

Submission No.

377

Submission on a Publicly Notified Proposal for Policy Statement or Plan
Clause 6 of First Schedule, Resource Management Act, 1991

Form 5

To: Auckland City Council
Private Bag 92516
Wellesley Street
AUCKLAND 1141
Attention: Manager City Planning
By Facsimile: 3077395



1. **Name of Submitter**

The Pegasus Trust

2. **Submission on Proposed Plan Modification 8 – Private Plan Change sought by Westfield NZ Limited in relation to the Westfield St Lukes Centre.**

3. **The specific provisions of the proposal that the Trust's submission relates to are the whole of the Proposed Plan Modification.**

4. **The Trust's submission is:-**

- (a) The Trust **supports** Proposed Plan Modification 8 subject to provisions to avoid or appropriately mitigate potential adverse traffic and access effects on properties located on the northern side of Morningside Drive;
- (b) The Trust owns the property at number 59A Morningside Drive and will be directly affected by the proposed plan modification;
- (c) St Lukes Westfield Centre is the nucleus of an existing principal town centre serving the Central Isthmus area. The plan change will enable significant further development and intensification of the centre to the benefit of local and wider communities and is in an appropriate location to do so.
- (d) Further development of the Westfield St Lukes centre, subject to proper management of effects on the environment will be in accord with the purpose and principles of the Act.

- (e) The Trust has reservations about adequacy of provision for increased traffic along Morningside Drive. In particular, the Trust is concerned that in order to manage the increased traffic volumes it may be proposed to remove kerb side parking on the north side of Morningside Drive to change on street management in a way that will remove kerb side parking on the northern side and restrict access to properties on the northern side of Morningside Drive.
- (f) The Trust considers that the further development of St Lukes Westfield should be required to be carried out in such a manner that access to neighbouring properties is not restricted in any way and kerb side parking in Morningside Drive is retained.
- (g) It is likely in the medium term that further commercial development and activities may be provided for by the District Plan on the northern side of Morningside Drive near the St Lukes Centre. This would be an appropriate further development of the town centre as a whole. It is important, therefore that future ease of access to those properties whether developed commercially or for higher density housing under the current provisions of the District Plan be maintained.
- (h) The Trust considers that building lines should be imposed on the St Lukes centre development that will enable future widening of Morningside Drive at least to accommodate two lanes of traffic in each direction, a centre flush median wide enough to provide for right hand turns into adjoining properties and to avoid the need to restrict direction of access to any of the neighbouring properties and to retain kerb side parking on the northern side of the road.
- (i) St Lukes Westfield centre is by far the major traffic generator in the area and Morningside Drive is frequently congested as a result. Whilst the Trust supports significantly further growth of St Lukes Westfield centre it considers it to be essential that development is required to be designed to provide any necessary improvements to Morningside Drive and associated intersections to accommodate increased traffic flows without detriment to adjoining properties.

5. The Trust seeks the following decision from the Council:

- (a) Subject to the remainder of this relief, approve Proposed Plan Modification 8;
- (b) Impose a building line (or similar) on the Centre property sufficient to enable widening of Morningside Drive to accommodate at least two traffic lanes in each direction, between St Lukes Road and Exeter Road, a central flush median footpaths on both sides and kerb side parking on the northern side of the road;
- (c) Such set-backs at the corners of Morningside Drive and St Lukes Road and the corner of Morningside Drive and Exeter Road to provide for intersection improvements;

- (d) It be a requirement under the Plan Change that all necessary improvements to Morningside Drive and associated intersections to accommodate traffic generated by the whole of the centre development be carried out at the cost of the centre owners;
- (e) Such consequential or other changes the Council considers appropriate to give effect to this submission.
6. The Trust wishes to be heard in support of its submission. If others make a similar submission, the Trust will consider presenting a joint case with them at a hearing.

Signed this 29th day of May 2009



Vern Warren
Trustee for PEGASUS TRUST

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