

**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

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**STATEMENT OF DAVID EGERTON PEACOCKE  
DIRECTOR - RANGITAHİ LIMITED**

**(LANDOWNER)**

**Dated: 17 February 2021**

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## **INTRODUCTION**

1. My name is David Egerton Peacocke.
2. I am the Director of Rangitahi Limited (**Rangitahi**), and two related companies, the Raglan Land Company (**RLC**) and Scenic Properties (**Scenic**). These companies have significant land holdings in the wider Raglan area, including the two future growth areas identified in Waikato 2070.
3. I am providing this statement to inform the Commissioners of the developments that my companies have undertaken around the Raglan Peninsula, and the development philosophy that informs these developments.
4. By way of my background, I hold a Bachelor of Commerce from Lincoln University and have been involved in both the rural business and property sectors throughout my professional life. I have been a director of a number of agri-business and property companies, including Ballance Agri-Nutrients Ltd.
5. More recently I have taken a lead role in predominately residential developments in the Waikato Region, including the Amberfield (Hamilton), Ohinewai, Rangitahi Peninsula (Raglan), Wainui Landing (Raglan), and Te Ahiawa (Raglan).
6. I have a passion for farming sustainably and respecting the environment. Our farming business was the recipient of the Ballance Farm Environment award for the Waikato Region in 2004.

## **CONTEXT**

7. Rangitahi's submission is made against the background of the development of the Rangitahi Structure Plan Area.
8. My family own some 97.4 hectares of land on the Rangitahi Peninsula. We have been involved in various planning processes with respect to the Peninsula the since 2004. The goal of this involvement has always been to establish a form of residential zoning over the Peninsula.
9. The submission is in Rangitahi's name, but it is on behalf of all of my family landholdings in Raglan. This includes land in Raglan West owned by RLC

and Scenic. I attach to my statement is as Annexure A an aerial plan showing the key landholdings (colour-coded for each of the companies), and depicting the relationship of the cadastral boundaries of the landholdings to Waikato 2070 growth areas.

10. Rangitahi Peninsula was rezoned to Rangitahi Living Zone in 2015, following the decision of Independent Hearing Commissioners on Private Plan Change 12 to the Operative Waikato District Plan. The provisions of that plan change were largely carried over to the Proposed Waikato District Plan (**pWDP**), and were the subject of the earlier Hearing 23.
11. Rangitahi is completing the development in stages. The land use and subdivision consents for Precinct A were granted in March 2017, and in April 2018 for Precincts B and D. The consents provide for the development of a total of 271 residential lots, as well as recreation reserves, walking and cycle connections, roads to vest and farm lot ecological enhancement.
12. Rangitahi has recently completed significant upgrades to Oporuru Road and the construction of a new bridge over an inlet of the Whaingaroa Harbour to provide access to the peninsula. Rangitahi has constructed the water, stormwater and wastewater reticulation systems to service the Peninsula, and is progressively building the internal roads to connect the Precincts.
13. Titles for the first stages of development within Precincts A and B were issued in June 2020 and the first houses are currently being built. Construction of civil works for Precinct D is underway.
14. The market response to Rangitahi Peninsula has been overwhelming positive. Demand for the residential lots has been strong, and at the time of writing this statement all of the lots in Precincts A and B have sold and all but a handful of sites in Precinct D are under contract. On the current trajectory we anticipate that subdivision of the Structure Plan area will be fully completed (to issue of titles) within approximately 5-10 years.
15. It has been over 7 years since the Structure Plan for Rangitahi Peninsula was developed, and the market for residential developments has evolved in this period. We have observed that the demand for smaller development sites (i.e. 350-400m<sup>2</sup>) has been particularly strong. This has prompted a review of

the masterplan for Rangitahi Peninsula with a view to increasing the yield from 550 sites to approximately 650 sites.

16. This increased density will not be at the expense of the Structure Plan's environmentally sensitive approach to development. Rangitahi has engaged a leading team of experts in landscape, urban design and structure planning to ensure that the development of Rangitahi Peninsula responds to the site's setting, the environment and Raglan's special character.
17. The Structure Plan includes seven development precincts (Precincts A-G), rural balance lots for farming and an extensive network of reserves and walkways. Of the approximate 97.4 hectare Structure Plan area, the total development area within the seven precincts is approximately 31 hectares. The review of the masterplan is reconsidering the development of the remaining five precincts to balance increased density with the original intent of the Structure Plan.

