

**BEFORE THE ENVIRONMENT COURT
I Mua I Te Kōti Taiao O Aotearoa
AT AUCKLAND**

ENV-2020-AKL-

IN THE MATTER of the Resource Management Act 1991
("the Act")

A N D

IN THE MATTER of an appeal under Clause 29(6) of
Schedule 1 of the Act against the decision
of Whangarei District Council on Plan
Changes 88 and 88E to the Whangarei
District Plan

BETWEEN **SOUTHPARK CORPORATION LIMITED**

Appellant

A N D

WHANGAREI DISTRICT COUNCIL

Respondent

**NOTICE BY TOWN CENTRE PROPERTIES LIMITED OF
WISH TO BE A PARTY TO PROCEEDINGS PURSUANT TO S.274 OF THE ACT**

THOMSON WILSON

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Graeme Mathias
Graeme Mathias
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To: The Registrar
Environment Court
Auckland

1. **TOWN CENTRE PROPERTIES LIMITED** ("TCP") wishes to be a party to the appeal filed by Southpark Corporation Limited against the decision of the Whangarei District Council on Plan Changes 88 and 88E to the Whangarei District Plan.
2. TCP made a further submission about the subject matter of the proceedings.
3. TCP is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. TCP is directly affected by the appeal in that it seeks to change the zoning of land owned by TCP ("TCP Land") at the Ruakaka Town Centre.
5. TCP is interested in all of the proceedings.
6. TCP opposes the relief sought by Southpark Corporation Limited for the following reasons:
 - (a) The Southpark Corporation Limited appeal seeks to downzone the TCP land from Local Commercial Zone ('LCZ') to Neighbourhood Commercial Zone ('NCZ') in favour of the 'Marsden Primary Centre' zone land (owned by Southpark Corporation Limited).
 - (b) This appeal is motivated by trade competition and Clause 6(4) of the First Schedule applies.
 - (c) There is nothing in the LCZ chapter, or the 'District Growth and Development' chapter (PC148) of the Whangarei District Plan, to suggest that the shopping centre at the Ruakaka Town Centre should be zoned anything other than LCZ.

7. TCP agrees to participate in mediation or other alternative dispute resolution of the appeal.

TOWN CENTRE PROPERTIES LIMITED

by its solicitors and duly authorised
agents Thomson Wilson



G J Mathias

Date: 29 July 2020

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