

From: mooregroup@xtra.co.nz
Sent: Wednesday, 23 May 2007 15:14
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 (10c.4).

I / We: Support these particular parts of the above submission:
For the current building coverage to remain as 500m2 within rural 2 (western landscape) with no maximum footprint of any one building

The reasons for my / our support or opposition to the above submission are:
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1. 250m2 maximum footprint of any one building is too restrictive when adequate controls already exist in terms of size, height, colour and building material compliance to ensure good environmental impact mitigation. In many cases this footprint will in fact result in buildings higher than that desired by virtue of forcing an owner being forced to build up rather to the maximum when a one level building would have been preferred.

Existing mechanisms also already exist to mitigate building impact with planting sight line controls.

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 in a manner that is beyond "reasonable" restrictions.

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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