



RAGLAN

DEVELOPING A CHARACTER BASED URBAN FRAMEWORK

ANNEXURE B
EVIDENCE OF J.D LUNDAY FOR RANGITAHU LTD

FEBRUARY 2021

RAGLAN CHARACTER



Essence and Character:

- » A Seaside Town
- » World Famous
- » Casual
- » Eclectic
- » Green
- » Strong Sense of Place

RAGLAN THREAT

- » The eastern approach to Raglan is being changed by ad hoc development and infill
- » The existing Town needs strong Guidelines that ensure development within the town contributes to character
- » The natural expansion is to the south and west
- » Raglan needs spatial planning to support good growth outcomes

RESPONDING TO DEVELOPMENT PRESSURE

If the distinct qualities of Raglan are not enhanced and reinforced, Raglan could easily degrade to "anywhere" suburbia.





THERE IS AN OPPORTUNITY TO ENSURE THAT GROWTH IN RAGLAN ALSO MAINTAINS ITS CHARACTER AND QUALITIES

DEVELOPMENT RESPONSES MUST PROMOTE THE ENVIRONMENT, ITS HERITAGE AND SUPPORT THE CHARACTER OF RAGLAN BY PROVIDING:

- » A settlement pattern that is responsive to the natural environment
- » Focus on community orientated nodes with distinct identity
- » A settlement form that provides for a variety of living opportunities
- » Commit to ecological restoration and support for natural systems
- » Recognise cultural values
- » Provide for multi-modal connectivity including recreational access
- » Provide a critical mass to support small scale commercial activity
- » Provide tourist activities in support of the town
- » Create a strong character and sense of place

THIS HAS BEEN DEMONSTRATED IN THE RANGITAHU PENINSULA PLAN CHANGE

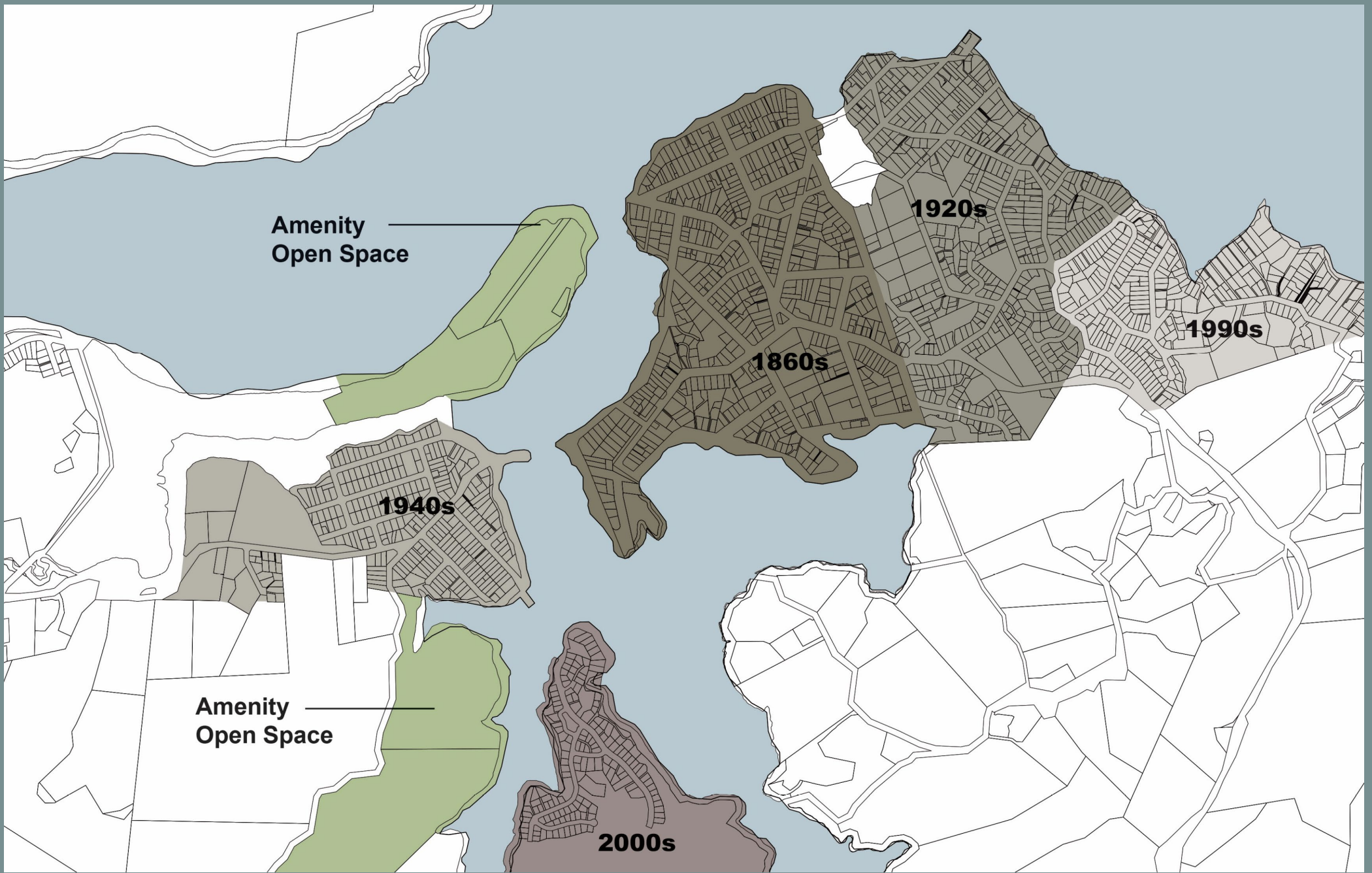
An aerial photograph of Raglan, New Zealand, showing a coastal town built on a peninsula. The town is surrounded by green hills and a large body of water. In the background, a large mountain range stretches across the horizon under a blue sky with light clouds. The text 'WHERE CAN GROWTH GO?' is overlaid in the top right corner.

