

**Submitter: Whaingaroa Environmental Defence Incorporated Society**

**Submission number: 780**

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
780.1			<p><b>Add</b> areas of Significant indigenous vegetation or habitat through the use of LENZ and in consultation with conservation and environment groups. AND <b>Add</b> rules for Significant indigenous vegetation and habitat as follows: <u>In a significant indigenous vegetation or habitat area the following are discretionary activities:- Cultivation. Spreading soil or other material (including fertilizer or lime) in excess of existing routine application rates. Drainage works, apart from routine maintenance. Land reclamation from estuary or other wetlands. Modifications to watercourses apart from routine maintenance. Flood defences. Infilling ditches, ponds, pits, pools, marshes or historic earthwork features. Clearing vegetation or land (by physical removal, burning, application of herbicides, or deliberate overgrazing, trampling, or rooting by livestock) in preparation for cultivation. Introducing livestock (including poultry) at intensive stocking rates, or increasing stocking rates to intensive levels.</u></p>	Reject	Decision Report 9: Significant Natural Areas
FSI 198.34	Bathurst Resources Limited and BT Mining Limited	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FSI342.210	Federated Farmers	Oppose		Accept	
FSI387.1188	Mercury NZ Limited	Oppose		Accept	
780.2			<p><b>Add</b> rules to Chapter 16 Residential Zone to provide for protection of defined views from public places to the harbour, coast and natural backdrops and to include at least the following defined views: <i>(a) from SH23 (north of Maungatawhiri Rd) to Kaitoke Creek (b) all existing views of the bar from Main Road, Bow St and Norrie Avenue (c) all existing views of Karioi from Raglan CBD (d) from Wainui Rd to the coast between the Bryant Reserve and the Bible Crusade Camp (e) from SH23 summit to Karioi (f) AroAro salt marsh from Wallis St.</i> AND</p> <p><b>Amend</b> the planning maps for any consequential relief required to give effect to this submission.</p>	Reject	Decision Report 10: Landscapes
FSI329.9	Koning Family Trust and Martin Koning	Oppose		Accept	Decision Report 10: Landscapes
FSI258.48	Meridian Energy Limited	Oppose		Accept	Decision Report 10: Landscapes
FSI269.63	Housing New Zealand Corporation	Oppose		Accept	Decision Report 10: Landscapes
780.3			<p><b>Add</b> rules to Chapter 18 Business Town Centre Zone to provide for protection of defined views from public places to the harbour, coast and natural backdrops and to include at least the following defined views:-  <i>(a) from SH23 (north of Maungatawhiri Rd)</i></p>	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			to Kaitoke Creek (b) all existing views of the bar from Main Road, Bow St and Norrie Avenue (c) all existing views of Karioi from Raglan CBD (d) from Wainui Rd to the coast between the Bryant Reserve and the Bible Crusade Camp (e) from SH23 summit to Karioi (f) AroAro salt marsh from Wallis St. <b>AND Amend</b> the planning maps for any consequential relief required to give effect to this submission.		
<i>FSI142.17</i>	<i>Greig Metcalfe</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI258.49</i>	<i>Meridian Energy Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI269.64</i>	<i>Housing New Zealand Corporation</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI387.1189</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
780.4			Add rules to Chapter 22 Rural Zone to provide for protection of defined views from public places to the harbour, coast and natural backdrops and to include at least the following defined views: (a) from SH23 (north of Maungatawhiri Rd) to Kaitoke Creek (b) all existing views of the bar from Main Road, Bow St and Norrie Avenue (c) all existing views of Karioi from Raglan CBD (d) from Wainui Rd to the coast between the Bryant Reserve and the Bible Crusade Camp (e) from SH23 summit to Karioi (f) AroAro salt marsh from Wallis St. <b>AND Amend</b> the	Accept in part	Decision Report 19: Raglan

