

I / We support / oppose / seek amendments to the plan modification. The reasons for my / our views are;

Note: if you generally support the plan modification but seek some amendments to it you should tick both the "support" and the "seek amendments" box. If you oppose the modification but seek amendments as an alternative to its decline, you should tick both the "oppose" and the "seek amendments" box.

Lined area for providing reasons for support, opposition, or amendments.

I / We seek the following decision from the council (give precise details):

Note: the decision requested from council should only relate to the content of the plan modification. Any matters raised which do not directly relate to the plan modification will be treated as being not "on" the plan modification or "outside the scope" of the plan modification and will not be considered.

decline / accept / accept with amendments

Lined area for specifying the decision sought from the council.

I have attached additional information Yes No

I / We wish to be heard at the council planning hearing

Yes

No

I / We would be prepared to present a joint case at the hearing with any others making a similar submission

Yes

No

Signed



Date

01/05/2003

Note: If your submission is to a notice of requirement the RMA requires you to serve a copy on the person who lodged the notice of requirement as soon as reasonably practicable



I oppose the proposed plan modifications and in particular the following points:

Height restriction:

- The proposed maximum height restriction of 40 Meters is too high. Buildings of such height do not fit into the neighbourhood and will produce shadow on neighbouring properties (e.g. Morning Star Place Apartment complex).
- > Proposed change: Reduce maximum height restriction to 25 Meters.

Car park:

- The proposed increase of the number of car parks will lead to traffic volumes which cannot be handled by the surrounding streets. In addition, it produces an unacceptable amount of noise and pollution.
- > Proposed change: Westfield should only be allowed to increase retail space proportional to the increase of visitors using public transport. The details (e.g. how many percent of visitors using public transport equals to how many sqm of retail space) should be negotiated between Westfield, Auckland City and community representatives.

Retail space:

- The proposal does not specify what portion of retail space (i.e. number of shops) needs to be directly accessible from surrounding streets (as opposed to accessible only from within the mall). Only a significant number of "outfacing" shops do allow for a mall which is well integrated into the community.
- > Proposed change: The plan must specify what percentage of retail space is accessible from surrounding streets, as negotiated between Westfield, Auckland City and community representatives.

Pedestrian Access:

- The proposal does not address the difficult access for neighbours across St Lukes road. The current pedestrian level crossings impose long waiting times and expose pedestrian to car exhaust and dangerous drivers (i.e. unwary left turners).
- > Proposed change: Westfield needs to provide a pedestrian tunnel or bridge in order to improve pedestrian access from across St Lukes road.

