

Kainga Ora

Good afternoon Summer and Carolyn,

On behalf of Kainga Ora-Homes and Communities, please find attached our feedback on the Raglan Issues scoping report prepared and sent to the key submitters for their feedback. Feedback provided is included as yellow highlighted text.

The feedback should be relatively self-explanatory but we have included references to the NPS-UD 2020, which will take effect on 20th August. We understand that you will still be considering the matters pertinent to Raglan at that stage. Accordingly, the reference to such matters is intended to assist you, rather than hinder.

Please don't hesitate to contact me if you have any queries on the attached.

Kind regards,

Phil Stickney

Senior Associate - Planning

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Draft Scoping Report

Outline of how Council staff consider the proposed plan might best be amended to better reflect the special character of the urban areas of Raglan

Action Required	Reason for Action	Council Suggestion/ Suggested Amendment	Example
Decide the area subject to the Raglan Special Character Area ("RSCA"), including whether or not this includes the Rangitahi Peninsula	The RSCA will need to be spatially defined within the Planning Maps – this work as agreed by all parties are limited to the urban area which includes land within the Residential, Business and Business Town Centre Zone	<p>The area subject to the RSCA could include all land within Residential, Business and Business Town Centre Zone including small pockets along Wainui Road of residential land outside the main township but excludes all land within Rangitahi Peninsula as there are provisions specific to Rangitahi which were determined through a recent structure plan and a separate PDP hearing will deal with these provisions as required.</p> <p>The Panel has directed Council to implement the structure of the National Planning Standards in so far as packaging related zone rules together with their objectives and policies. As such, if it is agreed that the defined area includes land within the three zones above, then Council recommend that provisions relating to Raglans special character be contained in a separate chapter in the Plan (possibly Mixed Use Zone).</p> <p>Submitter Feedback</p> <p>Kainga Ora does not seek a Special Character Area for Raglan (or the Rangitahi Peninsula) in submissions. However, Kainga Ora has sought relief in its submissions that the structure and content of District Plans aligns with National Planning Standards.</p>	
Discussion about the elements that make up the character of Raglan	Determine the agreed elements of Raglan character: (does everyone agree with the Isthmus analysis?)	<p>Discuss whether the elements of character are the same throughout the reviewed area?</p> <p>Do we need to redefine the area into sub-areas to reflect differing character? (e.g. town centre, waterfront, hills, ridgetops and gullies might differ)</p>	

		<p>Submitter Feedback</p> <p>Kainga Ora has not sought relief regarding the consideration of the elements that make up the character of Raglan. Kainga Ora is seeking a Medium Density Zone abutting the existing Town Centre and Business Zones (a Districtwide submission point). Kainga Ora has also made submissions at a Districtwide level on the Business and Business Town Centre Zones which seek to enable increased development potential in each centre and provide for a more diverse range of activities to strengthen and enhance the viability and vitality of existing commercial centres. made submissions The interest of Kainga Ora on this issue is therefore to ascertain how development for Medium Density housing and the relief sought for the Business and Business Town Centres can be realised within the context of any "Special Character" provisions to govern future urban development. For the sake of clarity, the interest of Kainga Ora is therefore in the context of the existing urban environment and not the surrounding natural and coastal landscapes unless in the course of protecting surrounding zones/areas will impact upon the relief sought by Kainga Ora for the urban areas of Raglan.</p>	
<p>Determine which elements of character can be managed under the District Plan.</p>	<p>Only those elements that can managed under the District Plan can be dealt with as part of this process.</p> <p>Determine how the district plan can manage land use to influence those selected elements?</p>	<p>Look at key quantifiable development standards – building heights & setbacks & height in relation to boundary controls, extent of zones etc.</p> <p>Any suggested amendments need to stay within the scope of the submissions.</p> <p>This will help to inform how the plan should be amended (policies, rules).</p> <p>Submitter Feedback</p> <p>Kainga Ora has not sought relief regarding the consideration of the elements that make up the</p>	

		<p>character of Raglan. Kainga Ora is seeking a Medium Density Zone abutting the existing Town Centre and Business Zones. The interest of Kainga Ora on this issue is to consider how development for Medium Density housing can be/will be provided for within the context of any "Special Character" provisions to govern future urban intensification and development.</p> <p>Kainga Ora has submitted on the need to tailor Assessment Criteria to consider design and urban amenity outcomes and therefore has an interest in how these may be managed in the context of Raglan and future growth potential.</p> <p>Kainga Ora has also sought changes to bulk and massing standards for buildings within the Business and Business Town Centres at a Districtwide level, which if adopted will provide for increased scope for the growth and development of these existing commercial centres. Kainga Ora consider that all the matters of concern to it are most appropriately managed under a District Plan mechanism.</p>	
Decide on structure of provisions	Need to provide a structure that appropriately accommodates these provisions	<p>Should match structure and use similar language that is used within the notified Plan as much as possible.</p> <p><u>Submitter Feedback</u></p> <p>Kainga Ora has submitted on the need to tailor Assessment Criteria to consider design and urban amenity outcomes (allied to a revised Policy Framework) and therefore has an interest in how these may be managed in the context of Raglan and future growth potential.</p> <p>The consistency of structure and terminology throughout the District Plan as a general point of feedback, is supported and is a matter of previous submissions made by Kainga Ora on the need to align</p>	<p>Use Te Kauwhata Structure Plan Provisions in ODP as model for Raglan Special Character Area provisions</p> <p>Refer Chapter 15A ODP – link below: http://districtplan.waic.govt.nz/pages/plan/book.aspx?exhibit=W5</p>

		<p>the District Plan with National Planning Standards governing structure and provisions.</p>	
<p>Decide whether this section should provide an Introduction to Raglan, detailing its special characteristics and reasons for wanting to protect its character. Also detail anticipated growth within the township so Plan users are aware of any growth pressures.</p>	<p>To provide context about Raglans existing character and advise of potential growth in this area – sets the scene</p>	<p>Council support the addition of an introduction detailing the Raglan township and the wider surrounds to provide context.</p> <p>Submitter Feedback</p> <p>Kainga Ora has not sought relief in submissions which seek to include an introduction to the Raglan Township provisions. Kainga Ora is supportive of provisions which set out envisaged growth expectations for settlements, as that is consistent with the general relief in submissions. This issue is particularly relevant in the context of the NPS-UD 2020 which includes the Waikato District as a Tier 1 Local Authority and Raglan as an "Urban Area" as that term is defined within the NPS-UD 2020.</p> <p>Kainga Ora has also made submissions in respect of the use of the term "existing character" and the difficulties that terminology poses as a "reference point" in enabling future growth to be implemented as a matter relevant to all the main urban areas within the District.</p>	<p>Wording could be taken from the Isthmus Character Study, Raglan Naturally and the Town Centre Character Statement.</p> <p>9.5 Raglan Special Character Area 9.5.1 Introduction <i>There is a need to ensure development of the area as it grows occurs in a manner that does not compromise the existing character of the area. This chapter presents plan provisions that are specific to the Raglan Special Character Area, as shown on the planning maps. These provisions are designed to ensure that Raglan's character is maintained and enhanced during growth and expansion of the township by (add...)</i></p> <p><i>The provisions within this Chapter are to be read in conjunction with the district-wide provisions contained elsewhere in this plan.</i></p> <p><i>9.5.1.1 Add commentary regarding the township (location, context, history settlement and potential growth etc).</i></p>
<p>Decide on the objective(s) of the provisions.</p>	<p>Need to state what the provisions want to achieve</p>	<p>Add new objective(s) to maintain and enhance Raglans character.</p> <p>Poorly managed urban growth within the Raglan area can result in adverse environmental effects including: a loss of character; a lack of community or neighbourhood identity; a loss of landscape values; low residential amenity; conflicts with heavy and through traffic; poor connectivity and a lack of transport options; inefficient development of infrastructure; conflicts between land uses; degraded water quality and loss of natural habitat and ecosystems; and a lack of quality open space and amenity, including streetscapes.</p>	<p>Draft Objection for discussion:</p> <p>9.5.2.1 Objective - Raglan Special Character <i>(a) Ensure Raglans Special Character is maintained and enhanced while maintaining development potential</i></p>

