

Appendix I: Table of submission points

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
169.1	Tom Seddon		Oppose the construction of apartments on the corner of Stuart Street and Wainui Road, Raglan	Reject	9
FSI276.188	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
169.2	Tom Seddon		Oppose the prohibition of horse access to Ngaranui Beach via the north-end carpark track.	Reject	13
FSI276.256	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed subject to correcting the spelling of Ngaranui.	Reject	
170.1	Anita Seddon		Oppose the prohibition of horse access to Ngaranui Beach via the north-end carpark track.	Reject	13
FSI276.257	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed subject to correcting the spelling of Ngaranui.	Reject	
170.2	Anita Seddon		Oppose the apartments like the apartments on the corner of Wainui Street and Stewart Street, Raglan. Apartments like this should not be built in seaside Raglan.	Reject	9
FSI276.189	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
245.2	Aaron Mooar		Add a Special Character Zone in the Raglan Community Board Area, with allowance for precincts with varying standards and include the following: Ensure any new construction proposals in Raglan that exceed rules are publicly notified i.e. no discretionary option; The Housing NZ 'Simple guide for urban development' should form the basis for the Special Character zone expectations (attached to the submission), Descriptive and enabling approach be taken to regulating within Zone rather than prescriptive; Raglan Town Centre design guide should be incorporated in approach; Qualities such as Raglans diverse built environment, diverse culture, individual expression, relaxed and informal environment, having no multi storey buildings, pedestrian and bike friendly environment, water views, small population and the wild should be recognised; Raglan Naturally document currently being re-written be an essential reference guide for decisions made in the Raglan Special Character Zone; Holiday accommodation such as Airbnb or Bookabach rentals in the Special Character Zone be properly regulated in terms of minimum standards and proportion of housing stock used; and Introduce a Bed tax to pay for infrastructure needed to handle visitor load Build worker accommodation provided for any new visitor accommodation build.	Reject	4

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
FSI276.237	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed.	Reject	
246.4	Tony Oosten		Amend Appendix 10.1 (Raglan Town Centre) to: Include Raglan town center character statements: Enhance the pedestrian-friendly boulevard by de-prioritizing vehicular traffic; Control development of buildings on either side of the Historic Harbour View Hotel to 2 storeys maximum; Expand to 3 storey while maintaining the ground floor shop and verandah frontage and protection of the Harbour View stance	Reject	7
FSI276.204	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
253.1	Jasmine Hunter		<p>(1) Add a Special Character Area for Raglan, with a focus on the following qualities:</p> <ul style="list-style-type: none"> • Diverse buildings and people • Relaxed • No multi-story buildings • Enabled Individual expression • Pedestrian friendly • Bike-friendly • Water views • Human-Scale Buildings • Wild Coast <p>OR</p> <p>(2) Amend the District Plan to require any building activity that does not comply with the District Plan in Raglan to be publicly notified.</p>	(2)Reject (2)Reject	(2)4 (2)6
FSI276.191	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject (1) & (2)	
FSI276.238	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject (1) & (2)	
FSI276.201	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject (1) & (2)	
254.2	Michelle Levy		Add a tax on Air BnB in Raglan.	Reject	8
256.1	Liz Shaw		Amend the Proposed District Plan to prevent holiday houses in Raglan overwhelming already stretched resources. Submission references Chapter 6.4 Infrastructure, Subdivision and Development.	Reject	8

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
FSI 386.258	Mercury NZ Limited for Mercury C	Oppose	Null	Accept	
FSI 176.38	Watercare Services Ltd	Support	Null	Reject	
FSI 276.205	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
256.2	Liz Shaw		Oppose Section B. Chapter 9: Specific Zones - Add better protection for the character of Raglan, to prevent multi-storey buildings and condos for holiday homes and high density building.	Reject	4
FSI 276.206	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
258.1	Georgina Roy		Add a Special Character Area to Raglan.	Reject	4
FSI 276.207	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
258.2	Georgina Roy		Amend the District Plan to require any building activity in Raglan that does not comply with the District Plan to be publicly notified.	Reject	6
FSI 276.208	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed.	Reject	
266.1	Etai Gilad for Art of Change Therapy		Amend the Proposed District Plan to require any building activity that does not comply with the District Plan in Raglan to be publicly notified.	Reject	6
FSI 276.209	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole submission point be allowed.	Reject	
267.1	Elaine Hyland		Amend the Proposed District Plan to require any building that does not comply with the District Plan in Raglan to be publicly notified.	Reject	6
FSI 276.210	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole submission point be allowed.	Reject	
270.1	Denise Overend-Clarke		Add a Special Character area for Raglan.	Reject	4
FSI 276.211	Whaingaroa Environmental Defence	Support	WED seeks that the whole submission point be allowed.	Reject	

