

District Plan Submission Form

(for plan changes, variations and notices of requirement)

<small>Please print clearly</small>	<small>For office use only</small>
Full name: <u>Anne Harwood</u>	<small>Submission No.</small> 655
Organisation: (if the submission is on behalf of an organisation)	
Agent: (if applicable)	<small>29 Nov 2017</small>
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This is a submission on the following plan modification (state plan modification name and number):

Westfield Plan 8 modification - 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:

Public Safety
Traffic Volume
Loss of residential character
Inconsistent with Auckland city Council 10 year plan
Dominance
Ability to enjoy open spaces
Environment
Health and Safety
Loss on community and impact on local centres
Impact on storm water and run off.

continued on reverse

District Plan Submission Form

From Anne Harwood

Plan Modification 8 Westfield St Lukes

I oppose the plan modification. The reasons for my view are:

Public Safety- There appears to be no attempt to ensure the safety of pedestrians, residents, school children and others who use the residential street surrounding the Westfield mall.

Opening Aroha Ave to Exeter Street turns a small, narrow residential street into a thoroughfare and will create another area of danger to the local community who use the area day to day

Aroha Ave is not designed to be an entry/ exit point for a shopping mall as the proposed exit does not allow clear sight lines.

Children cycling in the area are already in dangers and these proposals add another area of concern.

The number of additional car parks is restricted by council planning. As staff working within the mall have limited car parking the pressure of workers parking in the surrounding street will increase

Traffic Volumes- This has been a major concern each time Westfield applies to extend the mall. Each time the community is assured the issues will be addressed and each time the problems get worse. Adding another entry/ exit point will not solve the traffic congestion and will push more traffic into surrounding streets as traffic attempts to find less congested alterations to the main roads around the mall.

The proposed plan does not encourage any further use of public transport. The extension to the present mall will cause more people to drive to St Lukes due to the commercial impact large malls have on concentrating retailing to one specific area

Loss of residential and local character

I chose to live in this area so I can live centrally with good access to parks, sports grounds, and other local amenities. The mall at present has minimal visual impact on the environment. But the proposed scope and scale of the development indicated on the proposed plan is out of keeping with this residential area and will spoil my enjoyment of it.

This was a residential area long before the St Lukes mall was built. Many of the houses directly impacted by the rezoning plan in Aroha Ave were built in the 1930's and the intrinsic value of these period houses will be lost forever by the dominance of the proposed building directly across the road.

The proposed plan raises concerns about the impact on local businesses that provide a wide range of services and goods in the community. The promotion of local community shopping centres was highlighted as a goal of the Auckland City Council 10 year plan. Allowing an extension to the Westfield mall appears to contradict this goal.

The proposed plan will destroy the heritage character of Aroha Avenue

The proposed plans will dominant the existing neighbourhood

Ability to enjoy open spaces

I oppose the plan change due to the excessive height and environmental issues. Options on walking and cycling around the mall or trying to get to and from local parks and cycle ways is already impacted by the mall further development will not encourage local residents to out of the cars for short trips around the local area. The sun shading and wind tunnel effects will detract from the enjoyment of the open residential environment.

Well being, Safety Security

I am concerned about the general safety and security in the community due to the longer trading hours including cinema closing times. Additional issues of lighting, noise, air quality, litter, will all be impacted by the proposed plan change.

As the encroachment of the shopping mall into the residential area will stop young families from moving into the area and cause older people move out as the environment and traffic congestion begins to impact their enjoyment of the living locally, the population will become more transient and this will further impact the wider community

General Overall Statement

I oppose this plan change as it will allow a shopping mall to be the dominant fixture in the community rather than the local residents/families that live and enjoy living in Sandringhan/Morningside.

I believe this application for rezoning is contrary to the RMA as defined by section 5(2) of the act

I believe this application for rezoning is contract to the Auckland City Council 10 plan

I oppose the plan as it promotes business over residents in the local community and adds nothing to the enjoyment of living this suburb.

I oppose this plan change as Westfield have not considered the impact to the local residents

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.

See attachment

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 (e.g. matters relating to 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 / 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 A Harwood

Date 28/5/2009

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