

PREC32 – Raglan precinct

PREC32 – Raglan precinct applies to the zones defined as Raglan urban area (refer to the definitions in Part 1 – Introduction and general provisions. The relevant district-wide chapters apply in addition to this chapter (unless specified otherwise).

Objective

PREC32-O1 Raglan urban area.

The key characteristics and attributes that define or support the character of Raglan Urban Area are maintained.

Policies

PREC32-P1 Raglan Town Centre.

- (1) Development maintains and enhances the role of the Raglan Town Centre by:
- (a) Maintaining wide footpaths and high-quality public space, prioritising and providing for pedestrian movement and safety;
 - (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (c) Maintaining built form framing views towards Raglan Harbour;
 - (d) Providing for a building height and scale appropriate to the town centre; and
 - (e) 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 of the town in particular by:
 - (i) Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement;
 - (ii) Providing continuous post supported verandahs sheltering footpaths;
 - (iii) Promoting recessed shop fronts;
 - (iv) Providing parking, loading and storage where rear access to buildings exists;
 - (v) Promoting active street frontages by developing up- to-the-street boundaries;
 - (vi) Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner;
 - (vii) Encouraging the preservation and promotion of cultural features.
 - (f) Focusing retailing activities along Bow Street and Wainui Road with new development on these streets designed to:
 - (i) Appear small in scale (one or two storeys);
 - (ii) Contain active frontages and transparent facades at street level; and
 - (iii) Generally build out to the street boundary.

PREC32-P2 Key characteristics and attributes of Raglan.

- (1) Manage development to ensure the following key characteristics and attributes of the Raglan Urban Area are not compromised by incompatible development:
 - (a) The visual and physical relationship between the township and Whaingaroa Harbour, the coast and Mount Karioi;
 - (b) The outward facing nature of the underlying landforms;
 - (c) The arrangement and layout of the township across peninsulas connected by causeways and bridges;
 - (d) The sinuous tree-lined coastal edge formed by the peninsulas;
 - (e) The scale of development in Raglan township which provides a sense of openness within the settlement; and
 - (f) The informal character of the settlement pattern.

PREC32-P3 Public views.

- (1) Minimise, to the extent practicable, adverse physical and visual effects on the integrity of Locally Important Viewshafts, including adverse cumulative effects.
- (2) Maintain, to the extent practicable, views of the harbour, coast and mountain from streets and public places through design of subdivision and through building setbacks and height controls.

Rules

PREC32-RI	Matters of discretion
	<p>(1) In addition to those matters of discretion within the relevant zone rules, the Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application in the Raglan Urban Area:</p> <ul style="list-style-type: none"> (a) For new buildings: <ul style="list-style-type: none"> (i) The appearance, scale, form, massing, materials, setbacks and relationship to the street; and (ii) Effects on the matters listed in Policies PREC32-P2. and PREC32-P3. (b) For new buildings, or where the bulk of existing buildings is increased, and those buildings intrude into a Locally Important Viewshaft: <ul style="list-style-type: none"> (i) Effects on the integrity of the Locally Important Viewshaft; and (ii) The form and extent of proposed works, including height and setbacks.