

**BEFORE THE ENVIRONMENT COURT  
AT AUCKLAND**

**ENV-2016-AKL-000230**

**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** **RYMAN HEALTHCARE LIMITED AND THE  
RETIREMENT VILLAGES ASSOCIATION OF NEW  
ZEALAND**

Appellants

**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**

**REF: Dr C E Kirman / A K Devine**

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

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 *Ryman Healthcare Limited & Ors v Auckland Council* (ENV-AKL-2016-000230) (“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 059-063 Residential Zones (“the Decision”).
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.

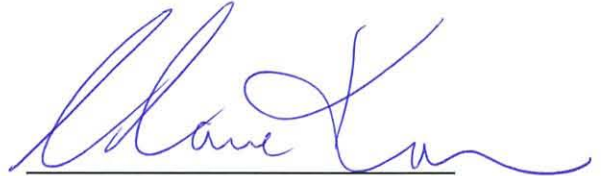
- (e) The sustainable management of these housing assets will be strongly dependent on the direction, issues, objectives, policies, rules, zoning, overlays and other text contained in the Proposed Plan.
  - (f) As such, the Corporation's ability to provide for the social and economic wellbeing of the 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 supports the provision of further housing supply and choice in the Region, but opposes parts of the relief sought in the Appeal to the extent that it is inconsistent with the Corporation's submissions and appeals 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:
    - (i) Will be contrary to the sustainable management of natural and physical resources and be 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 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

7<sup>th</sup>

day of October 2016

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



**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](mailto:ckirman@ellisgould.co.nz) / [adevine@ellisgould.co.nz](mailto:adevine@ellisgould.co.nz).