

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

**I MUA I TE KŌTI TAIAO
TĀMAKI MAKAURAU ROHE**

ENV-2020-AKL-000132

UNDER the Resource Management Act 1991 ("RMA")
IN THE MATTER of an appeal under Clause 14(1) of Schedule 1 of the RMA
BETWEEN **NEW ZEALAND TRANSPORT AGENCY**
Appellant
A N D **WHANGAREI DISTRICT COUNCIL**
Respondent

**NOTICE OF SOUTHPARK CORPORATION LIMITED'S WISH TO BE A
PARTY TO PROCEEDINGS**

5 AUGUST 2020

**ELLIS GOULD
LAWYERS
AUCKLAND**

REF: Douglas Allan / Alex Devine

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

NOTICE OF SOUTHPARK CORPORATION LIMITED'S WISH TO BE A PARTY TO PROCEEDINGS

TO: The Registrar
Environment Court
Auckland

Southpark Corporation Limited ("**Southpark**") gives notice of its wish to be a party to the appeal ENV-2020-AKL-000132 by New Zealand Transport Agency against parts of the decision of Whangarei District Council on proposed Plan Changes 109 and 148 to the Whangarei District Plan.

1. Southpark made further submission X359 regarding the subject matter of these proceedings.
2. Southpark is also a person who has an interest in the proceedings that is greater than the interest of the general public because it manages land which falls within the 100m "buffer" area to which the relief sought would apply. The relief sought by the Appellant may have implications for future changes to existing activities as well as any new activities established within this area.
3. Southpark is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 ("**RMA**"). In any event, Southpark is directly affected by an effect of the subject matter of the appeal that:
 - 3.1 Adversely affects the environment; and
 - 3.2 Does not relate to trade competition or the effects of trade competition.
4. Southpark is interested in all aspects of the proceedings.
5. Southpark opposes the relief sought on the basis that:
 - 5.1 There are already acoustic attenuation requirements under the operative Noise and Vibration Chapter ("**NAV Chapter**") which apply to the area of land in which Southpark has a particular interest (Marsden City). These provisions were implemented through Plan Change 135 – GNLC and manage potential

amenity and reverse sensitivity effects with regard to noise and vibration from the State Highway and Railway.

- 5.2 The relief sought by the Appellant would apply in addition to, and has the potential to conflict with, the existing acoustic insulation requirements under the NAV Chapter.
 - 5.3 This would create additional complexities and increased development costs for future development within the areas already subject to the NAV Chapter acoustic attenuation requirements.
 - 5.4 The relief sought is not the most efficient or effective approach to managing potential interface issues, is not justified in terms of s32 and will not achieve the purpose of the RMA.
6. Southpark agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED this 5th day of August 2020

**SOUTHPARK CORPORATION
LIMITED** by its solicitors and duly
authorised agents, Ellis Gould



D A ALLAN / A K DEVINE

ADDRESS FOR SERVICE: 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:** Douglas Allan / Alex Devine; dallan@ellisgould.co.nz / adevine@ellisgould.co.nz.

Copy To: The Appellant
And To: Whangarei District Council
And To: Section 274 parties