

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

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

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the appeal pursuant to Clause
14(1) of the First Schedule of the
RMA

BETWEEN **HAVELOCK VILLAGE LIMITED**

Appellant

AND

WAIKATO DISTRICT COUNCIL

Respondent

**NOTICE OF POKENO COMMUNITY COMMITTEE'S WISH TO BECOME A PARTY TO
PROCEEDINGS PURSUANT TO SECTION 274 OF THE RESOURCE MANAGEMENT ACT
1991**

To: The Registrar
Environment Court
Auckland

1. Pokeno Community Committee ("PCC") wishes to be a party to the following proceedings:

The appeal lodged by Havelock Village Limited under Clause 14(1) of the First Schedule to the Resource Management Act 1991 against parts of the decision of the Waikato District Council on the Proposed Waikato District Plan relating to the zoning of land at 88, 242 and 278 Bluff Road and 5 Yashili Drive owned by Havelock Village Limited.

2. PCC has an interest in the proceedings greater than the interest that the general public has because PCC represents the local Pokeno community. Its role is to represent the interests of the Pokeno Community; to provide advice and recommendations to the Waikato District Council and other entities with an interest or undertaking work in Pokeno and to keep residents informed.
3. PCC is not a trade competitor for the purposes of section 308C of the Resource Management Act ("RMA").
4. PCC is interested in all aspects of the appeal.
5. PCC opposes the relief sought by HVL and seeks that the relief sought by HVL is declined because we consider that:
 - (a) The Havelock Village site is not an appropriate location for residential development. Development on the ridgelines that forms part of Pokeno's rural backdrop will adversely affect the qualities that make Pokeno a desirable place to live.
 - (b) The development of the Havelock Village site is entirely inconsistent with the Pokeno Structure Plan which set out the vision for the growth of Pokeno. No new structure plan for Pokeno has been prepared which updates that vision.
 - (c) The Havelock Village proposal is entirely inconsistent with the collective view of a range of Crown and Local Government officials, the Pokeno and Mercer community committees and the Onewhero-Tuakau community board which, at a workshop on the Auckland to Hamilton corridor held in the Pokeno Community Hall on 15 March 2019, expressed a view outlined in notes of that meeting that, among other things, stated that "...The areas which should never be urbanised, or only with the greatest care ...[includes] .. 2. Ridgelines in north, east and south..." (Pokeno What If; draft outputs from joint Council-

Crown officials 'high growth' spatial planning scenario workshop on Friday 15 March 2019 in the Pokeno community hall, 21 Mar 19, p.34).

- (d) There is no evidence that Pokeno's transport, stormwater, water and wastewater infrastructure is adequate to support the development of the Havelock site along with other newly urban zoned land in Pokeno.
 - (e) The Community Committee was not consulted on the zoning proposal and would have robustly opposed it at the Council hearing if it had been aware that it was proposed.
6. PCC agrees to participate in mediation or other alternative dispute resolution of the proceedings



Allen Grainger

Pokeno Community Committee

Date: 21 March 2022

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