

RAGLAN

A LANDSCAPE FRAMEWORK

ANNEXURE A

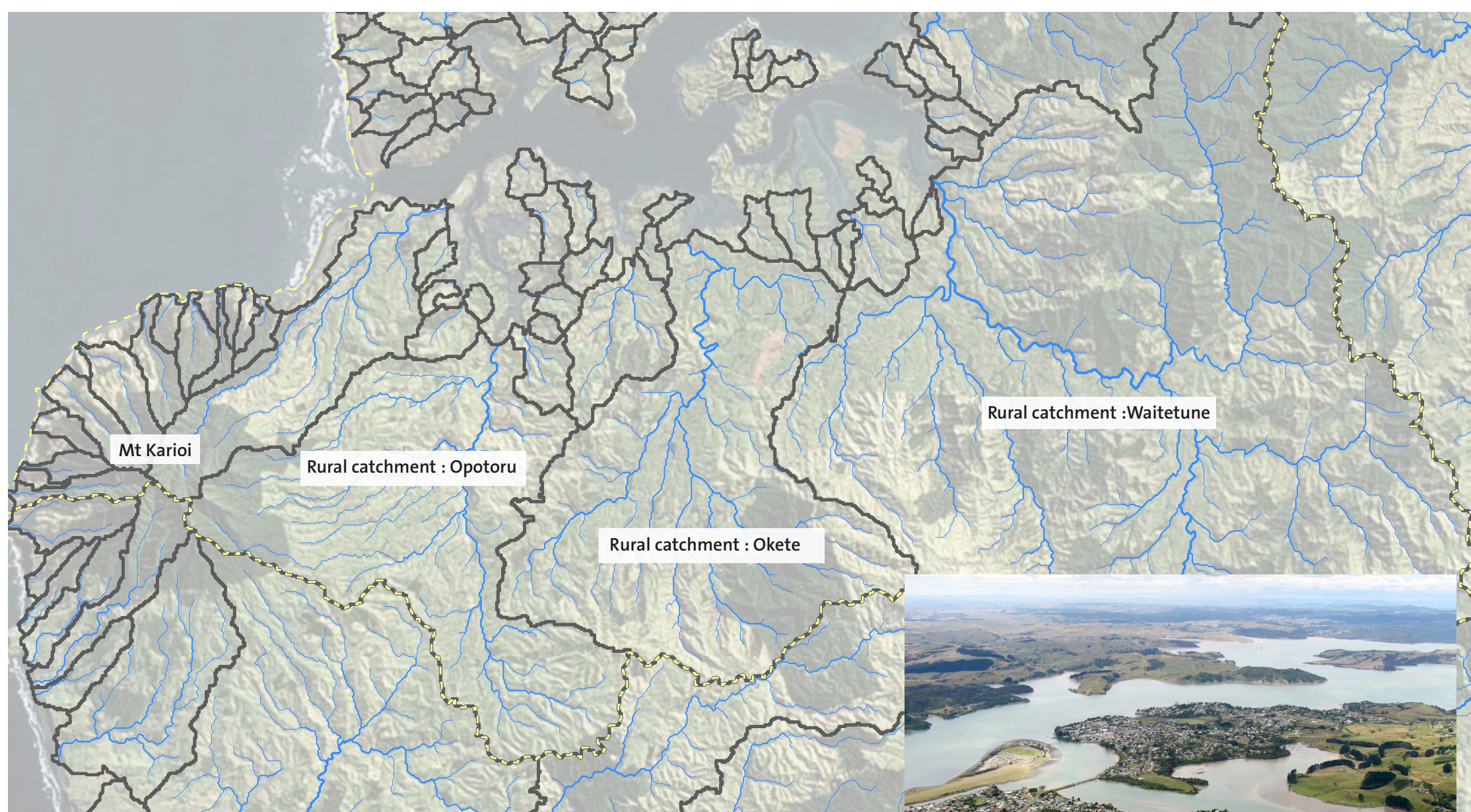
GRAPHIC PRESENTATION TO SUPPORT EIC OF RACHEL DE LAMBERT FOR RANGITAHİ LTD

FEBRUARY 2021

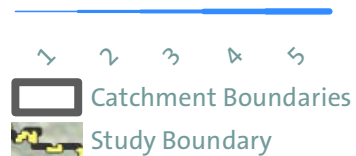


THE PRINCIPLES FOR A RAGLAN SPATIAL PLAN ARE:

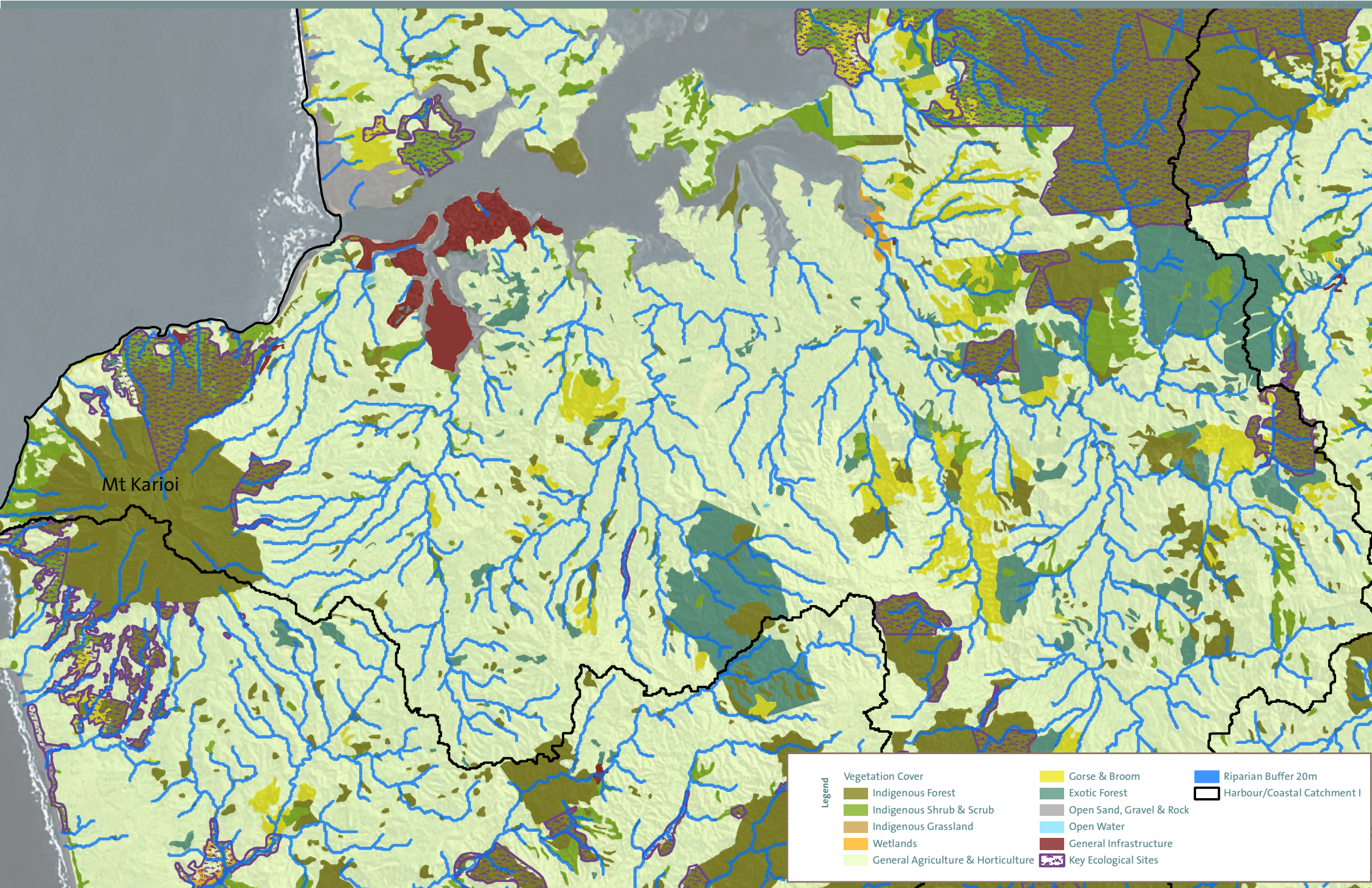
- » 1. To secure a clearly defined core of urban settlement that maintains the established desirable character of the Raglan rural coastal settlement;
- » 2. To support the urban core with additional urban development in new growth areas that enhances environmental values, particularly harbour water quality throughout the catchments;
- » 3. To actively protect and restore landscape values and natural systems through suitable forms of urban development;
- » 4. To site future dwellings in the landscape in ways that respond to the detailed landscape features / topography
- » 5. To promote built development that is well integrated with the rural and coastal landscape including through building form, colour and materials;
- » 6. To maintain the more productive landholdings, particularly areas of high quality soil, for rural activities avoiding fragmentation and loss of productive capacity; and
- » 7. To manage farms so that ecosystem services are protected and enhanced.



