

**Tapsell, Susanne**

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**From:** jill\_paul@live.com  
**Sent:** Thursday, 28 May 2009 19:19  
**To:** isthmusplan  
**Cc:** jill\_paul@live.com  
**Subject:** District Plan submission

Submitter details

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Submission details

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Plan modification: Proposed plan modification 8 - private plan change Westfield St Lukes

1. The specific provision of the plan modification that my submission relates to is:  
The 1999 Operative Isthmus Section of the Auckland City District Plan
2. I/we : Oppose
3. The reasons for my / our views are: Dominance. The size, scope and height of the proposed development is inappropriate in a residential area as it will have negative visual, shading, light and noise impacts. Further uses. Use of land for offices and retail is unsuitable because it will impact on residential character in the area. Additional access and Rezoning. Changes will worsen already significant traffic problems in surrounding areas that have been caused by development in and around the Westfield St Lukes area. Environmental effects. The changes will have a negative impact on the environment, e.g. degradation of waterways, air pollution from increased traffic, loss of trees. Private plan change. This means a blank envelope with only the most rudimentary of controls over which the community would not have a say, now or at any future time. Main street development. It doesn't promote and develop important existing local shopping centres such as Mt Albert, Sandringham and Kingsland.
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: No
6. I / We would be prepared to present a joint case at the hearing with any others making a similar submission: No

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