

District Plan Submission Form

(for plan changes, variations and notices of requirement)

<p>Please print clearly</p> <p>Full name: <i>S. Elaine Gallagher-Dekker</i></p> <p>Organisation: (if the submission is on behalf of an organisation)</p> <p>Agent: (if applicable)</p> <p>Address for correspondence: <i>PO Box 7316, Wellesley St, Auck.</i></p> <p>Phone: (business) (home) (fax)</p> <p>e-mail address: <i>elaineofeden@hotmail.com</i></p>	<p>For office use only</p> <p>Submission No.</p> <p>472</p> <p>CITY DEVELOPMENT 29 MAY 2003 AUCKLAND CITY</p>
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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:

Interface controls

*dominance due to height ^{shops} abut road
impact on my view to mount of albert
loss of residential character of Araha Ave
shading*

Rezoning

*increase in permitted activities
private access road
privacy
traffic
noise
safety
security
impact on local centres
environmental impact
air pollution*

continued on reverse



Auckland City

Plan modification 8.
Oppose continued...

S. Elaine Gallagher
PO Box 7316, Wellesley St,
Auckland.

town centre usage is totally at odds on our residential street, unlike Morning Side Drive, a local main road where business usage isn't as disruptive.

Lights as part of the town centre complex & carpark will be a bright disturbance all night, on my bedrooms & in the local area.

Height will eliminate my view across to Mt Albert & I will lose access to visibility of beautiful sunsets in the west, from sitting room & front yard.

Security will be an issue with large numbers of local & non-local people in our Archa Ave neighbourhood, not only with ability to access by car, but on foot, going to restaurants, bars, movies, and all other permitted activities. I am concerned about break-ins, in particular.

Graffiti is also an issue I have noticed at access points to St Lukes Mall. My daughter will be less safe & more vulnerable.

A new town centre will impact on developing local centres, such as Kingsland, Balmoral, & Dominion Rd, ^{Sandringham} all of which are really beginning to flourish more, & will impact on the character of these 'villages' negatively. And I think they add character because they are unique rather than homogenised.

I am concerned about water, particularly storm water issues not being addressed, & creating flooding in excess of what already occurs, and affecting Mt Albert Grammar's school fields, where my daughter is at school. This is a potential environmental catastrophe.

Shops & offices in my residential street, & a pedestrian-focussed road, which is still for cars & will be used by them, particularly as we link to Sandringham Road, a main arterial route, will

destroy the nature of our heavily bungalow featured street.