

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV--2018-CHC-115

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 **Willowridge Developments Limited**
(ENV-2018-CHC-115)
Appellant

And **Clark Fortune McDonald & Associates**
(ENV-2018-CHC-065)
Appellant

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

26 June 2019

Section 274 party's solicitors:

Maree Baker-Galloway
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**anderson
lloyd.**

And

Fred van Brandenburg

(ENV-2018-CHC-071)

Appellant

And

Queenstown Lakes District Council

Respondent

To: The Registrar
Environment Court
Christchurch

- 1 Universal Developments Limited wish to be a party pursuant to section 274 of the RMA to the following proceedings which are appeals against decisions of the Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan:

Willowridge Developments Limited v Queenstown Lakes District Council (ENV-2018-CHC-115); and

Clark Fortune McDonald & Associates v Queenstown Lakes District Council (ENV-2018-CHC-065); and

Fred van Brandenburg v Queenstown Lakes District Council (ENV-2018-CHC-071).

- 2 Universal Developments Limited is a person who made a submission about the subject matter of proceedings.
- 3 Universal Developments Limited is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 4 Universal Developments Limited is interested in all of the proceedings.
- 5 Without derogating from the generality of the above, Universal Developments Limited is interested in the following particular issues:

Chapter 27 – Subdivision and Development

- (a) Rule 27.5 – Default Activity Status for Subdivisions – amend activity status to controlled in residential, rural residential/rural lifestyle and business mixed use zones.
 - (i) Universal Developments Limited supports the relief sought as subdivision in urban zones and rural residential/rural lifestyle zones is anticipated and should be enabled subject to appropriate matters of reserved control. Requiring restricted discretionary subdivision rather than controlled will result in a disconnect between the rules applicable to the Zone and the purpose of the Zone.

6 Universal Developments Limited agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 26th day of June 2019

Maree Baker-Galloway

Maree Baker-Galloway
Counsel for the Section 274 party