



Submission No. **348**

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Phone: 09 846 5271
Reference: St Lukes Westfield
Auckland City District Plan: Isthmus Section (Operative 1999)
Proposed plan modification 8 – private plan change

Attention Manager, City Planning.

As a potentially affected party, I oppose the plan modification sought by the owners of Westfield St Lukes for the following reasons:

1. The scale and proportion of proposed changes is not in conformity with the established surrounding neighbourhoods.
2. The proposed rezoning of both the north and east of Exeter Road will have a disproportionate impact on surrounding streets/roads (in terms of traffic congestion, noise, and other associated nuisances)
3. The proposed changes proximity to Gribblehirst Park raises several issues such as increase in traffic volume and associated traffic noise. Consequently, it will have a disproportionate impact on the communities' ability to use the park as a safe recreational area.
4. The putative "Travel Demand Management Plan" is unlikely to alleviate or mitigate adverse effects caused by the proposed changes.
5. There is a prima facie case that the proposed changes are not in conformity with the Council's "crime prevention through environmental design" guidelines (in relation to concealment and entrapment areas) given the proximity to Gribblehirst Park.
6. The proposed changes are likely to reduce "territorial reinforcement", which may increase petty crimes and vandalisms in neighbouring streets. This, in turn, will compromise personal safety.

I wish to be heard at the council planning hearing.

Signed:

Date:

28/5/09