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
	<i>Inc. Society</i>				
283.1	Andrew Standley		Add a special character area for Raglan to the Proposed District Plan to preserve the unique diversity of the town's built form and addresses the following aspects: Explicit protection against poor characterless design No multi-storied buildings Buildings should not be uniform in layout Building frontages that reflect the areas unique built form character Greater focus on pedestrian and cycling areas.	Reject	4
FS1276.212	<i>Whaingaroa Environmental Defence Inc. Society</i>	Support	WED seeks that the whole submission point be allowed.	Reject	
284.1	Chris Aitchison		Oppose Chapter 9 Specific Zones We need an individual Special Character Area for Raglan.	Reject	4
FS1276.213	<i>Whaingaroa Environmental Defence Inc. Society</i>	Support	WED seeks that the whole submission point be allowed.	Reject	FS1276.213
284.2	Chris Aitchison		As a Raglan resident the town itself needs to be protected from future development not under the district plan.	Reject	14
284.3	Chris Aitchison		Raglan is a special place of special character and this must be protected. If any activity does not fall under the plan this must be made public.	Reject	6
284.4	Chris Aitchison		No multi-storey buildings in Raglan.	Reject	9
339.1	Leah Forbes-Oakes		Add a Special Character Zone to Raglan.	Reject	4
FS1276.225	<i>Whaingaroa Environmental Defence Inc. Society</i>	Support	WED seeks that the whole submission point be allowed.	Reject	
339.2	Leah Forbes-Oakes		Amend the proposed District Plan so that any building not complying with the District Plan in Raglan will be publicly notified.	Reject	6
377.4	Rangimonehu Kereopa for Pareaute Kereopa Whanau Trust		No specific decision sought, but submission opposes the development of multi unit dwellings on the corner of Wainui and Stewart Street, Raglan.	Reject	9
FS1276.192	<i>Whaingaroa Environmental Defence Inc. Society</i>	Support	WED seeks that the whole of the submission point be allowed.	Reject	
FS1269.115	<i>Housing New Zealand Corporation</i>	Oppose	Null	Accept	
413.1	Danielle Hart		Add a special character area to Chapter 9 Specific Zones for the main township of Raglan.	Reject	4

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
FSI 276.226	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the submission point be allowed.	Reject	
413.2	Danielle Hart		Amend the Proposed District Plan to require building activity in Raglan which does not comply with the Proposed District Plan to be publicly notified.	Reject	6
FSI 276.227	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the submission point be allowed.	Reject	
414.4	Chris Rayner		The submitter seeks a number of roading changes in Raglan; including: - State Highway 23 to end just before Greenslade Road; - A proper turning bay for traffic turning into Greenslade Road with enough room for traffic going straight; - Reducing speed limits; - Standards of roading, drainage, lighting and footpaths; and - Roundabout between Hills Road and Lorezen Bay Road and State Highway 23. - Turning bays on State Highway 23 at Lorenzen Bay Road/Hills Road.	Reject	14
427.1	Monica de la Cruz Carballo		Add a Special Character Area for Raglan.	Reject	4
FSI 276.228	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the submission point be allowed.	Reject	
427.2	Monica de la Cruz Carballo		Amend the Proposed District Plan so that any building activity that does not comply with the District Plan in Raglan will be publicly notified.	Reject	6
FSI 276.229	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that submission point be allowed.	Reject	
430.1	Yannis Petzold		(1) Add a Special Character Area for Raglan, focused on the following qualities: diverse buildings and diverse people, relaxed, no multi story buildings, pedestrian and bike friendly, water views and human scale buildings. OR (2) Amend the Proposed District Plan to require any building activity that does not comply with the District Plan in Raglan to be publicly notified.	(1) Reject (2) Reject	(1) 4 (2) 6
FSI 276.230	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject (1) & (2)	
430.2	Yannis Petzold		Amend the Proposed District Plan to control how much of Raglan is being turned into permanent holiday accommodation like Air BnB.	Reject	8
FSI 276.239	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
435.6	Jade Hyslop		Rules should be added to provide for protection of defined views from public places to the	Reject	10

