

**IN THE ENVIRONMENT COURT  
AT WELLINGTON  
TE KŌTI TAIAO O AOTEAROA**

**ENV-2024-WLG-000053**

**IN THE MATTER**                      the Resource Management Act 1991

**AND**

**IN THE MATTER OF**                An appeal under clause 14(1) of Schedule 1 of the  
Resource Management Act 1991

**BETWEEN**                        **WAIKANAE        NORTH        DEVELOPMENTS  
LIMITED**

Appellant

**AND**                                **WELLINGTON REGIONAL COUNCIL**

Respondent

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**NOTICE OF INTENTION TO BE A PARTY TO PROCEEDINGS UNDER  
SECTION 274 ON BEHALF OF GUILDFORD TIMBER COMPANY LIMITED**

9 December 2024

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To the Registrar  
Environment Court  
Wellington

**NOTICE OF INTENTION TO BE A PARTY TO PROCEEDINGS  
UNDER SECTION 274 OF THE RESOURCE MANAGEMENT ACT  
1991**

1. The Guildford Timber Company Limited (**GTC**) wish to be a party to the following proceedings:
  - a) Waikanae North Developments Limited's (**WNDL**) appeal against the decision of the Wellington Regional Council on proposed Plan Change 1 to the Wellington Regional Policy Statement.
2. GTC has an interest in the proceedings that is greater than the interest that the general public has as it owns a large greenfield site (330ha) in Upper Hutt much of which is currently in commercial forestry known as the Southern Growth Area and has prepared a Masterplan for the development of its land for residential and mixed used development. The Southern Growth Area is affected by the provisions of proposed Plan Change 1. The GTC land had previously been identified as a Future Grown Area in the Wellington Regional Council's Future Development Strategy (FDS). GTC's land has subsequently been left out of the recent FDS. Development of the Southern Growth Area for up to 2040 residential homes is listed as a project under the Fast Track Approvals Bill and GTC has sought to rezone its land via submission on UHCC Proposed Plan Change 50. Development of GTC's land will be directly affected by the provisions of RPS-0PC1 including policy shifts in management of significant, indigenous biodiversity, Greenfield development, transport, stormwater and forestry in the region.
3. GTC is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. GTC is directly affected by an effect of the subject of the appeal that—
  - (a) adversely affects the environment; and
  - (b) does not relate to trade competition or the effects of trade competition.
5. GTC is interested in part of the proceedings. The part of the proceedings GTC is interested in is:
  - a) Objective 22
  - b) Policy 55
  - c) Policy 56

- d) Policy 57
  - e) Policy 58
  - f) Policy UD.3
  - g) Policy UD.4
  - h) Policy UD.5
  - i) Policy CC.2 and CC.2A
  - j) Policy CC.11
6. GTC is interested in the following particular issues addressed in the appeal that would result in changes to the RPS- PC1 that would:
- a) Properly recognises the importance and benefits to the region of appropriately located and well-designed greenfield housing development to achieve well-functioning urban development and rural areas;
  - b) Provides policy support for greenfield development that contributes to well-functioning urban development and rural areas;
  - c) Introduces policy that gives effect to the NPS-FM and NPS-UD in a more balanced way than the notified version of PC1;
  - d) Does not include unduly restrictive references to compact urban form that would limit greenfield development, including integrating land use and transportation.
7. GTC **supports** the requested relief sought by WNDL's appeal in relation the following specific provisions:
- a) Amendments to Objective 22 to remove the unduly restrictive references to compact urban form; provide for a variety of neighbourhoods and diversity of housing typologies; and to ensure the appropriateness of urban development;
  - b) Amendments to Policy 55 to ensure flexibility in the location, design and layout of greenfield development that contributes to well-functioning urban areas, and the deletion of clause 4 that is unduly restrictive;
  - c) Amendments to Policy 56 to ensure consistency with amended Policy 55;
  - d) Amendments to Policy 57 to ensure appropriate integration of land use and transportation considerations;
  - e) Amendments to the Explanation to Policy 58 to ensure proper interpretation of the policy;
  - f) Amendments to Policy UD.3 to ensure housing typologies meet demand and are not unduly restricted;
  - g) Deletion of Policy UD.4;
  - h) Amendments to Policy UD.5 to ensure housing development contributes to a well-functioning urban area;
  - i) Amendments to Policy CC.2 and CC.2A to ensure the use of public transport and active modes can be provided for
  - j) Deletion of Policy CC.11.
8. GTC agree to participate in mediation or other alternative dispute resolution of the proceedings.

**Dated:** 9 December 2024



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**Andrew Beatson**

Counsel for Guildford Timber Company Limited, person authorised to sign  
on behalf of person wishing to be a party

Address for service of person wishing to be a party:

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Documents for service on the person wishing to be a party may be left at that  
address for service or may be emailed to counsel at [andrew@beatson.co.nz](mailto:andrew@beatson.co.nz).