

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

ENV-2016-AKL-000187

IN THE MATTER of the Local Government (Auckland Transitional Provisions) Act 2010 ("LGATPA") and the Resource Management Act 1991 ("RMA")

A N D

IN THE MATTER of an appeal pursuant to section 156 of the LGATPA against a decision of the Auckland Council on a recommendation of the Auckland Unitary Plan Independent Hearings Panel ("Panel") on the proposed Auckland Unitary Plan ("Proposed Plan")

BETWEEN **ENGLAND & SPRING STREET RESIDENTS**

Appellant

A N D **AUCKLAND COUNCIL**

Respondent

**NOTICE OF INTENTION TO BECOME AN INTERESTED PARTY PURSUANT
TO SECTION 274 OF THE RMA BY HOUSING NEW ZEALAND
CORPORATION**

7 October 2016

**ELLIS GOULD
LAWYERS
AUCKLAND**

**Level 17 Vero Centre
48 Shortland Street, Auckland
Tel: 09 307 2172 / Fax: 09 358 5215
PO Box 1509
DX CP22003
AUCKLAND**

REF: Dr C E Kirman / A K Devine

TO: The Registrar
Environment Court
AUCKLAND

1. **HOUSING NEW ZEALAND CORPORATION** (“**the Corporation**”) gives notice under section 274 of the RMA that it wishes to be a party to these proceedings, being *England & Spring Street Residents v Auckland Council* (ENV-AKL-2016-000187) (“**the Appeal**”).
2. The Appeal is in respect of the decision of Auckland Council (“**the Council**”) on recommendations of the Panel on Proposed Plan Hearing Topics 059-063 – Residential Provisions and 080, 081 Rezoning and Precincts (“**the Decision**”), specifically the Decision to amend Rule H6.6.6 ‘Height in relation to boundary’ which applies to sites in the Residential – Terrace Housing and Apartment Building Zone by deleting references to adjoining or nearby residential sites in lower intensity zones.
3. The Corporation is a person who made primary and further submissions on the Proposed Plan about the subject matter of the proceedings.
4. The Corporation is also a person who has an interest in these proceedings that is greater than the interest the general public has for a number of reasons, including (without limitation):
 - (a) The Proposed Plan sets the planning framework for enabling and managing future development as well as achieving sustainable development of the Auckland Region’s natural and physical resources.
 - (b) The Corporation is a major landowner in the Region and manages a portfolio of approximately 27,500 dwellings in the Region, providing housing to around 95,000 occupants and has land that would be directly affected by the relief sought in the Appeal.

- (c) The Corporation's housing assets form a major part of the Region's social infrastructure, particularly its affordable housing infrastructure.
 - (d) It is essential that the Corporation is able to meet its responsibility of providing efficient and effective affordable and social housing for the most vulnerable members of our society.
 - (e) The sustainable management of these housing assets will be strongly dependent on the direction, issues, objectives, policies, rules, zoning, overlays and other text contained in the Proposed Plan.
 - (f) The Corporation's ability to provide for the social and economic wellbeing of the Auckland region will be dependent on the reasonableness and appropriateness of the Proposed Plan provisions.
5. The Corporation is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
6. The Corporation is interested in the Appeal in its entirety.
7. The Corporation opposes the relief sought in the Appeal to the extent it is inconsistent with its submission on the Proposed Plan because:
- (a) If the relief sought in the Appeal is granted, and the Decision is disallowed or modified as sought in the Appeal, the Decision will be:
 - (i) Contrary to the sustainable management of natural and physical resources and will be otherwise inconsistent with the purpose and principles of the RMA;
 - (ii) Will in those circumstances impact on the ability of people and communities to provide for their social, economic and cultural wellbeing; and
 - (iii) Will not provide for the efficient use and management of natural and physical resources.

8. The Corporation agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED at Auckland this 7th day of October 2016

**HOUSING NEW ZEALAND
CORPORATION** by its solicitors and
duly authorised agents Ellis Gould

A handwritten signature in blue ink, appearing to read 'C E Kirman / A K Devine', written over a horizontal line.

C E Kirman / A K Devine

ADDRESS FOR SERVICE: Dr Claire Kirman / 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: C E Kirman / A K Devine, ckirman@ellisgould.co.nz / adevine@ellisgould.co.nz.