

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2018-CHC-000065

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 **Clark Fortune McDonald & Associates**
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:
Maree Baker-Galloway | Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
maree.baker-galloway@al.nz | rosie.hill@al.nz

**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:

Clark Fortune McDonald & Associates v Queenstown Lakes District Council (ENV-2018-CHC-000065) 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 included in the subject of, and directly affected by, the proceedings.

- 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

Anderson Lloyd

Level 2, 13 Camp Street

PO Box 201

Queenstown 9300

Phone: 03 450 0700 Fax: 03 450 0799

Email: maree.baker-galloway@al.nz | rosie.hill@al.nz

Contact persons: Maree Baker-Galloway | Rosie Hill

Advice

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