

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
APPOINTED BY THE WAIKATO DISTRICT COUNCIL**

**IN THE MATTER** Of the Resource Management Act  
1991 (the Act)  
**AND**

**IN THE MATTER OF** Of hearing submissions and further  
submissions on the Proposed Waikato  
District Plan

**SUBMITTER** Ohinewai Lands Limited  
  
Submitter [No. 428]

---

**MEMORANDUM OF COUNSEL FOR OHINEWAI LANDS LIMITED**

Dated: 25 February 2020

---

---

**GREENWOOD ROCHE**  
LAWYERS  
AUCKLAND  
Solicitor: F M Lupis  
(francelle@greenwoodroche.com)

Level 12  
2 Commerce Street  
Auckland 1010  
PO Box 106006  
Auckland 1143

**MAY IT PLEASE THE COMMISSIONERS**

- 1 Counsel acts for Ohinewai Land Limited (*OLL*), a submitter and further submitter on the Ohinewai topic of the Proposed Waikato District Plan (*pWDP*).
- 2 The Ohinewai hearing (Hearing 18) is set to commence on 9 June 2020.
- 3 The purpose of this memorandum is to clarify OLL's position in respect of evidence to be filed in accordance with the minute and further directions from the Panel dated 20 August 2019 (*Directions*).
- 4 The Directions stated that:
  - (a) The Ohinewai submitters requesting rezoning are to file their evidence for the hearing no later than 5pm on 2 April 2020.
  - (b) All other submitters and further submitters are to file their evidence for the hearing no later than 5pm on 7 May 2020.
- 5 OLL owns a significant area of land in the Ohinewai area adjoining land owned by Ambury Properties Ltd (*Ambury*). OLL has identified the potential for an approximately 39 hectare site (*Site*) located between Tahuna Road and Lake Ohinewai to be developed for residential use in future.
- 6 OLL is seeking the inclusion of a structure plan in the pWDP identifying the Site as a "future growth area", however as described in the OLL Section 32AA Planning Report by Harrison Grierson, dated 5 December 2019<sup>1</sup> and filed with the Panel on 6 December 2019, OLL is not seeking rezoning of the Site through the current pWDP process.
- 7 As OLL is not requesting rezoning, it is OLL's intention to file evidence on 7 May 2020 in accordance with the Directions summarised at paragraph 4(b) above. However, in the event that it would assist the

---

<sup>1</sup> Page 4, OLL Section 32AA Planning Report by Harrison Grierson, dated 5 December 2019.

Panel to receive OLL's evidence on 2 April 2020, Counsel would be grateful for specific directions to that effect.



---

**Francelle Lupis**

**Counsel for Ohinewai Lands Limited**

**25 February 2020**