

Raglan Character Study. Waikato District Council.

22 April
2020

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Contents

Cover: Raglan (Whāingaroa)
from Mt Karioi.
(SB) February 2020

Right: Coastal footpath,
Raglan Harbour
(Whāingaroa).
(SG) March 2020

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Executive Summary

Waikato District Council (WDC) is in the process of reviewing their District Plan and have received a number of submissions which suggest that the township of Raglan and its surrounds has special character. WDC has commissioned Isthmus Group Ltd to prepare this study and identify whether there are any special characteristics or attributes within Raglan, and if so, identify at a broad level what those are.

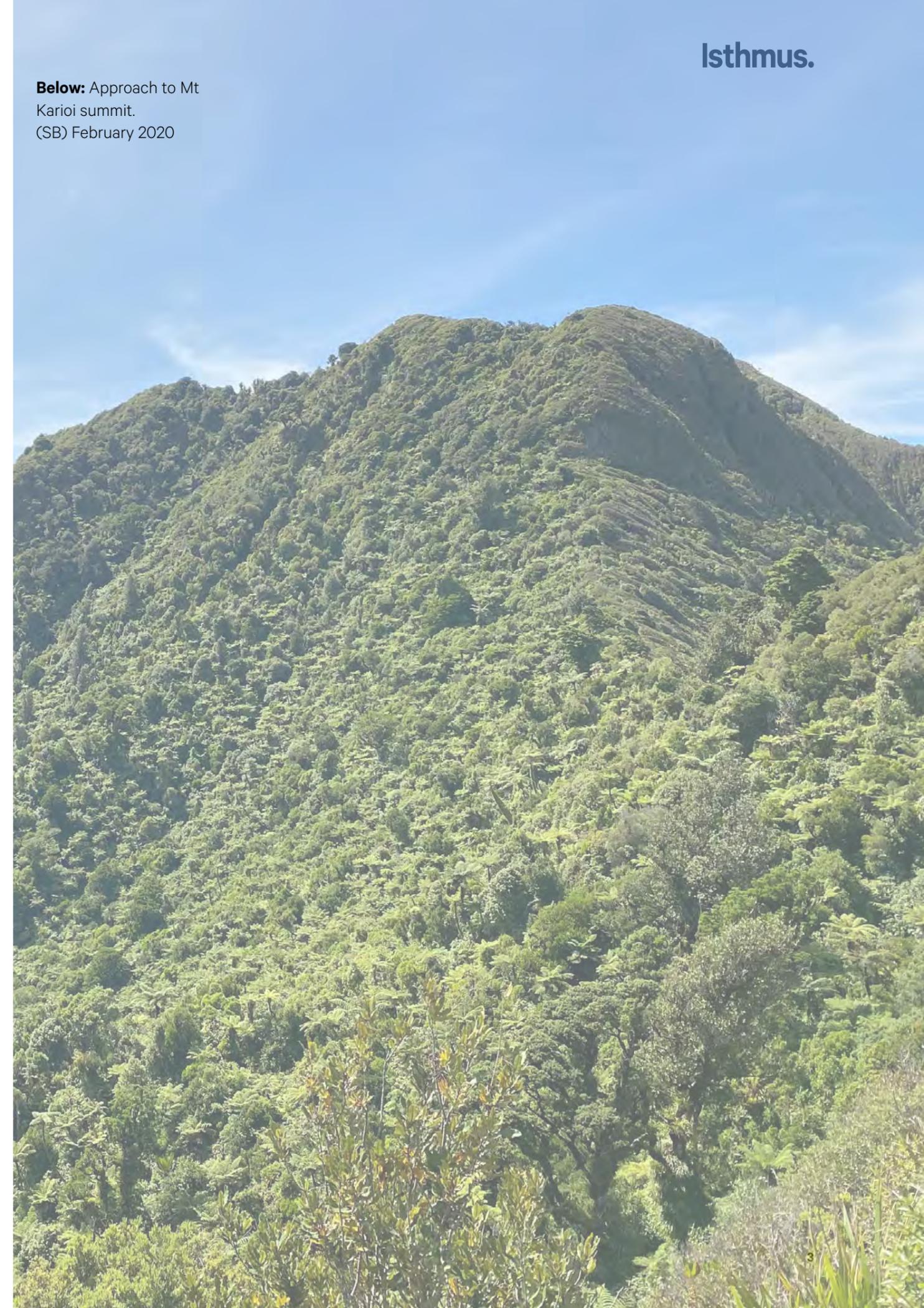
This study provides an overview of the findings of desktop and on site analysis, alongside the results of a workshop with submitters and local residents held in Raglan on 11 March 2020. The study concludes that there are specific characteristics and attributes which contribute to the special character of Raglan and its surrounds. These characteristics include:

- 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.

The study also provides a high level review and analysis of provisions included within the Proposed District Plan which specifically relate to Raglan. This analysis finds that much of Raglan outside of the town centre is covered by district wide provisions which do not fully protect the unique identity, characteristics and attributes of the settlement. The Town Centre Character Statement provides more specific guidance and could be further built-upon to address specific design controls for the wider township and its setting.

It is recommended that there are special characteristics within and surrounding Raglan that are specific to the area and are worthy of identification and protection through the Waikato District Plan.

Below: Approach to Mt Karioi summit.
(SB) February 2020



1. Introduction.

Above: Ngarunui Beach and
Mt Karioi.
(SB) February 2020

1.1 Introduction

Waikato District Council (WDC) are currently (April 2020) in the process of reviewing their District Plan. The Proposed District Plan review will consolidate the two current Operative Plans (Waikato and Franklin sections) into a singular District Plan covering the entire Waikato district.

WDC have received a number of submissions on the Proposed District Plan which suggest that the township of Raglan and its surrounds have a special character, requesting that WDC acknowledge and maintain that character using the provision of the Proposed District Plan.

Waikato District Council has commissioned Isthmus Group Ltd to prepare this review and assessment of the character of Raglan and its surrounds.

Character studies and assessments provide a useful tool to understand the attributes and qualities of a location or area. This assessment will analyse and assess Raglan in relation to a series of scales, attributes and recognisable patterns under the following main organising attributes:

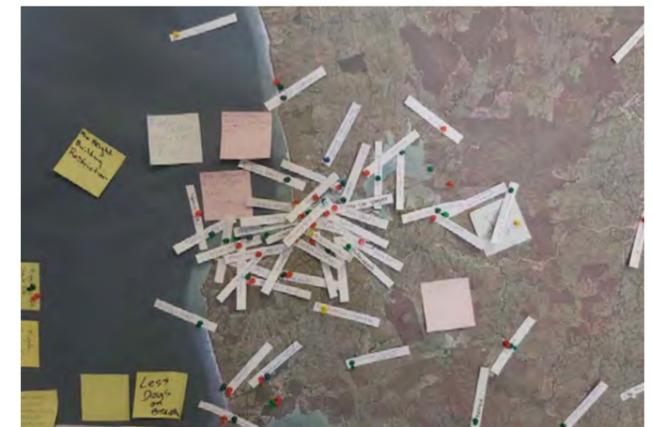
- **Landscape** - Analysis of the wider landscape patterns and attributes that inform and have determined the settlement of Raglan;
- **Urban / Settlement** - Analysis of the settlement pattern from the centre of Raglan township and extending out to the hinterland;
- **Built** - Analysis of form, arrangement and architectural style of commercial, residential and rural buildings both individually and collectively in the area.

The study area, which is the focus of this assessment, has been tested and defined through a process of informed desktop and on-site analysis. A workshop organised by WDC invited submitters and local residents to input into and comment on the proposed

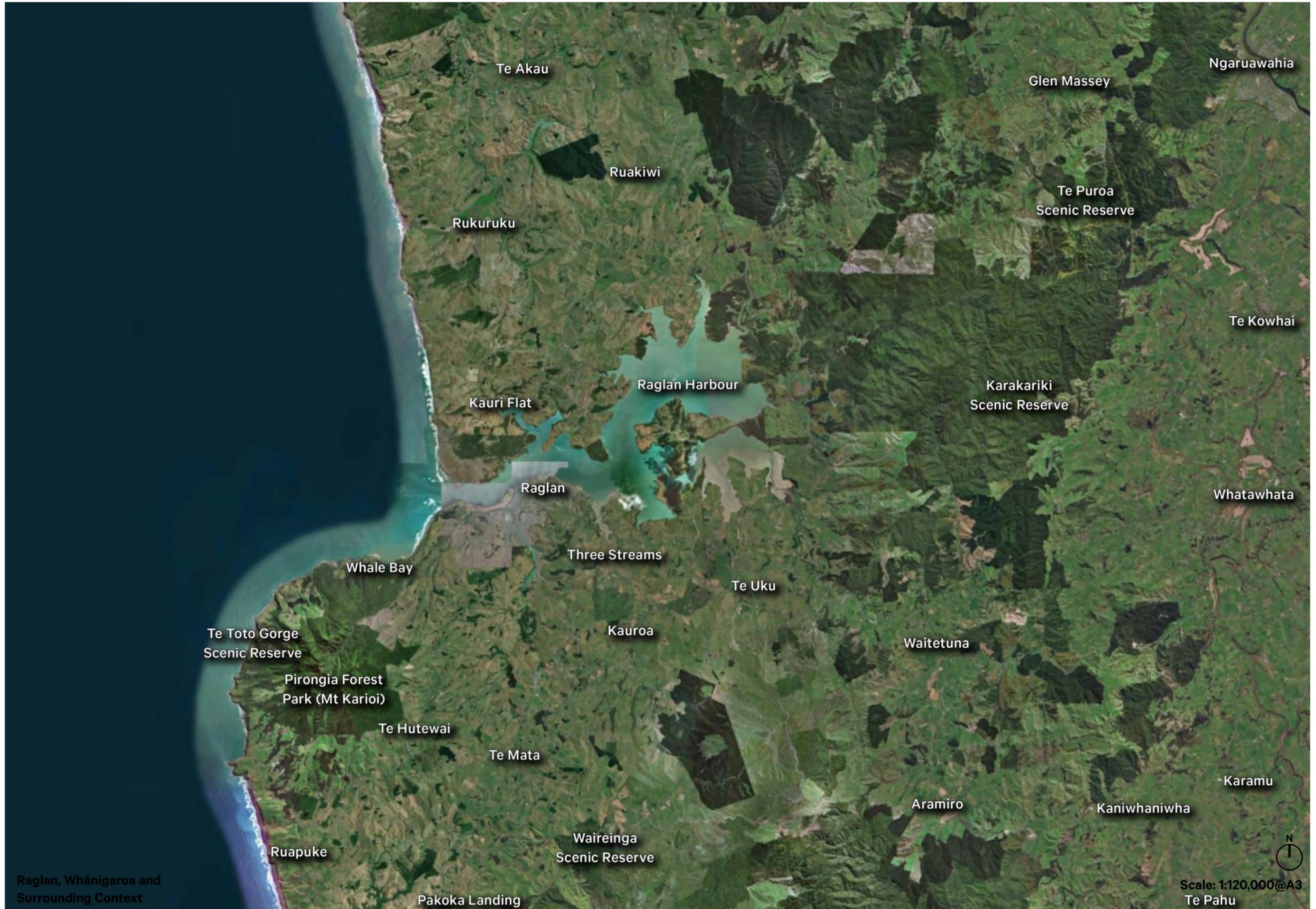
study area, which extends to include the landscape within the immediate and localised setting of Raglan. The workshop participants were also invited to share the distinctive qualities and attributes that make Raglan special for them.

What is Character?

Character is a distinctive combination of attributes that give an area its identity. Character assessments describe the 'look and feel' of a landscape, neighbourhood or area through the analysis of natural, physical and cultural qualities and attributes.



Above: Raglan Workshop. (SB / SG) 11 March 2020



Raglan, Whānigaroa and Surrounding Context

Scale: 1:120,000@A3
Te Pahu

1.2 Existing Environment

Location

Raglan is a small west-coast harbour town located approximately 48km west of Hamilton, in the western reaches of the Waikato District. The primary access road into Raglan is State Highway 23 (SH23) which is the main transport connection between Raglan and the closest city of Hamilton.

The ward boundary of Raglan extends along Whāingaroa (Raglan) Harbour to the north, Waitetuna to the east, toward Bridal Veil Falls, along Aotea Harbour to the south, and along the coastline to the west. Raglan township itself is located in the northern extremity of the ward, on the edge of Raglan Harbour, overlooking the harbour entrance.

Raglan township is located on a series of peninsulas and headlands extending into Raglan (Whāingaroa) Harbour, Wainui Stream, Opotoru Inlet and the surrounding catchments.

History

Raglan was occupied by Ngāti Māhanga in the late 18th century, with multiple archaeological sites in the area, mainly on the harbour edges, on headlands and on the coast. Radiocarbon dating puts the earliest sites of occupation at approximately 1400AD.

European missionaries arrived in 1835 and were embraced by local Māori. A European settlement and large scale conversion of land to pasture began, following the purchase of land from Chief Wiremu Neera Te Awaitaia in the mid 1850's.

Raglan, originally named Whāingaroa ('the long pursuit'), was renamed in 1858 in honour of Fitzroy Somerset - 1st Lord Raglan and commander of the British forces in the Crimean War.

Raglan has transformed from a predominantly flax, timber and farming export settlement town, to a tourism destination and world renowned surfing hotspot. In 2020, the township is known for its surfing, beaches and active arts and crafts.

Settlement

The population of Raglan has grown at key points in the history of the township, most notably with the introduction of roading infrastructure to Hamilton. In 2020 the population is around 3,500 residents (3,310 in the June 2018 Census), however this number swells in peak months due to tourism, baches and AirBNB properties. There is a high proportion of unoccupied baches outside of the main tourist summer season.

The settlement is located on a series of peninsulas. The CBD of the township is on the western edge of the largest peninsula with a series of vehicular and pedestrian causeways and bridges providing connections between the main urbanised areas. In 2020 Rangitahi Peninsula to the south of the township is in the early stages of development for a new residential neighbourhood of up to 450 homes, which will be the largest single extension to the residential area of Raglan. Residential neighbourhoods and communities are generally located and designed to take advantage of views and connections to the harbour and to the surrounding landscape.

Commercial and employment areas are spread throughout the urban area of Raglan, along Bow Street, at the old historic wharf and at the Nau mai Road industrial area, off SH 23.

Context

Mt Karioi, Raglan (Whāingaroa) Harbour, the rugged west coast headlands and coastline and the surrounding rural context are all important features within the setting of Raglan. Views and connections to the harbour and the coast and the relaxed nature of the township contribute to the look and feel of the area. Whilst the wider rural context is predominantly used for pastoral farming and forestry, it is interspersed with blocks of native bush and tourism attractions which contribute to the character of Raglan.

The surfing at Manu Bay has been described as 'the longest, most accessible and consistent left-hand break in the world' (Raglan 23), with Raglan itself being called the 'jewel of the Waikato' (Raglan i Site).

