

Comment on the Nola Estate Fast Track Application

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	
*First name	Siri
*Last name	Rathnayake
Postal address	
*Home phone / Mobile phone	
*Email (a valid email address enables us to communicate efficiently with you)	

2. *We will email you draft conditions of consent for your comment about this application

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Please see the attachment.

Comments on Nola Estate (Glen Eden, Auckland) Fast Track Application

We are one of the most affected neighbours from this project as the residents and landowners of [REDACTED]

Thank you very much for giving us an opportunity to comment on this Nola Estate subdivision and development project.

We understand and appreciate finding solutions for New Zealand's housing problem. However, it is disappointing that many developers and authorities are undermining the importance of creating physically and mentally healthy, quality accommodation for future generations. I prefer if we can make decisions locally for locals. However, we are here now, under new policy & legislative changes. With all due respect, I urge your panel to **make the best decision for the current and future generations.**

I believe in the 'Attachment 6 - Pre Application Meeting Minutes' document, Auckland Council has provided significant comments and feedback for the initial proposal. Maybe you are having some more input from the Auckland Council. My main request for your panel is to give very high consideration to Auckland Council's opinions, feedback and recommendations.

Urban Design:

Particularly location-wise, the proposed site is going to be one of the very first housing complex seen when going towards Waitakere Ranges from this direction. It is a significant landscape change along the West Coast Road towards Waitakere Ranges. (The road where the housing will be built is not a continuation of the West Coast Road which starts from Kelston. It is a new start of landscape along the West Coast Road from the intersection of West Coast Road Parrs Park Road towards Piha) Therefore, it should be an example of future development in this direction. Particularly it is important to protect the natural environment as much as possible to make for better living spaces.

Please make sure to have a smooth transition from a single housing zone to a multi-housing complex. I feel like this is an overdevelopment proposal for the current situation.

As we all know, housing projects of this scale make a huge dent in the over 100 years of established residential environment. **So please consider**

- 1. Increasing the lot size**
- 2. Be limited to single level or two-level houses**
- 3. increasing more green and open spaces within the project.**

Even though Parrs Park is situated close by, please do not merit this open space towards this new residential project. More open spaces are needed within the site for residents. In the last 20 years, a significant number of houses (housing schemes) have been built in the 1000-meter radius of Parrs Park.) We should not forget that Parrs Park is for the wider community, not only for neighbouring residents. Therefore, any overdevelopment such as this will have a significant negative effect on these common facilities.

Traffic:

With this new development, I support having a traffic light at the intersection of West Coast Road and Glengarry Road, along with pedestrian crossing facilities.

Already Glengarry Road is a narrow road considering the number of daily road users. Please mark yellow 'no parking' lines on both sides of Glengarry road approximately from the intersection of West Coast, Rd, Glengarry Rd to Nicolas Ave, Glengarry Rd intersection for all road user's safety.

Commercial Development:

Please restrict the type of business which can be established on these commercial premises. For example, a liquor store should not be next to Parris Park. Therefore, please enforce some conditions on what kind of business can be established here in the new commercial premises.

As a neighbouring Resident:

During the construction period, we do not expect any unreasonable noise and dust pollution from this project.

Siri Rathnayake