

Form 33
Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Auckland, Wellington, and Christchurch

I, **Martin John Pinkham**, wish to be a party to the following proceedings:

- **ENV_2025_CHC_51, the Appeal of Richard Wayne Black of Mandeville, Company Director (Appellant) against part of a decision of the Waimakariri District Council (Respondent) on the following decision:**
 - **Waimakariri District Council Proposed Waimakariri District Plan Recommendations of the PDP Hearings Panel Recommendation Report 34 regarding rezoning of 82 & 83 Ohoka Meadows Drive, and 859 Tram Road, to LLRZ.**

- I am ~~the Minister for the Environment; or~~
- ~~a local authority; or~~
- ~~the Attorney General representing a relevant aspect of the public interest (in this case, also specify the aspect of the public interest); or~~
- **a person who has an interest in the proceedings that is greater than the interest that the general public has as I am the owner of 859 Tram Road); and**
- **a person who made a submission about the subject matter of the proceedings.**

I ~~am~~/am not* a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.

I am interested in all (or part of) the proceedings.

*The part of the proceedings I am interested in is:

- (a) The rezoning of 82 & 83 Ohoka Meadows Drive, and 859 Tram Road to LLRZ (the Properties);**

I am interested in the following particular issues:

The part of the decision that the Independent Hearing Panel's consideration of a number of submissions within the Mandeville/Swannanoa area which sought a rezoning to LLRZ. The Panel recommended that the rezoning requests be declined on the basis of wastewater constraints, as follows:

- (a) 76. We therefore agree with the s42A report author that these submissions should not be accepted on the basis of the wastewater constraints in the area. When that is overcome, we agree that most of the rezoning requests are likely to contribute to and improve the function of this low-density urban area. We recommend that the Council considers future development of the Mandeville and Swannanoa area in a strategic and integrated manner, potentially culminating in a plan change.**

(b) Recommendation Report 34

63. The main reason that the s42A report author recommended against the rezonings in this area was that there is no (or very limited) capacity within the Mandeville/Ōhoka wastewater system, while the existing road network is also considered to be constrained. Groundwater resurgence was also highlighted as a potential problem in this location. In Mr Buckley's view, these issues need to be addressed prior to any development occurring in the area. We agree that this is significant because UFD-P3(2)(e) requires that such development "occur in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard."

The above recommendations of the Independent Hearings Panel were subsequently accepted by the Council.

The Appellant (Richard Wayne Black) seeks the following relief:

- (a) A rezoning of the Properties to LLRZ; and**
- (b) Such other alternative or consequential relief the Court may consider appropriate to give effect to the relief sought.**

I support ~~(or oppose or conditionally oppose)~~ the relief sought because—

- (a) The property boundaries of 82 & 83 Ohoka Meadows Drive, and 859 Tram Road are located partially within the existing settlement of Mandeville and already partly zoned LLRZ, and were originally part of the Ohoka Meadows Drive Subdivision**
- (b) The Properties have existing sewer and potable water, power and fibre within their boundaries. Options for a site-specific solution to provide storage and off-peak discharge from the WW systems are available to manage potential capacity constraints, if required.**
- (c) Groundwater resurgence is not and has not been an issue on the Properties. Sewer system inundation is not and has not been an issue on the Properties. To the extent groundwater resurgence has been identified as a problem in the S 42A Report, the Council has a plan in place to remedy the ground resurgence issue:
<https://letstalk.waimakariri.govt.nz/mandeville-resurgence-channel-upgrades>**
- (d) Given the size of the existing lots and the nature of the soils it is very difficult to farm this land. The best utilisation of this land would be LLRZ.**
- (e) A rezoning of the Properties to LLRZ meets the relevant UFD-P3 criteria.**

I agree ~~(or do not agree)~~ to participate in mediation or other alternative dispute resolution of the proceedings.



Signature of person wishing to be a party
9 September 2025

Address for service of person wishing to be a party:

Telephone: **021 548 751**

Fax/email: **martin@pinkham.co.nz**

Contact person: **Martin Pinkham**

Note to person wishing to be a party

You must lodge the original and 1 copy of this notice with the Environment Court within 15 working days after—

- the period for lodging a notice of appeal ends, if the proceedings are an appeal; or
- the decision to hold an inquiry, if the proceedings are an inquiry; or
- the proceedings are commenced, in any other case.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in [section 274\(1\)](#) and [Part 11A](#) of the Resource Management Act 1991.

The notice must be signed by you or on your behalf.

You must serve a copy of this notice on the relevant local authority and the person who commenced the proceedings within the same 15 working day period and serve copies of this notice on all other parties within 5 working days after that period ends.

However, you may apply to the Environment Court under [section 281](#) of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see [form 38](#)).

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(1\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(2\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(3\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(4\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 1 November 2010, by [regulation 19\(1\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2010 (SR 2010/279).

Schedule 1 form 33: amended, on 1 June 2006, by [regulation 10\(4\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2006 (SR 2006/99).