

**BEFORE THE ENVIRONMENT COURT / I MUA I TE KOOTI TAIAO O
AOTEAROA**

AT AUCKLAND

UNDER the Resource Management Act 1991

A N D

IN THE MATTER of an appeal under clause 29(6) of Schedule 1 of the Act

BETWEEN **GP (TURNSTONE CAPITAL) LIMITED**
(ENV - 2020 - AKL - 000047)

Appellant

AUCKLAND COUNCIL

Respondent

**NOTICE OF ALBERT ROAD INVESTMENTS LIMITED
WISH TO BE PARTY TO APPEAL**

19 JUNE 2020

Counsel instructed:
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**SECTION 274 NOTICE OF PERSON'S WISH TO BE PARTY TO
PROCEEDINGS BEFORE THE ENVIRONMENT COURT**

**TO: THE REGISTRAR
ENVIRONMENT COURT
AUCKLAND**

ALBERT ROAD INVESTMENTS LIMITED (ARIL) wish to be a party to the appeal by GP (Turnstone Capital) Limited (**Turnstone Appeal**) against a decision of the Respondent under clause 29(4) of Schedule 1 of the Act to approve with modification (**Decision**) the request for Private Plan Change 25: Warkworth North (**PPC25**).

ARIL is a person who has an interest in the proceedings that is greater than the interest the general public has, on the grounds that:

1. IFS Trust is the owner of 112 Hudson Road (**ARIL Land**);
2. The ARIL Land was created by way of subdivision approved by the Environment Court in *Albert Road Investments Ltd v Auckland Council* [2018] NZEnvC 102;
3. The ARIL Land is zoned Future Urban in the Unitary Plan;
4. PPC25 proposed the ARIL Land be live-zoned:
 - i. The March 2018 request for a private plan change sought Residential: Single House.
 - ii. As notified, PPC25 proposed Residential: Mixed Housing Suburban.
 - iii. The July 2019 submission from Auckland Council sought Business: Light Industry.
 - iv. The July 2019 submission from Turnstone Capital sought Business: Mixed Use.

5. The Decision elected to retain the Future Urban zoning of the ARIL Land and two adjacent titles as an isolated pocket of Future Urban zone pending further consideration.
6. The Turnstone Appeal seeks to zone land owned by ARIL. In paragraph 9(a) the Turnstone Appeal seeks to live-zone the ARIL Land as either:
 - i. Residential - Mixed Housing Suburban; or
 - ii. Business - Mixed Use.
7. ARIL has an interest that is greater than the interest the general public has.

ARIL is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (Act).

ARIL is interested in part of the appeal. The part of the appeal ARIL is interested in is the part pursuing the live-zoning of the three titles, including the ARIL Land, bounded by Falls Road, Hudson Road, the existing Light Industry zone and the stream.

ARIL supports the relief sought, for the reasons set out in the Turnstone Appeal.

ARIL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

ALBERT ROAD INVESTMENTS LIMITED, by its counsel:



Signature:
Date:

B S Carruthers
19 June 2020

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TO:

Registrar, Environment Court, Auckland

AND TO:

The Appellant and Respondent