

Before the Queenstown Lakes District Council

In the matter of The Resource Management Act 1991 (RMA)

And The Queenstown Lakes Proposed District Plan Stage 3; Stream
18; Settlement Zone

**Summary of evidence of Luc Waite for Universal Developments (Hawea) Limited
#3248**

3 August 2020

Submitter's solicitors:

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**anderson
lloyd.**

Introduction

- 1 My full name is Luc Waite.
- 2 I have the following qualifications: BSurv (hons), Licensed Cadastral Surveyor.
- 3 I am a Director of Southern Land Ltd. Southern Land Ltd is a multi-disciplinary land development consultancy. It comprises of over 35 staff including Surveyors, Planners, Engineers, Project Managers and Geographic Information System specialists.
- 4 I have had extensive involvement in the Hawea Special Housing Area project which comprises part of the land proposed to be rezoned. Significant work has been undertaken on this project with the engineering design component nearing completion. The engineering design design package will be submitted to the QLDC for their approval prior to moving into the construction phase. Physical construction is scheduled to commence toward the end of this year.
- 5 My evidence is divided into the following sections:
 - (a) Summary of QLDC's initial and rebuttal evidence;
 - (b) Further commentary in response to that evidence.

Summary of QLDC's initial and rebuttal evidence

- 6 ***Richard Powell's initial evidence:*** As outlined in Mr Powell's initial evidence there is physical infrastructure in place adjacent to the land proposed for re-zoning for both water supply and wastewater reticulation. In his initial evidence Mr Powell noted the following:
 - **Water Supply:** Specific modelling would need to be carried out to determine available capacity in the existing system and/or the required upgrades necessary to provide required levels of service.
 - **Wastewater:** There were no known capacity issues in the adjacent reticulation however the Hawea Wastewater Treatment Plant (WWTP) was operating at or beyond capacity. To resolve this capacity issue it is planned to decommission the WWTP and construct a pipeline from Hawea to Project Pure. It was stated that the size of the pipeline and the capacity of Project Pure takes into account future growth models for Hawea including the subject area and that on this basis he did not oppose the proposal from a wastewater perspective.
 - **Stormwater:** Mr Powell stated that there was no stormwater infrastructure in the vicinity, but that onsite disposal of stormwater was considered feasible.

7 **Richard Powell's subsequent rebuttal evidence:** In response to evidence prepared by Myself, Mr Powell makes the following statements in relation to water supply, wastewater disposal and stormwater disposal:

- **Water Supply:** Mr Powell accepts as a matter of fact that any supply limitations can be managed with additional bores and/or increased reservoir capacity. He states that is not the proposed measures that would impede the serviceability of the proposal but rather that the funding for such upgrades has not been provided for within the Long-Term Plan (LTP).
- **Wastewater:** Mr Powell states that the proposed pipeline between the Hawea WWTP and Project Pure has been sized to remove capacity issues for the current growth forecasts within Hawea and that this does not include increased demand that would be generated by the Universal re-zoning proposal. This is contrary to the position initially stated.
- **Stormwater:** Mr Powell stated that there was no stormwater infrastructure in the vicinity, but that onsite disposal of stormwater was considered feasible.

Further commentary

8 There appears to be a disparity between Mr Powell's initial evidence and his rebuttal evidence in relation to the extent of the Hawea future growth model. In order to determine the nature of this disparity we have made several requests to the QLDC for the design and supporting report for the Hawea to Project Pure pipeline so that the design parameters influencing the size of the pipeline can be understood in the context of the re-zoning proposal as well as the proposed upzoning. Unfortunately, that report has not yet been made available to us.

9 Regardless of the parameters of the Hawea Growth Model used, an increase in pipe size or the installation of an additional pipeline to provide for long term future growth beyond the current zoning would be a prudent approach. Installing additional capacity in the system now would be very much more cost effective that undertaking an additional installation in the future.

10 The Long-Term Plan identifies items of required Council capital expenditure and allocated funding for those items over a specified timeframe. It has been stated that any upgrades to council infrastructure that would be required as a result of the subject land being rezoned have not been provided for in the current LTP.

11 In an effort to identify what alternatives were available to bridge the difference between what provided for in the LTP and what would be required to service the area of land proposed for re-zoning a meeting with members of QLDC's Property and Infrastructure Division was conducted. The outcome of that meeting was that there were alternatives beyond the LTP that could ensure infrastructural requirements could be met. The primary

alternative was by way of a 'Developers Agreement' between Universal Developments Hawea Ltd and the QLDC. Such an agreement would allow both parties to work toward mutually beneficial goals and would outline a binding agreement for the developer led financing of the required upgrades in return for offsets to future development contributions. There was a clear willingness from the QLDC to work together with Universal Developments Hawea to resolve any servicing matters and ultimately resolve this particular issue.

- 12 It has been confirmed by the QLDC that programmed upgrades and the capacity of The Hawea Reticulated Water Supply System will be sufficient to supply the demand from The Hawea Special Housing Area. This was confirmed with modelling through the resource consent process. Consequently, the water supply capacity for the SHA component of the re-zoning proposal (485 residential Lots and 3.5 Ha of land identified as a Local Shopping Centre for commercial purposes) has already been resolved.
- 13 Although access to the QLDC's Lake Hawea Water Network model is not publicly available we have made a request to have modelling for the proposed zoning undertaken as recommended in Mr Powell's evidence. Following this Mr Powell has commented that there is no capacity in the existing system rather than providing modelling results or commentary on what upgrades might be necessary or providing clarity on why the modelling as he initially requested in his evidence was not run.
- 14 We have also requested details on the modelling that would have been required to confirm water supply capacity for the township zone – Low Density Residential upzoning that has been proposed in the PDP. This has not been made available.

Summary

- 15 Fundamentally QLDC accepts that there are no technical obstacles to the provision of required infrastructure to the subject site.
- 16 QLDC have opposed the proposed rezoning from an infrastructure perspective on the basis of inadequate funding provisions in the LTP.
- 17 A recent meeting with the QLDC infrastructure division identified alternatives for working through the matter of funding and a willingness to do so.
- 18 It is confirmed that there is adequate water supply to serve the Hawea Special Housing Area component of the proposed rezoning.
- 19 Repeated requests to the QLDC for information in relation to modelling of the Hawea Reticulated Water Supply and the design parameters of the Hawea – Project Pure wastewater pipeline were predominantly not responded to.

Luc Waite

Dated this 3rd day of August 2020