

# District Plan Submission Form

<b>Please print clearly</b> Full name: <b>PETER JOHN STEPHENSON</b> Organisation: (if the submission is on behalf of an organisation)	<b>For office use only</b> Submission No. <b>787</b>
Agent: (if applicable) Address for correspondence: <b>44 ELDON ROAD BALMORAL</b> Phone: (business) (home) <b>09 623 2051</b> (fax) e-mail address: <b>opss@iconz.co.nz</b>	CITY PLANNING 29 MAY 2009 ADMINISTRATION

**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 Balmoral, Mt Albert, Sandringham and Kingsland.*

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

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

Signed **P. Stephenson** Date **25th May 2009**

**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
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**If you have any further questions, email us on:**  
[submissions@saveourcommunity.org.nz](mailto:submissions@saveourcommunity.org.nz)  
**or phone:**  
 Vaughan on 846 7862  
**SUBMISSIONS MUST BE MADE BY FRIDAY 29TH MAY AT 5PM**