		<p>Submitter Feedback</p> <p>Kainga Ora has not sought additional objectives or policies to be added to the provisions governing Raglan. As a general observation, Kainga Ora does not generally support the use of "maintain" as a term in a policy framework as it does not align well with the primary relief sought to enable the efficient and compact intensification of urban environments, such activities resulting in a change to urban environments. Kainga Ora also seeks to ensure that amendments to Objectives contemplated are aligned to give effect to relevant Objectives and Policies within the NPS-UD 2020 which post-dates the original submissions but is consistent with the relief sought by the submitter.</p>	
Decide on what policies are needed to support the objective	Need to state the policies to implement the objectives	<p>Add new policies to support the objective to maintain and enhance Raglans character</p> <p>Raglan is a distinctive coastal village connected to the surrounding landscape, the coast and the harbour with clear views to Mount Karioi. It is important to ensure that the special character of Raglan is not lost as the town grows and develops.</p> <p>Policies could aim to ensure that:</p> <ul style="list-style-type: none"> • The strong visual and physical relationship between the township and the harbour, the coast and Mt Karioi. • The outward facing nature of the underlying landforms. • The arrangement and layout of the township across peninsulas connected by causeways and bridges. • The sinuous tree-lined coastal edge formed by the peninsulas, providing extensive access to the harbour within the township. • The human scale of development in Raglan township which provides a sense of openness within the settlement. 	<p>Draft policies for discussion based on elements of character identified by Isthmus:</p> <p>9.5.2.2 Policy – Growth and development within the Raglan Special Character Area</p> <p>9.5.2.3 Policy - Landscape, open space and amenity values of Raglan are maintained and enhanced</p> <p>9.5.2.4 Policy - Diverse living and working environments in Raglan create a positive sense of place and neighbourhood identity</p> <p>9.5.2.5 Policy - Public access to, and visibility of, the harbour, the coast and Mount Karioi are enhanced.</p>

		<ul style="list-style-type: none"> • The 'bowl' like topography in which both Raglan township and Raglan (Whāingaroa) Harbour are set, with rising landform to the north, east and west separating the catchment from other parts of the Waikato District. • The relaxed and informal character of the settlement developed over years through limited development pressure and the laid-back community and residents. <p>Submitter Feedback</p> <p>As a general comment, any policies that are developed will need to be enabling of growth in a managed and integrated manner. It is also appropriate that Policies may provide more direction on outcomes and urban amenity issues. This is a matter over which Kainga Ora has provided Districtwide submissions. Policies also need to be balanced to accommodate future growth; particularly urban growth that achieves an efficient use of existing zoned land, rather than zoning significant additional lands for urban purposes. Kainga Ora also seeks to ensure that amendments to Objectives contemplated are aligned to give effect to relevant Objectives and Policies within the NPS-UD 2020 which post-dates the original submissions but is consistent with the relief sought by the submitter.</p>	
<p>Decide whether the Business and Business Town Centre Zone provisions relevant to Raglan should be moved into this section or retained under Section 4.5 as per the notified version.</p>	<p>Need to determine most appropriate place for these provisions given the RSCA includes land within the Business and Business Town Centre Zones – this decision could impact on wording of other notified provisions</p>	<p>Council suggest the provisions in section 4.5 be retained within section 4.5 but reference to these provisions is made within this section to confirm those provisions apply to the RSCA.</p> <p>Submitter Feedback</p> <p>Kainga Ora agrees with the suggested approach by Council as well as ensuring that District Plan structure aligns with the National Planning Standards.</p>	

<p>Decide on appropriate location and wording of Policy 4.5.14 relating to the Raglan Town Centre</p>		<p>Amendment to Policy 4.5.14 is recommended as detailed in the s42A report.</p> <p>Think about the use of the words "eclectic and artistic" based on feedback from the Panel and one submitter (possibly use alternative wording).</p> <p>Submitter Feedback</p> <p>Kainga Ora sought the deletion of the reference to, and use of, the Town Centre Character Statements in submissions with the corresponding amendments to the policy framework (and relevant Assessment Criteria). The s.42A report for Raglan has recommended that such relief is appropriate. Kainga Ora supports that recommendation and its inclusion in this scoping report.</p> <p>Kainga Ora observed in evidence provided at the Raglan Hearing, a concern over the use of the terms "artistic and eclectic" on the basis of workability and practical assessment of such terms in a consenting and assessment realm.</p> <p>Kainga Ora has made district-wide submissions seeking that the Business Town Centre Zones provide for development opportunities that can accommodate both residential and commercial activities and seeks that any policy framework for Raglan does not undermine the relief sought. It is also considered relevant that any policies also give effect to the relevant provisions of the NPS-UD 2020 in relation to urban growth considerations.</p>	<p>Recommended wording as follows:</p> <p>4.5.14 Policy – Raglan Town Centre</p> <p>(a) Development maintains and enhances the role of the Raglan Town Centre by:</p> <p>(i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;</p> <p>(ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;</p> <p>(iii) Maintaining built form framing views towards Raglan Harbour;</p> <p>(iv) Providing for a building <u>height and scale</u> appropriate to the town centre; <u>and</u></p> <p>(v) Protecting and enhancing the character of existing buildings through new built form being <u>sympathetic to the existing main street built form and the surrounding context whilst still promoting the eclectic and artistic nature existing character of the town being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1)</u>, in particular by:</p> <p>A. Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement;</p> <p>B. Providing continuous post supported verandahs sheltering footpaths;</p> <p>C. Promoting recessed shop fronts;</p> <p>D. Providing parking, loading and storage where rear access to buildings exists;</p> <p>E. Promoting active street frontages by developing up-to-the-street boundaries;</p> <p>F. Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner; and</p> <p>G. Encouraging the preservation and promotion of cultural features.</p>
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			<p><i>(vi) Focusing retailing activities along Bow Street and Wainui Road with new development on these streets designed to:</i></p> <p><i>A. Appear small in scale (one or two storeys);</i></p> <p><i>B. Contain active frontages and transparent facades at street level and</i></p> <p><i>C. Generally build out to the street boundary.</i></p>
Decide whether the Raglan Town Centre Character Statement should be removed and the outcomes incorporated into policies (as recommended in the s42A report)		<p>Council support removal of the town centre character statement and outcomes incorporated into policies (as recommended in the s42A report).</p> <p>The guidelines within the character statement could be incorporated in this section for guidance but Council do not support reference to the guidelines within the objectives, policies or rules.</p> <p>This would mean the new section incorporates all of the information in the character statement into the Plan in some form – overview included in the introduction, outcomes included in the policies, guidelines included as “guidelines” at end of this section. This means none of the information is lost.</p> <p>Submitter Feedback</p> <p>See feedback on 4.5.14 above. Kainga Ora does not support the use of guidelines as per submissions but rather the more tailored use of Assessment Criteria to achieve appropriate urban outcomes allied to Policies which target the relevant issues/effects to be managed. Kainga Ora accordingly supports the general approach taken to this issue in the scoping report.</p>	
Decide whether rules need to be added to implement the policies	Need to state the rules (if any) to implement the policies	The necessity to include rules will become more evident once the objectives and policies are decided.	No suggestions yet

