

In the Environment Court of New Zealand  
Christchurch Registry

I Mua I Te Kōti Taiao o Aotearoa  
Ōtautahi Rohe

**ENV-2021-CHC-025**

Under the Resource Management Act 1991 (**RMA**)

In the matter of an appeal under clause 14(1) of Schedule 1 of the RMA in  
relation to Stage 3 of the Queenstown Lakes Proposed District  
Plan (**PDP**)

Between **Streat Developments Limited**

Appellant

And **Queenstown Lakes District Council**

Respondent

---

**Notice of wish to be a party to proceedings pursuant to section 274 RMA**

16 June 2021

---

**Section 274 party's solicitors:**

Maree Baker-Galloway | Roisin Giles  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348

p + 64 3 450 0700  
maree.baker-galloway@al.nz | roisin.giles@al.nz

**anderson  
lloyd.**

**To:** The Registrar  
Environment Court  
Christchurch

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

*Streat Developments Limited v Queenstown Lakes District Council* (ENV-2021-CHC-025) being an appeal against decisions of Queenstown Lakes District Council on Stage 3 of the PDP.

- 2 Universal made a submission about the subject matter of the proceedings.

- 3 Universal has an interest which is greater than the interest the general public has, in particular:

(a) Universal owns land at Cemetery Road, near Hāwea, legally described as Lots 1 and 2 DP 343855 (**Universal Land**).

(b) The Appeal concerns the proposed rezoning of land adjacent to the Universal Land (**Streat Land**). The Appeal seeks to extend the Hāwea Urban Growth Boundary (**UGB**) around the Streat Land, and apply site specific provisions for development on the Streat Land.

(c) Universal has filed an appeal (ENV-2021-CHC-037) seeking the rezoning of land and the extension of the Hāwea UGB around land that encompasses the Streat Land.

- 4 Universal is not a trade competitor for the purpose of section 308A of 308C of the RMA.

- 5 Universal is interested in all of the proceedings.

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

### **PDP Planning Maps**

(a) The relief sought to rezone the Streat Land to Settlement Zone or similar zoning; and

(b) The relief sought to extend the Hāwea Urban Growth Boundary to include the Streat Land.

## **Chapter 20 Settlement Zone**

- (c) The relief sought to amend the provisions of Chapter 20 Settlement Zone.

## **Chapter 27 Subdivision**

- (d) The relief sought to amend the provisions of Chapter 27 Subdivision and Development.
- 7 Universal supports the Appeal in so far as it is consistent with the relief sought in its own appeal (ENV-2021-CHC-037) to rezone the Streat Land for urban development and extend the Hāwea UGB to include the Streat Land, because the relief sought will achieve the purpose of the RMA.
  - 8 Universal agrees to participate in mediation or any other alternative dispute resolution of the proceedings.

Dated this 16<sup>th</sup> day of June 2021



Maree Baker-Galloway/Roisin Giles  
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](mailto:maree.baker-galloway@al.nz) | [roisin.giles@al.nz](mailto:roisin.giles@al.nz)

Contact persons: Maree Baker-Galloway | Roisin Giles

**Advice**

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