

Submitter: Jade Hyslop**Submission number: 435**

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
435.1			Amend Section 2.10 (a) Tangata Whenua Iwi Management Plans to so that the use of Iwi/Hapu management plans must be adhered to (not merely considered) by working in partnership with iwi representatives/planners.	Accept in part	Decision Report 6: Tangata Whenua
<i>FS1371.6</i>	<i>Lakeside Development Limited</i>	<i>Oppose</i>		Accept in part	
435.2			Retain Strategic Objective 2.11 Tautoko te Whakaturanga.	Accept in part	Decision Report 6: Tangata Whenua
435.3			Retain Objective 2.12 Whakapapa (connection to nature).	Accept in part	Decision Report 6: Tangata Whenua
435.4			Add total limits to the earthworks rules in all zones that prescribe time limits (e.g. within a 12 month period) consistent with maintaining the values of the site.	Accept in part	various decision reports
<i>FS1371.7</i>	<i>Lakeside Development Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FS1168.195</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept in part</i>	
435.5			Undertake a survey of notable trees AND Amend Schedule 30.2- Notable trees to include the following trees to the Raglan list: Trees within 30m of the high water mark between Bow St Jetty and Helen Place. Trees adjacent to the airfield. Trees within 10m of Marine Parade. Trees between recreation ground and Lily Street. Trees	Reject	Decision Report 8: Historic Heritage

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			on Wallis Street at foot of Government Road. Trees in the gully between Rose Street and Lily Street. Trees to the south west of SH23 between Hills Road and Greenslade Road. Trees in the Lorenzen Bay Reserve. Large trees should all be protected.		
<i>FS1276.42</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1342.128</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>Accept</i>	
435.6			Add rules to Chapter 22 Rural Zone, to provide for protection of defined views from public places to the harbour, coast and natural backdrops which include at least the following defined views: (a) From SH23 (north of Maungatawhiri Road) to Kaitoke Creek. (b) All existing views of the bar from Main Road, Bow Street and Norrie Avenue. (c) All existing views of Karioi from Raglan CBD. (d) From Wainui Road to the coast between the Bryant Reserve and the Bible Crusade Camp. (e) From SH23 summit to Karioi. (f) AroAro salt marsh from Wallis Street. AND Amend the Planning maps for any consequential relief to give effect to this submission.	Reject	Decision Report 10: Landscapes

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<i>FSI329.4</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI258.45</i>	<i>Meridian Energy Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI342.127</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>Accept</i>	
435.7			Add rules to Chapter 16 Residential Zone, to provide for protection of defined views from public places to harbour, coast and natural backdrops which include at least the following defined views: (a) From SH23 (north of Maungatawhiri Road) to Kaitoke Creek. (b) All existing views of the bar from Main Road, Bow Street and Norrie Avenue. (c) All existing views of Karioi from Raglan CBD. (d) From Wainui Road to the coast between the Bryant Reserve and the Bible Crusade Camp. (e) From SH23 summit to Karioi. (f) AroAro salt marsh from Wallis Street. AND Amend the Planning maps for any consequential relief to give effect to this submission point.	Reject	Decision Report 10: Landscape
<i>FSI329.5</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 10: Landscape</i>

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<i>FS1258.46</i>	<i>Meridian Energy Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 10: Landscape</i>
435.8			<p>Add rules to Chapter 18 Business Town Centre, to provide for protection of defined views from public places to harbour, coast and natural backdrops which include at least the following defined views: (a) From SH23 (north of Maungatawhiri Road) to Kaitoke Creek. (b) All existing views of the bar from Main Road, Bow Street and Norrie Avenue. (c) All existing views of Karioi from Raglan CBD. (d) From Wainui Road to the coast between the Bryant Reserve and the Bible Crusade Camp. (e) From SH23 summit to Karioi. (f) AroAro salt marsh from Wallis Street. AND Amend the Planning maps for any consequential relief required to give effect to this submission point.</p>	Reject	Decision Report 20: Business Zones
<i>FS1258.47</i>	<i>Meridian Energy Limited</i>	<i>Oppose</i>	<i>Disallow</i>	<i>Accept</i>	

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435.9			Add new rules in each zone such as follows: Construction of a building or other structure and planting of trees and other vegetation is a permitted activity if: (a) It can be shown that it will not significantly block views of sea, river, bush or hills from neighbouring properties, or (b) Neighbouring property owners confirm in writing that any loss of view does not concern them, or (c) It can be shown that the planted vegetation is of native plants and likely to contribute to reduction of river, or coastal erosion, or (d) It can be shown that the planting would improve views from public places. Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1329.6</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>	<i>Oppose. Disallow inclusion of rules as drafted that seek to protect views from planting and construction.</i>	<i>Accept</i>	
<i>FS1385.11</i>	<i>Mercury NZ Limited for Mercury B</i>	<i>Oppose</i>		<i>Accept</i>	