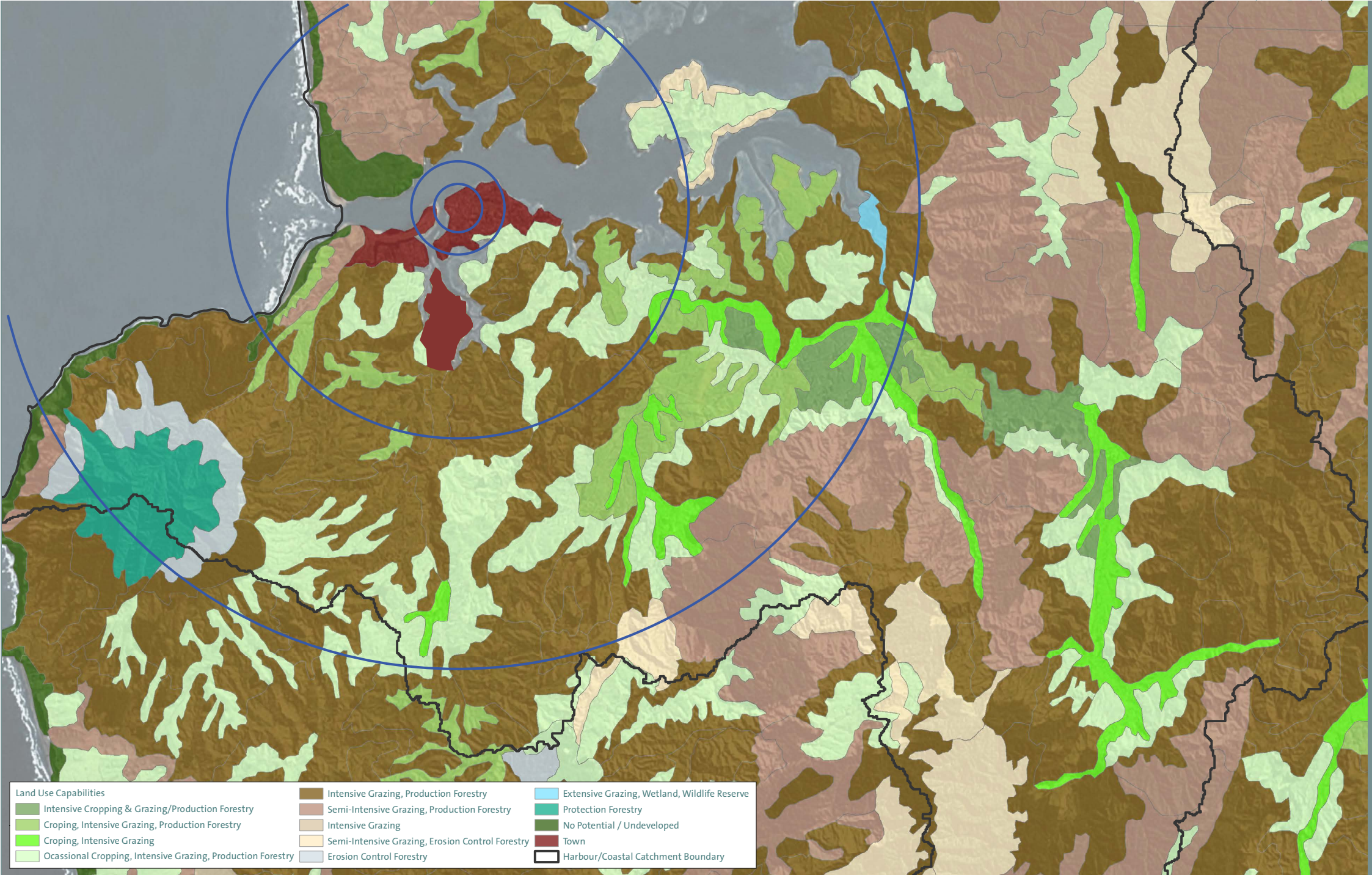
Stream Order



Catchments



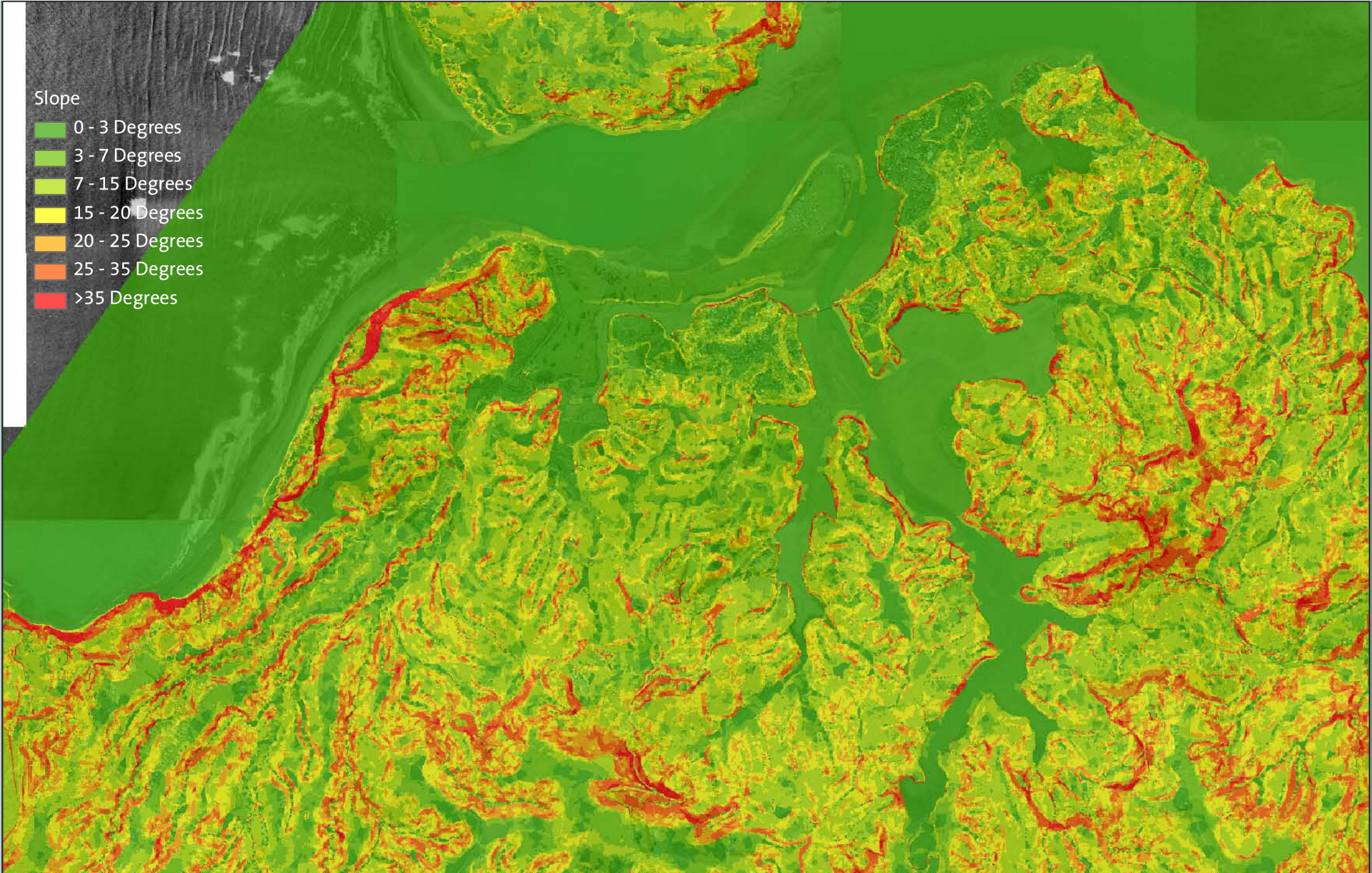
Landcover / Ecology



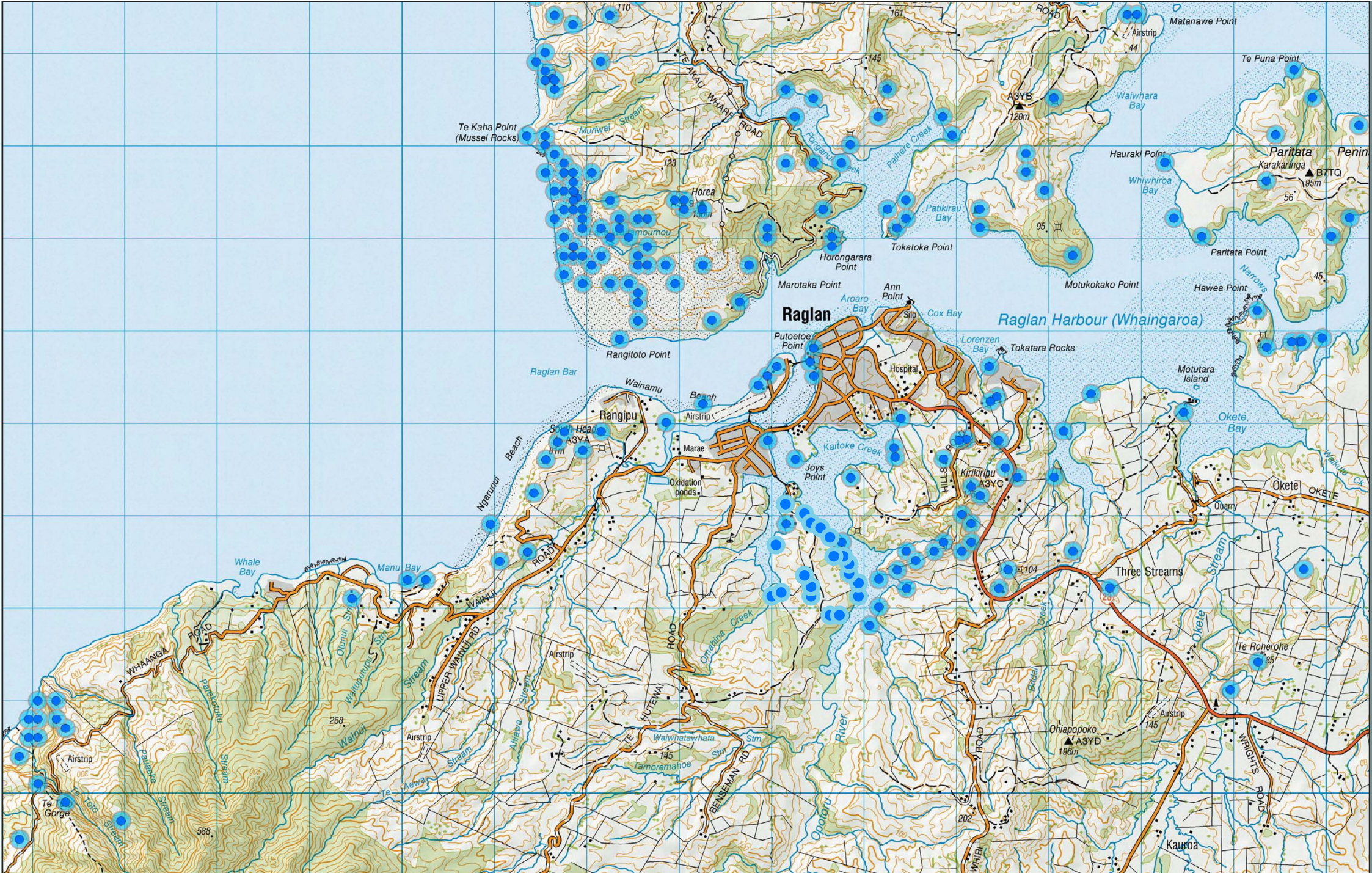
Land capabilities

Slope

- 0 - 3 Degrees
- 3 - 7 Degrees
- 7 - 15 Degrees
- 15 - 20 Degrees
- 20 - 25 Degrees
- 25 - 35 Degrees
- >35 Degrees

