

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

**I MUA I TE KŌTI TAIAO
TĀMAKI MAKAURAU 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	PATRICIA (TERESA) ELLEN HOPKINS and STEVEN PAUL TREYTON HOPKINS
	Appellants
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**



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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 **PATRICIA (TERESA) ELLEN HOPKINS** and **STEVEN PAUL TREYTON HOPKINS** ("Hopkins") 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 67 Bluff Road ("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 relief sought by Hopkins for the following reasons:
 - (a) Pokeno currently has insufficient industrial zoned land to meet the needs of the Pokeno area;
 - (b) The rezoning of additional land for residential purposes in the decision on the Proposed Waikato District Plan has exacerbated that problem;
 - (c) Limited land is available in Pokeno that is suitable for heavy industrial activities;

- (d) The part of the Site zoned Heavy Industry at 62 Bluff Road is an appropriate location adjacent to existing Heavy Industry zoned land and will enable the expansion of existing heavy industrial activities; and
 - (e) Having regard to the above, the relief sought:
 - (i) Will not give effect to the National Policy Statement on Urban Development 2020;
 - (ii) Will not give effect to the Waikato Regional Policy Statement;
 - (iii) Will not 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 not promote sustainable management as per Part 2 of the RMA;
 - (iv) Will not achieve the efficient use and development of natural and physical resources; and
 - (v) Is not the most appropriate way to achieve the purpose of the RMA.
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: 21 March 2022

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