

# District Plan Submission Form

(for plan changes, variations and notices of requirement)

Please print clearly	For office use only
Full name: VAUGHAN SCOTT TAYLOR	Submission No.
Organisation: (if the submission is on behalf of an organisation)	653
Agent: (if applicable)	
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This is a submission on the following plan modification (state plan modification name and number):	
PLAN MODIFICATION 8 - WESTFIELD ST LUKE'S	
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:	
<p>* The rezoning of residential land to business use resulting in - loss of residential character</p> <ul style="list-style-type: none"> <li>- dominance of commercial buildings in a residential area</li> <li>- impact on other local amenities and local centres</li> <li>- increase in traffic volumes and car parking in a residential area.</li> <li>- impact of vehicle headlights</li> <li>- loss of trees</li> <li>- impact of lighting</li> </ul> <p>* Extension of Exeter Road through to Aroha Avenue due to</p> <ul style="list-style-type: none"> <li>- increase in traffic volumes and car parking in a residential area</li> <li>- impact of vehicle headlights.</li> </ul>	
<small>continued on reverse</small>	

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.

Please see attached.

END

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

I respectfully ask the council to decline the plan change in its entirety; I recommend that the zoning should remain the way it is at present and the extension of the road from Exeter Road through to Asha Avenue be rejected.

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

Vaughan

Date

26/5/2009

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

### **The reasons for my views are:**

#### Loss of residential character:

The size of the proposed development and proximity to residential areas will completely overwhelm and thereby destroy the heritage character of Aroha Avenue and the sense of community in the area.

Due to late night shopping and late movie times the increased and continuous level of activity, continuous levels of noise and hours of activity will be inappropriate given proximity to residential land.

The lack of screening and privacy issues (due to the height of the proposed development) for adjoining and adjacent properties will effect the peaceful enjoyment of our property.

The lack of set back from the proposed commercial property from frontages on Aroha Avenue provides no integration into the residential nature of Aroha Avenue and surrounding streets.

#### Dominance of commercial buildings in a residential area:

I oppose the proposed change to the zone which will enable the expansion of Westfield St Lukes because the enormous size and scale of the height and area will dominate and overwhelm the residential area that it is located within.

The increase in size will take away the sunshine from the surrounding homes (including the afternoon winter sun from my home at 35 Aroha Avenue) and will be totally out of character with the neighbourhood.

The neighbourhood around Aroha Avenue is made up of families living in traditional bungalows and a development of this size will be not be in keeping with this.

#### Impact on other local amenities / local centres:

I oppose the plan change as I am concerned about the impact on local businesses that provide a wide range of services and goods to our community. They also give choice / variety and vibrancy to our community.

I believe the proposal involves an inappropriate intensity and location of retail and business development that will have a huge and adverse effect on the existing surrounding communities and suburbs.

I oppose the focussing of the town centre on Exeter Road as this is in close proximity to a residential area and access to this area will be through local residential roads. A more appropriate town centre would be at Morningside which has access to the train network.

#### Traffic volumes and car parking in a residential area:

I oppose the proposed change to the zoning and the extension of Exeter Road through to Aroha Avenue as I have safety concerns for pedestrians, including children who attend nearby day care centres and schools.

Aroha Avenue is designated a local road designed for accessing residential properties and will not be able to handle being an access way to the car park for a large shopping centre.

Aroha Avenue already provides staff car parking for St Lukes staff and car parking for shoppers. The increase in size will increase the pressure on this residential local road for car park space.

I ask that this be declined because there is already a problem with traffic density and flow on Morningside Drive. It is important that traffic density on Morningside Drive does not increase to such an extent as to cause more inconvenience and delay to existing residents. The reason this is important is that Morningside Drive is currently already congested at peak times and is particularly affected by the operation of the Westfield St Lukes site – for example in the weekends and when the movies finish in the evenings. Westfield St Lukes already causes major traffic hazards, congestion and parking problems. These problems will be made very much worse by concentrating twice as many retail outlets on the same site. It will be an area of even greater risk for motorists, pedestrians and cyclists.

#### Vehicle headlights

I am opposed to the extension of Exeter Road through to Aroha Avenue due to the impact of vehicle headlights sweeping residential properties as they turn out of the road extension, including my own home on Aroha Avenue. This will be disturbing to residents during late night shopping and any night that the movies theatres are operating after dark.

#### Trees

I oppose the unnecessary removal of trees in the residential area that is proposed to be rezoned. These mature trees currently add visual amenity and privacy to the residential properties on Aroha Avenue.

#### Lighting

I am concerned that the zoning change will allow lighting from signs, lighting to the new entrance on Aroha Avenue and lighting to potential pedestrian walkway that will impact on my quiet enjoyment of my property and my neighbour's enjoyment of their properties.

