

**In the Environment Court of New Zealand
Auckland Registry**

**I Te Kōti Taiao O Aotearoa
Ki Tamaki Makaurau**

ENV-2022-AKL-000077

Under the Resource Management Act 1991 (the Act)

In the matter of an appeal under Clause 14(1) of the First Schedule of the Act

And in the matter of Decisions on the Proposed Waikato District Plan

Between **Hounsell Holdings Limited**
Appellant

And **Waikato District Council**
Respondent

Notice of Waka Kotahi NZ Transport Agency's wish to be party to proceedings

Dated 22 March 2022

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To The Registrar
Environment Court
Auckland

- 1 Waka Kotahi NZ Transport Agency (**‘Waka Kotahi’**) wishes to be a party to an appeal by Hounsell Holdings Limited (**‘Appellant’**) against a decision of the Waikato District Council (**‘Respondent’**). The decision was in respect of a submission by the Appellant to rezone land at 268 Te Kowhai Road and 284 Orion Road, Te Kowhai from Rural Zone to Future Urban Zone or an Urban Expansion Overlay.
- 2 Waka Kotahi made a further submission¹ on the subject matter of the proceedings.
- 3 Waka Kotahi is not a trade competitor for the purposes of section 308C or 308CA of the Act.
- 4 Waka Kotahi is interested in all of the proceedings.
- 5 Waka Kotahi opposes in part the relief requested by Hounsell Holdings. The area to be rezoned is large in scale, and has not been identified for urban development in any of the strategic planning documents for the Waikato Region.² Insufficient information has been provided by the Appellant on the transportation effects of the rezoning. In particular, the Appellant’s traffic assessment does not identify the potential trip generation rates, nor does it provide transport modelling.
- 6 In order for the rezoning to proceed, it is necessary to:
 - a Undertake a transportation assessment to determine the impact of the rezoning on the SH39 interchange and the Waikato Expressway;
 - b Identify any transportation upgrades required in order to address the transportation effects of the rezoning;
 - c Include a requirement to undertake those transportation upgrades in the District Plan, including appropriate triggers for their implementation;
 - d Incorporate a clear staging plan is included in the District Plan to control the release of the land for development; and
 - e Ensure that the District Plan provisions relating to the rezoning area are sufficient to achieve a well-functioning environment consistent with the National Policy Statement on Urban Development (2020) including, at a minimum, requirements to construct:
 - i An extension to the Rotokauri arterial road to the south;
 - ii Connections across the Te Rapa section of SH1 and interchanges at Te Koura and Horotiu;
 - iii interchange upgrades; and
 - iv Local road improvements to provide multi-modal trips to employment, social and recreation areas.
- 7 If the outcomes in paragraph 6 of this notice are not able to be achieved, Waka Kotahi considers that the rezoning request should be declined.
- 8 Waka Kotahi agrees to participate in mediation or other alternative dispute resolution of the proceedings.

¹ Further submission dated 15 July 2019.

² Waikato Regional Policy Statement (2016), Waikato 2070 (2020) or Future Proof 2017.

Dated 22 March 2022



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