

Jude Battson - submission 460

- Grandview Stage 1 purchases commenced in 2001. There were 16, four acre lots.
- Rural Residential District Plan rules stated 23,000 litre water tanks with a permanent 14,000
- litres stored for fire fighting were required as were approved septic tanks.
- Stage 1 had a private water supply scheme from a bore located in Muir Road. It was delivered to the 16 lots through a 50mm pipe.
- I built a home in 2003. At that stage there were three lot owners in Sam John Place building.
- QLDC contacted the lot owners in 2003 requesting a meeting which was held at The Lake Wanaka Centre. At the meeting they stated that the Muir Heights subdivision, located at the far eastern end of the Lake Hawea township opposite the cemetery, was challenged to achieve sufficient water pressure for house hold use and fire fighting. The subdivision was well underway and also needed to connect to the reticulated sewerage scheme. They believed it would benefit QLDC, Muir Heights, existing Grandview Stage 1 and potential further Grandview stages if they could install a water and sewerage reticulated scheme through Grandview Stage 1 land and along Cemetery Road, for the sewerage pipe to go directly to the oxidation ponds in Domain Road. The discussion included QLDC saying that it would be an advantage for Stage 1 to go with their recommendation for us to further subdivide down the track. They also said if we agreed to it, the District Plan rules would change for Grandview Stage 1 to no longer be allowed septic tanks and no fire fighting tank water storage would be required as fire hydrants would be installed. A decision was reached at the meeting with the lot owners agreeing to the QLDC recommendation and was followed up in writing. It was favourable for Chris Staples, the Muir Heights developer and for QLDC as no further houses needed to connect to the existing water and sewerage reticulation along Lakeview Road at Lake Hawea. The installation commenced in the winter of 2003 and was completed later in 2003. As a result, after my home in Grandview Stage 1 was completed in October 2003, we were required to use a portaloos and were given approval for a large soakpit for greywater until QLDC's scheme was completed. This occurred prior to Christmas 2003 and my home was connected to the new scheme. At the same time, the Grandview Water Company scheme was disabled and disbanded. The farmer bordering the cemetery took over all the shares for use on their land.
- Prior to the scheme installation, QLDC contacted the 16 lot owners of Stage 1 stating that as well as the new connection to where our existing water supply from our private scheme was, we could all have a further water supply and two sewerage connections. They provided a map which we marked where we wanted the other connections and returned it to QLDC. Ferguson Bros, also using the name Southern Civil were the contractors.
- In June 2003, a full two day weekend 2020 workshop was held at the Lake Hawea Community Centre achieving large participation. It was a positive experience where the

Community Plan was agreed by all attending. QLDC explained the work they were doing installing the new reticulated extension to the water and sewerage scheme at Muir Heights and Grandview subdivisions and the intention of it. The meeting was unanimous that the township boundary be Cemetery Road and Muir Roads. *Copy of the Lake Hawea Community Plan attached.*

- At the same time as QLDC was installing the new scheme, three Sam John Place owners, including me, and one Lichen Lane owner decided to subdivide. Paterson Pitts (PPP) drew the engineering plans for all the properties. One of the requirements was for the subdividers to seal the then unsealed Lichen Lane and Sam John Place cul-de-sac roads. A meeting took place with QLDC engineering and planning staff, PPP and the lot owners. It included attendance from the mayor, Clive Geddes, and CEO, Duncan Field. QLDC informed the meeting that even though Rural Residential rules required 50mm water pipes, we would be required to upgrade to town supply size of 100mm to meet further subdivision specifications. They also said the road that PPP had engineered would require widening to township size. There were also cauldwell pits, manholes and relevant township regulations stated. PPP submitted redrawn plans to meet the requirements and were approved by QLDC. Ferguson Bros also did the physical work of our subdivisions immediately after they finished the council scheme. The township specifications incurred unplanned hefty costs for those of us subdividing, but by then, we had no choice really, and as we were encouraged because of being able to further subdivide down the track, we were in agreement and were pleased at the pre planning to enable further subdivision once rezoning occurred. You might say it was being dangled a carrot.
- The meeting I refer to with the Mayor and CEO in attendance also included QLDC saying they would transfer Sam John Place and Lichen Lane road to QLDC ownership and they would buy it from us for \$1. A further meeting occurred at QLDC's Wanaka Ward office with QLDC staff regarding the process to take over the road. This became a challenge as council discovered they did not have a process to make it happen because of Grandview Stage 2 lot owners titles having a share of the road listed on their titles. My neighbour and I paid a lawyer to produce this fact in writing and council did not know what to do it seemed so left it. The QLDC's Wanaka Ward Manager, Chris Hawker said he would get on to it and sent an email saying it was underway and then a further email apologising saying he did not have the time before he left the position. QLDC at some stage followed up with advice about the road which again proved challenging to take over ownership of the roads. *Attached info from Jayne McDonald (MacTodd lawyers), Chris Hawker and report Barbara East forwarded.* Of note is when my partner, Mal Robinson, subdivided a stage 1, four acre lot, permission was given by council to provide two connections to the one acre lots because of further subdivision down the track. That time is now. *Email from John Hessling attached. Note that QLDC had their engineering and planning services contracted out to CivicCorp and Imtech at that time.*
- Grandview Stage 2 of 17, one acre lots was developed in 2004 by Chris Streat, the same developer of Stage 1. He connected to the new water and sewerage scheme and Grandview Road was council owned. A two metre wide walk and cycle way was created between Sam

