

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
<p>Decide the area subject to the Raglan Special Character Area (“RSCA”), including whether or not this includes the Rangitahi Peninsula</p>	<p>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>	<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><u>Submitter Feedback</u></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>	
<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><u>Submitter Feedback</u></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><u>Submitter Feedback</u></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>

		the District Plan with National Planning Standards governing structure and provisions.	
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	<p>Council support the addition of an introduction detailing the Raglan township and the wider surrounds to provide context.</p> <p><u>Submitter Feedback</u></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 I 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>
Decide on the objective(s) of the provisions.	Need to state what the provisions want to achieve	<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><u>Submitter Feedback</u></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 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. 	<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><u>Submitter Feedback</u></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.</p> <p>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>	
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	<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><u>Submitter Feedback</u></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><u>Submitter Feedback</u></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; and</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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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><u>Submitter Feedback</u></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