

Form 33

Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Auckland

I, *Mason Investments Limited*, wish to be a party to the following proceedings:

An appeal under clause 29(6) of Schedule 1 of the Act on a decision of Auckland Council on Private Plan Change 25: Warkworth North by GP (Turnstone Capital) Ltd with Auckland Council as the respondent.

I am

- *A person who has an interest in the proceedings that is greater than the interest that the general public has. Mason Investments Limited is the owner of 215 Falls Road (Lots 1 and 3 DP 209103 and Lot 2 DP 509795) and 11 Sanderson Road (Lot 2 DP 375015), Warkworth. These properties either adjoin or are opposite the area subject to part of the appeal.*

I am not a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.

I am interested in part of the proceedings.

The part of the proceedings I am interested in is:

The zoning on the corner of Hudson Road and Falls Road (in the area bounded by Hudson Road, Falls Road, the stream and 11 Sanderson Road and 86 Hudson Road, Warkworth).

I am interested in the following particular issues:

The re-zoning of the land currently zoned Future Urban Zone on the corner of Hudson Road and Falls Road.

I support the relief sought because:

The appellant seeks as relief:

To live zone the land bounded by Hudson Road, Falls Road, the stream and the existing Business: Light Industry zone as either:

- Residential: Mixed Housing Suburban as proposed in the notified Plan Change; or*
- Business: Mixed Use as sought in Turnstone Capital's submission on the Plan Change.*

The Commissioner's decision has created a pocket of Future Urban zoned land which will unnecessarily hinder urban development of this area.

The retention of the Future Urban Zone provides no certainty to adjoining landowners of the future zoning and use of this land.

There is no certainty when this land will be live zoned and therefore there is a risk that a "gap" will occur in the future Warkworth urban fabric. As a result of that, for example, gaps in infrastructure such as footpaths may result when the surrounding land is developed.

I agree to participate in mediation or other alternative dispute resolution of the proceedings.



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David Hay (Planning Consultant for Mason Investments Limited)

19 May 2020
Date

Address for service of person wishing to be a party:

Telephone: 027 425-0234
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Contact person: David Hay (Osborne Hay (North) Limited) (Planning Consultant for Mason Investments Limited).