

Before the Queenstown Lakes District  
Council

Under the Resource Management Act 1991

And

In the matter of the Queenstown Lakes Proposed District Plan Stage 3 -  
Stream 18 – Hawea Settlement Zone

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**Memorandum of counsel on behalf of Universal Developments Hawea Limited**

22 October 2020

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**Submitter's solicitors:**

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**anderson  
lloyd.**

## May it please the Commissioners

- 1 This memorandum provides an update to the Commissioners on work undertaken by Universal Developments Hawea Limited (**Universal**) since the closing of the Stage 3 Hearing on Stream 18 - Hawea Settlement Zone.
- 2 In particular, this memorandum is relevant to paragraph [1.6] and [6.8] of Mr Barr's Reply Evidence dated 4 September 2020 presented on behalf of the Queenstown Lakes District Council (**QLDC**)<sup>1</sup>.
- 3 The information provided below is relevant to the Commissioner's final recommendation on Universal's Stage 3 submission seeking the re-zoning of its land at Hawea.
- 4 Universal Developments therefore seeks leave to submit this relevant information after the close of the hearing, and asks that the Commissioners take it into account when assessing the feasibility for infrastructure upgrades along with the ability for those upgrades to be funded.

### *Intersection upgrades*

- 5 Since the closing of the hearing, Universal has continued to talk with Council's infrastructure staff and determined that QLDC is progressing the design of a new roundabout on the Capell Avenue/Domain Road intersection in Hawea.
- 6 It is our understanding that QLDC intends to progress the roundabout's design this financial year with the aim to then secure funding for the roundabout next year. Please see **Appendix 1** for correspondence from Andrew Strahan the Project Manager at QLDC confirming the general progression of the roundabout's design. The draft design for discussion provided by Mr Strahan is of a very similar design and scale in terms of footprint, as the proof of concept provided by Mr Carr.
- 7 Correspondence has also been received from Contact Energy which confirms that Contact Energy is working with the QLDC on the Capell Ave/Domain Road roundabout's design to come to a solution that Contact can agree too (**Appendix 2**).

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<sup>1</sup> In summary, Mr Barr at paragraphs [1.6] and [6.8] of his Reply Evidence dated 4 September 2020 raises potential infrastructure constraints (i.e. wastewater and identified roading issues) in respect of Universal's re-zoning request.

- 8 The Appendix 2 email from Contact also notes Contact's willingness to find a solution with respect to the Cemetery Road intersection, should a part of Contact's land be required for that also.

#### *Water & Wastewater Issues*

- 9 Universal has also continued to work on wastewater infrastructure with the QLDC post hearing.
- 10 On 26 August 2020, the proposed water network layout for south of Cemetery Road, Hawea was provided by Universal to QLDC so that it can be modelled<sup>2</sup>. On 10 September 2020, Universal met with the QLDC to progress negotiations around wastewater design and capacity.
- 11 Universal is currently trying to engage with the QLDC on the most appropriate way to fund the water and wastewater infrastructure.

#### **Conclusion**

- 12 This information was not available to Universal at the hearing, but is relevant to illustrate that feasibility and practicality of the type of upgrades that will be required, as well as illustrating Universal's willingness to continue to work with Council on both design and funding. It is hoped by Universal that pursuant to the obligation in the NPS Urban Development for Council to be "responsive" to proposals that open up more development capacity, Council will continue to work constructively with Universal Developments on these matters.

Dated this 22nd day of October 2020

*Maree Baker-Galloway*

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Maree Baker-Galloway/Sam Chidgey  
Counsel for Universal Developments

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<sup>2</sup> Please see attached **Appendix 3** which sets out correspondence to the QLDC in respect of the proposed wastewater layout and modelling by Universal.

