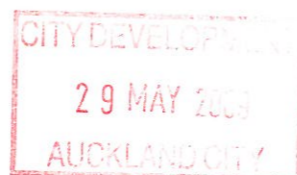


Submission proposed plan modification 8

Tuesday, May 26, 2009

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 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 shopping centre impinging on residential streets that have little effect currently from the development, resulting in extreme loss of amenity for the residents.

Very significant increase in 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 will attract very significant volumes of traffic to what is currently a quiet, and entirely residential, street.

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 a average of 450 and 698 a significantly less amount of vehicle level appropriate for residential streets.

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

This raises safety concerns; the streets of Aroha and Kenneth Ave that include Gribblehurst Park, are frequented by nearby residents and a kindergarten located in Kenneth Ave.

The plans are unclear as to how the "private road" link would ensure pedestrian priority and as to how vehicle access would be managed. The application suggests that there is a need for pedestrian access from the Aroha Ave area however it does not mention that there is 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.

The proposed development will greatly increase the parking demand on nearby streets, demand which is already extremely high. This overflow already occurs to some extent most weeks of the year and particularly at peak times e.g. Christmas. 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, Kenneth and Leslie to find a carpark.

Residents in Aroha Ave will be affected to the greatest degree due to 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.

Aroha Ave would be changed from a quiet residential street to the hub of what would be the largest shopping centre. This would amount to a very significant degradation of the environment and be in contravention of the principles of the Resource Management Act.

The Private Plan change would result in an enormous building envelope being available to Westfield within which they would be able to do as they pleased with out regard to the welfare of local residents and businesses.

I seek the following decision from Council – decline.

I wish to be heard at the council planning hearing.

I would be prepared to present a joint case at the hearing with any other making a similar submission.

W. McKenzie

26 May 2009