WHERE CAN GROWTH GO?

By starting with assessing landform, the existing characteristics of Raglan, topography, natural defendable catchments and accessibility to services and amenity - a new **Rationale for Growth** can be established.



RAGLAN PATTERNS OF GROWTH

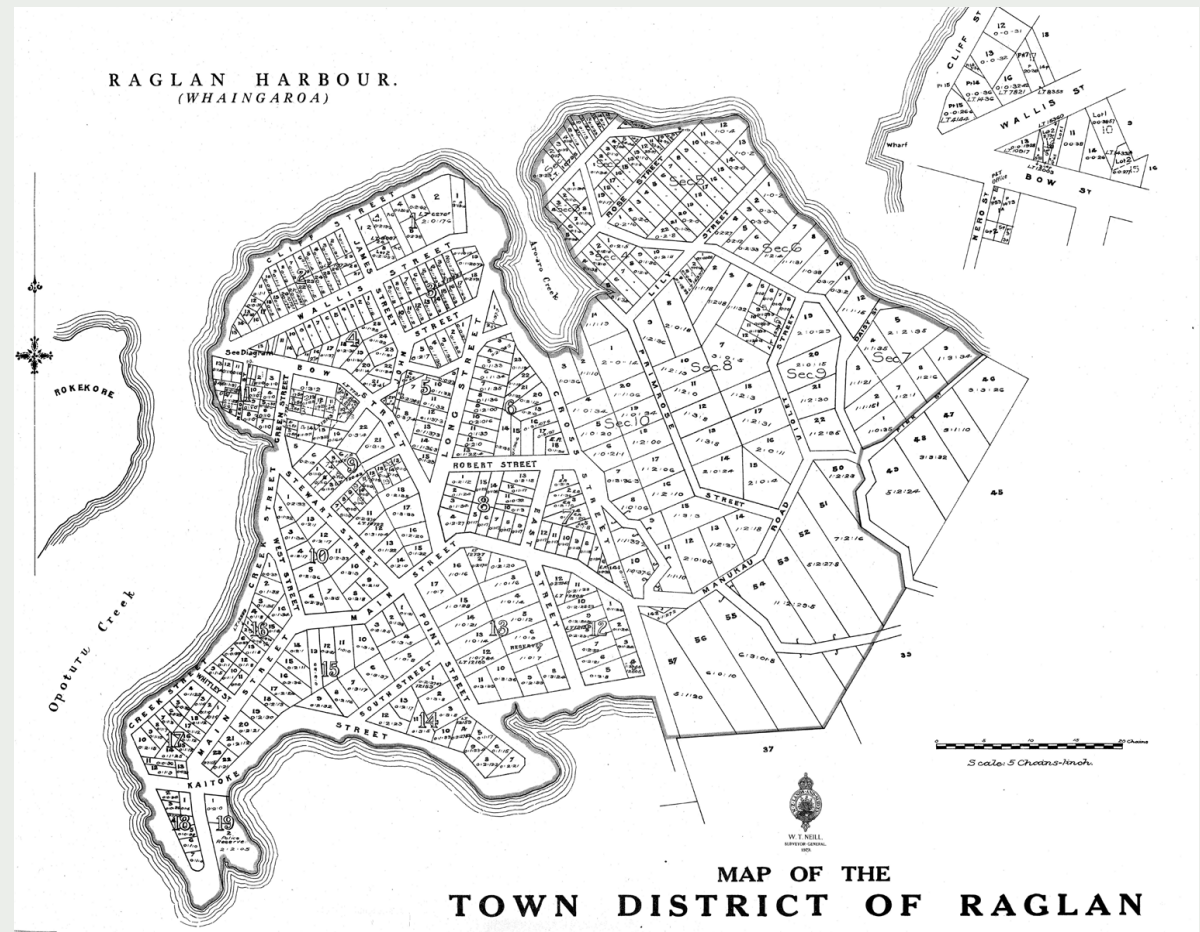


What Created Place

raglan

RAGLAN WAS A PLANNED SETTLEMENT

- » Raglan was a planned Town
- » The town has a well-connected street pattern with density towards its waterfront and centre, tapering off to the edges
- » Raglan deserves a town wide spatial plan to manage future urban growth



GROWTH RESPONSIVE TO CHARACTER

- » Maintain a clearly defined core of urban settlement that retains the established desirable character of the Raglan coastal settlement;
- » Support the urban core with managed residential growth that enhances environmental values particularly harbour water quality;
- » Actively protect and restore landscape values and natural systems;
- » Site future development in ways that respond to the detailed landscape features / topography;
- » Promote built development that is well integrated with its landscape including through building form, colour and materials;
- » Promote infrastructure including roads cycleways and walkways that provide good recreational and urban growth connectivity and that fit with the form of the landscape