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
			harbour, coast and natural backdrops in Chapters on rural, residential , business & town centres which 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. (f) AroAro salt marsh from Wallis Street. AND Amend the Planning maps for any consequential relief to give effect to this submission.		
FS1258.45	Meridian Energy Limited	Oppose	Disallow	Accept	
FS1342.127	Federated Farmers	Oppose	Disallow submission point 435.6 in so far as it relates to private farmland.	Accept	
FS1329.4	Koning Family Trust and Martin Koning	Oppose	Oppose. Disallow the introduction of protected viewshafts.	Accept	
435.10	Jade Hyslop		Add the following to the Planning maps: The planned Wainui Road to Te Hutewai Road 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 Street to Violet Street; A link to the national Te Araroa walkway using paper roads etc. (Karioi, Bridal Veil); Walkways (where possible also cycle ways) along the whole coast; A track from Raglan to the summit of Karioi using esplanades, reserves and unformed roads; and A link along Wainui Stream from Wainui Reserve to Bryant Reserve.	Reject	9
480.3	Susan Carter		Amend the rules for Raglan to make it a conservation area - similar to the approach taken in the United Kingdom for the Peak District.	Reject	4
FS1276.202	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed.	Reject	
485.1	Ella Stewart		Allow freedom to ride horses down the tracks to access the Raglan beach.	Reject	13
FS1276.259	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed, subject to correcting the spelling of Ngarunui.	Reject	
488.1	Jocelyn Stewart		Allow access to the beach for horse riding using the walking track from Wainui Reserve.	Reject	13
FS1276.261	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed, subject to correcting the spelling of Ngarunui.	Reject	
499.6	Adrian Morton		Add new Specific Zone for Raglan Township and surrounds.	Reject	4
534.1	Sven Seddon		Delete the prohibition on horse access to Ngarunui Beach via the northern end carpark.	Reject	13

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
FSI 276.262	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed, subject to correcting the spelling of Ngarunui.	Reject	
546.2	Lynne Adrienne		Add the requirement to use the Raglan Naturally document as guiding principles for all future decisions on development of Raglan.	Reject	9
FSI 276.69	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed.	Reject	
FSI 276.85	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
546.8	Lynne Adrienne		Amend the Proposed District Plan rules to have a height limit of two-storeys in the Raglan town centre and coastal strips in Raglan (no higher than the Raglan Hotel.)	Reject	9
546.10	Lynne Adrienne		Amend the Proposed District Plan to strengthen the focus on the character of Raglan's CBD, and to retain and enhance Raglan's simple, modest architecture.	Reject	7
628.2	Maris O'Rourke		Add provisions for Raglan/Whaingaroa area to be granted special character status. The following matters to be included in the Special Character Designation: Concerned Raglan's special character is being eroded. True community and charming place of character. Wants to see Raglan's unique nature continue. Preservation and augmentation of natural environment particularly the wild seashore and sand dunes. Maintenance of diverse local businesses e.g. ban the introduction of big box chain stores and fast food outlet as they have in many places in France. Maintenance of a strong Maori partnership with local iwi and cultural respect for their views and wishes as tangata whenua. Maintenance of a relaxed friendly lifestyle. Maintenance of a business area confined to a small central zone which is pedestrian and cycle friendly. Limited population e.g. a limited number of subdivisions so residents don't live on top of each other. Limited number of businesses in town centre so businesses are not on top of each other. Maintenance of human dimensions of buildings e.g. limit heights of buildings to two or three storeys to preserve character. Maintenance and augmentation of pedestrian walkways, cycleways and sea views for all e.g. regulations so that people don't build each other out. Limit to the amount of holiday accommodation so there is a true community, not a tourist centred economy where locals cannot find accommodation. Attention to infrastructure e.g. the use of tourist dollars to fund public parking lots, lighting, upgrade sewerage system and/or e.g. introduce a per night tourist tax (such as Banff and other tourist areas in Canada) where the money goes directly back to Raglan to fund services for the public.	Reject	4
FSI 276.233	Whaingaroa Environmental Defence	Support	WED seeks that the whole of the submission point be allowed.	Reject	

