

**Submitter: Susan Hall****Submission number: 788**

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
788.1			<b>Amend</b> the Coastal Environment Overlay to become a conservation area (including Raglan), where all major changes and consents which infringe District Plan rules, or which exceed one storey, are publicly notified.	Reject	Decision Report 19: Raglan
FS1381.6	Counties Power Limited	Oppose		Accept	
FS1276.34	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
FS1329.15	Koning Family Trust and Martin Koning	Oppose		Accept	
FS1276.197	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
788.2			<b>Delete</b> Policy 4.5.14 (a)(v)F Raglan Town Centre.	Reject	Decision Report 19: Raglan
788.3			<b>Retain</b> Rule 16.1.2 P9 (a) Permitted Activities as notified, except for the amendments sought below. AND Amend Rule 16.1.2 P9 Permitted Activities for homestays, to be more regulated in Raglan, all homestays and holiday house accommodation to be registered with Council, and to prohibit new owners of existing houses or newly built	Reject	Decision Report 14: Residential Zone

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			houses from offering homestay accommodation or holiday rentals, unless they live onsite at the time of guests staying.		
FSI276.248	Whaingaroa Environmental Defence Inc. Society	Support		Reject	Decision Report 14: Residential Zone
788.4			<b>Amend</b> Rule 22.1.2 P10 Permitted Activities for homestays to be more regulated in Raglan, all homestays and holiday house accommodation to be registered with Council, to prohibit new owners of existing houses or newly built houses from offering homestay accommodation or holiday rentals, unless they live onsite at the time of guests staying, and a maximum of 4 temporary residents.	Accept in Part	Decision Report 22: Rural Zone
FSI276.249	Whaingaroa Environmental Defence Inc. Society	Support		Accept in Part	
788.5			<b>Add</b> a new set of rules to Chapter 16 Residential Zone to provide for the protection of defined views from public places in Raglan to the harbour, coast and natural backdrops in the chapters on rural, residential, and business town centre zones, to 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	Reject	Decision Report 10: Landscapes

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			Road to the coast between the Bryant Reserve and the Bible Crusade Camp; (e) From SH23 summit to Karioi; and (f) AroAro salt marsh from Wallis Street. AND Amend the planning maps to identify defined views.		
FSI329.16	Koning Family Trust and Martin Koning	Oppose		accept	Decision Report 10: Landscapes
FSI276.155	Whaingaroa Environmental Defence Inc. Society	Support		Reject	Decision Report 10: Landscapes
788.6			<b>Add</b> a resource management framework for the management of Genetically Modified Organisms that is regionally specific taking into account environmental, economic and social well-being considerations	reject	Decision Report 12: Genetically Modified Organisms
FSI192.47	J H & R Cotman	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI199.47	New Zealand Forest Research Institute	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI212.47	David Stewart Bull	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI214.47	Forest Owners Association	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI225.48	BIOTech New Zealand	Oppose		accept	Decision Report 12: Genetically Modified Organisms

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FSI295.48	Life Sciences Network Incorporated	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI320.48	Livestock Improvement Corporation	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI343.50	Bruce Cameron	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI276.108	Whaingaroa Environmental Defence Inc. Society	Support		reject	Decision Report 12: Genetically Modified Organisms
FSI342.306	Federated Farmers	Oppose		accept	Decision Report 12: Genetically Modified Organisms
788.7			<p><b>Add</b> a new set of rules to Chapter 18 Business Town Centre Zone to provide for the protection of defined views from public places in Raglan to the harbour, coast and natural backdrops in the chapters on rural, residential, and business town centre zones, to 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; and (f) AroAro</p>	Reject	Decision Report 20: Business Zones

