



FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name:

Phone Numbers: Work:

Home:

Mobile:

Email Address:

Postal Address:

Post code:



PLAN CHANGE // To which this submission relates to:

I gain an advantage in trade competition through this submission.

*I ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:



MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

I wish to be heard in support of my submission.

I consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date

** If this form is being completed on-line you may not be able, or required, to sign this form.



SUBMISSION ON AN APPLICATION FOR A PUBLICALLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council

NAME: Peter Shanks and Raelene Shanks

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This is a submission on a proposed private plan change 46, notified on 19th March 2015.

1. We oppose the application of ORHL for a **PLAN CHANGE: BALLANTYNE ROAD INDUSTRIAL AND RESIDENTIAL EXTENSION.**

2. The particular parts of the application we oppose are:

(a) We oppose the application in its entirety.

3. The reasons for making our submission are:

(a) Visual Impact and the loss of rural amenity associated with the establishment of more Industrial zoning. This will significantly affect the amenity value of our present rural outlook within the rural general zone.

(b) Obstruction of view – The establishment of Industrial activities allowing buildings as high as 7 metres on the land that is already more than 4 metres higher than our property will completely obliterate the view our site presently enjoys of the mountains and surrounds beyond Wanaka.

(c) Adverse environmental impacts- The establishment of more Industrial zone and the earthworks for both building and creations of roads will greatly increase the presence of noxious elements such as noise, dust, odour, and other unpleasant effects associated with industrial activities. Visual impact of type of building materials used and colours of buildings and the conglomeration of materials and rubbish that surround the buildings.

Our property lies in the lee of the subject site to the prevailing northwest winds. This will no doubt constantly aggravate these effects.

(d) Roads 2 and 3 and associated street lighting and vehicle lights and noise associated with both heavy and light traffic will significantly impact the amenity presently enjoyed at our property. Road 2 especially will point downwards traffic directly towards the windows of our property.

(e)) **Proposed residential extension**. Rural general zone allows people to have lifestyles of their choice, with enjoyment of living on a larger area of land where one may have sheep, horses, chickens or a vineyard etc. To design low density residential right to those boundaries does not appear to be a good plan, as building platforms on Riverbank Road properties close to the land proposed for plan Change 46 are all to the rear of each approx. 10 acres. ie not far from the boundaries of the subject land. Consideration is needed for a buffer with plantings from boundary, and possibly creation of lots as large as one acre closer to rural general and then development of smaller lots. Some of the affected land presently has a stand of trees on the boundary but that is not to say they would be removed for firewood at some future stage and privacy lost. The proposed development will reduce the amenity of the rural landscape.

(f) There will be a negative impact on the value of our property.

4. We wish the consent authority to make the following decision:

(a) **That the application be declined in its entirety.**

5. **We wish to be heard in support of our submission.**

6. **We invite the commissioners to visit our property to view the site of the proposed development.**

Raelene and Peter Shanks

