

**BEFORE THE ENVIRONMENT COURT  
WELLINGTON REGISTRY**

**I MUA I TE KOOTI TAIAO O AOTEAROA  
TE WHANGANUI-A-TARA ROHE**

ENV-2024-WLG-

In the matter of an appeal under Clause 14 of Schedule 1 of the Resource Management Act 1991 (**RMA**)

And

In the matter of section 274 of the RMA

Between

**Porirua City Council**

**Appellant**

And

**Greater Wellington Regional Council**

**Respondent**

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Notice of Stride Investment Management Limited and Investore Property Limited wish to be party to proceedings

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Dated: 9 December 2024

**MinterEllisonRuddWatts.**

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## NOTICE OF WISH TO BE PARTY TO PROCEEDINGS

**To:** The Registrar  
Environment Court  
Wellington

**And to:** Porirua City Council  
Greater Wellington Regional Council

### Proceeding and standing

1. Stride Investment Management Limited (**Stride**) and Investore Property Limited (**Investore**) on a joint and several basis wish to be party to the following proceeding:
  - (a) the appeal of Porirua City Council (**PCC**) against Proposed Plan Change 1 to the Wellington Regional Policy Statement (**Plan Change 1 RPS**) by Greater Wellington Regional Council (**WRC**) (**Appeal**).
2. Stride and Investore have an interest in the proceedings that is greater than the public generally because they own and manage land in the Johnsonville Centre and made submissions on Plan Change 1 RPS on the provisions subject to the Appeal.
3. Stride and Investore are not trade competitors for the purposes of section 308C of the Resource Management Act 1991 (**RMA**).

### Interest in proceeding

4. Stride and Investore are interested in the points of Appeal that seek amendment to the following provisions (**Provisions**):
  - (a) Definition – High density development;
  - (b) Definition – Urban zones;
  - (c) Chapter 3.1A Climate Change, Objective CC.2;
  - (d) Chapter 3.9 Regional form, design and function, Introduction;

- (e) Chapter 3.9, Objective 22;
  - (f) Chapter 4.1, Policy 22.2;
  - (g) Chapter 4.1, Policy 30;
  - (h) Chapter 4.1, Policy 31;
  - (i) Chapter 4.1, Policy UD.4;
  - (j) Chapter 4.2, Policy 55;
  - (k) Chapter 4.2, Policy 57;
  - (l) Chapter 4.2, Policy 58; and
  - (m) Chapter 4.2, Policy UD.5.
5. In particular, Stride and Investore oppose PCC's proposed amendment to Policy 30 of Plan Change 1 RPS to change Johnsonville as a "regionally significant centre" to a "locally significant centre".

#### **Reasons for joining the Appeal**

6. Stride and Investore oppose the relief sought by PCC for the following reasons:
- (a) It will not promote the sustainable management of natural and physical resources or achieve the purpose of the RMA;
  - (b) Will not meet the foreseeable needs to future generations, or promote efficient land use and infrastructure development;
  - (c) Is inconsistent with the relevant objectives and policies and does not give effect to the National Policy Statement on Urban Development (**NPS-UD**); and
  - (d) Is inconsistent with the operative 2024 Wellington District Plan, that recognises and provides for significant intensification and mixed-use development at Johnsonville, as a Metropolitan Centre zone.

**Stride and Investore oppose the relief sought**

7. Stride and Investore oppose the relief sought in the Appeal, and seek:
  - (a) that Johnsonville is retained as a regionally significant centre in Policy 30;
  - (b) the decision of WRC is upheld on the Provisions; and
  - (c) costs.
8. Stride and Investore agree to participate in mediation or other alternative dispute resolution of the proceedings.

**DATED** at Auckland this 9<sup>th</sup> day of December 2024

Stride Investment Management Limited  
and Investore Property Limited by their  
solicitors and duly authorised agents  
MinterEllisonRuddWatts



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**Bianca Tree**

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