

## **Statement of David Boyd, Trustee, Corona Trust**

1. My name is David Boyd. I am a trustee of our family trust that owns the property located at 53 Maxs Way. My wife and I live on the property along with our daughter, son-in-law and three of our grandchildren.
2. It is unfamiliar ground for us to be involved in a process like this, we appreciate the Council's consideration of our issues.
3. Other than family dwellings and accessory buildings, we have always intended to not commercially develop the property but instead restrict our use of the property to our immediate family as a place to raise our next generation. The property is essentially as much our children's and grandchildren's as it is ours.
4. We have had considerable discussions with the Koko developers and at times we thought that we were almost on the same page with a 10m setback from the boundary and a 5.5m building height restriction. Those discussions went around in circles and were complicated with land swap demands, hence why we are here in this process.
5. Much has been said from Koko's consultants about their resource consent for four house sites on the terrace. Four houses are very different than 10 houses and I struggle to see the comparison that they are trying to make, they are very different. Given the prospect of further upzoning, I don't believe at all that only four houses will be built along the terrace.
6. We don't think it unreasonable to ask that there is some protection afforded to my family from having a row of ten or so houses overlooking our property. In all likelihood, the houses will face towards the Remarkables with windows and balconies all looking down over our property. There is a level of unease about that situation for my family and it is really not a nice prospect to face for the family as a whole as it is going to be their long-term home.
7. We are realistic that the upper terrace will be developed, we don't really have an issue with that. We don't have an issue with seeing the tops of single level houses amongst some landscaping. Given that the height of this terrace is much lower than the terraces through Shotover Country the impact will naturally be worse.
8. We have spent a lot of time and money looking at solutions for how this could work and we see that the height restriction and setback are the most straightforward way to strike a balance and provide us with some protection while still allowing development of the land in question. The advice we have had varies from the Landscape Architect's 20m setback to the Planning Consultant at 15m. We believe that the setback would make a positive difference to our situation whether at 20m or 15m from the boundary, and would not inhibit the developer to get on with his business.
9. Fencing along the boundary could also look horrific if not done with some consistency and done well, for example if each lot owner was to build a different

fence the visual impact on our Northly aspect could be a jumble of 10 or so different fences.

10. I hope you take the opportunity to visit the property and see this all for yourself.

11. Thank you very much for your time.

David Boyd

12 December 2023