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Sent: Monday, 14 May 2007 5:03
To: hgiplan
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Subject: District Plan submission

Submitter details

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The specific provision that my submission relates to is:

I / We: Support the submission of:
AM and JM Payne, The Manhattan, 21E, 33 Tai Tam Rd, Hong Kong. Submission Number 3711

I / We: Support these particular parts of the above submission:
3711/1 - building coverage to remain as 500m2 within rural 2 (western landscape) with no maximum footprint of any one building
AND 3711/2 to assess as special cases properties that may be unfairly disadvantaged by building coverage limits due to height restrictions

The reasons for my / our support or opposition to the above submission are:

1. 250m2 maximum footprint of any one building is too restrictive. The massing of any plot development under the proposed development controls could adversely affect the landscape character and value and effectively result in a bulkier development than under the current District Plan provisions.
2. Imposing the 250m2 footprint controls for those properties with further height restrictions will unfairly disadvantage those plots.
3. The topography of the rural 2 (western landscape) area imposes natural building restrictions already and the proposed development controls will constrain this further, therefore mitigating permissible activities, beneficial to Waiheke Island as a whole.
4. This further submission also supports the following submissions on the same topic.

I / We seek that:
the whole submission be allowed

I / We wish to be heard at the council planning hearing: Yes

I / We would be prepared to present a joint case at the hearing with any others making a similar submission: Yes

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on Monday, 14 May 2007 at 05:01