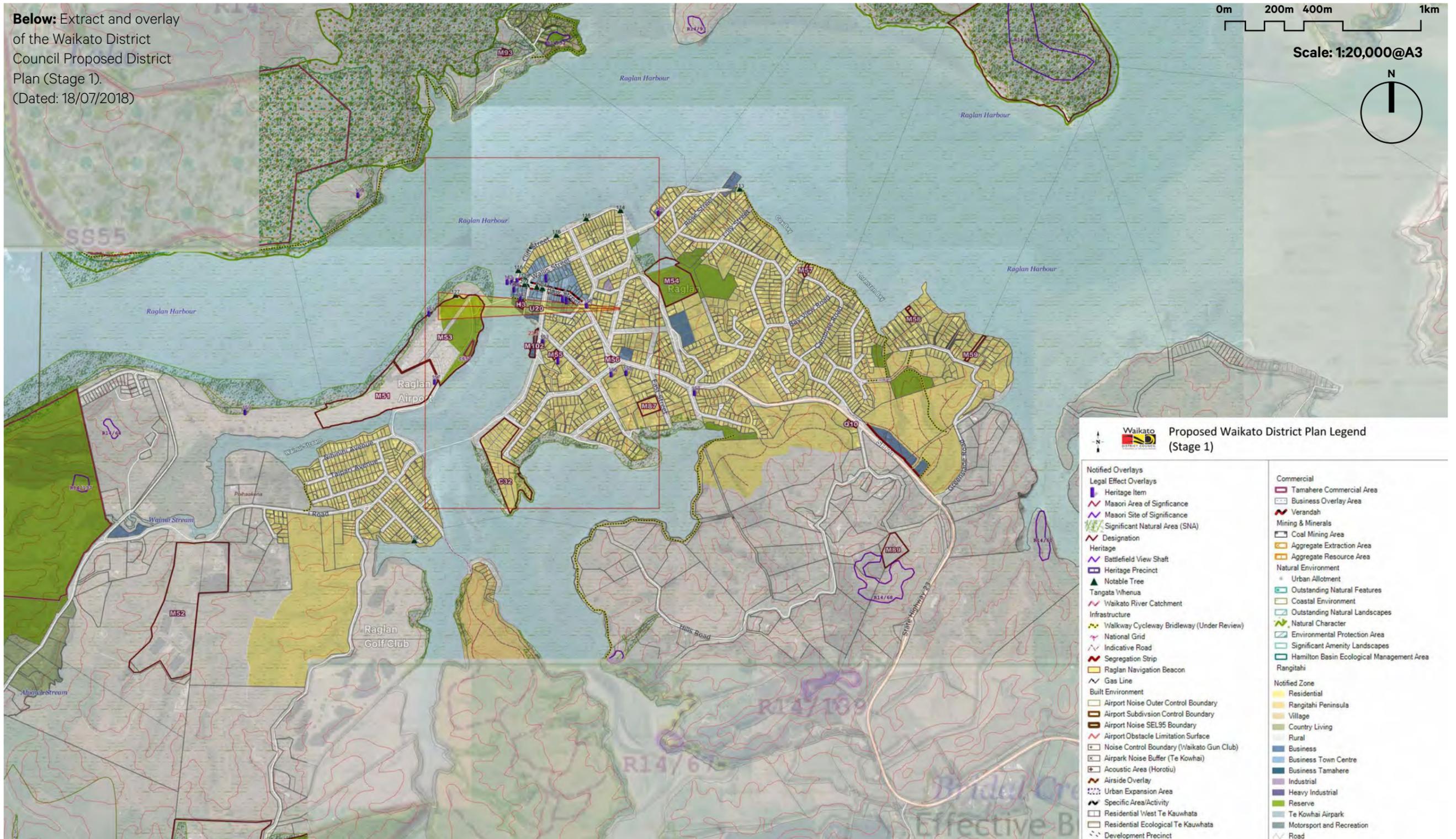
"There's all sorts of things that make this place what it is. The mountain, the seas, the whole environment, the energy of this place." - Raglan Naturally (2020)

Below: Manu Bay.
(SB) March 2020



1.3 Statutory Context

Below: Extract and overlay of the Waikato District Council Proposed District Plan (Stage 1). (Dated: 18/07/2018)



This section provides a high level review of the key provisions which relate to the character of Raglan (as notified within the Proposed District Plan). An overview of the findings are outlined below:

Waikato District Council: Proposed District Plan Stage 1 (18 July 2018)

Stage 1 of the Proposed Waikato District Plan (PDP) was publicly notified on 18 July 2018 and includes all topics and provisions except those related to natural hazards and climate change which will be addressed in Stage 2.

The PDP includes provisions specific to Raglan, with a number of district wide overlays and zones across Raglan township and its surrounds as identified on the PDP maps.

Key provisions pertinent to Raglan within the PDP include:

(b) The west coast is a wild and scenic coastline and limited road access has restricted development in the past. Raglan Harbour (Whāingaroa) and Aotea Harbour are more sheltered and are ecologically and culturally important. (PDP Chapter 1: Introduction. 1.5.7.5 The Coast)

(g) The Waikato River in its broad definition under the Settlement legislation, Raglan (Whāingaroa) and Aotea Harbours, Miranda coast, along with the Hunua, Hapuakohe, Taupiri and Hakarimata Ranges, Mounts Pirongia and Karioi, are all significant culturally, and important landmarks for Waikato. This relationship is evident in many whakatauki and waiata, and in oral histories. (PDP Chapter 1: Introduction. 1.6.1 History)

(a) Recognise and maintain the cultural significance of wetlands lakes and other water-bodies, including the Waikato and Waipa awa (rivers), coastal areas of Whāingaroa (Raglan Harbour), Aotea, and Te Puaha o

Waikato (Port Waikato). (b) Recognise the historic and contemporary relationships of Ngaa iwi o Tainui to Karioi, Taupiri, Hakarimata Range, Hunua and Pirongia maunga. (PDP Chapter 2: Tangata Whenua. 2.16.2 Policy- Aahuatanga Motuhake (special features))

(a) Raglan is developed to ensure: (i) Infill and redevelopment of existing sites occurs; (ii) A variety of housing densities is provided for; (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment; and (iv) There are connections between the town centre, the Papahua Reserve and Raglan Wharf. (PDP Chapter 4: Urban Environment. 4.1.18 Policy- Raglan)

(a) A wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau. (b) Residential zoned land near the Business Town Centre Zone and close to transport networks is used for higher density residential living with access to public transport and alternative modes of transport. (PDP Chapter 4: Urban Environment. 4.2.16 Policy- Housing Options)

(a) Provide for the ongoing change in the mixture of residential and commercial activities bordering identified commercial areas at Raglan. (PDP Chapter 4: Urban Environment. 4.2.22 Policy- Bankart Street and Wainui)

(a) The role of the business town centres in Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau is strengthened by ensuring that: (i) They are recognised and maintained as the primary retail, administration, commercial service and civic centre for each town; and (ii) The scale of commercial activities supports their continued viability as the primary retail, administration

and commercial service centre for each town; and (iii) Enhances their vitality and amenity while providing for a range of commercial and community activities and facilities. (PDP Chapter 4: Urban Environment. 4.5.3 Policy- Commercial purpose: Business Town Centre Zone)

(a) The commercial and mixed use character of Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau town centres is maintained and enhanced. (b) The Business Town Centre Zone is promoted as a community focal point. (c) Development of town centres is designed in a functional and attractive manner serving the needs of the community. (PDP Chapter 4: Urban Environment. 4.5.12 Objective - Business Town Centre Character)

(a) Development maintains and enhances the role of the Raglan Town Centre by: (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 scale appropriate to the town centre; and (v) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1), in particular by:

- 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 street corner;*
- G. Encouraging the preservation and promotion of cultural features. (PDP Chapter 4: Urban Environment. 4.5.14 Policy - Raglan Town Centre)*

(a) Avoid obscuring navigational beacons and associated view shafts at Raglan Harbour (Whāingaroa). (PDP Chapter 6: Infrastructure. 6.1.15 Policy - Raglan Navigational Beacons)

Objectives and policies are also included within PDP Chapter 9: Specific Zones 9.3 Rangitahi Peninsula which outline controls to ensure the development of the peninsula is of a character and scale that reflects the harbour setting and is compatible with Raglan's seaside village character.

A number of appendices and schedules which form part of the PDP have also been reviewed:

- Appendix 3.1 – Residential Subdivision Guidelines
- Appendix 3.3 – Town Centre Guidelines
- Appendix 8 – Rangitahi Structure Plan
- Appendix 10.1 – Raglan Town Centre Statement (further detail overleaf)
- Schedule 30.3 and 30.4 - Maori Sites & Areas of Significance
- Schedule 30.5 - Significant Natural Areas

The development of Rangitahi Peninsula is also subject to specific objectives and policies within the PDP. The development of the peninsula forms an extension to Raglan township and is covered by provisions that also have relevance to the wider setting. An overview of the main objectives is outlined below:

(a) Development of the peninsula is of a character and scale that reflects its harbour setting and is compatible with Raglan's seaside village character. (PDP Chapter 9: Specific Zones. 9.3.1 Objective - Development)

(a) Non-residential activities contribute to village character without significant adverse effects on the role, amenity, commercial and social function of the Raglan town centre or effects on traffic. (PDP Chapter 9: Specific Zones. 9.3.2 Objective - Non-residential activities)

(a) Natural features of the Rangitahi Peninsula including landscape, ecology, habitat and the coastal environment are maintained and enhanced. (PDP Chapter 9: Specific Zones. 9.3.3 Objective - Natural Features)

(a) Cultural and historic heritage on the Rangitahi Peninsula is retained. (PDP Chapter 9: Specific Zones. 9.3.4 Objective - Heritage)

Waikato District Council: Raglan Town Centre Character Statement (2018)

The Raglan Town Centre Character Statement provides a broad assessment on the character of the town centre. The statement outlines the outcomes sought and identifies a set of guidelines on how to achieve them. The guidelines predominantly include design and building controls to ensure proposed development within the town centre is appropriate to its setting.

The Character Statement identifies Raglan town centre as being characterised by:

- A wide, central main street (Bow Street) with a palm tree planted central median, raised pedestrian crossings, wide footpaths and outdoor dining
- Small scale (one to two level, narrow frontages) buildings along Bow Street, built up to the front boundary with active frontages and verandahs
- The landmark Harbour View Hotel located along Bow Street at the end of Wainui Road
- The built form and landscaping along Bow Street framing views towards the harbour at its western end
- Commercial and retail activities which spill over from Bow Street in a southern direction along Wainui Road (towards the Raglan Fire Station and Museum) and connecting Wainui Road and Bow Street along Bankart Street
- On-street parking along main commercial streets
- Traditional roof forms including gabled and hipped roofs
- Predominantly post supported verandahs.

The Character Statement forms a part of the Proposed District Plan and is of material consideration.

Raglan Naturally: Community Plan (February 2020)

The Raglan Naturally Community Plan outlines the actions, goals and aspirations identified by the community to help the development of Raglan as it grows and evolves. These aspirations were collected from members of the local community through a series of consultations, focus groups, workshops and questionnaires, providing a snapshot of the community goals. The plan forms a 'local area blueprint' of Raglan and is supported by Waikato District Council.

The community plan provides a breakdown of aspirations over a number of key focus areas including:

- Education
- Local Government and Planning
- Community Wellbeing
- Natural Environment
- Business and Employment
- Arts
- Transport
- Active Recreation
- Infrastructure
- Youth
- Destination and Visitor Management (Tourism)

The provisions and objectives outlined within the Proposed District Plan, Town Centre Character Statement and Community Plan provide a sound overview and baseline to statutory context of Raglan. Many of these provisions focus on the town centre and urban environment, with little statutory context covering the wider context of Raglan or focussing on the specific character of Raglan as a whole.

2. The Current Character of Raglan.

Above: Raglan Harbour from Wallis Street.
(SB) March 2020

2.1 Context

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis which relate to the wider **context** of Raglan. The key characteristics and attributes within the context are **(emphasis added)**:

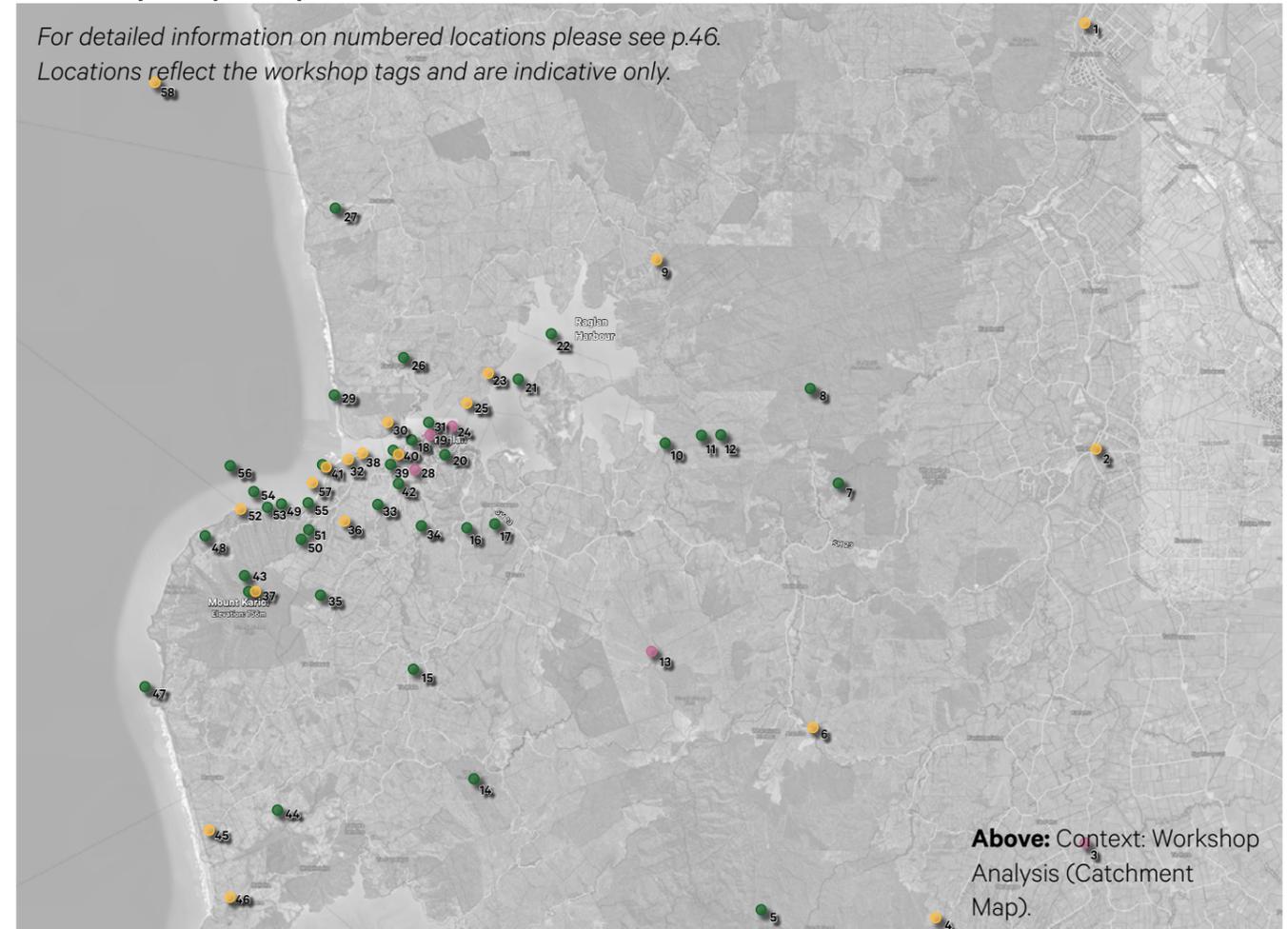
- **Mt Karioi**, to the south of the township. The maunga forms a strong **cultural, physical and visual connection** with the area and is an integral feature within the context of Raglan.
- **Raglan Harbour** surrounding the township which provides a **seaside village character** to Raglan.
- The open **coast** to the west which is known for its high quality surf, forming an integral part of the **culture** of Raglan.
- The **headlands and peninsulas** which are a strong characteristic of the west-coast location within New Zealand.
- The varied land-use within the wider setting of the township. Whilst this is predominantly **agricultural** in use, it is interspersed with areas of **native bush**, Department of Conservation Reserves and tourism activities such as Bridal Veil Falls and the Wind

Farm. The variety of rural and outdoor activities within the setting of Raglan contributes to the **remote** and **rural** character of the township.