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			planning maps for any consequential relief required to give effect to this submission.		
FSI258.30	Meridian Energy Limited	Oppose		Accept in part	
FSI258.50	Meridian Energy Limited	Oppose		Accept in part	
FSI329.10	Koning Family Trust and Martin Koning	Oppose		Accept in part	
FSI342.214	Federated Farmers	Oppose		Accept in part	
FSI387.1190	Mercury NZ Limited	Oppose		Accept in part	
780.5			<b>Add</b> new rules for all zones as follows: <u>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.</u>	Accept in part	Decision Report 19: Raglan
FSI092.10	Garth & Sandra Ellmers	Oppose		Accept in part	
FSI142.12	Greig Metcalfe	Oppose		Accept in part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1258.31	Meridian Energy Limited	Oppose		Accept in part	
FS1269.65	Housing New Zealand Corporation	Oppose		Accept in part	
FS1329.11	Koning Family Trust and Martin Koning	Oppose		Accept in part	
FS1342.212	Federated Farmers	Oppose		Accept in part	
FS1387.1191	Mercury NZ Limited	Oppose		Accept in part	
780.6			<b>Add</b> provisions to Chapter 16 – Residential Zone, to restrict further holiday accommodation in Raglan's residential and business areas. <b>AND Add</b> provisions for an area of high density development near the cement silos, of similar height to them and to the density and design of a traditional European fishing village, available for low cost purchase and rental by permanent residents for leases of no less than a year.	Reject	Decision Report 14: Residential Zone
FS1269.66	Housing New Zealand Corporation	Support		Reject	Decision Report 14: Residential Zone
FS1387.1192	Mercury NZ Limited	Oppose		accept	Decision Report 14: Residential Zone
780.7			<b>Add</b> provisions to Chapter 17 – Business Zone, to restrict further holiday accommodation in Raglan's residential and business areas. <b>AND Add</b> provisions for an area of high density development near the cement silos, of similar height to them and to the density and design of a traditional	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			European fishing village, available for low cost purchase and rental by permanent residents for leases of no less than a year.		
<i>FS1387.1193</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
780.8			<b>Add</b> provisions to Chapter 18 – Business Town Centre Zone, to restrict further holiday accommodation in Raglan's residential and business areas. <b>AND Add</b> provisions for an area of high density development near the cement silos, of similar height to them and to the density and design of a traditional European fishing village, available for low cost purchase and rental by permanent residents for leases of no less than a year.	Reject	Decision Report 20: Business Zones
<i>FS1142.18</i>	<i>Greig Metcalfe</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1387.1194</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
780.9			<b>Add</b> a Raglan structure plan <b>AND Consider</b> postponing the application of the Proposed Waikato District Plan to Raglan ward until such structure plan is in place.	Reject	Decision Report 19: Raglan
<i>FS1142.2</i>	<i>Greig Metcalfe</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1329.12</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	
780.10			<b>Add</b> rules for each catchment to Section C Rules - to provide to support the following: on-site stormwater disposal sufficient capacity to enable disposal of stormwater	Reject	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			best-practice low impact design on-site treatment minimises impervious surfaces retains pre-development hydrological conditions not increase the flow of stormwater runoff not reduce storage capacity on-site stormwater catchment management plan promotes clean water reuse and groundwater recharge AND <b>Amend</b> Section C Rules to provide rules for individual limits to suit each catchment, rather than permitted up to 70% impermeable cover everywhere. AND No specific decision sought but submission opposes Policy 4.2.7 Site coverage and permeable surfaces, Policy 6.4.7 Storm water and Rule 14.11.1.2 RD2.		
FS1387.1195	Mercury NZ Limited	Oppose		accept	
780.11			<b>Add</b> rules to support Policy 4.2.7 - Site Coverage and Permeable Surfaces.	Accept	Decision Report 14: Residential Zone
FS1385.49	Mercury NZ Limited	Oppose		reject	Decision Report 14: Residential Zone
780.12			<b>Retain</b> Activity specific standard 14.11.1 (a)(iii)- Permitted Activities pertaining to P3 waste water servicing which requires wastewater to comply with AS/NZS 1547:2012	accept	Decision Report 13: Infrastructure
780.13			<b>Amend</b> Table 14.12.5.7 Required parking spaces and loading bays - to provide for an option for developments to meet much lower standards of provision for parking, etc, depending on the extent to which they	accept	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			provide for use of public transport, walking, or cycling by people using the site. Submission makes reference to 7.3.1(4) of the Christchurch Plan as an example.		
FSI269.67	Housing New Zealand Corporation	Support		accept	Decision Report 13: Infrastructure
780.14			<b>Amend</b> the Planning Maps to differentiate between Business Town Centre, Business and Industrial Zone. Submission references Appendix 2.30 Raglan Map, and seeks clarification of the term "Commercial Area".	Reject	Decision Report 19: Raglan
FSI387.1196	Mercury NZ Limited	Oppose		Accept	
780.15			<b>Amend</b> Rule 16.5.8.7 Building setbacks - All boundaries to provide for variable setbacks to suit the character of each road <b>OR Amend</b> Rule 16.5.8.7 Building setbacks - All boundaries to require a minimum 6m setback from the road boundary for all developments in the Residential Zone.	Reject	Decision Report 14: Residential Zone
FSI093.1	Garth & Sandra Ellmers	Oppose		Accept	
FSI269.68	Housing New Zealand Corporation	Oppose		Accept	
FSI329.13	Koning Family Trust and Martin Koning	Oppose		Accept	
780.16			<b>Amend</b> Policy 4.1.5 Density to identify density ranges for each street.	Reject	Decision Report 5: Strategic Directions
FSI269.69	Housing New Zealand Corporation	Oppose		Accept	