Whaingaroa Environmental Defence Incorporated

WED feedback on the Draft Scoping Report -

WED welcomes the Draft Scoping Report as a start towards identifying and protecting Raglan's character.

WED would welcome inclusion in the Scoping Report of Raglan Naturally [2001](#)'s expressions of long-held concepts such as -

Raglan has a special, natural character based firmly on the sea, coast, mountain and farmland that supports a seaside village concept.

Development has imposed some undesirable aspects on the town that should be removed or reduced, while there are some positive aspects that should be maintained or enhanced.

The buildings within the central business area generate part of Raglan's special character, as do a few other buildings in the town. The balance of the urban area and neighbouring rural houses reflect the individuality of the town's residents, which is a key part of the character of Raglan.

What We Aspire To

- Commercial buildings in the CBD that have the "Raglan look" and are single storey (or at the most not more than two levels high).
- Design guidelines which support the seaside village character of Raglan.
- A coastal area that is free of buildings. (Although service facilities or low impact tourist accommodation may be allowed if suitable measures were taken to protect the character of the surrounding area).
- Maintain the diversity of Raglan's architecture, which is part of the town's appeal, by ensuring the imposition of restrictions to protect the "character" are not applied so rigidly that all the buildings start to look too alike.

What We Don't Want

- Buildings blocking views of harbour, coast and mountain.

RN 2019 adds -

THE CHARACTER - friendly, beautiful, laidback, welcoming, peaceful, vibrant and creative

A means of retaining individuality may be this from [Auckland Design Manual - Streetscape character](#) -

Streetscape character analysis is required for sites that adjoin the street (front sites and public spaces) only. It identifies the predominant character of the immediate area. This requires an analysis of the built form of at least three properties either side of the site and across the street. It should tell us what the predominant streetscape character of the immediate area is. This could include typical front yard setbacks; predominant building heights, consistent roof forms, materials architectural features and articulation.

If the immediate area does not present any positive built form elements then this does not provide justification for repeating poor built form outcomes. For example, a predominance of parking within the front yard does not mean that the proposal should repeat this on the basis of "consistency". Equally you do not need to replicate existing built form, but respond in an appropriate manner. You can look beyond the immediately adjoining properties if necessary.

and [Built Form Character](#) -

Are there any cues for new development from the existing and historical development patterns, architectural character, appearance and heritage?

Where the site has a [centres zoning](#), the Design Statement should demonstrate the following:

What degree of enclosure does the street exhibit ([relationship of building height/storeys to street width](#))?

Are there any significant landmarks or [gateways](#), where are these located and how are they presented / realised (more important if these are located on or adjacent to the subject site)?

These are backed up by [View shafts](#) - [Connect The Environment](#) -

Views can give a sense of place, orientation and identity. In Auckland, many of views involve volcanic cones or coastal vistas. [Views allow us to visually escape from our immediate surroundings and can promote a sense of openness and connectivity.](#) Locations with views are also great places to locate rest spots and interpretative signage.

Protect and enhance important views by:

- [identifying important views that could be retained, restored or enhanced or where an opportunity exists to create a new view shaft](#)
- [protecting, maintaining and maximising views to and from significant points or features by:](#)
 - [avoiding the placement of large specimen trees and vegetation that may obscure key views as they mature](#)
 - [drawing attention to view shafts with features such as seating and viewing platforms](#)
 - [identifying any long range panoramic vistas which could be enjoyed and appreciated from within the site](#)
 - [protecting and enhancing any views shafts to volcanic cones, or other iconic Auckland features.](#)

[WED submitted that views are an inherent part of retention of Raglan's seaside character and gave 6 examples. The Scoping Report acknowledges that -](#)

- [Raglan is a distinctive coastal village connected to the surrounding landscape, the coast and the harbour with clear views to Mount Karioi. It is important to ensure that the special character of Raglan is not lost as the town grows and develops.](#)
- [Policies could aim to ensure that:](#)
 - [The strong visual and physical relationship between the township and the harbour, the coast and Mt Karioi.](#)

[Yet the Scoping Report only proposes -](#)

[9.5.2.5 Policy - Public access to, and visibility of, the harbour, the coast and Mount Karioi are enhanced.](#)

[4.5.14 Policy – Raglan Town Centre \(a\) \(iii\) Maintaining built form framing views towards Raglan Harbour;](#)

Raglan Naturally 2001 said, "spectacular coastal views are characteristic of Raglan" and "**What We Don't Want** - Buildings blocking views of harbour, coast



and mountain."

That has not happened in the area shown in the photo above. The museum has blocked the harbour view. Furthermore, it and the buildings being built on the right, are not to a village scale, or style and detract from the historic Harbour View Hotel, which was not long ago the focus of this view. Only the trees give this scene some semblance of a village and, as shown on the map, the proposed District Plan only gives protection to the palm trees in the distance.



WED therefore maintains that more needs to be done to protect views, either along the lines of view shafts, or by recognising that the development needs of Whāingaroa can be met in Rangitahi and other new development areas, thus allowing very restricted development in the existing built area and readily permitting both stricter rules and the proposal made by several submitters that *“consents which would require exemption from plan rules should automatically be publicly notifiable whether the rules are on GMOs, or any other matter.”*

WED also submitted that -

“The assurance that Council will ensure that adjoining authorities and the regional council are informed of all resource consent applications received for vegetation clearance should be extended to public notification of all such applications.”

WED maintains that trees and other vegetation are important aspects in retaining Raglan’s village character, as in the photo above, and that public notification remains the most effective means of retaining that character.

