

Before the Fast-track Panel Convener

FTAA-2505-1055

Under the Fast-track Approvals Act 2024 (**FTAA**)

And

In the Matter of an application for resource consents and a wildlife authority by Rangitootuni Developments Limited Partnership – Rangitootuni proposed countryside living subdivision and retirement village

Confirmation of Compliance with Code of Conduct and details of Qualifications and Experience

Rachel Virginia de Lambert on behalf of Rangitootuni Developments Limited Partnership

Dated 21 August 2025

Introduction

1. My full name is Rachel Virginia de Lambert. I am a registered Landscape Architect and Fellow of Tuia Pito Ora, the New Zealand Institute of Landscape Architects (NZILA).
2. I have 38 years' experience. I hold the qualifications of a Bachelor of Horticultural Science and a postgraduate Diploma of Landscape Architecture (with Distinction), both from Lincoln College (as it then was). I am a fellow and registered member of the New Zealand Institute of Landscape Architects. I have 38 years' experience in the field of Landscape Architecture.
3. I am a Partner of Boffa Miskell and have held this position since 1998. Prior to this I was a Senior Principal at Boffa Miskell. I have worked in Boffa Miskell's Christchurch, Tauranga (an office I opened for the company in 1999) and Auckland offices. Prior to joining Boffa Miskell in 1990, on graduating as a landscape architect, I worked for the Department of Lands and Survey and subsequently the Department of Conservation in Auckland.
4. I am one of the three primary authors of "Te Tangi a Te Manu: the Aotearoa New Zealand Landscape Assessment Guidelines" published by Tuia Pito Ora, the New Zealand Institute of Landscape Architects, in 2022.
5. I have provided evidence at Council and Environment Court hearings on a wide range of rural and urban landscape and open space related projects including plan changes and resource consent applications for greenfield and brownfield development, aged care facilities, residential, retail, mixed-use, office and industrial development, masterplanned communities, port related activities, roading, water treatment and other infrastructure projects.
6. I have provided masterplanning, design and landscape and visual effects advice in relation to a wide range of development proposals including:

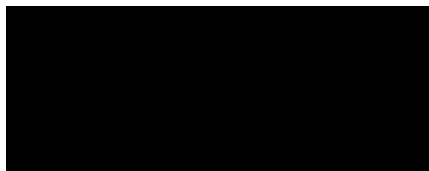
- (a) Carlaw Park;
- (b) Auckland Thoroughbred Racing Club at the Ellerslie Racecourse;
- (c) Wynyard Quarter on the Auckland Waterfront;
- (d) Fu Wah's proposed development and subsequently Winton's Northbrook development on Pakenham Street in the Wynyard Quarter;
- (e) Buildings One, Two and Three of Generus Living's "The Foundation, Parnell";
- (f) Kiwi Property's "Resido" build to rent development, 3 Te Kahu Way commercial office, and IKEA and associated Large Format Retail developments at Sylvia Park;
- (g) The private plan change in respect of Selwyn Heights Village, Hillsborough;
- (h) The private plan change in respect of the Drury South Business Area, Drury;
- (i) Private Plan Change 48 Drury Centre Precinct (Kiwi Property Holdings No. 2 Ltd), Private Plan Change 49 (Fulton Hogan Land Development Limited), and Private Plan Change 61 (Lomai Properties Limited) Waipupuke in the south of Auckland;
- (j) The Franklin 2 Precinct (Wesley College land) at Paerata (a Special Housing Area);
- (k) Re-zoning of part of the former Massey University campus at 473 Albany Highway for high density residential and mixed use development;
- (l) Plan Change 78 on behalf of Viaduct Harbour Holdings Limited in respect of the City Centre Wynyard and Viaduct Harbour Precincts; and
- (m) Private Plan Change 94 in respect of Te Auaunga (previously Wairaka) Precinct.

7. In support of this fast-track application by Rangitooopuni Developments Limited Partnership, I prepared the landscape and visual effects assessment of the application within the report titled 'Rangitooopuni: Urban Design and Landscape Effects Assessment' dated 1 May 2025, included as Appendix HH to the Rangitooopuni Assessment of Environmental Effects.

Code of Conduct

(n) Although this is not a hearing before the Environment Court, I confirm that:

- a. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023 (**Code**); and
- b. The report referred to above authored by me:
 - i. Is within my area of expertise (except where I state that I rely upon the technical reports of other expert witnesses provided in support of the application);
 - ii. Have been prepared in accordance with the Code; and
 - iii. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.



Rachel de Lambert

21 August 2025