

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV-2025-CHC-000126

Under the Resource Management Act 1991 (**Act**)

In the matter of an appeal under clause 14(1) of the First Schedule of the Act
on a decision on the proposed Te Tai o Poutini Plan

Between **Gordon Douglas Bradley**

Appellant

Te Tai o Poutini Plan Committee

Respondent

**Notice of wish to be party to proceedings pursuant to section 274 Resource
Management Act 1991**

30 January 2026

Section 274 party's solicitors:

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lloyd.**

To: The Registrar
Environment Court
Christchurch

- 1 CMP Kokiri Limited (**CMP**) wishes to be a party pursuant to section 274 of the Resource Management Act 1991 (**RMA**) to the following proceedings:

*ENV-2025-CHC-000126 Gordon Douglas Bradley v Te Tai o Poutini Plan Committee (the **Appeal**)* being an appeal against a decision on the proposed Te Tai o Poutini Plan (**TTPP**) in relation to the rezoning of CMP's land located at RD1 Dobson-Arnold Valley Road, Arnold Valley 7872 (the **Site**) from General Rural Zone to Light Industrial Zone (the **Decision**).

- 2 CMP made a submission (Submission #611) and further submission (Further Submission #135) about the subject matter of the proceedings.
- 3 CMP has an interest in the proceedings that is greater than the interest that the general public has because:
 - (a) CMP, trading as ANZCO Foods Kokiri Limited, owns and operates a meat processing plant on the Site which is the subject of the Decision;
 - (b) the relief sought in the Appeal could modify the Decision and affect CMP's interests.
- 4 CMP is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 5 CMP is interested in all of the proceedings, including the relief seeking:
 - (a) That the Site be retained in the General Rural Zone (**GRUZ**);
 - (b) If the Court determines that Light Industrial Zone (**LIZ**) is appropriate zoning for the Site, that the LIZ rules be amended to require building setbacks, screening, and landscaping at boundaries with GRUZ properties equivalent to those required at boundaries with Residential Zone and Settlement Zone properties; and
 - (c) Amendments to TTPP provisions (Appendix 1, Notice of appeal), including in relation to noise and light spill.

- 6 CMP opposes the relief sought for the following reasons:
- (a) Zoning the Site as LIZ is the most appropriate zoning option as it recognises the long established industrial use of the Site;
 - (b) The LIZ rule framework better enables the use and any future development of the Site for meat processing;
 - (c) The LIZ rules provide appropriate building setbacks, screening, and landscaping between the Site and the Appellant's land (located at 99 Blair Road), with an additional buffer provided by the Arnold River and trees/vegetation located between Site and the Appellant's land;
 - (d) CMP is required to meet the noise standards of the receiving zone ie GRUZ for the Appellant's land, so no change to rule NOISE-R5 is required.
- 7 CMP agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated 30 January 2026



Sarah Eveleigh / Sarah Schulte
Counsel for the Section 274 party

Address for service of person wishing to be a party

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