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FSI269.70	Housing New Zealand Corporation	Oppose		Accept	
FSI377.274	Havelock Village Limited	Oppose		Accept	
FSI387.1197	Mercury NZ Limited	Oppose		Accept	
780.17			<b>Amend</b> Policy 4.1.18 Raglan, as follows: (a) Raglan is developed to ensure: (i) <u>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.</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.	Reject	Decision Report 5: Strategic Directions
FSI142.7	Greig Metcalfe	Oppose		Accept	
FSI208.8	Rangitahi Limited	Oppose		Accept	
780.18			<b>Add</b> a new clause (iii) to Policy 7.1.4 Matangi and Huntly Heritage precinct for Raglan and policies similar to those for Matangi and Huntly.	Reject	Decision Report 8: Historic Heritage

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
780.19			<b>Amend</b> the Proposed Waikato District Plan by making the Coastal Overlay a conservation area and including provisions where all major changes and consents which infringe District Plan rules, or which exceed one storey, are publicly notified. <b>AND Delete</b> Policy 4.5.14(f) Raglan Town Centre	Reject	Decision Report 19: Raglan
<i>FSI142.3</i>	<i>Greig Metcalfe</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI381.5</i>	<i>Counties Power Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI269.71</i>	<i>Housing New Zealand Corporation</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI329.14</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI323.177</i>	<i>Heritage New Zealand Pouhere Taonga</i>	<i>Support</i>			
<i>FSI342.208</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>Accept</i>	
780.20			<b>Delete</b> Rule 18.3.5 PI(a)(vi) Verandahs	Reject	Decision Report 20: Business Zones
780.21			<b>Add</b> policies and rules to protect ridgelines from development. <b>AND Amend</b> Policy 3.3.2 (a0(i) to not just recognise but to protect.	reject	Decision Report 10: Landscapes
<i>FSI258.32</i>	<i>Meridian Energy Limited</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 10: Landscapes</i>
<i>FSI340.143</i>	<i>TaTa Valley Limited</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 10: Landscapes</i>

