

From: paulandalison.co.nz
Sent: Saturday, 2 May 2009 12:57
To: isthmusplan
Cc: paulandalison.co.nz
Subject: District Plan submission

Submitter details

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Submission details

 Plan modification: Isthmus district plan Proposed plan modification 8 - private plan change

1. The specific provision of the plan modification that my submission relates to is: Total submission

2. I/we : Oppose

3. The reasons for my / our views are: We oppose any rezoning of residential land to business 8. Mt Albert is earmarked for higher intensity housing because of the perceived need to accommodate more people in the area. Why lose any more residential land?

We oppose any expansion of Westfield St Lukes Mall. The mall currently has a good mix of retail shopping, eateries, banking, groceries etc. Everything we need is already catered for. We do not need or want any more eateries; in particular NO TAVERNS which this rezoning and expansion would allow. Westfield St Lukes is just minutes from the vibrant Kingsland strip with many good restaurants, cafes and bars, and even closer to good ethnic restaurants around Alberton Ave/ New North Road and Mt Albert shopping centre.

As a resident living on St Lukes Road and walking the road daily to my place of employment I see much litter on the streets generated from the food court at the mall. We see fast food wrappings thrown from passing cars and dropped by pedestrians. This litter blows about the streets making them look dirty and untidy and blows onto the private properties of neighbouring residents. We Do not want or need more takeaway food places or fast food drive through's (which is a discretionary activity). We do not want or need any more litter!

Traffic, particularly on wet and long weekends already banks up along St Lukes road, causing problems for residents trying to access their driveways and adding to the already high vehicle pollution rates in the area.

When Westfield expanded to include movie theatres the local community embraced it because Westfield were providing a service that was not already catered for locally. The traffic effects are being felt by local residents however. Previously the surrounding roads would quieten after the mall closed. Now there is another 'peak' at 11pm when movie goers leave on mass - often with car stereos thumping loudly. Eateries with external access (which this expansion proposal would provide for) such as those at Sylvia Park will remain open until the wee small hours so residents' sleep will be disturbed by traffic and loud pedestrians. As already stated, the local community's needs in this area is already more than adequately covered by the Kingsland strip and Mt Albert shopping centre. We have no need or desire for duplication at Westfield.

Due to the high rental on retail space at the mall and the policy of complete shop refurbishment every five years, it is mainly chain stores that are able to afford to operate at the mall. Any quirky, one off, individual outfit seems to last only a short while before quitting the mall. These shops are relegated to the local suburban shopping areas of Mt Albert, Balmoral, Sandringham and Kingsland. The effects of large malls on neighbouring local shopping strips is well documented. The local community is behind the refurbishment of the Mt Albert Shopping centre. Expansion of Westfield St Lukes would be detrimental to the health of this shopping area.

In summary:

The local community is well catered for by the current Westfield Mall and surrounding local shopping areas. We do not need or want expansion.

The traffic effects, particularly late at night, will be detrimental to the local community.

Increased litter from an expanded number of eateries will be detrimental to the local community.

Loss of residential land will be detrimental and is not in keeping with the Auckland City council's Draft Summary which seeks to increase residential dwellings in this area.

We vehemently oppose any expansion of the current Westfield St Lukes Mall.

4. I / We seek the following decision from the council: Decline the plan modification

5. I / We wish to be heard at the council planning hearing: No

6. I / We would be prepared to present a joint case at the hearing with any others making a similar submission: No

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