

BUT
MY NAME IS FINLAY MCRIN ~~BETTER~~ KNOWN AS FIN
6 PEOPLE ON SUBMISSION - ONLY ONE WILL COME TO TALK

We live on the south side of Plantation road on top of the hill where the medium density housing is proposed.

The national policy statement on urban development is entirely optional for councils and they do not need to initiate it to the extent they have proposed.

The first impression of Wanaka when ~~ARRIVING~~ from the east as you approach the Anderson road roundabout is of a few houses on the lower slopes on the south side of Plantation road and the rest are mostly invisible. If there were 11metre ^{12 metres} high buildings on the top of the hill it would not be a very good impression for the first view for visitors to Wanaka. Is that what you want to see when you first arrive in a holiday town?

Also visual attraction is very important to most residents of Wanaka.

High buildings on hilltops is going to change the whole character of Wanaka.

It is also going to change the view from downtown. ~~FROM HERE IT WOULD CHANGE~~ ^{THE SKYLARK}

We have resided in Wanaka for over twenty years thinking our views and sunlight would always be there and object strongly to that ^{being} changed. The view from ^{POSSIBLY} our property is of Mt Iron and up the Cardrona valley and is a great outlook.

Visual amenity concerns are discounted under the national policy statement but the council have not demonstrated the requirement for this plan change in Wanaka, once again it is entirely optional.

Also the potential loss of privacy is a big concern ^{TO US ALL IN THIS AREA.}

Most importantly however to us is the sunshine which we have uninterrupted all day and was one of the main requirements when we moved there and for that to possibly be interrupted is of huge concern.

We are not opposed to intensification within the rules that exist now but are very opposed to the potential of having 11metre high buildings in this area. ^{12 metres}

^{Much} We don't see the need for more residents in our area as the town centre is not growing but the need is going to be in the Three Parks area as that is where the commercial growth is and where the need for more staff is.

Medium density housing is proposed for areas that people can walk or bike to work but I am not aware of anyone in our area who does that now so don't see it happening much in the future ^{ESPECIALLY} and I don't think Public transport is likely to be ^{IN THE} available in our area, as any public transport is likely to be in the main ^{WINTER} transport corridors

Three parks is an ideal place for medium density housing as the residential area has not started to be developed yet, There are also a number of new subdivisions going to be developed which is where any medium density housing should be instead of changing the rules on existing residents.

Anyone who lives in Plantation road and the surrounding area knows it is very hard to get access to Anderson Road in busy times as traffic can be backed up along Link way and up Reece Crescent so the potential is for that to worsen if the population density increases in our area plus the traffic on Anderson Road is increasing all the time with the ongoing development in the Northlake area ^{AND OTHERS} and I have not seen any evidence that the council has any plans to alleviate this problem.

THANK YOU.