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	<i>Inc. Society</i>				
630.1	John Loe		Decline the proposal which prohibits horse access to the Ngarunui Beach in Raglan via the north-end carpark track.	Reject	13
<i>FSI276.263</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed, subject to correcting of the spelling of Ngarunui.</i>	<i>Reject</i>	
632.1	Amanda Church		Decline the proposal for the prohibition of horse access to Ngarunui Beach, Raglan via the North end carpark track.	Reject	13
<i>FSI276.264</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole submission point be allowed, subject to correcting the spelling of Ngarunui.</i>	<i>Reject</i>	
653.1	Eliza Lawton		Amend the Proposed District Plan to protect and maintain the special character of Raglan.	Reject	4
<i>FSI276.194</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed.</i>	<i>Reject</i>	
<i>FSI276.234</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed.</i>	<i>Reject</i>	
653.2	Eliza Lawton		Amend the Proposed District Plan so that any building that does not comply with the District Plan in Raglan is publicly notified.	Reject	6
<i>FSI276.235</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed.</i>	<i>Reject</i>	
653.3	Eliza Lawton		Add provisions to control and regulate Air BnB and Book-A-Bach in Raglan.	Reject	8
680.90	Federated Farmers of New Zealand		Amend Policy 6.1.15 (a) Raglan navigation beacons, as follows: (a) Avoid <u>proposed new development and land use</u> obscuring navigational beacons and associated view shafts at Raglan Harbour (Whaingaroa). AND Any consequential changes needed to give effect to this relief.	Reject	11
<i>FSI276.241</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission be allowed.</i>	<i>Reject</i>	
697.426	Waikato District Council		Amend Appendix 7 to reflect the increased height of the Raglan navigation beacon, and therefore the elevated height restriction plane which will apply.	Reject	11
<i>FSI058.1</i>	<i>Spencer John Wheeler</i>	<i>Support</i>	<i>Seek that the whole amendment of submission point 697.426 be allowed.</i>	<i>Reject</i>	

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720.1	Spencer and Isabelle Wheeler		Amend Rule 16.1.1(PRI) to change the prohibited activity status for building, structure, objects or vegetation to Non-Complying activities.	Accept in part	12
FS1387.794	Mercury NZ Limited for Mercury D	Oppose	Null	Reject	
720.2	Spencer and Isabelle Wheeler		Amend Appendix 7 Raglan Navigation Beacon Height Restriction, to lift the navigation light in accordance with the design plans provided to Council on 13th July 2018.	Reject	12
FS1387.795	Mercury NZ Limited for Mercury D	Oppose	Null	Accept	
749.106	Housing New Zealand		Amend Policy 4.5.14 Raglan Town Centre to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed AND Amend Policy 4.5.14 Raglan Town Centre to remove reference to Town Centre Character Statements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Accept	7
757.6	Karen White		Amend Chapter 9 Specific Zones to include Raglan township and surrounds as a Specific Zone.	Reject	4
780.4	Whaingaroa Environmental Defence Incorporated Society		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	10
FS1258.30	Meridian Energy Limited	Oppose	Disallow	Accept	
FS1258.50	Meridian Energy Limited	Oppose	Disallow	Accept	
FS1329.10	Koning Family Trust and Martin Koning	Oppose	Oppose. Disallow the introduction of protected viewshafts.	Accept	
FS1342.214	Federated Farmers	Oppose	Disallow submission point 780.4.	Accept	
FS1387.1190	Mercury NZ Limited for Mercury D	Oppose	Null	Accept	
780.5	Whaingaroa Environmental Defence Incorporated		Add new rules for all zones as follows: 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,	Reject	11