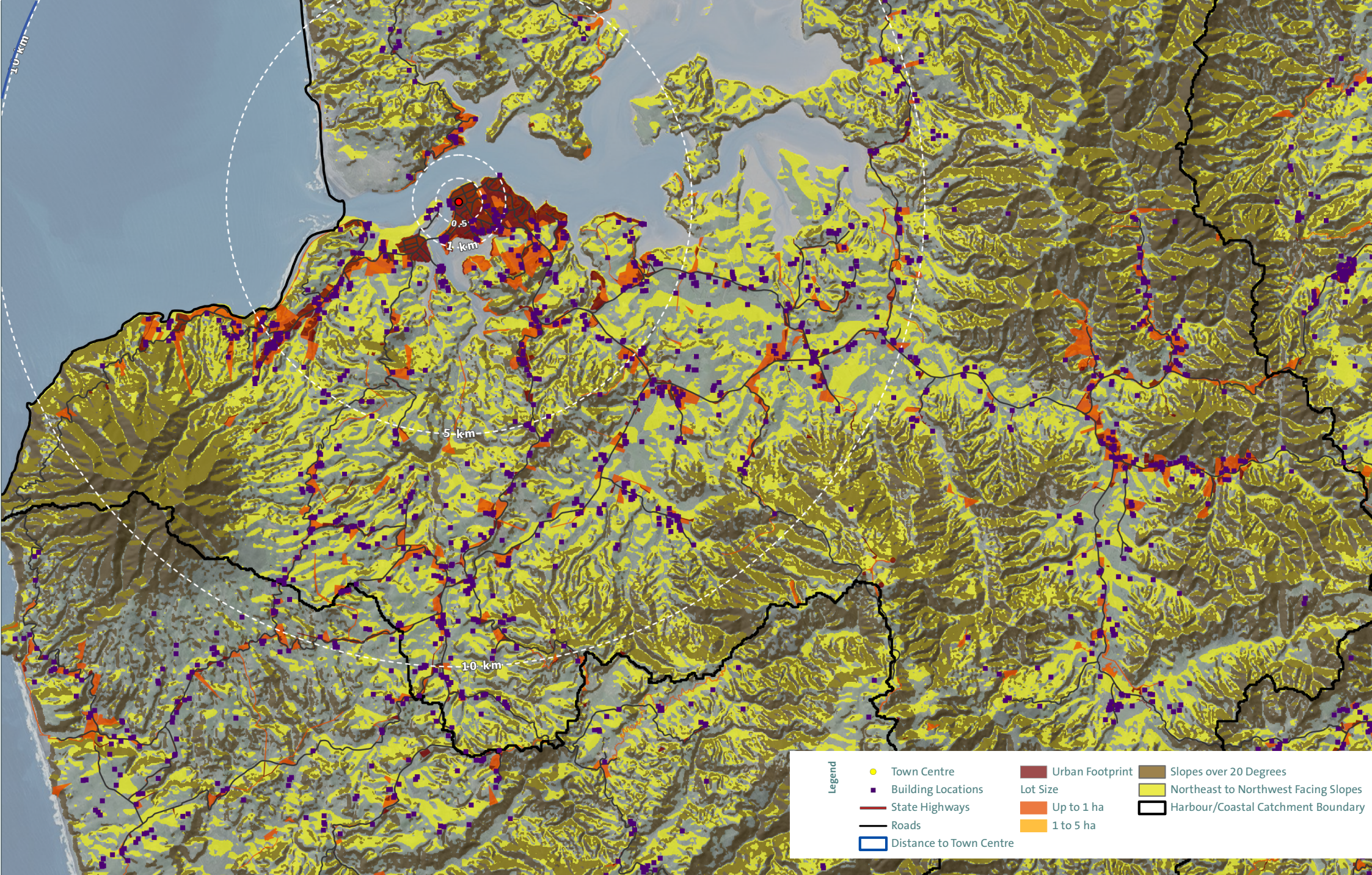


Slope

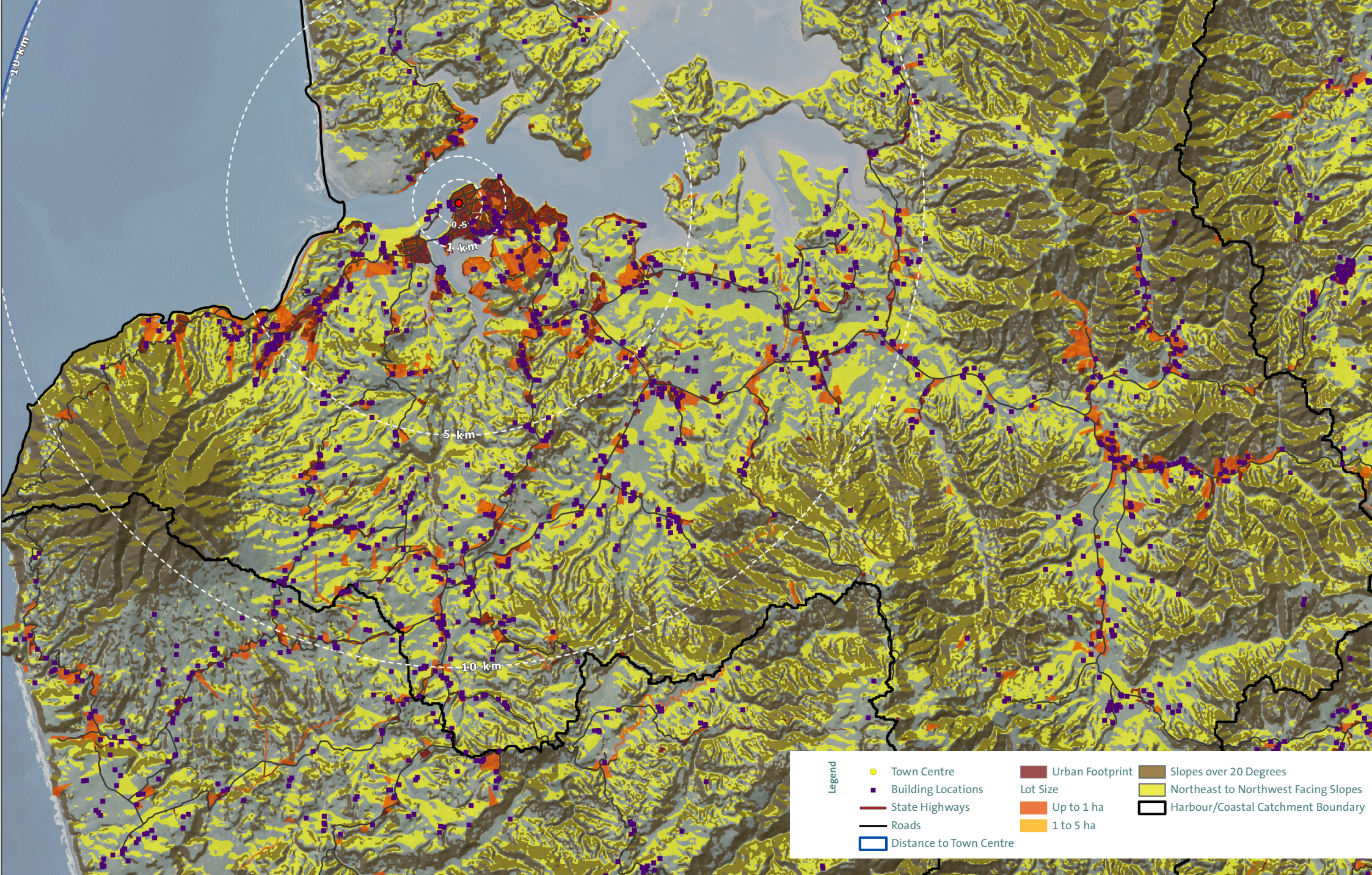


SPATIAL ANALYSIS HAS SHOWN US THAT:

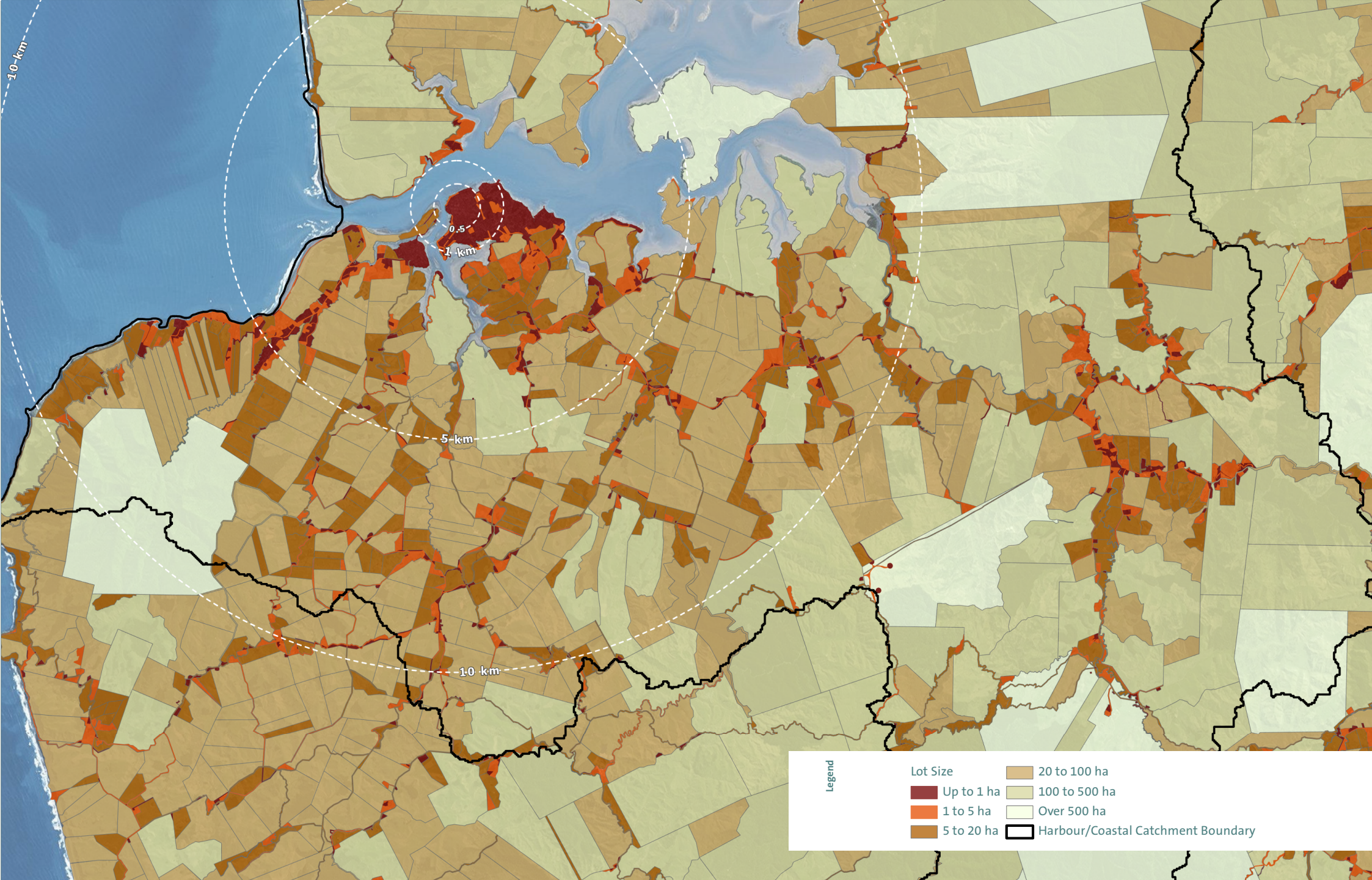
- | | |
|--|---|
| » Ecological linkages between Mt Karioi and the coast / harbour have been disrupted or no longer exist; | » There are opportunities for urban expansion in ways that can support and enhance the Raglan township as well as leading to enhanced landscape values and improved harbour protection; |
| » Extensive rural fragmentation for lifestyle development has already occurred particularly along the road network corridors; | » Environmental enhancement is needed in the rural periphery surrounding the Raglan settlement; |
