

Submitter: John Lawson

Submission number: 825

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
825.1			<p>Add areas of Significant Indigenous vegetation or habitat by use of LENZ and in consultation with conservation and environment groups. AND Add rules for significant indigenous vegetation and habitat as follows: <u>In a significant indigenous vegetation or habitat area the following are discretionary activities:-</u> <u>Cultivation. Spreading soil or other material (including fertilizer or lime) in excess of existing routine application rates.</u> <u>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
FS1387.1310	Mercury NZ Limited	Oppose		Accept	

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825.2			Add 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: (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 Central Business District (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. AND Amend the planning maps for any consequential relief required to give effect to this submission.	<i>Reject</i>	Decision Report 32: Miscellaneous Matters
<i>FS1258.53</i>	<i>Meridian Energy Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1329.17</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1387.1311</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.3			Add 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:- (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	Accept in part	Decision Report 19: Raglan

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			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. AND Amend the planning maps for any consequential relief required to give effect to this submission.		
FS1142.19	Greig Metcalfe	Oppose		Accept in part	
FS1258.54	Meridian Energy Limited	Oppose		Accept in part	
FS1387.1312	Mercury NZ Limited	Oppose		Accept in part	
825.4			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. AND Amend the planning maps for any consequential relief required to give effect to this submission.	Reject	Decision Report 22: Rural Zone
FS1258.55	Meridian Energy 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
FSI276.52	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
FSI329.18	Koning Family Trust and Martin Koning	Oppose		Accept	
FSI342.230	Federated Farmers	Oppose		Accept	
FSI387.1313	Mercury NZ Limited	Oppose		Accept	
825.5			Add 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>	Reject	Decision Report 32: Miscellaneous Matters
FSI092.4	Garth & Sandra Ellmers	Oppose		Accept	
FSI325.8	Avondale Trust	Oppose		Accept	
FSI142.15	Greig Metcalfe	Oppose		Accept	

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FS1329.19	Koning Family Trust and Martin Koning	Oppose		Accept	
FS1387.1314	Mercury NZ Limited	Oppose		Accept	
825.6			Add provisions to Chapter 16 – Residential Zone, to restrict further holiday accommodation in Raglan's residential and business areas. AND Add 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 19: Raglan
FS1092.1	Garth & Sandra Ellmers	Oppose		Accept	
FS1387.1315	Mercury NZ Limited	Oppose		Accept	
825.7			Add provisions to Chapter 17 – Business Zone, to restrict further holiday accommodation in Raglan's residential and business areas. AND Add 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
FS1387.1316	Mercury NZ 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
825.8			Add provisions to Chapter 18 – Business Town Centre Zone, to restrict further holiday accommodation in Raglan's residential and business areas. AND Add 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.	<i>Reject</i>	Decision Report 20: Business Zones
<i>FSI 142.20</i>	<i>Greig Metcalfe</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI 387.1317</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.9			Add a Raglan structure plan AND Consider postponing the application of the Proposed Waikato District Plan to Raglan ward until such structure plan is in place.	<i>Reject</i>	Decision Report 19: Raglan
<i>FSI 329.20</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	
825.10			Add rules to each catchment to Section C Rules - to provide to support the following: on-site stormwater disposal sufficient capacity to enable disposal of stormwater 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	<i>Accept in part</i>	Decision Report 13: Infrastructure

