

District Plan Submission Form

Please print clearly	For office use only
Full name: <u>Steven Franklin Scher</u>	Submission No. <u>399</u>
Organisation: (if the submission is on behalf of an organisation)	CITY DEVELOPMENT 29 MAY 2009 AUCKLAND CITY.
Agent: (if applicable)	
Address for correspondence: <u>66 Princes St Northcote Auckland 0627</u>	
Phone: (business) <u>(09)3604219</u> (home) <u>(09)4809561</u> (fax) <u>(09)3604220</u>	
e-mail address: <u>SScher@stra.co.nz</u>	

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

This submission relates to: *The 1999 Operative Isthmus Section of the Auckland City District Plan*

I / We oppose the plan modification. 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.*

I respectfully request the council decline the proposed plan modification in its entirety.

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I / We wish to be heard at the council planning hearing	Yes	<input checked="" type="radio"/> No
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I / We would be prepared to present a joint case at the hearing with any others making a similar submission	Yes	<input checked="" type="radio"/> No
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Signed <u>SScher</u>	Date <u>27/5/2009</u>
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What to do with this submission form once complete:
 One copy needs to go to the Council and one to Westfield
 The Community Association would like one too and can copy and deliver these for you – just drop this submission form off at 19, 31 or 49 Aroha Ave and we will do the rest.

Post one copy to: Auckland City Private Bag 92516 Wellesley Street, Auckland 1141 Attn: Manager City Planning You can also lodge your submission at: Level 11 Civic Administration Building 1 Greys Ave, Central City	Post or deliver one copy to: Westfield (New Zealand) Limited Level 2, Office Tower 277 Broadway PO Box 109-280 Newmarket, Auckland 1149 Attn: David Drew
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If you have any further questions,
 email us on:
submissions@saveourcommunity.org.nz
 or phone:
 Vaughan on 846 7862

**SUBMISSIONS MUST BE MADE
 BY FRIDAY 29TH MAY AT 5PM**