| » There is pressure for residential development outside the core Raglan settlement both back toward Hamilton and out toward the coast; | » Indigenous vegetation is highly fragmented and natural systems are not intact; |
| » Extensive areas of steep and over steep land are managed under a rural grazing regime; | » Raglan has a strong identity, it is a unique settlement isolated within a rural and coastal environment; |
| » Some larger intact areas of good rural productive capacity land exist on the periphery of the township. These areas are important for their productive potential and can provide a rural context to contain the Raglan settlement; | » At the upper extent of the Raglan Harbour catchment are large tracks of native forest including Mt Karioi (west) Pirongia / Koponui (south east) and Kokako / Otonga (north east); |



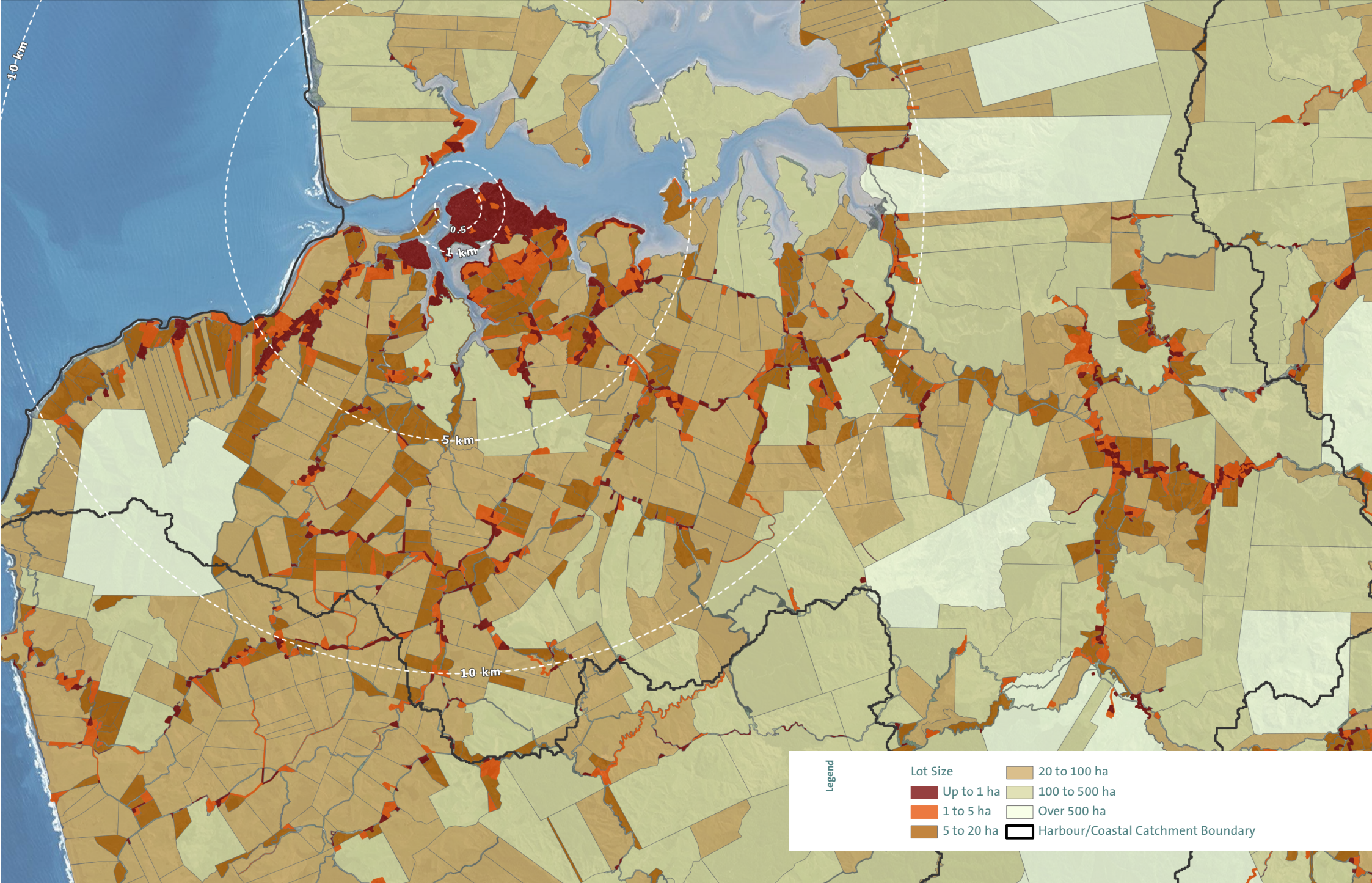
Study area (2011)



