
From: colin@lucas-mabin.co.nz
Sent: Sunday, 10 May 2009 18:35
To: isthmusplan
Cc: colin@lucas-mabin.co.nz
Subject: District Plan submission

Submitter details

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Submission details

Plan modification: Proposed St Lukes Plan Modification 8

1. The specific provision of the plan modification that my submission relates to is: Generally
2. I/we : Oppose
3. The reasons for my / our views are: The plan detrimentally affects the immediate neighbourhood. The increased development will attract more vehicle traffic to the St Lukes area. The increased size of the St Lukes mall will affect local streets as mall employees will park in them as the mall operator does not permit staff parking on site. The development will detrimentally affect the local water system and in particular Meola Creek which is the recipient of storm water run off from the St Lukes site. The "main Street" will abut a residential street Aroaha Street. it will change irreperably a suburban street from a family a orientated street to a entry to the development. Any improvement in pedestrian access will be welcomed but the focus on the development is vehicular access. Providing an entry to the mall from Aroaha Street will affect adjacent streets in either side of sandringham Road as people use them as rats run to access the Mall. The developemnt will detrimentally affect other existing lown centres, Sandringham Kingsland, Mt Eden, Eden Quarter and Mt Albert.
4. I / We seek the following decision from the council: Decline the plan modification
5. I / We wish to be heard at the council planning hearing: Yes
6. 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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