

# District Plan Submission Form

(for plan changes, variations and notices of requirement)

<p>Please print clearly</p> <p>Full name: <b>Justin Westgate</b></p> <p>Organisation: (if the submission is on behalf of an organisation)</p> <p>Agent: (if applicable)</p> <p>Address for correspondence: <b>2/86 Aroha Ave, Sandringham, Akl 1025</b></p> <p>Phone: (business) <b>021 02403975</b> (home) <b>09 8495487</b> (fax)</p> <p>e-mail address: <b>justin@biote.net</b></p>	<p>For office use only</p> <p>Submission No.</p> <p style="font-size: 2em;"><b>696</b></p> <div style="border: 1px solid red; padding: 5px; color: red; transform: rotate(-15deg);"> <p>RECEIVED 29 MAY 2009 CITY DEVELOPMENT</p> </div>
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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:

Loss of residential character and dominance

Impact on other local amenities/local centres

Traffic

Ability to enjoy open spaces

Wellbeing – Safety, Security, Detrimental effects

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*continued on reverse*

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.

- An increase in building height on this site will be out of place with the existing neighbourhood.
- I chose to live in this area so I could live centrally with good access to public transport and parks. The mall was here when I moved here but the scope and scale of the development signalled in this plan is completely out of keeping with this residential area and will spoil my enjoyment of it.
- I oppose the proposed private plan change, as it does not recognise the physical and neighbourhood characteristics of our community/ street.
- 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.
- 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.
- I oppose the plan change due to excessive height and environmental issues, including all open space land in the vicinity and its future development and impacts.
- I am concerned about the general safety, privacy and security of individuals and the community.

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 Council to decline the plan change. I recommend that the zoning should remain the way it is at present.

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 

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

