

Submitter: Rangitahi Limited - Harrison Grierson Consultants Limited

Submission number: 343

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
343.1		Neutral/Amend	Amend Policy 4.1.3 (b) Location of development, to clarify the indicative nature of the Future Proof Strategy urban limits. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 5: Strategic Directions
FS1329.1	<i>Koning Family Trust and Martin Koning</i>	<i>Support</i>		<i>Reject</i>	
FS1377.54	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Reject</i>	
FS1386.476	<i>Mercury NZ Limited for Mercury C</i>	<i>Oppose</i>		<i>Accept</i>	
343.2		Neutral/Amend	Retain Policy 4.1.18 Raglan, except for the amendments sought below AND Amend Policy 4.1.18 Raglan to include the medium to long future growth area. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 5: Strategic Directions and Decision Report 19: Raglan
FS1329.2	<i>Koning Family Trust and Martin Koning</i>	<i>Support</i>		<i>Reject</i>	
FS1276.32	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Oppose</i>		<i>Accept</i>	
343.3		Neutral/Amend	Retain Policy 9.3.1.1 Development, except for the amendments sought below AND Amend Policy 9.3.1.1 Development to include “physical characteristics.” AND Amend the Proposed District Plan to make consequential	Accept in part	Decision Report 27: Rangitahi Peninsula Zone

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			amendments to address the matters raised in this submission.		
343.4		Neutral/Amend	Amend Objective 9.3.2 Non-Residential Activities, to refer to significant adverse traffic effects. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.5		Neutral/Amend	Amend Policy 9.3.2.1(b)(i) Commercial Activities, to split the two separate matters relating to active ground-floor business activities and frontages and residential activities above ground floor. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.6		Oppose	Delete Policy 9.3.3.5(b) Environmental Improvement. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 27: Rangitahi Peninsula Zone
343.7		Neutral/Amend	Amend Policy 9.3.3.7(b) Ecological and Habitat Values, to adopt the same approach as in Policy 15B.2.23 of the Operative Plan, which seeks: "The loss of significant indigenous vegetation and significant habitat of indigenous fauna should be avoided. Short term, minor, or localised degradation effects should be mitigated if they cannot be practically avoided." AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.8	Michael Briggs for Harrison Grierson Cosultants Limited on behalf of Rangitahi Limited	Neutral/Amend	Amend Policy 9.3.5.4 Secondary access to fix the list level error as follows: Policy 9.3.5.4(a)(i) should be Policy 9.3.5.4(b) Policy 9.3.5.4(a)(ii) should be Policy 9.3.5.4(b)(i) Policy 9.3.5.4(a)(iii) should be Policy 9.3.5.4(b)(ii) (a) From the beginning of development of the	Accept in part	Decision Report 27: Rangitahi Peninsula Zone

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			Rangitahi Peninsula Structure Plan Area up to completion... (i)(b) A permanent secondary access must be constructed: (ii)(i) Prior to development of any of the Precincts E, F or G: and (iii)(ii) In accordance with access and road performance standards suitable for its secondary function. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.		
343.9	Michael Briggs for Harrison Grierson Cosultants Limited on behalf of Rangitahi Limited	Support	Retain the definition for "Child Care Facility" in Chapter 13 Definitions.	Accept	Decision Report 30: Definitions
FS1386.477	<i>Mercury NZ Limited for Mercury C</i>	<i>Oppose</i>		<i>Reject</i>	
343.10	Michael Briggs for Harrison Grierson Cosultants Limited on behalf of Rangitahi Limited	Neutral/Amend	Amend the definition for "Rangitahi Commercial Activity" in Chapter 13 Definitions to exclude childcare facilities. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 27: Rangitahi Peninsula Zone
343.11		Neutral/Amend	Amend the definition for "Community Activity" in Chapter 13 Definitions to exclude childcare facilities. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 30: Definitions
343.12		Neutral/Amend	Retain the definition for "Rangitahi Integrated Development" in Chapter 13 Definitions, except for the amendments sought below AND Amend the definition for "Rangitahi Integrated Development" in Chapter 13 Definitions to include "or an approved subdivision". AND	Accept in part	Decision Report 27: Rangitahi Peninsula Zone