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	Society		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.		
FSI092.10	Garth & Sandra Ellmers	Oppose	<i>This submission is totally impractical and unworkable as would result in all applications to erect a building, structure or plant a tree/s only being be a permitted activity in all zones if neighbouring property owners confirm in writing that any loss of view does not concern them. The submission states that “ property rights of owners should take precedence over developers”. Property developers are also 'property owners' so should have the same rights as any other property owner. Where does this leave a developer or property owner that has paid huge money for a block of land because it has unrestricted views? If any neighbour did not want the neighbouring land built on or possibly have their own views restricted then they could permanently prevent blocks of land from ever being built on or developed. This would result in court action becoming a 'common' part of all potential land development and replacement of existing buildings on land. Almost any new home or structure being built could potentially block some view/s from neighbouring properties so this rule could never work.</i>	Accept	
FSI142.12	Greig Metcalfe	Oppose	Development in the Raglan Town Centre should not be constrained by protection of view shafts. Existing bulk and location provisions ensure buildings have an appropriate scale.	Accept	
FSI258.31	Meridian Energy Limited	Oppose	Disallow	Accept	
FSI269.65	Housing New Zealand Corporation	Oppose	Oppose in part.	Accept	
FSI329.11	Koning Family Trust and Martin Koning	Oppose	Oppose. Disallow inclusion of rules as drafted that seek to protect views from planting and construction.	Accept	
FSI342.212	Federated Farmers	Oppose	Disallow submission point 780.5 applying in the Rural zone.	Accept	
FSI387.1191	Mercury NZ Limited for Mercury D	Oppose	Null	Accept	
780.6	Whaingaroa Environmental Defence Incorporated Society		(1) Add provisions to Chapter 16 – Residential Zone, to restrict further holiday accommodation in Raglan's residential and business areas. AND (2) 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.	(1) Reject (2) Reject	(2)8 (2)9
FSI269.66	Housing New Zealand Corporation	Support	Support in part.	Reject (1) and (2)	
FSI387.1192	Mercury NZ Limited for Mercury D	Oppose	Null	Accept (1) and (2)	
780.9	Whaingaroa Environmental Defence Incorporated Society		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.	Reject	5

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FSI 329.12	Koning Family Trust and Martin Koning	Oppose	Oppose in part. Disallow the request to stop the plan review process to prepare a Raglan Structure Plan.	Accept	
FSI 142.2	Greig Metcalfe	Oppose	It is unreasonable to restrict development in Raglan until a Structure Plan is prepared.	Accept	
780.14	Whaingaroa Environmental Defence Incorporated Society		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	14
FSI 387.1196	Mercury NZ Limited for Mercury D	Oppose	Null	Reject	
780.19	Whaingaroa Environmental Defence Incorporated Society	Oppose	(1) Amend the Proposed Waikato District Plan by making the Coastal Overlay a conservation area AND (2) including provisions where all major changes and consents which infringe District Plan rules, or which exceed one storey, are publicly notified. AND (3) Delete Policy 4.5.14(f) Raglan Town Centre	(1) Reject (2) Reject (3) Reject	(1) 4 (2) 6 (3) 7
FSI 329.14	Koning Family Trust and Martin Koning	Oppose	Oppose in part. Disallow that part of the submission that seeks to establish compulsory notification in the Coastal Overlay area.	Accept (2)	
FSI 381.5	Counties Power Limited	Oppose	Oppose.	Accept (1), (2) & (3)	
FSI 323.177	Heritage New Zealand Pouhere Taonga	Support	That a character area is circulated for consideration and comment prior to decision making occurring on the WaiDC PDP.	Reject (1)	
FSI 142.3	Greig Metcalfe	Oppose	There is no justification to establish a conservation area which includes the Raglan Town Centre. Notification of a resource consents application is a function of s95 of the RMA and would be inappropriate to included within a District Plan policy. Two storey buildings are appropriate in the Town Centre Zone and are anticipated virtue of a 10m height limit.	Accept (1), (2) & (3)	
FSI 342.208	Federated Farmers	Oppose	Disallow submission point 780.19.	Accept (1), (2) & (3)	
FSI 269.71	Housing New Zealand Corporation	Oppose	Null	Accept (1), (2) & (3)	
780.29	Whaingaroa Environmental Defence Incorporated Society	Oppose	Delete the Raglan navigation beacon rules from Zone rules to which they have no relevance.	Reject	12
FSI 387.1203	Mercury NZ Limited for Mercury D	Oppose	Null	Accept	
788.2	Susan Hall	Oppose	Delete Policy 4.5.14 (a) (v) F Raglan Town Centre.	Reject	7

