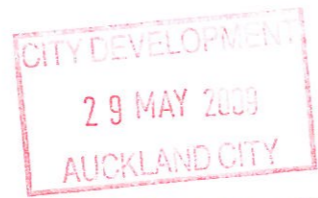


From: h.broad@auckland.ac.nz
Sent: Friday, 29 May 2009 16:33
To: isthmusplan
Cc: h.broad@auckland.ac.nz
Subject: District Plan submission



Submitter details

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Agent :
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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: Schedules 1-3
2. I/we : Generally oppose, but seek amendments as an alternative its decline
3. The reasons for my / our views are: I cannot back the current proposal to expand the Westfield St Lukes mall until substantial public transport is put in place to support it. Additional carparking, no matter how numerous, will not adequately compensate for the projected increase in traffic volumes. The mall operator must be compelled to ameliorate the negative impact to surrounding streets. Pedestrian crossings and traffic calming measures are a minimum. A shuttle connecting Morningside railway station to the mall should be considered. The noise of vehicles on the course surface of Sainsbury Rd, reflected against the low rock wall of Mt Albert Primary into local residences is already approaching comfortable limits. It is ironic the proposal features a "town centre" with strip shopping, in a complete reversal of its original design, and imitating the nearby Morningside shops so adversely affected by its construction in the first place. I have battled with cars for years to approach on foot from the north, so any measures to make the centre more pedestrian friendly can only be welcome. But the addition of yet more restaurants to compete with Kingsland is questionable. Green grocers, fish mongers, etc., in such short supply since the advent of malls and supermarkets, on the other hand, could find favour. Nor should other ancillary services be discounted.
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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on Friday, 29 May 2009 at 16:30