

Form 33
Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Christchurch

I, **Hāwea Community Association**, wish to be a party to the following proceedings:

ENV-2026-CHC-028 - Universal Developments Hāwea Limited and LAC Property Trustees Limited v Queenstown Lakes District Council

Appeal under clause 14(1) of Schedule 1 of the Resource Management Act 1991 in relation to the **Urban Intensification Variation to the Queenstown Lakes Proposed District Plan**, concerning, among other matters, the planning provisions applying to **Lake Hāwea South**.

I am:

1. **a person who made a submission about the subject matter of the proceedings.** Hāwea Community Association was Submitter **921** on the Urban Intensification Variation, through Danny Mollan, representative of the Hāwea Community Association; and
2. **a person who has an interest in the proceedings that is greater than the interest that the general public has.** Hāwea Community Association represents residents from Maungawera to Hāwea Flat, John Creek to the Neck / Manuhaea, and Lake Hāwea Township. Its members and the wider community it represents are directly affected by the planning outcomes for Lake Hāwea South, including any additional intensification, infrastructure, transport, amenity, community facility, and urban form effects.

I am **not** a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

I am interested in **part of** the proceedings.

The part of the proceedings I am interested in is:

The parts of the appeal by Universal Developments Hāwea Limited and LAC Property Trustees Limited that relate to **Lake Hāwea South**, including any relief seeking to enable greater intensification of Lake Hāwea South than provided for in Queenstown Lakes District Council's decision on the Urban Intensification Variation.

I am interested in the following particular issues:

1. The appropriateness of including and/or further intensifying Lake Hāwea South through the Urban Intensification Variation, including whether additional intensification is necessary or supported by evidence.
2. The relief sought by Universal Developments Hāwea Limited and LAC Property Trustees Limited to enable greater intensification than provided for in QLDC's decision, including:
 - a. increased building heights (including up to 14 metres in the Local Shopping Centre Zone),
 - b. reduced minimum lot sizes (including to 250m²),
 - c. and amendment or removal of development standards.
3. Infrastructure capacity and sequencing, including wastewater, drinking water, stormwater, transport, roading, public transport, community facilities, and open space, and whether these are sufficient to support further intensification.
4. Whether the relief sought would achieve a well-functioning urban environment in the Lake Hāwea context, having regard to:
 - a. distance from Wānaka,
 - b. limited employment and services,
 - c. lack of public transport,
 - d. and existing transport constraints.
5. The consistency of the relief sought with the National Policy Statement on Urban Development, including whether Lake Hāwea South is an appropriate location for intensification relative to more accessible locations.
6. The relevance of the previous Environment Court-approved zoning outcome for Lake Hāwea South, including the mediated agreement involving HCA, QLDC, and the developers.
7. Effects on amenity, character, urban form, accessibility, affordability, and community wellbeing.

I oppose the relief sought because:

8. HCA opposes further intensification of Lake Hāwea South beyond that provided for in QLDC's decision.
9. The relief sought would enable a level of intensification that is not appropriate given the current infrastructure, planning context, and characteristics of Lake Hāwea South.
10. Existing zoning and plan-enabled capacity already provide significant housing supply within Lake Hāwea and the wider district, and further intensification has not been demonstrated to be necessary.
11. Lake Hāwea South is not an appropriate location for additional intensification without adequate and demonstrable infrastructure capacity, including three waters, transport, public transport, community facilities, and open space.

- 12.** The relief sought may not achieve a well-functioning urban environment, given the area's limited access to employment, services, and transport options.
- 13.** The relief sought is inconsistent with the purpose of the National Policy Statement on Urban Development, which seeks to provide development capacity in accessible locations close to jobs, services, public transport, and amenities.
- 14.** The relief sought is inconsistent with Part 2 of the Resource Management Act 1991, including the requirement for sustainable management under section 5.
- 15.** HCA previously supported additional zoning at Lake Hāwea South in good faith as part of a mediated Environment Court outcome, on the basis that development would include appropriate provision for commercial activity, community facilities, greenspace, and amenities to support a local centre and reduce reliance on travel to Wānaka.
- 16.** The scale and nature of greenspace and community benefits negotiated as part of that earlier outcome were based on a lower population density. Increased density across the area risks those provisions being inadequate for the resulting population.
- 17.** The relief sought relies on and extends beyond the earlier mediated outcome in a manner that was not contemplated at the time and undermines the basis on which community support was given.
- 18.** Increased height limits, reduced lot sizes, and reduced development controls may adversely affect residential amenities, urban form, servicing, accessibility, and overall community outcomes.
- 19.** The relief sought has not been shown to deliver affordable housing outcomes.
- 20.** The proposal does not adequately consider whether other locations within the district are more suitable for intensification due to better access to employment, services, transport, and infrastructure.
- 21.** The Lake Hāwea community has previously expressed strong opposition to the inclusion of Lake Hāwea South in the Urban Intensification Variation.
- 22.** HCA seeks that planning controls for Lake Hāwea South be retained or strengthened to ensure development is appropriately sequenced with infrastructure, amenities, services, greenspace, and community needs.
- 23.** HCA seeks that the appeal be declined to the extent it seeks greater intensification of Lake Hāwea South.

24. HCA also seeks such further or other relief as is necessary to address the matters raised.

I **agree** to participate in mediation or other alternative dispute resolution of the proceedings, provided that participation is proportionate and does not require Hāwea Community Association to incur unreasonable cost.

Cherilyn Walthew

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Signature of person authorised to sign on behalf of person wishing to be a party

28th April 2025

Date

Address for service of person wishing to be a party:

Hāwea Community Association

Postal address: **C/O Lake Hāwea Community Centre, 28 Myra Street, Lake Hāwea, 9382**

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Telephone: **021 665 013**

Contact person: **Cherilyn Walthew, Representative, Hāwea Community Association**