WED’s other feedback on the Draft Scoping Report is shown in the right hand column below -

Action Required	Reason for Action	Council Suggestion/ Suggested Amendment	Example	WED feedback
Decide the area subject to the Raglan Special Character Area, including whether or not this includes the Rangitahi Peninsula	The Raglan Special Character Area will need to be spatially defined within the Planning Maps – this work as agreed by all parties are limited to the urban area which includes land within the Residential, Business and Business Town Centre Zone	<p>The area subject to the Raglan Special Character Area could include all land within Residential, Business and Business Town Centre Zone including small pockets along Wainui Road of residential land outside the main township but excludes all land within Rangitahi Peninsula as there are provisions specific to Rangitahi which were determined through a recent structure plan and a separate PDP hearing will deal with these provisions as required.</p> <p>The Panel has directed Council to implement the structure of the National Planning Standards in so far as packaging related zone rules together with their objectives and policies. As such, if it is agreed that the defined area includes land within the three zones above, then Council recommend that provisions relating to Raglans special character be contained in a separate chapter in the Plan (possibly Mixed Use Zone).</p>		WED supports that, but it needs to be defined clearly to extend to Whale Bay. Why should it be a mixed use zone? Does it mean a panel beater in a residential area?
Discussion about the elements that make up the character of Raglan	Determine the agreed elements of Raglan character: (does everyone agree with the Isthmus analysis?)	<p>Discuss whether the elements of character are the same throughout the reviewed area?</p> <p>Do we need to redefine the area into sub-areas to reflect differing character? (e.g. town centre, waterfront, hills, ridgetops and gullies might differ)</p>		Use of something like the Streetscape character above might solve this and the next box.

<p>Determine which elements of character can be managed under the District Plan.</p>	<p>Only those elements that can managed under the District Plan can be dealt with as part of this process. Determine how the district plan can manage land use to influence those selected elements?</p>	<p>Look at key quantifiable development standards – building heights & setbacks & height in relation to boundary controls, extent of zones etc.</p> <p>Any suggested amendments need to stay within the scope of the submissions.</p> <p>This will help to inform how the plan should be amended (policies, rules).</p>	<p>Adopt elements of character as identified in Isthmus report. May also need to differentiate between high rise at wharf and protecting views elsewhere.</p>
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<p>Decide on structure of provisions</p>	<p>Need to provide a structure that appropriately accommodates these provisions</p>	<p>Should match structure and use similar language that is used within the notified Plan as much as possible.</p>	<p>Use Te Kauwhata Structure Plan Provisions in ODP as model for Raglan Special Character Area provisions</p> <p>Refer Chapter 15A ODP – link below: http://districtplan.waic.govt.nz/pages/plan/book.aspx?exhibit=WS [link should be http://districtplan.waic.govt.nz/pages/plan/Book.aspx?exhibit=ws&hid=1086]</p>	<p>Te Kauwhata Structure Plan Provisions added in box below.</p>
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<p>15A.2.2 Development should contribute to the Te Kauwhata village character, including:</p> <ol style="list-style-type: none"> 1. a predominance of residential lots that contain significant open space 2. retaining amenity trees 3. public open space which is conveniently accessed and highly visible 4. retaining views to natural landscapes and features 5. a strong association with rural amenity values 6. a compact form that does not sprawl into the countryside 7. integrated development that reinforces the town centre as a community focal point 8. convenient access to light industries 9. locating light industry predominantly along heavy traffic routes 10. recognising cultural and historic values and land uses including horticulture, viticulture and traditional Maaori values 11. the integration of buildings, private open space and public open space 12. a general consistency of building scale and form that integrate into the natural landscape 13. compliance with the Te Kauwhata Structure Plan and Urban Design Guide 14. a strong association with ecological values of the wetland environments in the vicinity of the township, in particular Whangamarino Wetland and Lake Waikare. 	<p>Comments on red highlighted parts -</p> <p>6. compact form isn't generally Raglan character</p> <p>8. Park Dr and Nau Mai sites are controversial and need more than just convenient access.</p> <p>11. Meaning of integration is ambiguous.</p> <p>14. Raglan would also need to protect harbour,</p>
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				beach, mountain and bush.
Decide whether this section should provide an Introduction to Raglan, detailing its special characteristics and reasons for wanting to protect its character. Also detail anticipated growth within the township so Plan users are aware of any growth pressures.	To provide context about Raglans existing character and advise of potential growth in this area – sets the scene	Council support the addition of an introduction detailing the Raglan township and the wider surrounds to provide context.	<p>Wording could be taken from the Isthmus Character Study, Raglan Naturally and the Town Centre Character Statement.</p> <p>9.5 Raglan Special Character Area</p> <p>9.5.1 Introduction</p> <p>There is a need to ensure development of the area as it grows occurs in a manner that does not compromise the existing character of the area. This chapter presents plan provisions that are specific to the Raglan Special Character Area, as shown on the planning maps. These provisions are designed to ensure that Raglan’s character is maintained and enhanced during growth and expansion of the township by (add...)</p> <p>The provisions within this Chapter are to be read in conjunction with the district-wide provisions contained elsewhere in this plan.</p> <p>9.5.1.1 Add commentary regarding the township (location, context, history settlement and potential growth etc).</p>	Character statement needs to be further developed for discussion.

