

District Plan Submission Form

(for plan changes, variations and notices of requirement)

Please print clearly	
Full name:	Verna Cook-Jackson
Organisation: (if the submission is on behalf of an organisation)	
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For office use only

Submission No.

543

CITY DEVELOPMENT
 29 MAY 2009
 AUCKLAND CITY

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 obvious increase in traffic volume - this will affect our daily lives
- Flow on effect would mean cycling to & from work place will be impossible because of the traffic danger. This has increase hugely since the last St Lukes/Westfield expansion
- Noise - from the traffic. It already impacts on our lives
- Visual Impact will be horrific in an area that is mainly residential
- The height of the planned development would be fine in areas such as Sylvia Park or Westgate - but would adversely impact on our neighbourhood
- Rubbish. The area already has constant litter as a result of the traffic & visitors to St Lukes Mall. Council do not clear this regularly
- Air - the increase in traffic will cause enormous increases in carbon monoxide - affecting our health & breathing

continued on reverse



I & my husband are asthmatic.

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 increase in traffic volume along St Lukes / New North / Sandringham / Belmont roads is already a problem. On any week day there are queues of traffic at these intersections, driving to St Lukes Council have made no extra provision for traffic flows caused by the last redevelopment of the Mall - plus have permitted and encouraged large + expansive apartment development on all - any spare land space in the St Lukes, Morningside + Kingsland areas. Yet no extra green spaces, parks, trees or community amenities for the residents have been planned. The impact on the environment has already been detrimental to residents - this proposed change in scheme plans will clearly adversely affect our health, our environment, our standard of living.

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

The proposed Westfield development should not be contemplated in such a mid-city - residential area. Sandringham, St Lukes, Mt Albert - has a history aligned with Epsom, Mt Eden - yet no such development would be contemplated in these areas.

The enormous size + height of the proposed development would not only be a visual nightmare - but create an overly dominant amount of shaded area in the immediate surrounding streets.

This area of residential homes is full of history + character - such a dominance would be shameful.

Crime - has increase exponentially in the surrounding areas since all the development in the area, permitted by council. This development is ~~not~~ only going to create more

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

Allegorah

Date

26.5.09

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