**Appendix 1 - Correspondence Andrew Strahan**

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**From:** Tim Williams <tim@williamsandco.nz>  
**Sent:** Tuesday, 15 September 2020 12:38 PM  
**To:** Maree Baker-Galloway <maree.baker-galloway@al.nz>; Lane Hocking <lane.hocking@yahoo.com>  
**Subject:** Fwd: Capell Ave/Domain Rd Intersection works



Begin forwarded message:

**From:** Andrew Strahan <[Andrew.Strahan@qldc.govt.nz](mailto:Andrew.Strahan@qldc.govt.nz)>  
**Subject:** RE: Capell Ave/Domain Rd Intersection works  
**Date:** 15 September 2020 at 9:36:49 AM NZST  
**To:** Tim Williams <[tim@williamsandco.nz](mailto:tim@williamsandco.nz)>  
**Cc:** Ben Greenwood <[ben.greenwood@qldc.govt.nz](mailto:ben.greenwood@qldc.govt.nz)>, Craig Barr <[Craig.Barr@qldc.govt.nz](mailto:Craig.Barr@qldc.govt.nz)>, "Sherlaw, Sam" <[sam.sherlaw@wsp.com](mailto:sam.sherlaw@wsp.com)>

Hi there Tim

Sorry for the delay on this – very early concept / layout design is attached.

We are progressing design this FY and will looking to secure funding next FY (post June 21). We are working with Contact Energy to coordinate design and secure an easement for the roadway.

This is all subject to prioritisation via the Wanaka Community Board so there is always the chance that something else of higher priority will push this out further.

Regards,

Andrew Strahan

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**From:** Tim Williams <[tim@williamsandco.nz](mailto:tim@williamsandco.nz)>  
**Sent:** Thursday, 10 September 2020 11:42 AM  
**To:** Andrew Strahan <[Andrew.Strahan@qldc.govt.nz](mailto:Andrew.Strahan@qldc.govt.nz)>  
**Subject:** Re: Capell Ave/Domain Rd Intersection works

Hi Andrew,

Just following up on our conversation yesterday to see if you were able to send through the plans for the intersection and indication of timing as we discussed?

Cheers



On 8/09/2020, at 9:16 AM, Tim Williams <[tim@williamsandco.nz](mailto:tim@williamsandco.nz)> wrote:

Hi Andrew.

Neil Gillespie from Contact Energy said to get in contact with you regarding a potential intersection upgrade.

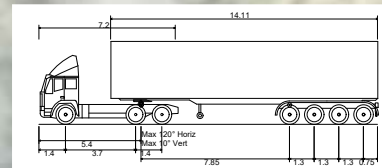
We have been looking at roading in the area as part of the re-zoning occurring through the District Plan review process and were keen to confirm if a concept for this intersection upgrade has been prepared?

We understand from discussion with Neil a roundabout concept was potentially being explored.

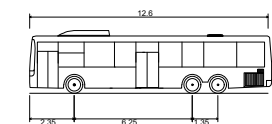
Any information you can provide in regarding to this and where it is at in the process would be greatly appreciated.

Feel free to give me a call to discuss.

Regards  
<Email\_Signature.jpg>



AT - Truck - 17.9m Semi-Trailer	
Overall Length	17.900m
Overall Width	2.550m
Overall Body Height	4.371m
Min Body Ground Clearance	0.311m
Track Width	2.550m
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	12.500m



AT - Bus - 12.6m Tour Coach	
Overall Length	12.600m
Overall Width	2.550m
Overall Body Height	3.311m
Min Body Ground Clearance	0.268m
Track Width	2.550m
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	12.500m

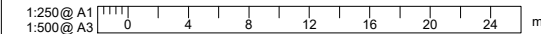
**LEGEND**

- PROPOSED STREET LIGHTS
- PROPOSED REFUGE ISLANDS
- PROPOSED CONCRETE APRON
- PROPOSED CENTRAL ISLAND
- PROPOSED NEW KERB AND CHANNEL
- EXISTING SAFETY BARRIER