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
788.8	Susan Hall	Neutral/Amend	Add 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.	Reject	10
FSI258.52	Meridian Energy Limited	Oppose	Disallow	Accept	
FSI342.216	Federated Farmers	Oppose	Disallow submission point 788.8.	Accept	
FSI276.157	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole submission point be allowed.	Reject	
802.12	Vera van der Voorden		Add a Raglan Structure Plan into the Proposed District Plan. It needs to take account of Raglan Naturally statements and the changes likely to result from the current revision of the Raglan Naturally community plan.	Reject	5
802.13	Vera van der Voorden		Add design guidelines for Raglan that protect and develop the character without suppressing individual expression and lifestyle choice, incorporating the Raglan Naturally Community Plan, Raglan Town Centre: Draft Design Guide and MfE Draft New Zealand Urban Design Protocol developed through consultation with all parts of the community and assisted by a qualified committee. AND Add a design manual for the entire built area of Raglan which sets policy on all details of development density, design, height, setback, fabric, finish, form and texture, including all elements of the built environment, roads, courtyards and footpaths. AND Amend the Proposed District Plan to maintain the value of Raglan as follows: Commercial buildings in the CBD that have the 'Raglan look' and are single storey (or at the most not more than two levels high). Align indicative roads to minimise their impact on storm water and on existing dangerous roads Align walkways and cycle routes to provide all parts of the town with safe attractive alternatives to car use Permit compost toilets Provide for vetting future consent applications through the same consultation structure. Permit extensions to the existing CBD in an orderly manner through the same consultative process in order to achieve an expansion of the CBD to avoid shortage of commercial property, whilst not promoting speculation, or premature development of areas presently remote from the existing CBD. Views should not be able to be "stolen" from existing property by neighbouring development without the written consent of potentially affected neighbours. Retain Raglan's unique character by a green belt with very limited development to be defined through a consultative process.	Reject	4

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
803.1	Kristel Lendfield		Remove the "No Horse Riding" sign and barrier from the grass walkway leading to Ngarunui Beach.	Reject	13
<i>FS1276.266</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>		<i>WED seeks that the whole of the submission point be allowed.</i>		
818.1	Valerie Lubrick		Add a special character status for Raglan.	Reject	4
<i>FS1276.243</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed.</i>	<i>Reject</i>	
818.2	Valerie Lubrick		Amend the provisions to require all activities that do not comply with the District Plan be publicly notified.	Reject	6
<i>FS1276.137</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole submission point be allowed.</i>	<i>Reject</i>	
818.3	Valerie Lubrick		Amend the Proposed District Plan to restrict the amount of permanent holiday accommodation in Raglan.	Reject	8
<i>FS1276.251</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission be allowed.</i>	<i>Reject</i>	
818.4	Valerie Lubrick		Introduce a tourist tax paid directly to Raglan to fund things such as parking lots, more public toilets through a \$1 per night (collected from hotels and airbnb) charge and enforcing bylaws through fines.	Reject	8
<i>FS1276.244</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed.</i>	<i>Reject</i>	
818.5	Valerie Lubrick	Oppose	No specific decision sought, but the submission opposes the proposed developments in Raglan.	Reject	14
818.6	Valerie Lubrick	Oppose	No specific decision sought, but the submission opposes the condominiums proposed for the corner of Wainui Road and Stewart Street, Raglan.	Reject	9
<i>FS1276.198</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>	<i>WED seeks that the whole of the submission point be allowed.</i>	<i>Reject</i>	
819.1	Dominic O'Rourke	Oppose	No specific decision sought, but the submission opposes heavy development in Raglan.	Reject	14
819.2	Dominic O'Rourke	Neutral/Amend	Add a special character status for Raglan and include provisions that result in the following: Preservation and augmentation of the natural environment Maintain diverse local businesses. Ban the introduction of big box chain stores. Maintain diverse buildings and	Reject	4