Study area (2020)



Lot size (2011)



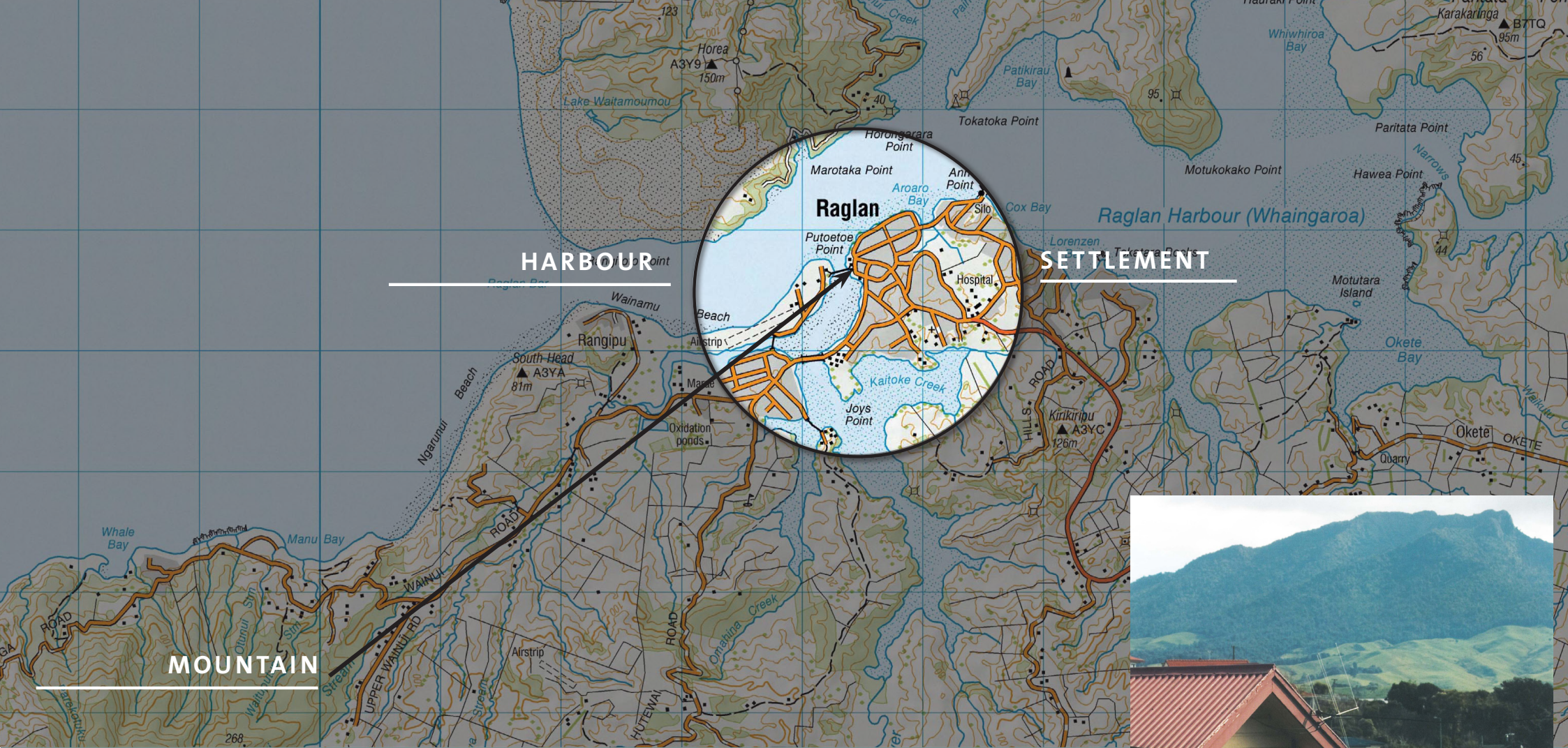
Lot size (2020)

FUTURE GROWTH ACROSS RAGLAN'S RURAL LANDSCAPE SHOULD BE COMPREHENSIVELY PLANNED TO :

- Avoid further ad-hoc fragmentation / development along the state highway and Raglan's surrounding roading network.
- Protect highly productive landscape and farms outside of defined growth areas from rural fragmentation. Including at the scale of individual farms and groupings of farms which utilise common resources.
- Incentivise the planting of generous vegetation corridors along riparian and harbour margins and patches of native forest.
- Incentivise the retirement of low lying / wetlands (including reversing artificial drainage) and their restoration as wetland habitats.
- Incentivise the retirement and revegetation of over steep land.
- 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 surrounding defined growth areas to secure the transition from Township settlement to rural hinterland.

FUTURE GROWTH OF RAGLAN TOWNSHIP SHOULD :

- Result in an urban form and character that is connected and in keeping with the Raglan environment and urban morphology
- Be connected through place specific infrastructure (services and roading)
- Be in close proximity to the town centre and within a safe walking / cycling distance
- Protect water quality through best practice wastewater and storm water management
- Maintain the visual, physical and spiritual connections between the township, harbour and Mt Karioi.





