

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

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

ENV-2022-AKL-000072

UNDER section 274 of the Resource Management Act 1991

IN THE MATTER of an appeal against decisions on the proposed Waikato District Plan

BETWEEN **Havelock Village Limited**
Appellant

A N D **Waikato District Council**
Respondent

SECTION 274 NOTICE BY KĀINGA ORA-HOMES AND COMMUNITIES

22 March 2022

**ELLIS GOULD
LAWYERS
AUCKLAND**

REF: Douglas Allan / Alex Devine

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AUCKLAND**

SECTION 274 NOTICE BY KĀINGA ORA-HOMES AND COMMUNITIES

**TO: The Registrar
Environment Court
Auckland**

KĀINGA ORA-HOMES AND COMMUNITIES (“Kāinga Ora”) gives notice under section 274 of the Resource Management Act 1991 (“**RMA**”) that it wishes to be a party to the appeal (“**Appeal**”) by Havelock Village Limited against the decision of the Respondent on the proposed Waikato District Plan (“**PDP**”).

1. Kāinga Ora made submissions about the subject matter of the proceedings. Amongst other things, Kāinga Ora’s submission and further submission on the PDP addressed the provisions of the General Residential Zone.
2. Kāinga Ora is also a person who has an interest in the proceedings that is greater than the interest the general public has on the grounds that Kāinga Ora:
 - (a) Manages a public housing portfolio in the Waikato District comprising approximately 393 dwellings¹, including dwellings located on land that will be directly affected by the relief sought in the appeal; and
 - (b) Has statutory roles and responsibilities under the Kāinga Ora – Homes and Communities Act 2019 which broadly relate to ensuring that projects and planning instruments do not inappropriately affect the quality, supply and affordability of housing.
3. Kāinga Ora is not a trade competitor for the purposes of section 308C or 308CA of the RMA. In any event, Kāinga Ora is directly affected by an effect of the subject of the appeal that:
 - 3.1 Adversely affects the environment; and

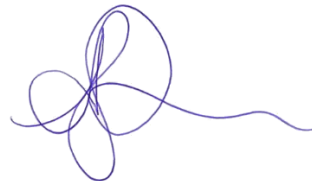
¹ As at December 2021.

- 3.2 Does not relate to trade competition or the effects of trade competition.
4. Kāinga Ora is interested in the aspects of the appeal relief that relate to Decision Report 14 - General Residential Zone. Kāinga Ora generally supports the relief sought as it will increase the housing capacity of urban residentially zoned land within the District, however, to the extent that the appeal also seeks to introduce the new Medium Density Residential Standards² into the General Residential Zone, Kāinga Ora considers this is more appropriately dealt with through the Intensification Planning Instrument which must be notified pursuant to s80F RMA.
5. Kāinga Ora agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED at Auckland this 22nd day of March 2022

KĀINGA ORA-HOMES AND COMMUNITIES

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 31, 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.

² Introduced through the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.