

**BEFORE THE ENVIRONMENT COURT
AUCKLAND REGISTRY**

ENV-2022-AKL-000090

IN THE MATTER of the Resource Management Act
1991 (the **Act**)

AND

IN THE MATTER of an appeal under clause 14(1) of
Schedule 1 of the Act

BETWEEN **TERESA AND STEVEN HOPKINS**

Appellant

AND

WAIKATO DISTRICT COUNCIL

Respondent

**To: The Registrar
Environment Court – Auckland**

**NOTICE OF CRAIG HALLS' WISH TO BE A PARTY TO PROCEEDINGS UNDER
S274 OF THE ACT**

15 March 2022

NAME OF PERSON WHO WISHES TO BE PARTY

1. Mr Craig Hall wishes to be a party to the appeal proceedings (ENV-2022-AKL-000090) (the '**Appeal**') between Teresa and Steven Hopkins ('**Hopkins**') and Waikato District Council ('**Respondent**') in relation to the Respondent's decisions on the Proposed Waikato District Plan notified 17 January 2022.
2. Mr Hall did not make a submission or further submissions on the subject matter of the Appeal. Notwithstanding this, Mr Hall has an interest in the proceedings greater than the public generally as Mr Halls' property at 39 Pioneer Road, Pokeno was the subject of a decision by the Respondent to amend the zoning. For completeness, Mr Hall states his support for the Respondents decision to amend the zoning of his property to Rural Lifestyle.
3. Mr Hall is not a trade competitor for the purposes of section 308C or 308CA of the Act.

THE PROCEEDING

4. Mr Hall is interested in all of the proceedings, namely:
 - a) the amendments Hopkins are seeking to the zoning of 62 Bluff Road, Pokeno; and
 - b) the proposed requirement by Hopkins that Hynds Pipes Limited/the Hynds Foundation ('**Hynds**') develop the Pokeno Ecological Reserve & Sculpture Park (hereafter referred to as '**Pokeno Park**') across 62 and 10 Bluff Road as outlined in the primary evidence of Ms Rachel de Lambert for Hearing 25 (Rezoning – Pokeno).

RELIEF SOUGHT

5. Mr Hall supports the relief sought by Hopkins in its Notice of Appeal at paragraph 11(a) and 11(b).

REASONS FOR RELIEF SOUGHT

6. Mr Halls' property at 39 Pioneer Road adjoins that of Hopkins and is similarly located with regards to the Hynds operations. To this end, the elevated hill which has been rezoned could result in the additional loss of amenity if subject to industrial development.

7. Whilst the zoning sought by Hynds was approved in the decision, there was no mechanism requiring that Pokeno Park be established. The development of the park would form a substantial buffer from the effects of the industrial activities currently undertaken by Hynds and those enabled by the expansion. This conclusion was noted in the decision report in paragraph 119.
8. The decision correctly concluded that the land on Pioneer Road could be developed in such a way whereby potential reverse sensitivity issues would not be the same as other land subject to rezoning proposals in the area;

DISPUTE RESOLUTION

9. Mr Hall agrees to participate in mediation or other alternative dispute resolution of the Appeal.

DATED this 15th day of March 2022



Sir William Birch
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For and on behalf of Craig Hall

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