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
			diverse people and relaxed lifestyle. Maintain business area being confined to a small zone which is pedestrian and cycle friendly. Limit the population in the town centre, limit subdivision so residents do not live on top of each other. Limit businesses in the town centre so businesses are not on top of each other. Limit heights of buildings to 2 storey to preserve character. Preserve and augment pedestrian walkways, cycleways, sea views for all - do not build each other out. Limit the amount of holiday accommodation so there is a true community, not a tourist centred economy where locals cannot find accommodation. Use tourist dollars to fund public parking lots, lighting, upgrade sewage system, for example, introduce a per night tourist tax where the money goes directly back to Raglan to fund services.		
FSI 276.245	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
819.4	Dominic O'Rourke		No specific decision sought, but the submission opposes the condominiums proposed for the corner of Wainui Road and Stewart Road.	Reject	9
FSI 276.199	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.	Reject	
819.5	Dominic O'Rourke		Amend the Proposed District Plan provisions so that any building activity that does not comply with the District Plan to be publicly notified.	Reject	6
FSI 276.138	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole submission point be allowed.	Reject	
FSI 342.229	Federated Farmers	Oppose	Disallow submission point 819.5.	Accept	
822.7	Bob MacLeod		No specific decision sought, but submission supports the work and the submissions presented by Whaingaroa Raglan Affordable Housing Project and Raglan Naturally.	Reject	14
FSI 276.27	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed with Raglan Naturally and WRAP subject to protecting amenity and the environment.	Reject	
824.1	Raglan Community Board		No specific decision sought, but submission supports the work and the submission presented by Whaingaroa Raglan Affordable Housing Project	Reject	14
FSI 276.28	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed with Raglan Naturally and WRAP subject to protecting amenity and the environment.	Reject	
824.2	Raglan Community Board		No specific decision sought, but submission supports the work and the submission presented by Raglan Naturally.	Reject	14
825.6	John Lawson		(1) Add provisions to Chapter 16 - Residential Zone, to restrict further holiday accommodation in Raglan's residential and business areas.	Reject (1) Reject (2)	(1) 8 (1) 9

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
			<p>AND</p> <p>(2) 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.</p>		
FS1092.1	Garth & Sandra Ellmers	Oppose	We oppose further restrictions on further holiday accommodation in Raglan's business areas. Due to the existing shortage of both rental and holiday accommodation in Raglan there is a need for new development to cater for the shortage. Well planned and constructed multi unit accommodation seems to be a sensible solution. As this would not be appropriate in residential areas it would be entirely acceptable when integrated into business zoned areas where the infrastructure is designed to accommodate higher density housing. The accommodation would also be within close walking distance to the business area which would keep cars off the roads. We do not support high density development near the silos as that would block out the existing significant views of the inner harbour and the silos which are an integral part of Raglan's historic past.	Accept (2)	
FS1387.1315	Mercury NZ Limited for Mercury D	Oppose	Null	Accept (1) & (2)	
825.9	John Lawson		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.	Reject	5
FS1329.20	Koning Family Trust and Martin Koning	Oppose	Oppose in part. Disallow the request to stop the plan review process to prepare a Raglan Structure Plan.	Accept	
825.14	John Lawson	Oppose	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	14
FS1387.1319	Mercury NZ Limited for Mercury D	Oppose	Null	Reject	
825.19	John Lawson	Oppose	<p>(1) Amend the Proposed Waikato District Plan by making the Coastal Overlay a conservation area</p> <p>AND</p> <p>(2) including provisions where all major changes and consents which infringe District Plan rules, or which exceed one storey, are publicly notified.</p> <p>AND</p> <p>(3) Delete Policy 4.5.14(f) Raglan Town Centre</p>	<p>(1) Reject</p> <p>(2) Reject</p> <p>(3) Reject</p>	<p>(1)4</p> <p>(2)6</p> <p>(3)7</p>