mountain

settlement

harbour

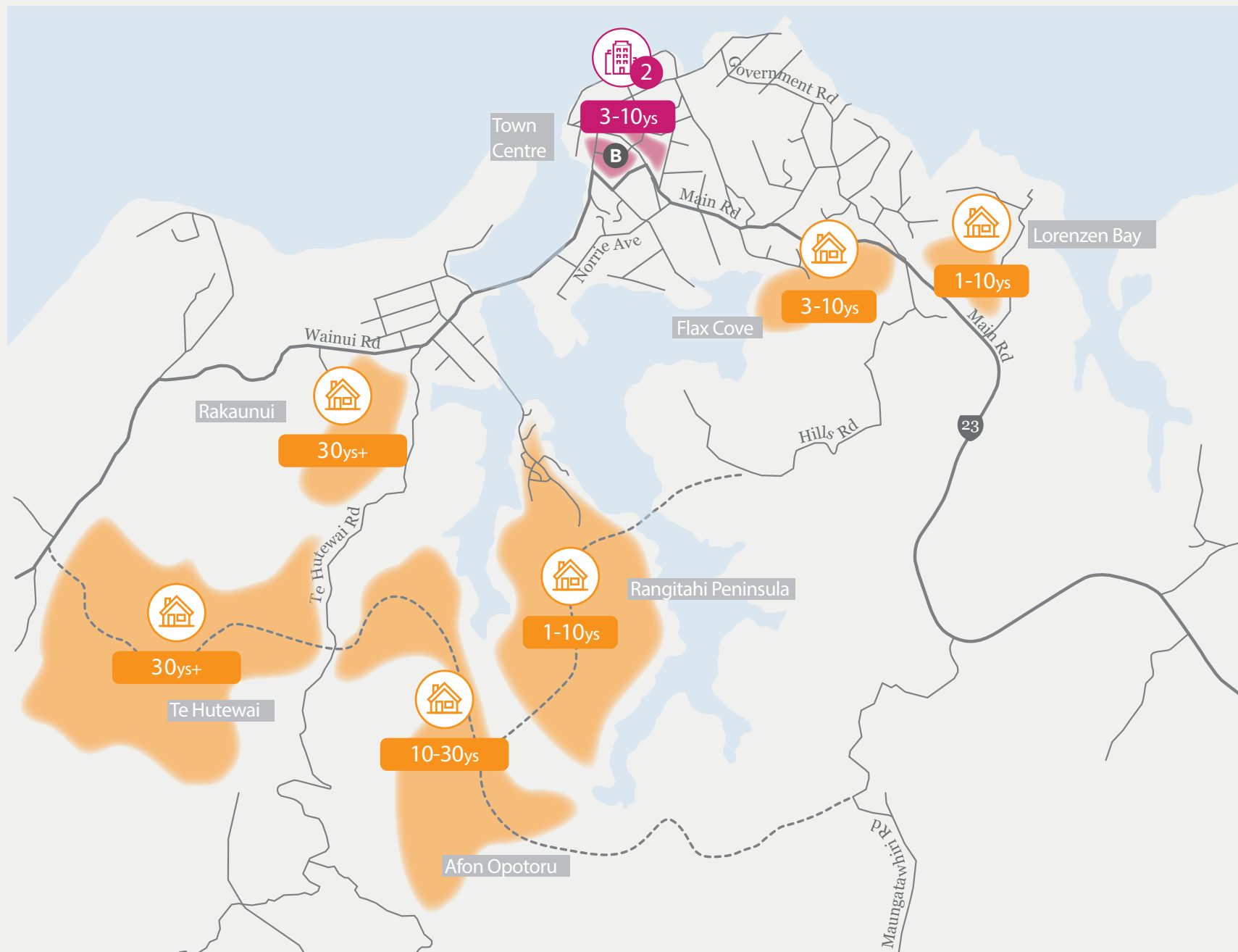
the landscape and the settlement



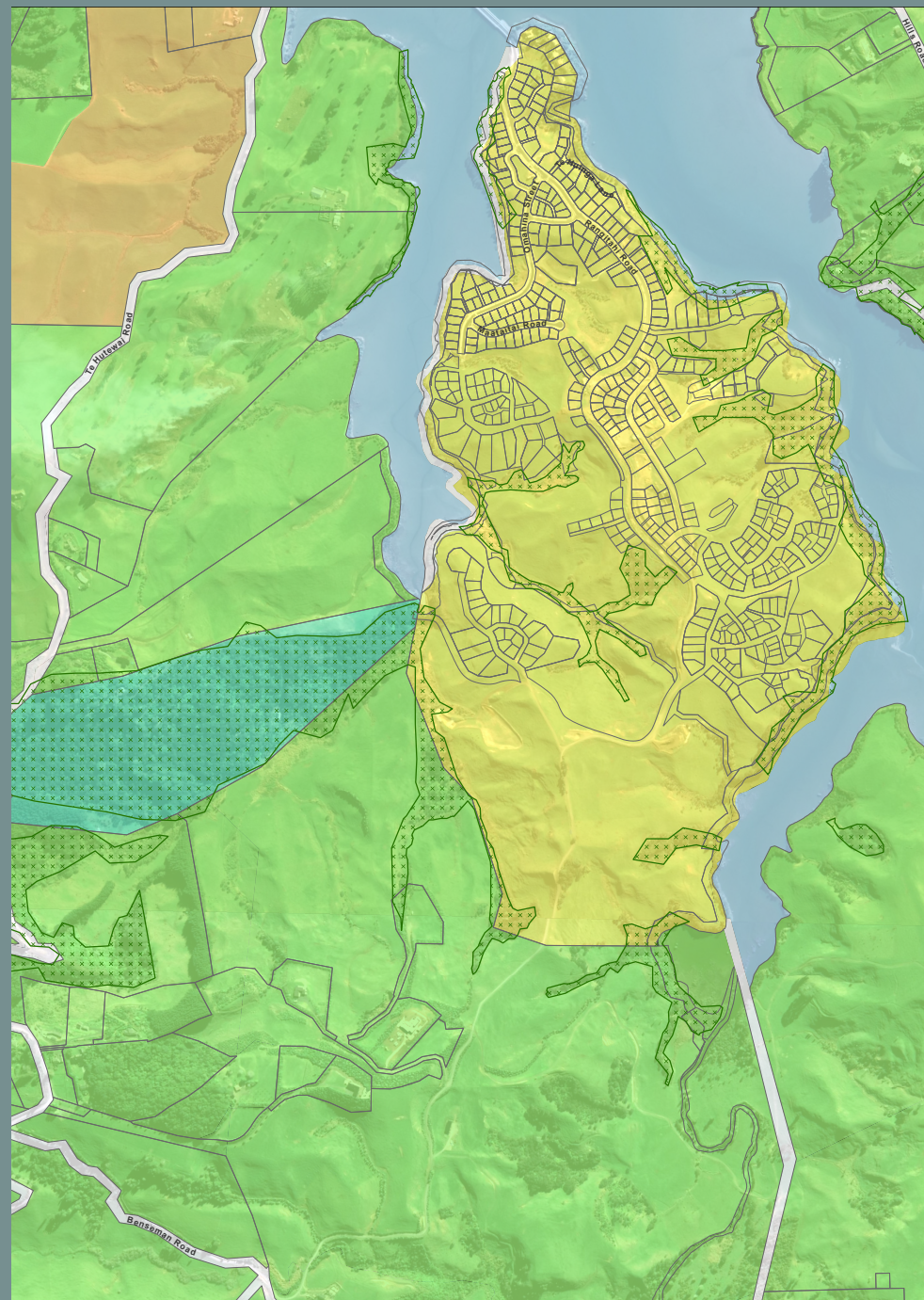


FUTURE GROWTH ON THE PERIPHERY OF THE TOWNSHIP SHOULD :

- Create a visible transition between the township and the rural landscape, through residential land use activities which overtime establish a highly vegetated periphery to the township (particularly comprising native species including consideration of species such as Manuka for honey and firewood and/or revegetation).
- Cluster peripheral residential development.
- Facilitate development models that incentivise a strong native vegetated framework and the retirement of steep land at the periphery of the township
- Incentivise the planting of riparian, wetland and harbour margins
- Manage run-off from residential, commercial and industrial land uses through best practice storm water management (including wetland restoration).



Raglan Development Plan 50 Years - Waikato 2070



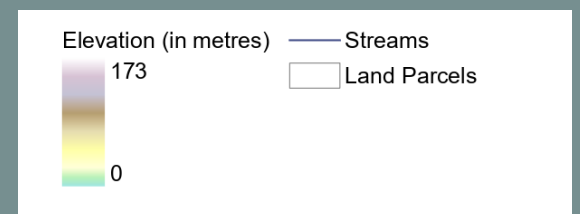
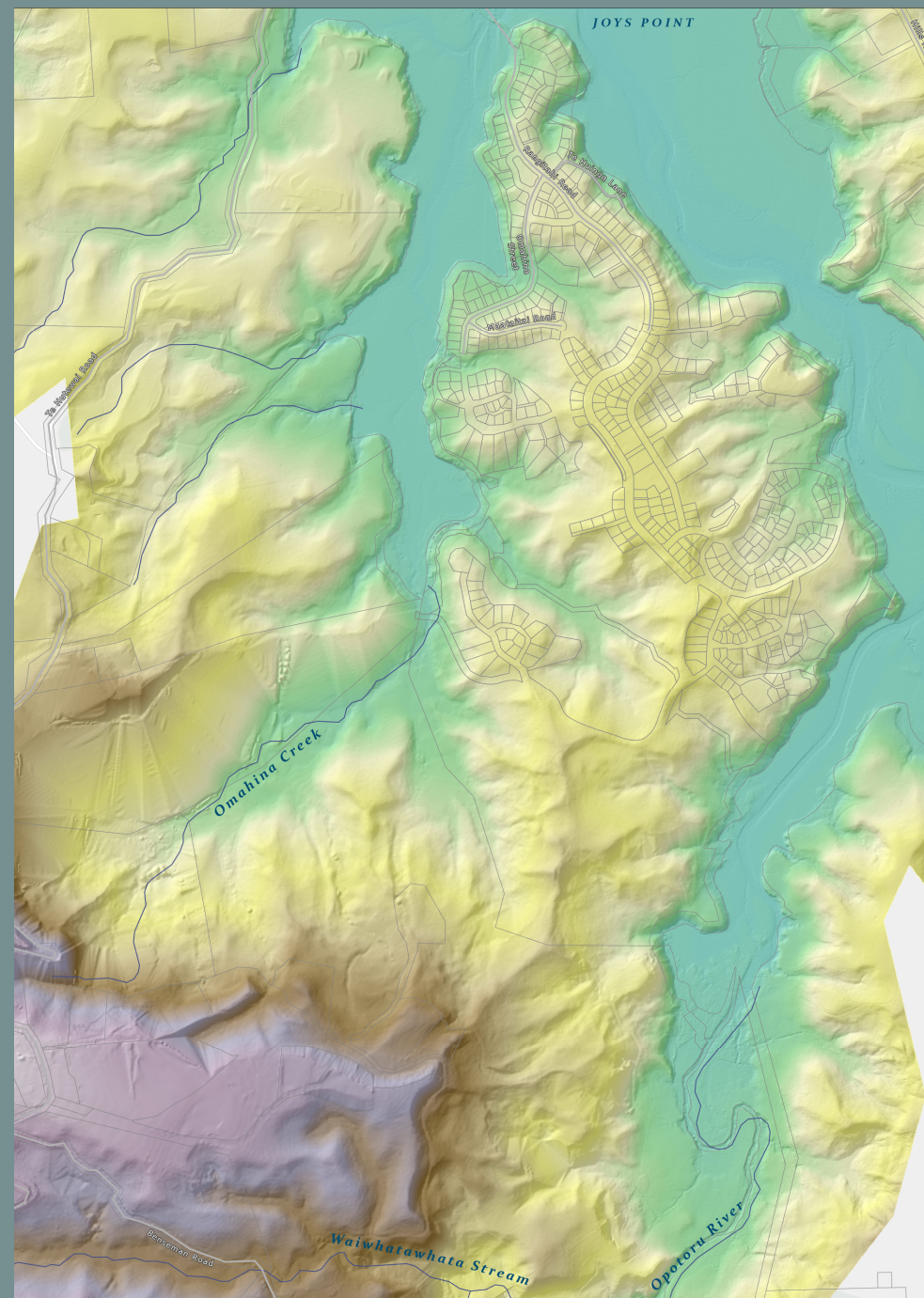
- Notified Zones
- Rangitahi Peninsula
 - Residential
 - Rural
 - Reserve
- Land Parcels
- Significant Natural Areas

