

**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 **RANGITAHİ LIMITED**

Submitter [No. 343]

AND **WAIKATO DISTRICT COUNCIL**

Local Authority

**SUMMARY STATEMENT OF EVIDENCE OF
RACHEL VIRGINIA DE LAMBERT FOR RANGITAHİ LIMITED**

HEARING 25: RAGLAN

(LANDSCAPE)

21 MAY 2021

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INTRODUCTION

1. My name is Rachel de Lambert. I provided evidence in chief (**EiC**), dated 17 February 2021, and rebuttal evidence, dated 10 March 2021 on landscape matters related to Rangitahi Ltd's submission on the Proposed Waikato District Plan (**pWDP**).
2. I outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct in my EiC.
3. I have provided landscape architectural advice to Rangitahi Ltd in respect of its Raglan landholdings for over 10 years including in respect of the Rangitahi Peninsula and am familiar with Raglan in this context.
4. In preparing my evidence in respect of the pWDP I have collaborated with Urban Designer James Lunday

SUMMARY OF EVIDENCE

5. I summarise my evidence as follows:

The Need for Spatial Planning

- (a) Raglan is a coastal settlement with a special character and qualities that clearly set it apart from the more urban settlements in the Waikato, or indeed, other small rural or coastal settlements in the region. It is a distinctive small community fragile to change and deserving of a well-considered, place specific, strategy for growth.
- (b) An appropriate form of future growth for Raglan, growth that supports rather than detracts from the character of the settlement, needs to be guided by a comprehensive planned approach that avoids ad-hoc or incremental growth. Unplanned growth risks, through a process of 'death by a thousand cuts', the loss of the very qualities, relationships and characteristics that are distinctive to Raglan and valued.
- (c) In my opinion Raglan requires well considered Spatial Planning at the scale of the full township and its future growth areas followed by property / site specific Structure Planning to ensure future growth protects and enhances Raglan's special character. I consider that a landscape and ecologically based approach to spatial planning that also takes into

consideration the cultural values of the landscape is appropriate for Raglan. This approach should be independent of land ownership and fit future development, including the siting of infrastructure, such as roads, in response to the landscape and comprehensive land management, environmental, cultural and social / community outcomes.

- (d) I do not consider this step would require significant time or investment by Council as much of the groundwork for this type of place based spatial planning for Raglan has been initiated and / or is in place through 'He mahere hapori whānui o Whaingaroa, Raglan Naturally our community' (February 2020) and the 'Raglan Character Study' (April 2020).
- (e) Given the available land within Rangitahi and other zoned areas to accommodate current population growth in the next 10 or so years, aligned with the timeframes identified in Waikato 2070, there is, in my opinion, adequate time for Council to progress a comprehensive, high level spatial planning process, to determine an appropriate form of development and landscape protection in Raglan before further land is required to meet demand.
- (f) In my opinion, it is appropriate to include policy direction for a Raglan-wide Spatial Plan to guide future growth and structure planning for growth areas. In that respect, the Draft Structure Plan put forward in evidence by the Koning Family Trust in my opinion demonstrates some of the shortcomings of single landowner proposals, including a focus on cadastral rather than landscape based 'boundaries', as well as a lack of proper engagement with Tainui Awhiro, and the wider Raglan community.
- (g) I have read the rebuttal evidence of landscape architect Mr Joshua Hunt for the Koning Family Trust, and note that Mr Hunt agrees in principle that 'an overarching plan which incorporates all of the planned growth around Raglan is sensible'¹ ie a spatial plan for the township as a whole. However Mr Hunt suggests that this is not necessary prior to the Koning Trust land being advanced to live zones. In my opinion it would be a better planning process to properly co-ordinate growth in the west of Raglan with the spatial plan coming first followed by individual landowner structure planning and live zoning.

¹ Rebuttal evidence Joshua James Hunt paragraph 8

- (h) As set out in the EIC of Ben Inger² the Raglan Character Study³ recommends a process to consider and develop responses to Raglan's special character which includes engagement with Tainui Awhiro through hui and other traditional means, engagement with submitters and the wider community as well as identification of the character protection mechanisms to enable appropriate development whilst protecting Raglan's special characteristics. I consider this process is necessary to properly plan for the best long term growth outcomes for Raglan.

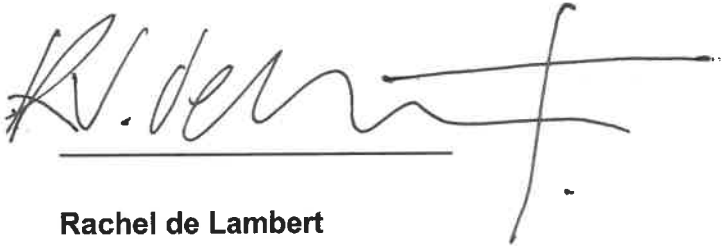
Proposed Future Urban Zone

- (i) The s.42A report to the Zone Extents hearing recommended the introduction of a Future Urban Zone (FUZ) into the PWDP to provide Council / landowners the opportunity to signal a planned response to urban growth based on appropriate structure planning, infrastructure provision and logical staged development.
- (j) I support this method to identify and enable forward planning for Raglan's urban growth.
- (k) Based on landscape and urban design analysis conducted by James Lunday and myself, Rangitahi Ltd sought inclusion of approximately 51ha of land contiguous with and to the south of the zoned land on Rangitahi Peninsula as FUZ. This wider area could likely, following more detailed structure planning provide some 30ha of land for urban development in Rangitahi South (within the FUZ and southern portion of the Rangitahi Peninsula Zone). Indicatively such an extension could yield between 370 and 460 additional dwellings based on 12dw/ha / 15dw/ha average densities.
- (l) I understand the s.42A report for the Raglan Zone Extents hearing to support FUZ for Rangitahi South as well as for the Koning land (between Te Hutewai Road and Wainui Road). I support this outcome but also support comprehensive spatial planning prior to structure planning of individual properties as set out above.

² EIC Ben Inger para 40

³ Raglan Character Study (22 April 2020) Executive Summary

Dated this 21st day of May 2021



A handwritten signature in black ink, appearing to read 'R. de Lambert', is written over a horizontal line. The signature is stylized and cursive, with a long horizontal stroke extending to the right.

Rachel de Lambert