

In the Environment Court at Auckland

ENV-2016-AKL-218

In the matter of the Local Government (Auckland Transitional Provisions) Act 2010 (**LGATPA**) and the Resource Management Act 1991 (**RMA**)

And

In the matter of an appeal under section 156(1) of the LGATPA against a decision of the Auckland Council on a recommendation of the Auckland Unitary Plan Independent Hearings Panel on the Proposed Auckland Unitary Plan

And

In the matter of Proposed Auckland Unitary Plan Hearing Topic 042 – Infrastructure

Between **Transpower New Zealand Ltd**

Appellant

And **Auckland Council**

Respondent

**Notice by Karaka and Drury Consultant Ltd and Flat Bush
Consultant Limited of wish to be a party to appeal**

Dated 6 October 2016

Jenny Wang & Associates

Solicitor Acting: **Jenny Wang**

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To: The Registrar
Environment Court
Auckland

1. Karaka and Drury Consultant Ltd (**KDCL**) and Flat Bush Consultant Ltd (**FBCL**) wish to be a party to this appeal by Transpower New Zealand Ltd.
2. The appeal concerns the Council's decision to reject, in the Proposed Auckland Unitary Plan (**Unitary Plan**), the Independent Hearing Panel's recommendation regarding the width of the National Grid Corridor Overlay.
3. KDCL made a further submission (Further Submission #3486) in support of a submission by Hugh Green Ltd which sought the removal of the Electricity Transmission Corridor Overlay / buffers and reliance on the existing electricity standards (NZCEP34:2001) in the Unitary Plan.
4. FBCL made a submission on the Unitary Plan (Submission #7255), including regarding appropriate protection for Transpower's transmission lines in the Bremner Road area. KDCL made a further submission in support of FBCL's submission.
5. KDCL and FBCL also have an interest in the proceedings greater than that of the general public, because their land within the Bremner Road Special Housing Area (and now the Drury 1 Precinct) is affected by the National Grid Corridor Overlay.
6. KDCL and FBCL are not trade competitors for the purposes of s 308C of the Resource Management Act 1991.
7. KDCL and FBCL oppose the relief sought. The reasons for their position include, but are not limited to:
 - (a) The relief sought creates uncertainty for subdivision or development of land containing an overlay subject to electrical transmission lines.
 - (b) The relief sought does not allow landowners to develop their land in a reasonable manner (i.e. underneath powerlines but with building platforms away from power lines).

(c) The relief sought does not prevent loss of property rights for landowners.

8. KDCL and FBCL agree to participate in mediation or other alternative dispute resolution of the proceedings.

Dated at Auckland the 6th day of October 2016.



Matthew Casey QC / Asher Davidson
Counsel for applicant