

**BEFORE INDEPENDENT HEARING COMMISSIONERS
APPOINTED BY THE WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991
(**RMA**)

AND

IN THE MATTER of the Proposed Waikato District Plan

BETWEEN **RANGITAHİ LIMITED**

Submitter [No. 343 and FS1208]

AND

WAIKATO DISTRICT COUNCIL

Local Authority

**MEMORANDUM FOR RANGITAHİ LIMITED
ON REVISED POLICY 4.1.18(b) "SPATIAL PLANNING"
HEARING 25 - RAGLAN**

Dated: 4 June 2021

Solicitors on Record

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MAY IT PLEASE THE HEARING COMMISSIONERS:

1. Counsel acts for Rangitahi Limited, Raglan Land Company Limited, and Scenic Properties 2006 Limited (**Rangitahi**).
2. The Chair orally directed, during the hearing on 1 June 2021, that Rangitahi might submit revised wording for its proposed relief under Policy 4.1.18(b) by 4 June 2014.
3. Mr Inger, Rangitahi's planner, has prepared a revised (marked-up) version of Policy 4.1.18(b) to address concerns raised by Commissioners during submissions and planning evidence. A copy Mr Inger's revised wording is attached as **annexure "A"**.
4. Mr Inger's revised wording addresses the Commissioners' concerns in relation to the earlier version of Policy 4.1.18(b) by:
 - (a) Removing the possibility that the policy might be interpreted as placing the Waikato District Council (**Council**) in a position where it is *ultra vires* the district plan if a spatial plan is not prepared; and
 - (b) Making it clear that the preparation of a spatial plan is a policy consideration when preparing a structure plan for Raglan under the district plan.
5. Mr Inger wishes to clarify that, having further reviewed the National Policy Statement on Urban Development 2020 (**NPS-UD**), he no longer considers the Council must prepare a Future Development Strategy. This is because the district does not contain any Tier 1 or Tier 2 urban environments.¹ Rather, he considers the Council has a discretion as to whether it prepares a FDS for the district.

Dated this 4th day of June 2021



Dr R A Makgill
Counsel for Rangitahi Limited

¹ Part 3.12(1) and (2), Subpart 4, NPS-UD.

ANNEXURE “A”

4.1.18 Policy – Raglan

- (a) Raglan is developed to ensure:
 - (i) Infill and redevelopment of existing sites occurs;
 - (i) A variety of housing densities is provided for;
 - (ii) The built form and character reflects its harbour setting and is compatible with its seaside village character;
 - (iii) Protection of the coastal margins and environment;
 - (iv) Rangitahi and the Residential zoned areas are the only areas that provide for short to medium term future growth;
 - (v) Long term growth is to be provided for in the Future Urban Zones. These areas are to be planned and developed in a manner that connects to the existing town and maintains and enhances the natural environment and Raglan’s special character; and
 - (vi) There are good quality walking and cycling connections between the town centre, the Papahua Reserve and Raglan Wharf.
- (b) ~~Future growth and s~~Structure planning for growth areas is to should be guided by an overarching spatial plan for Raglan. The spatial plan shall be prepared by 2023 with input from tangata whenua, the local community and other stakeholders, to enable and manage long term growth of the town whilst protecting Raglan’s special character.