

From: idally@laidlaw.ac.nz
Sent: Friday, 1 May 2009 15:11
To: isthmusplan
Cc: idally@laidlaw.ac.nz
Subject: District Plan submission

Submitter details

Full : Ian Hilton DALLY
Organisation :
Agent :
Address for communication : 52-17 Lyon Avenue Business phone: 8379758 Home phone: 8152083 Email address: idally@laidlaw.ac.nz

Submission details

Plan modification: Proposed Plan Modification 8 - private plan change

1. The specific provision of the plan modification that my submission relates to is: Overall concept, especially relating to traffic flows and congestion
2. I/we : Oppose
3. The reasons for my / our views are: My first objection to the proposal for Westfield to extend the St Luke's Mall is a general, and possibly not directly relevant one. It concerns the fact that New Zealand is reputed to have one of the highest ratios of retail outlets per capita in the world and we definitely do not need any more! There is already a constant rotation of shops opening and closing in the present mall, either owing to lease renewals or marginal viability. It seems unreasonable to me that the existing retail stores should be subjected to further competition, especially in the current economic climate.

My second objection relates to the extra traffic this proposal will generate. Already, St Luke's Road at peak time is grid-locked and this situation will only worsen. It seems to be particularly bad for west-bound traffic as it attempts to negotiate three sets of (unsynchronised) traffic lights. Sometimes it is virtually impossible for me to enter or exit the street where I live, Lyon Avenue. While Westfield's proposal is for development on the North and Western margins of the present complex, it will still act as a magnet for traffic that will flow into St Luke's Road - Morningside Drive alone will not cope - resulting in more congestion, noise and pollution. An elevated expressway from Taylors Road to Kingsway Avenue would help!

The decision I would like Council to make is to decline Westfield's application for a modification to the Auckland City District Plan, on the grounds that Westfield's proposal will generate an unacceptable level of additional traffic which the present roading infrastructure is unable to accommodate.

Many thanks for considering this submission (I do not wish to attend the hearing).

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

This page was generated from <http://www.aucklandcity.govt.nz/council/documents/district/submissions.asp> on Friday, 1 May 2009 at 15:08