

**Form 33 Notice of person's wish to be party to proceedings** (Resource Management Act 1991, s 274)

**IN THE ENVIRONMENT COURT AT CHRISTCHURCH**

Court references:

ENV-[20xx]-CHC-[####] Michael & Jean Schluter v Waimakariri District Council

ENV-[20xx]-CHC-[####] Robert Paterson & RJ Paterson Family Trust v Waimakariri District Council

ENV-[20xx]-CHC-[####] Woodwater v Waimakariri District Council  
("the Proceedings")

**Lodged with the Court electronically by email:**

sophia.preston@justice.govt.nz

**TOWNSEND FIELDS LIMITED** ("Townsend Fields") **wishes to be a party to the Proceedings.**

**1. Townsend Fields' interest**

Townsend Fields is—

(a) **a person who made a submission** on the subject matter of the Proceedings (Carolina Homes Limited, Allan Downs Limited, 199 Johns Road Limited submission number #266 now referred to as **Townsend Fields Limited** );  
and

(b) **a person who has an interest in the proceedings that is greater than the interest the general public has**, by reason that Townsend Fields **owns and is developing land within the West Rangiora ODP and South West Rangiora sub-ODP within the Waimakariri District** that is affected by the Development Area (**DEV**) provisions and associated Outline Development Plans (**ODPs**), and the overall zone provisions.

**2. Parts of the Proceedings of interest**

Townsend Fields is interested in the parts of the Proceedings that concern the **Development Area (DEV) rules** and the way the plan implements **ODPs**, including (without limitation) **DEV-WR-R1 (West Rangiora Development Area)** and any other DEV rules that presently require development "**in accordance with**" an ODP or equivalent phrasing. Townsend Fields is an active developer in this ODP area.

Townsend Fields is also interested in any proceedings on the relationship between the zone provisions and the development chapter/ODP provisions, including the symbology and mapping of ODPs generally.

### 3. Position

Townsend Fields **supports** the above parts of the Proceedings **to the extent they seek to amend DEV rules to require development to be “in general accordance with” an ODP.**

### 4. Reasons

- (a) “General accordance” provides **appropriate implementation flexibility** to achieve plan outcomes without undue rigidity arising from the provisions that implement ODPs. Townsend Fields does not consider that an automatic default to a discretionary activity status, is appropriate and that more flexibility is needed for minor deviations and changes.
- (b) It **better gives effect to higher-order planning instruments**, including responsive planning directions, by enabling alternative layouts that still deliver the same outcomes.
- (c) It **promotes efficient urban development**, proportional consenting, and avoids litigation risk from minor technical departures.
- (d) It remains **anchored to the ODP outcomes and performance standards**, preserving overall plan integrity, staging and infrastructure alignment, as well as consistency with current planning practice under the operative Waimakariri District Plan.

### 5. Additional matter of appeal sought by Townsend Fields

Townsend Fields also seeks that the following **new DEV rule** (or words to similar effect) be inserted:

#### **New rule [DEV-GEN-Rx] – Speed management in residential ODP areas**

“For any residential development within a Development Area implemented by an Outline Development Plan, **the Council will facilitate any required processes under the Land Transport Act 1998 (LTA)** (including speed management plans and rule changes) **to lower speed limits** on public roads **within or adjoining the ODP area**, as required to give effect to the rezoning and ODP and to ensure a safe and efficient transport network as recently rezoned areas receive more residential development.”

#### **Reasons:**

- (i) Supports **integrated land use and transport** outcomes anticipated by ODPs.

- (ii) Enables **safe residential street environments** through timely speed setting consistent with contemporary practice.
- (iii) Provides **clarity of process and responsibility**, avoiding delays to subdivision staging, vesting and occupation. Whilst the RMA and LTA processes are separate, the technical supporting information can be the same, cost and duplication should be removed.
- (iv) Is an **administrative facilitation** provision and does not fetter Council's statutory decision-making under the Land Transport Act 1998.

**6. Relief sought**

Townsend Fields seeks that the Court:

- (a) **Allow the Proceedings in part** to amend all relevant DEV rules (including DEV-WR-R1 and equivalents) so development must be **"in general accordance with"** the applicable ODP;
- (b) **Insert** the new DEV rule in paragraph 5 (or words to like effect) and make any **consequential amendments** to the Plan; and
- (c) Grant such **further or other relief** as may be necessary or appropriate to give effect to the above.

**7. Position on the wider plan**

Except as set out above, **Townsend Fields otherwise supports the Proposed Waimakariri District Plan** and **wishes to continue working constructively with the Waimakariri District Council** to enable development in the District.

**8. ADR**

Townsend Fields **agrees to participate in mediation or other alternative dispute resolution** of the Proceedings.

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**Signature:**

Signed for and on behalf of **Townsend Fields Limited** by its authorised agent:



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**Peter Wilson,  
Consultant Planner for  
Townsend Fields Limited**

**Date: 10 September 2025**

**Address for service of Townsend Fields**

**Company:** Townsend Fields Limited

**Postal:** C/- Eliot Sinclair Limited, PO Box 9339, Tower Junction, Christchurch 8149

**Physical:** 20 Troup Drive, Addington, Christchurch 8011

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**Contact person:** Peter Wilson

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**Schedule 1 – Proceedings to which this notice applies**

(1) **Michael & Jean Schluter v Waimakariri District Council** – ENV-[20xx]-CHC-[###]

**Appellants' address for service:** Anderson Lloyd, Floor 2, The Regent Building, 33 Cathedral Square, Christchurch 8011. PO Box 13831, Christchurch 8141. Email: [sarah.eveleigh@al.nz](mailto:sarah.eveleigh@al.nz); [sarah.schulte@al.nz](mailto:sarah.schulte@al.nz).

(2) **Robert Paterson & RJ Paterson Family Trust v Waimakariri District Council** – ENV-[20xx]-CHC-[###]

**Appellants' address for service:** c/- Novo Group, Level 1, 279 Montreal Street, Christchurch 8011. PO Box 365, Christchurch 8140. Email: [adele@novogroup.co.nz](mailto:adele@novogroup.co.nz).

(3) **Woodwater v Waimakariri District Council** – ENV-[20xx]-CHC-[###]

**Appellant's address for service:** Anthony Harper Lawyers, 62 Worcester Boulevard, Christchurch 8011. PO Box 2646, Christchurch 8140. Email: [gerard.cleary@ah.co.nz](mailto:gerard.cleary@ah.co.nz).

**Respondent: Waimakariri District Council –**

Address for service:

Private Bag 1005, Rangiora 7440, New Zealand

[developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz);

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