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			Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.		
343.13		Oppose	Delete Rule 28.1.1 (b) Permitted Activities. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	Decision Report 27: Rangitahi Peninsula Zone
343.14		Neutral/Amend	Amend Rule 28.3.1 Dwellings, to exclude lots in the locations shown on Development Outcomes Plan 5 in Appendix 8, which are likely to include multi-unit developments (Rangitahi Integrated Developments). AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.15	Michael Briggs for Harrison Grierson Cosultants Limited on behalf of Rangitahi Limited	Neutral/Amend	Amend Rule 28.3.6 P1 (b) Accessory Buildings, to make it clear that the gross floor area standards apply to individual buildings on a site rather than the total floor area of all accessory buildings. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.16	Michael Briggs for Harrison Grierson Cosultants Limited on behalf of Rangitahi Limited	Oppose	Delete the variance standards in Rule 28.4.1 RD1 (a)(ii) Subdivision – General. AND Retain the matters of discretion in Rule 28.4.1 RD1 (b) Subdivision – General. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.17	Michael Briggs for Harrison Grierson Cosultants Limited	Oppose	Delete the variance standards in Rule 28.4.2 C1 (a)(ii) Subdivision – Boundary adjustments. AND Add a matter of control to Rule 28.4.2 C1(c) Boundary adjustments, for the extent to which the subdivision is consistent with the	Accept	Decision Report 27: Rangitahi Peninsula Zone

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	on behalf of Rangitahi Limited		Rangitahi Structure Plan in Rule 28.4.2 Subdivision – Boundary adjustments. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.		
343.18		Oppose	Delete Rule 28.4.4 Title Boundaries – Contaminated Land. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 27: Rangitahi Peninsula Zone
343.19		Oppose	Delete Rule 28.4.5 (a)(ii) Title Boundaries – Significant Natural Areas and Maaori Sites of Significance. AND Delete Rule 28.4.5 (b)(ii) Title Boundaries – Significant Natural Areas and Maaori Sites of Significance. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	Decision Report 27: Rangitahi Peninsula Zone
343.20		Neutral/Amend	Amend Policy 9.3.2.1 Commercial activities, to provide greater flexibility with regards to the location of activities at ground level, including residential. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 27: Rangitahi Peninsula Zone
343.21		Neutral/Amend	Amend Policy 9.3.5.4 Secondary access, to require the permanent secondary access to be constructed prior to the completion of Precincts F or G. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	Decision Report 27: Rangitahi Peninsula Zone
343.22		Neutral/Amend	Amend the activity conditions in Rule 28.1.1 Permitted Activities, to refer to the location of residential activities being in accordance with the Rangitahi Peninsula Structure Plan or any approved subdivision. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	Decision Report 27: Rangitahi Peninsula Zone

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343.23		Neutral/Amend	Amend Rule 28.2.8 P1 Indigenous Vegetation Clearance Inside a Significant Natural Area, to make provision for indigenous vegetation clearance associated with construction of roads that are in general accordance with the Rangitahi Structure Plan. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.24		Neutral/Amend	Amend the Proposed District Plan to include an additional growth area for Raglan West, linking the Rangitahi Peninsula to Te Hutewai Road (near the Raglan Golf Course) and through to Wainui Road near the completed Te Ahiawa subdivision (see submission for map) AND Add objectives, policies, rules and zoning to enable future growth of Raglan. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 28A: Zoning - Raglan
FS1329.3	<i>Koning Family Trust and Martin Koning</i>	<i>Support</i>		<i>accept</i>	
FS1276.169	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Oppose</i>		<i>reject</i>	
FS1277.114	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>reject</i>	
343.25		Neutral/Amend	Amend Rule 28.1.3 RD1 Restricted Discretionary Activities for clarity so that (b) is a subset of (a). AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.26		Oppose	Delete Rule 28.2.4.2 Earthworks Maaori Sites and Maaori Areas of Significance. AND Amend the Proposed District	Accept	Decision Report 27: Rangitahi Peninsula Zone

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			Plan to make consequential amendments to address the matters raised in this submission.		
343.26		Oppose	Delete Rule 28.2.4.2 Earthworks Maaori Sites and Maaori Areas of Significance. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	Decision Report 27: Rangitahi Peninsula Zone
343.27		Neutral/Amend	Amend Rule 28.2.4.3 Earthworks - Significant Natural Areas, to make provision for earthworks associated with construction of roads that are in general accordance with the Rangitahi Structure Plan. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.28		Neutral/Amend	Delete Rule 28.2.6.3 Heritage items and Maaori Sites of Significance. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone
343.29		Oppose	Delete references to Schedule 30.5 (Urban Allotment Significant Natural Areas, Maori Freehold Land or Maori Customary Land) from Rule 28.2.8 – Indigenous Vegetation Clearance Inside a Significant Natural Area. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	Decision Report 27: Rangitahi Peninsula Zone