

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

**I TE KŌTI TAIAO O AOTEAROA
TĀMAKI MAKAURAU ROHE**

UNDER the Resource Management Act 1991 (**RMA**)
IN THE MATTER of an appeal under clause 14 of Schedule 1 to the
RMA
AND IN THE MATTER of an appeal under section 120 RMA

BETWEEN **JAMES BRIDGE** (ENV-2023-AKL-121)
Appellant

AND **PAOANUI POINT LIMITED** (ENV-2024-AKL-038)
Appellant

AND **CENTRAL HAWKE'S BAY DISTRICT COUNCIL**
Respondent

AND **THE TRUSTEES OF THE HAVELOCK BLUFF
TRUST**
Interested Party (ENV-2024-AKL-038)

NOTICE OF PERSON'S WISH TO BE PARTY TO PROCEEDINGS

DATED: 11 June 2024



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To The Registrar
Environment Court
Auckland

1. **The Trustees of the Havelock Bluff Trust (the Trust) wish to be a party to the following proceedings.**

An appeal against decisions made by the Central Hawke's Bay District Council regarding the provisions of the Proposed Central Hawke's Bay District Plan (ENV-2023-AKL-121).

2. **The Trust has an interest in the proceedings that is greater than the interest that the general public has**, as the owner of a working farm property adjoining the land sought to be rezoned Large Lot Residential under the proceedings.

3. **The Trust is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.**

4. **The Trust is interested in that part of the proceedings seeking to rezone certain land currently zoned General Rural, to Large Lot Residential under the Proposed Plan.**

5. **The Trust opposes the relief sought in the appeal proceedings on the following grounds:**

- (a) The land sought to be rezoned Large Lot Residential in the proceedings includes land subject of a subdivision application lodged by Paoanui Point Limited which is opposed by the Trust, with the Trust being a s 274 party to an appeal against the Council's decision to decline that application (*Paoanui Point Limited v Central Hawke's Bay District Council – ENV-2024-AKL-038*) (**Consent Appeal**).

- (b) The Trust is the owner of an adjoining farm property and is concerned about the loss of highly productive land resulting from that subdivision and the Rezoning sought in these proceedings, as well as potential for reverse sensitivity effects on farm operations on the Trust's adjoining land, as well as impacts on rural character and amenity.

- (c) Rezoning this land Large Lot Residential would be contrary to the objectives and policies of the Central Hawke's Bay Proposed District Plan, the requirements of the National Policy

Statement – Highly Productive Land, and to the purpose and principles of the RMA.

- (d) Rezoning the land as sought in the appeal proceedings would or may increase the likelihood of the subdivision application opposed by the Trust (including through its existing s 274 notice on the Consent appeal) being approved by the Court.
 - (e) As otherwise stated in the Trust's s 274 notice regarding the Consent appeal.
6. The Trust agrees to participate in mediation or other alternative dispute resolution of the proceedings.



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Martin Williams

Counsel for The Trustees of the Havelock Bluff Trust

Dated: 11 June 2024

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