Proximity to Harbour



Proximity to Town Centre



Topography & Orientation



Naturalness



Heritage



Culture



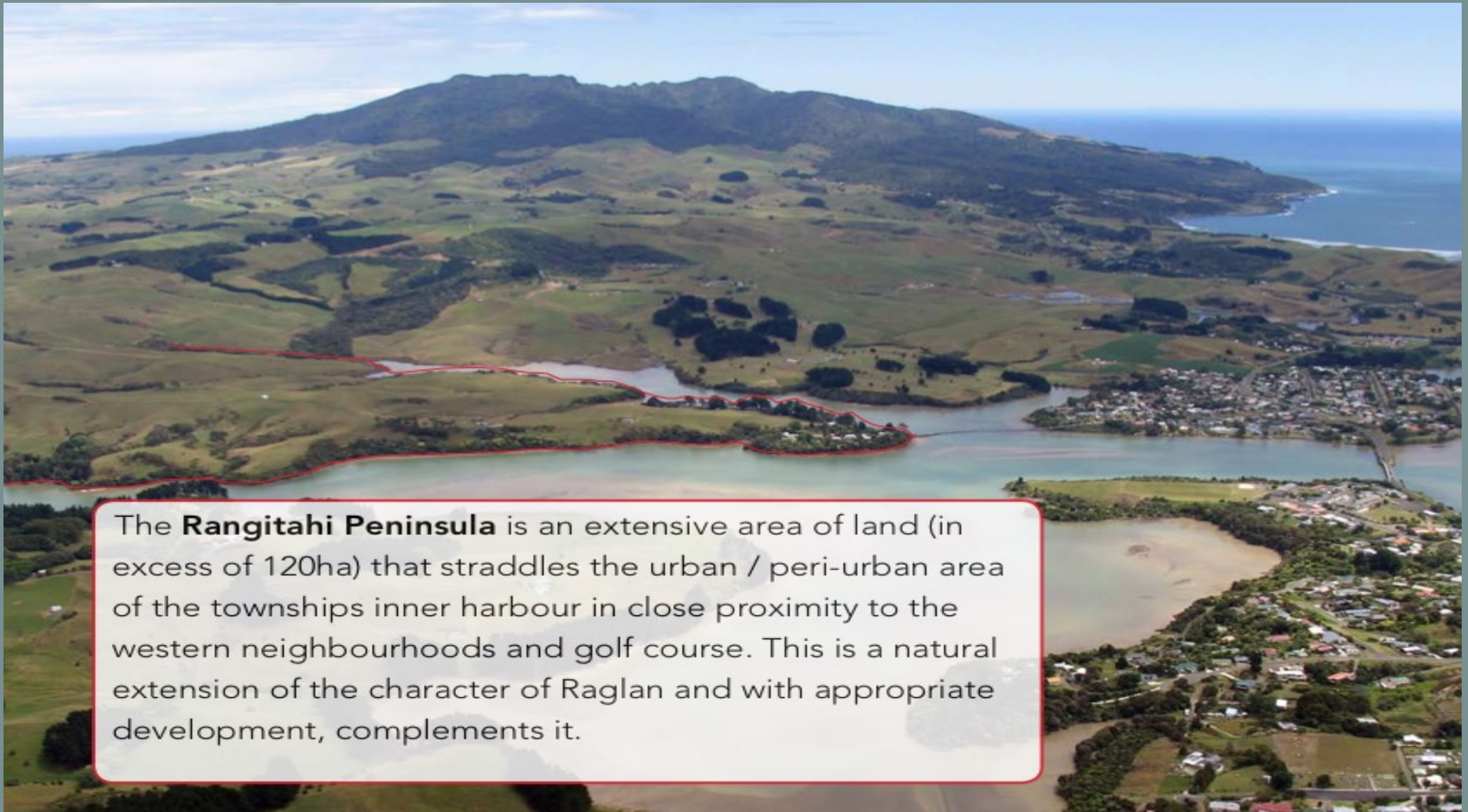
Agriculture/ Fishing





RAGLAN

A PLACEMAKING GROWTH STRATEGY



The **Rangitahi Peninsula** is an extensive area of land (in excess of 120ha) that straddles the urban / peri-urban area of the townships inner harbour in close proximity to the western neighbourhoods and golf course. This is a natural extension of the character of Raglan and with appropriate development, complements it.

Rangitahi Peninsula : an exemplar spatial planning approach raglan

PRINCIPLES FOR GROWTH IN RAGLAN

01	02	03	04	05	06	07	08
Avoid further ad-hoc fragmentation / development along the state highway and Raglan's surrounding roading network.	Avoid infill development and buildings of substantially greater height in the established urban area	Provide for urban growth in a managed way that is responsive to landform and a distinctive Raglan character	Facilitate development that results in positive land use change in relation to ecosystem services, native ecological restoration and catchment management.	Maintain rural land use activities to secure a transition from the Township settlement to the rural hinterland.	Incentivise the planting of generous vegetation corridors along riparian and harbour margins.	Incentivise the retirement and revegetation of over steep land.	Protect productive soils.