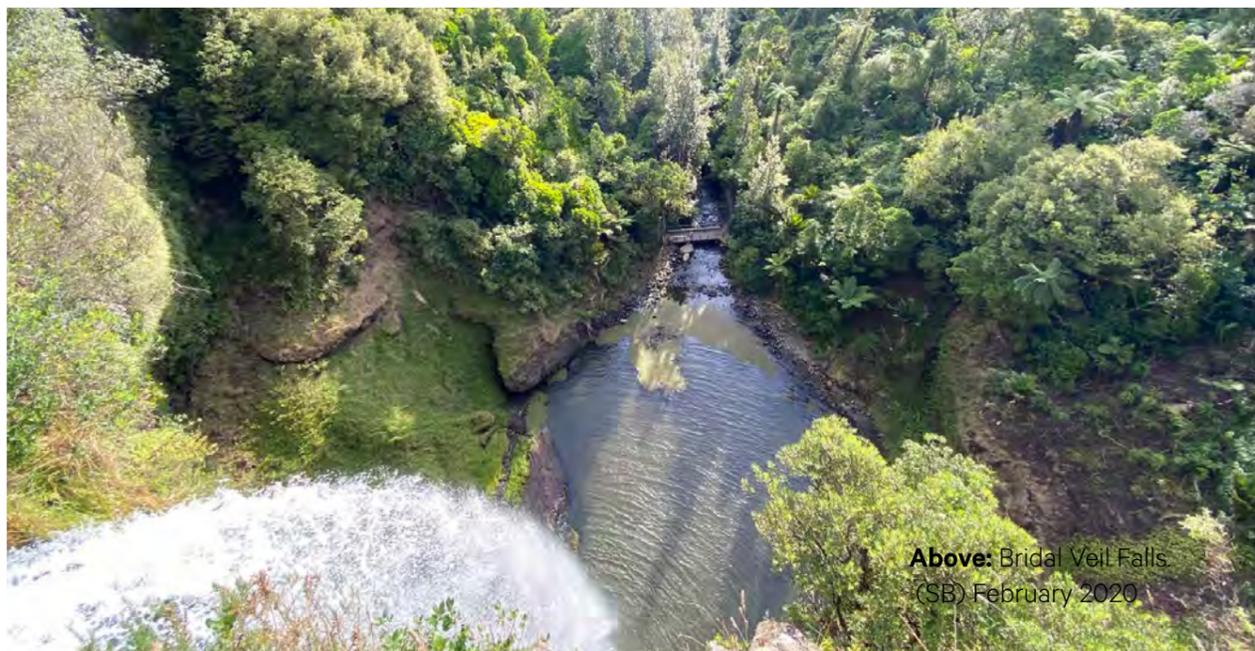
- The **long distance views** towards Mt Karioi and the setting of Raglan available from near Waitetuna upon the approach to Raglan along SH23 from the east. These long distance views provide a **sense of arrival**.

Workshop Analysis Map

For detailed information on numbered locations please see p.46. Locations reflect the workshop tags and are indicative only.



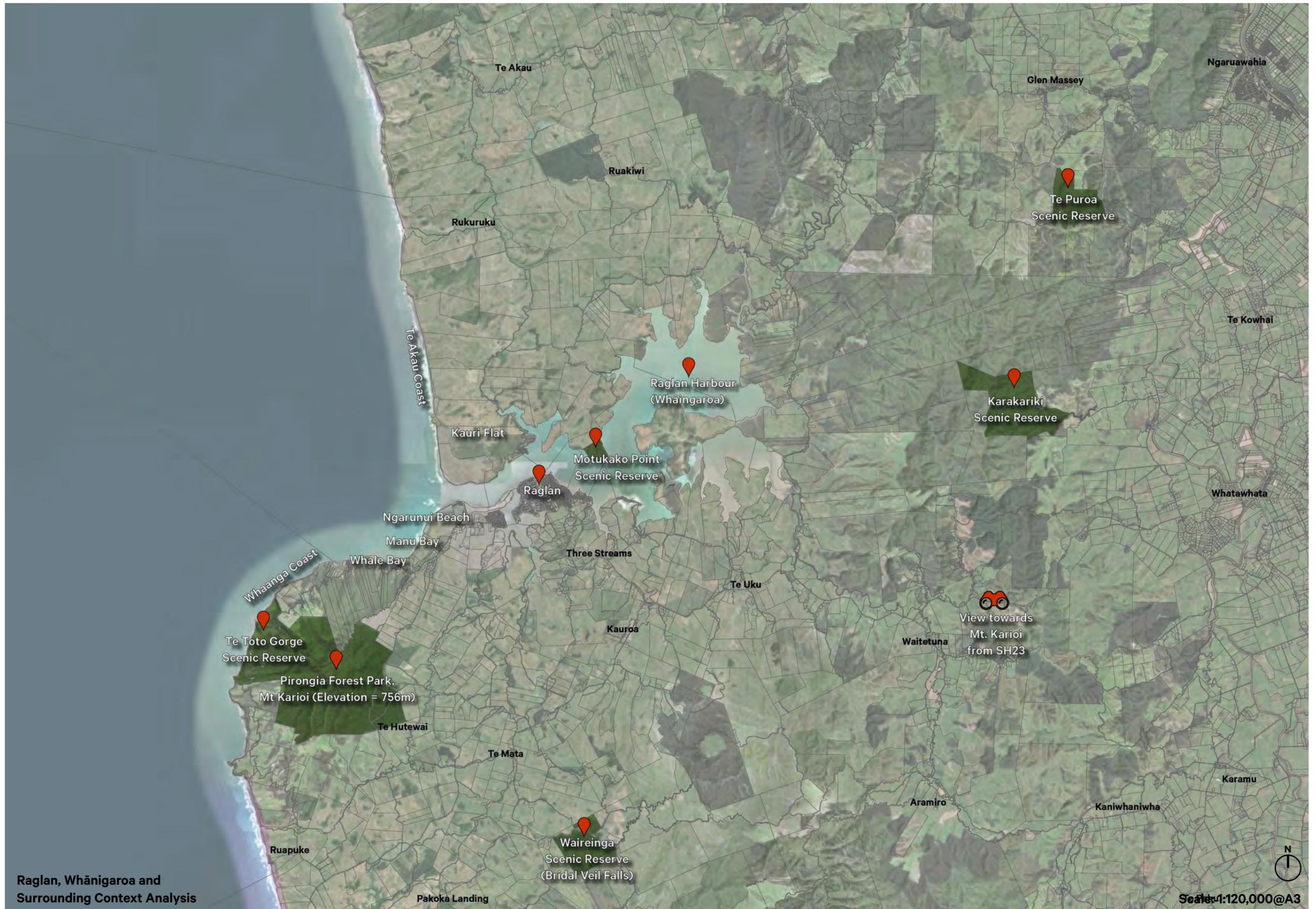
Above: Context: Workshop Analysis (Catchment Map).



Above: Bridal Veil Falls (SB) February 2020



Above: Raglan (Whāingaroa) from Mt Karioi. (SB) February 2020



Raglan, Whānigaroa and Surrounding Context Analysis

2.2 Tangata Whenua and Historical Significance

This section is an overview of the findings of the combined workshop and analysis in relation to **Tangata Whenua and historical significance** within the context of Raglan (**emphasis added**):

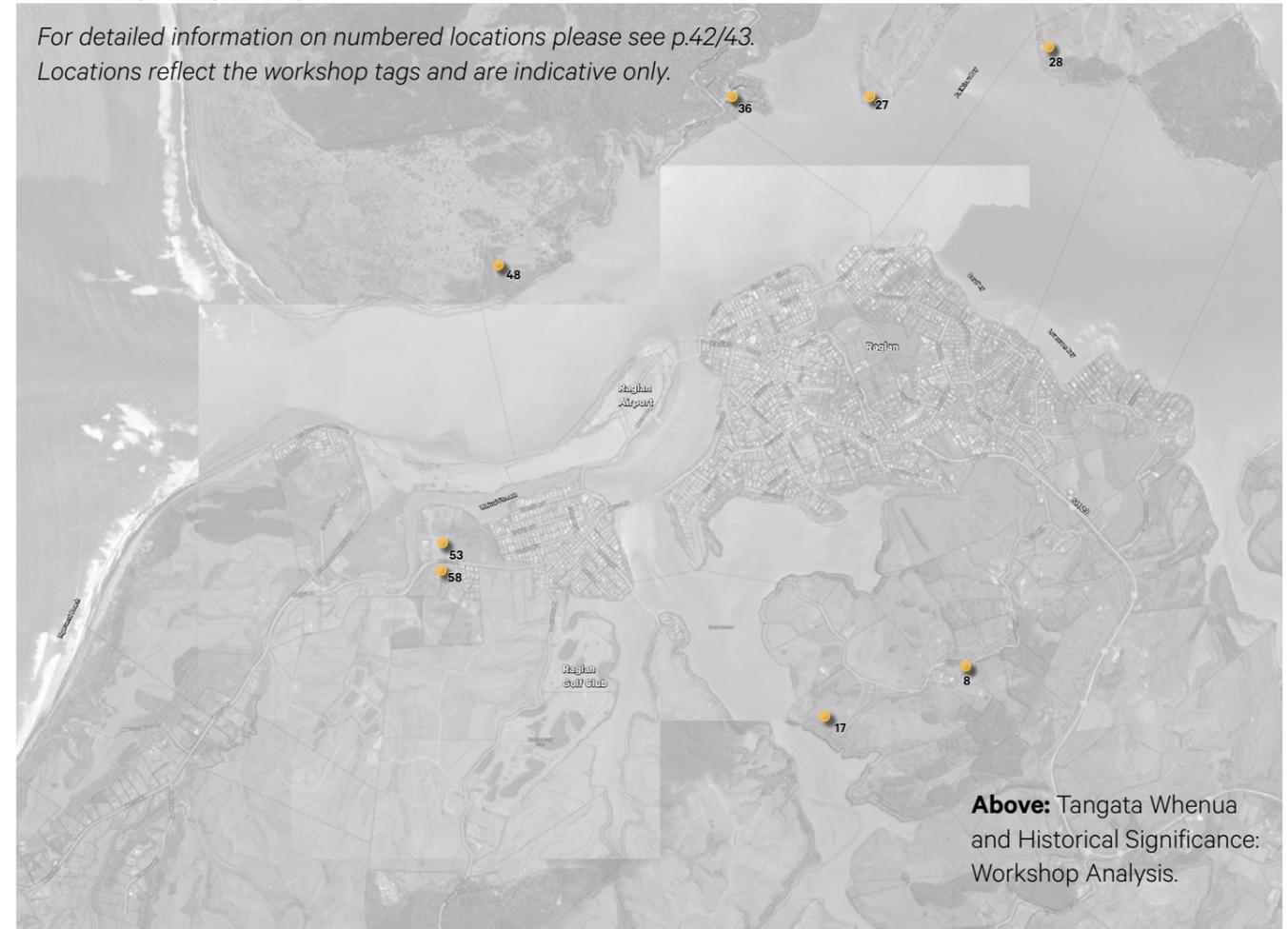
- The extent of **Pa sites** on the headlands and coastline surrounding Whāingaroa are indicative of the extensive and long-founded Māori occupation of this area.
- **Horea - Rangitoto Point** which has strong cultural heritage values associated with prolific pre-european occupation along the coastal edge. As identified within the Waikato District Landscape Study, this location has significant recorded cultural values associated with the feature for tangata whenua. Tapu sites are located all along the coast, including a concentration on Horea - Rangitoto Point. Horea is of particular significance to Tainui Awhiro. The area is part of a wider tribal landscape for Tainui Awhiro that includes Whāingaroa and surrounding harbours and coastlines.
- **European occupation** began in the 1830's with the arrival of missionaries who were embraced by local

Māori. In the coming years, a European settlement and large scale conversion of land to pasture began, following the purchase of land from Chief Wiremu Neera Te Awaitaia in the mid 1850's.

- **Raglan Golf Course** was the focus of Raglan's Māori Land Rights protests lead by Tuaiwa Hautai "Eva" Rickard in 1969. The land, was aquired by the New Zealand Government to facilitate a military arifield during WWII. When no longer required for defence purposes, the land was turned into a public golf course as opposed to being returned to its former owners (the Tainui Awhiro peoples).
- The planting of the **Pheonix Palms** along Bow Street in 1922 which form key characteristic features within modern-day Raglan. Bow street was originally planted with Black Tree Ferns by locals to celebrate a visit by the Governor-General Viscount Jellicoe. Following her successful visit the more permanent Pheonix Palms were planted.
- Raglan has transformed from a predominantly flax, timber and farming export town, to a tourism destination and world renowned surfing hotspot. Today, the township is known for its **surfing**, beaches and active arts and crafts.

Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.



Above: Tangata Whenua and Historical Significance: Workshop Analysis.

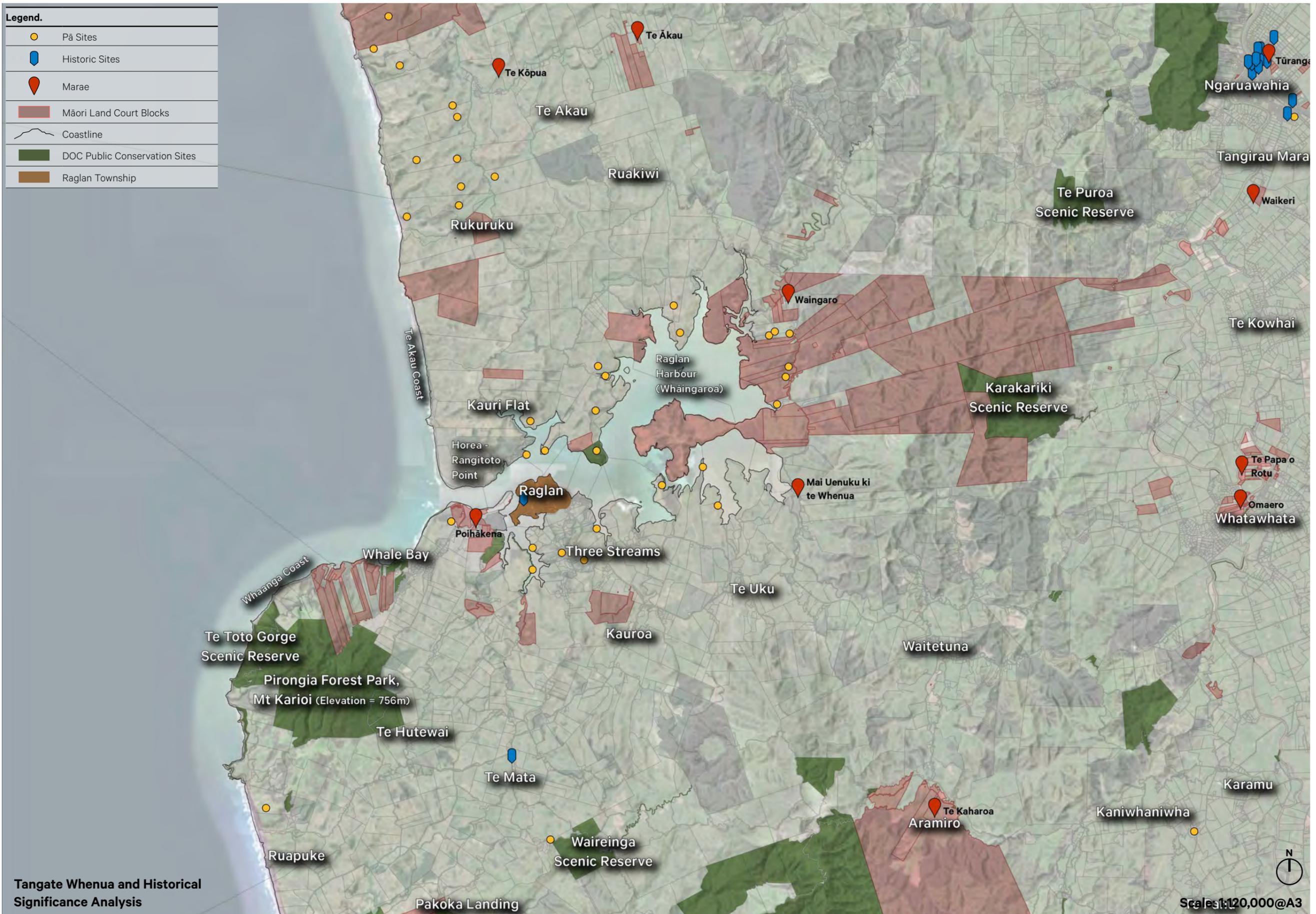


Below: Harbour View Hotel. (SB) March 2020



Below: Mt Karioi from Ngarunui Beach. (SB) February 2020

Legend.	
	Pā Sites
	Historic Sites
	Marae
	Māori Land Court Blocks
	Coastline
	DOC Public Conservation Sites
	Raglan Township



