



BENTLEY

TOWN PLANNERS & RESOURCE MANAGEMENT CONSULTANTS

15 November 2009

Richard Osborne
URS New Zealand Limited
P.O. Box 4479
Christchurch

Dear Richard

Westfield St Lukes - Plan Modification 8 Concept Plan Revision B and Final Response on Transportation Matters

Further to our various discussions, Revision B of the Concept Plan for Westfield St Lukes is attached for your information.

Revision A was previously provided to you and this version makes further minor modifications to the provisions relating to design matters and brings the provisions in respect of traffic mitigation works into line with the recommendations of Traffic Design Group. The additional amendments recommended by Council's traffic engineers have been carefully considered but these have not been incorporated because it is considered the matters addressed are, in general, best dealt with at the time a resource consent application is made.

To assist with your review of the revised provisions I have attached a clean version as well as a track change version. I have also attached Concept Plan Diagram E06-05(2), revised to show the extent of new Interface Control Type H.

I must draw your attention to a change which is not obvious in the track change version. In the introductory statement under the heading B4 Interface Controls, the words "except to the extent that they are integral with proposed new building work for which resource consent is required" have been removed because it is felt this would introduce an ambiguity as to which parts of existing buildings would be subject to the interface controls. As you will be aware, the intention is that these controls will apply to new building works.

I would be happy to have further discussions with you on any of the changes shown in the attached documents and, subject to this, it is intended that this document will replace the lodgement version in the plan change application and will be referred to in your hearing report and form the basis of evidence prepared by the applicant's consultant team.

The final response by Traffic Design Group to the matters raised by TES (in their document dated 2 October 2009) was due to be sent directly to TES on Friday last week. I haven't had confirmation that it was sent but, if not, it should reach TES today and I will forward a copy to you and Sue by email when it is to hand.

Yours faithfully,
BENTLEY & CO. LTD

Vaughan Smith

Cc Sue Parsons, Auckland City Council
David Drew, Westfield New Zealand Limited

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