RANGITAHI PENINSULA CONCEPT PLAN

DEVELOPING A FRAMEWORK FOR **RAGLAN COASTAL TOWN** > November 2011 51

Rangitahi Structure Plan: can absorb many levels of density
whilst retaining the character and open space

raglan

RANGITAHU PENINSULA

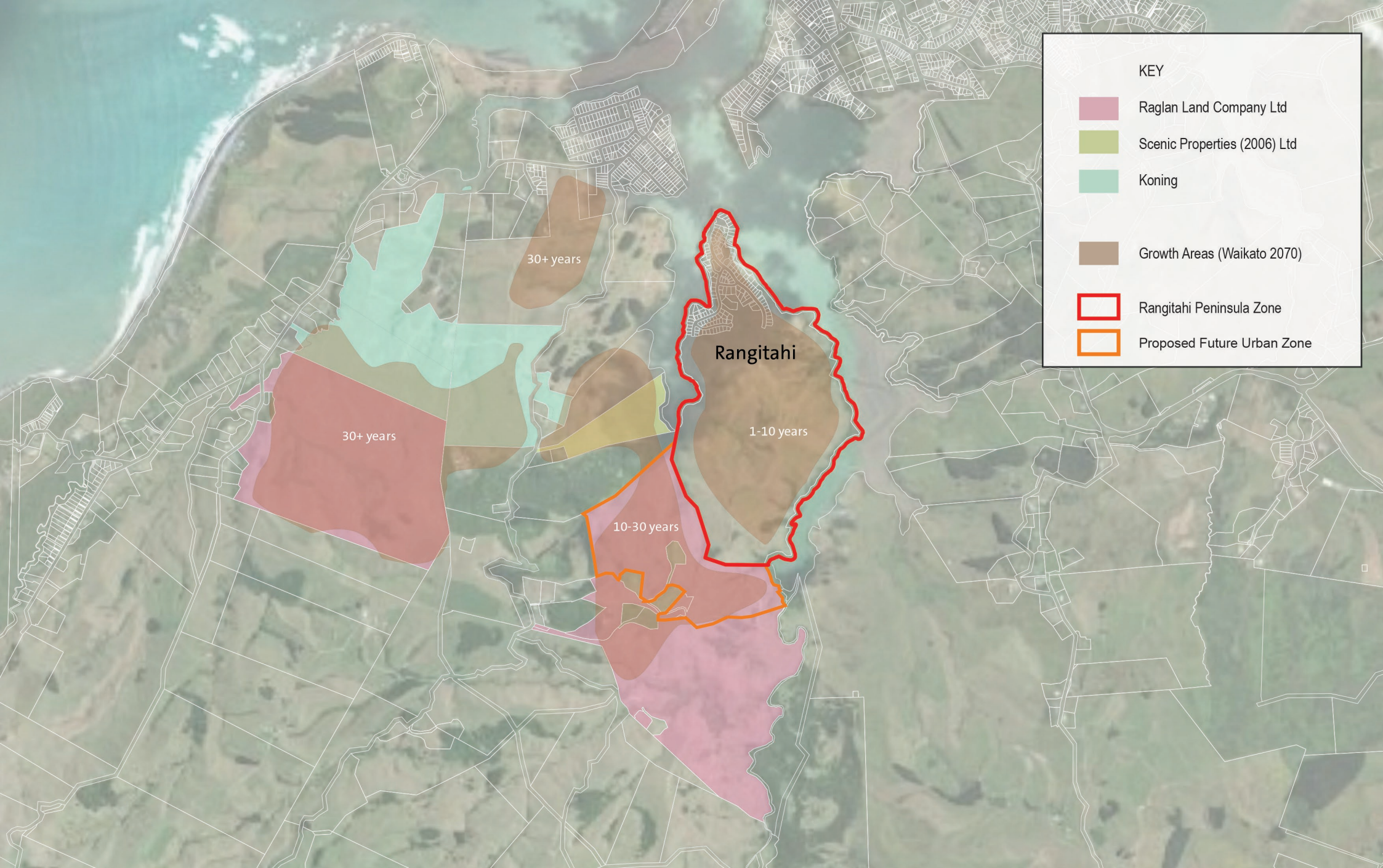












Raglan Future Growth