<p>Decide on the objective(s) of the provisions.</p>	<p>Need to state what the provisions want to achieve</p>	<p>Add new objective(s) to maintain and enhance Raglan's character.</p> <p>Poorly managed urban growth within the Raglan area can result in adverse environmental effects including: a loss of character; a lack of community or neighbourhood identity; a loss of landscape values; low residential amenity; conflicts with heavy and through traffic; poor connectivity and a lack of transport options; inefficient development of infrastructure; conflicts between land uses; degraded water quality and loss of natural habitat and ecosystems; and a lack of quality open space and amenity, including streetscapes.</p>	<p>Draft Objection for discussion:</p> <p>9.5.2.1 Objective - Raglan Special Character</p> <p>(a) Ensure Raglans Special Character is maintained and enhanced while maintaining development potential</p>	<p>As above, WED believes the character of the existing built area can be maintained as development potential can be met in newly developed areas.</p>
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<p>Decide on what policies are needed to support the objective</p>	<p>Need to state the policies to implement the objectives</p>	<p>Add new policies to support the objective to maintain and enhance Raglans character</p> <p>Raglan is a distinctive coastal village connected to the surrounding landscape, the coast and the harbour with clear views to Mount Karioi. It is important to ensure that the special character of Raglan is not lost as the town grows and develops.</p> <p>Policies could aim to ensure that:</p>	<p>Draft policies for discussion based on elements of character identified by Isthmus:</p> <p>9.5.2.2 Policy – Growth and development within the Raglan Special Character</p>	<p>9.5.2.5 WED would like to discuss whether, if this had existed, the developments near the bottom of Stewart St wouldn't have</p>
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		<ul style="list-style-type: none"> • The strong visual and physical relationship between the township and the harbour, the coast and Mt Karioi. • The outward facing nature of the underlying landforms. • The arrangement and layout of the township across peninsulas connected by causeways and bridges. • The sinuous tree-lined coastal edge formed by the peninsulas, providing extensive access to the harbour within the township. • The human scale of development in Raglan township which provides a sense of openness within the settlement. • The 'bowl' like topography in which both Raglan township and Raglan (Whāingaroa) Harbour are set, with rising landform to the north, east and west separating the catchment from other parts of the Waikato District. • The relaxed and informal character of the settlement developed over years through limited development pressure and the laid-back community and residents. 	<p>Area is enabled</p> <p>9.5.2.3 Policy - Landscape, open space and amenity values of Raglan are maintained and enhanced</p> <p>9.5.2.4 Policy - Diverse living and working environments in Raglan create a positive sense of place and neighbourhood identity</p> <p>9.5.2.5 Policy - Public access to, and visibility of, the harbour, the coast and Mount Karioi are enhanced.</p> <p>9.5.2.6 Policy – The cultural and historic heritage of Raglan and Whāingaroa is protected and enhanced.</p>	<p>happened.</p> <p>9.5.2.6 and whether this would have been enough to protect a building such as George Moon's house, or to protect The Shack or George's Bar from further loss of character.</p>
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<p>Decide whether the Business and Business Town Centre Zone provisions relevant to Raglan should be moved into this section or retained under Section 4.5 as per the notified version.</p>	<p>Need to determine most appropriate place for these provisions given the RSCA includes land within the Business and Business Town Centre Zones – this decision could impact on wording of other notified provisions</p>	<p>Council suggest the provisions in section 4.5 be retained within section 4.5 but reference to these provisions is made within this section to confirm those provisions apply to the RSCA.</p>		
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<p>Decide on appropriate location and wording of Policy 4.5.14 relating to the Raglan Town Centre</p>	<p>Amendment to Policy 4.5.14 is recommended as detailed in the s42A report.</p> <p>Think about the use of the words “eclectic and artistic” based on feedback from the Panel and one submitter (possibly use alternative wording).</p>	<p>Recommended wording as follows:</p> <p>4.5.14 Policy – Raglan Town Centre</p> <p>(a) Development maintains and enhances the role of the Raglan Town Centre by:</p> <ul style="list-style-type: none"> • (i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety; • (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths; • (iii) Maintaining built form framing views towards Raglan Harbour; • (iv) Providing for a building height and scale appropriate to the town centre; and • (v) Protecting and enhancing the character of existing buildings through new built form being sympathetic to the existing main street built form and the surrounding context, whilst still promoting the eclectic and artistic nature existing character of the town being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1), in particular by: <ul style="list-style-type: none"> • Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement; • Providing continuous post supported verandahs sheltering footpaths; • Promoting recessed shop fronts; • Providing parking, loading and storage where rear access to buildings exists; • Promoting active street frontages by developing up-to-the-street boundaries; • Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner; and <p>G. Encouraging the preservation and promotion of cultural features.</p> <p>(vi) Focusing retailing activities along Bow Street and Wainui Road with new development on these streets designed to:</p> <ul style="list-style-type: none"> • Appear small in scale (one or two storeys); • Contain active frontages and transparent facades at street level; and 	<p>(a) (i) add - Enhancing the width of footpaths where they narrow.</p> <p>(ii) Does this include the supermarkets?</p> <p>(iii) If it doesn't decrease the views.</p> <p>(iv) As above, discuss if it'd stop Wainui Rd type development.</p> <p>(v) 2-storey isn't appropriate for Raglan corners as most of the town and CBD are single storey.</p>
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		<ul style="list-style-type: none">• Generally build out to the street boundary.	
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<p>Decide whether the Raglan Town Centre Character Statement should be removed and the outcomes incorporated into policies (as recommended in the s42A report)</p>		<p>Council support removal of the town centre character statement and outcomes incorporated into policies (as recommended in the s42A report).</p> <p>The guidelines within the character statement could be incorporated in this section for guidance but Council do not support reference to the guidelines within the objectives, policies or rules.</p> <p>This would mean the new section incorporates all of the information in the character statement into the Plan in some form – overview included in the introduction, outcomes included in the policies, guidelines included as “guidelines” at end of this section. This means none of the information is lost.</p>	<p>Lost information from the list in the box above (4.5.14 Policy – Raglan Town Centre) is -</p> <ul style="list-style-type: none"> - Creates narrow shop frontages (approximately 4-10m) - Utilises parapets as a design feature - Softens double storey facades by emphasising horizontal elements • provide vehicle access by a side street or rear lane – now only discouraging vehicle access across footpaths; Design signage in line with the scale and sense of place – integrated within the overall appearance of the building and enhancing the amenity of the town centre • designing corner buildings that: <ul style="list-style-type: none"> - Have their main pedestrian entry fronting the intersection - Ensure design treatments are continued around both sides of the corner
<p>Decide whether rules need to be added to implement the policies</p>	<p>Need to state the rules (if any) to implement the policies</p>	<p>The necessity to include rules will become more evident once the objectives and policies are decided.</p> <p>No suggestions yet</p>	<p>Agree.</p>

WED looks forward to participating in the proposed meetings.

Thanks
John.

Raglan Naturally

Hi Summer,

Here is my feedback attached in the right column of the document/scoping report.

Kind regards,

Gabrielle
Raglan Naturally Coordinator
021 844 785

www.raglannaturally.co.nz
<https://www.facebook.com/RaglanNaturally/>

Draft Scoping Report

Outline of how Council staff consider the proposed plan might best be amended to better reflect the special character of the urban areas of Raglan

Action Required	Reason for Action	Council Suggestion/ Suggested Amendment	Example	
Decide the area subject to the Raglan Special Character Area (“RSCA”), including whether or not this includes the Rangitahi Peninsula	The RSCA will need to be spatially defined within the Planning Maps – this work as agreed by all parties are limited to the urban area which includes land within the Residential, Business and Business Town Centre Zone	<p>The area subject to the RSCA could include all land within Residential, Business and Business Town Centre Zone including small pockets along Wainui Road of residential land outside the main township but excludes all land within Rangitahi Peninsula as there are provisions specific to Rangitahi which were determined through a recent structure plan and a separate PDP hearing will deal with these provisions as required.</p> <p>The Panel has directed Council to implement the structure of the National Planning Standards in so far as packaging related zone rules together with their objectives and policies. As such, if it is</p>		<p>Agree but think that it needs to extend to Whale Bay.</p> <p>What are the implications of putting a separate chapter under the ‘Mixed Use Zone’?</p> <p>JL includes Greenslade?</p>