John Place and Grandview Road. A 2 meter wide walk and cycle way had already been created between Lichen Lane and Sam John Place. There are also two further two meter wide walkways that go nowhere at this stage as they end at fenced private property in both Muir Heights and Grandview Stage 2 to allow for a link to the lake when further development occurs. Because of the road and walkways in Lichen Lane and Sam John Place being privately owned by Stage 1 owners, by law, only the residents of Grandview subdivisions can use them, but that has never applied and many people use them. They are an integral link and very safe for children either visiting friends or travelling to the school bus stop.

- Grandview Stage 3 was granted resource consent in 2005 allowing approx 90 residential sized sections instead of 24 one acre lots as per rural residential rules. Chris Streat was the developer. I submitted saying that it was important that all the stages from Stage 1 Grandview through to Timsfield needed to be included to ensure appropriate continuity. It was made clear at the hearing by the developer that the subdivision fitted in with the 2020 Community Plan for the township boundary to be Cemetery/Muir Road and my understanding is the consent was granted based on this. The consent included a wide irrigated belt of plantings along the Cemetery Road boundary.
- There are a number of people in Stages 1 and 2 who have been waiting for a number of years for the rezoning. They have placed their homes on either half of their acre or less of based on the 2020 community plan so they can further subdivide once rezoning occurs. If you drive through Stage 1 and 2, it becomes obvious how many properties have done this. What is apparent and of concern, especially in the hot summer is the fire hazard from the long dry grass, pine trees, broom, gorse etc. We all know how quickly a fire can spread in a north or north west wind which are frequent in the spring and summer. A fire did occur in 2007 at Muir Heights residential subdivision and quickly spread across the long dry grass. Fortunately, Lichen Lane road sealing stopped it from jumping to the next property. I maintain a greenbelt as part of a fire fighting plan but many people do not. Many people cannot afford to maintain their properties. These people have not submitted to the District Plan. When I ask them why, they say they did not realise the review was occurring and many say, don't worry Jude, it is a given that rezoning will include as per the 2020 Hawea Community Plan. There are five, four acre lots and one eight acre lot not yet subdivided. My understanding is some of these owners are waiting for rezoning so they can plan to suit the new zonings. Some people are not sure if or when they will further subdivide. There are eight owners in Grandview Road, six in Sam John Place, eight in Lichen Lane, two in Muir Road and eight in Cemetery Road who intend to subdivide. Note as at today there are 29 accesses off Cemetery Road. These include existing roads, roads in new subdivisions, driveways and walking/cycle accesses. A new childcare centre is currently being built at Timsfield. The time has come to consider Cemetery Road be 70 or 80km speed limit.
- On 09 Jan 2015 a meeting/workshop was held by the Hawea Community Association to consider the District Plan Review. It was broken into groups for residential, rural residential, farming, CBD etc. Very few families attended as it was peak new year holiday time. They

do not all belong to the HCA and were not aware the meeting was being held or what the outcome could mean for them. There was a light mention at the beginning of the meeting that a 2020 Hawea Community Plan existed, which many people attending did not know about as they are new to the community. It was not discussed any further. Three people facilitating the residential and rural residential groups have submitted personally saying no change to rural residential and leave the residential as it is. A number of people were not happy that the HCA did not have objective facilitators. The HCA submission was approved by it's executive committee with most residents having no idea what was submitted, supposedly on their behalf.

- Currently, allowance for colours in rural residential are different from residential which is located next to rural residential. When consent is ticked off by council, the conditions have to be adhered to but people repaint and create fencing different to what is allowed and QLDC have no process in place to follow up. Rezoning will bring about continuity.
- In summing up, I request you please consider the facts I have presented. Most importantly, please adhere to the 2020 Hawea Community Document which is on the QLDC website and what people believe is the current document. The important fact with the document being the Cemetery/Muir Road residential boundary line. At the least, Grandview Stage 1 could be rezoned to larger lot size of 2000 square metres and the subdivisions can be created to look appropriate, the wilding pines and noxious weeds removed reducing the fire hazard. We have watched Wanaka and AlbertTown be almost joined with subdivisions created and Wanaka spread in other directions with subdivisions. If we had realised that QLDC would not follow through with the outcome of further subdivision for us, we would have reconsidered allowing their new water and sewerage reticulation to pass through our land, we would have remained on our Grandview Water Company scheme and installed on land septic tank and water storage tanks. This would equal far less money spent initially on our subdivisions down to one acre and no rates to be paid for water and sewerage all these years.
- It is our time. We have been part of a QLDC plan and a local community plan. It is our time. And, an agreement is an agreement.