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1342.213	Federated Farmers	Oppose		accept	Decision Report 10: Landscapes
FS1377.275	Havelock Village Limited	Oppose		accept	Decision Report 10: Landscapes
780.22			<b>Amend</b> Rule 16.1.2 P9 Permitted Activities to provide for the registration of Homestay or Visitor accommodation.	Reject	Decision Report 14: Residential Zone
FS1093.7	Garth & Sandra Ellmers	Support		Reject	Decision Report 14: Residential Zone
FS1387.1198	Mercury NZ Limited	Oppose		accept	Decision Report 14: Residential Zone
780.23			<b>Amend</b> Rule 22.1.2 P10 Permitted Activities to provide for the registration of Homestay or Visitor accommodation.	Accept in Part	Decision Report 22: Rural Zone
FS1387.1199	Mercury NZ Limited	Oppose		Reject	
780.24			<b>Amend</b> Rule 23.1.1 P2 Permitted Activities to provide for the registration of Homestay or Visitor accommodation.	Reject	Decision Report 18: Country Living Zone
FS1387.1200	Mercury NZ Limited	Oppose		Accept	
780.25			<b>Delete</b> Policy 4.2.22 Bankart Street and Wainui AND <b>Add</b> provision for Wi Neera Street.	Reject	Decision Report 14: Residential Zone
FS1142.11	Greig Metcalfe	Oppose		accept	Decision Report 14: Residential Zone
780.26			<b>Amend</b> Rule 17.1.3 RD1 (a)(i) Restricted Discretionary activities as follows: <i>The extent to which the development is consistent with 4.5.3 Policy - Commercial purpose: Business Town</i>	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>Centre Zone, in strengthening those areas as the primary retail, administration, commercial service and civic centre for each town and with Town Centre Guidelines contained in Appendix 3.3</u>		
FS1092.5	Garth & Sandra Ellmers	Oppose		Accept	
FS1387.1201	Mercury NZ Limited	Oppose		Accept	
780.27			<b>Amend</b> Rule 17.4.1 RDI (a)(i) General subdivision as follows: (a) Subdivision of land must comply with all of the following conditions: (i) <del>Proposed lots must have a minimum size of 225m<sup>2</sup> net site area with the exception of access or utility allotments or reserves to vest;</del> (ii) Proposed lots must be connected to public-reticulated water supply and wastewater.	Reject	Decision Report 20: Business Zones
FS1387.1202	Mercury NZ Limited	Oppose		Accept	
780.28			<b>Retain</b> Rule 18.3.1.1 Height – Building general.	Reject	Decision Report 20: Business Zones
780.29			<b>Delete</b> the Raglan navigation beacon rules from Zone rules to which they have no relevance.	Reject	Decision Report 19: Raglan
FS1387.1203	Mercury NZ Limited	Oppose		Accept	
780.30			<b>Amend</b> the Proposed District Plan to require consents requiring exemption from plan rules to be automatically publicly notified, whether the rule is on genetically modified organisms or not.	Reject	Decision Report 12: Genetically Modified Organisms

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FSI 208.9	Rangitahi Limited	Oppose		accept	
FSI 269.72	Housing New Zealand Corporation	Oppose		accept	
FSI 342.209	Federated Farmers	Oppose		accept	
780.31			<b>Retain</b> Chapter 22 Rural Zone.	Accept in Part	Decision Report 22: Rural Zone
FSI 087.25	Ports of Auckland Limited	Support		Accept in Part	
FSI 387.1204	Mercury NZ Limited	Oppose		Accept in Part	
780.32			<b>Amend</b> the earthworks rules for all zones that prescribe limits over a specified timeframe e.g. 12 month period to add limits to total development, consistent with maintaining the values of the site.	Reject	Decision Report 32: Miscellaneous Matters
FSI 198.35	Bathurst Resources Limited and BT Mining Limited	Oppose		Accept	
FSI 385.50	Mercury NZ Limited	Oppose		Accept	
FSI 342.211	Federated Farmers	Oppose		Accept	
780.33			<b>Amend</b> Rule 17.2.9 P2 Indigenous vegetation clearance inside a Significant Natural Area as follows: <i>Removing of up to 53m3 of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood</i>	Reject	Decision Report 9: Significant Natural Areas