		agreed that the defined area includes land within the three zones above, then Council recommend that provisions relating to Raglans special character be contained in a separate chapter in the Plan (possibly Mixed Use Zone).		
Discussion about the elements that make up the character of Raglan	Determine the agreed elements of Raglan character: (does everyone agree with the Isthmus analysis?)	<p>Discuss whether the elements of character are the same throughout the reviewed area?</p> <p>Do we need to redefine the area into sub-areas to reflect differing character? (e.g. town centre, waterfront, hills, ridgetops and gullies might differ)</p>		<p>I think the Isthmus analysis is good. It gives a good sense of the wider context. I don't think it touches enough on the character of built environment. It does a little under 'Grain, Layout and Scale'. I think that the elements of character are the same throughout – which is an emphasis on the natural environment and the built environment not dominating. The challenge is perhaps how to translate that into provisions in the plan to protect that character/emphasis on the natural enviro. Rather than splitting it into sub-areas – wouldn't it be better to have a clearly defined character statement that could be applied to all provisions? That all provisions would need to state what part of the character they are protecting?</p> <p>Perhaps the Character Statement could be split into these three areas (as outlined in the Isthmus Report page 6).</p> <ul style="list-style-type: none"> - Landscape - Analysis of the wider landscape patterns and attributes that inform and have determined the settlement of

				<p>Raglan;</p> <ul style="list-style-type: none"> - Urban / Settlement - Analysis of the settlement pattern from the centre of Raglan township and extending out to the hinterland; - Built - Analysis of form, arrangement and architectural style of commercial, residential and rural buildings both individually and collectively in the area.
Determine which elements of character can be managed under the District Plan.	<p>Only those elements that can managed under the District Plan can be dealt with as part of this process.</p> <p>Determine how the district plan can manage land use to influence those selected elements?</p>	<p>Look at key quantifiable development standards – building heights & setbacks & height in relation to boundary controls, extent of zones etc.</p> <p>Any suggested amendments need to stay within the scope of the submissions.</p> <p>This will help to inform how the plan should be amended (policies, rules).</p>		<p>Agree. I don't have enough experience to comment much here for now.</p>
Decide on structure of provisions	<p>Need to provide a structure that appropriately accommodates these provisions</p>	<p>Should match structure and use similar language that is used within the notified Plan as much as possible.</p>	<p>Use Te Kauwhata Structure Plan Provisions in ODP as model for Raglan Special Character Area provisions</p> <p>Refer Chapter 15A ODP – link below: http://districtplan.waic.govt.nz/pages/plan/book.aspx?exhibit=VWS</p>	<p>I think the Te Kauwhata Structure Plan provisions are a good guide. Obviously need to tailor to Raglan detail.</p>
Decide whether this section should	<p>To provide context about Raglans existing</p>	<p>Council support the addition of an introduction detailing the Raglan township and the wider</p>	<p>Wording could be taken from the Isthmus Character Study, Raglan</p>	<p>Yes totally agree, a no-brainer with all the work that has been done to</p>

<p>provide an Introduction to Raglan, detailing its special characteristics and reasons for wanting to protect its character. Also detail anticipated growth within the township so Plan users are aware of any growth pressures.</p>	<p>character and advise of potential growth in this area – sets the scene</p>	<p>surrounds to provide context.</p>	<p>Naturally and the Town Centre Character Statement.</p> <p>9.5 Raglan Special Character Area 9.5.1 Introduction <i>There is a need to ensure development of the area as it grows occurs in a manner that does not compromise the existing character of the area. This chapter presents plan provisions that are specific to the Raglan Special Character Area, as shown on the planning maps. These provisions are designed to ensure that Raglan’s character is maintained and enhanced during growth and expansion of the township by (add...)</i></p> <p><i>The provisions within this Chapter are to be read in conjunction with the district-wide provisions contained elsewhere in this plan.</i></p> <p><i>9.5.1.1 Add commentary regarding the township (location, context, history settlement and potential growth etc).</i></p>	<p>date. Important to have the context. Happy to help with the refining and definition of this.</p> <p>This is also work that is related to and highlighted as a Top priority in the Raglan Blueprint – ‘Build on the strong identity of Raglan based on the unique qualities of the area.’</p> <p>The community would really value this context and intro in the DP with the clear provisions to protect the character.</p>
<p>Decide on the objective(s) of the provisions.</p>	<p>Need to state what the provisions want to achieve</p>	<p>Add new objective(s) to maintain and enhance Raglans character.</p> <p>Poorly managed urban growth within the Raglan area can result in adverse environmental effects including: a loss of character; a lack of community or neighbourhood identity; a loss of landscape values; low residential amenity; conflicts with heavy and through traffic; poor connectivity and a lack of transport options; inefficient development</p>	<p>Draft Objection for discussion:</p> <p>9.5.2.1 Objective - Raglan Special Character <i>(a) Ensure Raglans Special Character is maintained and enhanced while maintaining development potential</i></p>	<p>Agree to a new objective. Again, happy to support where can on this.</p>

		of infrastructure; conflicts between land uses; degraded water quality and loss of natural habitat and ecosystems; and a lack of quality open space and amenity, including streetscapes.		
Decide on what policies are needed to support the objective	Need to state the policies to implement the objectives	<p>Add new policies to support the objective to maintain and enhance Raglan's character</p> <p>Raglan is a distinctive coastal village connected to the surrounding landscape, the coast and the harbour with clear views to Mount Karioi. It is important to ensure that the special character of Raglan is not lost as the town grows and develops.</p> <p>Policies could aim to ensure that:</p> <ul style="list-style-type: none"> • The strong visual and physical relationship between the township and the harbour, the coast and Mt Karioi. • The outward facing nature of the underlying landforms. • The arrangement and layout of the township across peninsulas connected by causeways and bridges. • The sinuous tree-lined coastal edge formed by the peninsulas, providing extensive access to the harbour within the township. • The human scale of development in Raglan township which provides a sense of openness within the settlement. • The 'bowl' like topography in which both Raglan township and Raglan (Whāingaroa) Harbour are set, with rising landform to the north, east and west separating the catchment from other parts of the Waikato District. • The relaxed and informal character of 	<p>Draft policies for discussion based on elements of character identified by Isthmus:</p> <p>9.5.2.2 Policy – Growth and development within the Raglan Special Character Area</p> <p>9.5.2.3 Policy - Landscape, open space and amenity values of Raglan are maintained and enhanced</p> <p>9.5.2.4 Policy - Diverse living and working environments in Raglan create a positive sense of place and neighbourhood identity</p> <p>9.5.2.5 Policy - Public access to, and visibility of, the harbour, the coast and Mount Karioi are enhanced.</p>	Agree on draft policies. I think once the character statement/into and Objective is clear then these policies can be finalised.

		the settlement developed over years through limited development pressure and the laid-back community and residents.		
Decide whether the Business and Business Town Centre Zone provisions relevant to Raglan should be moved into this section or retained under Section 4.5 as per the notified version.	Need to determine most appropriate place for these provisions given the RSCA includes land within the Business and Business Town Centre Zones – this decision could impact on wording of other notified provisions	Council suggest the provisions in section 4.5 be retained within section 4.5 but reference to these provisions is made within this section to confirm those provisions apply to the RSCA.		I am sorry I don't have the expertise to comment on the placement of these. Obviously its all connected that there would need to be clear reference to the Character Statement and new Objective/s and I imagine to the new policies.
Decide on appropriate location and wording of Policy 4.5.14 relating to the Raglan Town Centre		Amendment to Policy 4.5.14 is recommended as detailed in the s42A report. Think about the use of the words “eclectic and artistic” based on feedback from the Panel and one submitter (possibly use alternative wording).	Recommended wording as follows: <i>4.5.14 Policy – Raglan Town Centre</i> <i>(a) Development maintains and enhances the role of the Raglan Town Centre by:</i> <i>(i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;</i> <i>(ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;</i> <i>(iii) Maintaining built form</i>	As per above two comments. Wording needs to be accurate and useful.

