

Roberts Family Trust
783 Wanaka-Luggate Highway

Ms Heather Ash
Silverlight Studios Consenting Panel

We hope you will consider this late comment on the proposed Silverlight Studios Accommodation Project. We are very sorry about the late timing but we have had a family member in hospital with a serious illness and could not make the Dec 9 timeline. We are adjacent neighbors to the Silverlight Studios Project and have commented previously on this development.

On reading the application it appears this Fast Trac application has come about due to the already intense housing problem in the Wanaka area which we would agree with.

As the Silverlight Studios original application has already been consented this comment is just an attempt to stop any building sprawl at the Corbridge site.

On reading the application we see all of the proposed housing is to be within the buildings that will already exist. This should maintain the visual impact, it will however increase the noise impacts to the area. Associated traffic and domestic noise. It will also extend the noise window as activities will extend well past operating times.

Our only protection against the existing project and the accommodation project is the Mitigation requirements in the Anne Stevens Landscape report. It becomes more important that this be taken seriously and completed in a timely and neighbourly fashion. While conditions are in place from the Silverlight Studios consent to mitigate impacts they *must* be taken seriously.

Our other concerns is that this accommodation application will lead to a sign off for this to become housing development outside of the existing development and other applications will follow for buildings outside the existing development area. This development is large enough now without leaving it open to more applications down the road.

The no build, no development at all in the light pink and pink areas in the Anne Stevens Landscape plan become even more vital for our property. All the mitigation work is on the eastern side of this pink area so any development at all will greatly affect our property. We want assurances and confirmation this light pink and darker pink area stays a NO development zone fullstop.

The Roberts Family Trust feels this accommodation application will compound the impacts of this already large development to the surrounding area. Silverlight Studios has a responsibility to make sure all conditions imposed in the applications are adhered to completely and in a timely responsible fashion. It would be easy for confusion and misunderstanding to come into play with the consent being issued by the Fast Trac panel on behalf of QLDC.

Thank you for your consideration,

John Roberts
On behalf of the
Roberts Family Trust