

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

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

UNDER	the Resource Management Act 1991
IN THE MATTER	of an appeal pursuant to Clause 14(1) of the First Schedule to the RMA
AND	
IN THE MATTER	of Decisions on the Proposed Waikato District Plan
BETWEEN	TOP END PROPERTIES LIMITED
	Appellant
AND	WAIKATO DISTRICT COUNCIL
	Respondent

**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**



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 **TOP END PROPERTIES LIMITED** ("Top End") 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 205 Helenslee Rd ("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 supports the relief sought by Top End, subject to Top End demonstrating that there is sufficient infrastructure capacity (in terms of water, wastewater, stormwater and transport) to support further intensification and that appropriate wording is included in the relevant Proposed District Plan provisions to ensure good urban design and amenity outcomes.

7. PVHL conditionally supports the relief sought by Top End for the following reasons:

- (a) The Site 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 and that appropriate wording is included in the Proposed District Plan to ensure good urban design and amenity outcomes, the relief sought by Top End:
- (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.



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