From: Jude Battson
Sent: Thursday, 25 May 2017 / 4:18 PM
To: DP Hearings
Subject: Fwd: From Jude

Categories: Collate/Upload

Hi Steph. this is the email from Liana Pool from Grandview Stage 2 which was given to the commissioners this morning.

Jude

----- Forwarded message -----

From: Liana Poole <lianapoole@hotmail.com>
Date: 24 May 2017 at 21:03
Subject: Re: From Jude
To: Jude Battson <judebattson60@gmail.com>

Dear QLDC,

I am a Lake Hawea resident and have been since 2005. I love the community here and the peace and I bought an acre on Grandview Rd as I like living in the country and having space.

I was aware that at some stage more 1 acre lots would be made available in the paddocks adjacent to my home, but I never expected to find out that I would be surrounded by nearly 100 quarter acre sections, as will be Sentinel Park.

I enjoyed the freedom of being able to walk and roam and the quietness, but now that is all about to end and I have five neighbours on my boundary, I would like to embrace change and subdivide my acre into two half acre lots. I cannot see how it could be argued that half acre would be an inappropriate section size when two of it's boundaries would be quarter acre sections.

My home and many in Hawea was built to the edge of my section to allow for this, so for many it is easy to divide in two.

This is in keeping with the Hawea 2020 community plan which has been created by the people of Hawea, with our best interests at heart.

I would like to know if you have any, what your reasons might be against me creating half acre sections amongst those which are down to 800sqm and why you think this is inappropriate.

I think it became appropriate when Street developments created quarter acre sections in lots designated to be one acre and when my quiet spacious surrounds will be a bustle of homes and activity, much like a residential area really.

Yours Sincerely,

Liana Poole, MOst.
Director
Wanaka Osteopathic Clinic
wanakaosteopathic.co.nz

70 Grandview Rd,
RVN: 2908203833

⋮

From: Jude Battson
Sent: Thursday, 25 May 2017 4:20 PM
To: DP Hearings
Subject: Fwd: Soory we wont be able to make it but here is something in writing to present.

Categories: Collate/Upload

Hi Steph. This email was handed to the commissioners this morning.

Jude

----- Forwarded message -----

From: **Phillipa O'Connell**
Date: 24 May 2017 at 22:07
Subject: Sorry we wont be able to make it but here is something in writing to present.
To: Jude Battson _____

J M Van Riel & P A O'Connell 20.05.2017

8 Sam John Place

Valuation Number : 29082-03956

We brought our 1 acre Section on Sam John Place, Lake Hawea in 2012.

We purchased it with the understanding that in the Hawea Community 2020 plan this section would be rezoned.

We built on half an acre and left the other half acre, based on this community plan supporting rezoning.

We believe that it would make sense to go to no less than 2 half acres because there is a demand for half acres and half an acre is much easier to look after.

With the current zoning there seems to be a lot of wasted and un-cared for space, these spaces could be utilised much better and more efficiently. Especially with the current growth rate in the area.

We agree, street lighting is not necessary as a part of this potential 1/2 acre rezoning.

It is a concern having the road as private, we understand with the changing from rural residential it would become council owned as it should be. We would like to see follow through with the council taking over the road as part of the review of the district plan and rezoning our area.

Also, we think that it will give a soft edge from the rural general over the road to gradual half acre in our area and then smaller sections from Grandview and back towards Timsfield.

Finally, with this rezoning we would like to see a speed reduction for Cemetery Rd to 70km from Timsfield to Muir Rd.

Yours sincerely

Pip O'Connell and Jeromy van Riel

From: Chris Hawker
Sent: Tuesday, 21 February 2006 11:40 a.m.
To: Jude Battson
Cc: Barbara East
Subject: RE: From Jude Battson

Hi Jude,

The current situation is;

LCS have been advised the hydrant is OURS and just go and fix it. I have heard all the reasons about it leaking before it was to be taken over and cant be bothered arguing about who what or when. LCS will be there very shortly.

As to the road vesting, I now have a report from MWH who assessed the roads (SJ Place and Lichen Lane) and I have asked QLDC-E (the phoenix of Imtech) to take it through Utilities for vesting. There are a few areas where the roads do not comply but hopefully they wont trip it up.

