

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

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

ENV-2020-AKL-000047

UNDER the Resource Management Act 1991 ("Act")
IN THE MATTER of an appeal under clause 29(6) of Schedule 1 of the Act
BETWEEN **GP (TURNSTONE CAPITAL) LIMITED**
Appellant
A N D **AUCKLAND COUNCIL**
Respondent

**NOTICE OF WARKWORTH PROPERTIES (2010) LTD'S WISH TO BE A
PARTY TO PROCEEDINGS**

12 JUNE 2020

**ELLIS GOULD
LAWYERS
AUCKLAND**

REF: Douglas Allan / Alex Devine

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AUCKLAND**

**NOTICE OF WARKWORTH PROPERTIES (2010) LTD'S WISH TO BE A
PARTY TO PROCEEDINGS**

**TO: The Registrar
Environment Court
Auckland**

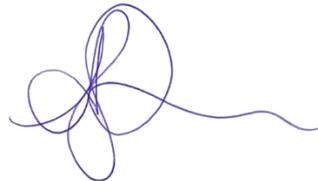
WARKWORTH PROPERTIES (2010) LIMITED (“WPL”) wishes to be a party to the appeal (“**Appeal**”) by GP (Turnstone Capital) Ltd (“**Turnstone**”) against the decision of the Respondent on Private Plan Change 25: Warkworth North (“**PC25**”).

1. WPL made submissions about the subject matter of the proceedings. Amongst other things, WPL’s submission and further submission on PPC25 addressed the live zoning of land, the Western Link Road (“**Link Road**”) and potential flooding effects generated by PC25.
2. WPL is also a person who has an interest in the proceedings that is greater than the interest the general public has on the grounds that:
 - 2.1 WPL will be directly affected by PPC25 as the owner of a site on the north western corner of SH1 and Hudson Rd, legally described as Section 4 Survey Office Plan 476652 (“**Site**”). Part of the Site is subject to PC25 and the indicative route for the Link Road crosses the Site. A map identifying the Site is attached as **Appendix 1**.
 - 2.2 Amongst other things, the Appeal seeks changes to the PC25 provisions, including those related to the Link Road, and raises issues regarding stormwater management. The relief sought by the Appeal therefore has the potential to adversely affect WPL’s interests.
3. WPL is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991. In any event, WPL is directly affected by an effect of the subject of the Appeal that:
 - 3.1 Adversely affects the environment; and
 - 3.2 Does not relate to trade competition or the effects of trade competition.

4. WPL is primarily interested in the aspects of the appeal relief that relate to the Link Road. WPL also has an interest in the aspects of the appeal relief that relate to Stormwater Management, as well as any other part of the relief sought which has the potential to have implications for the WPL Site.
5. WPL does not oppose the relief sought in principle but wishes to ensure that the final form of PPC25 provides for development in an appropriate manner whilst ensuring that adverse effects on its land are minimised, particularly insofar as it relates to the location and delivery of the Link Road.
6. WPL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED at Auckland this [12] day of June 2020

**WARKWORTH PROPERTIES (2010)
LIMITED** by its solicitors and duly authorised
agents Ellis Gould



D A Allan / A K Devine

ADDRESS FOR SERVICE: Douglas Allan / Alex Devine, The offices of Ellis Gould, Solicitors, Level 17, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: D A Allan / A K Devine, dallan@ellisgould.co.nz / adevine@ellisgould.co.nz.

Copy to: Auckland Council

And: The Appellant / Plan Change Applicant

