

IN THE ENVIRONMENT COURT  
AT AUCKLAND

I TE KŌTI TAIAO O AOTEAROA  
KI TĀMAKI MAKĀURAU

IN THE MATTER OF

The Resource Management Act 1991 ("**the Act**")

AND

IN THE MATTER OF

An appeal under clause 14 of the First Schedule of the Act with respect to decisions on the Proposed Waikato District Plan

BETWEEN

**John Rowe**  
Appellant

AND

**Waikato District Council**  
Respondent

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NOTICE OF PERSON WISHING TO BE A PARTY TO  
APPEAL TO THE ENVIRONMENT COURT  
ON DECISIONS BY WAIKATO DISTRICT COUNCIL TO THE PROPOSED DISTRICT PLAN  
*Section 274, Resource Management Act 1991*

DATED 16 March 2022

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TO: The Registrar  
Environment Court  
Auckland

I, **LOUISE CLARE MEREDITH** wish to be a party to the appeal under clause 14 of the First Schedule of the Act against decisions of the Waikato District Council on the Proposed District Plan contained in Decision Report 22: Rural Zone.

- 1.0 I am a person who has an interest in the proceedings that is greater than the interest that the general public has because:
  - 1.1 I am a party to a proceeding seeking to enforce rights to environmental lot rights under the former Franklin District; and,
  - 1.2 I am a trustee of the Pakau Trust ("the Trust") which made a submission and a further submission on the Proposed Waikato District Plan (submitter #624).
  - 1.3 I am not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
- 2.0 I am interested in the part of the proceedings that relates to decisions on Transferable Rural Lot Subdivisions, or TDRs. I am interested in the following particular parts of the proceedings and issues in the Decision on the Proposed Plan related to TDRs (using the Appellant's numbering):
  - 2.1 Reason 7(a) - Agreed: it fails to promote the sustainable management of the natural and physical resources of the Respondent's District and does not achieve the purpose of the Resource Management Act 1991. It is contrary to Part 2 and other provisions of the Act;
  - 2.2 Reason 7(b) – Agreed: it does not manage the use of resources in a way that enables the community to provide for its social and economic wellbeing. does not provide for the reasonably foreseeable needs for future generations;
  - 2.3 Reason 7(c) – Agreed: it does not represent an efficient use and development of natural and physical resources;

- 2.4 Reason 7(d) – Agreed: it does not avoid, remedy or mitigate the adverse effects on the environment;
- 2.5 Reason 7(e) – Agreed: it does not represent the most appropriate way to achieve the objectives of the Proposed District Plan in terms of s32 of the Act. It does not recognise that recognition and identification of SNA's and the requirement to protect them imposes an unreasonable burden on landowners. In particular, it wrongly considers that landing locations are “randomly” determined in rural areas, did not consider whether landing locations could be appropriately located with consent requirements introduced, and fails to recognise existing titles or TDRs;
- 2.6 Reason 7(f) - Agreed;
- 2.7 Reason 7(g) - Agreed;
- 2.8 Reason 8 – Agree with Appendix 1.
- 3.0 I support the relief sought because a Transferable Development Right mechanism would:
- 3.1 allow for the transfer of existing development potential to more appropriate locations. This includes existing/consented titles and development rights;
- 3.2 provide a method to move potential development from less intensively developed areas to more appropriate locations;
- 3.3 incentivise the protection of high-quality versatile soils and environmental values;
- 3.4 provide environmental compensation for private protection, restoration and enhancement of environmental features which is a burden on private landowners.
- 3.5 allow the Trust's residual and existing entitlement of 35 Environmental Lots to be used as TDRs is recognised in the District Plan;
- 3.6 provide sufficient opportunity, and incentive, in the District Plan, for the Trust's residual and existing entitlement to be utilised on receiving properties;
- 3.7 ensure that an appropriate TDR mechanism is included in the District Plan.

4.0 I agree to participate in mediation or other alternative dispute resolution of the proceedings.

A handwritten signature in black ink, appearing to read 'Louise Clare Meredith', written over a horizontal line.

Louise Clare Meredith

Dated: 16 March 2022

Address for service of person wishing to be a party:

Louise Meredith

**Telephone:** 027 470 7490

**Email:** l.meredith.lawyer@gmail.com

## Persons to be Served with a Copy of this Notice

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| Waikato<br><br>District Council                                 | <b>Attention:</b> Sandra Kelly<br><br><b>Email:</b> districtplan@waidc.govt.nz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| Submitters<br>Listed In<br>Decision<br>Report 22:<br>Rural Zone | <p> <a href="mailto:roko1940@outlook.com">roko1940@outlook.com</a>; <a href="mailto:marcterbeek@hotmail.com">marcterbeek@hotmail.com</a>; <a href="mailto:a.viner@outlook.com">a.viner@outlook.com</a>; <a href="mailto:lucys@iconz.co.nz">lucys@iconz.co.nz</a>; <a href="mailto:Lisette.balsom@waikatoregion.govt.nz">Lisette.balsom@waikatoregion.govt.nz</a>; <a href="mailto:martin.fleetwood@xtra.co.nz">martin.fleetwood@xtra.co.nz</a>; <a href="mailto:carol.fleetwood@xtra.co.nz">carol.fleetwood@xtra.co.nz</a>; <a href="mailto:cummings1450@gmail.com">cummings1450@gmail.com</a>; <a href="mailto:tim@greenfootprint.co.nz">tim@greenfootprint.co.nz</a>; <a href="mailto:todd@subdivision.co.nz">todd@subdivision.co.nz</a>; <a href="mailto:trevkathyreid@xtra.co.nz">trevkathyreid@xtra.co.nz</a>; <a href="mailto:trevkathyreid@xtra.co.nz">trevkathyreid@xtra.co.nz</a>; <a href="mailto:nicol@mgsi.co.nz">nicol@mgsi.co.nz</a>; <a href="mailto:kepa.erekana@gmail.com">kepa.erekana@gmail.com</a>; 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