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			<i>purposes or arts and craft, provided the removal will not directly result in the death, destruction or irreparable damage to any other tree, bush or plant.</i>		
FSI007.19	Phillip John Swann	Oppose		Accept	
780.34			<b>Add</b> policies and rules to all zones for energy efficiency (refer to the original submission for details)	reject	Decision Report 13: Infrastructure
FSI387.1205	Mercury NZ Limited	Oppose		accept	Decision Report 13: Infrastructure
780.35			<b>Add</b> a new requirement to Rule 16.5.8.6 RDI(b)(iv) Living Court that windows and balconies overlooking adjacent outdoor spaces and living areas have been avoided so as to respect the amenity and comfort of neighbouring properties.	Reject	Decision Report 16: Te Kauwhata Lakeside
FSI371.32	Lakeside Development Limited	Oppose		Accept	
780.36			<b>Add</b> provision for new cycle/walkways to implement Council's Walking, Cycling and Bridle Trails Strategy, not only in major new developments. Submission makes reference to Policies 8.1.3 Esplanade reserves and walkways and Rule 16.5.3 Restricted Discretionary activities.	reject	Decision Report 13: Infrastructure
780.37			<b>Add</b> the following to the planning maps: The planned Wainui Rd to Te Hutewai Rd walk/cycle track. All the tracks shown on the Strategy maps and walkways through the residential zones linking Lorenzen Bay with	reject	Decision Report 13: Infrastructure

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			<p>Kaitoke Walkway, allowing a circular walk around Raglan. A cycle track from Wallis St to Violet St. A link to the national Te Araroa walkway using paper roads, etc (via Karioi, Bridal Veil). Walkways (and where possible cycleways) along the whole coast. A track from Raglan to the summit of Karioi using esplanades, reserves and unformed roads. A link along Wainui Stream from Wainui Reserve to Bryant Reserve.</p>		
FS/258.71	Meridian Energy Limited	Oppose		accept	Decision Report 13: Infrastructure
780.38			<p><b>Amend</b> the Proposed District Plan to require housing for the elderly in all new developments, not just Te Kauwhata (e.g. Policy 4.1.12(b)(i) Te Kauwhata).</p>	Reject	Decision Report 32: Miscellaneous Matters
780.39			<p><b>Add</b> a new chapter that provides the following: 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. Strong precautionary and prohibitive provisions, policies and rules relating to Genetically Modified Organisms that are the same (or similar) as those in the Far North District Plan, the Whangarei District Plan and the Auckland Unitary Plan, to ensure a consistent approach across Northland, Auckland and the</p>	reject	Decision Report 12: Genetically Modified Organisms

<b>Submission number</b>	<b>Further submitter name</b>	<b>Further submitter oppose/support</b>	<b>Summary of decision requested</b>	<b>Decision</b>	<b>Decision report where this subject matter is addressed</b>
			Waikato and to eliminate cross boundary issues.		
<i>FSI 192.45</i>	<i>J H &amp; R Cotman</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 199.45</i>	<i>New Zealand Forest Research Institute</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 212.45</i>	<i>David Stewart Bull</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 214.45</i>	<i>Forest Owners Association</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 225.46</i>	<i>BIOTech New Zealand</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 295.46</i>	<i>Life Sciences Network Incorporated</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 320.46</i>	<i>Livestock Improvement Corporation</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 343.48</i>	<i>Bruce Cameron</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>
<i>FSI 342.304</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>accept</i>	<i>Decision Report 12: Genetically Modified Organisms</i>