Tangate Whenua and Historical Significance Analysis

Scale: 1:120,000@A3

2.3 Topography

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **topography** within the context of Raglan. The key characteristics and attributes in relation to topography are **(emphasis added)**:

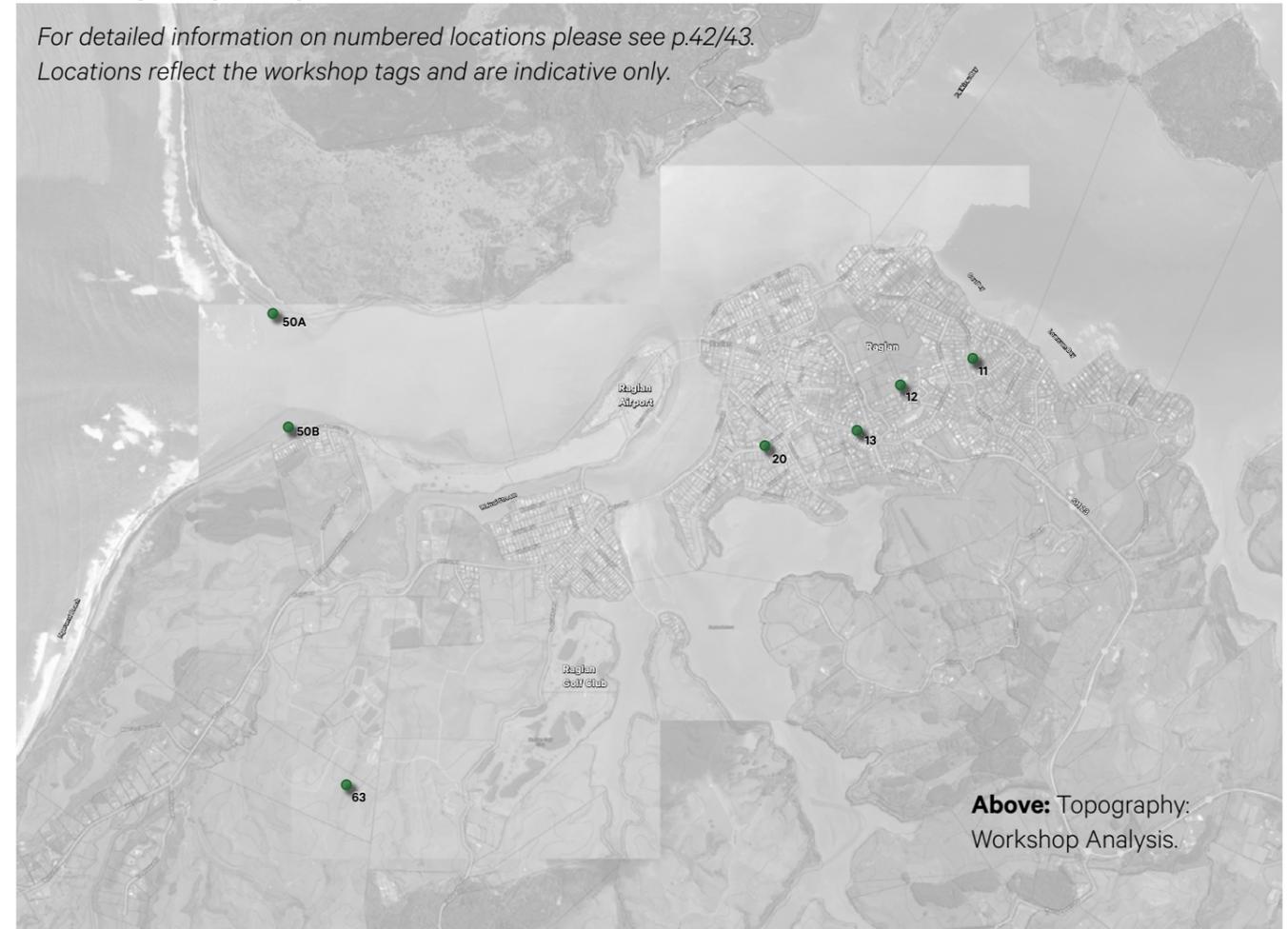
- **Mt Karioi** is a prominent and highly significant landscape feature within the setting of Raglan, with an elevation of 756m above sea level.
- The ranges associated with **Karikari Scenic Reserve** to the east, are notable features along the horizon from Raglan township.
- The rising topography to the north of Raglan Harbour including **Horea-Rangitoto Point** and **Motukokako Point** is a prominent and locally significant backdrop to the township.
- The rising landform either-side of the harbour entrance creates a **gateway** and **threshold** between the surf and harbour.
- The localised setting of Raglan includes **undulating** landform which breaks into a series of **peninsulas** and headlands where it meets the harbour. The

wider setting is characterised by **hilly** landform upon the approach to the ranges to the east and south.

- The ranges within the wider setting of Raglan provide a broad **'bowl'** like topography, with Raglan township and Raglan Harbour at the base.
- Raglan township is located across multiple peninsulas with topography within the township rising to form **local hills**, offering views over the harbour and to other prominent features within the setting of the township.
- Raglan's built environment, in particular its residential areas follow these contours. **Houses on hills** with layered views are common-place within the settlement.

Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.



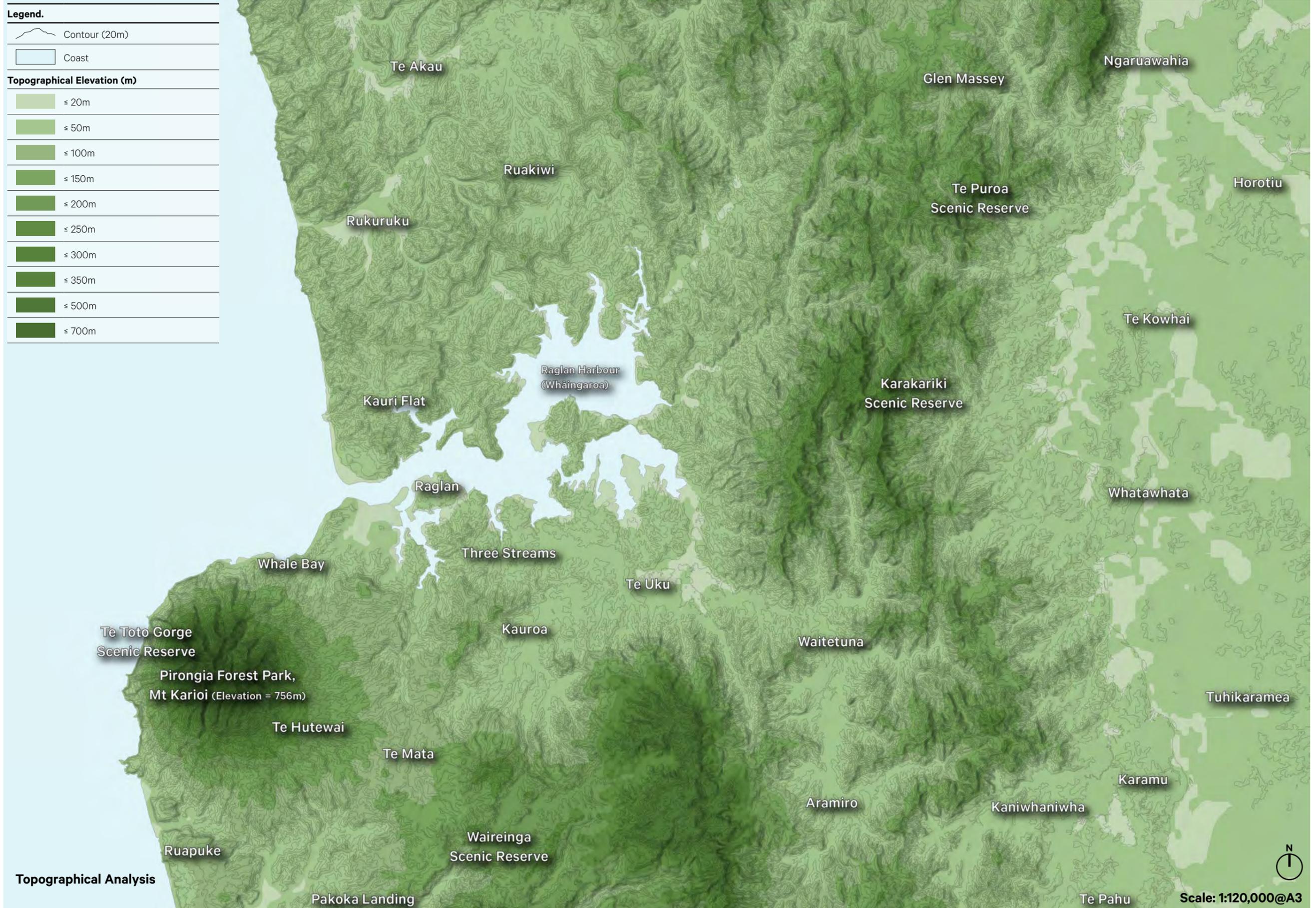
Above: Topography: Workshop Analysis.



Below: Rising landform within Raglan (Whāingaroa). (SG) March 2020



Below: Wider landscape of Whāingaroa as seen from Te Hutewai Road. (SB) February 2020



2.4 Water Bodies

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **water bodies** within the context of Raglan. The key characteristics and attributes in relation to water bodies are **(emphasis added)**:

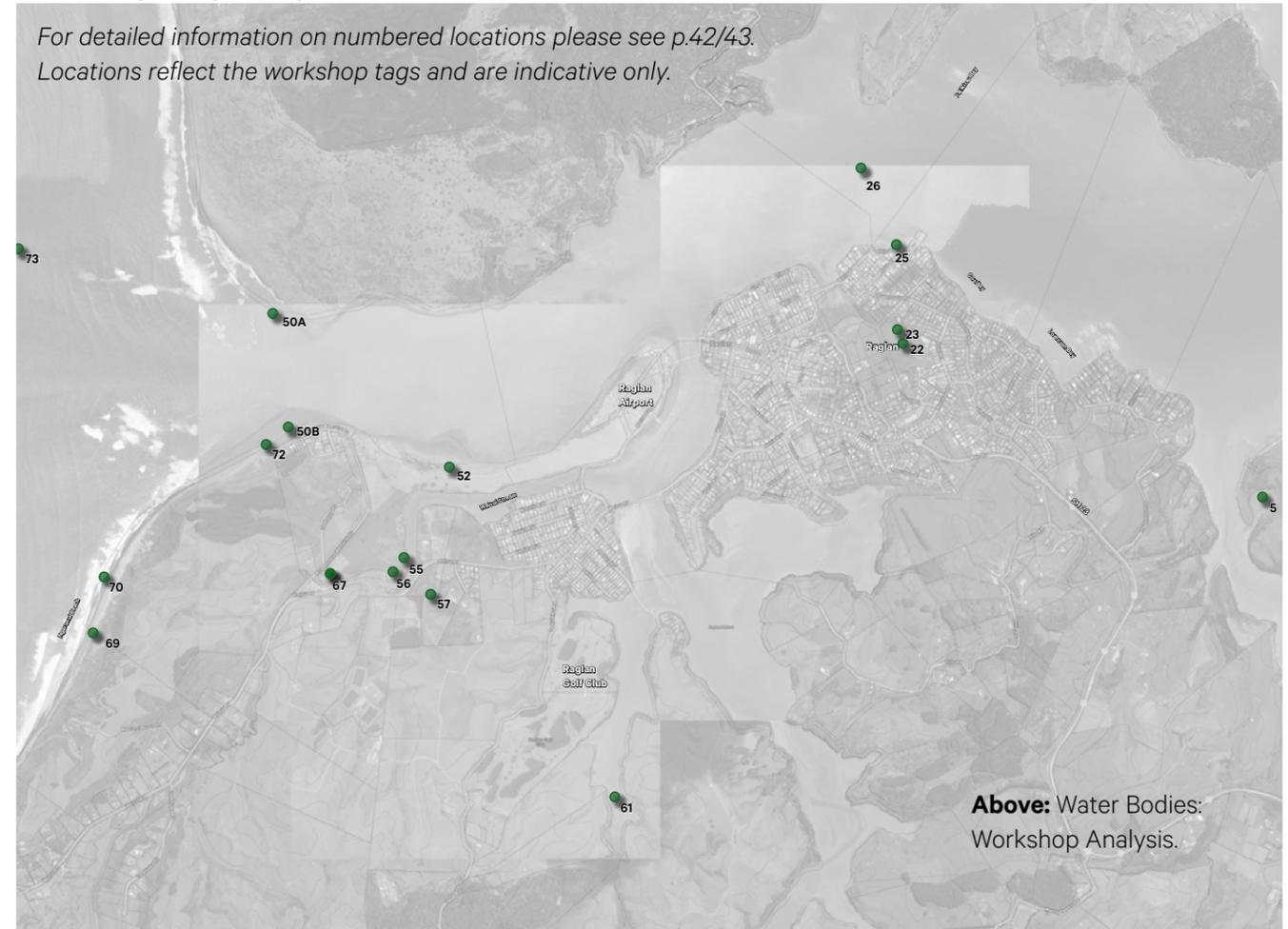
- Raglan is a **coastal settlement** with strong physical and visual **connections** to the surf to the west and harbour to the north. **Water views** form a key characteristic within the township, often framed at the end of carriageways by built form or vegetation.
- The coast to the west forms a strong **cultural connection** both in relation to Tangata Whenua and modern day tourism. Ngarunui Beach, Whale Bay and other prominent surf areas are fundamental features within the setting of the township which have contributed to Raglan's rapid growth and popularity in recent years.
- Raglan Harbour forms the immediate setting of the township to the north with strong connections between the settlement and the water's edge. The edges of the harbour are **open** and largely

accessible, with access points and walkways being a recurring feature around the perimeters of the township.

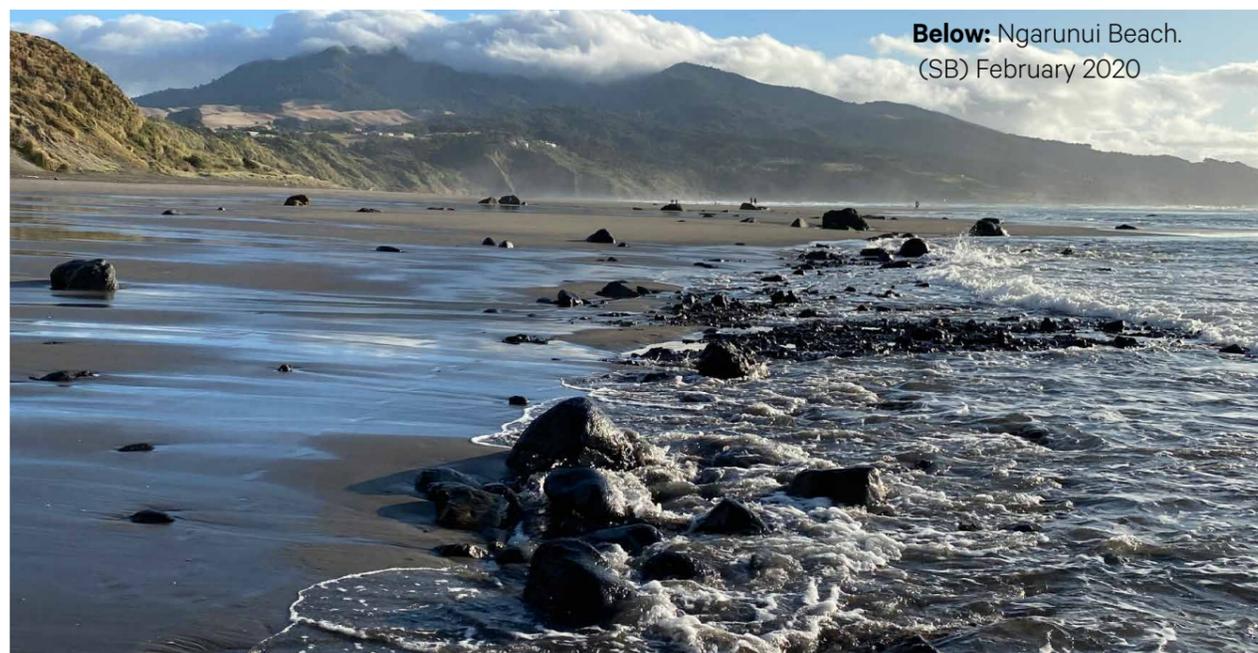
- **Raglan Wharf** forms a key nodal point within the township with a small hub of cafés and shops. The wharf provides strong commercial access to the harbour, used for fishing, charter and tour boats.
- The township is formed across a series of **peninsulas** with an extensive coastline between the settlement and harbour edge, extending along Wainui Stream, Opotoru Inlet and the surrounding catchments. These edges are generally well **vegetated** and **accessible**.

