



**District Plan submission – Westfield St Lukes**

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**This is a submission for the following plan modification** – proposed plan modification 8 – private plan change

**Relates to the** 1999 operative isthmus district plan

**The specific provision of the plan modification that my submission relates to is:** To make a private plan change to allow Westfield St Lukes to expand the business 8 zone to extend across residential properties.

**We oppose the plan modification our reasons for our views are:**

We wish to oppose the application for plan change modification 8 private plan change in relation to Westfield St Lukes for the following reasons:

The rezoning of the residential zoned land abutting Aroha Avenue to business 8 would result in St Lukes impinging on residential streets that have little effect currently from the development.

**Traffic**

Concerns over increased levels of traffic in residential streets. The re-zoning of the land zoned residential 6a located between Exeter Road and Aroha Avenue, providing what has been called a “private road” in the application is of great concern. This will merely provide another spillover point for vehicles entering and exiting St Lukes, potentially creating a "rat run" as they are known for people driving to St Lukes. The residential streets will end up acting as overflow when they are not designed to cope with traffic generated from a commercial development such as Westfield St Lukes.

The zoning should not be allowed, the current arterial roads of St Lukes & Sandringham Road are constructed and designed to cope with the capacity for this type of activity in the vicinity of 11,000-19,000 vehicles over a 5 day average versus Aroha and Kenneth Ave with an average of 450 and 698 a significantly less amount of vehicles as a residential street should have!

<http://www.aucklandcity.govt.nz/auckland/transport/flow/default.asp#>

We have concerns over safety due to an increase in traffic levels, especially as the streets of Aroha and Kenneth Ave that include Gribblehurst Park that are frequented by nearby residents and a kindergarten located in Kenneth Ave.

### **Pedestrian Access**

Unclear as to how the "private road" link would ensure pedestrian priority and how vehicle access would be managed?

The application suggests that there is a need for pedestrian access from the Aroha Ave area and doesn't make mention of the already adequate pedestrian access provided by Auckland City Council from Aroha through to Cornwallis Street for residents that wish to walk to the mall.

The opportunity to demonstrate this commitment and concern for pedestrian access is not currently evident anywhere else within the existing St Lukes mall access points? The mall was certainly designed for vehicle access. Examples of this are evident from the lack of footpath connections or footpaths from the current Aroha Ave access way into the mall, from the mega centre opposite St Lukes on St Lukes Road into the mall where there actually isn't a footpath! This is also the case for pedestrians accessing the mall from the south of Morningside drive that need to gain access through the vehicle entrances!

### **Parking**

Unclear as to how the spillover parking would be managed? Would it be up to the residents to have to apply and pay for a review of the parking and a residents parking scheme to be installed due to increased overflow parking.

This overflow already occurs to some extent at peak times i.e. Christmas around St Lukes how would this be managed. A direct road would only exacerbate the problem as people unable to find a carpark in St Lukes would drive into the adjacent streets of Aroha Ave to find a carpark.

Overall although we do not live in Aroha Ave we feel empathy for residents in Aroha Ave that will be directly affected by an increase in glare from lighting, noise and disruption from a substantial commercial development that will become directly adjacent to a residential area no longer buffered by the gully between Aroha and Exeter Aves.

### ***We seek the following decision from council***

decline

We wish to be heard at the council planning hearing

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

Signed

17.504