Either Barb or I will let you know when it has been debated and hopefully been accepted (as will all the residents).

As to the CC issues, good to hear about Kirsty, not so for the other hassles. I have sent another note to Brian to ask him to sort this once and for all and hopefully this will end the problem.

Regards

Chris

From: Jude Battson
Sent: Monday, 19 December 2005 1:02 p.m.
To: Chris Hawker
Cc: Barbara East
Subject: From the lovely Jude Battson

Hey Chris....

Re the fire hydrant at my property in Sam John Place. It is still leaking and needs repairing asap. If there was a fire it would not function and the water waste is an extravagance with so little rain at the moment.

Just to clarify a couple of things. The letter dated February 2003 from Imtech to all Lot 1 owners states that council would be putting in a reticulated water & sewerage scheme and that no one was allowed septic tanks. Obviously there was no need for 23,000 litre water tanks with 14,000 litres being available for fire fighting as specified in earlier consents as the water pressure from council scheme would be sufficient. When I subdivided I was forced to go with all residential requirements for 800 m² size sections which included fire hydrants, extra manholes etc. The Grandview Water Co was disbanded and disconnected. Council had stated that all buildings had to be connected to the reticulated water and sewerage.

PPP repeatedly say that as the maintenance time is up on my subdivision and CivicCorp issued 224c for my services including the fire hydrant, that council is responsible to fix the hydrant. All my rates are paid up in full. Please can you organize Lakes Contract Services to fix the fire hydrant this week. With the fire risk being the way it is I can't stand knowing the hydrant will not work when fire fighting machines need it.

One other thing is the ongoing problem with CivicCorp people when they come out to check off consents that they continue to ask Grandview residents where their septic and water tanks are. They have done this 3 times with me now and with other residents out here. I repeatedly tell CC staff that council has a scheme going and that we are not allowed septic tanks. I guess they ask because the resource consents which were lodged before councils scheme went in have not been updated. However, I can't work out why the message is not filtering through to CivicCorp staff that Grandview is on a council scheme. I have brought this up with Brian Fitzpatrick often. Last week, my neighbour when being ticked off for resource consent told CivicCorp that he would be getting rid of his large water tank that is an eyesore. The CC person said no don't do that as your consent says you have to have one. They need to site the Imtech letter maybe to understand how scared anyone out here would be to put one up as it is illegal. The point is that there were only 2 properties here in Feb 03 that had water tanks fed from the private scheme which is now defunct so there is no water in them anyway. The other person who had a water tank sold it after the private scheme became defunct. No disrespect intended but some of the CC staff are a bit thick Chris. As I have gone on and on about it, it would be good for something to be officially written from you to CivicCorp so that they get it right. I can only work out that there is a gap between Imtech and CivicCorp on this one and that CivicCorp never received anything in writing from Imtech and therefore have not put it in the system. We have to pay CC for the time taken to inform them of this fact blah blah.

On a positive note, I recently had dealings with Kirsty Lake from CC. She was well mannered and thorough but wasted no time processing our consent and was able to absorb easily what I told her about councils water & sewerage scheme. Her customer services skills for me were the best I have experienced from a CC staff member. By the way, when will council have the as built plans of their Grandview water and sewerage scheme available?

Anyway thanks in advance for sorting the leaking fire hydrant and hey..... Merry Christmas. I hope the demands aren't too huge for you during the holiday period with goings on and I sure hope it rains so Ruby Island can be watered.

Cheers....Jude

Wendy Davison

79 Grandview Road

Lake Hawea

0275738483

May 25, 2017

To whom it may concern

As the owner of 79 Grandview Road, I support the change of zoning for Grandview stage 1&2 from rural residential to residential as per Jude Battsons submission 460. My preference is for the section sizes to be 2000 square meter, however am not opposed to them being smaller.

The 2020 Hawea community plan states that the residential boundary will be at Muir Road and Cemetery Road. Taking this into account I have built and landscaped only half of my section to date, with the intention to subdivide in the future.

Thank you for taking the time to consider my submission.

Kind Regards

Wendy Davison

This letter is in support of Jude Bateson's submission to allow rezoning and subdivision in Hawea. When we purchased our property in 2008 and later built upon that land it was and is our intent to subdivide the land. We built our structure to the side and rear of our land in order to allow ample space for another house or bach on the other half of the land. Currently that land is unused and represents extra upkeep and likely a fire hazard at certain times of the year. We do not believe that another structure on our land would impact our neighbors unduly nor obstruct their views. The Community Plan seems to indicate that there was intent to provide services for later subdivision. Many thanks or your consideration.

Kind Regards,

Geoffrey & Coreen Clover

109 Grandview Road
Hawea
Valuation: 2908203819