

Submission No. **843**

Auckland City Council District Plan Submission Form

<i>Please print clearly</i>				<i>For office use only</i>	
Full name:	Sereshni Moodley			<i>Submission No.</i>	
Organisation: (if the submission is on behalf of an organisation)				<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> CITY PLANNING 29 MAY 2008 AUCKLAND CITY </div>	
Agent: (if applicable)					
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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

Please tick the section of the district plan your submission relates to:

1999 Operative Isthmus 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:

The proposed rezoning of property adjacent to Aroha Avenue from Residential 6A to Business 8 – resulting in increase in traffic, increase in parking issues, increase in environmental issues and the increased dominance of Westfield St Lukes in the residential community.

I 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.

I totally oppose the plan modification for the following reasons:

Increase in Traffic:
 Westfield's plans for a through road from Exeter to Aroha Avenue would increase both pedestrian and vehicle traffic into the residentially zoned Aroha Avenue. We bought property in this street expecting that the zoning would be maintained residential and we would not have a main thoroughfare in front of our property. This would result in increased noise and air pollution and make the street less safe for our children and pets. We already have an issue with loud and fast traffic utilising the street to access Morningside Drive and have already had instances where delivery trucks and buses have utilised the street to avoid the Sandringham Road intersection. A through road to Exeter Avenue would just increase these incidences. Westfield itself anticipates a 500% increase in traffic volumes for peak weekday volumes. This is an unacceptable increase for a residential street.

Increase in parking issues:

Westfield's plans to increase the number of retail sites on the property will drive more visitors and staff to utilise the street parking on surrounding streets – we already have an issue with staff utilising our street for daily parking as there is not enough parking space provided for staff in retail outlets. There is also a huge issue with parking around peak holiday times like Christmas, increased retail outlets would exacerbate these issues.

Aroha Avenue is already full each day with visitor and residents cars – there will be increased accidents if a through road is added here.

Increase in environmental issues:

More retail outlets and increased traffic will result in increased vehicle and pedestrian flows in the surrounding streets. I am concerned about the impact on the environment from air and noise pollution, increased potential for graffiti, overloading of the already overloaded storm water system, and the removal of trees from the site.

Increased dominance of Westfield St Lukes in the residential community:

Westfield have stated in their plans that residents in nearby streets should expect that there will be an increase in traffic etc and shouldn't be upset by this, but there is a difference between living near a shopping mall and living on an entrance-way to a mall. Changing the zoning of Aroha Avenue would totally change the character of the street, something that is very important to residents. I certainly would never have bought property on Aroha Avenue if it had been an entrance-way to the mall – isn't residential zoning supposed to protect residents from instances like these?

The proposed envelope for the new buildings is totally overwhelming and will totally change the look and feel of the neighbourhood. It would spoil my enjoyment of the street and the area, and destroy the community feel of the area.

I 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 ask that the council decline the proposed plan change in its entirety as this plan seeks to subvert the rights of individuals and communities in residentially zoned areas in favour of commercial endeavours.

I recommend leaving the zoning as it currently stands.

I have attached additional information

Yes

No

I wish to be heard at the council planning hearing

Yes

No

I would be prepared to present a joint case at the hearing with any others making a similar submission

Yes

No

Signed



Date

25/05/2009

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