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			reuse and groundwater recharge AND Amend 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.		
<i>FS1387.1318</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	Decision Report 13: Infrastructure
825.11			Add rules to support Policy 4.2.7 - Site Coverage and Permeable Surfaces.	<i>Accept</i>	Decision Report 14: Residential Zone
<i>FS1385.69</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Reject</i>	Decision Report 14: Residential Zone
825.12			Retain Activity Specific Standard 14.11.1 (a)(iii) Water, wastewater and stormwater - Permitted Activities pertaining to P3 wastewater services which requires wastewater to comply with AS/NZS 1547:2012.	<i>Accept</i>	Decision Report 13: Infrastructure
825.13			Amend 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 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.	<i>Accept</i>	Decision Report 13: Infrastructure
<i>FS1093.6</i>	<i>Garth & Sandra Ellmers</i>	<i>Support</i>		<i>Accept</i>	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
825.14			Amend 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
<i>FS1387.1319</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.15			Amend Rule 16.5.8.7 Building setbacks - All boundaries to provide for variable setbacks to suit the character of each road OR Amend 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 16: Te Kauwhata Lakeside
<i>FS1093.8</i>	<i>Garth & Sandra Ellmers</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1325.5</i>	<i>Avondale Trust</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1329.21</i>	<i>Koning Family Trust and Martin Koning</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1371.33</i>	<i>Lakeside Development Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.16			Amend Policy 4.1.5 Density to identify density ranges for each street.	Reject	Decision Report 5: Strategic Directions
<i>FS1387.1320</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.17			Amend Policy 4.1.18 Raglan as follows: (a) Raglan is developed to ensure: (i) Infill and	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></p> <p>(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 connects <u>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>		and Decision Report 19: Raglan
FS1142.5	Greig Metcalfe	Oppose		Accept	
825.18			Add a new clause (iii) to Policy 7.1.4 Policy Matangi and Huntly Heritage precinct for Raglan (similar to those for Matangi and Huntly (i and ii))	Reject	Decision Report 8: Historic Heritage
825.19			Amend 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. AND Delete Policy 4.5.14(f) Raglan Town Centre	Reject	Decision Report 19: Raglan

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FSI 142.1	Greig Metcalfe	Oppose		Accept	
FSI 329.22	Koning Family Trust and Martin Koning	Oppose		Accept	
FSI 342.232	Federated Farmers	Oppose		Accept	
825.20			Delete Rule 18.3.5 P1(a)(vi) Verandahs	Reject	Decision Report 20: Business Zones
825.21			Add policies and rules to protect ridgelines from development. AND Amend Policy 3.3.2 (a)(i) t not just recognise but protect.	Reject	Decision Report 10: Landscapes
FSI 208.13	Rangitahi Limited	Oppose		Accept	
FSI 258.33	Meridian Energy Limited	Oppose		Accept	
FSI 342.231	Federated Farmers	Oppose		Accept	
825.22			Amend Rule 16.1.2 P9 Permitted Activities to provide for the registration of Homestay or Visitor accommodation.	Reject	Decision Report 14: Residential Zone
FSI 387.1321	Mercury NZ Limited	Oppose		Accept	
825.23			Amend 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
FSI 387.1322	Mercury NZ Limited	Oppose		Reject	
825.24			Amend Rule 23.1.1 P2 Permitted Activities to provide for the registration of Homestay or Visitor accommodation.	Reject	Decision Report 18: Country Living Zone

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FS1387.1323	Mercury NZ Limited	Oppose		Accept	
825.25			Delete Policy 4.2.22 Bankart Street and Wainui Street AND Add provision for Wi Neera Street	Reject	Decision Report 14: Residential Zone
FS1142.9	Greig Metcalfe	Oppose		Accept	
FS1276.200	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
825.26			Amend Rule 17.1.3 RDI (a)(i) Restricted Discretionary activities as follows: The extent to which the development is consistent with <u>4.5.3 Policy - Commercial purpose: Business Town 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>	Reject	Decision Report 20: Business Zones
FS1325.6	Avondale Trust	Oppose		Accept	
FS1092.11	Garth & Sandra Ellmers	Oppose		Accept	
FS1387.1324	Mercury NZ Limited	Oppose		Accept	
825.27			Amend Rule 17.4.1 - RDI (a)(i) General subdivision as follows: (a) Subdivision of land must comply with all of the following conditions: (i) Proposed lots must have a minimum size of 225m² net site area with the exception of access or utility allotments or	Reject	Decision Report 20: Business Zones

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			reserves to vest; (ii) Proposed lots must be connected to public-reticulated water supply and wastewater.		
<i>FS1387.1325</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.28			Retain Rule 18.3.1.1 Height – Building general.	<i>Reject</i>	Decision Report 20: Business Zones
825.29			Amend Section C Rules to delete the Raglan navigation beacon rules from Zone rules to which they have no relevance.	<i>Reject</i>	Decision Report 19: Raglan
<i>FS1387.1326</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.30			Add a new clause (iv) to Policy 4.5.38 Artificial outdoor lighting as follows (or similar wording): <u>iv. Artificial outdoor lighting is installed and operated so that light spill does not contribute to pollution of the night sky.</u>	<i>Reject</i>	Decision Report 20: Business Zones
825.31			Amend the Proposed District Plan to require consents requiring exemption from plan rules to be automatically publicly notified, whether the rules are on genetically modified organisms or not.	<i>Reject</i>	Decision Report 32: Miscellaneous Matters
<i>FS1276.131</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1276.139</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	

