

District Plan Submission Form

| | |
|---|------------------------------|
| Please print clearly | For office use only |
| Full name: <u>Bruce Walter Malcolm Fisher</u> | Submission No. 663 |
| Organisation: (if the submission is on behalf of an organisation) | |
| Agent: (if applicable) | |
| Address for correspondence: <u>21 Aroha Avenue Sandringham</u> | |
| Phone: (business) (home) <u>515 1196</u> (fax) | |
| e-mail address: <u>b.e.fisher@tra.co.nz</u> | |

29 MAY 2009
APPROVED

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.

also see attached.

I respectfully request the council decline the proposed plan modification 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 BWM Fisher

Date 21/5/09

What to do with this submission form once complete:

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.

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

If you have any further questions,
 email us on:
submissions@saveourcommunity.org.nz
 or phone:
 Vaughan on 846 7862

**SUBMISSIONS MUST BE MADE
 BY FRIDAY 29TH MAY AT 5PM**

An example of traffic problems caused by the development if it is allowed to proceed is the greater need for traffic lights at the Aroha Avenue and Sandringham Road intersection. This will result in a hold-up of every car going into the city along Sandringham Road and on its return journey.

My house in Bournemouth Avenue already gets McDonald's and Kentucky Fried Chicken wrappings from the Westfield foodcourt on a daily basis. At the moment, most rubbish from these places is thrown away before the consumer reaches my other house on Aroha Avenue. The development will mean rubbish throwers will also reach my current residence.

Householders in Sandringham have to go through so many regulatory processes by an extremely bureaucratic building section in the Council to enable one tree to be felled or a few square metres of impermeable surface to be added in the section. We have to endure these rules but the proposed development far exceeds any minor household changes in terms of runoff addition and loss of trees and landscaped areas.

Bwan Fisher
2/5/09.
Bwan Fisher