Workshop Analysis Map

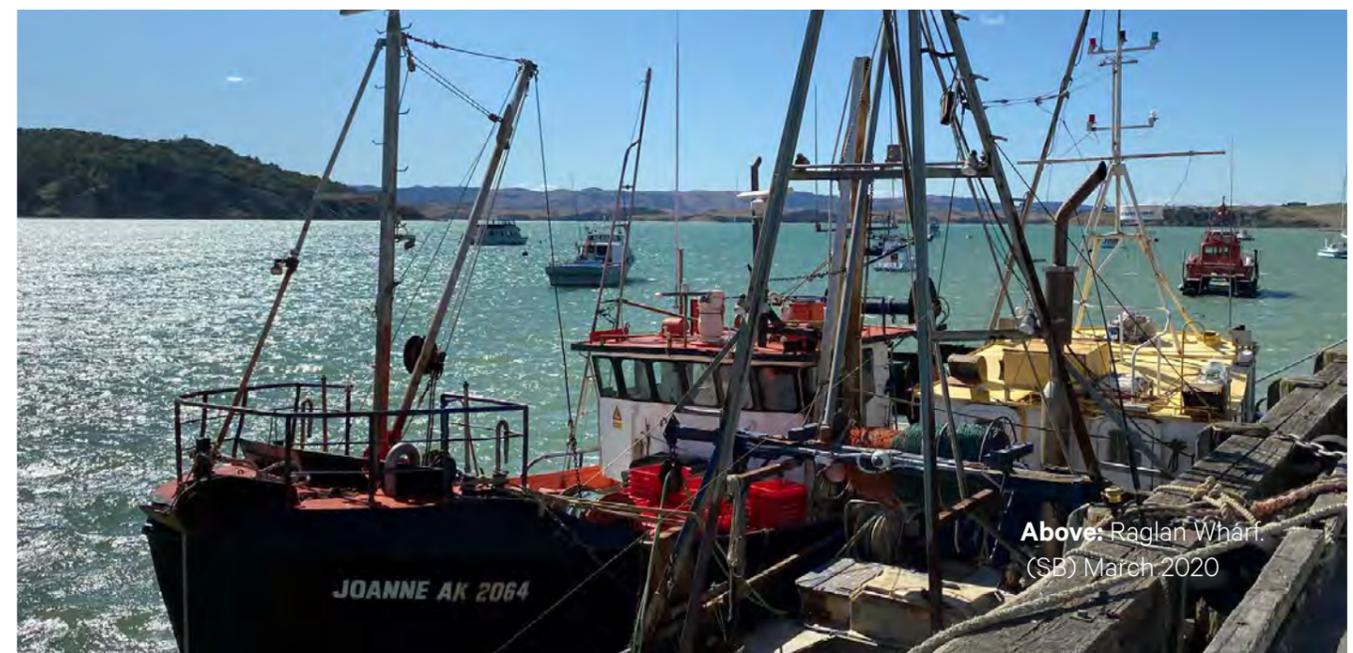
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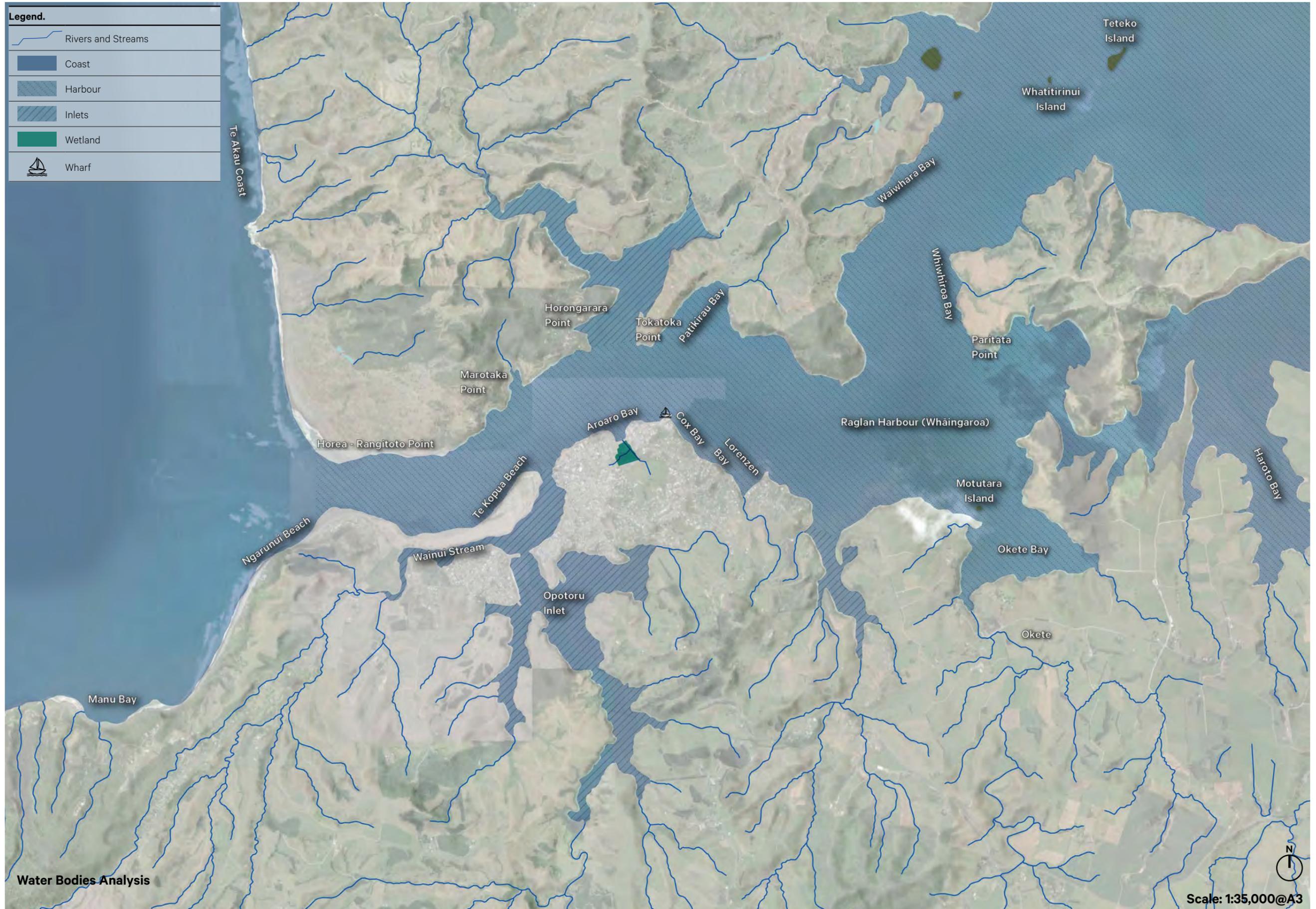
Above: Water Bodies: Workshop Analysis.



Below: Ngarunui Beach. (SB) February 2020



Above: Raglan Wharf (SB) March 2020



2.5 Vegetation

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **vegetation** within the context of Raglan. The key characteristics and attributes in relation to vegetation are **(emphasis added)**:

- The rising landform and native regeneration on **Motukako Point Scenic Reserve** and **Horea-Rangitoto Point** provide an open and vegetated backdrop to the township, contributing to the **remote** and **rural character** of Raglan.
- The vegetated slopes of **Mt Karioi** forms a key landscape reference point visible from throughout the township.
- The prominent and historic **Phoenix Palms** which line Bow Street, identified as Notable Trees within the District Plan. These form the **'spine'** of the town centre and are key markers within Raglan.
- The informal roads within the township include **wide berms**, often with established **tree planting**.
- The **vegetated sinuous harbour and informal edges** around Raglan township which are

commonly identified as Significant Natural Areas within the Proposed District Plan.

- The area of **wetland** in the centre of Raglan which provides environmental benefits and a forms a connection between the harbour to the north and neighbouring reserves to the south.
- The wider **rural context** is largely characterised by agricultural land interspersed by occasional **blocks of plantation forestry**, areas of **native bush**, reserves, vegetated catchments and **shelterbelts**.

Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.



Above: Vegetation: Workshop Analysis.

Below: Horea-Rangitoto Point.
(SB) March 2020



Below: Bow Street.
(SB) March 2020





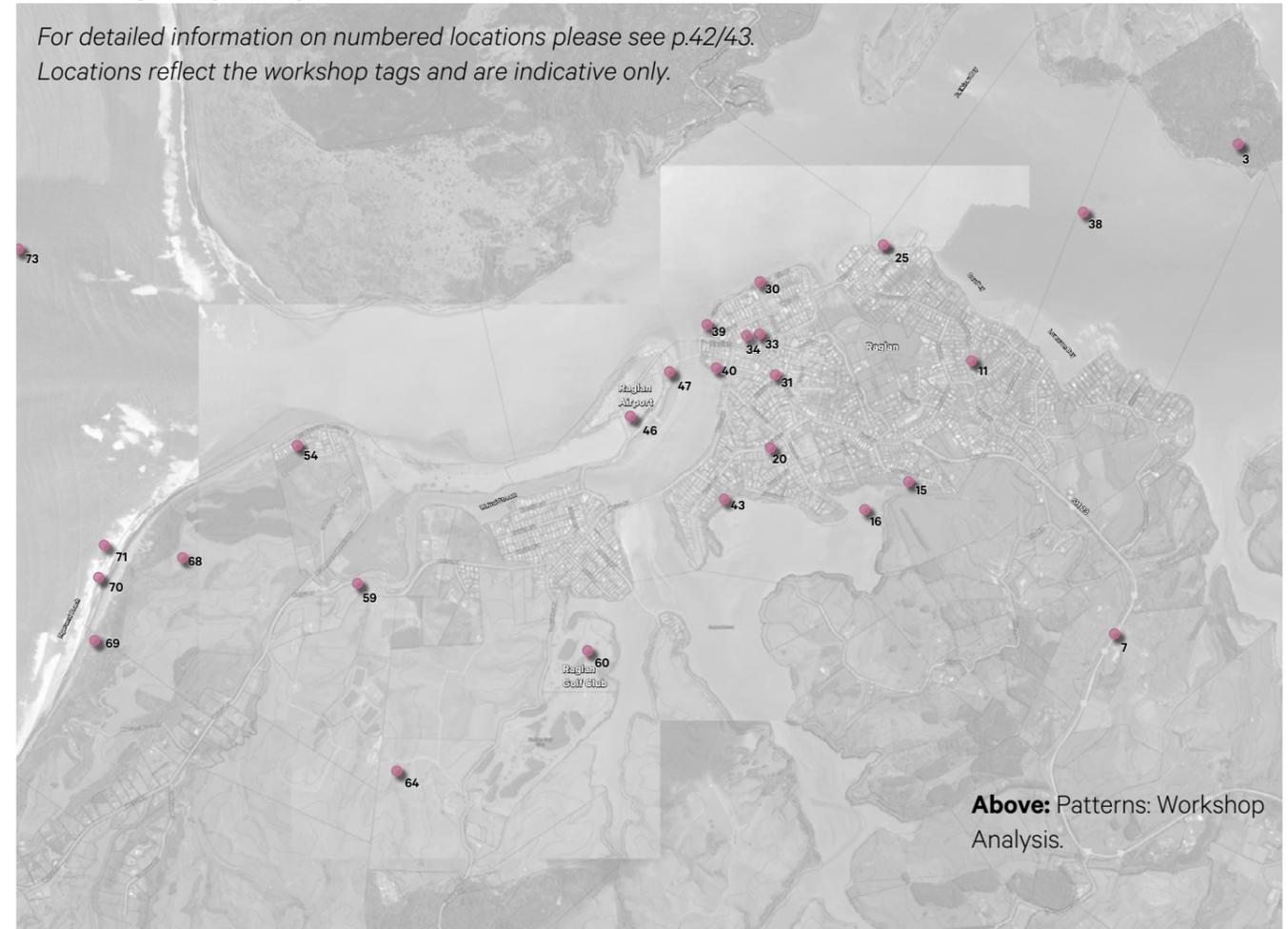
2.6 Patterns

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **land use patterns** within the context of Raglan. The key characteristics and attributes in relation to land use patterns are **(emphasis added)**:

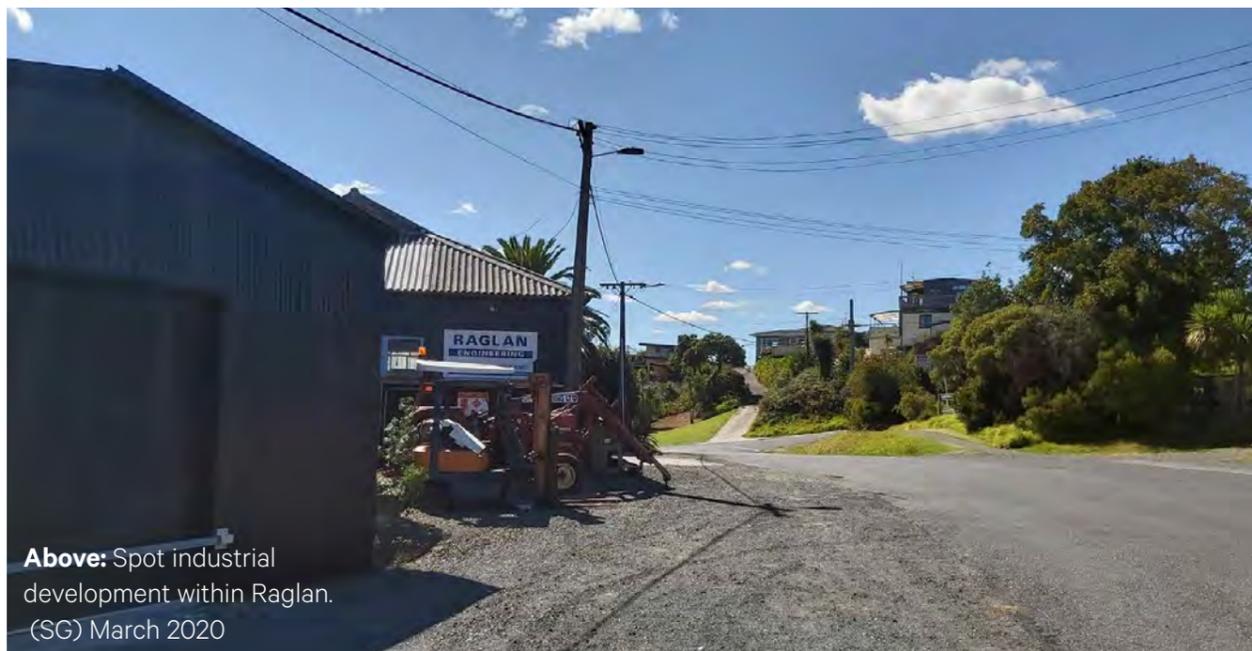
- **The township is predominantly residential**, with **pockets of commercial and industrial use**. Residential development is interspersed with areas of open space, with good access to the harbour edge.
- The main industrial area servicing Raglan is outside of the township at Nau mai Road, off SH23.
- **Large-scale recreational** land use such as beaches, reserves, the golf course and camp-sites all form the immediate setting to the township, contributing to its **rural** and **open** character. These land uses create a large number of activities such as surfing, kayaking, swimming, paddle-boarding, fishing, kite-surfing, golfing etc.
- The settlement is interspersed with **small-scale recreation** areas including smaller parks and sports fields.
- Raglan has been developed on a **series of peninsulas**, providing **segmented** settlement, with each peninsula being of a different character.
- Raglan airfield / airport is located adjacent to Papahuna Reserve, resulting in that peninsula remaining largely **green, open** and **devoid of built form**.
- Small **clusters** of development are apparent within the surrounds of the township, often located on rising landform or overlooking to the coast or harbour.
- The wider setting of Raglan is predominantly characterised by **agricultural** (pastoral) land interspersed with intermittent blocks of **woodland**, regenerating **native bush** and Department of Conservation **Reserves**.

Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.



Above: Patterns: Workshop Analysis.

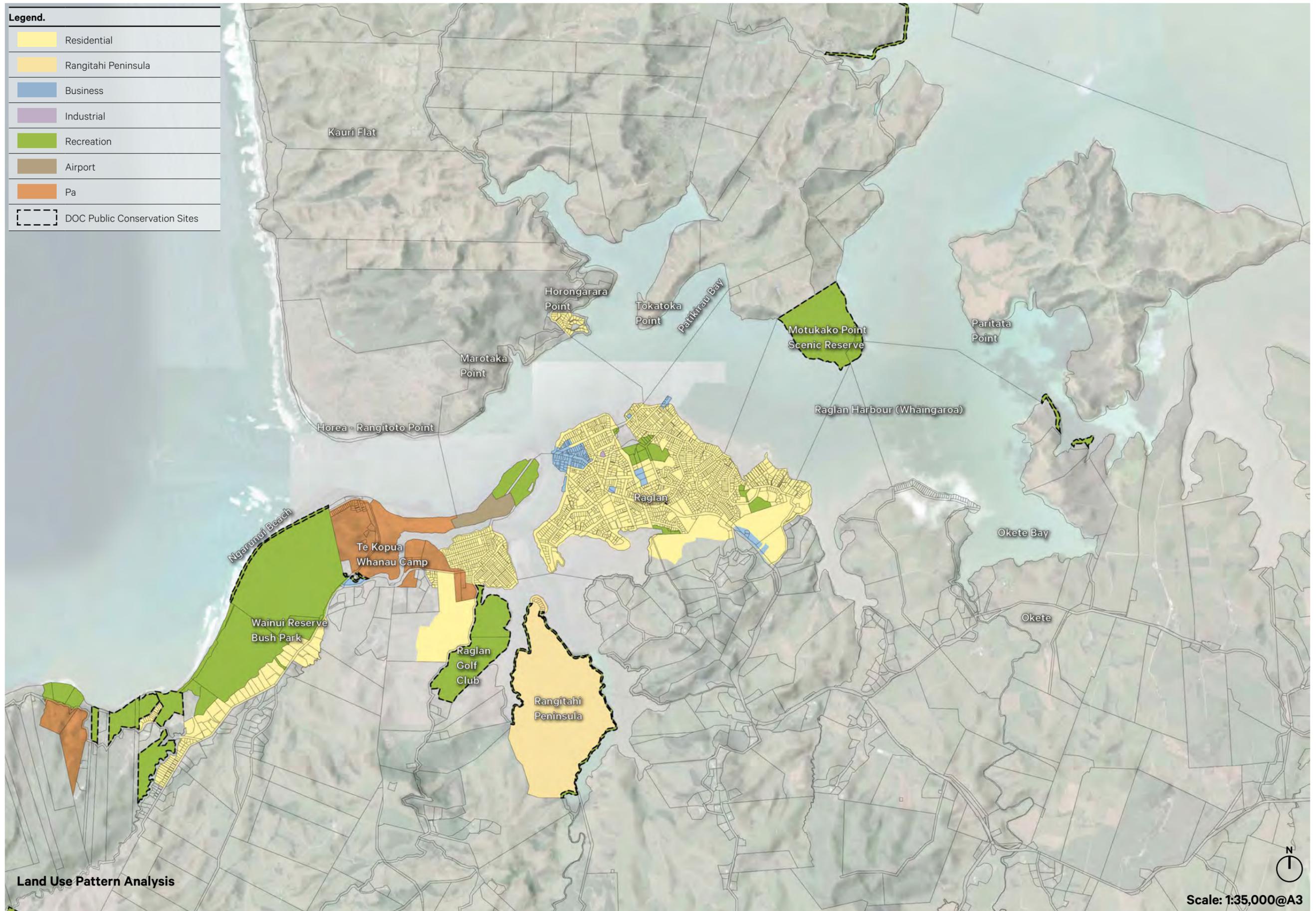


Above: Spot industrial development within Raglan. (SG) March 2020



Below: Rural setting of Raglan from Te Hutewai Road. (SG) February 2020

Legend.	
	Residential
	Rangitahi Peninsula
	Business
	Industrial
	Recreation
	Airport
	Pa
	DOC Public Conservation Sites



Land Use Pattern Analysis

Scale: 1:35,000@A3

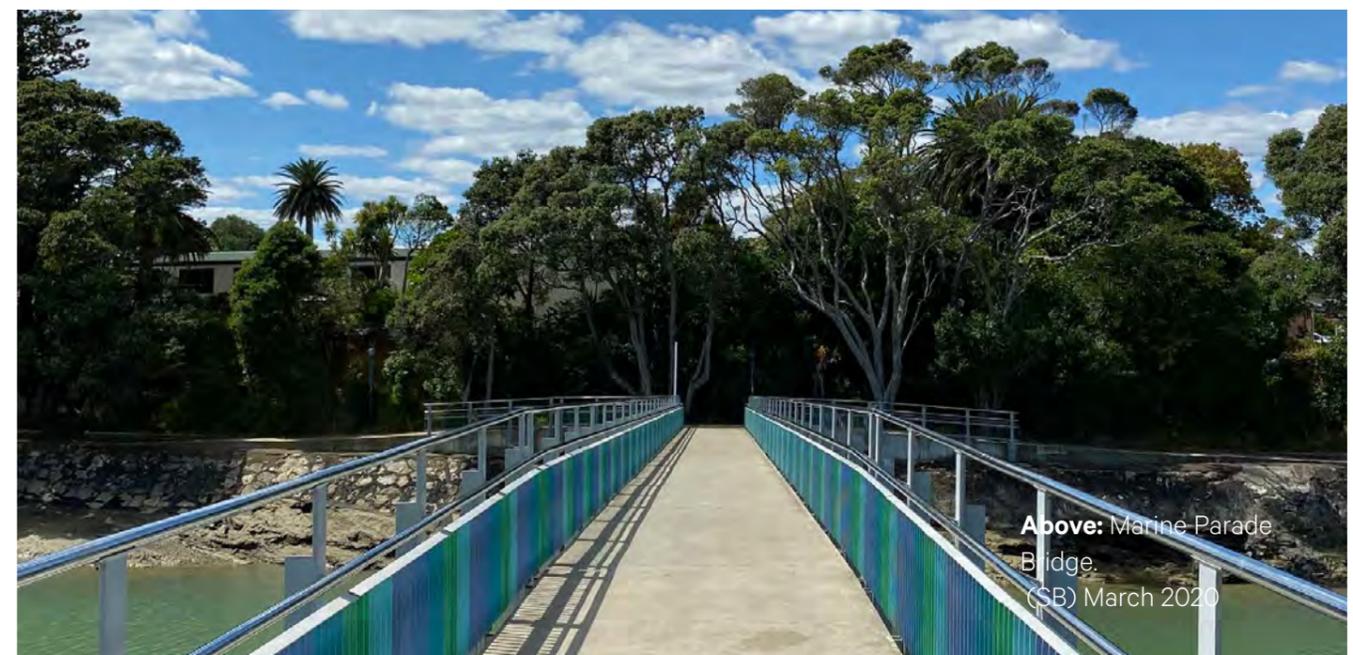
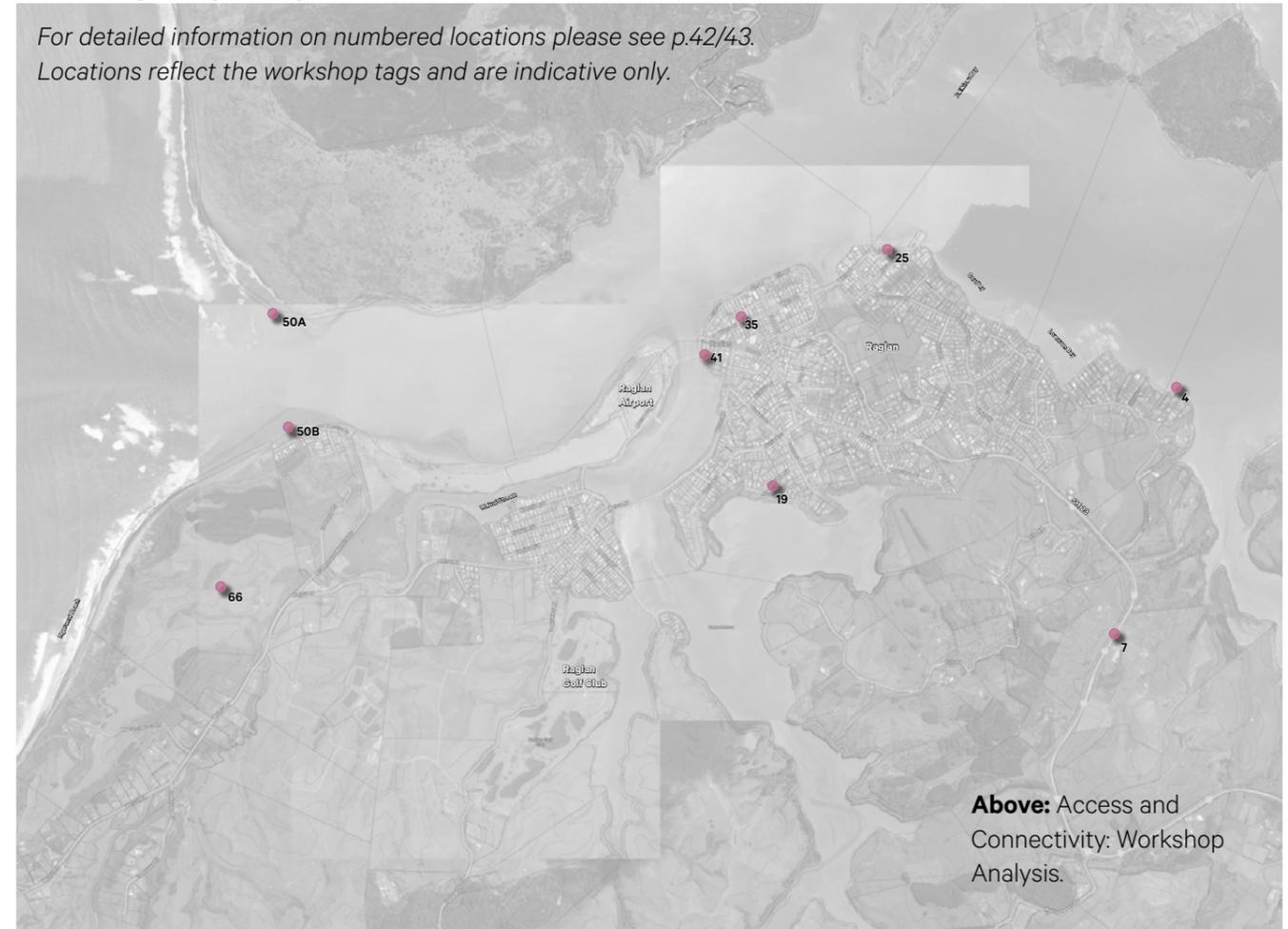
2.7 Access and Connectivity

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **access and connectivity** within the context of Raglan. The key characteristics and attributes in relation to access and connectivity are (**emphasis added**):

- The primary access road into Raglan, State Highway 23 (**SH23**) which provides strong transport connections between Raglan township and Hamilton.
- The prominent and historic **Phoenix Palms** which line **Bow Street**, the main street within Raglan township. These form the **'spine'** of the town centre and act as key markers within Raglan.
- A key attribute of Raglan is the **informal road layout** and network within the township which generally follows the underlying landform and topography. Roads are constructed in bitumen, commonly with concrete kerbs, wide berms and on-road parking, contributing to the **openness** and **spaciousness** of the town.
- The **walk-ability** of the township and **compact** layout of the town centre, providing easy access for pedestrians and cyclists.
- Raglan is located across a series of peninsulas, connected by **vehicular** and **pedestrian bridges**. These bridging points are integral to the access and **walk-ability** of Raglan creating a loop between the town centre, Papahua Reserve and the western peninsula.
- The proximity and easy accessibility to **Raglan Harbour** and the coast, reinforcing a **seaside village character**.
- **Raglan Wharf** which provides recreational and commercial access to Raglan Harbour.
- The **bus service** which provides regular connections between Raglan and Hamilton.
- **Raglan Airport** adjacent to Papahua Reserve.
- The localised setting of the township includes multiple **bush walks** and **tramping tracks**, providing good access to rural open space and informal recreation.

Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.





2.8 Grain, Layout and Scale

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **grain, layout and scale** within the context of Raglan. The key characteristics and attributes in relation to grain, layout and scale are **(emphasis added)**:

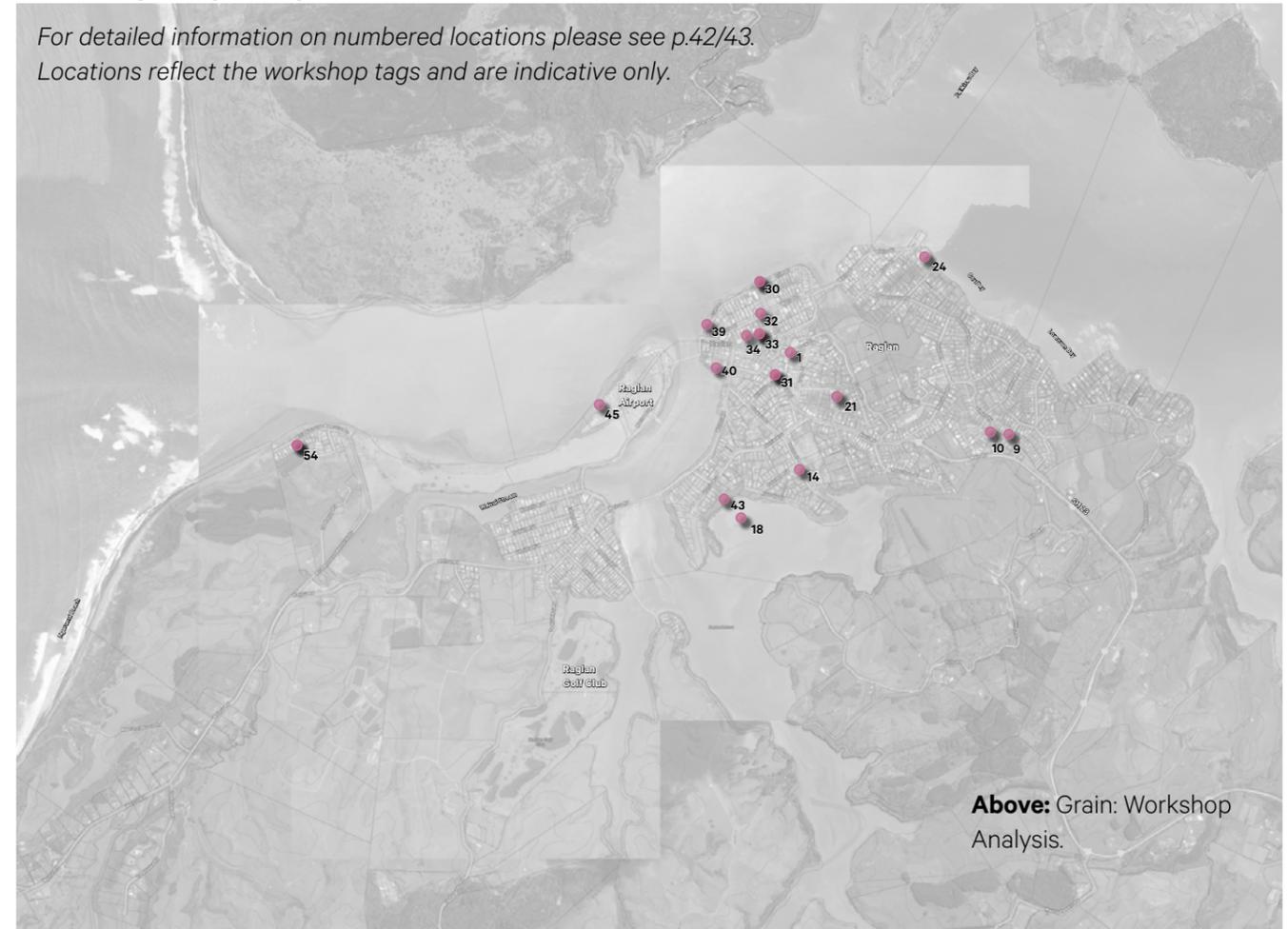
- The town centre of Raglan is **compact** with the building layout being more dense. Buildings remain of a **human scale**, with built form rarely being greater than two storeys in height.
- The dense and compact layout of the town centre promotes the **walkability** of Raglan, with a series of narrow **lane-ways** being apparent off Bow Street, providing **pedestrian friendly** movement, access and active shop frontages.
- The road layout is **informal**, with wide carriageways, on-road parking and generous berms, which contribute to the **openness** and **spaciousness** of the township.
- Building arrangement outside of the town centre is more **loose**, with larger spaces between buildings. Frequent vegetation associated with lot planting

and planting within the berm provides further **visual separation between buildings** and promotes a **green** and **informal character** within the township.

