

# District Plan Submission Form

(for plan changes, variations and notices of requirement)

Please print clearly	For office use only
Full name: <b>CAROLINE ALSWEILER</b>	Submission No.
Organisation: (if the submission is on behalf of an organisation)	
Agent: (if applicable)	<div style="border: 2px solid red; padding: 5px; text-align: center;"> <b>CITY DEVELOPMENT</b>  <b>26 MAY 2009</b>  <b>AUCKLAND CITY</b> </div>
Address for correspondence: <b>9 KENNETH AVE, SANDRINGHAM</b>	
Phone: (business) (home) <b>8450020</b> (fax)	
e-mail address: <b>C_SORBY@HOTMAIL.COM</b>	

This is a submission on the following plan modification (state plan modification name and number): **WESTFIELD**  
**PLAN MODIFICATION 8 - PRIVATE PLAN CHANGE - ST LUKES**

Please tick the section of the district plan your submission relates to:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 1999 Operative Isthmus Section   | <input type="checkbox"/> Transitional Operative District Plan (former Auckland District Scheme) |
| <input type="checkbox"/> 1996 Operative Hauraki Gulf Islands Section | <input type="checkbox"/> 1997 Proposed Central Area Section                                     |
|  | <input type="checkbox"/> 2004 Operative Central Area Section                                    |

Please use a separate form for each separate matter for submission

The specific provision of the plan modification that my submission relates to is:

**TRAFFIC VOLUMES**  
**EXCESSIVE HEIGHT**  
**COMMUNITY & PUBLIC SAFETY**  
**HEALTH EFFECTS**  
**ABILITY TO WALK & CYCLE SAFELY / ENJOY OPEN SPACES**  
**IMPACT ON OPEN SPACE**  
**NOISE**  
**LOSS OF RESIDENTIAL CHARACTER**

*continued on reverse*

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.

I OPPOSE THE PLAN MODIFICATION AS MANY EFFECTS THIS CHANGE WILL HAVE, HAVE NOT BEEN CONSIDERED & PLANNED FOR BY THE APPLICANT. NAMELY: THE TRAFFIC VOLUMES THAT ARE CURRENTLY EXPERIENCED IN THE AREA ARE VERY HIGH & INCREASING THE SIZE OF <sup>THE</sup> ST LUKES MALL WILL GREATLY EXASPERBATE THIS PROBLEM. THE ROADS SURROUNDING THE AREA (MORNINGSIDE DR, DAPHNIA AVE, KENNETH AVE, EXETER RD & CORNWALLIS ST) WERE NOT DESIGNED TO SUPPORT THE CURRENT LEVEL OF TRAFFIC & WILL DEFINITELY NOT BE ABLE TO SUPPORT THE INCREASE IN TRAFFIC VOLUME THAT THIS CHANGE WILL CAUSE. MANY OF THE STREETS LISTED ABOVE ARE SMALL RESIDENTIAL STREETS & IT WILL NOT BE SAFE FOR CHILDREN OR ADULTS TO CROSS OR USE THESE STREETS IF THE CHANGE GOES AHEAD. - ADDITIONAL PAGE ATTACHED (1)

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

I RESPECTFULLY ASK COUNCIL TO DECLINE THE PLAN CHANGE. I RECOMMEND THAT THE ZONING SHOULD REMAIN THE WAY IT IS AT PRESENT.

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

17 MAY 2009

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



District Plan Submission Form – Additional Information Continued On From Reasons for My Views:

Currently a large volume of traffic cuts through Gribblehirst Park to and from Aroha Ave and Sandringham Road. About 95% of the traffic seen in Gribblehirst Park is simply cutting through to St Luke’s Mall. This has a major effect on the park and it has become increasingly dangerous for children to use Gribblehirst Park. The access road was not designed to sustain thoroughfare traffic and if the planned modifications take place this will further exacerbate this problem in the park. This park is now not used by children who ride bicycles or skateboard as the footpath is so close to what has become a very busy road. Further to this the traffic volume through the park is 3 meters from the children’s play area and the fence in both inadequate and in disrepair and is therefore unable to keep children safe from the large traffic volume. I have witnessed heavy vehicles and trucks cutting through the park to take goods to Westfield St Luke’s. An on more the one occasion have witnessed very near misses where children have been crossing from the play area to the rugby field (all within Gribblehirst Park) and have nearly been knocked over by passing cars treating the road as a normal residential street (i.e. speeds of 50kms often seen).

The effects of the planned modification will affect the level of noise experienced by the surrounding residents, as many young people travel by car and use St Luke’s Mall and generally have loud cars and drive at high speed. Also the planned height extension will project the noise that emanates from St Luke’s above the surrounding houses so that it will travel further as it will not have any physical features to absorb the additional noise. This will have an impact on the residents of the surrounding area and reduce their standard of living especially if the opening hours are extended as they are at Christmas time well into the night. Families who have children will possibly have difficulty providing quiet rooms for them to sleep in due to the increase in noise levels from the extra traffic both in the car park and surrounding streets.

There will be detrimental health effects due to the increased traffic volume and proposed change to the street layout. Diesel trucks taking goods to and from St Luke’s already use the surrounding residential streets and this will increase if the planned modification goes ahead increasing the level of pollution in the area and specifically for the surrounding residents.

I oppose the plan change due to the effect on Warren Freer Park which is of very close proximity to St Luke’s Mall and would be negatively impacted on with the planned modification. The excessive height would create shadows on this open space making it less desirable for children and adults to use as a recreational area. The increased noise and traffic in Cornwallis St will also have a negative impact on this open space and therefore reduce its usability by local residents.

I oppose the plan change due to the dominating size of the proposed development which will completely overwhelm and thereby destroy the heritage character of Aroha Avenue and the living environment of the community.

I believe the proposal involves an inappropriate intensity and location of retail and business development that will have a huge and adverse effect on the existing surrounding communities and suburbs.