

District Plan Submission Form

(for plan changes, variations and notices of requirement)

<small>Please print clearly</small>	<small>For office use only</small>
Full name: BARRY ROYDEN COLEY	Submission No. 471
Organisation: (if the submission is on behalf of an organisation)	CITY DEVELOPMENT SERVICES
Agent: (if applicable)	29 MAY 2003
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This is a submission on the following plan modification (state plan modification name and number):

PLAN MODIFICATION 8 - WESTFIELD ST LUKES

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> 1999 Operative Isthmus Section | <input type="checkbox"/> Transitional Operative District Plan (former Auckland District scheme) |
| <input type="checkbox"/> 1996 Operative Hauraki Gulf Islands Section | <input type="checkbox"/> 1997 Proposed Central Area Section |
| | <input type="checkbox"/> 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:

The loss of residential character of the neighbourhood due to the size and scope of the development.
The excessive height of the building envelope
Its effect on traffic volumes on the surrounding streets.
Its impact on the surrounding shopping centres

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 oppose the plan modification for the following reasons
- 1/ The size of the development in both footprint and height will overwhelm the residential nature of the surrounding streets
 - 2/ The proposed height envelope will allow 4 to 5 stories at the interface with the surrounding houses. This is ~~too~~ high
 - 3/ The increase in traffic volume caused by the A303/Exeter link road which will facilitate entry to the mall. This is completely inappropriate for a residential street.
 - 4/ Its effect on the viability of the surrounding strip type shopping centres.

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 "not on" the plan modification or "outside the scope" of the plan modification and will not be considered.

decline / accept / accept with amendments

I seek that the Council decline the proposal in its entirety and ~~set~~ limits the size of the Mall at its present footprint.

I have attached additional information: Yes No

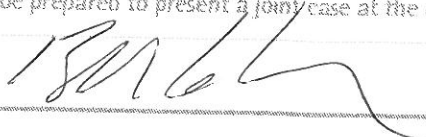
I / We wish to be heard at the council planning hearing

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 PMA requires you to serve a copy on the person who lodged the notice of requirement, as soon as reasonably practicable.

