.6) - Matters of	16.10 NEW: Section 16.10 [16A.6] - Matters of Discretion	Support		Amend bullet point 1 to read: Earthworks required in forming each building site and access

			Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	- Insert New - Restricted Discretionary Activities heading & opening paragraph			roads / privateways in the subdivision will avoid or mitigate any adverse effects (inclusive of stability) within the site and will have no adverse effects on the adjacent land, ecological values, soil health and water quality. Amend bullet point 3 to read: Stormwater and wastewater systems can be constructed and operated within each lot with no adverse effects on the stability of the adjacent land, ecological values, soil health and water quality.
FS 89	16	Nz Transport Agency	MIN 16: Planning maps - Roading	U97: Map U97 - roading	Oppose		Remove the proposed road alignment from Perkins Drive.
FS 89	17	Nz Transport Agency	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Oppose		Expand the Lifestyle zone to to include Lots 1, 2 and 3 DP 344296
FS 89	18	Nz Transport Agency	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Oppose		Extend Lifestyle Zone to include Wairoa Road / Crawford Road land west of Wairoa Road.
FS 89	19	Nz Transport Agency	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Oppose		That 284 to 318 Crawford Road and 250 Junction Road be included in the lifestyle zone (Map U110).
FS 89	20	Nz Transport Agency	MIN18: Miscellaneous Issues	5: Whole of Variation	Oppose		Include an area to the east of Wairoa Road in the Zone - see Map 109
FS 89	21	Nz Transport Agency	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Oppose		Add land as requested to the Minden Lifestyle Zone on planning maps 100, 108, 109.
FS 89	22	Nz Transport Agency	MIN18: Miscellaneous Issues	3: Add to Lifestyle Zone	Oppose		Add Lot 1 DPS 60684 and other land to the north of the Northern Arterial to Area 1a of the Minden Lifestyle Zone Map U91
FS 90	1	Milne, Aaron Keith	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 INA: Section 16.6.1 - Zone Statement - Minden - Insert New Paragraph	Support		Reword first sentence as "This area, dominated by the Te Rangituanehu plateau ridgeline is of great cultural significance to Pirirakau and a significant landscape features for the whole community". Then rest of paragraph retained.
FS 90	2	Milne, Aaron Keith	MIN 3: Section 16.6.1 - Zone Statement	16.6.1 PA1: Section 16.6.1 - Zone Statement - Paragraph 1	Support		Reinstate 1150ha zone as council cannot provide the required evaluation of the proposal under RMA.
FS 90	3	Milne, Aaron Keith	MIN 4: Section 16A.1 - Significant Issues	1: New Significant Issue	Support		Add to read: To ensure that intensification of landuse incorporates environmental enhancement and recognition of cultural values.
FS 90	4	Milne, Aaron Keith	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support		Opposed until the intersection is improved as it has been underperforming for a number of years.
FS 90	5	Milne, Aaron Keith	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support		Better information on the effect of the proposed traffic increases and linkages with New Zealand Transport Agency plans needs to be available before development can occur.
FS 90	6	Milne, Aaron Keith	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P1: 16A.2.2 P1 Subdivision and development within the Lifestyle Zones	Support		Amend Policy 16A.2.2.1 by the addition of a second sentence to read; "For Minden, this means 97 additional dwellings or allotments."
FS 90	7	Milne, Aaron Keith	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2 P8: 16A.2.2 P8 Ensure the layout to best compliment lifestyle character outcomes	Support		Add "and to merge into the rural character landscape".
FS 90	8	Milne, Aaron Keith	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A.2.2P10: 16A.2.2P10 Subdivision and development shall not occur before infrastructural capacity	Support		Better information on the effect of the proposed traffic increases and linkages with New Zealand Transport Agency plans needs to be available before development can occur.
