

**BEFORE THE ENVIRONMENT COURT  
AUCKLAND REGISTRY**

**I MUA I TE KOOTI TAIAO O AOTEAROA**

**ENV-2022-AKL-000025**

**IN THE MATTER** The Resource Management Act 1991  
(the **Act**)

**AND**

**IN THE MATTER** of an appeal under clause 14(1) of  
the First Schedule of the Act

**BETWEEN** **WARD GROUP (WARD  
DEMOLITION)**

**Appellant**

**AND**

**WAIKATO DISTRICT COUNCIL**

**Respondent**

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**NOTICE OF WAIKATO REGIONAL COUNCIL'S WISH TO BE PARTY TO  
PROCEEDINGS**

**DATED 22 MARCH 2022**

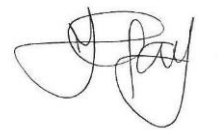
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**To: The Registrar  
Environment Court  
Auckland**

1. The Waikato Regional Council (**WRC**) gives notice that it wishes to be a party to the appeal by Ward Group (Ward Demolition) (ENV-AKL-2022-000025) against a decision of the Waikato District Council on submissions on its Proposed Waikato District Plan (**Proposed DP**).
2. WRC made a submission about the subject matter of the proceedings (submission points 81.15 and 81.17). 'Live' zoning of new areas of land for urban development is a key concern due to lack of certainty regarding infrastructure provision and does not give effect to the Waikato Regional Policy Statement (WRPS).
3. WRC also made a further submission about the subject matter of the proceedings (submission 1277). WRC sought that the zoning of the Ward Group land at Meremere be retained as notified, stating that decisions on the rezoning of land within the Hamilton to Auckland corridor should be deferred until the relevant component of the Hamilton to Auckland (H2A) corridor plan is complete to avoid undermining this important strategic planning process. Although this work has now been completed, WRC continues to oppose rezonings in this location where there is insufficient evidence that the proposal gives effect to the WRPS.
4. WRC is not a trade competitor for the purposes of 308C or 308CA of the Resource Management Act 1991.
5. WRC is interested in all of the appeal, which relates to the following relief sought by Ward Group:
  - a. Rezone [Ward Group's] sites at Meremere, comprising approximately 56 hectares, from Rural Zone to Heavy Industrial Zone (HIZ-decisions version) as included in the Proposed District Plan.
6. The general reasons for WRC's interest in the proceedings are:
  - a. WRC has the function under RMA section 30 (1)(gb) [of] the strategic integration of infrastructure with land use through objectives, policies, and methods.
  - b. It does this through the inclusion of objectives, policies, and methods in the WRPS, particularly in Chapter 6 Built environment.

- c. WRPS Chapter 6 incorporates the Future Proof settlement pattern and requires growth to be in accordance with this settlement pattern unless it can satisfy the alternative land release criteria in method 6.14.3.
  - d. The land is not identified in the Future Proof Strategy as a future development area.
  - e. No assessment against the alternative land criteria set out in WRPS method 6.14.3 has been provided.
  - f. The land is identified in Waikato District Council's growth strategy, Waikato 2070, but for in the very long term at 50+ years.
  - g. The site has numerous constraints, including flooding, proximity to the Waikato River, the Whangamarino river and wetland, National Grid lines and Significant Natural Areas.
  - h. No detailed assessments have been provided to address these constraints.
7. Without limiting the concerns set out above, WRC opposes the relief sought in the appeal because it does not give effect to the WRPS, in particular, the provisions in Chapter 6 Built environment and Chapter 13 Natural Hazards, nor does it achieve the sustainable management purpose of the RMA, including, without limitation, the need to adequately manage adverse effects on the environment.
8. WRC agrees to participate in mediation or other alternative dispute resolution of the proceedings.

**DATED** at Hamilton this 22nd day of March 2022



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**Tracey May**  
Director Science, Policy and Information  
Waikato Regional Council

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