

Planners Report 9

Variation 1: Lifestyle Zones and Minden Structure Plan Area

Lifestyle Section – Significant Issues

1.0 Background

- 1.1 Significant Issues had not previously been identified specifically for the Lifestyle Zones because the rules for these were included within the Rural Section as a part of the overall rural subdivision strategy. Now that a review has been undertaken to establish these zones in their own right, it is appropriate that they have their own policy framework as does any other zone.
- 1.2 The Significant Issues identified relate to fragmentation of rural land, geotechnical constraints, and the potential impacts on ecological features, landscape features and amenity.

2.0 Issues

- 2.1 No submission points were received in opposition to the Significant Issues. Six were received in support while three were received in support with amendments. One further submission was received on this topic.
- 2.2 The main issues raised by submitters can be summarised as follows:

Significant Issue 4

- 2.2.1 One submitter feels it would be more appropriate if this was amended to refer to the protection of “significant landscapes”, as opposed to only “landscapes”.

New Significant Issues

- 2.2.2 One submitter has requested a new Significant Issue to recognise Te Puna Plan issues.
- 2.2.3 Powerco have requested a new Significant Issue to raise the security of the electricity supply as an issue.

3.0 Options

3.1 Option 1

- 3.1.1 Retain the Significant Issues as proposed.

3.2 Option 2

- 3.2.1** Amend Significant Issue 4 by referring to the protection of "significant" landscapes.

3.3 Option 3

- 3.3.1** Add a new Significant Issue to recognize Te Puna Plan issues as follows;

"To ensure that intensification of landuse incorporates environmental enhancement and recognition of cultural values".

3.4 Option 4

- 3.4.1** Add a new Significant Issue as follows;

"Subdivision 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".

4.0 Discussion

4.1 General

- 4.1.1** The Significant Issues that have been notified are based upon the four "Key Issues" identified in the Minden Structure Plan – Section 32, RMA Evaluation. These were the main issues given attention during preparation of the Structure Plan yet are not necessarily the only key issues for the Minden Lifestyle Zone. Existing Significant Issues may also need clarifying.

4.2 Option 2 – Significant Issue 4

- 4.2.1** This issue refers to the protection of landscape. One submitter has pointed out that this should however refer to "outstanding" landscape as per the wording used in Appendix 2. Leaving the wording unchanged suggests that the protection of all landscape is an issue which needs addressing, whereas the District Plan has already identified which parts of the Minden are considered "outstanding".
- 4.2.2** What the submitter is essentially trying to achieve is to limit protection to only "outstanding" landscape which is reasonable. However, there is no need for a Significant Issue within the Lifestyle Section to protect "outstanding" landscape as this is addressed under the Landscape Section of the District Plan. Another solution to meet the submitter's concern would be to delete the word "landscape" altogether.

4.3 Option 3 – New Significant Issues in recognition of Te Puna Plan.

- 4.3.1** The issue of ensuring “environment enhancement” is taken from the Te Puna Plan which has a vision under the Environmental Stewardship Chapter to “Protect and enhance wetlands, riparian margins, significant landscapes and natural environment opportunities”.
- 4.3.2** Also recognising this as a Significant Issue within the Minden Lifestyle Zone is appropriate. It would also be consistent with zone rules which already seek to address this issue. For example, Rule 16A.5.2 (b) requires the enhancement of a number of features including indigenous vegetation, waterways, riparian corridors and ecological features.
- 4.3.3** In respect of “cultural values” there are no specific rules of this nature in the Lifestyle Section. These rules are contained within the Historic Heritage Section which is adequate for addressing cultural issues in the Minden Lifestyle Zone as the policy framework and rules cover all zones. For this reason, there is no need to draft specific Significant Issues for the Minden Lifestyle Zone.

4.4 Option 4 – Powerco - New Significant Issue

- 4.4.1** 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 is added as another Significant Issue for the Minden Lifestyle Zone.
- 4.4.2** The Lifestyle Section already contains a policy specific to the provision of adequate infrastructure which Powerco support. Policy 10 states that “subdivision shall not occur before appropriate roading and other infrastructural capacity to cater for such development is established”. This policy is essentially a duplication of Policy 4 from Section 12 - Subdivision and Development, which covers the issue in any case.
- 4.4.3** Powerco’s request for the new Significant Issue makes sense in light of the fact that the Lifestyle Section already contains Policy 10. Yet rather than adding a new issue and objective (see next report) to complement Policy 10, it would be just as effective and tidier from an administrative point of view to remove Policy 10 altogether. Powerco’s concerns are already provided for in Significant Issue 4 of the Subdivision and Development Section

and the other provisions referenced in Paragraph 1.9 of their submission (Submitter # 57).

5.0 Recommendation

5.1 That the Significant Issues are retained as notified, subject to the amendments below.

5.2 That Significant Issue 3 is amended as follows;

Development of the zone has the potential to impact on ~~significant~~ ecological features of local significance such as wetlands, waterways and riparian margins.

5.3 That Significant Issue 4 is amended as follows;

5.4 Protection of ~~landscape and~~ rural lifestyle character is important if the zones are to remain high quality environments for lifestyle locations.

5.5 The following submissions are therefore:

5.6 Accepted

Submission	Point Number	Name
38	6	Gravit, Jo
FS 90	3	Milne, Aaron Supports 38.6
49	1, 2, 3, 4	Surveying Services Ltd

5.7 Accepted in Part

Submission	Point Number	Name
35	5	Brett, MR and DR
14	1	Department of Conservation (BOP)
58	3	NZ Transport Agency

5.8 Rejected

Submission	Point Number	Name
57	2	Powerco Limited

6.0 Reasons

6.1 Option 1

6.1.1 Changes have been recommended for the existing Significant Issues where clarification is needed.

6.2 Option 2

6.2.1 Significant Issue 4 was not intended to raise the protection of general landscape as a priority. General landscape features and their values have not been identified through the Structure Plan process and may be difficult to identify at subdivision stage.

6.2.2 This Significant Issue should have referred to “outstanding” landscape but in hindsight is not required either as the Landscape Section is the appropriate place to address their protection.

6.2.3 Removing the word “landscape” has the same effect as what the submitter requested because it removes the issue of general landscape protection.

6.3 Option 3

6.3.1 Significant Issue 3 has been amended to include reference to ecological features as mentioned in the Te Puna Plan and as protected by rules in the Lifestyle Section under 16A.5.2 (b).

6.3.2 The word “significant” has been deleted because the Natural Environment Section already addresses the protection of Significant Ecological Features.

6.4 Option 4

6.4.1 The requested Significant Issue from Powerco is already accounted for in Significant Issue 4 of the Subdivision and Development Section, and subsequent objectives, policies and rules.