

Planners Report 8

Variation 1: Lifestyle Zones and Minden Structure Plan Area

Lifestyle Section – Explanatory Statement

1.0 Background

- 1.1** The Explanatory Statement for the Minden Lifestyle Zone has had added to it a number of new paragraphs relating to geotechnical considerations, structure plan roads, the Tauranga Northern Link, and the cultural significance of the wider Te Puna/Te Rangituanehu area to Pirirakau.

2.0 Issues

- 2.1** No submission points were received in opposition to the Explanatory Statement. Two were received in support while five were received in support with amendments. Two further submission were also received on the Explanatory Statement.
- 2.2** The main issues raised by submitters can be summarised as follows:
 - 2.2.1** The correct Maori name for the Minden Ridges is Te Rangituanehu. The word “te” is missing and needs to be added.
 - 2.2.2** One submitter has requested a number of new paragraphs to be added relating to cultural values, landscape values, stormwater management and transport connectivity.
 - 2.2.3** Powerco Limited has requested a new paragraph relating to electricity distribution.

3.0 Options

- 3.1 Option 1**
 - 3.1.1** Retain the Explanatory Statement as notified.
- 3.2 Option 2**
 - 3.2.1** Add the word “Te” before “Rangituanehu”.
- 3.3 Option 3**
 - 3.3.1** Reword the first sentence of the paragraph which begins with the words “The wider Te Puna/Rangituanehu area...” as follows;

"This area dominated by the Te Rangituanehu plateau ridgeline is of cultural significance to Pirirakau and a significant landscape feature for the whole community".

3.4 Option 4

3.4.1 Add a new paragraph before the paragraph which begins with the words "geotechnical considerations" as follows;

"Considerable areas will be incorporated in catchment stormwater management areas with enhanced ecological diversity".

3.5 Option 5

3.5.1 Add a new paragraph following the current final paragraph as follows:

"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".

3.6 Option 6

3.6.1 Powerco's addition.

"Sub transmission 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 however until this capacity is available, there may be an ability to supply both loads already reticulated and new future loads.

3.7 Option 1 – No change to the Explanatory Statement

3.7.1 The Explanatory Statement now provides greater detail on the vision for the Minden Lifestyle Zone and how opportunities and constraints are to be managed. It includes important explanations relating to the cultural significance of Te Rangituanehu, geotechnical constraints and the dependence of local roading connections on the outcome of planning for Tauranga Northern Link. There are further additions that can be made however, as discussed below.

3.8 Option 2 – Correcting the reference to Te Rangituanehu (Minden)

3.8.1 The correct Maori name for the Minden is "Te Rangituanehu". All references to this should be corrected.

3.9 Option 3 – Clarifying the cultural significance of Te Rangituanehu

3.9.1 The current wording in the Minden Explanatory Statement (Paragraph 2) implies that Te Rangituanehu is of cultural significance to the whole community. It would be more accurate to say that it is Pirirakau for whom this cultural significance exists. For the wider community, the Minden is recognized for its landscape values. The suggested wording from the submitter reflects this.

3.10 Option 4 – Reference to Stormwater Catchments Areas

3.10.1 The submitter is referring to a number of features shown on the Structure Plan that have been labeled on the Planning Map Legend as "stormwater ponds" but have otherwise been labeled as "Ecology and Stormwater Reserve Private Conservation" on previous versions of the Structure Plan.

3.10.2 These features shown on the Structure Plan were identified in the "Ecological Assessment for the Minden Structure Plan" Section 32 Report. This report states that these features "warrant ongoing improvement and improved riparian management" yet "are suitable however for use as components of stormwater detention and treatments systems, with associated riparian planting and enhancement".

3.10.3 The Explanatory Statement should be amended to explain the purpose of these features.

3.11 Option 5 – Achieving connectivity between the Minden and Te Puna areas

3.11.1 The final paragraph added to the Explanatory Statement provides a brief explanation of how the planning for the Tauranga Northern Link will in turn influence planning for the local roading connections from the Minden to the strategic roading network.

