

**BEFORE THE ENVIRONMENT COURT
AUCKLAND REGISTRY**

ENV-2022-AKL-000064

IN THE MATTER of appeals under Clause 14(1) of
Schedule 1 of the Act in relation to the
Proposed Waikato District Plan.

AND

IN THE MATTER of a Proposed District Plan

BETWEEN **JOHN ROWE**

Appellant

AND **WAIKATO DISTRICT COUNCIL**

Respondent

**To: The Registrar
Environment Court – Auckland**

**SECTION 274 NOTICE FROM GREIG HOLDINGS LIMITED
ON THE APPEAL BY
JOHN ROWE**

21 March 2022

Counsel Instructed

Peter Fuller
Quay Chambers
2 Commerce Street
P O Box 106215
Auckland City 1143
peter.fuller@quaychambers.co.nz
021 635 682

TO The Registrar
Environment Court
Auckland

NOTICE

1. Greig Holdings Limited (**Greig**) wishes to be a party pursuant to s 274 of the Resource Management Act 1991 (**Act**) to the following proceedings:

John Rowe v Waikato District Council: ENV-2022-AKL-000064

Master Topic: Proposed Waikato District Plan.

2. Greig made a submission and further submission on the Proposed Plan (# 685 and 689) and has lodged its' own appeal ENV-2022-AKL-000070.
3. Greig is not a trade competitor for the purposes of section 308C or 308CA of the Act.
4. Greig is interested the part of the proceeding regarding 23.4.2 RD1(a) & 24.4.2 RD1(a) and the Minimum Lot Size in Country Living and Village Zones to be 2000m².
5. Greig is interested in all of the issues arising from the relief being sought.
6. Greig opposes the relief being sought because;
 - a) It inappropriately limits the development of land that is capable of being serviced and can be developed to a higher density than the Large Lot zone, while avoiding, remedying and mitigating adverse effects.
 - b) The imposition of large lot development restrictions is unreasonable and will have significant adverse effects on the ability to develop the land to provide much needed housing.
 - c) It does not give effect to the National Policy Statement – Urban Development 2020.
 - d) It does not satisfy s 32 of the Act and restricts opportunities for economic growth and employment.

- e) It is inefficient to use land that is serviced for lower density development (s7(b)).
 - f) It does not achieve the integrated management of natural and physical resources by matching housing density (landuse) with services (infrastructure) (s 31(1)(a)).
 - g) It will not provide for the social and economic wellbeing of people because it unnecessarily limits the provision of much needed housing that is in close proximity to the centre of Tuakau.
 - h) It does not meet the Purpose of the Act.
7. Greig agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED this 21th day of March 2022



Peter Fuller
Counsel for Greig Holdings Limited

Counsel's address for service:

Peter Fuller
LLB, MPlan, DipEnvMgt, BHortSc
Barrister
P O Box 106215
Auckland City 1143
Phone: 09 374 1651
021 635 682
Email: peter.fuller@quaychambers.co.nz

LIST OF PARTIES TO BE SERVED WITH THIS NOTICE**Respondent – Waikato District Council**

District Plan Hearings Administrator
Waikato District Council
Private Bag 544
Ngaruawahia 3742
Email: Districtplan@waidc.govt.nz

John Rowe

C/- Julian Dawson
Barrister
Email: julian@malawyer.co.nz

Submitters Served with the Appeal