

**IN THE ENVIRONMENT COURT  
AUCKLAND REGISTRY**

**I TE KŌTI TAIAO O AOTEAROA KI  
TĀMAKI MAKAURAU**

**ENV-2024-AKL-000044**

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

**A N D**

**IN THE MATTER** of an appeal under Clause 14(1) of  
Schedule 1 of the Act

**BETWEEN** **BLUEHAVEN INVESTMENTS LIMITED**

**Appellant**

**A N D** **BAY OF PLENTY REGIONAL COUNCIL**

**Respondent**

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**NOTICE OF INTENTION OF URBAN TASKFORCE FOR TAURANGA  
INCORPORATED TO BE PARTY TO PROCEEDINGS  
15 April 2024**

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**HOLLAND BECKETT**  
L A W

525 Cameron Road  
DX HP40014  
Private Bag 12011  
Tauranga 3143  
Telephone: (07) 578 2199  
Facsimile: (07) 578 8055

Solicitor: Vanessa Hamm  
Cory Lipinski

Email: [vanessa.hamm@hobec.co.nz](mailto:vanessa.hamm@hobec.co.nz)  
[cory.lipinski@hobec.co.nz](mailto:cory.lipinski@hobec.co.nz)

**TO:** The Registrar  
Environment Court  
**AUCKLAND**

1. **URBAN TASKFORCE FOR TAURANGA INCORPORATED (UTF)** wishes to be a party to the following proceedings: ENV-2024-AKL-000044, *Bluehaven Investments Limited v Bay of Plenty Regional Council*, being an appeal under Clause 14(1) of Schedule 1 of the Act on the Proposed Change 6 (National Policy Statement for Urban Development) to the Bay of Plenty's Regional Policy Statement.
2. UTF made a submission about the subject matter of the proceedings.
3. UTF is not a trade competitor for the purposes of section 308C or 308CA of the Act.
4. UTF is interested in all of the proceedings.
5. UTF is particularly interested in the appellant's reasons for appeal and the relief sought with respect to:
  - (a) The appellant's position that the criterion under policy UG 7A(a) should refer to the Future Development Strategy (**FDS**) and not the Housing Business Assessment (**HBA**). Policy UG 7A(a) incorrectly refers to use of the HBA to determine the need for urban land. The HBA is a tool used to inform input to the FDS and is not in itself a plan. Use of the HBA in this way is contrary to the National Policy Statement for Urban Development (**NPS-UD**) which relies on the FDS as the method for identification.

- (b) The proposed criterion in policy UG 7A(f) having an unnecessarily high threshold that would constrain opportunities for alternative and potentially more advantageous urban development proposals. There is need for pathways to provide adequate supply of future land for urban development which is an ongoing issue in the Western Bay of Plenty subregion. Future unanticipated growth and development may impact on planned development and infrastructure. However, some benefits arising from unanticipated development may outweigh the costs and there are potentially circumstances where these benefits can be significant. Such developments should not be excluded under the policy, which acts to severely limit opportunities for unanticipated growth and is contrary to the NPS-UD.

6. UTF supports the relief sought by the appellant.
7. UTF agrees to participate in mediation or other alternative dispute resolution of the proceedings.



**Signature:**

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Vanessa Hamm/ Cory Lipinski  
Counsel for Urban Taskforce for Tauranga Incorporated

**Date:** 15 April 2024

**Address for service of**

**Urban Taskforce for Tauranga Limited:** Vanessa Hamm/ Cory Lipinski  
c/- Holland Beckett  
525 Cameron Road  
Private Bag 12011  
Tauranga 3143

**Telephone:**

(07) 578 2199

**Fax:**

(07) 578 8055

**Email:**

[vanessa.hamm@hobec.co.nz](mailto:vanessa.hamm@hobec.co.nz)

[cory.lipinski@hobec.co.nz](mailto:cory.lipinski@hobec.co.nz)

**Contact person:**

Vanessa Hamm/ Cory Lipinski