

Additional Material:

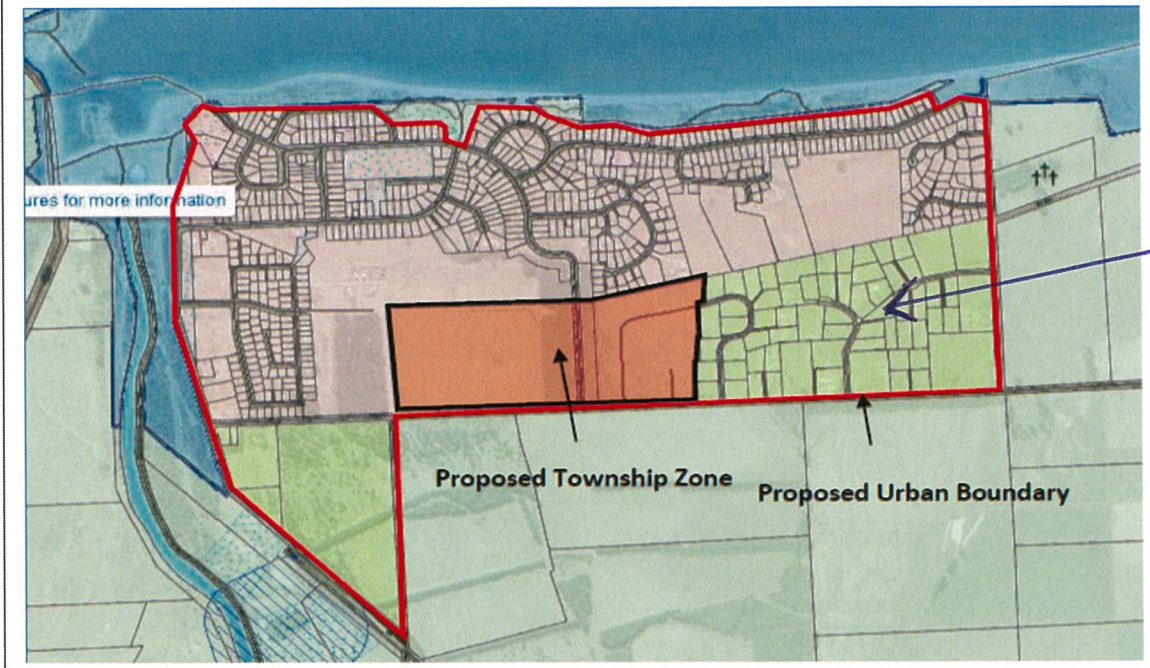
Hawea Community Association (HCA) Submission 771 - Rural Residential

KEY POINTS

- HCA supports the rural residential density of one residence per acre in the Rural Residential Zone.
- HCA, taking into account strong, sustained and repeated expressions of community concern about possible rezoning of developed Lake Hawea Township rural residential subdivisions (Lichen Lane, Sam John Place & Grandview Place) submits that:
 - There be no rezoning of existing developed Rural Residential subdivisions in Lake Hawea Township.
- Given sufficient capacity within the Lake Hawea Township to meet projected accommodation growth requirements out to 2033, the HCA position is that Council be cautious when considering consents for township density development of individual lots within the Township's developed rural residential subdivisions. To do otherwise risks undermining the unique character of these developing Lake Hawea neighbourhoods.
- HCA, taking into account the need to ensure an adequate supply of township density residential allotments within Lake Hawea Township:
 - Notes and endorses Council's granting resource consent to rezone a remaining area of undeveloped Rural Residential (Grandview Stage 3) zoned land to Township Zone. NB: That rezoning will generate approximately 90 township density residential lots.

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2. At Lake Hawea, the Township Zone should be extended through to Cemetery Road for the remaining areas of Rural Residential undeveloped greenfield land (Grandview through to Timsfield), refer to map below. This will cater for future residential growth up to 2033 and beyond but also reflects the Grandview Stage III resource consent for residential development in this area. The area of developed existing Rural Residential Zoning should not be rezoned.



Lake Hawea Township Rural Residential Zone: Existing Dwelling Capacity

An informal study with approximate outcomes based on the Queenstown Lakes District Council Map 21/07/2011 and first hand evidence on the ground 02/05/2016.

Area	Existing Dwellings	Total Dwelling Capacity	% Dwelling Potential Unbuilt
Rural Residential Zone between Muir Road/Cemetery Road/Grand View Place	50	85	41%

Paul Cunningham

Dennis Hughes