#### **CONNECTIONS WITH RAGLAN**

18. I first moved to Raglan when I was 17 years old to work on the family farm. From that point I knew this is where I wanted to be. I loved the surf, the wind, the fishing, the rugged west coast environment and everything the Raglan community offered. When I was 24 years old – 35 years ago – I moved to Raglan permanently with my wife. Our four children were born and raised here. In fact they all still now live and work in Raglan. My six grandchildren are Raglan born and raised now too, all going to local pre-schools and schools in the Raglan area..
19. In this time Raglan has developed and grown to attract new businesses, tourist developments, restaurants, improved health services and a range of other services. This growth has been good for Raglan. New people who have chosen to live here have set up their ventures in town and created employment. We need to continue to attract people who will create employment and improve the range of services available locally. It would be good to have employment available so that young people do not have to leave town when they finish their education. Growth has been good for Raglan.
20. Through farming in and around the Raglan Township over this time, I have developed a keen interest in both the growth of the Raglan urban area and

the preservation of the environment through that growth process. My companies have played a significant role in the development of Raglan. In addition to Rangitahi Peninsula, RLC has been involved in developing rural and urban zoned land around Raglan, including the Te Ahi Awa subdivision on Wainui Road and the business hub at Wainui Landing. I discuss these developments further below.

21. I am a long-time Raglan resident, stakeholder, father and grandfather to residents. As such, I am deeply invested in Raglan's sustainable growth for the existing community and future residents. My companies' have participated in planning processes for the future growth of Raglan, including presenting and submitting on Waikato 2070 (in February 2020) and attending the Raglan Special Character workshop (March 2020).
22. My companies' respect the views of the mana whenua who are the kaitiakitanga of Te Kopua / Raglan. Our relationship with Tainui Hapū has been built through consultation on the Rangitahi Peninsula plan change and the Te Ahi Awa subdivision. I value this relationship and Tainui Hapū contribution to our development projects.

### **MY VISION FOR PROGRESSIVE DEVELOPMENT**

23. My vision is for progressive development with strong environmental outcomes.
24. As exemplified by Rangitahi Peninsula, I promote developments which follow a philosophy of "Design with Nature". This recognises both the potential opportunities and constraints of the site, and informs a design outcome that is sensitive to the environment.
25. Raglan continues to grow – Waikato District Council suggest in Waikato 2070 that the population may increase from 4,000 to 12,500. It is vital that this growth is curated so Raglan maintains its unique character.
26. Waikato 2070 has identified two future residential growth areas centred in Raglan West – Afon Oporu and Te Hutewai. My companies have significant land holdings in both these areas, and I have a strong interest in ensuring that future development is well planned. The two growth areas have challenges

due to topographical constraints. The location of future growth is important as well as the way that development occurs within the growth areas.

27. Rangitahi supports the Council's proposed Future Urban Zone (**FUZ**) approach for future growth areas, and seeks a FUZ for land to the south of Rangitahi Peninsula
28. Rangitahi's experts support the FUZ as a logical extension of the Rangitahi Peninsula Structure Plan. I am committed to applying the same rigour to the structure plan for the Rangitahi South area as we applied to Rangitahi Peninsula.
29. Rangitahi further seeks the insertion of policies into the pWDP to recognise Raglan West as a location for future growth, and to enable that growth through a high-level Spatial Plan for Raglan and Structure Plans for the growth areas. I consider that Rangitahi Peninsula exemplifies the benefits of a planned approach to growth.
30. Important principles which were adopted for Rangitahi could be adopted for other future growth areas in Raglan. This includes:
  - (a) development working within the constraints of the contours (avoiding development on steepest areas and where development does occur on sloping areas making it to integrate with the landform);
  - (b) ensuring development is designed to allow for an appreciation of Raglan's harbour and other natural features to the greatest extent possible;
  - (c) working with iwi to recognise the history of the land with a sympathetic approach to cultural sites;
  - (d) ensuring that development is located where it can be serviced by infrastructure;
  - (e) providing a mix of densities (important for housing choice and affordability);
  - (f) encouraging a range of house types but with a particular focus on good design over size of dwellings;

- (g) promoting networks of well-connected roads and walkways (including walkways along coastal margins;
  - (h) adopting low impact approaches to stormwater treatment; and
  - (i) ecological protection and planting in appropriate areas.
31. Rangitahi have engaged a team of experts to address how development of this area would be best developed in the future taking into account principles such as the ones above. I consider that it is critical that this process provides an opportunity for the community, including mana whenua, to express their views about what they value about Raglan.

### **PROVEN TRACK RECORD**

32. I am an experienced developer in the Raglan context. My companies are behind the majority of the recent residential developments, and some commercial developments, in Raglan. These include Te Ahi Awa subdivision on Wainui Road, Rangitahi Peninsula, and Wainui Landing.

