

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

ENV-2016-AKL-000221

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 **HOWICK RATEPAYERS AND RESIDENTS ASSOCIATION INCORPORATED**

First Appellant

A N D

WALTER MOFFATT

Second 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**

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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 *Howick Ratepayers and Residents Association Incorporated & Ors v Auckland Council* (ENV-AKL-2016-000221) (“**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 081 Rezoning and Precincts (“**the Decision**”), specifically the Decision to adopt the Panel’s recommendation to upzone 65 properties on Stockade Hill, Howick from Single House to Mixed Housing Urban.
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 the 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. In particular, but without limiting the generality of the above statement, the Corporation has a particular interest in the wider implications of promulgating planning documents which constrain housing supply and affordability within the Auckland Region.
 7. The Corporation opposes the relief sought in the Appeal to the extent that it seeks recognition of an implied right to appeal under section 156(3) of the LGATPA because in the Appellant's view the recommendations and attendant decision by the Council were out of scope.
 8. In that regard, if the relief sought in the Appeal is granted, and the Decision is disallowed or modified as sought in the Appeal, the Decision:
 - (a) Will be contrary to the sustainable management of natural and physical resources and otherwise inconsistent with Part 2 of the RMA;
 - (b) Will in those circumstances impact on the ability of people and communities to provide for their social, economic and cultural wellbeing by (but not limited to) reducing housing supply in the Auckland region, thereby adversely affecting housing affordability; and

(c) Will not represent the efficient use and management of natural and physical resources.

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

DATED at Auckland this  day of October 2016

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



C E Kirman / A K Devine

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