

"The St Leonards South Plan is inconsistent with two of the Overall Visions of the draft St Leonards and Crows Nest Plan 2036 as follows:-

A well -designed place

New buildings that model the highest quality design, respecting and enhancing the existing local character of the area

The St Leonards South Plan consists of tower- like apartment blocks that are totally out of character with the homes that surround it.

They will destroy, rather than respect and enhance, the existing local character of the area, namely single storey free standing homes in tree lined streets.

The topography of the site will exacerbate the dominance of the apartment buildings over the adjacent properties to the east and west of the site and the properties to the south across River Road.

A greener place

Parks and public green spaces will provide areas for local to be active, creative, and enjoy green leafy spaces throughout the area, away from built up areas in St Leonards

The only park of a significant size in the vicinity of the St Leonards South area is Newlands Park. This park will be under enormous strain once the 2000 units are completed between the rail line and Oxley Street, St Leonards, not to mention the 2400 proposed for St Leonards South.

The creation of a new park at the top of Park Road East is unlikely to happen as Council will find it difficult to raise levies from developers in the current downturn.

The small pocket parks proposed are not appropriate for active play."