**DRAFT**  
 For Discussion Purposes Only  
 And Subject To Change.

WORK IN PROGRESS

PRINTED 10/09/2020 2:33:04 PM



REVISION	AMENDMENT	APPROVED	DATE

**wsp**

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New Zealand

**CIVIL**

SCALES	ORIGINAL SIZE	
1:250	A1	
DRAWN	DESIGNED	APPROVED
AUTHOR	DESIGNER	APPROVER
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
VERIFIER	VERIFIER	YYYY-MM-DD
<b>FOR DISCUSSION</b>		

PROJECT			
QUEENSTOWN LAKES DISTRICT COUNCIL			
LAKE HAWEA			
CAPELL AVE AND DOMAIN RD ROUNDABOUT (CONCEPT DESIGN)			
TITLE			
LAYOUT PLAN			
WSP PROJECT NO.	PROJ-ORIG-VOL-LOC-TYPE	SHEET NO.	REVISION
6-XQ065.67	6-XQ065.67-WSP-00-GF-DR	SHT	REV

## Appendix 2 – Contact Energy Correspondence



**From:** Neil Gillespie <Neil.Gillespie@contactenergy.co.nz>  
**Date:** 2 September 2020 at 4:38:16 PM NZST  
**To:** Lane Hocking <lane.hocking@yahoo.com>  
**Subject: RE: Contact Energy Land - Lake Hawea**

Hi Lane – sorry for the slow response.

At this stage I can confirm that we are talking with QLDC about the upgrade of the Capell Ave/Domain Rd intersection in response to a concept for an upgrade that I understand has been developed from a process that the QLDC and the Wanaka Community Board have undertaken. We have not got to the stage of confirming what the final outcome is but will continue to work with them to develop a solution that Contact can agree to. Andrew Strahan is the Project Manager at QLDC that I have been talking to so if you're not already discussing your requirements with QLDC then it may be worth contacting him.

As for the Cemetery Rd intersection I note that the indicative layout for changes to the intersection don't encroach on Contact land. As you will appreciate, without any proposal to consider should any future layout require part of Contact's land I'm not able to confirm that Contact would agree to its land being acquired. That said, I can confirm that any proposal for such a requirement would be considered so that a solution that Contact could agree to could be reached.

Hopefully this advice assists you in your right of reply – don't hesitate to call me if you would like to clarify or discuss further.

Regards.

**Neil Gillespie**  
Community Relations and Projects Manager  
Generation & Development

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[neil.gillespie@contactenergy.co.nz](mailto:neil.gillespie@contactenergy.co.nz)



PO Box 25, Clyde 9341  
Clyde Power Station  
46 Fruitgrowers Road  
Clyde, New Zealand  
[contact.co.nz](http://contact.co.nz)

**Appendix 3 – Correspondence to QLDC on proposed wastewater layout and modelling**

**From:** Luc Waite <luc@southernland.co.nz>  
**Sent:** Wednesday, 26 August 2020 5:10 PM  
**To:** Richard Powell; Ulrich Glasner  
**Cc:** Lane Hocking; Tim Williams  
**Subject:** [# U4266] PDP stage 3 Hawea - preliminary water supply design for modelling  
**Attachments:** Future Hawea Water Supply Planning-1003.pdf; Future Hawea Water Supply Planning-1004.pdf; Future Hawea Water Network Planning\_no boarder.dwg

Hi Ulrich and Richard,

Please find a preliminary water supply design for the area proposed for rezoning south of Cemetery Road (Including the SHA). This has been prepared following our recent phone conference call so that Watershed had a proposed design to model. We have shown trunk mains following the proposed future road linkages. I have also attached a CAD file so Watershed can import the layout into their modelling software.

Will you take care of the modelling request from here or should I make the request through the QLDC website?

Let me know if you have any queries.

Regards,

**Luc Waite**

Director

BSurv (hons) MS+SNZ CSNZ



E [luc@southernland.co.nz](mailto:luc@southernland.co.nz)

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