- Building layout becomes progressively looser in the eastern extents of the township, providing a more **rural approach** into Raglan from SH23.
- Raglan township is located across a series of **peninsulas** which provides a **segmented** character.
- The built environment and building style is generally **relaxed** and **unsophisticated**, with more 'shacks' and less formal development, reinforcing a **quaint township character**.

Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.



Above: Grain: Workshop Analysis.



Above: Raglan (Whāingaroa) from Papahua Reserve. (SG) March 2020



Above: Lane-ways within Raglan (Whāingaroa). (SG) March 2020



2.9 Open Space

The key characteristics and attributes set out below provide an overview of the findings of the combined workshop and analysis in relation to **open space** within the context of Raglan. The key characteristics and attributes in relation to open space are (**emphasis added**):

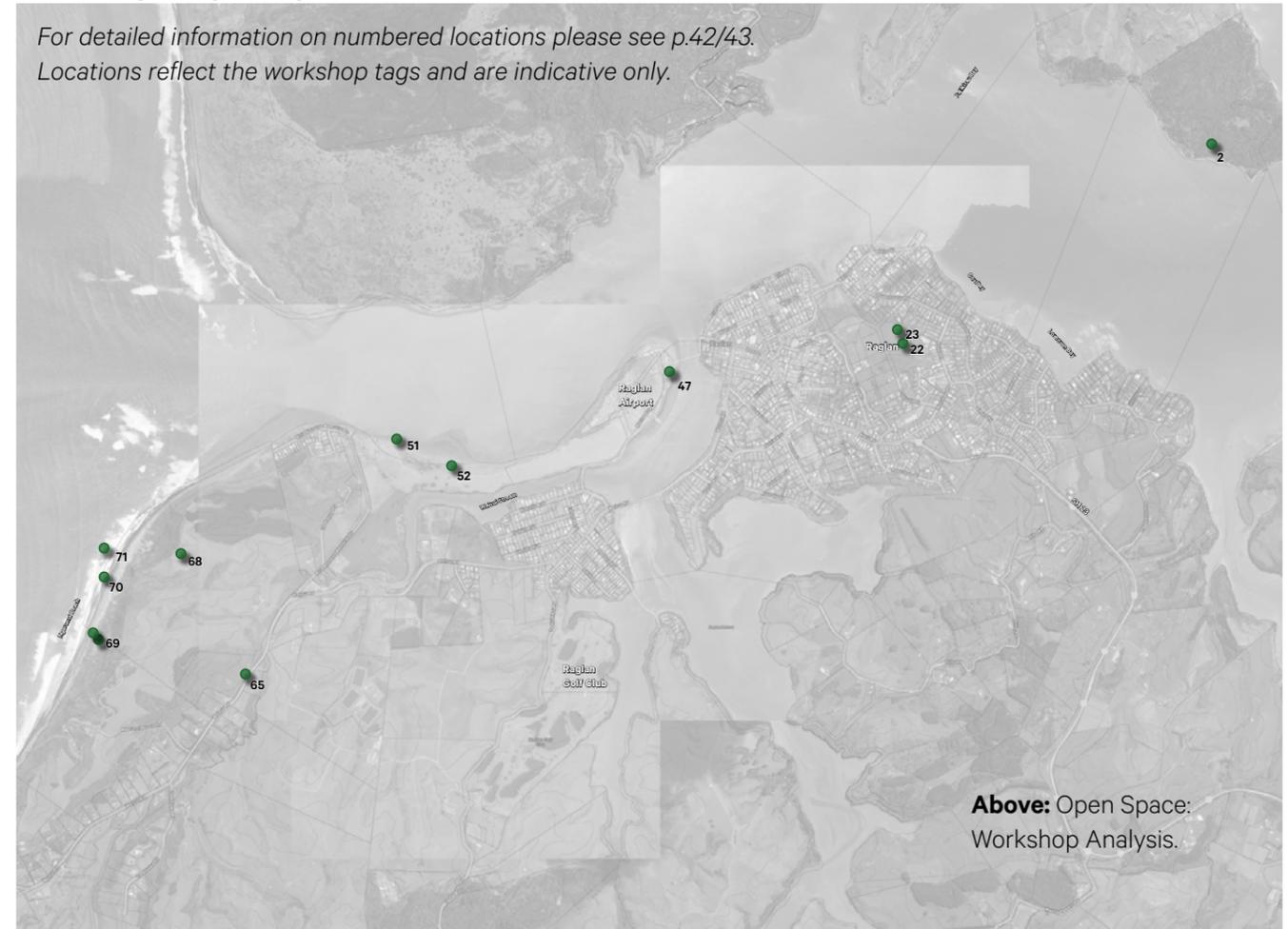
- The **network of open spaces** across the township in combination with the wide berms and mature vegetated setting provide a sense of **openness** throughout Raglan.
- Larger reserves within the township such as the Aroaro Bay wetland and the sports field provide key **recreational** opportunities and **environmental** benefits.
- Papahua Recreation Reserve provides a large area of open space within an easily accessible distance from the town centre. The reserve and the adjacent airfield result in a peninsula that is largely **green, open** and **devoid of built form**.
- The **sinuous harbour edge** of the township remains accessible and open, providing strong pedestrian connections around Raglan. These

walkways often include areas of established and regenerating native vegetation.

- The **coastal edge** and surf is easily accessible, with beaches such as **Ngarunui Beach** and **Whale Bay** being key destinations within Raglan. Coastal related recreational activities, particularly surfing, is a strong contributing factor to the identity of Raglan.
- The localised setting of the township includes multiple **bush walks** and **tramping tracks**, providing good access to rural open space and informal recreation.
- The number of **reserves** within the localised and wider setting of Raglan contributes to the **rural character** of the township, being popular with both residents and tourists.
- The open and undeveloped reserves to the north of Raglan harbour, namely **Motukako Point Scenic Reserve** and **Horea-Rangitoto Point** provide an open and vegetated backdrop to the township.

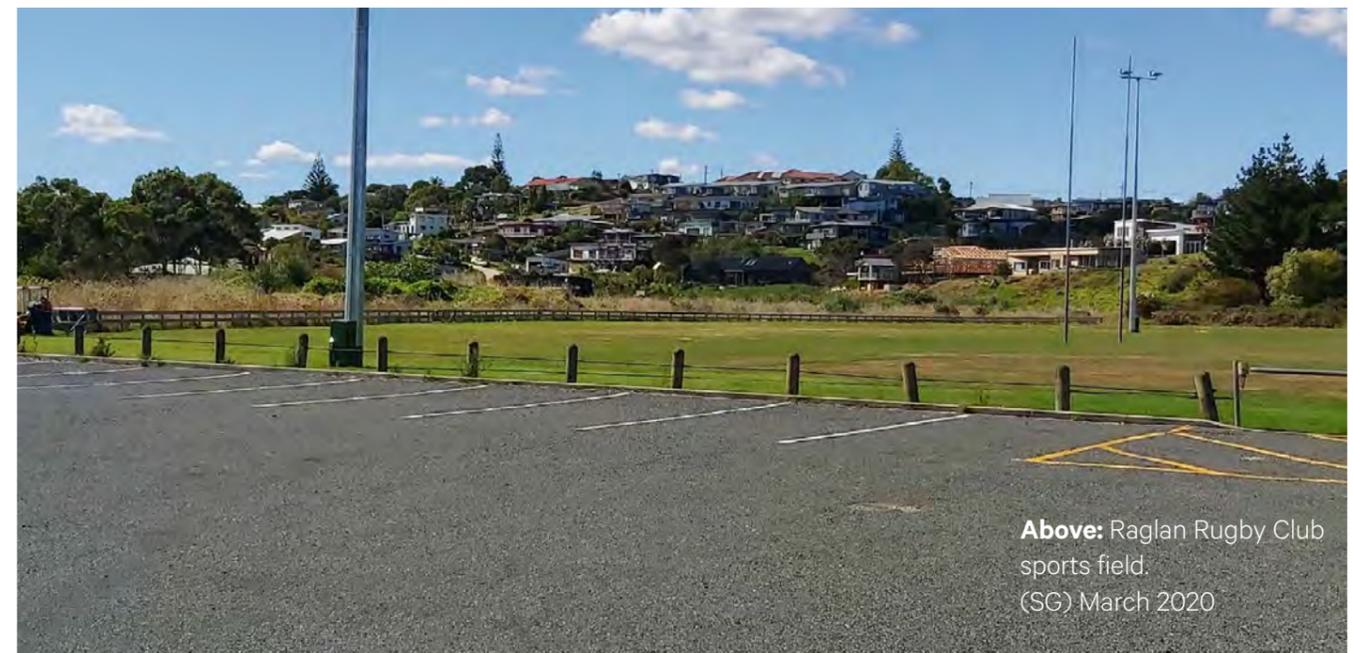
Workshop Analysis Map

For detailed information on numbered locations please see p.42/43. Locations reflect the workshop tags and are indicative only.

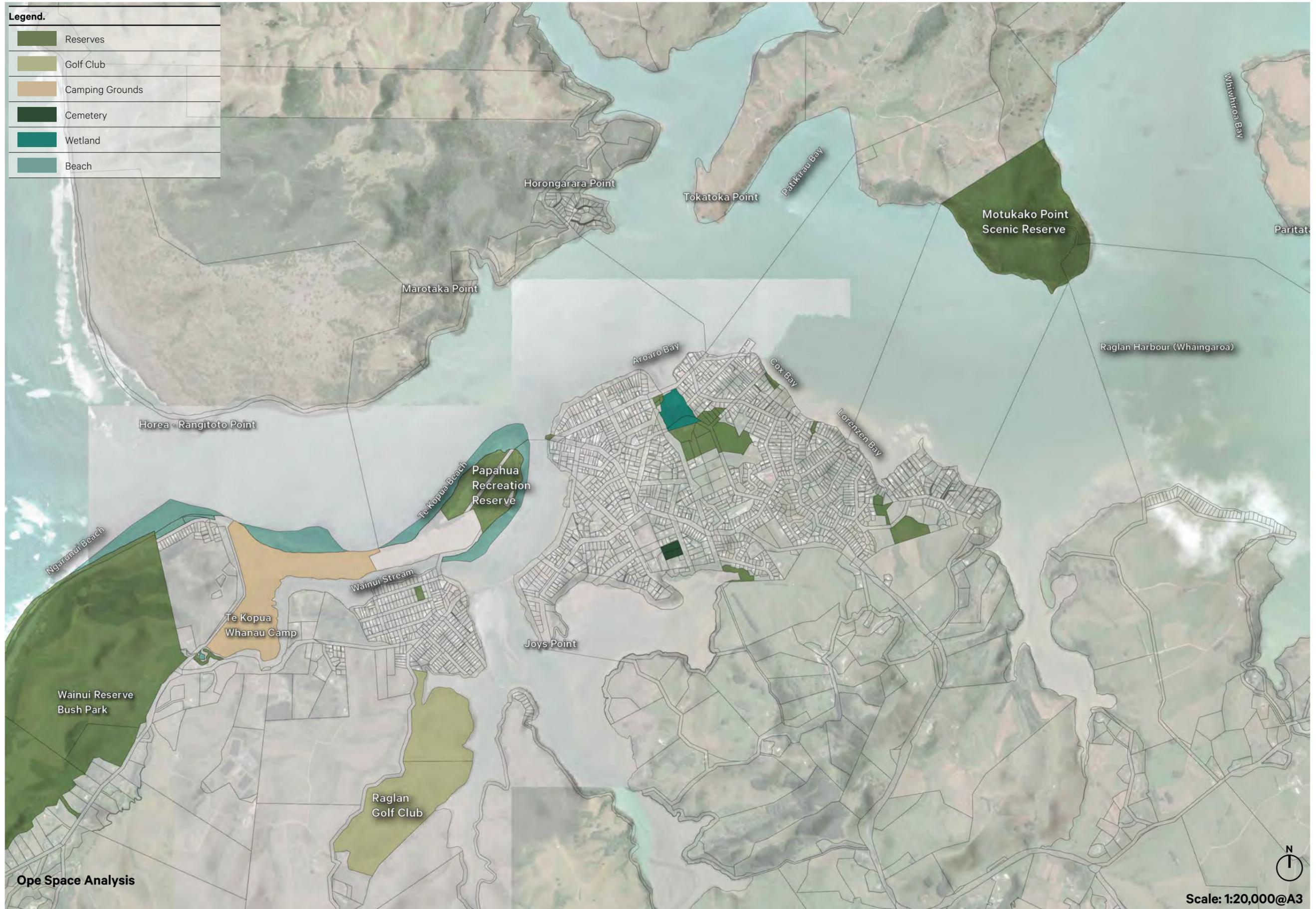


Above: Open Space: Workshop Analysis.

Below: Ngarunui Beach. (SB) February 2020



Above: Raglan Rugby Club sports field. (SG) March 2020



2.10 Summary of Character

Sections 2.1 - 2.9 of this study include an assessment and overview of the character of Raglan and its surrounds in relation to specific organising attributes and topics: Context, Tangata Whenua and Historical Significance, Topography, Water Bodies, Vegetation, Patterns, Access and Connectivity, Grain, Layout and Scale, and Open Space.

These assessments have found that Raglan has a unique identity and intricate character which has been informed over time by its location, historic uses and the tribal relationship with Tainui Awhiro. Through the analysis of this assessment, we have found that **Raglan does have a special character**, which is in part informed by local geography and the arrangement of the township across a series of peninsulas, providing strong and outward looking connections to the harbour, the coast and Mt Karioi which are all important landscape features in the wider context of the town. The broad 'special' characteristics of Raglan and its surrounds can be summarised as:

- 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.



