

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
APPOINTED BY THE WAIKATO DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991  
(**RMA**)

**AND**

**IN THE MATTER** of the Proposed Waikato District Plan

**BETWEEN** **RANGITAHU LIMITED**

Submitter [No. 343]

**AND**

**WAIKATO DISTRICT COUNCIL**

Local Authority

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**JOINT STATEMENT OF IN SUPPORT OF REQUEST FOR CHANGE OF  
VENUE  
HEARING 25 – RAGLAN**

**RACHEL DE LAMBERT & JAMES LUNDAY**

**Dated: 26 February 2021**

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Solicitors on Record

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## REQUEST FOR RAGLAN TOPIC TO BE HEARD IN RAGLAN

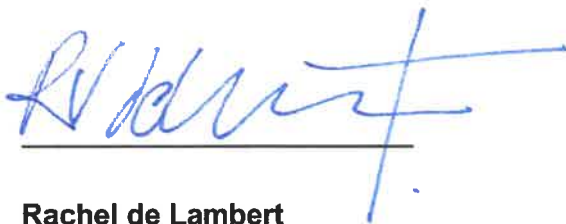
1. Rangitahi Limited (**Rangitahi**) has made submissions to the Proposed Waikato District Plan in respect of the Rezoning topic. We understand that the hearings will be organised by geographic area. We consider there will be immense value in the hearing in respect of the Raglan submissions being heard locally in the community.
2. The evidence filed by Rangitahi seeks a hierarchy of Council led, area-wide spatial planning followed by site specific landowner led structure planning / masterplanning to achieve live zones and resource consent. We have prepared evidence<sup>1</sup> in support of this nested approach to place-based planning for growth. This approach – rather than generic growth planning – is important to the future character of Raglan and the retention of its special attributes.
3. Holding the hearings locally will support the participation of the community, and it will also enable the Commissioners the opportunity to engage with the important landscape and urban design issues raised through the submissions. We appreciate the Commissioners will have a level of awareness of the Raglan settlement and its wider landscape context. However, we consider that the landscape of Raglan is subtle and complex and the decision making process will benefit from the Commissioners having the opportunity to directly observe and refresh their memory in respect of the landscape of Raglan and the settlement's particular urban design qualities.
4. The need for a quality spatial planning process for Raglan has long been recognised. Council previously initiated and then withdrew from such a process. In the subsequent years, development has continued in Raglan, some with positive and others with less positive results. The proposed plan provides an opportunity to reconsider how growth can be appropriately enabled.

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<sup>1</sup> EIC of Rachel de Lambert (Landscape) and James Lunday (Urban Design), 17.02.2021.

5. We are of the view that on the ground observation should be an integral part of the decision making for Raglan. Getting growth right in Raglan is essential to maintaining the special character of Raglan.

**Dated this 26 day of February 2021**



**Rachel de Lambert**

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**James Lunday**