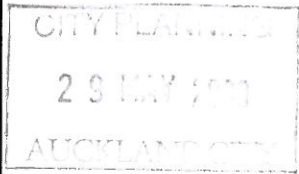


# District Plan Submission Form

Please print clearly	For office use only
Full name: <u>Gael Frances Howell</u>	Submission No.
Organisation: (if the submission is on behalf of an organisation)	<u>1077</u>
Agent: (if applicable)	
Address for correspondence: <u>25 Kowhai St. Kingsland</u>	
Phone: (business) <u>3737599</u> (home) <u>6236253</u> (fax)	
e-mail address: <u>g.howell@auckland.ac.nz</u>	

**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.*

**I respectfully request the council decline the proposed plan modification in its entirety.**

I / <del>We</del> wish to be heard at the council planning hearing	Yes	<input type="radio"/>	<input checked="" type="radio"/> No
I / We would be prepared to present a joint case at the hearing with any others making a similar submission	Yes	<input type="radio"/>	<input checked="" type="radio"/> No

Signed <u>Gael Howell</u>	Date <u>17 May 2009</u>
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<p><b>What to do with this submission form once complete:</b>          One copy needs to go to the Council and one to Westfield  <b>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.</b></p>	<p>If you have any further questions, email us on:  <a href="mailto:submissions@saveourcommunity.org.nz">submissions@saveourcommunity.org.nz</a>          or phone:          Vaughan on 846 7862</p> <p><b>SUBMISSIONS MUST BE MADE BY FRIDAY 29TH MAY AT 5PM</b></p>
<p>Post one copy to:  <b>Auckland City</b>          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</p>	<p>Post or deliver one copy to:  <b>Westfield (New Zealand) Limited</b>          Level 2, Office Tower          277 Broadway          PO Box 109-280          Newmarket, Auckland 1149          Attn: David Drew</p>