

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

ENV-2016-AKL-000209

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 **NO. 12 LOMOND LIMITED**

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
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AUCKLAND**

REF: Dr C E Kirman / A K Devine

TO: The Registrar
Environment Court
AUCKLAND

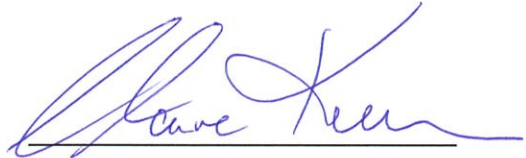
1. **HOUSING NEW ZEALAND CORPORATION** (“**the Corporation**”) gives notice under section 274 of the RMA that it wishes to be a party to these proceedings, being *No. 12 Lomond Limited v Auckland Council* (ENV-AKL-2016-000209) (“**the Appeal**”).
2. The Appeal is in respect of the decision of Auckland Council on a recommendation of the Panel on Proposed Plan Hearing Topics 080 and 081 Rezoning and Precincts (“**the Decision**”), specifically the Decision to reject (in part) the Panel’s recommendation that the Takapuna 2 Precinct not be adopted.
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.
 - (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, so as to deliver the social and economic wellbeing of both these people and the wider community generally.

- (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 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:
 - (i) Be contrary to the sustainable management of natural and physical resources and be otherwise inconsistent with the purpose and principles of the RMA;
 - (ii) In those circumstances impact on the ability people and communities to provide for their social, economic and cultural wellbeing; and
 - (iii) Will not represent 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 'Claire Kirman' and 'Alex 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.