

**IN THE MATTER** of the Resource Management Act  
1991

**AND**

**IN THE MATTER** of hearing submissions and further  
submissions on the Proposed  
Waikato District Plan

**AND**

**IN THE MATTER** of matters relating to Hearing 16 –  
Raglan

## **FURTHER DIRECTIONS FROM HEARING COMMISSIONERS**

**12 August 2020**

### **Introduction**

- 1 The hearing to consider submissions on those provisions of the proposed Waikato District Plan (“**proposed plan**”) that relate specifically to Raglan was held on 2 June 2020 (“**Hearing 16**”). On 22 June, the Hearings Panel issued directions to Council and those submitters who addressed character-related matters at the hearing the opportunity to consider them in more detail. The Panel issued the following directions:
- a) *In conjunction with its consultant landscape architect, Mr Coombs, Council staff are to prepare a “draft scoping report” that provides an outline, in general terms, of how Council staff consider the proposed plan might best be amended to better reflect the “special character” of the urban areas of Raglan, the process of engagement it proposes and key milestone dates. The “draft scoping report” is to be provided to Kainga Ora, Raglan Naturally, Whaingaroa Environmental Defence Inc, Tainui ō Tainui and Aaron Mooar (“the Raglan submitters”) for comment no later than 5 pm on Friday 17 July 2020.*
  - b) *All feedback from the Raglan submitters on the “draft scoping report” is to be provided to the Hearings Administrator no later than 5 pm on Friday 31 July 2020.*
  - c) *Council staff are to consider the feedback received, produce a final scoping report, and provide it to the Hearings Administrator, no later than 5 pm on Friday 7 August 2020. In addition to confirming details of the matters set out in paragraph 6 a) above, the final scoping report shall include clear details of any process-related matters that are not agreed – either as between different Raglan submitters or between the Raglan submitters and Council staff.*

- d) *The Hearings Administrator shall then forward the final scoping report to the Raglan submitters and the Panel. On receipt of the "final scoping report" the Panel will issue any additional instructions it considers necessary to address any process related matters that are not agreed. Please note: The "final scoping report" is not an updated section 42A report, but rather a report requested by the Panel in accordance with section 41(4) of the RMA to assist in reaching decisions on the relief sought in submissions.*
- e) *The Council shall then then proceed to work through the detail of amending the relevant provisions of the proposed plan, in accordance with the process set out in 4 the "final scoping report" and provide a Final Report to the Hearings Administrator setting out all the proposed amendments, no later than 5 pm on Friday 25 September 2020. In addition to providing an amended set of relevant provisions of the proposed plan, the Final Report must also clearly identify all matters that are not agreed, together with the reasons for that disagreement.*
- f) *The Panel will consider the Final Report and issue any further Directions it considers necessary, which may or may not include the need for a further hearing.*
- g) *The Hearings Administrator is to provide these Directions to Kainga Ora, Raglan Naturally, Whaingaroa Environmental Defence Inc, Tainui ō Tainui and Aaron Mooar and post them on the Council's website.*

2 In accordance with the above directions, on 7 August 2020, the Panel has received a Scoping Report from Council staff. The Scoping Report outlines how the Proposed Plan may be amended to better reflect the special character of the urban areas of Raglan. The Scoping Report has been formulated by Council staff having considered the feedback provided by the submitters on "special character" matters in Hearing 16 (Raglan) and Mr Aaron Mooar.

3 We would like to thank Council staff and the submitters for preparing and assisting with the Scoping Report.

4 Having considered the Scoping Report, and without seeking to deviate from the key milestone dates set out in the Scoping Report, the Panel issues the following further Directions to assist in the formulation of the amended provisions to be incorporated into the proposed plan to address the "special character" values of Raglan for our consideration:

- a) There is no need to spatially define a "Raglan Special Character Area" ("RSCP"). The focus of the Final Report should be on identifying the specific amendments required to the objectives, policies and rules framework that apply to the Raglan urban area, but taking into account the scope and jurisdictional limitations explained in our Minute of the 8 June 2020. The Raglan urban area includes the land within the Residential, Business and Business Town Centre Zones that contribute to the special character of Raglan. The focus should be on the Raglan Town Centre area. Rangitahi Peninsula is to be excluded from this exercise.

- b) Council staff are to seek feedback on the proposed amended provisions from all the submitters and further submitters on the Raglan hearing prior to presenting the Final Report to the Panel.
- c) In order to enable a robust consultation process, the Panel has amended the due date for the Final Report, which is to be provided to Hearings Administrator no later than 5pm on Friday 23 October 2020.



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Mr Paul Cooney (Deputy Chair)

On behalf of the Hearings Panel

12 August 2020