Proposed District Plan

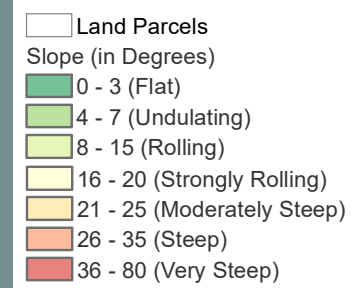
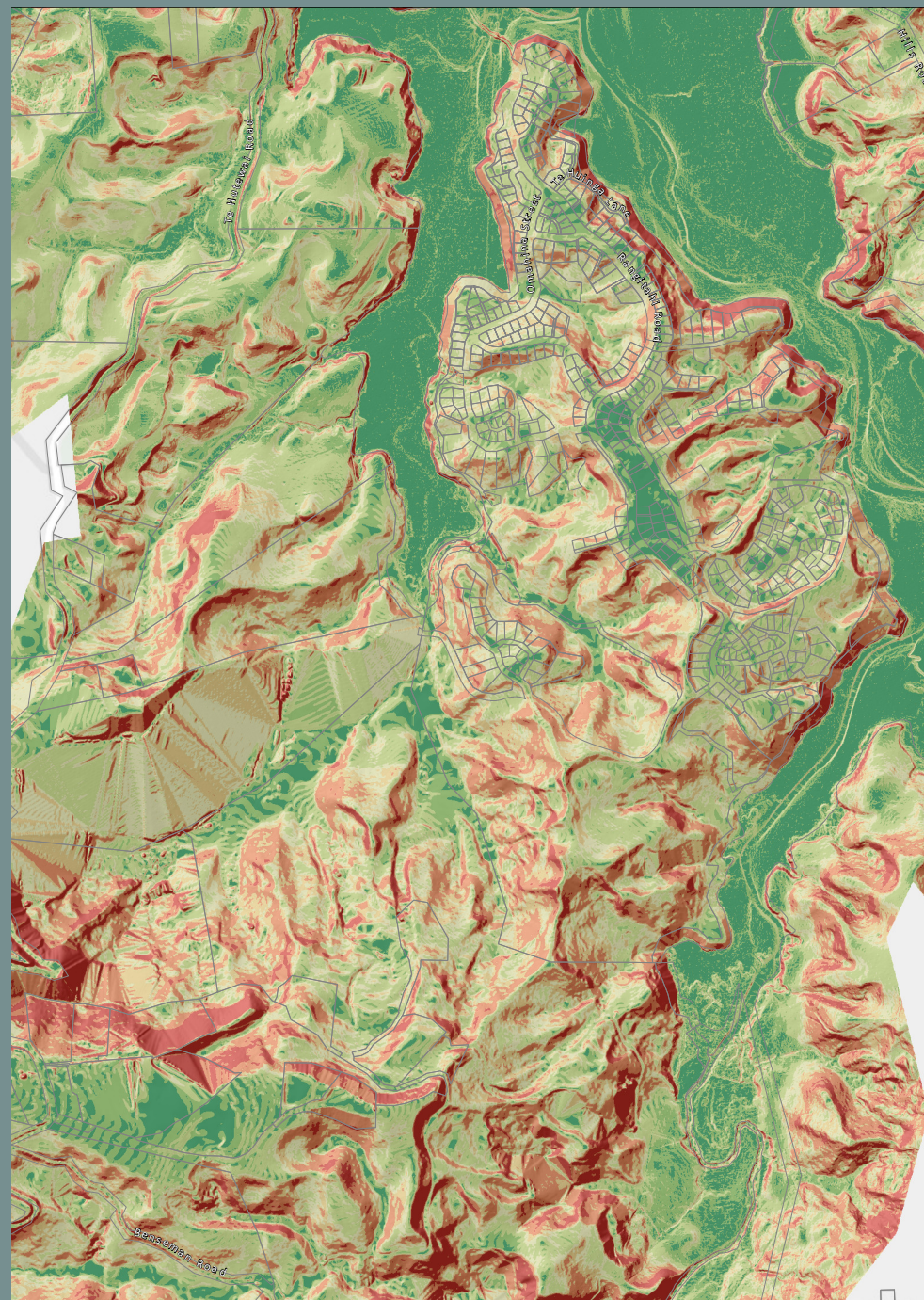


- Land Parcels
- Contours (10m interval)
- Contours (2m interval)

