
File Reference: FTAA-2602-1173

The current proposal of 250+ houses and apartments are a significant increase from the original resource consent application to QLDC for 90 worker accommodation units, that was turned down. I believe they were asked to down scale to project to more suit the site as it is zoned rural.

The current high-density proposal has building heights on the north west boundary of 7.67m with only an off set of 1.75m, these buildings will create complete dominance and undoability complete loss of privacy for residence of Old Racecourse Road.



Служба охраны здоровья населения, Отделение охраны здоровья населения, 4



This will be the view from my living room.

The effect on residences of Old Racecourse Road has not been properly accessed, there is little to no mitigation in the planning to overcome this.

A 1.8m high fence cannot screen a 7.676m high building.

The effect on existing priorities is far more than minor as stated in the applicant's report.

Noise pollution.

Current noise levels are minimal with only some traffic noise from the highway.

The peace and quiet will be shattered with 1000+ traffic movements per day.

General house noise.

The proposal shows six 3-bedroom and two 2-bedroom apartment's adjacent to my property, potentially 44 people living within a few meters of me.

Constant low-level noise from 8 or more heat pump units on my boundary running day and night for 4-5 months through the winter.

The effects of which will be MORE than minor as stated in the reports.

Light pollution.

The only current light pollution comes from a couple of lights from the roundabout.

That will change dramatically with a high-density subdivision, street lighting, house lighting, out door security and deck lighting shining directly into my living room and deck area.

Again, these effects will be MORE than minor as stated in the reports.

Visual impact on outstanding natural environment.

NO amount of planting is going to mitigate the visual impact of two- and three-story buildings (up to 10m high) on the road edge on the Wanaka-Hawea and Luggate- Wanaka roads. With Claddings such as off-white roman brick, this is definitely not in keeping with QLDC guide line and regulations on colours to blend in with the natural landscape.

Conclusion:

There seems to be too many adverse negative effects on the local amenities and the outstanding natural environment which we all love to enjoy.
Maybe high density residential is best left to being nearer the town center rather than creating more urban sprawl into rural zones.

Other topics I have not had enough time to cover (being we only received our invitation to comment letter 16 days after it was dated)

Potential fire risk.

More congested traffic (the roundabout struggles to cope with peak traffic now)

Is there a current need for another high-density residential development?

Just approved of late and are under construction:

The links 257 medium and high-density houses and apartments.

Reece apartments.

Long view Lake Hawea, up to 2500 medium and high-density houses.

Do we require more retail and commercial?

Town center

Three parks

Andersons Road

Ballentine Road

Albert Town Village

All within 3.5km.

While I am not opposed to the development of this site, I don't think the current proposal is best suited to the site.

Maybe rural lifestyle, rural residential or large lot residential as all surrounding is zoned, with appropriate set backs max building heights and approved landscaping to fit with the surrounding environment.

Regards Wayne.