

Auckland City Council District Plan Submission Form

Submission No. **333**

| <i>Please print clearly</i> | | | | <i>For office use only</i> | |
|---|--|--|--------|--|-------|
| Full name: | Daniel Smith | | | Submission No. | |
| Organisation: (if the submission is on behalf of an organisation) | | | | <div style="border: 2px solid red; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">CITY DEVELOPMENT</p> <p style="margin: 0;">28 MAR 2009</p> <p style="margin: 0;">AUCKLAND CITY</p> </div> | |
| Agent: (if applicable) | | | | | |
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This is a submission on the following plan modification (state plan modification name and number):

Proposed plan modification 8 – private plan change Westfield St Lukes

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

1999 Operative Isthmus 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:

- * Loss of residential character
- * Community and public safety
- * Dominance in the community
- * Impact on other local amenities/centres
- * Environmental effects
- * Traffic Volumes
- * Health Effects
- * Ability to walk and cycle safely/enjoy open spaces
- * Impact on open space
- * Excessive height
- * Shading/Lighting
- * Noise

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.

LOSS OF RESIDENTIAL CHARACTER

I oppose the rezoning of any land to allow Westfield St Lukes to undertake this development due to the enormous size and scale of the proposed design envelopes. These envelopes are of a size and scale that will dwarf the surrounding residential properties destroying the residential character of the area.

I oppose the rezoning of existing residential land on Aroha Ave to a commercial zone is completely out of character with that of the street. Aroha Ave is a quiet residential street that has a lovely character and will be destroyed if the proposed plan changes go ahead.

SAFETY AND SECURITY

I oppose the plan change modification application. The reason for this is that as a resident in Aroha Ave I have concerns about the large number of existing nuisance issues, including but not limited to noise, lights, litter, and on street parking. These issues will only be exacerbated further by development of the Westfield St Lukes site.

INFRASTRUCTURE SERVICES

I oppose this development as the surrounding transportation network is not designed to cater for the current vehicle loadings it is currently experiencing as a result of Westfield St Lukes operations and any increase in the size of the shopping centre will only make this current situation worse.

The area surrounding Westfield St Lukes already experiences a high level of on street parking pressures and this plan change will only worsen the situation, and this is another reason for opposing this development.

I oppose this development as I do not believe the existing wastewater infrastructure in the area and downstream of the development is capable of handling the increased volume of sewerage as a result of the increase in size of the shopping centre.

I oppose this development as I do not believe the existing water supply infrastructure in the area of the development is capable of handling the increased volume of water being drawn on it as a result of the increase in size of the shopping centre.

STORMWATER

I oppose this development as the surrounding stormwater system is currently under developed for the existing impermeable areas as a result of the shopping centre, resulting in stormwater overflows and flooding further downstream in the system. Any increase in this area will only make the situation worse.

I also believe that very little to none of the existing stormwater from the carpark areas is treated on site in any way shape or form leading to the pollution of Auckland's streams and creeks and their receiving environments, and this is another reason for opposing this development.

GENERAL

The purpose of the RMA is "to promote the sustainable management of natural and physical resources", and "sustainable management" is defined in section 5(2) as meaning "...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while - (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment." Along with section 5, part 2. I believe this application for rezoning is contrary to the RMA and I oppose the application.

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

Decline this proposed plan change in its entirety.

Request to Auckland City Council that they not rush these plans through.

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

26-05-09

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