

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

**ENV-2024-WLG-000045**

**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**                    **FEDERATED FARMERS OF NEW ZEALAND  
INC**

    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) Federated Farmers of New Zealand Inc's (**FFNZ**) 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 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) Policy CC.6;
  - b) Definition of '*highly erodible land*'.

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) Not include unduly restrictive provisions relating to commercial forestry.
7. GTC **supports** the requested relief sought by FFNZ's appeal in relation the following specific provisions:
  - a) Deletion of clause (b) of Policy CC.6 to remove the 'avoid' requirement that is more stringent than the NPS-CF (leading to a non-complying activity) and is not justified;
  - b) Deletion of the definition of '*high erodible land*' which creates confusion due to definitions already included in other planning instruments, including the NPS-CF.
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).