3.11.2 Option 5 seeks to add a new paragraph directly after this one which if adopted would indicate an intention from Council to ensure that final options for local roading connections take into account the need to provide connectivity between the Minden and Te Puna. Additionally, this new paragraph would indicate an intention to provide walking and cycling paths from the Minden to Te Puna.

3.11.3 Such initiatives are consistent with Council's Walking and Cycling Strategy 2009, which has an objective to provide walking and cycling networks across the District which link its small communities.

3.11.4 Options for such connections will need to be considered from this point onwards as planning for the Tauranga Northern Link

progresses, and therefore working with NZTA at this stage is crucial. Adding this new paragraph to the Explanatory Statement would signal a general intention to do so. It is recommended that Council does try to secure these connections during this process.

3.12 Option 6 – Powerco’s explanation regarding electricity supply.

3.12.1 Powerco’s submission has raised a potential inability to supply electricity for the Minden Lifestyle Zone due to uncertainties surrounding the go-ahead of a designation for a new substation at Bethlehem which has been appealed. Powerco highlight that this substation will be required to meet anticipated demand for the Minden Area, as current substations are reaching capacity. They therefore seek that this potential issue is given reference to in the Explanatory Statement.

3.12.2 It is questionable whether this wording should be included in the Explanatory Statement for the following reasons. Firstly, the supply issue may not actually materialize if an agreement can be reached with the appellant, in which case the wording will soon become redundant. Secondly, the restriction on new lots means there will be limited pressure on existing substations for now and by the time the zone’s development progresses, capacity may have been made available by other means. Finally, the provisions of Section 12 (Subdivision and Development) already ensure that subdivisions cannot proceed without an electricity supply.

4.0 Recommendation

4.1 That the Explanatory Statement is retained as notified subject to the following amendments.

4.2 That the reference to “Te Rangituanehu” is corrected to read as such.

4.3 That the first sentence of the second paragraph of the Minden Explanatory Statement is deleted and replaced as follows;

~~The wider Te Puna/Rangituanehu area is of cultural significance to Pirirakau and the wider community.~~

“This area dominated by the Te Rangituanehu plateau ridgeline is of cultural significance to Pirirakau and a significant landscape feature for the whole community”.

4.4 That the following paragraph (or similar) is added before the paragraph which begins with the words “geotechnical considerations” as follows;

“The Structure Plan has also identified a number of features which double as freshwater protection sites and overland flowpaths. These features will be protected for their ecological values and will also be

considered for the purpose of stormwater management where appropriate."

- 4.5** That the following wording below (or similar) is added as the final paragraph of the Minden Explanatory Statement.

"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".

- 4.6** The following submissions are therefore:

4.7 Accepted

Submission	Point Number	Name
38	3, 5	Gravit, Jo
FS 90	1	Milne, Aaron Supports 38.3
19	1	Pirirakau Incorporated Society
24	1	Te Puna Heartlands

4.8 Accepted in Part

Submission	Point Number	Name
38	4	Gravit, Jo
58	2	New Zealand Transport Agency

4.9 Rejected

Submission	Point Number	Name
FS 86	2	Hoff, Trevor & Edwards, Vivian Opposes 58.2
57	1	Powerco Limited

5.0 Reasons

5.1 Option 1

- 5.1.1** The Explanatory Statement was changed where it needed clarification.

5.2 Option 2

- 5.2.1** The correct reference is "Te Rangituanehu".

5.3 Option 3

- 5.3.1** The new wording clarifies that is it for Pirirakau, that "Te Rangituanehu" holds cultural significance, rather than the whole community.

5.4 Option 4

5.4.1 An explanation was required on the purpose of these features shown on the Structure Plan. The recommended wording aligns with the description in the Section 32 Report without going into too much detail for an Explanatory Statement.

5.5 Option 5

5.5.1 Vehicle, walking and cycling connectivity between the Minden and Te Puna is important in linking these two communities, and is consistent with Council's Walking and Cycling Strategy.

5.5.2 Adding this wording into the Explanatory Statement shows an intention to work with NZTA on this issue.

5.6 Option 6

5.6.1 It is uncertain whether electricity supply will be an issue.