

In the Environment Court of New Zealand  
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa  
Ōtautahi Rohe

**ENV-2025-CHC-71**

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Under	the Resource Management Act 1991
In the matter of	an appeal under clause 14 of Schedule 1 of the Resource Management Act 1991
Between	<b>Andrew McAlister &amp; Survus Consultants Ltd</b>
	Appellant
	<b>Waimakariri District Council</b>
	Respondent

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**Notice of person's wish to be party to proceedings**

Date: 12/09/2025

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**Section 274 party's solicitors:**

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**anderson  
lloyd.**

## NOTICE OF PERSON'S WISH TO BE PARTY TO PROCEEDINGS

*Section 274, Resource Management Act 1991*

**To** The Registrar  
Environment Court  
Christchurch

- 1 Rolleston Industrial Developments Limited (*RIDL*), Carter Group Property Limited (*CGPL*) and CSI Property Limited (*CSI*) (collectively, the *section 274 Parties*) wish to be a party to the appeal by Andrew McAlister & Survus Consultants Ltd (*Appellants*) against the decision of Waimakariri District Council (the *Respondent*) on the Proposed Waimakariri District Plan (*Proposed Plan*).

### **The section 274 Parties' Interest in these proceedings**

- 2 The section 274 Parties are each persons who made submissions and further submissions about the subject matter of the proceedings.
- 3 The section 274 Parties are also persons who have an interest in the proceedings that is greater than the public generally. The section 274 Parties' submissions sought rezoning of land in the District, which was rejected.
- 4 One of the grounds given for rejecting the section 274 Parties rezoning request was that there is sufficient development capacity in the area, and no shortfall exists that would provide a strong impetus for the s274 Parties rezoning request to be considered more favourably. It was also noted that, through other rezoning hearings, a substantial amount of additional land was rezoned, further increasing the development capacity in the District.
- 5 The section 274 Parties therefore have a direct interest in ensuring that any decisions that are made to rezone other land in the District are appropriate and justified, particularly in light of the broader context of protection of strategic infrastructure from reverse sensitivity, natural hazards, infrastructure constraints, land supply, and appropriate strategic planning outcomes.
- 6 The section 274 Parties are not trade competitors for the purposes of section 308C or 308CA of the Resource Management Act 1991.
- 7 The Section 274 Parties are interested in all of the proceedings.

### **The section 274 Parties' position on relief sought**

- 8 Without limiting the above, the section 274 Parties oppose the relief sought by the Appellants to because they do not consider it to be appropriate or justified, including in relation to:
- (a) infrastructure constraints;
  - (b) the adequacy and distribution of land supply within the Waimakariri District; and
  - (c) alignment with strategic planning outcomes for the Waimakariri District.
- 9 Further, the section 274 Parties oppose the relief sought by the Appellants because it:
- (a) does not give effect to the requirements of the Resource Management Act 1991 (*RMA*) or achieve the sustainable management purpose of the RMA;
  - (b) would not provide for the efficient use and development of natural and physical resources;
  - (c) would not result in the most appropriate plan provisions in terms of section 32 of the RMA; and
  - (d) is contrary to best resource management practice.

### **Mediation**

- 10 The section 274 Parties agrees to participate in mediation or other alternative dispute resolution of the proceedings.

**Signed** for and on behalf of Rolleston Industrial Developments Limited, Carter Group Property Limited and CSI Property Limited by its solicitors and authorised agents Anderson Lloyd:

Dated this 12 day of September 2025



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J M Appleyard / M E Davidson  
Counsel for Rolleston Industrial Developments Limited, Carter Group Property Limited and CSI Property Limited

**Address for service for Rolleston Industrial Developments Limited, Carter  
Group Property Limited and CSI Property Limited:**

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**Advice**

If you have any questions about this notice, contact the Environment Court in  
Christchurch.