

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2018-CHC-000086

Under	the Resource Management Act 1991
In the matter of	an appeal under Clause 14(1) of Schedule 1 of the RMA in relation to the proposed Queenstown Lakes District Plan
Between	Streat Developments Limited
	Appellant
And	Queenstown Lakes District Council
	Respondent

Notice of Universal Developments Limited's wish to be party to proceedings pursuant to section 274 RMA

10 July 2018

Section 274 party's solicitors:

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**anderson
lloyd.**

To: The Registrar
Environment Court
Christchurch

1 Universal Developments Limited (**Universal**) wishes to be a party pursuant to section 274 of the RMA to the following proceedings:

Streat Developments Limited v Queenstown Lakes District Council (ENV-2018-CHC-000086) being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

2 Universal has an interest in the proceedings that is greater than the interest that the general public has, in particular:

(a) It owns land at Domain Road, Hawea Flat, legally described as Lot 2 DP 343855 (**Land**). The Land is adjacent to the land the subject of the proceedings and is therefore affected by its rezoning and consequential relocation of the urban growth boundary.

(b) Any decision on rezoning under these proceedings should consider integrated land development of opportunities for adjacent land.

3 Universal is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

4 Universal is interested in all of the proceedings.

5 Without derogating from the generality of the above, Universal is interested in the following particular issues:

(a) The relief requesting rezoning of the Appellant's land and the amendment of the Urban Growth Boundary to include that land;

(b) Relief sought to the ordering / staging of the PDP Review in particular relating to the identification of Township Zones and Urban Growth Boundaries at Hawea.

6 Universal supports the relief sought and considers that an integrated management to land adjacent to the existing built Hawea Township is required to provide for short, medium and long term development. This includes the need to reconsider Township zones alongside any Urban Growth Boundary decisions, which also affects the Universal Land.

7 Further to the above general reasons, Universal considers the relief sought will better achieve:

- (a) The higher order provisions of the PDP, proposed and operative Regional Policy Statements;
 - (b) Section 32 of the Act;
 - (c) Part 2 of the Act.
- 8 Universal agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 10th day of July 2018

Maree Baker-Galloway

Maree Baker-Galloway/Rosie Hill
Counsel for the section 274 party

Address for service of person wishing to be a party

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Advice

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