

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

**I MUA I TE KŌTI TAIAO
TĀMAKI MAKAURAU ROHE**

ENV-2022-AKL-000079

UNDER section 274 of the Resource Management Act 1991

IN THE MATTER of an appeal against decisions on the proposed Waikato District Plan

BETWEEN **Hamilton City Council**
Appellant

A N D **Waikato District Council**
Respondent

SECTION 274 NOTICE BY CDL LAND NZ LIMITED

21 March 2022

**ELLIS GOULD
LAWYERS
AUCKLAND**

**Level 17 Vero Centre
48 Shortland Street, Auckland
Tel: 09 307 2172 / Fax: 09 358 5215
PO Box 1509
DX CP22003
AUCKLAND**

REF: Douglas Allan / Alex Devine

SECTION 274 NOTICE BY CDL LAND NZ LIMITED

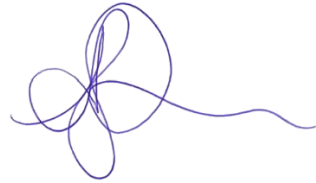
**TO: The Registrar
Environment Court
Auckland**

CDL LAND NZ LIMITED (“CDL”) gives notice under section 274 of the Resource Management Act 1991 (“**RMA**”) that it wishes to be a party to the appeal (“**Appeal**”) by Hamilton City Council against the decision of the Respondent (“**Decision**”) on the proposed Waikato District Plan (“**PDP**”).

1. CDL made submissions about the subject matter of the proceedings, being the provisions relating to the Urban Expansion Areas in the PDP.
2. CDL is also a person who has an interest in the proceedings that is greater than the interest the general public has on the grounds that CDL is the owner of large landholdings in the R2 growth cell which is located within the Urban Expansion Area.
3. CDL is not a trade competitor for the purposes of section 308C or 308CA of the RMA. In any event, CDL is directly affected by an effect of the subject of the appeal that:
 - 3.1 Adversely affects the environment; and
 - 3.2 Does not relate to trade competition or the effects of trade competition.
4. CDL is interested in points 1 and 2 of the Appeal.
5. CDL opposes the relief sought on the basis that it will compromise the ability of developers within the Urban Expansion Area to aggregate land (e.g. through purchasing land from existing landowners who wish to remain in their dwelling) and ultimately facilitate better outcomes for long term urban growth because the resulting landholding will have sufficient scale to deliver large and comprehensively master planned communities.
6. CDL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED at Auckland this 21st day of March 2022

CDL LAND NZ LIMITED by its solicitors and
duly authorised agents Ellis Gould

A handwritten signature in blue ink, consisting of several loops and a long horizontal tail.

D A Allan / A K Devine

ADDRESS FOR SERVICE: Douglas Allan / Alex Devine, The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: D A Allan / A K Devine, dallan@ellisgould.co.nz / adevine@ellisgould.co.nz.