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780.40			<b>Undertake</b> a survey of notable trees; AND <b>Add</b> the following trees in Raglan to Schedule 30.2 - Notable Trees: trees within 30m of the high water mark between Bow St jetty and Helen Pl trees adjacent to the airfield trees within 10m of Marine Parade trees between the recreation ground and Lily St trees on Wallis St at the foot of Government Rd trees in the gully between Rose St and Lily St trees to the south west of SH23 between Hills Rd and Greenslade Rd trees in the Lorenzen Bay reserve large trees should all be protected.	Reject	Decision Report 8: Historic Heritage
780.41			<b>Retain</b> Policy 2.16.1 Whaanga Coast Specific Area as notified.	Accept in part	Decision Report 6: Tangata Whenua
780.42			<b>Retain</b> Policy 2.16.2 Aahuatanga Motuhake (special features) as notified.	Accept in part	Decision Report 6: Tangata Whenua
780.43			<b>Retain</b> Rule 22.1.2 Permitted Activities as notified.	Accept in Part	Decision Report 22: Rural Zone
<i>FS1387.1206</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Reject</i>	
780.44			<b>Retain</b> Section 22.7 Specific Area – Whaanga Coast Development Areas as notified.	Accept in part	Decision Report 6: Tangata Whenua
780.45			<b>Add</b> a rule to Section 16.3 Land Use - Building to the effect that: (a) Construction of a building or other structure 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	Reject	Decision Report 14: Residential Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			the Business Zone and be of sufficient density to visually screen the activity from SH23. (b) Any activity that does not comply with a condition for a permitted activity is a discretionary activity.		
FS1093.2	Garth & Sandra Ellmers	Oppose		accept	Decision Report 14: Residential Zone
FS1269.73	Housing New Zealand Corporation	Oppose		accept	Decision Report 14: Residential Zone
FS1387.1207	Mercury NZ Limited	Oppose		accept	Decision Report 14: Residential Zone
780.46			<b>Add</b> a rule to Section 17.3 Land Use - Building to the effect that: (a) Construction of a building or other structure 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. (b) Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Reject	Decision Report 20: Business Zones
FS1269.74	Housing New Zealand Corporation	Oppose		Accept	
FS1387.1208	Mercury NZ Limited	Oppose		Accept	
780.47	John Lawson (Whaingaroa Environmental Defence	Oppose		Reject	Decision Report 20: Business Zones

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	Incorpora on behalf of Whaingaroa Environmental Defence Incorporated Society				
<i>FS1142.13</i>	<i>Greig Metcalfe</i>	<i>Oppose</i>		<i>Accept</i>	
780.48			<b>Amend</b> the Proposed District Plan so that all resource consents for vegetation clearance are publicly notified, including informing adjoining authorities and the regional council. The submission makes reference to Section 1.5.7 Natural Environment, Chapter 3 and Maps.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1269.75</i>	<i>Housing New Zealand Corporation</i>	<i>Oppose</i>		<i>Accept</i>	
780.49			<b>Add</b> to the planning maps areas such as Hauroto Bay and other sites of indigenous vegetation, as recorded in Estuarine vegetation survey - Raglan (Whaingaroa) Harbour.	Reject	Decision Report 9: Significant Natural Areas
<i>FS1293.59</i>	<i>Department of Conservation</i>	<i>Support</i>		<i>Reject</i>	
780.50			Retain Rule 22.7.1.1 Permitted Activities as notified.	Accept in part	Decision Report 6: Tangata Whenua
<i>FS1387.1209</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Reject</i>	
780.51			No specific decision sought, but submission states that it is not clear that the policies and rules sufficiently identify and protect Significant Natural Areas. The submission	Reject	Decision Report 9: Significant Natural Areas

<b>Submission number</b>	<b>Further submitter name</b>	<b>Further submitter oppose/support</b>	<b>Summary of decision requested</b>	<b>Decision</b>	<b>Decision report where this subject matter is addressed</b>
			refers to section 1.5.7 Natural Environment, Chapter 3 Natural Environment and Maps.		