

Hāwea Wastewater

Connections to Council Network

Queenstown Lakes District Council (QLDC) has introduced measures to limit additional loading on Hāwea Wastewater Treatment Plant (WWTP), including limiting new connections to Hāwea WWTP – [see further information here](#).

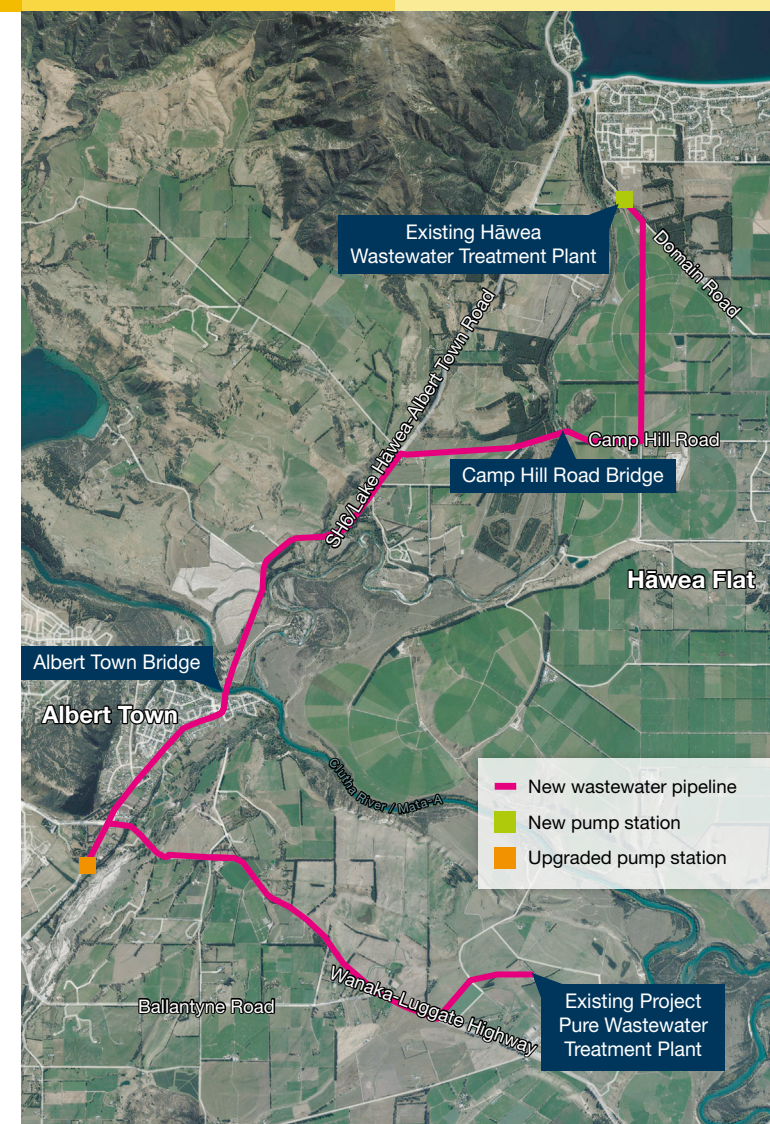
Exemptions to these measures:

Until upgrades to Hāwea's wastewater network are completed through the Upper Clutha Wastewater Conveyance Scheme project currently underway, new wastewater connections in Hāwea may only be approved by the Council's Property & Infrastructure Department in limited circumstances. These include:

1. Building on a vacant section that already has an existing wastewater connection.
2. Developments with a valid resource or building consent granted before 30 September 2025 where the consent has not lapsed and conditions are complied with.
3. Adding a second dwelling¹ or a residential flat as a permitted activity (i.e., no resource consent is required as all district plan rules are met).
4. Two-lot subdivisions under the Proposed District Plan where the only reason for subdivision consent is a rule breach of Rule 27.5.2, or 27.5.3, or 27.5.5, or 27.5.7, and all other district plan rules are met.

Council has carefully considered the capacity issues in connection with the currently consented and permitted activities and considers this an appropriate response to the issue at this time.

¹ Defined in the Proposed District Plan as a residential unit.



Guidance instruction:

This guidance instruction applies to all subdivision applications yet to be lodged with Council, and to applications currently processing with Council where the substantive decision under section 104 is yet to be made.

Due to the wastewater constraint at Hāwea WWTP, the process below is to be followed when processing or deciding on a subdivision resource consent application that will result in a new connection to Hāwea WWTP.

Subdivision applications that do not meet the listed exemptions require the following conditions of consent to be imposed if the application is granted:

CONDITION A:

Prior to the issue of any section 224(c) certification, the Consent Holder must obtain confirmation in writing from Council's Property & Infrastructure department that there is capacity in Council's reticulated wastewater networks for all necessary connections from this subdivision to those networks.

Advice note: As stated in Council's engineering report completed for this application (see Appendix X of this decision), constraints exist within Council's wastewater networks that restrict the ability for this development to immediately connect to this Council service. Council is currently undertaking the required upgrades to its wastewater network which are expected to be completed by early 2027. These upgrades will allow this development to connect to the Council wastewater network. The expected completion of these upgrades is well within the eight year timeframe provided by the RMA in which to obtain a section 224(c) certificate.

CONDITION B:

No building shall be constructed on any of the lots, and no connection to Council's wastewater network shall be made, until a certificate has been issued pursuant to Section 224(c).

OTHER GUIDANCE NOTES:

- > If a development falls under exemption 1 or 4 listed above, then any associated resource consent can be processed without the imposition of the above conditions.
- > The imposition of the conditions is required to address an adverse effect on the environment and on regionally significant infrastructure, being the capacity of Hāwea WWTP and the adverse environmental effects of discharges exceeding consenting levels. Further, Otago Regional Council (ORC) has issued an abatement notice against QLDC requiring compliance with the consented limits. QLDC therefore runs the risk of further enforcement actions from ORC under the RMA if the plant is run over its capacity.
- > Should a decision maker choose to not impose the above conditions on a subdivision application (that does not fall under the exemptions), the Property & Infrastructure department retains a legal right outside the resource consent process to not accept a connection to its wastewater network (including in accordance with the Integrated Three Waters Bylaw 2020). Given this, in addition to the environmental effects above, for clarity to applicants it is advisable to impose the required conditions on a subdivision consent that does not fall under one of the exemptions.
- > Imposing the above conditions will result in consistency for Council in decision making for, and the imposition of, conditions on subdivision applications.