

## QLDC Proposed District Plan: Further Submission 1011

2 April 2017

### *FURTHER SUBMITTER DETAILS*

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*Submitter #: 1011*

### **INTRODUCTION**

- Our names are Rosalind Margaret Hughes and Eugene Dennis Hughes. We live at 379 Stuart Street Dunedin and at 182 Lakeview Terrace, Lake Hawea.
- This is a 'further submission' in support of QLDC District Plan Submission 581 (Jerry and Lesley Burdon) which seeks a Zone Change for Lot 1 DP 396356.
- Having been regular visitors to Lake Hawea for 50+ years, and now living here, we consider ourselves to be long-time residents of the Hawea District.
- We are passionate about the care, protection and enhancement of the landscapes and waters of this area.
- We make this submission as private citizens.

### **SUBMISSION**

- In reaching our position of support for Submission 581, we worked through the following steps:
  - We read and carefully considered Submission 581 and the associated Section 32 Report pertaining to the proposed rezoning of Lot 1 DP 396356.
  - Endeavouring to gauge the likely impact of the proposed Rural Lifestyle subdivision developments on the landscapes, we walked over Lot 1 DP 396356; stood on the proposed building platforms and viewed them from several perspectives including from SH6 highway and the lake foreshore.

- Using our own resources we independently viewed the proposed subdivision from a boat, gauging the impact of the proposed development on landscapes as viewed from the lake.
  - Wanting to ascertain the effectiveness of screening plantings and the painting of buildings to reduce or mitigate possible degradation of landscape views, we then sailed further up the lake to view the two Burdon residences, namely, the Glen Dene Station homestead (built in 1978) and the residence of Jerry and Lesley Burdon (built in 2003). We found exactly that. Both of the homes and their associated outbuildings are very effectively screened.
- The outcome of our deliberations is that we are:
    - Of the opinion that the proposed siting of four building platforms in accord with the 'Provisions and Rules' that pertain to the development of Rural Lifestyle Zones as per Chapter 22 of the Proposed District Plan, will not result in the degradation of landscapes in the vicinity of Lot 1 DP 396356.
    - Reassured that carefully developed planting and landscaping plans will ensure new residences and outbuildings are adequately and acceptably screened and thus address the requirement that such buildings do not degrade the character of lakefront landscapes as viewed from the highway (SH6), the lakeside and the lake.
    - Confident that the requirement to maintain, replant and support existing indigenous vegetation, and to control and remove pest and weed species, will likely significantly enhance the land and lakeside landscapes as viewed from the highway, the lakeside and the lake.

#### **SECTION 42A HEARING REPORT – GROUP 3 RURAL (17 March 2017)**

- We recently became aware of the above Section 42A Hearing Report and the recommendations of Craig Barr re the rezoning of Lot 1 DP 396365. Responding to points made in pages 41-47 of that report, we make the following two comments:
  - Given that the Glen Dene Station homestead and the neighbouring residence of Jerry and Lesley Burdon are not visible from the highway and do not detract from the character of the area when viewed from the lake, we are confident the proposed sensitive siting of four additional residences will similarly be easily absorbed into this comparatively large lakeside lot without any degradation of the unique landscapes of the area.
  - We are not accepting of concerns expressed in the Section 42A report that further development of Lot 1 DP 396365 will give rise to the perception of urban sprawl alongside the highway. Rather, we contend that as all of Lot 1 DP 396365 is situated below the highway and because all four proposed building platforms are well below the height of the highway, carefully developed planting plans will ensure that none of the additional residences and outbuildings are readily visible from passing traffic.

### **ADDITIONAL INFORMATION**

- Included below are four photographs we took when viewing the proposed subdivision from the lake. We will speak briefly to them when presenting this submission to the Hearings Panel.
  - Photo 1 shows the area of lakeside that is Lot 1 DP 396365.
  - Photo 2 shows a close-up, waterfront view of the Jerry and Lesley Burdon residence.
  - Photo 3 is a lake view of the Glen Dene Station homestead.
  - Photo 4 shows the lakefront area of Glen Dene Station that encompasses Lot 1 DP 396365 and the two primary Glen Dene residences as viewed from the water off Esplanade Beach at the township end of Lake Hawea.

### **CONCLUSION**

- We are satisfied that the rezoning of Lot 1 DP 396365 will not result in degradation of the landscapes of Lake Hawea.
- We ask that all of Submission 581 be allowed.

***Ros Hughes***

***Dennis Hughes***

Photo 1



Photo 2



Photo 3



Photo 4