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FS1342.233	Federated Farmers	Oppose		Accept	
825.32			Amend 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
FS1385.70	Mercury NZ Limited	Oppose		Accept	
825.33			Amend Rule 17.2.9 P2 Indigenous vegetation clearance inside a Significant Natural Area as follows: Removing of up to 53m ³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood 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.	Reject	Decision Report 9: Significant Natural Areas
FS1007.20	Phillip John Swann	Oppose		Accept	
825.34			Add policies and rules to all zones for energy efficiency (refer to the original submission for details)	Reject	Decision Report 13: Infrastructure
FS1276.221	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
FS1387.1327	Mercury NZ Limited	Oppose		Accept	

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825.35			Add 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
<i>FS1371.34</i>	<i>Lakeside Development Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.36			Add 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
<i>FS1281.50</i>	<i>Pokeno Village Holdings Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.37			Add 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 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	Reject	Decision Report 13: Infrastructure

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			roads. A link along Wainui Stream from Wainui Reserve to Bryant Reserve.		
825.38			Amend the Proposed District Plan to require housing for the elderly is required in all new developments, not just Te Kauwhata (e.g. Policy 4.1.12(b)(i) Te Kauwhata).	<i>Reject</i>	Decision Report 32: Miscellaneous Matters
<i>FS1371.35</i>	<i>Lakeside Development Limited</i>	<i>Oppose</i>		<i>Accept</i>	
825.39			Add 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 Waikato and to eliminate cross boundary issues.	<i>Reject</i>	Decision Report 12: Genetically Modified Organisms
<i>FS1192.56</i>	<i>JH & R Cotman</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1199.56</i>	<i>New Zealand Forest Research Institute</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1212.56</i>	<i>David Stewart Bull</i>	<i>Oppose</i>		<i>Accept</i>	

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FSI214.56	Forest Owners Association	Oppose		Accept	
FSI225.57	BIOTech New Zealand	Oppose		Accept	
FSI295.57	Life Sciences Network Incorporated	Oppose		Accept	
FSI320.57	Livestock Improvement Corporation	Oppose		Accept	
FSI343.59	Bruce Cameron	Oppose		Accept	
FSI108.141	Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)	Support		Reject	
FSI139.126	Turangawaewae Trust Board	Support		Reject	
FSI276.114	Whaingaroa Environmental Defence Inc. Society	Support		Reject	
FSI342.315	Federated Farmers	Oppose		Accept	
825.40			Undertake a survey of notable trees AND Add 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	Reject	Decision Report 8: Historic Heritage

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			between Hills Rd and Greenslade Rd trees in the Lorenzen Bay reserve large trees should all be protected.		
825.41			Retain Policy 2.16.1 Whaanga Coast Specific Area	<i>Accept in part</i>	Decision Report 6: Tangata Whenua
825.42			Retain Policy 2.16.2 Aahuatanga Motuhake (special features)	<i>Accept in part</i>	Decision Report 6: Tangata Whenua
825.43			Retain Rule 22.1.2 Permitted Activities	<i>Accept in Part</i>	Decision Report 22: Rural Zone
<i>FS1387.1328</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
825.44			Retain Section 22.7 Specific Area – Whaanga Coast Development Areas.	<i>Accept in part</i>	Decision Report 6: Tangata Whenua
825.45			Add 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 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.	<i>Reject</i>	Decision Report 14: Residential Zone
<i>FS1325.7</i>	<i>Avondale Trust</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1387.1329</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	

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825.46			Add 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 19: Raglan
FS1387.1330	Mercury NZ Limited	Oppose		Accept	
825.47			Amend Rule 17.3.5 Horotiu Acoustic Area, to also apply to the Raglan business zones.	Reject	Decision Report 20: Business Zones
FS1142.14	Greig Metcalfe	Oppose		Accept	
825.48			Amend 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
825.49			Add 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

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825.50			Retain Chapter 22 Rural Zone	<i>Accept in Part</i>	Decision Report 22: Rural Zone
825.51			Retain Rule 22.7.1.1 Permitted Activities	<i>Accept in part</i>	Decision Report 6: Tangata Whenua
825.52			Add areas of Significant Indigenous vegetation or habitat by use of LENZ and in consolidation with conservation and environment groups.	<i>Reject</i>	Decision Report 9: Significant Natural Areas