

**Auckland City Council
District Plan Submission Form**

Submission No. 517

<i>Please print clearly</i>	<i>For office use only</i>
Full name: Carole Menzies McIntosh	Submission No.
Organisation: (if the submission is on behalf of an organisation)	<div style="border: 1px solid red; padding: 5px; color: red; font-weight: bold;"> CITY DEVELOPMENT 29 MAY 2003 AUCKLAND CITY </div>
Agent: (if applicable)	
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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

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

1999 Operative Isthmus 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:

- * Traffic volumes
- * Loss of residential character of the area
- * Noise pollution
- * Visual pollution
- * Dominance in the community

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.

The traffic around the existing mall is already excessive at certain times, especially weekends, when it can back up for a long way in all directions. Parking in Aroha Ave can be very difficult on long weekends due to mall staff parking there, and for properties such as mine with very limited off-street parking, any further impact in this regard would be unreasonable.

The character of the neighbourhood will be irrevocably changed if the proposed development goes ahead. When I bought my house it was advertised as being like 'Titirangi in the city', and this was a very apt description of my home. The addition of a shopping mall carpark on the boundary (a matter of metres from my kitchen window) will completely ruin the ambience of the home. Although very close to the mall, I felt secure in buying the property as I knew that the surrounding properties were zoned residential.

continued on reverse

Noise, not only from the increased traffic but also from the inevitable car alarms going off and the people who are using the mall, will increase and will be brought closer to our homes. It seems likely that this noise (which is currently reasonably contained within the confines of the mall) will be generated 7 days a week into the night, as the proposal suggests that there will be bars and restaurants as well as the movie theatres to keep the mall full of people for longer.

The visual pollution caused by the construction of a taller and bigger mall speaks for itself. The area is appealing for, among other things, its many old and gracious trees, and some lovely homes. A bigger mall does not fit.

The dominance in the community also speaks for itself. There is simply no need for a retail development such as that proposed, in this area. We are very well served by the existing shops, and if we want a mega retail experience then we can go to somewhere like Sylvia Park which has been developed in an industrial area.

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

Decline /accept /accept with amendments

[Type any further statement to support recommended decision here]

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

25/5/09

Note: If your submission is to a notice of requirement the RMA requires you to serve a copy on the person who lodged the notice of requirement as soon as reasonably practicable