

District Plan Submission Form

(for plan changes, variations and notices of requirement)

Please print clearly Full name: <u>Colin Roland Michael Greenslade</u> Organisation: (if the submission is on behalf of an organisation) <u>Lois Veronica Greenslade (Colokemaja Trust)</u> Agent: (if applicable) <u>n/a</u> Address for correspondence: <u>8b Watson Avenue St Lukes Ak</u> Phone: (business) <u>—</u> (home) <u>815 2460</u> (fax) <u>815 2460¹⁰²⁵</u> e-mail address: <u>clgreenlade@xtra.co.nz</u>	For office use only Submission No. <u>667</u> <div style="border: 1px solid red; padding: 5px; width: fit-content; margin: 0 auto;"> 29 MAY 2019 AUCKLAND CITY </div>
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This is a submission on the following plan modification (state plan modification name and number):

Please tick the section of the district plan your submission relates to:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 1999 Operative Isthmus Section | <input type="checkbox"/> Transitional Operative District Plan (former Auckland District Scheme) |
| <input type="checkbox"/> 1996 Operative Hauraki Gulf Islands Section | <input type="checkbox"/> 1997 Proposed Central Area Section |
| | <input type="checkbox"/> 2004 Operative Central Area Section |

Please use a separate form for each separate matter for submission

The specific provision of the plan modification that my submission relates to is:

See attached Schedule I

continued on reverse

I / We support / oppose / seek amendments to the plan modification. The reasons for my / our views are;

Note: if you generally support the plan modification but seek some amendments to it you should tick both the "support" and the "seek amendments" box. If you oppose the modification but seek amendments as an alternative to its decline, you should tick both the "oppose" and the "seek amendments" box.

See attached Schedule II

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I / We seek the following decision from the council (give precise details):


Note: the decision requested from council should only relate to the content of the plan modification. Any matters raised which do not directly relate to the plan modification will be treated as being not "on" the plan modification or "outside the scope" of the plan modification and will not be considered.

decline / accept / accept with amendments

I have attached additional information Yes No

I / We wish to be heard at the council planning hearing Yes No

I / We would be prepared to present a joint case at the hearing with any others making a similar submission Yes No

Signed  Date 23/5/09

Note: If your submission is to a notice of requirement, the RMA requires you to serve a copy on the person who lodged the notice of requirement as soon as reasonably practicable



Schedule I of II

The specific provisions of the plan modification that our submissions relate to are:

1. Excessive Height
2. Environmental Effects – Litter/views/trees/draining/water
3. Traffic volumes.
4. Shading/Lighting
5. Noise
6. Loss of residential character
7. Health Effects – air/water/noise/pollution
8. Dominance in the Community
9. Community and Public Safety
10. Impact on other local amenities/centres
11. Impact of open space

Schedule II of II

We are opposed to the plan modification. The reasons for our views are:

1. **Excessive Height:**
The proposed building would be a 'Blot' on the landscape. The present building blends into the surroundings beautifully.
2. **Environmental Effects Litter/Views/Trees/Drainage/Water:**
 - Litter: General increase due to more people in the area and from takeaway bars.
 - Views: Obscured by such a high building
 - Trees: Removal of very mature trees.
 - Drainage/Water: Huge strain on present systems.
3. **Traffic Volumes:**
Too much traffic congestion already. Local roads are already at peak. Increase of heavy vehicles (delivery and rubbish removal)
4. **Shading/Lighting:**
 - Concerned at the extended shadow cast across Warren Freer Park and other residential areas.
 - Glare from building's lights into residential areas, especially at night
5. **Noise:**
Already noisy from around 4 am from delivery trucks and staff arriving for work.
6. **Loss of Residential Character**
The area, we believe, has a special character with the good mix of new and old residential properties. We worry about further tall buildings being built in the area, following this lead, if approved.
7. **Health Effects (Air/Water/Noise/Pollution):**
 - Smells from extra vehicle exhausts and Mall extractor fans.
 - Noise from Mall extractor fans and Plant Rooms motors.
 - Smell plus pollution from vehicles and Mall extractor fans
 - Hidden costs of infrastructure upgrades.
8. **Dominance in the community:**
The area is mainly residential and a large building, as proposed, would be a real eye-sore on what is presently, an aesthetically pleasant area.
9. **Community and Public Safety:**
 - The new large car parks will create opportunities for more car thefts and thefts from cars.
 - Increased volume of vehicles will make it more dangerous for pedestrians, especially children.
10. **Impact on other local amenities/centres:**
Increased number of vehicles will make it extremely difficult to get in and out of present medical centres.
If these medical centres were to move to into the Mall, finding parking and then walking to the facility could prove difficult under many circumstances.
11. **Impact on open space:**
Warren Freer Park: Shading over the park in winter could lead to it to being closed more often, thus denying use of the Park.
Local streets: These will be even more congested due to increased number of staff employed at the Mall who park on surrounding streets all day and into the evening, 7 days a week.