



26<sup>th</sup> August 2025

## **Introduction**

My name is Cherilyn Walthew, I am the acting Chair of the Hawea Community Association. (HCA)

The HCA represents residents from Maungawera to Hawea Flat, John Creek to the Neck (Manuhaea), to the Lake Hawea Township.

The HCA meets once a month and interacts with the Public through social media channels, local papers and newsletters, and in person, to gain feedback from our communities.

## **Urban Intensification – Plan Variation Change to include Lake Hawea South.**

The HCA opposes the inclusion of the land known as **Lake Hawea South** in the Plan Variation, in its totality.

Prior to making our submission on this proposal back in October 2023, a residents survey indicated 98% of respondents “strongly disagree” with the inclusion of Lake Hawea South in the Plan Variation.

Our community has serious concerns about the required infrastructure for its existing residents and the zoned areas for development, let alone intensifying the area.

Despite opposition to the Longview development and the precedent it set for developing land south of Cemetery Road due to infrastructure concerns, the residents of Lake Hawea were assured by QLDC, and continue to be assured by Mike Theelen and Glynn Lewers as recently as May, that sufficient infrastructure planning is in place, and there is no need to worry about capacity.

However, in April of this year, QLDC were issued an abatement notice by ORC for failing to meet nitrogen levels in its treated wastewater discharge, despite recent upgrades.

We have also had rumours (although as yet, we have not been able to confirm them) that consents are being delayed in Lake Hawea due to concerns about drinking water capacity. An issue the HCA has been highlighting to QLDC since it was recommended by Health NZ in 2014, that Hawea has a second drinking water supply. It is 2025, we do not have another drinking water supply.

**The NPSUD states that an intention of it is to:**

***improve the evidence used by decision-makers in planning decisions  
(Objective 7, subpart 3 of Part 3)***

**Research commissioned by QLDC** has identified that Hawea is not a preferred area for intensification or development due to infrastructure constraints, with the one-lane bridge being a major factor in both the short and medium term, and three-waters provision being a concern in the short term. ***(QLDC PDP Section 32 Evaluation Report for Implementing Policy 5 of the NPSUD – Urban Intensification Variation; M.E. QLDC Residential Intensification Model 2022/2023 p.91)***

**The NPSUD does not require a blanket approach from councils**, rather that intensification should/could be enabled in the areas such as those identified in the intent **“to make sure capacity is provided in accessible places.”**

Google states the land we are referencing is an approximate 18-minute drive from the Wanaka township or approx 16-17km in distance. It’s a brisk 2-4 hour walk to town, an energetic cycle, or another car on the road to create gridlock at Albert Town.

There are limited opportunities for work in Hawea, limited public services and no public transport. It could in fact be argued that the inclusion of Hawea, without significant

investment in commercial, social and industrial facilities is in fact in direct opposition to the stated purpose of the NPSUD.

- **Policy 1** of the NPSUD seeks to ensure an outcome of well-functioning urban environments. The infrastructure constraints, namely the lack of public transport and lack of a suitable route to carry people in any volume to where the main concentration of jobs and facilities are (Wanaka), would mean that this outcome is unlikely to be achieved through intensification of the land south of Cemetery Road as sought by the variation.

Longview has provided a real-life example for us to explore whether, against community advice, it really was possible to provide affordable housing in this district. The simple answer is “no”.

The purported affordable land and house prices from Longview never eventuated with many houses costing close to or in excess of \$1million dollars. And they’re still not connected to reticulated systems because the current infrastructure doesn’t have the capacity. The enormous rate rises year on year, which would seem to indicate that Development Contributions from Developers are not sufficient to cover the costs of infrastructure. A key reason why residents opposed the Longview development, and it is likely still true when applied to intensification.

The community is tired of being run over rough-shod by the developers who are pushing to make more profit, at the expense of the community.

### **Negotiations**

In 2022, the HCA negotiated in good faith regarding the land at Lake Hawea South, to allow the developer to gain additional zoning in excess of what QLDC was willing to consent. The rezoning was supported by the HCA on the proviso that consideration was given to the anticipated population with regards to things like

green spaces. If intensification were to be approved, at the very least, the provision of additional green spaces should also need to be approved.

It was also a condition of zoning that capacity needed to exist in our infrastructure BEFORE development happens. In our minds, the HCA negotiated in good faith to provide the Developer of Lake Hawea South with certainty about what could be developed in the future, therefore increasing the Developers confidence to invest in infrastructure up front instead of supposed Development Contributions that always fall well short of the true cost. Failure to change how we develop always results in the cost burden falling on ratepayers.

Put simply, the inclusion of Lake Hawea South in the Plan Variation is a breach of good faith by both the Developer, and QLDC to the Hawea Community.

## **Planning**

The constant and significant annual increases in Council rates is crushing our residents across the district, and despite years of pleading with QLDC, no long-term planning with genuine community input has been undertaken in Hawea since 2003, other than by the Hawea Community Association.

The planning undertaken by QLDC in 2003 has been largely ignored, and Spatial Planning conversations in 2020 felt contrived with pre-determined outcomes already identified. And still nothing of note has been discussed in details about infrastructure and feasible costs for addressing it in a structured manner.

The Hawea community has repeatedly stated the problems that it faces with many qualified and notable resident experts validating the arguments however, we are repeatedly ignored until things hit crisis point. So, it would be interesting to find out if our drinking water has finally been recognised as a core problem, particularly in the process of issuing consents.



## **Future**

We are only guardians of our local area, the community has indicated that it does not want to see urban sprawl, however, intensification at this time seems out of touch with both the reality of our situation, and the desires of the current residents.

There is no need to rush intensification, we do not have the infrastructure for it, we do not have jobs that would warrant it, and we do not have public transport that would be expected to be found in an intensified area.

Surely, we could do some long-term planning first and then look at organic intensification in another few decades, one that doesn't require us to provide a knee-jerk decision to a NPS where the intentions are largely interpreted at the will of the Government of the day.

Cherilyn Walthew

Acting Chair

Hāwea Community Association.