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
FS1329.22	Koning Family Trust and Martin Koning	Oppose	Oppose. Disallow that part of the submission that seeks to establish compulsory notification in the Coastal Overlay area.	Accept (1) & (2)	
FS1142.1	Greig Metcalfe	Oppose	There is no justification to establish a conservation area which includes the Raglan Town Centre. Notification of a resource consents application is a function of s95 of the RMA and would be inappropriate to included within a District Plan policy. Two storey buildings are appropriate in the Town Centre Zone and are anticipated virtue of a 10m height limit.	Accept (1),(2) & (3)	
FS1342.232	Federated Farmers	Oppose	Disallow submission point 825.19.	Accept	
825.29	John Lawson		Amend Section C Rules to delete the Raglan navigation beacon rules from Zone rules to which they have no relevance.	Reject	12
FS1387.1326	Mercury NZ Limited for Mercury D	Oppose	Null	Accept	
831.19	Raglan Naturally		Delete Policy 4.5.14(a)(v)(F) Raglan Town Centre.	Reject	7
831.20	Raglan Naturally		Amend Policy 4.5.14 Raglan Town Centre, to discourage and prevent use of widely used franchise signs and symbols.	Reject	7
831.21	Raglan Naturally		Retain Policy 4.5.14 (a)(i) Raglan Town Centre, particularly the words "prioritising and providing for pedestrian movement and safety".	Reject	7
831.32	Raglan Naturally		Add a new provision that replicates the intent of Objective 8.4.1 Community hub in the context of Raglan and encourages the provision of a youth hub, art space and conference venue.	Reject	7
831.41	Raglan Naturally		Do not apply the Proposed District Plan to the Raglan ward until such time as a Raglan Structure Plan is developed that addresses the following matters: Commercial buildings in the commercial business district (CBD) that have the 'Raglan look' and are single storey (or are no higher than two levels). Design guidelines which support the seaside village character of Raglan. Development that is not out of context with the character of Raglan. Council working with the community to establish design guidelines for the protection and development of Raglan's 'seaside village' character, without suppressing individual expression and lifestyle choice. Incorporation of the Raglan Naturally Community Plan, Raglan Town Centre: Draft Design Guide and MfE Draft New Zealand Urban Design Protocol. Aligning of walkways and cycle routes to provide all parts of the town with safe and attractive alternatives to car use. Permission of compost toilets. Inclusion of a detailed design manual for the entire built area of Raglan which is developed through consultation with all parts of the community assisted by a qualified committee to set policy on all details of development density, design, height, setback, fabric, finish, form and texture, including all elements of the built environment, roads, courtyards and footpaths. Provision for vetting future consent applications through the consultation structure as described above. Permission of extensions to the CBD in an orderly manner through the consultation process described above to avoid a shortage of commercial property, whilst not promoting speculation, or premature developments of areas which are presently remote from the	Reject	5

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
			existing CBD. Retaining Raglan's unique character by a green belt with very limited development to be define through the consultation process described above.		
FS1329.25	Koning Family Trust and Martin Koning	Oppose	Oppose in part. Disallow the request to stop the plan review process to prepare a Raglan Structure Plan.	Accept	
831.91	Gabrielle Parson on behalf of Raglan Naturally		Add rules to Chapter 22 Rural Zone, to provide for the protection of defined views from public places to the harbour, coast and natural backdrops and to include at least the following defined views: From SH3 (north of Maungatawhiri Road) to Kaitoke Creek All existing views of the bard from Main Road, Bow St and Norrie Avenue All existing views of Kariroi from Raglan CBD From Wainui Road to the coast between the Bryant Reserve and the Bible Crusade Camp From SH23 summit to Karioi Aro Aro salt marsh from Wallis St AND Consequently amend the planning maps as necessary to satisfy the relief sought in this submission.	Reject	10
FS1258.58	Meridian Energy Limited	Oppose	Disallow	Accept	
FS1342.246	Federated Farmers	Oppose	Disallow submission point 831.91.	Accept	
FS1329.27	Koning Family Trust and Martin Koning	Oppose	Oppose. Disallow the introduction of protected viewshafts.	Accept	
FS1276.160	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole submission point be allowed.	Reject	
836.49	Rebecca Dearden on behalf of Powerco		Retain Policy 6.1.15 Raglan navigation beacons as notified.	Accept	12
867.1	Steven Kearvell on behalf of Kearvell Family Trust		No specific decision sought, but the submission requests no further development of access to the coastal area from Raglan Wharf through to and including Cox Bay. This includes no public access to the beach boundary of the property at 46 Government Road, Raglan.	Reject	9
FS1276.268	Whaingaroa Environmental Defence Inc. Society	Oppose	WED seeks that the whole of the submission be disallowed.	Accept	
942.17	Angeline Greensill for Tainui		Add a character statement of Raglan to the Proposed District Plan and ensure that the small seaside town is not compromised by future multi-storey development.	Reject	4
FS1276.247	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission point be allowed.		
942.21	Angeline Greensill for Tainui		Amend Objective 4.2.16 Housing options to ensure the character of Raglan is not compromised.	Reject	9
942.23	Angeline Greensill for Tainui		Retain Policy 4.5.14 Raglan Town Centre AND	Reject	7

Submission point	Submitter	Support/ Oppose	Summary of Submission	Recommendation	Section(s) Submission Addressed
			No specific decision sought but submission opposes Policy 4.5.14(a)(v)(F) Raglan Town Centre, particularly the change from one storey to two storeys		
942.30	Angeline Greensill for Tainui		Retain Policy 6.1.15(a) Raglan navigation beacons.	Accept	12