

Julie McKee

From: Clare Burlinson <tirotai@ihug.co.nz>
Sent: Monday, 21 December 2015 4:31 p.m.
To: Unitary Plan
Subject: Late submission. Unitary Plan attention Bronnie Styles

Categories: Waiver, IHP

To Judge Kirkpatrick

I wish to submit my objection to the new amendments to the PAUP , released December 17 2015.

Our family live at 21 Lemington Road at the corner of Tirotai Crescent Westmere which is now on the plan as Mixed Urban Density .

We did not submit on the original proposal as there was no indication of a change advertised, especially one so radical , to the character of our suburb . The late inclusion of such extreme changes suburb wide and the the apparent lack of any process by which we can be heard indicates a real lack of natural justice.

Westmere is an historic 1920's settled suburban area that is a family oriented place .Our immediate neighbourhood was designed with relatively small lots (ours is 450sq metres) . Before the Dec 17th recommendations the majority of Westmere was single dwelling density, now it is proposed to change most of it to mixed suburban and mixed density urban , The character of the suburb will be altered significantly and with no input from it's residents .The number of "Out of Scope " changes to Westmere is disproportionately high compared to other suburbs . We have been misled.

Westmere is not as close to the central city as Ponsonby , Herne Bay or even Grey Lynn , large parts of which have been left unchanged as single house zones.It has no rail links ,no town centre , nor is it close to a transport hub.

Specifically, the area known as Westmere Point, where we live , has one exit to West End Road which is already hazardous and difficult to negotiate . There are NO three story dwellings in our neighbour hood.Were traffic planning studies done which show how this is going to be managed if the population of this area triples?Also ,was a report into the impact of other vital infrastructure done , ie: sewerage and storm water?

The topography and "lot layout " of Tirotai Crescent does not appear to be ideal for supporting two and three triple story dwellings per small lot amongst the already established one story family homes ,and the impact of random development of MDU zoning could only severely impact on the light , privacy , character , value and most of all quality of life for existing residents. The idea of it becoming a "spot zone " of piecemeal pop up three story units does not support good urban design. Lemington Road and Tirotai Crescent ,though not main arterial roads, have been included in up zoning from single home , not all of Lemington Road is zoned MDU which will also add to the haphazard nature and not deliver good town planning or good outcomes to residents.

We call upon the Independent Hearings Panel to reject the 'out of scope 'changes to this neighbourhood . It is not difficult to see that these last minute and radical alterations to the original plan will ill serve my home and community

The council is elected by us to serve the needs of its people ,not to make hasty decisions which deny the citizens of Auckland of their right to natural justice and to properly considered urban design .

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