Submission No. 329

District Plan Submission Form

(for plan changes, variations and notices of requirement)

Please print clearly

For office use only

Submission No.

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Organisation: (if the submission is on behalf of an organisation)

Agent: (if applicable)

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This is a submission on the following plan modification (state plan modification name and number):

Isthmus district plan Proposed plan modification 8 - private plan change

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

- [✓] 1999 Operative Isthmus Section
- [ ] 1996 Operative Hauraki Gulf Islands Section
- [ ] Transitional Operative District Plan (former Auckland District Scheme)
- [ ] 1997 Proposed Central Area Section
- [ ] 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:

I object to the proposed expansion of the business 8 zoned land at St Lukes by re-zoning sites that are currently zoned business 4, residential 7b and residential 6.9. I also object to the closure of the southern portion of Exeter Rd. I want the Council to decline the re-zoning application, in particular the change from residential to business zoning.

Developers should not be encouraged into thinking that, by buying properties they wish to re-zone such re-zoning will simply be achieved by presenting the local community and the Council with a fait accompli

continued on reverse

Auckland City

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 do not believe there is ~~an~~ need for a shopping mall on the proposed scale to be constructed in an inner-city residential suburb such as Mt Albert. There are three 'town centres' at Mt Albert, Sandringham and Dominion Rd which perform this function admirably and none of which is more than three kilometres from St Lukes.

What is proposed is a very significant complex of buildings on a scale which will dominate Mt Albert. In particular, the traffic and noise associated with a development on the scale proposed will impact significantly on the quality of life of residents living in reasonable proximity to it.

St Lukes is not a former industrial site, such as Mt Wellington's Sylvia Park, nor is it a greenfields development like Botany Downs

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 want the Council to make it plain to Westfield that it is precipitate ~~to~~ of the company to acquire a significant number of adjoining residential properties, with an agenda ~~for~~ of forcing the Council and the community to accept its demands for re-zoning as a sort of fait-accompli.

Development on a scale and ~~in~~ in the manner proposed is not permitted under the district plan and nor should it be, under any circumstances.

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 [signature] Date 24 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*