#### ***Te Ahi Awa subdivision***

33. The development at Te Ahi Awa followed my philosophy of “Design with Nature”. It has been developed to a scale that is appropriate for the adjacent Wainui reserve, mimicking the environmental refurbishment of the wetlands, fauna, fish, remnant forests and steeper slopes.
34. The development outcome has enhanced the soil and water values, and protected the riparian strips, which is consistent with the philosophy of Whaingaroa Harbour Care.

#### ***Rangitahi Peninsula***

35. The development of the Rangitahi Peninsula under the Rangitahi Structure Plan follows the same philosophy and set of principles that was applied to Te Ahi Awa.
36. The scale of the development across the seven Precincts is appropriate to the environmental setting and will not dominant the landscape. In the context of Raglan, it is the third finger of the hand, that is, it is the third peninsula forming the coastal edge of Raglan harbour. Raglan is characterised by a series of



peninsulas connected by bridges and causeways. The development of the Rangitahi Peninsula is consistent with this pattern.

37. The Structure Plan was informed by a team of experts who are leaders in their fields of landscape, urban design and planning. These experts, the majority of whom have re-joined our team to support the Rangitahi submission on the pWDP, demonstrated to me an understanding of the unique qualities that have made Raglan my home. The result is an urban form that is socially, environmentally and economically sustainable.

### ***Wainui Landing***

38. The land on the corner of Riria Kereopa Drive and Wainui Road in Raglan, has been developed utilising its business zoning. 'Let's Grow' childcare centre, Rock-it Café, Wainui Environmental (consultancy business), and apartments utilised as Air B&B rentals, are presently on site. Raglan Rock – a local tourism business – will join this development very shortly.
39. Wainui Landing is an excellent example of business meshing into the environment. We utilised the character of the old woolsheds which is now the Rock-it Café. To complement the old woolsheds we added a new multi-purpose building, sympathetic to that existing architecture. In addition, we were able to protect, preserve and regenerate the estuary edges.

### **PRESENTATION**

40. To provide a snapshot of my companies' contribution to Raglan's growth I worked with a photographer, Craig Levers, to put together storyboard of developments and environmental projects we have undertaken throughout Raglan. I attach this to my statement as **Annexure B**.

41. (Refer to presentation)

PHOTO 1: The Raglan township and surrounding area has a natural featured landscape.

PHOTO 2: Buildings fitting into local surrounds.

PHOTO 3: Developed to naturally screen, utilising native trees.

PHOTO 4: Wainui environmental office at Wainui landing.

PHOTO 5: Buildings which fit into the local area.

PHOTO 6: Muted colours and textures to achieve a raglan atmosphere.

PHOTO 7: Raglan township in distance, new Rangitahi development in foreground.

PHOTO 8: 50 % of sections in first stage sold to local families to build their new homes.

PHOTO 9: Developing a community with cafe and Rangitahi sales office on the peninsula.

PHOTO 10: Native trees and plants used extensively around the Rangitahi peninsula and throughout subdivision.

PHOTO 11: A peninsula track around the edge of the water linked to park spaces is already used by all of Raglan residents.

PHOTO 12: Existing remnant native trees supplemented with further planting and careful placement of limestone walking track.

PHOTO 13: Twenty housing projects started with all local business benefiting.

PHOTO 14: First orchard on adjoining parkland for residents to harvest.

PHOTO 15: Table grapes for families to try out.

PHOTO 16: Vegetable gardens and citrus grove for all.

PHOTO 17: Snapshot of peninsula after the completion of first two stages.

## **CONCLUSION**

42. In summary, I conclude that:
- (a) I am socially and environmentally committed to achieving the best possible outcomes for Raglan. This commitment is the basis for Rangitahi's submission seeking planned, quality growth through a structure plan approach.
  - (b) I consider that Rangitahi Peninsula exemplifies the benefits of a

planned approach to urban growth that enables development while respecting the environmental constraints of the land.

- (c) Rangitahi supports the Council's proposed FUZ approach for future growth areas, and seeks a FUZ for land to the south of Rangitahi Peninsula. I am confident that my team of experts will demonstrate that this area will provide a logical extension to the Rangitahi Structure Plan, and can be appropriately serviced by a combination of planned public infrastructure and developer provided infrastructure.
- (d) Rangitahi further seeks the insertion of policies into the PWDP to recognise Raglan West as a location for future growth, and to enable that growth through a structure plan.

**Dated this 17<sup>th</sup> day of February 2021**

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**David Peacocke**