

**BEFORE THE ENVIRONMENT COURT  
AT AUCKLAND**

**I MUA I TE KŌTI TAIAO  
TĀMAKI MAKĀURAU ROHE**

<b>UNDER</b>	the Resource Management Act 1991
<b>IN THE MATTER</b>	of of an appeal pursuant to Clause 14(1) of the First Schedule to the Act
<b>AND</b>	
<b>IN THE MATTER</b>	of Decisions on the Proposed Waikato District Plan
<b>BETWEEN</b>	<b>ANNA NOAKES and FRUHLING TRUST</b>
	<b>Appellant</b>
<b>AND</b>	<b>WAIKATO DISTRICT COUNCIL</b>
	<b>Respondent</b>

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**NOTICE OF POKENO VILLAGE HOLDINGS LIMITED'S WISH TO BE A  
PARTY TO PROCEEDINGS PURSUANT TO SECTION 274 OF THE RESOURCE  
MANAGEMENT ACT 1991  
DATED: 29 MARCH 2022**

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**To:** The Registrar  
Environment Court  
Auckland

1. **POKENO VILLAGE HOLDINGS LIMITED** ("PVHL") wishes to be a party to the following proceedings:

The appeal lodged by **ANNA NOAKES** and **FRUHLING TRUST** (together, "the Appellants") under Clause 14(1) of the First Schedule to the Resource Management Act 1991 ("RMA") against parts of the decision of the Waikato District Council on the Proposed Waikato District Plan ("the Proposed District Plan") that concerns the zoning of land at Pokeno.

2. PVHL has an interest in the proceedings that is greater than the interest that the general public has, because PVHL:
  - (a) Has played a major role in the growth of Pokeno. PVHL was one of the proponents of PC 24 to the operative Waikato District Plan which established the Pokeno Structure Plan that has guided the development of Pokeno to date.
  - (b) Has a particular interest in ensuring that the continued expansion of Pokeno occurs in logical and well-planned manner.
3. PVHL lodged a submission and further submission on the Proposed District Plan and participated in the hearing process concerning the development of Pokeno.
4. PVHL is not a trade competitor for the purposes of section 308C of the RMA.
5. PVHL is interested in the proceedings as they relate to the zoning of Havelock Village and other areas of Pokeno.
6. PVHL supports in part the relief sought by the Appellants for the following reasons:
  - (a) Havelock Village is an inappropriate location for residential development, having regard to its proximity to and outlook over existing heavy industrial activities, its steep topography and its location on the ridgeline that forms part of Pokeno's rural backdrop;
  - (b) Before any further intensification is provided for in other areas of Pokeno, it should be demonstrated that there is sufficient infrastructure capacity (in terms of water, wastewater, stormwater and transport) to support further intensification.

7. PVHL agrees to participate in mediation or other alternative dispute resolution of the proceedings.



**S J Simons | K A Storer**

**Solicitors for Pokeno Village Holdings Limited**

**Date: 29 March 2022**

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