

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

ENV-2024-AKL-000052

**I MUA I TE KŌTI TAIAO O AOTEAROA
I TÁMAKI MAKĀURĀU ROHE**

UNDER	The Resource Management Act 1991 (" RMA ")
IN THE MATTER	Of an appeal under section 174 against a decision on a Notice of Requirement
BETWEEN	PSPIB / CPPIB WAIHEKE INCORPORATED AND AUCKLAND BODY CORPORATE LIMITED Appellant
AND	AUCKLAND TRANSPORT Respondent
AND	SPG MANUKAU LIMITED Section 274 Party

SECTION 274 NOTICE OF SPG MANUKAU LIMITED

DATED 23 APRIL 2024



Andrew Braggins

Director

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Postal: The B:Hive

72 Taharoto Road

Takapuna 0622

TO: The Registrar of the Environment Court at Auckland

AND TO: Auckland Transport (the Respondent)

AND TO: PSPIB / CPPIB Waiheke Incorporated and Auckland Body Corporate Limited (“Appellant”)

1. SPG Manukau Limited (SPG) wishes to be a party to the following proceedings:
 - (a) ENV-2024-AKL-000052 - Auckland Body Corporate Limited v Auckland Transport. This proceeding is an appeal against a Notice of Requirement issued by Auckland Transport.
2. SPG is a person who has an interest in the proceedings that is greater than the interest that the general public has because SPG’s land is sufficiently close to the Appellant’s land that changes to the NoR to resolve the appellant’s appeal could impact SPG.
3. SPG also made a submission on the subject matter of the proceedings and has filed its own appeal, which raises similar issues.
4. SPG generally supports the Appellant in this appeal on the grounds set out in the notice of appeal by the Appellant.
5. SPG made a submission on the NOR which is the subject of this appeal.
6. SPG is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
7. SPG is interested in all of the proceeding and in particular the following issues:
 - (a) Assessment of alternatives;
 - (b) NoR footprint;
 - (c) Use of management plans;
 - (d) Construction effects;
 - (e) Site access (during construction and operation) for SPG (and its tenants) customers, staff and suppliers; and
 - (f) Conditions.
8. SPG generally supports the appellant in this appeal on the basis that any relief granted to the appellant does not adversely impact SPG because the NoR has significant adverse environmental effects that need to be properly considered and evaluated against the relevant policy and legal framework.
9. SPG wishes to be heard in this appeal. SPG agrees to attend mediation or alternative dispute resolution.

DATED the 23 day of April 2024



Andrew Braggins
Counsel for SPG Manukau Limited

ADDRESS FOR SERVICE OF APPELLANT:

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TO: The Registrar of the Environment Court

AND TO: Auckland Transport

AND TO: The Appellant