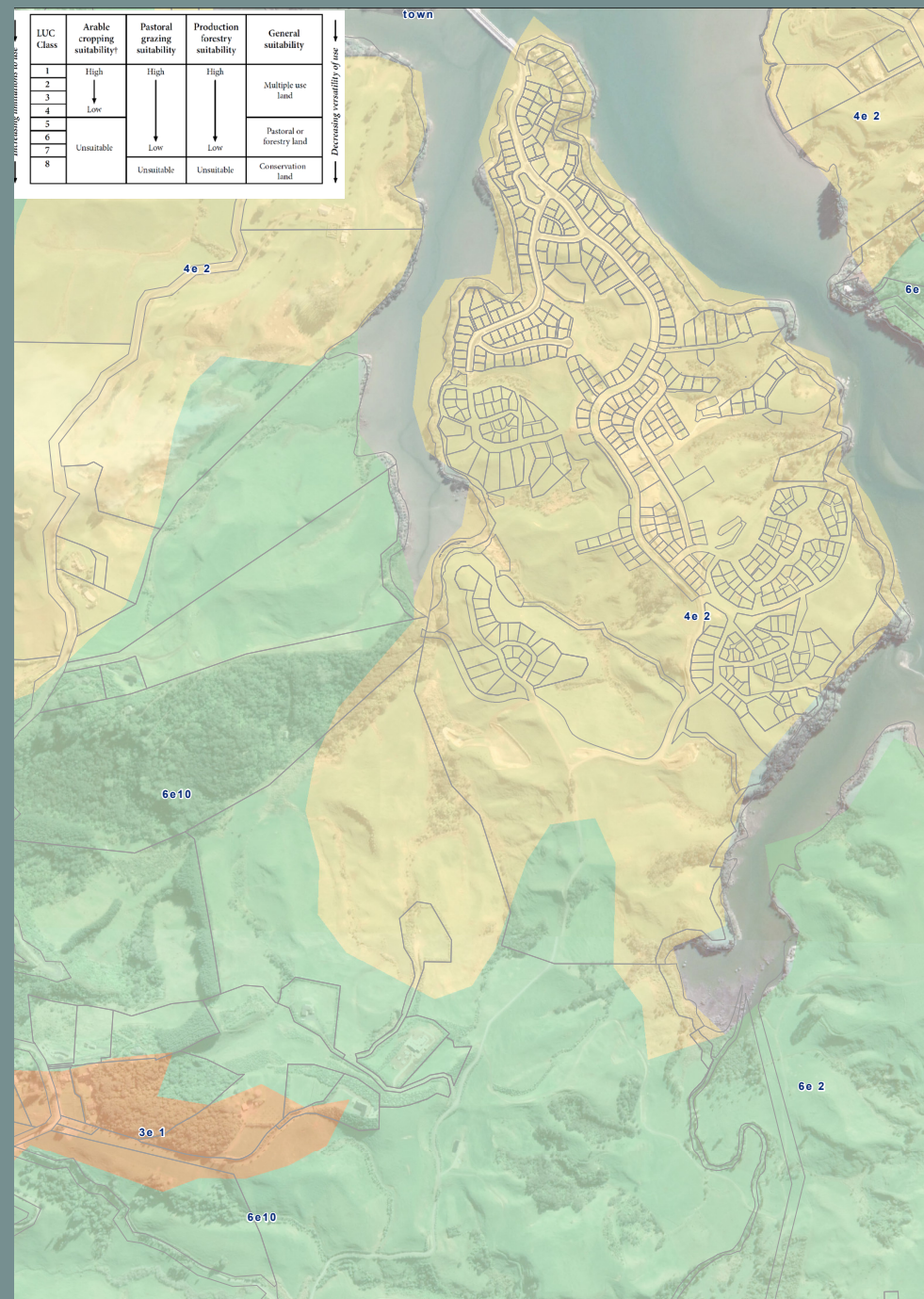
Aerial Map with Contours



Landform and Hydrology



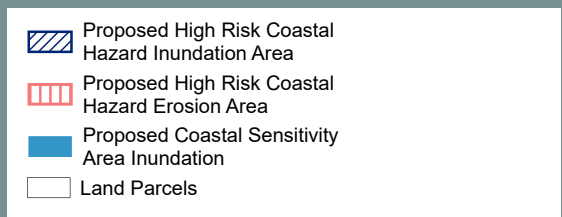
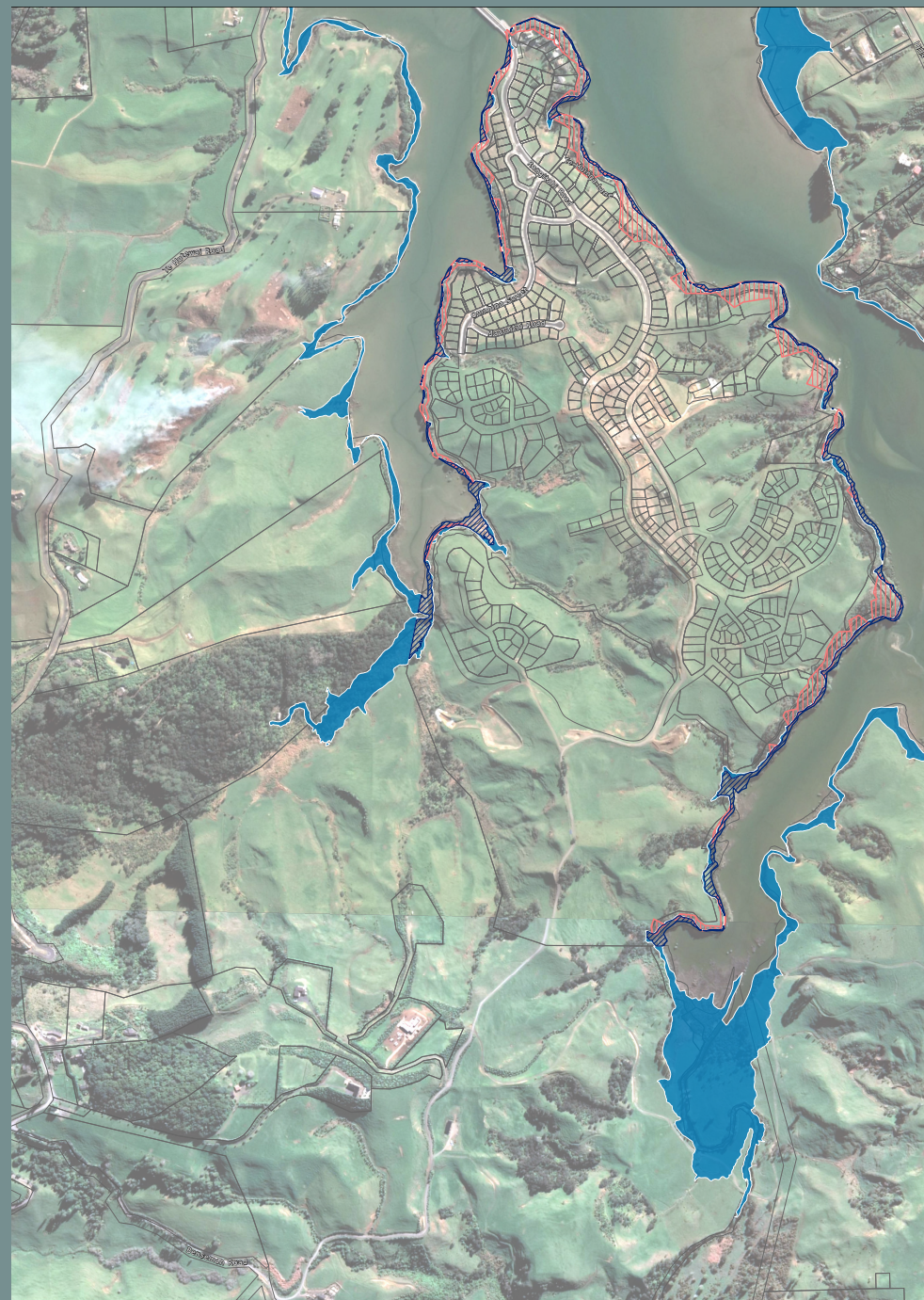
Slope



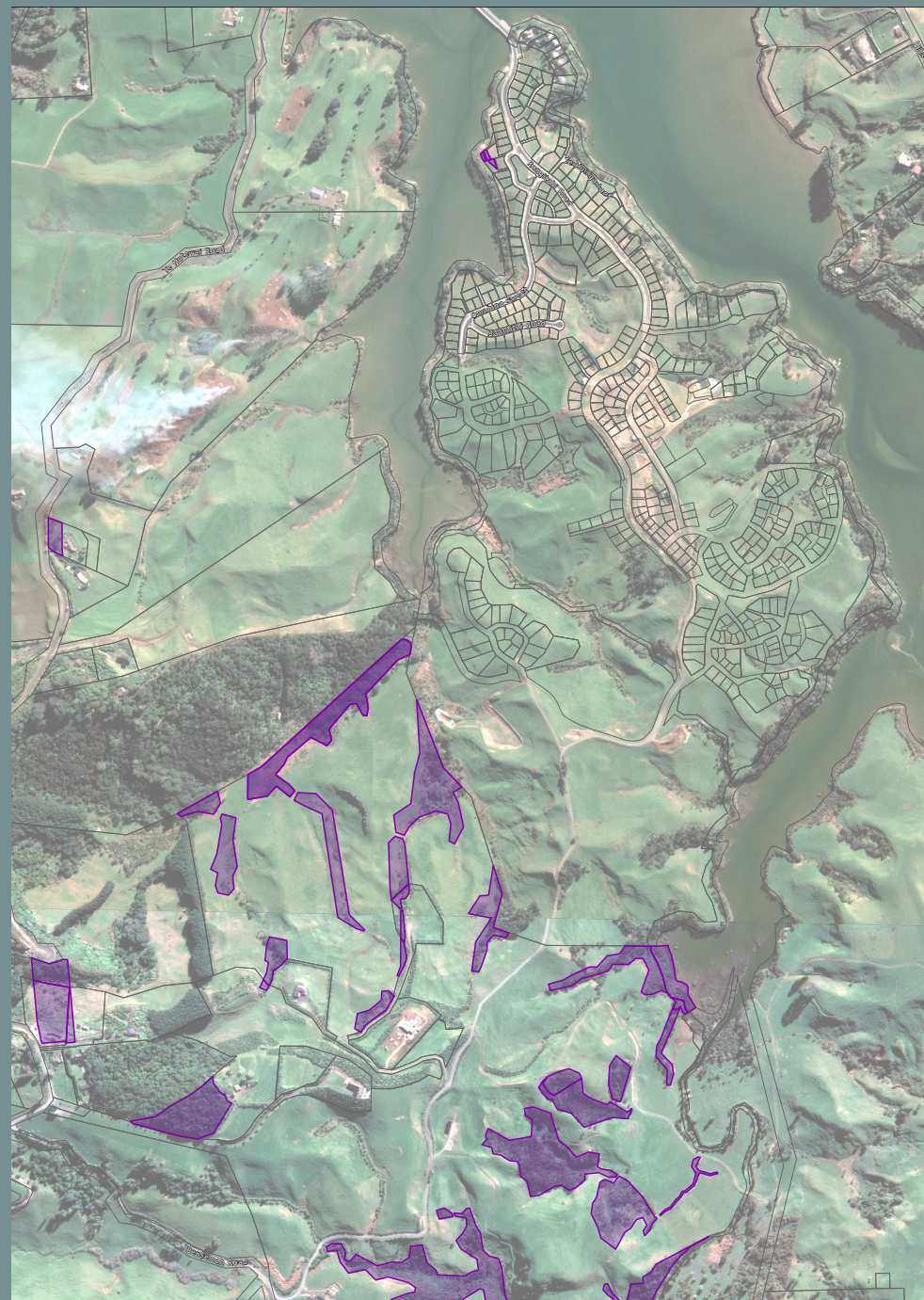
Land Use Capability



NZAA Sites



Proposed District Plan



Land Covenants
Land Parcels

Land Covenants



Proposed Future Urban Zone with Potential Developable Areas

