

**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

**EVIDENCE-IN-REPLY OF
BEN INGER FOR RANGITAHİ LIMITED**

HEARING 25: RAGLAN

(PLANNING)

DATED: 3 May 2021

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INTRODUCTION

1. My name is Ben Maxwell Inger.
2. I outlined my qualifications, experience, and commitment to comply with the Environment Court Expert Witness Code of Conduct in my Evidence in Chief (**EIC**) on behalf of Rangitahi Limited (**Rangitahi**) for Hearing 25 – Raglan, dated 17 February 2021 (**EIC**).
3. I have been retained by Rangitahi to provide Evidence in Reply (**EIR**) in response to matters addressed in the Waikato District Council's (**Council** or **WDC**) s.42A Report for the Raglan Topic.
4. I provided EIC dated 17 February 2021 and an earlier statement of EIR dated 10 March 2021 in support of Rangitahi's submission on the Proposed Waikato District Plan (**pWDP**) seeking provision for future urban growth in Raglan West.
5. In preparing this EIR, I have read the following documents:
 - (a) The Council's s.42A Report;
 - (b) Mr Ian Clark's EIR on behalf of Rangitahi, dated 3 May 2021; and
 - (c) The documents noted at para. [8] of my EIC.

FUTURE URBAN ZONE FOR RANGITAHU SOUTH

6. I agree with the s.42A Report recommendation to rezone Rangitahi South as Future Urban Zone (**FUZ**). Para. [129] of the s.42A Report concludes that the evidence provided by Rangitahi has demonstrated that: (a) the land is suitable for urbanisation in principle; and (b) future structure planning can suitably address specific effects on the environment and the integration of infrastructure. No additional information has been identified in the s.42A Report as being required from Rangitahi in relation to rezoning Rangitahi South to FUZ.

SPATIAL PLAN FOR ALL OF RAGLAN

7. My EIC recommends that a spatial plan should be prepared by Waikato District Council (**WDC**) to establish a long-term plan for the growth of Raglan as a whole, whilst also ensuring that Raglan's special character is maintained and enhanced. This recommendation draws on the EIC of Ms de Lambert and Mr Lunday dated 17 February 2021, both of whom consider that a Council-led spatial planning process should be commissioned.¹
8. The changes which I have suggested to Policy 4.1.18(b) of the pWDP to reflect a spatial planning approach for Raglan² have not been accepted in the s.42A Report. This is despite the conclusions reached in the s.32AA evaluation contained in paras. [141] and [150] of the s.42A Report for Rangitahi South and the Koning land respectively that zoning both of those areas as FUZ is an effective and efficient approach because it *"would enable a spatial structure plan to consider the wider growth area, enabling greater integration"*.
9. The spatial plan would enable input by the local community and tangata whenua into Raglan's growth. Members of the Raglan community have expressed interest in being involved in structure planning through submissions on the pWDP³ and the s.42A Report for Hearing 16 (Raglan) identified that a structure plan for Raglan might be a valuable tool for managing future development.⁴ Ms Greensill's statement on behalf of Tainui Hapuu for Hearing 25 supports a Council-led structure planning approach for Raglan and an expectation that there will be continued engagement with tangata whenua.
10. I support the changes recommended to Policy 4.1.18(a) in the s.42A Report. However, I remain of the view that a Council-led spatial plan for Raglan (as a whole), is important and that the changes I have recommended to Policy 4.1.18(b) of the pWDP are necessary and appropriate.

¹ The matters that a spatial plan should address are identified in paras 37-42 of Mr Lunday's EIC, paras 28-35 of Ms de Lambert's EIC and paras 15-18 of Ms de Lambert's EIR

² Inger EIC, para 58

³ Submissions seeking a Raglan Structure Plan were made by Whaingaroa Environmental Defence Incorporated Society, Vera van der Voorden, John Lawson and Raglan Naturally.

⁴ s. 42A Report, Hearing 16 (Raglan), Paras 58-62

LONG TERM PLAN CONSULTATION DOCUMENT

11. WDC has recently released its Long Term Plan 2021-2031 Consultation Document (**Draft LTP 2021-2031**). The submissions and hearing process for the Draft LTP will take place in May 2021 and WDC is required to adopt its new LTP by 30 June 2021. The s.42A Report addresses the current Long Term Plan 2018-2028 (**LTP 2018-2028**) but not the Draft LTP 2021-2031.
12. I consider that the draft LTP 2021-2031 is also relevant. It introduces new capital works which are relevant to Raglan's growth and proposes changes to the timing of some infrastructure from the LTP 2018-2028. A summary is provided in **Table 1** below.

Capital Works Description	LTP 2018-2028	Draft LTP 2021-2031
Raglan WWTP Upgrade	2023-2024 (\$15.6M)	2021-2027 (\$28M)
Raglan Water Reticulation Upgrade and Extension		2021-2030 (\$6M)
Raglan Water Network Upgrade and Extension		2031-2041 (\$8M)
Wainui Road Bridge	2023-2026 (\$15M)	2031-2035 (\$10M)
Rangitahi South New Roads		2031 (\$13M)

Table 1: Summary of Long Term Plan Capital Works Provision for Raglan

13. The significant changes are the proposed deferral of the timing of works related to the replacement of the Wainui Road Bridge and the upgrade of the Raglan Wastewater Treatment Plant (**WWTP**). The introduction of funding for new roads in Rangitahi South is also significant and reflects WDC's intention that Rangitahi South will be the next new growth area in Raglan.
14. The changes proposed by the Draft LTP 2021-2031 reinforce the appropriateness of a FUZ for Rangitahi South because some of the infrastructure which is likely to be required for development of Rangitahi South is planned in the 10-20 year period.

15. I understand from recent correspondence with Watercare that the detailed allocation of growth funding to individual projects in Raglan is being considered as part of an infrastructure master plan which is currently being prepared by Mott McDonald on Watercare's behalf. Watercare staff have advised that the master plan is expected to be completed in July 2021. I expect that the outcomes of the master plan could feed into the spatial plan process that I have recommended.

CONCLUSION

16. For the reasons set out in my EIC, in my EIR dated 10 March 2021 and further addressed in this EIR, I support a Council-led, Raglan-wide spatial plan to be progressed ahead of live zoning of land in the identified Growth Areas.

Ben Inger
3 May 2021