FS 90	9	Milne, Aaron Keith	MIN 5: NEW Section 16A.1 - Objectives and Policies	16A2.1 OB5: 16A2.1 OB5. ensure the effective use of geotechnical information	Support		Amend to read: To ensure the effective use of geotechnical information to create a safe residential environment, minimising the environmental effects caused by the more

							intensive development.
FS 90	10	Milne, Aaron Keith	MIN 7: Section 16.7.2 (16A.3.2) - Controlled Activities	16.7.2(D): Section 16.7.2 (16A.3.2) - Controlled Activities - Rule 16.7.2 (d) / 16A.3.2 (d)	Oppose		Reduce minimum lot size to 2000 sqm
FS 90	11	Milne, Aaron Keith	MIN 9: Section 16.7.4 (16A.3.4) - Discretionary Activities	16.7.4(A): Section 16.7.4 (16A.3.4) - Discretionary Activities - Rule 16.7.4 (a)	Support		That subdivision is a discretionary activity based on traffic generation
FS 90	12	Milne, Aaron Keith	MIN 10: Section 16.7.5 [16A.3.5] - Non-Complying Activities	16.7.5: Section 16.7.5 [16A.3.5] - Non-Complying Activities Insert New	Support		Add a new clause to 16.3.5(e) to read; Dwellings not complying with performance standards specified in 16A.4.1(d) and (g)
FS 90	13	Milne, Aaron Keith	MIN 11: Section 16.8.1 [16A.4.1] Activity Performance Standards	16.8.1CII: Section 16.8.1 [16A.4.1] Activity Performance Standards Yards Rule 16.8.1 (c) (ii) / 16A.4.1 (c) (ii)	Support		Delete provided that rule. Add new wording, reading Exceptional circumstances can be addressed by application). Change to side and rear yards minimum 10m.
FS 90	14	Milne, Aaron Keith	MIN 13: Section 16.9 [16A.5] - Matters of Control	1: 16A.5.2 All Standards	Support		Retain 16A.5.2 as notified.
FS 90	15	Milne, Aaron Keith	MIN 13: Section 16.9 [16A.5] - Matters of Control	16A.5.2(B): Section 16.9 [16A.5] 2B Protecting and enhancing scheduled significant ecological features	Support		Retain 16A.5.2(b)
FS 90	16	Milne, Aaron Keith	MIN 14: Section 16.10 (16A.6) - Matters of Discretion - Rule 16.10.2 (c) / 16A.6.2 (c)	16.10 NEW: Section 16.10 [16A.6] - Matters of Discretion - Insert New - Restricted Discretionary Activities heading & opening paragraph	Support		Amend bullet point 1 to read: Earthworks required in forming each building site and access roads / privateways in the subdivision will avoid or mitigate any adverse effects (inclusive of stability) within the site and will have no adverse effects on the adjacent land, ecological values, soil health and water quality. Amend bullet point 3 to read: Stormwater and wastewater systems can be constructed and operated within each lot with no adverse effects on the stability of the adjacent land, ecological values, soil health and water quality.
FS 90	17	Milne, Aaron Keith	MIN 16: Planning maps - Roading	U97: Map U97 - roading	Oppose		Support Ainworth Road extension that does not link to Corbett or Maruia Place
FS 90	18	Milne, Aaron Keith	MIN 16: Planning maps - Roading	U99: Map U99 - roading	Support		Reduce the buffer to 20m
FS 90	19	Milne, Aaron Keith	MIN18: Miscellaneous Issues	1: Minden Road - Condition	Support		Reduce permitted housing levels significantly. Reduce speed limit to 50km/h entire length of Minden Road. Cut back overhanging trees from street.
FS 90	20	Milne, Aaron Keith	MIN18: Miscellaneous Issues	2: Minden Road / Te Puna Road intersection	Support		Variation needs to have stronger linkages to the upgrades proposed by the New Zealand Transport Agency.
FS 90	21	Milne, Aaron Keith	MIN18: Miscellaneous Issues	8: Walkways (General)	Support		Further consultation with landowners is needed.