

Comment on the Mt Iron Junction Fast Track Application

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Jonathan Fitchew & Janine Fitchew-Carroll



Alber Town

We bought our property in 2015 and have lived and enjoyed our lifestyle in a semi rural area. We expected that the space and peace and quite would change as the town developed. The ability to subdivide and the development of more sections has had little impact on this so far. However, the intensity of the proposed development is something quite different. We were quite happy with the original proposal as this was much more in keeping with the surrounding neighborhood.

Here are some key issues we would like to comment on.

Increase in housing density

The 263 unit proposed development brings a high density development to an area currently zoned Large Lot Residential, Rural Residential and Rural lifestyle, this means it is not in keeping with the surrounding area.

Parking

There appears to be a lack of carparking in the proposed development. Some units will have a minimum of 2 cars but most will have up to 4 cars (2 couples sharing a 2 bed unit) the development is not in an area that people will be able to walk to work and there is no public transport, some will bike but most will have to drive – especially during winter.

Light pollution & Noise

A development of this size will have an effect on our dark sky evenings that the area currently has equally there will be an impact of noise from this volume of people.

Visual Impact

The height and density of the development will have an overbearing presence, not only the existing neighbours but also for the entry to Wanaka. Currently there is a stunning view of Mt Iron as you come into town. This is a special and valuable, natural beauty to have. We must protect this as best we can.

Further Comments

The area that is to be developed is a very cold and shaded area particularly in winter. The current proposal will have areas that will get little or no sunlight at all during winter. My concern is that it will be cold and damp, not creating healthy homes.

While some of the dwellings will have some outdoor space, is there adequate outdoor public spaces? There will be young families living here and it is important that this is taken into account to create well thought out and successful housing for the future.

We are not against development and would be very happy to see a housing development that is agreeable to all concerned. We trust that the panel will consider the comments and feedback submitted.