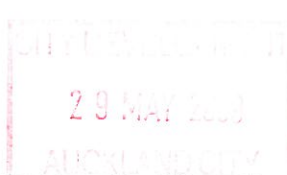


# District Plan Submission Form

Please print clearly Full name: <b>IAN GEORGE PALLAS</b>	For office use only Submission No. <b>613</b>
Organisation: (if the submission is on behalf of an organisation)	
Agent: (if applicable)	
Address for correspondence:	
Phone: (business) <b>3790625</b> (home) <b>8465119</b> (fax)	
e-mail address: <b>pallasian@gmail.com</b>	

**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.**

*The balance of probability is that this plan modification will benefit Westfield substantially more than the local community. Westfield would not be pursuing this plan change unless it also believed this to be true. I do not see the need to change the District Plan to benefit a private company, and I oppose the change for this and the reasons above.*

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 **23/5/2009**

<p><b>What to do with this submission form once complete:</b>                  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.</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">                     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                 </td> <td style="width: 50%;">                     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                 </td> </tr> </table>	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	<p>If you have any further questions,                  email us on:  <a href="mailto:submissions@saveourcommunity.org.nz" style="color: white;">submissions@saveourcommunity.org.nz</a>                  or phone:                  Vaughan on 846 7862</p> <p><b>SUBMISSIONS MUST BE MADE                  BY FRIDAY 29TH MAY AT 5PM</b></p>
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		