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435.10			Add the following to the Planning maps: The planned Wainui Road to Te Hutewai Road walk/cycle track; All the tracks shown on the strategy maps and walkways through the Residential zones linking Lorenzen Bay with Kaitoke Walkway, allowing a circular walk around Raglan; A cycle track from Wallis Street to Violet Street; A link to the national Te Araroa walkway using paper roads etc. (Karioi, Bridal Veil); Walkways (where possible also cycle ways) along the whole coast; A track from Raglan to the summit of Karioi using esplanades, reserves and unformed roads; and A link along Wainui Stream from Wainui Reserve to Bryant Reserve.	Reject	decision Report 13: Infrastructure
435.11			Retain wastewater disposal that complies with AS/NZS 1547:2012 in Rule 14.11.1.3 Permitted Activities.	Accept	decision Report 13: Infrastructure
FS1176.93	Watercare Services Ltd	Support		Accept	decision Report 13: Infrastructure

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435.12			Amend Rule 16.5.8.7 PI (a) Building setbacks - All boundaries, to provide for variable setbacks to suit the character of each road OR Amend Rule 16.5.8.7 PI (a) Building setbacks - All boundaries, to have a minimum 6m setback from the road boundary for all developments in the Residential Zone.	Reject	decision Report 14: Residential Zone
FS1329.7	Koning Family Trust and Martin Koning	Oppose	<i>Oppose. Disallow the amendment of setback rules to require a 6m setback across the entire Residential Zone.</i>	Accept	
435.13			Amend Home stay provisions in Rule 16.1.2 Permitted Activities, to provide for registration of Homestay or Visitor accommodation.	Reject	Decision Report 14: Residential Zone
435.14			Amend Home stay provisions in Rule 22.1.2 Permitted Activities, to provide for registration of Homestay or Visitor accommodation.	Reject	Decision Report 22: Rural Zone
FS1388.259	Mercury NZ Limited for Mercury E	Oppose		Accept	
435.15			Amend Home stay provisions in Rule 23.1.1 Permitted Activities, to provide for registration of Homestay or Visitor accommodation.	Reject	Decision Report 18: Country Living Zone

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FS1388.260	Mercury NZ Limited for Mercury E	Oppose		Accept	
435.16			Add a requirement (not discretionary) Rule 16.5.8.6 Living Court, to avoid balconies and windows that compromise privacy of neighboring outdoor spaces and living areas.		
435.17			Add to Chapter 16 Residential Zone rules to the effect that: Construction of commercial building within sight of SH23 at Raglan is a permitted activity if it will be screened from SH23 by planting with indigenous species that will achieve an average height of 3m after 5 years, mature to over 9m in the residential zone and 12m in the business zone and be of sufficient density to visually screen the activity from SH23. Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Reject	Decision Report 14: Residential Zone

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435.18	Jade Hyslop	Neutral/Amend	Add to Chapter 17 Business Zone rules to the effect that: Construction of commercial building within sight of SH23 at Raglan is a permitted activity if it will be screened from SH23 by planting with indigenous species that will achieve an average height of 3m after 5 years, mature to over 9m in the residential zone and 12m in the business zone and be of sufficient density to visually screen the activity from SH23. Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Reject	Decision Report 20: Business Zones
435.19	Jade Hyslop	Oppose	Add to Rule 17.3.5 Horotiu Acoustic Area, so that these rules apply to Raglan Business Zones.	Reject	Decision Report 20: Business Zones

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435.20	Jade Hyslop	Oppose	Add rules for each catchment to Section C Rules to support the following: Onsite storm water disposal; Sufficient capacity to enable disposal of storm water; Best practice low impact design; On-site treatment; Minimises impervious surfaces; Retains pre-development hydrological conditions; Not increase the flow of storm water runoff; Not reduce storage capacity on-site; and Storm water catchment management plan. Promotes clean water reuse and groundwater recharge. AND Amend Section C Rules to provide individual limits to suit each catchment rather than permitting up to 70% impermeable cover everywhere.	Accept in part	decision Report 13: Infrastructure
435.21	Jade Hyslop	Oppose	Amend Policy 4.1.18 Raglan, as follows: (a) Raglan is developed to ensure (i) Infill and redevelopment of existing sites occurs, subject to development of a Structure Plan to identify where this can be done without loss of character, trees or other natural features. (ii) A variety of housing densities is provided for and adequate housing reserved for low cost rentals and purchases by permanent residents.	Reject	Decision Report 5: Strategic Directions

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FSI276.166	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed.	Reject	
435.22	Jade Hyslop	Oppose	Amend the Proposed District Plan to require housing for the elderly in all new developments, not just in Te Kauwhata, e.g. Policy 4.1.12 (b) (i) Te Kauwhata.	Reject	Decision Report 5: Strategic Directions
435.23	Jade Hyslop	Oppose	Delete Policy 4.2.22-Bankart Street and Wainui Street. AND Add provision to Chapter 4: Urban Environment for Wi Neera Street.	Reject	Decision Report 14: Residential Zone
FSI276.167	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed.	Reject	Decision Report 14: Residential Zone
435.24	Jade Hyslop	Oppose	Add provision for new cycle/walkways to implement Council's Walking, Cycling and Bridle Trails Strategy, not only in major new developments.	Reject	decision Report 13: Infrastructure
FSI348.10	Perry International Trading Group Limited	Support		Reject	decision Report 13: Infrastructure