

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
APPOINTED BY THE HAMILTON CITY COUNCIL**

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

**IN THE MATTER** of an application for subdivision and land use  
consent for the Amberfield development  
pursuant to the Act.

**APPLICANT** Weston Lea Limited

**CONSENT AUTHORITY** Hamilton City Council

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**EVIDENCE-IN-REPLY OF RACHEL VIRGINIA DE LAMBERT  
FOR WESTON LEA LIMITED**

**Dated: 30 April 2019**

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Solicitors on Record

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## **INTRODUCTION**

1. My name is Rachel Virginia de Lambert and I am a landscape architect. My qualifications and experience are set out in my evidence in chief dated 12 April 2019.
2. I repeat the confirmation given in my evidence in chief that I have read the Environment Court Code of Conduct for expert witnesses and agree to comply with it.
3. I confirm that the topics and opinions addressed in this statement are within my area of expertise except where I state that I have relied on the evidence of other persons. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.

## **SCOPE OF THIS EVIDENCE**

4. In this statement, I address the statement of Mr Jamie Sirl, Senior Planner, within the Community Group, for the Hamilton City Council (**HCC**) dated 23 April 2019 presented on behalf of HCC as submitter (submitter 65).
5. The purpose of the evidence is to clarify Boffa Miskell's earlier advice to HCC. I noted Boffa Miskell's earlier (2006) input to the Peacocke Structure Plan at paragraph 10 of my EIC.

## **STATEMENT OF JAMIE SIRL**

6. Mr Sirl at paragraph 55 of his evidence states  
  
"A Peacocke Structure Plan Landscape and Urban Design Assessment prepared by Boffa Miskell for Hamilton City Council (June 2006) section 12 page 32 identified slopes less than 2 degrees of a minimum 5 ha. This assessment **informed the two optimal locations for sports parks** identified in the Structure Plan." (my highlight).
7. The map that Mr Sirl references is shown below.



8. The land within Amberfield is I agree identified along with other areas within the PSPA.
9. The related text in the Boffa Miskell report states:

“Figure 37 (sic actually Figure 36) maps the flatter areas of the site, defined as slopes less than 2 degrees and areas greater than 5ha. **This reveals potential opportunities for the location of sports fields, town and neighbourhood centres and higher density zones that are best suited to areas of level ground.**” (my highlight)
10. The figure below illustrates the location of the two ‘sports park’ notations that were included in the eventual HCC Peacocke Area Structure Plan.

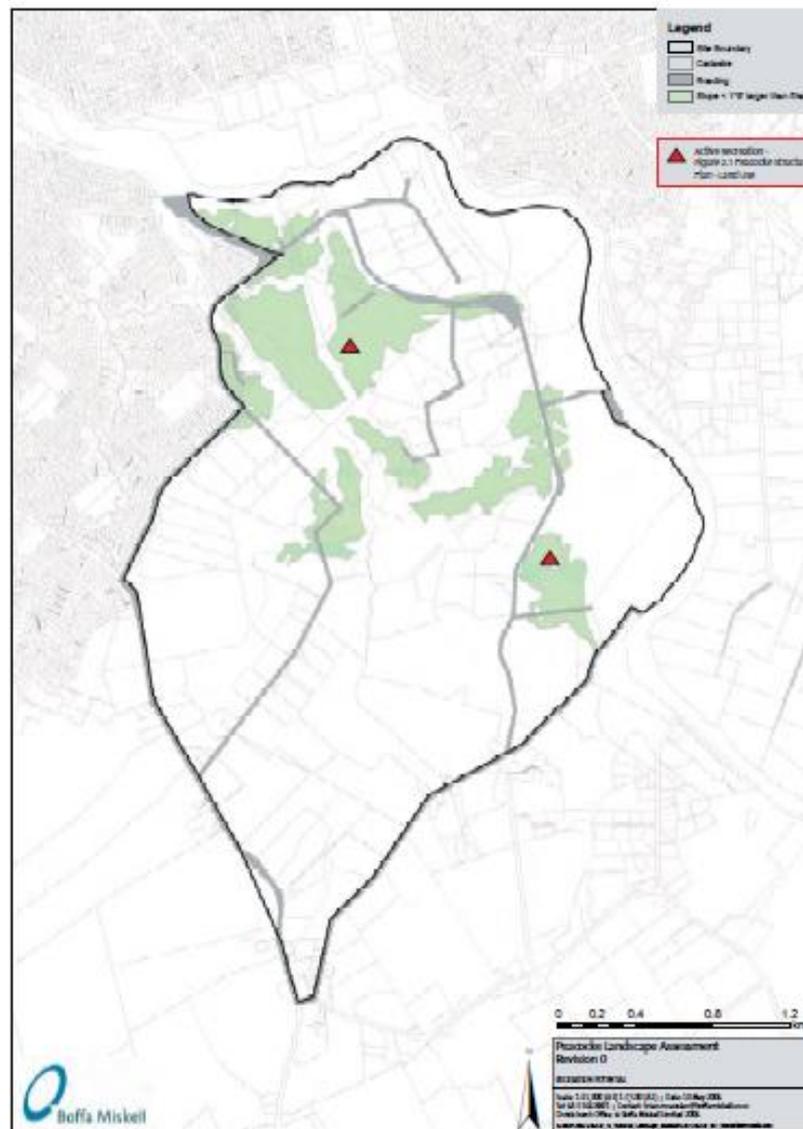


Figure 36. Recreation Potential

11. I agree that the earlier work undertaken by Boffa Miskell supports an indicative potential for the land identified in the southwest of the Amberfield site to provide for sports fields.
12. All five sites evaluated by HCC for Active Sports Parks in the PSPA – as outlined in the evidence of Mr Mark Roberts – equate to the areas identified in Figure 36, they are in fact the areas of flatter land within the PSPA.
13. I don't understand it to be Weston Lea's position that the land within Amberfield is not feasible or potentially suitable for sports fields. Indeed, as part of the Amberfield masterplanning and open space identification process

Boffa Miskell with Harrison and Grierson have undertaken a study to test the potential layout and associated earthworks should a 7ha sports park be provided in this location and to futureproof the Amberfield road layout in this respect.

14. However, I understand the Weston Lea evidence to question the scale of sports park provision required for Amberfield and the mechanism by which HCC should acquire such land if required.
15. Those matters are addressed in the evidence of Mr Duncan and Mr Fairgray. Mr Fairgray also provides evidence in reply

**Dated this 30<sup>th</sup> day of April 2019**



A handwritten signature in black ink, reading "Rachel de Lambert". The signature is written in a cursive style and is positioned above a horizontal line.

**Rachel de Lambert**