

**Submission to Notified Resource Consent Application
WGN60274 & SR357837**

To Wellington City Council
PO Box 2199
WELLINGTON 6140

and

Greater Wellington Regional Council
PO Box 11646
WELLINGTON 11646

Name of submitter: Housing New Zealand Corporation (Housing New Zealand)

Address for service: Housing New Zealand
PO Box 2628
WELLINGTON 6140
Attention: Christine Chong

Introduction

Housing New Zealand Corporation (Housing New Zealand) is a crown entity and its role is first and foremost a social housing organisation that "provides homes to those most in need". It owns around 65,000 properties nationwide and leases another 3,000 properties.

In the Wellington City Council area there is a total of 1923 with approximately 704 units located around the airport (Strathmore, Miramar, Lyall Bay, Houghton Bay and Kilbirnie which equates to a third of Housing New Zealand properties in Wellington City

Housing New Zealand owns 26 units that have been identified to be located within the Airport Noise Boundary as outlined by the Wellington City Council. The Wellington International Airport Limited and its consultants have advised that assessments will be undertaken on those 26 units and any remedial works will be programmed to commence before and by 2021.

Submission

- a) This is a submission on the application sought by the Wellington International Airport Limited (WIAL) for resource consent to enable the construction, operation and maintenance of an extension to its runway via a reclamation of the coastal marine area (Application No – WGN160274 & SR357837)

Housing New Zealand acknowledges that the proposed works will benefit the Wellington community and economy to allow for:

- around 65% of the world's population to be able to fly within one stop to Wellington;
- greater international connectivity for Wellington to allow businesses to enjoy better access to customers, suppliers, face to face meetings, international labour markets and foreign investors;
- it will grow tourism considerably for the region, especially from Asia, which has a growing middle class sector with the ability to travel;
- it will allow a new direct entry point into central New Zealand that will provide more choice for tourists and more opportunities to access the North Island or South Island itineraries;

- it will allow overseas student numbers in Wellington to increase and with a direct route to Wellington it will enable opportunities for study in the region.
- b) Housing New Zealand recognises the importance of the development and **neither supports or opposes** the application however it needs to clarify some issues as a property owner with properties within proximity to the airport and the proposed works.
- c) Housing New Zealand **would like to seek** clarification on, and **seeks changes** to the proposal to address the following:
 - i. How the Airport Noise boundary is determined and finalised as there are an additional 20+ units that belong to Housing New Zealand that are just immediately outside that Airport Noise Boundary line determined;
 - ii. Housing New Zealand are also seeking clarification on how the process and programme to undertaken the assessment and remedial works will be followed;
 - iii. Any potential restrictions that will affect any future redevelopment opportunities on Housing New Zealand given that some of its properties are to be located within the airport noise boundary line and the flight path; and
 - iv. In circumstances where the consent is granted Housing New Zealand seeks that
 - conditions of consent be imposed requiring that all mitigation and remedial works for residential properties are completed either within three year following the consent being granted, or prior to the commencement of operations on the runway extension, which ever occurs first;
 - the consent confirms that any existing residential sites will not be constrained for further use and development due to their locations within the noise contours.
- d) Housing New Zealand **reserves its right** to be heard in support of its submission at this time.

Signed:
On behalf of Housing New Zealand

Date: 12/08/16

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