
From: Pilkington, Robyn on behalf of ACEsubmissions
Sent: Friday, 29 May 2009 14:39
To: Tapsell, Susanne
Subject: FW: Resource consent submission - cnr St Lukes Road and Morningside Drive

Submission No. **345**

-----Original Message-----

From: onlinesubmissions@aucklandcity.govt.nz [mailto:onlinesubmissions@aucklandcity.govt.nz]
Sent: Friday, 29 May 2009 14:19
To: ACEsubmissions
Cc: katie.wright@ihug.co.nz
Subject: Resource consent submission - cnr St Lukes Road and Morningside Drive

Full name: Catherine Meredith Wright
Organisation:
Agent:
Address for correspondence: 51 Morningside Drive, St Lukes Application number:
Business phone: 021605869
Home phone:
Email: katie.wright@ihug.co.nz

I wish to make a submission on the application of (name of applicant) : Westfield private Plan Change

At (site address): cnr St Lukes Road and Morningside Drive

I/we oppose these particular parts of the above application: see below

The reasons for my/our submission are:
The current Proposed Private Plan Change application by Westfield should be declined.

I understand Westfield's desire to expand and update the mall complex at St Lukes. I am not opposed to redevelopment of the area. However, the current plan is poorly thought-out in terms of traffic flow and impact on residential neighbours. I am surprised and disappointed that Westfield has submitted such a plan and strongly encourage Auckland City to decline Westfield's application.

My specific reasons for opposition are detailed below:

Position of vehicle entrance

Westfield has chosen to locate a new vehicle access to the redeveloped mall around the northern end of the site. This area is bordered entirely by residential land. Given that both the south and east sides of the site are bordered by land zoned B4 and land zoned 7A and B (but primarily used for non-residential activity), these areas would make a better choice to locate entryways and outdoor retail.

In addition to the more appropriate land use on the south and east borders, the both borders comprise of existing roads that are much better suited to managing large volumes of traffic than the residential roads (the new Exeter Road extension and Aroha Ave).

Late shopping nights (currently Thursdays and most of the week before Christmas) already generate considerable extra noise from vehicles leaving the mall via Exeter Road. The new proposed carpark entryway and extension of Exeter Road would make the intersection of Exeter Road and Morningside Drive a busier one with a corresponding increase in noise levels, adversely affecting residents' quiet enjoyment of their homes.

Noise level increase corroborated by..

Recommended solution:

Decline the Private Plan Change or require Westfield to relocate the main entrance to St Lukes Road or Cornwallis Road AND decline the extension of Exeter Road.

Position of restaurants/cafe premises

Zone B8 allows for " licenced premises etc"
Noise

. Traffic flow

removal of kerbside parking on MS drive

. Lighting

. Position of pedestrian entrances and outdoor retail

Westfield has chosen to concentrate the pedestrian and vehicle access to the redeveloped mall around the northern end of the site. This area is bordered entirely by residential land. Given that both the south and east sides of the site are bordered by land zoned B4 and land zoned 7A and B (but primarily used for non-residential activity), these areas would make a better choice to locate entryways and outdoor retail.

Late shopping nights (currently Thursdays and most of the week before Christmas) already generate considerable extra noise from shoppers' conversations in the carpark. Encouraging pedestrian access and developing outdoor retail in this area would exacerbate this and be severely detrimental to residents' quiet enjoyment of their homes.

Recommended solution:

Decline the Private Plan Change or restrict any activities planned for the Exeter Road/Morningside Drive corner of the site to daytime business hours only.

. Landscaping and Relation to bordering streets

According to the current vs. proposed Site Development Controls, Westfield's proposal includes a significant reduction in building setback and only a very small area along St Lukes Road that is to be landscaped.

Reduction of the building setback will create a streetscape that encourages poor connections with the surrounding area. This is what Westfield claim they are trying to improve, so the site development controls should reflect this by not reducing the setback distance.

Similarly, on the indicative plan, there is considerable landscaping along the site borders on St Lukes Road, Morningside Drive and Exeter Road (incl. extension). In conjunction with the existing setback, this would assist positive connections with the surrounding area, however, the proposed plan change does not make this requirement.

Recommended solution:

Decline the Private Plan Change or make the existing setbacks and more extensive landscaping mandatory in the new Site Development Controls.

The decision I wish the Council to make is: decline the application

I/we wish to be heard at the council planning hearing: Yes

If others make a similar submission I/we will consider presenting a joint case with them at the hearing: Yes

I Would like to be emailed a copy of my submission: Yes

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