			<p>framing views towards Raglan Harbour;</p> <p>(iv) Providing for a building <u>height and</u> scale appropriate to the town centre; <u>and</u></p> <p>(v) Protecting and enhancing the character of existing buildings through new built form being <u>sympathetic to the existing main street built form and the surrounding context, whilst still promoting the eclectic and artistic nature existing character of the town being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1)</u>, in particular by:</p> <p>A. Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement;</p> <p>B. Providing continuous post supported verandahs sheltering footpaths;</p> <p>C. Promoting recessed shop fronts;</p> <p>D. Providing parking, loading and storage where rear access to buildings exists;</p>	
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			<p>E. Promoting active street frontages by developing up-to-the-street boundaries;</p> <p>F. Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner; and</p> <p>G. Encouraging the preservation and promotion of cultural features.</p> <p><u>(vi) Focusing retailing activities along Bow Street and Wainui Road with new development on these streets designed to:</u></p> <p><u>A. Appear small in scale (one or two storeys);</u></p> <p><u>B. Contain active frontages and transparent facades at street level; and</u></p> <p><u>C. Generally build out to the street boundary.</u></p>	
<p>Decide whether the Raglan Town Centre Character Statement should be removed and the outcomes incorporated into policies (as recommended in the s42A report)</p>		<p>Council support removal of the town centre character statement and outcomes incorporated into policies (as recommended in the s42A report).</p> <p>The guidelines within the character statement could be incorporated in this section for guidance but Council do not support reference to the guidelines within the objectives, policies or rules.</p>		<p>I am not attached to the Town Centre Character Statement if as you say none of that info is lost. If it is incorporated into the new structure/section with Intro/Overview/Character Statement, Objectives and Policies then all good.</p> <p>It seems that what we are trying to</p>

		<p>This would mean the new section incorporates all of the information in the character statement into the Plan in some form – overview included in the introduction, outcomes included in the policies, guidelines included as “guidelines” at end of this section. This means none of the information is lost.</p>		<p>do is tidy up the structure of Raglan related provisions...</p>
<p>Decide whether rules need to be added to implement the policies</p>	<p>Need to state the rules (if any) to implement the policies</p>	<p>The necessity to include rules will become more evident once the objectives and policies are decided.</p>	<p>No suggestions yet</p>	<p>No comment at this stage.</p>

Aaron Mooar

HI

Please find attached a copy of the scoping report with notes from myself

I'm not sure if my references to 'affordability' are something a district plan can incorporate but I'm trying to find a way to address the 'lack of development pressure' that the Isthmus report refers to as being a Raglan Characteristics. If there is a better way to do this I'm definitely open to it.

Cheers

Aaron

Draft Scoping Report

Outline of how Council staff consider the proposed plan might best be amended to better reflect the special character of the urban areas of Raglan

Action Required	Reason for Action	Council Suggestion/ Suggested Amendment	Example
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<p>Decide the area subject to the Raglan Special Character Area, including whether or not this includes the Rangitahi Peninsula</p>	<p>The Raglan Special Character Area will need to be spatially defined within the Planning Maps – this work as agreed by all parties are limited to the urban area which includes land within the Residential, Business and Business Town Centre Zone</p>	<p>The area subject to the Raglan Special Character Area could include all land within Residential, Business and Business Town Centre Zone including small pockets along Wainui Road of residential land outside the main township but excludes all land within Rangitahi Peninsula as there are provisions specific to Rangitahi which were determined through a recent structure plan and a separate PDP hearing will deal with these provisions as required.</p> <p>The Panel has directed Council to implement the structure of the National Planning Standards in so far as packaging related zone rules together with their objectives and policies. As such, if it is agreed that the defined area includes land within the three zones above, then Council recommend that provisions relating to Raglans special character be contained in a separate chapter in the Plan (possibly Mixed Use Zone).</p> <p>Urban areas to include Whale Bay and can it include future urban developments?</p>	
<p>Discussion about the elements that make up the character of Raglan</p>	<p>Determine the agreed elements of Raglan character: (does everyone agree with the Isthmus analysis?)</p>	<p>Discuss whether the elements of character are the same throughout the reviewed area?</p> <p>Do we need to redefine the area into sub-areas to reflect differing character? (e.g. town centre, waterfront, hills, ridgetops and gullies might differ)</p> <p>Diversity and Affordability and affordability are important character elements. As the Isthmus report notes, much of Raglan's character came about because of lack of development pressure.</p> <p>Agree with sub areas. Different sub areas to allow for diversity and for different density so that 200 sq metres sections, tiny homes and high rise can be included while also allowing for existing character to be retained elsewhere</p>	

<p>Determine which elements of character can be managed under the District Plan.</p>	<p>Only those elements that can be managed under the District Plan can be dealt with as part of this process.</p> <p>Determine how the district plan can manage land use to influence those selected elements?</p>	<p>Look at key quantifiable development standards – building heights & setbacks & height in relation to boundary controls, extent of zones etc.</p> <p>Any suggested amendments need to stay within the scope of the submissions.</p> <p>This will help to inform how the plan should be amended (policies, rules).</p> <p>Issues of Bulk and repetitive design elements to be addressed – for instance a bulky building that doesn't have long featureless walls and uses irregularity rather repetition to break up the form may fit within the Raglan Character - otherwise residential scale buildings are more fitting.</p> <p>Aside from the above issue, rules need to take an enabling approach as opposed to a prescriptive approach. Up until now Raglan's built (and cultural) character encourages diversity and individual expression. Tight controls that attempt to preserve what already exists will stifle the freedom of expression that is part of the community character.</p>	
<p>Decide on structure of provisions</p>	<p>Need to provide a structure that appropriately accommodates these provisions</p>	<p>Should match structure and use similar language that is used within the notified Plan as much as possible.</p> <p>Character points should include that: Affordability is a key component of Raglan Character Diversity of residential lots and sub-areas emphasised. A strong association with surrounding physical environment</p>	<p>Use Te Kauwhata Structure Plan Provisions in ODP as model for Raglan Special Character Area provisions</p> <p>Refer Chapter 15A ODP – link below: http://districtplan.waic.govt.nz/pages/plan/book.aspx?exhibit=VVS</p>

