

Hawea Community Association

Submitter Number: 3287, 3449

Quartz Developments

In regard to Quartz developments proposals for rezoning and changes to the rules in the visitor accommodation zone. We hold significant concerns that such a prominent site could have its development potential increased in such a significant way without the ability for the community to have at least some input into what is proposed.

We support Ms Bowbyes evidence in regard to rejecting changes to the rules of the V.A zone.

We could be open to the rezoning of the whole site if this is what was proposed on it's own. But the cumulative nature of the rezoning combined with changes to the V.A rules proposed by Quartz developments could lead to the site absolutely dominating the entrance to the township and we believe would be far better addressed through a normal consent process where Quartz developments have clearly set out what exactly they are proposing before the rules are changed specifically for their site.

We are opposed to an informal airport in this location.

Township zone carryover rules

Our proposals for the rules we would like to be carried over from township zone seek to provide for a separate treatment of Lake Hawea township in at least some way as compared to other LDR zones in the QLDC. Hawea is a separate township with it's own setting, location and community. In proposing a policy that recognises Hawea in the LDR rules we see that it may have little effect. But our purpose was for it to be lead in, which would allow specific rules that relate to Hawea to be included in this zone. We would like to point out that the rational for accepting rules in the LDR zone should not solely be whether they are efficient or commonly enforced as Ms Bowbyes states in her section 42A report. But must also respond to the area they are being applied to and the communities that live in them. The boundary planting rule 4.xi from our submission is one that was unanimously requested by the community to be carried over from the township rules. We submit that with a move to LDR zoning and smaller section sizes, boundary planting will become more of an issue purely from a sunlight perspective let alone views. We would submit that this rule has not been burdensome for the council in the past and doubt it will be in the future. As most neighbours can sort these issues out on their own. On the rare occasion that this is not the case the community wishes for this rule to be available to apply.

UGB Special housing area

In regard to the rezoning sought by Universal developments and others. Infrastructure and the ability for the area to accommodate this amount of growth are the main issues from our perspective. Not just a resistance to change as yesterdays submitters would have you believe.

Project pure connection

Firstly the proposed connection to project pure is far from a done deal. There are at least two significant land owners that I am aware of on the proposed pipeline path that have been the subject to what in their view may be considered draconian enforcement action by the QLDC. The idea that they will then allow the QLDC to put a sewerage pipe through their properties at little cost to the QLDC or in a time frame that meets the QLDC's needs is fanciful at best. Secondly I have been informed by a separate party that have land that the pipeline is proposed to go through that it was only recently that council engineers visited the Kane road "plateau" to ascertain the actual path the pipeline will take across this area. They were particularly concerned at the fact that the area is not flat at all, and will require multiple pumps and power connections that had not been allowed for in current modelling or budgets all the way across the area.

Thirdly at a recent HCA meeting one of the committee members listed all the groups and individuals that they were aware of, that intend to object to a pipeline crossing the Upper Clutha river. There is significant opposition to this proposal.

Being that there are large cost and time delay risks involved with the project pure connection. As well as a distinct possibility that the rights to convey sewerage over certain properties will only be able to be acquired through the public works act and fought by parties with very deep pockets. The councils latest 3 waters capex programme tracker estimated practical completion date of the 17 January 2022 looks highly doubtful.

Roading Network

The Lake Hawea roading network is currently being held together by a patchwork of minor improvements and is struggling to keep up with current demand. Almost all of our main roads are too narrow to carry trucks. A glaring example of this is the sealed sections of Gladstone and Domain road which is constantly under repair. The seal is far too narrow and the increasing amount of trucks that use it as a bypass to Wanaka when the red bridge is closed for maintenance (about every six months currently), and every time the West Coast road is closed every milk truck and trailer unit that services the southern side of a West Coast road closure comes through our township.

The two intersections raised in the hearings so far are in desperate need of upgrading now let alone with the growth that is proposed.

I have been working with council on the eastern end roundabout to try and come up with a solution but this is a far more complex issue than simply dumping an overlay onto a satellite picture as was done yesterday by Mr Carr. The Dam intersection has all of the water connections from the township running just under the surface of the road. There is very little room to acquire enough land for any required pedestrian access and the land is owned by Contact Energy. I have spoken to Neil Gillespie of Contact Energy and he stated that while Contact Energy would be keen to work with the QLDC to find a solution to the roundabout issue, any solution would have to address all of Contact's concerns in regard to the dam eg soil stability, storm water run off etc. This will not be simple.

The Cemetery/Domain road intersection will not just be a township intersection it will be a bypass for large truck traffic. It is currently too small for a truck and trailer unit to turn on while staying in its own lane. The H.C.A has been trying to get Domain road sealed for a long period of time so that a bypass could be put in place down the western side of the township. But the council has had no funding for this and we struggle to get the gravel road graded let alone anything else. It is very conceivable that if Universal developments get the go ahead with all of what they propose the intersection will change as proposed so that the traffic turning has right of way and then not long

after have to be changed again back to the way it used to be. These are complex issues that need far more thought from both the council and the developer than has been currently undertaken.

There is still the Capell avenue Lakeview terrace intersection that hasn't been discussed. The fact that the closest quarry for any roading material for the development will add more heavy trucking volumes to Gladstone road and more.

Drink water supply

There are currently two aquifers serving the Hawea Basin. One is fully allocated already and while there is still some capacity left in the second aquifer I have not heard any discussion as to what would be required for what is proposed and what is available. We only have one reservoir on the far side of the Dam which is a huge earthquake risk and the southern district health board has recommended a second reservoir to the council but we have seen no action on this to date.

Power

It is well documented that the areas power infrastructure is in disrepair. As the areas population increases the HCA is receiving more and more complaints about power outages and the time to undertake repairs seem to be getting longer and longer.

Other issues:

Our view is the UGB is just as defensible in its current location as any proposed so far. It was weakened by the fact that Mr Hocking removed all the trees that lined the southern side of Cemetery road. Because of Covid 19 we were not able to get a landscape report completed in time for the hearings but we had no trouble finding a landscape architect that was willing to back it's current location.

Summary:

As Mr Hoking said yesterday "Someone's got to pay" and I think this is a central question for the commissioners.

How will the affordable properties be made available while still paying for all the upgrades that will be needed to service this sort of growth.

The hearings process has already shone light on the fact that the council desperately wants to approve the S.H.A and be seen to be providing lower cost housing. But in doing so they run the very high risk that they will not be able to control any further spread of the Hawea urban environment all over the rural land in the Hawea basin. Even with the B.R.A and further protections.

As I have shown there currently a significant infrastructure deficit in Hawea. The SHA will only add significantly to this and with the whole QLDC needing further investment, Hawea is not high on the list.

There is a very real risk that the current township residents end up funding more than their fair share of the infrastructure required for this S.H.A and that the large retired population who currently reside in Hawea will not be able to afford the rates increases that will inevitably come about as Hawea is transformed from a sleepy township to the third largest urban area in the QLDC if the proposed zoning goes ahead. The tension between the older and younger generations over this issue is significant.