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			salt marsh from Wallis Street. AND <b>Amend</b> the planning maps to identify defined views.		
FS1258.51	Meridian Energy Limited	Oppose		Accept	
FS1276.156	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
788.8			<b>Add</b> a new set of rules to Chapter 22 Rural Zone, to provide for the protection of defined views from public places in Raglan to the harbour, coast and natural backdrops in the chapters on rural, residential, and business town centre zones, to 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; and (f) AroAro salt marsh from Wallis Street. AND Amend the planning maps to identify defined views.	Accept in part	Decision Report 19: Raglan
FS1258.52	Meridian Energy Limited	Oppose		Accept in part	
FS1276.157	Whaingaroa Environmental Defence Inc. Society	Support		Accept in part	
FS1342.216	Federated Farmers	Oppose		Accept in part	

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788.9			<b>Add</b> strong precautionary and prohibitive provisions, policies and rules relating to Genetically Modified Organisms that are the same or similar to those in the Far North District Plan, the Whangarei District Plan and the Auckland Unitary Plan.	reject	Decision Report 12: Genetically Modified Organisms
<i>FSI192.48</i>	<i>JH &amp; R Cotman</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI199.48</i>	<i>New Zealand Forest Research Institute</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI212.48</i>	<i>David Stewart Bull</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI214.48</i>	<i>Forest Owners Association</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI225.49</i>	<i>BIOTech New Zealand</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI295.49</i>	<i>Life Sciences Network Incorporated</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI320.49</i>	<i>Livestock Improvement Corporation</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI343.51</i>	<i>Bruce Cameron</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>

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FSI276.109	Whaingaroa Environmental Defence Inc. Society	Support		reject	Decision Report 12: Genetically Modified Organisms
FSI342.307	Federated Farmers	Oppose		accept	Decision Report 12: Genetically Modified Organisms
788.10			<b>Amend</b> the Proposed District Plan so that consents which would require exemption from plan rules should automatically be publicly notifiable, whether the rules are on Genetically Modified Organisms, or any other matter.	reject	Decision Report 12: Genetically Modified Organisms
FSI192.46	JH & R Cotman	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI199.46	New Zealand Forest Research Institute	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI212.46	David Stewart Bull	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI214.46	Forest Owners Association	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI225.47	BIOTech New Zealand	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FSI295.47	Life Sciences Network Incorporated	Oppose		accept	Decision Report 12: Genetically Modified Organisms

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FS1320.47	Livestock Improvement Corporation	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FS1343.49	Bruce Cameron	Oppose		accept	Decision Report 12: Genetically Modified Organisms
FS1276.129	Whaingaroa Environmental Defence Inc. Society	Support		reject	Decision Report 12: Genetically Modified Organisms
FS1276.135	Whaingaroa Environmental Defence Inc. Society	Support		reject	Decision Report 12: Genetically Modified Organisms
FS1342.305	Federated Farmers	Oppose		accept	Decision Report 12: Genetically Modified Organisms
788.11			<b>Amend</b> Rule 23.1.1 P2 Permitted Activities for homestays, to be more regulated in Raglan, all homestays and holiday house accommodation to be registered with Council, to prohibit new owners of existing houses or newly built houses from offering homestay accommodation or holiday rentals, unless they live onsite at the time of guests staying, and a maximum of 4 temporary residents.	Reject	Decision Report 18: Country Living Zone
FS1276.250	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
788.12			<b>Amend</b> Policy 4.1.18 Raglan, as follows: (a) <i>Raglan is developed to ensure: (i) Infill and</i>	Reject	Decision Report 5: Strategic Directions



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			<p>redevelopment of existing sites occurs, <u>subject to development of a Structure Plan to identify where this can be done without loss of character, trees, or other natural features.</u> (ii) A variety of housing densities is provided for <u>and adequate housing reserved for low cost rentals and purchases by permanent residents;</u> (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that <u>connects has cycle, footway and public transport connections</u> to the existing town and maintains and enhances the natural environment; and (iv) There are <u>good quality cycle, footway and public transport connections</u> between the town centre, the Papahua Reserve and Raglan Wharf.</p>		<p>and Decision Report 19: Raglan</p>