

**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 **CSL TRUST**

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

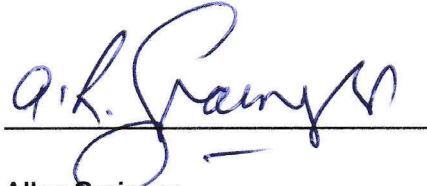
1. **POKENO COMMUNITY COMMITTEE** ("PCC") wishes to be a party to the following proceedings:

The appeal lodged by **CSL TRUST** ("CSL") 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.

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 the part of the proceedings relating to the Council's decision to zone the western part of the site General Rural Zone instead of Rural Lifestyle Zone as sought by CSL.
5. PCC opposes the relief sought by CSL 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 development of this land above RL100 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) Development of land above RL100 in the CSL 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) 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

A handwritten signature in blue ink, appearing to read "A. Grainger", is written over a horizontal line.

Allen Grainger

Chair

Pokeno Community Committee

Date: 21 March 2022

Address for Service:

ginnyb2108@gmail.com