<p>Decide whether this section should provide an Introduction to Raglan, detailing its special characteristics and reasons for wanting to protect its character. Also detail anticipated growth within the township so Plan users are aware of any growth pressures.</p>	<p>To provide context about Raglans existing character and advise of potential growth in this area – sets the scene</p>	<p>Council support the addition of an introduction detailing the Raglan township and the wider surrounds to provide context.</p>	<p>Wording could be taken from the Isthmus Character Study, Raglan Naturally and the Town Centre Character Statement.</p> <p>9.5 Raglan Special Character Area 9.5.1 Introduction <i>There is a need to ensure development of the area as it grows occurs in a manner that does not compromise the existing character of the area. This chapter presents plan provisions that are specific to the Raglan Special Character Area, as shown on the planning maps. These provisions are designed to ensure that Raglan’s character is maintained and enhanced during growth and expansion of the township by (add...)</i></p> <p><i>The provisions within this Chapter are to be read in conjunction with the district-wide provisions contained elsewhere in this plan.</i></p> <p><i>9.5.1.1 Add commentary regarding the township (location, context, history settlement and potential growth etc).</i></p>
<p>Decide on the objective(s) of the provisions.</p>	<p>Need to state what the provisions want to achieve</p>	<p>Add new objective(s) to maintain and enhance Raglans character.</p> <p>Poorly managed urban growth within the Raglan area can result in adverse environmental effects including: a loss of character; a lack of community or neighbourhood identity; a loss of landscape values; low residential amenity; conflicts with heavy and through traffic; poor connectivity and a lack of transport options; inefficient development of infrastructure; conflicts between land uses; degraded water quality and loss of natural habitat and ecosystems; and a lack of quality open space and amenity, including streetscapes.</p>	<p>Draft Objection for discussion:</p> <p>9.5.2.1 Objective - Raglan Special Character <i>(a) Ensure Raglans Special Character is maintained and enhanced while maintaining development potential</i></p>

<p>Decide on what policies are needed to support the objective</p> <p>I would like to know if this had existed would it have been enough to prevent the development on the corner of Stewart St and Wainui Rd that has been cause for concern in the community</p>	<p>Need to state the policies to implement the objectives</p>	<p>Add new policies to support the objective to maintain and enhance Raglans character</p> <p>Raglan is a distinctive coastal village connected to the surrounding landscape, the coast and the harbour with clear views to Mount Karioi. It is important to ensure that the special character of Raglan is not lost as the town grows and develops.</p> <p>Policies could aim to ensure that:</p> <ul style="list-style-type: none"> • The strong visual and physical relationship between the township and the harbour, the coast and Mt Karioi. • The outward facing nature of the underlying landforms. • The arrangement and layout of the township across peninsulas connected by causeways and bridges. • The sinuous tree-lined coastal edge formed by the peninsulas, providing extensive access to the harbour within the township. • The human scale of development in Raglan township which provides a sense of openness within the settlement. • The 'bowl' like topography in which both Raglan township and Raglan (Whāingaroa) Harbour are set, with rising landform to the north, east and west separating the catchment from other parts of the Waikato District. • The relaxed and informal character of the settlement developed over years through limited development pressure and the laidback community and residents. 	<p>Draft policies for discussion based on elements of character identified by Isthmus:</p> <p>9.5.2.2 Policy – Growth and development within the Raglan Special Character Area is enabled</p> <p>9.5.2.3 Policy - Landscape, open space and amenity values of Raglan are maintained and enhanced</p> <p>9.5.2.4 Policy - Diverse living and working environments in Raglan create a positive sense of place and neighbourhood identity</p> <p>9.5.2.5 Policy - Public access to, and visibility of, the harbour, the coast and Mount Karioi are enhanced.</p> <p>9.5.2.6 Policy – The cultural and historic heritage of Raglan and Whāingaroa is protected and enhanced.</p>
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Decide whether the Business and Business Town Centre Zone provisions relevant to Raglan should be moved into this section or	Need to determine most appropriate place for these provisions given the RSCA includes land within the Business and Business Town Centre Zones – this decision	Council suggest the provisions in section 4.5 be retained within section 4.5 but reference to these provisions is made within this section to confirm those provisions apply to the RSCA.	
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retained under Section 4.5 as per the notified version.	could impact on wording of other notified provisions		
Decide on appropriate location and wording of Policy 4.5.14 relating to the Raglan Town Centre		<p>Amendment to Policy 4.5.14 is recommended as detailed in the s42A report.</p> <p>Think about the use of the words “eclectic and artistic” based on feedback from the Panel and one submitter (possibly use alternative wording).</p>	<p>nded wording as follows:</p> <p>4.5.14</p> <p>(a) Policy – Raglan Town Centre Development maintains and enhances the role of the Raglan Town Centre by:</p> <p>(i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;</p> <p>(ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;</p> <p>(iii) Maintaining built form framing views towards Raglan Harbour;</p> <p>(iv) Providing for a building <u>height and</u> scale appropriate to the town centre; <u>and</u></p> <p>(v) Protecting and enhancing the character of existing buildings through new built form being <u>sympathetic to the existing main street built form and the surrounding context, whilst still promoting the eclectic and artistic nature existing character of the town being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1)</u>, in particular by:</p>

			<ul style="list-style-type: none"> A. Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement; B. Providing continuous post supported verandahs sheltering footpaths; C. Promoting recessed shop fronts; D. Providing parking, loading and storage where rear access to buildings exists; E. Promoting active street frontages by developing up-to-the-street boundaries; F. Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the
		<p>The description of the town centre is generally OK but again Raglan is lively diverse place and clamping down too much on design style is not in keeping with this characteristic</p>	<p>street corner; and</p> <ul style="list-style-type: none"> G. Encouraging the preservation and promotion of cultural features. <p><u>(vi) Focusing retailing activities along Bow Street and Wainui Road with new development on these streets designed to:</u></p> <ul style="list-style-type: none"> <u>A. Appear small in scale (one or two storeys);</u> <u>B. Contain active frontages and transparent facades at street level; and</u> <u>C. Generally build out to the street boundary.</u>

<p>Decide whether the Raglan Town Centre Character Statement should be removed and the outcomes incorporated into policies (as recommended in the s42A report)</p>		<p>Council support removal of the town centre character statement and outcomes incorporated into policies (as recommended in the s42A report).</p> <p>The guidelines within the character statement could be incorporated in this section for guidance but Council do not support reference to the guidelines within the objectives, policies or rules.</p> <p>This would mean the new section incorporates all of the information in the character statement into the Plan in some form – overview included in the introduction, outcomes included in the policies, guidelines included as “guidelines” at end of this section. This means none of the information is lost.</p>	
<p>Decide whether rules need to be added to implement the policies</p>	<p>Need to state the rules (if any) to implement the policies</p>	<p>The necessity to include rules will become more evident once the objectives and policies are decided.</p>	<p>No suggestions yet</p>