

Resource Consent Submission Form

RCAP01
VER 1.2
Jan 2016

Please return this form to: info@adc.govt.nz or Ashburton District Council, PO Box 94, Ashburton 7740

Submitter Details

Name:

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Consent Application

Name of applicant:

Ennor Investments Ltd // Reuban Ennor

Application number:

LUC23/0048

I/We support this application

☐

I/We oppose this application

☒

The reasons for making my submissions are (please state the nature of your submission and give reasons):

See attached

I wish the consent authority to make the following decision (please give details, including the general nature of any conditions sought):

I wish to be heard in support of my submission

☐

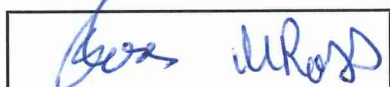
I do not wish to be heard in support of my submission

☐

Signature and Date

17.3.2025

Signature:



Nature of Submission:**Formal Objection to Proposed Development at 43-55 Carters Terrace, Tinwald**

This submission formally objects to the proposed development of 25 independent living units in zone Residential C & D, an area designated for low-density, rural living. The development contradicts zoning regulations and poses significant concerns for the character of the area & the residents' quality of life.

Key Reasons for Objection:

- **Impact on Rural Character:**
 - The area is zoned for low-density, rural living to preserve open spaces and agricultural land.
 - The proposed development introduces high-density housing, altering the landscape and setting a precedent for further inappropriate urbanization.
 - **Negative Effects on Quality of Life:**
 - Increased housing density will bring more traffic, noise, and infrastructure strain, disrupting our peaceful rural setting.
 - The development directly affects our privacy, outlook, and peace.
 - **Non-Compliance with Zoning & Planning Regulations:**
 - The proposal disregards established zoning protections designed to maintain rural character.
 - Approval could lead to further high-density developments, eroding the distinct nature of the area.
 - **Failure to Meet Setback Requirements:**
 - The proposed units are set too close to our property (2.36m–3.011m) instead of the required 6m.
 - This encroachment significantly impacts privacy and further disrupts the rural environment.
 - A reduction in the number of units would allow for compliance with setback requirements.
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Conclusion:

For the reasons outlined above, we strongly oppose the proposed development. The increased density is inconsistent with the zoning intent, negatively impacts the rural character of our property, and will significantly alter our quality of life. We urge the Council to reject this application and uphold the principles of responsible planning and zoning regulations.

Melissa & Cameron Ross

59 Carters Terrace, Tinwald

**Objection to Proposed Development at 43-55 Carters Terrace, Ashburton
for the development of 25 Independent living units within residential zones C & D**

We write to oppose the application for the proposed development of 25 independent living units in residential C & D which is not currently designated for such residential density. This development raises serious concerns regarding the impact on the rural character of the area, the quality of life for current residents, and the broader implications of increased density in a zone specifically intended for low-density, rural living.

Impact on Rural Character The proposed development will significantly alter the rural character of our property. The Residential D zoning of this area is specifically designed to preserve a low-density, rural environment that reflects open spaces, agricultural land use, and a natural landscape. Allowing an increase in density by introducing 25 units directly contradicts the intent of this zoning and sets a precedent for further inappropriate developments.

The current zoning protects the rural atmosphere by limiting urban-style developments that introduce dense clusters of housing. A development of this scale will result in a highly urbanized streetscape, with multiple rooftops replacing the open land that defines our area. This transformation will permanently damage the rural aesthetics and fundamentally change the nature of our property.

Quality of Life Implications One of the primary reasons we choose to live in this area is the enjoyment of open space, natural views, and a peaceful environment. Increasing the housing density will reduce these qualities by introducing additional traffic, noise, and infrastructure burdens that do not align with a rural setting.

Furthermore, our living aspects are all oriented towards the northwest, meaning that the proposed development will directly impact our outlook, privacy, and possibly limit our access to sunlight in the winter months. Instead of open landscapes and rural scenery, we will be subjected to a view dominated by 25 rooftops, thereby significantly effecting the quality of life that we currently enjoy.

Zoning and Planning Considerations The current zoning regulations exist for a reason: to protect and maintain the intended character of different areas within the region. The proposed development does not align with these regulations and represents an attempt to override the established planning framework. If approved, this development would set a concerning precedent for further high-density proposals, eroding the distinct nature of rural living.

Setback from Neighbours The proposed units closest to us are to be approx "2.36m - 3.011m" from the boundary, whereas the district requirements mandate a 6m setback. This significant non-compliance will seriously encroach upon our outlook and further diminish the rural character of our property. We request that the design be reviewed to either reduce the number of units to allow for the correct boundary setbacks or modify the layout accordingly to comply.

Conclusion For the reasons outlined above, we strongly oppose the proposed development. The increased density is inconsistent with the zoning intent, negatively impacts the rural character of our property, and will significantly alter our quality of life. We urge the Council to reject this application and uphold the principles of responsible planning and zoning regulations.

Thank you for considering our submission. We request that we be kept informed of any developments related to this application and are happy to discuss our concerns further if needed.

Cameron & Melissa Ross
59 Carters Terrace
Tinwald