

**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 an appeal pursuant to Clause 14(1) of the First Schedule to the RMA
<b>AND</b>	
<b>IN THE MATTER</b>	of Decisions on the Proposed Waikato District Plan
<b>BETWEEN</b>	<b>CSL 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: 21 MARCH 2022**

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**S J Simons / K A Storer**

Telephone: (09) 969 2300  
Facsimile: (09) 969 2304  
Email: sue@berrysimons.co.nz  
kate@berrysimons.co.nz  
Postal: PO Box 3144  
Shortland Street  
AUCKLAND 1140

**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 **CSL TRUST** ("CSL") 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 179 Helenslee Road, Pokeno ("the Site").

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 all aspects of the proceedings.
6. PVHL opposes the application of Rural Lifestyle zoning on the western part of the Site where it would result in residential development above RL100 for the following reasons:
  - (a) Development in this area would result in adverse effects on Pokeno's rural backdrop and the amenity values enjoyed by its residents.
  - (b) The relief sought by CSL will result in a Proposed District Plan that:
    - (i) Will not manage the use and development of natural and physical resources in a way that enables people and communities to provide for their social, economic and cultural

wellbeing, and therefore will not promote sustainable management as per Part 2 of the RMA;

- (ii) Will not adequately control the actual and potential effects of the use and development of land;
- (iii) Will not achieve the efficient use and development of natural and physical resources; and
- (iv) Is not the most appropriate way to achieve the purpose of the RMA.

7. PVHL conditionally supports the remainder of the relief sought by CSL for the following reasons:

- (a) Pokeno West is an appropriate location for growth in Pokeno to occur; and
- (b) Subject to confirmation that development enabled by the relief sought can be serviced in terms of transport, water, wastewater and stormwater and that appropriate wording is included in the relevant Proposed District Plan provisions to ensure good urban design and amenity outcomes, the relief sought by CSL:
  - (i) Will improve housing choice and affordability by enabling higher density development that reduces the land cost component of housing;
  - (ii) Will enable the development of an integrated, masterplanned development;
  - (iii) Will give effect to the National Policy Statement – Urban Development 2020 (NPS-UD) including in terms of ensuring that there is sufficient urban development capacity that is zoned, and commercially viable;
  - (iv) Will give effect to the Waikato Regional Policy Statement;
  - (v) Will enable the use and development of natural and physical resources in a way that enables people and communities to provide for their social, economic and cultural wellbeing, and therefore will promote sustainable management as per Part 2 of the RMA;

(vi) Will achieve the efficient use and development of natural and physical resources; and

(vii) Is the most appropriate way to achieve the purpose of the RMA.

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



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**S J Simons / K A Storer**

**Solicitors for Pokeno Village Holdings Limited**

**Date: 21 March 2022**

**Address for Service**

Berry Simons

Po Box 3144

Shortland Street

Auckland 1140

**Telephone:** (09) 969 2300

**Facsimile:** (09) 969 2304

**Email:** sue@berrysimons.co.nz

**Contact:** Sue Simons