Below: Approach to Mt
Karioi summit.
(SB) February 2020



3. The Future Character of Raglan.

Above: Bow Street.
(SB) March 2020

3.1 Review of the Proposed District Plan Provisions

The assessment within Chapter 2 of this study has found that Raglan has its own, unique identity - based on a combination of its setting within a harbour and coastal landscape and the specific qualities and scale of the patterns of vegetation and development.

The Raglan township is of a human scale and is located on a series of peninsulas with a sinuous coastal edge, resulting in a sense of openness and strong visual, physical and cultural connections with the harbour, open coastline and Mt Karioi. These attributes, in combination with the limited development pressure over the years has resulted in an informal and relaxed character within the settlement.

Raglan does have a special character that should be identified and protected within the provisions and rules of the Proposed District Plan. It is worth acknowledging that there are other mechanisms such as funding in the Long Term Plan for developments and upgrades which also contribute to the protection and enhancement of character within Raglan.

Does the Proposed District Plan protect the future character of Raglan?

The Proposed District Plan includes some provisions which relate to the character of Raglan, predominantly included within Chapter 4: Urban Environment. Some of these provisions seek to protect the character of Raglan, however, they predominantly focus on the town centre, offering little guidance on the wider urban area of Raglan or its surrounds.

The provisions included within the Proposed District Plan identify that the town centre of Raglan has a mixed use and commercial character. The provisions seek to protect and enhance this character in a manner that is consistent with the outcomes and guidelines within the 'Character Statement for Raglan Town Centre'.

The Raglan Town Centre Character Statement provides a brief overview of the key characteristics of the town centre, however these are largely quantitative and do not directly identify qualitative values or attributes. The Character Statement provides sound guidance on the specifics of design, predominantly in the form of specific design criteria and controls, but provides little guidance on how the town centre connects with the wider settlement or context of Raglan, which provide much of its look and feel for the residents. The Town Centre Character Statement forms a good starting point for any detailed assessment of character across Raglan township and its surrounds, and could be further built-upon to address specific design controls for the township.

Much of Raglan outside of the town centre is covered by district wide provisions which do not fully protect the unique identity, characteristics and attributes of the settlement as outlined within Chapter 2 of this study. There are no rules within the PDP (with the exception of Bankart Street within the Business Zone and the

provisions outlined within the Town Centre Character Statement) which are specific to characteristics of Raglan, providing specific guidance on aspects such as height restrictions, setbacks or building materials. Apart from the policies specific to Raglan included within Chapter 4 of the PDP, the District Plan does not distinguish Raglan from other parts of the district in terms of rules. Until a comprehensive assessment of the character of Raglan is undertaken it is not possible to identify if the district wide provisions are wholly sufficient.

Above: Ngarunui Beach.
(SB) February 2020

3.2 Conclusions and Recommendations

Based on the findings of this Report, it is appropriate for the Waikato District Plan to identify and recognise the special character of Raglan, as different from the balance of the District. The detailed qualities and characteristics of Raglan, Whāingaroa and the surrounding landscape identified in this report have created the unique relaxed look, feel and lifestyle of the harbour town.

The process that the Waikato District Plans utilises for the identification and protection of that character could include:

- **Engagement** with **Tainui Awhiro**, through hui and other traditional means, to gain a mana whenua perspective on the historic cultural values of the area;
- **Engagement** with **submitters**, as well as broader engagement with and **residents** and **owners** of Raglan through workshops and other means to hear their views;

- Identification of the **detailed characteristics** of Raglan, its location, place, nature and lifestyle that make it unique;
- Development of **character protection mechanisms** appropriate for inclusion in the District Plan that would allow Raglan to continue to develop in a way that protects its special characteristics.

4. Appendices.

Above: Raglan Harbour
(Whāingaroa) from Cliff
Street.
(SB) February 2020

4.1 Workshop Methodology

On Wednesday, 11th March 2020, the submitters to the Proposed District Plan were invited to a workshop at The Supper Room in the Raglan Town Hall. The purpose of this workshop was to gather information on the features of Raglan and its surrounds.

The workshop allowed the submitters to provide written information on the characteristics and attributes of Raglan whilst enabling a collective discussion and mapping of key areas.

The attendees were asked: What places are an important part of Raglan's character? Through tags and push pins - green for natural, red for cultural places - they mapped places which - from a local's perspective - are characteristic for Raglan.

In order to cover both the township itself and the surrounds, two maps with two different scales were provided: a **settlement map** and a wider **catchment map**.

The results were taken back to the studio and analysed. Both maps were digitised, the tags were categorised and listed in spreadsheets. General notes & suggestions not pinned to a specific location were captured and listed separately.

In the first analysis round, both maps were analysed using the two workshop categories 'Natural' and 'Cultural'. During the analysis, a third category 'Built Environment' was identified and added. The documentation can be found on the following pages.

In the second round of analysis, the results of the settlement map have been broken down further into the following categories. These maps can be found in chapter 2 of this assessment.

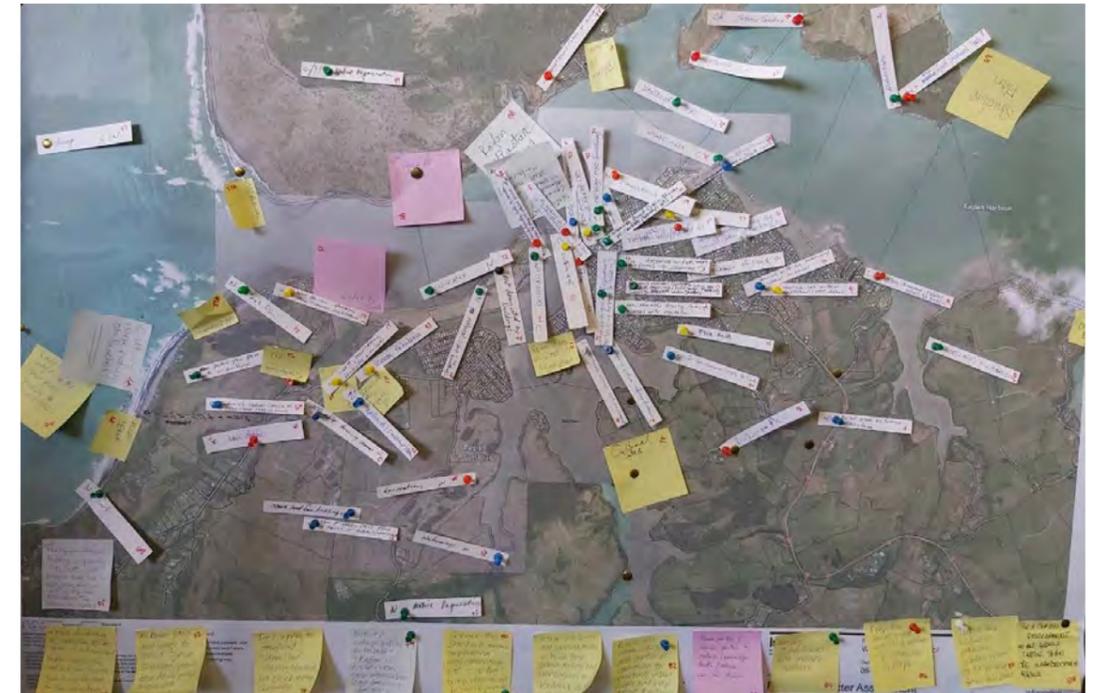
- Context
- Topography
- Grain, Layout & Scale

- Patterns
- Water Bodies
- Vegetation
- Open Space
- Access & Connectivity
- Tangata Whenua / Historical Significance.

The results of the workshop informed this study and are outlined in detail in section 4.2.



Below: Workshop at The Supper Room



Above: Workshop notes on the settlement map (top) and the catchment map (bottom).

4.2 Workshop Findings

Settlement Map - Workshop Mapping

● Built Environment ● Natural ● Cultural



Note: Locations reflect the workshop tags and are indicative only.

Settlement Map - Workshop Comments

	Connectivity	Grain, Layout & Scale	Patterns	Topography	Water Bodies	Vegetation	Open Space	Tangata Whenua / Historical
1		Diverse built environment reflects diverse culture						
2							Motukokako Point	
3			Keep it undeveloped/ natural look					
4	No big dominant access to beach							
5					Wetland and lagoon			
6		Old bach at Wallis Road						
7	Rural open entrance to Raglan		Rural open entrance to Raglan					
8								Kirikiripu Pa
9		Housing set within vegetation - soft views						
10		Housing with no parking/garages to front						
11			Housing developed using the natural contour of the land and hills	Housing developed using the natural contour of the land and hills				
12				Contour of land				
13				Raglan's natural contour, lay of land, ridgelines/hills with housing offer different viewshafts				
14		Low, variable housing styles and sizes with vegetation						
15			Flax mill					
16			Places for low income people to live					
17								Cultural sites
18		Unsophisticated, relaxed built environment						
19	Everything within walking distance							
20			Cluster of housing on hillsides surrounding township and harbour	Cluster of housing on hillsides surrounding township and harbour				
21		Character of buildings / low set / in township						
22					Wetlands, Wallis St, Primrose St, Violet St	Wetlands, Wallis St, Primrose St, Violet St	Wetlands, Wallis St, Primrose St, Violet St	
23					Wetland	Wetland	Wetland	
24		Old character of buildings around the wharf area						
25	Wharf area		Wharf area		Wharf area			
26					Harbour shore			
27								Tokatoka
28								Patikirau cemetery
29						Pohutukawa		
30		Small buildings CBD	Small buildings CBD					
31		Not allowing food chain stores like McDonalds, Wendy's, etc.	Not allowing food chain stores like McDonalds, Wendy's, etc.					
32		No high rise buildings						
33		Small size CBD	Small size CBD					
34		CBD, main street, not focused on commercial chain stores	CBD, main street, not focused on commercial chain stores					
35	Safe for pedestrians							

	Connectivity	Grain, Layout & Scale	Patterns	Topography	Water Bodies	Vegetation	Open Space	Tangata Whenua / Historical
36								Old battle ground
37						Vegetation, lack of buildings		
38			Raglan Structure Plan needed					
39		Waterfront commercial allowed for on start of Cliff St overloading harbour entrance	Waterfront commercial allowed for on start of Cliff St overloading harbour entrance					
40		No further development on edge of harbour (Wi Neera St)	No further development on edge of harbour (Wi Neera St)					
41	Walkways							
42						Flax		
43		No tall houses anywhere in Raglan, please	No tall houses anywhere in Raglan, please					
44						Natural zone - no buildings		
45		Not dominated by buildings						
46			Camp ground					
47			Family friendly, safe recreation place to play in natural environment - not commercial				Family friendly, safe recreation place to play in natural environment - not commercial	
48								Horea Pa
49						Native regeneration		
50	Entrance			Entrance	Entrance			
51							Te Kōpua	
52					Beach area		Beach area	
53								Marae Poihakena
54		Bach housing, sporadic position of houses, vegetation	Bach housing, sporadic position of houses, vegetation					
55					Inlets vegetation, wildlife corridors	Inlets vegetation, wildlife corridors		
56					Pokohue area			
57					Wetland, swamp, stream	Wetland, swamp, stream		
58								Te rua o te ara, kiripaka
59			Affordable housing areas					
60			Recreation					
61					Waterways			
62						Native regeneration		
63				View of green open space in front of Mt Karioi/Maunga		View of green open space in front of Mt Karioi/Maunga		
64			More land for housing					
65						Wainui Bush Park	Wainui Bush Park	
66	Walking tracks or access to open space / farmland							
67					Te Tawata Awa			
68			Public open space with no buildings				Public open space with no buildings	
69			Surf		Surf		Surf	
70			Pure beach		Pure beach		Pure beach	
71			Horse riding on beaches				Horse riding on beaches	
72					Shell fish			
73			Fishing		Fishing			

Settlement notes not pinned to a location

- Keep the edges to the harbour public and accessible
- The spaces between buildings especially in the CBD create places to meet but we need more and we need to stop cars dominating these common spaces
- Relaxed infrastructure (i.e. roads flow off into grass, no curb and channel). Streets change their look and are diverse. There is no standard for the entire town (this is a positive).
- As Raglan grows find ways to avoid typical suburban sprawl. Keep development unique and responsive to the landscape.
- Don't apply the standard "Hamilton" roading standards. Not kerb and channel everywhere.
- Protect/retain gullies within bush - Raglan is actually very green in the urban even because of the gullies
- Change the standard minimum car-parking requirements on site - i.e. don't force a requirement for 2 on site carparks and then the silly on site manoeuvring standards. These force very bad outcomes not at all Raglan character
- Lots of walking and cycling access within the urban areas and connecting to beaches and recreation areas
- Retain the waterways and wetlands. use these to structure urban areas and help protect and enhance harbour water quality
- Town paths and cycle paths to reduce/mange traffic / reduce cars in town
- Enable tiny houses and flexible lifestyles
- Diversity of the built environment. Appears as if no rules apply.
- Keep the small scale retail character - a community of shops
- Look to the historical pattern of subdivision to guide any future development
- Put a cap on development. We are growing faster than the infrastructure allows
- Structure Plan

Catchment Map - Workshop Mapping

● Built Environment ● Natural ● Cultural



Catchment Map - Workshop Comments

	Natural	Cultural	Built Environment
1		Mahanga Hourua	
2		Te Papa o - rotu, Omaero Pa	
3			Minimal buildings
4		Pirongia Mahanga Hourua	
5	Pirongia		
6		Te Kaharoa	
7	No 1080 drops		
8	Ridgeline with no development		
9		Wangaro Pa	
10	Wetlands, saltwater		
11	Wetland, riparian, remnant		
12	Te Uku Reserve		
13			Wind Farm
14	Wairenga waterfall Pouwhenua		
15	Natural vegetation		
16	Bushlands		
17	Ohiapopoka Native Reserve		
18	Papahua		
19			Main street
20	Wetland, Wallis St, Violet St, Primrose St		
21	Mangrove management		
22	Inner harbour		
23		Waiwhara	
24			Wharf
25		Tokatoka	
26	Undeveloped 'natural' area - key when viewing from Raglan		
27	All waterways		
28			One lane bridge makes us slow down and appreciate our area
29	Te Akau coast		
30		Honea	
31	Save our Pohutukawa trees		
32		Rakaunui / Poihakena Marae	
33	Natural contour		
34	Takapaunui river		
35	Wainui Bush Park		
36		Te Whanga Maori land blocks	
37	Karioi 56	Karioi 56	
38		Wihinihi Mission	

	Natural	Cultural	Built Environment
39	Coastal views in catchment		
40	Te Kopua	Te Kopua	
41	Whale Bay Surfing Reserve	Whale Bay Surfing Reserve	
42	Puriri trees landmark		
43	Maunga Karioi		
44	Horokawau, Wetland Toreparu		
45		Toroānui Marae	
46		Whakamaurangi / Tainui	
47	Wahaanga Coast		
48	Seaweed Rocks, Whale Bays		
49	Te Wahaanga	Te Wahaanga	
50	Wainui Awa		
51	Karioi Nature Reserve		
52		Wahaanga Coastal surfing	
53	Wahaanga Coast		
54	Whale Bay , no freedom camping		
55	Ngarunui Beach		
56	Whole catchment is GE and GMO free still		
57		Raglan culture horse riding on beaches	
58		Tainui	

Catchment notes not pinned to a location

- Min height building restriction
- No tall houses please
- There are a series of catchments: local to the town / intermediate to the first ridgelines / wide to Karioi and across the harbour
- Raglan surf should be world heritage location
- Raglan land rates too high
- Don't apply to wider Hamilton roading standards - keep Raglan looking different and not suburban
- Manage the arrival into Raglan (landscape and cultural values) - its already being lost to standard suburbia
- Respect our ocean and our sea life
- Less dogs on beach
- Neighbourhoods within the community defined by landscape features - gullies, harbours, waterways
- Cultural sites and archaeology
- The harbour edges and public access to them
- Bush remnants and vegetated gullies
- Waterways, wetlands and hydrology. The catchment that feeds into the harbour.
- Open spaces within residential zones to be protected
- Ridgelines