

**Ros & Dennis HUGHES (# 1101): Summary of spoken submission to
Upper Clutha Mapping Hearing (7 June, 2017)**

Background to Further Submission #1101

Deciding whether to support Submission #581

- Factors taken into account...
 - Development in an Outstanding Natural Landscape
 - Likely visual impacts as viewed from:
 - The immediate lake shore
 - The lake
 - Highway SH6 (Wanaka – Makarora)
 - Lake Hawea township
 - The Burdon's track record in mitigating negative visual impacts with earlier Glen Dene residential building developments.

Our assessment:

- We consider Lot DP 396356 can absorb the four proposed additional residential buildings.
- We foresee no negative visual impacts as viewed from the highway, the immediate lake foreshore, the lake and from other vantage points around L. Hawea including Lake Hawea Township.
- Looking at the existing two Burdon built residences, (i.e., the *Glen Dene Station homestead constructed in 1978 and the current residence of Lesley and Jerry Burdon, built in 2003*) we are further reassured that mitigating planting plans will ensure the scenic visual integrity and character of the neighbouring lake and hill landscapes are safe guarded.
- Brief discussion of four photographs included in Further Submission 1101.

Section 42A Hearing Report – Group 3 Rural (17 March, 2017):

- We question two points made in this Section 42A report, namely:
 - "... *sprawl of domestication*" alongside Highway SH6 (page 44).
 - That the Rural Lifestyle Zone planning framework and subdivision development requirements of the PDP are not sufficiently robust to ensure protection of the outstanding natural landscapes of the area (pages 45-46).

Conclusions:

- Given the requirements of the PDP as regards residential development (i.e., *Chapter 22 - Rural Lifestyle, & Chapter 27 - Subdivision*), we are confident that four additional Rural Lifestyle Zone allotments on Lot DP 396356 will not impact negatively on the outstanding natural landscapes of the lakeside area concerned.
- We expect that prescribed planting plan requirements will provide highly effective screening of houses and outbuildings.
- Further, we consider a revegetation management plan for the extensive non-build area of the site will, over time, greatly enhance the indigenous biodiversity and ecological health of the entire 38-hectare site.
- We therefore support rezoning Lot DP 396356 to Rural Lifestyle Zone.
- Thus, we ask that all of Submission 581 be allowed.