

APPENDIX 4

Summary - Grounds for objection and officers comments

1. Noise	
Grounds for objection	Officers comment
1.1. Have had problems with noise in the past from the 'old bakery' site.	The old bakery building has been vacant for two years with all plant and equipment removed.
1.2. Concerned about noise levels from the new supermarkets plant, service vehicles, and staff. Particularly so if the market is to be open 7 days a week.	The expected noise levels from the proposed new supermarket are not considered to be an unusual situation for land that has suburban centre zoning.
1.3. Does not have faith in noise control officers as they have not responded in the past, and would take legal action if noise levels exceeded 100 decibels.	<p>Under the existing District Plan permitted maximum noise level at the boundary of a residential property is 45 decibels.</p> <p>Therefore the maximum permitted level of noise is well below what the objector is concerned about.</p> <p>Note – If proposed District Plan changes are successful the maximum permitted noise level will increase to 50 decibels. Normal road traffic noise is usually 45 – 50 decibels.</p>
2. Loss of Greenery	
Grounds for objection	Officers comment
Concerned about the loss of existing greenery on the corner of Newlands Road and Bracken Road.	<p>The proposed changes to the existing greenery are considered consistent with the proposed development. These changes could have happened without a proposal to stop road land, or build a supermarket, i.e. as part of any road maintenance and centre upgrading activities.</p> <p>As part of the supermarket development, it is proposed that garden beds would be created on the Newlands Road/Bracken Road corner. Some of the larger existing trees would be transplanted to the Newlands Road frontage, and where appropriate incorporated into the shopping centre's upgraded car park.</p>

3. Height of proposed supermarket and loss of sunlight	
Grounds for objection	Officers comment
Concerned about the height of the proposed supermarket and loss of sunlight to his property.	<p>The height of the proposed new supermarket is within the permitted height limits of the suburban centre zoning of the area, therefore no additional consent is required.</p> <p>The maximum height of the proposed supermarkets façade above ground level, is approximately 8.6 metres.</p> <p>The maximum permitted height under the Suburban Centre zoning is 12 metres.</p>

4. Increase in traffic	
Grounds for objection	Officers comment
4.1. Increase in traffic making entering and exiting their driveway difficult.	<p>Number 4 Bracken Road is located on the intersection of two main roads. New subdivisions nearby such as Woodridge, and plans for a new link road from Churton Park to Petone, would also be expected to result in increased traffic volumes. The proposed design for the supermarket is such that new vehicle entry/exit points such as to the basement car park, or to the truck servicing area, are not directly opposite 4 Bracken Road.</p> <p>There may be increased levels of traffic with the development of the supermarket, however this is not out of keeping with what would be expected at a local shopping centre such as Newlands.</p>
4.2. Three cars have crashed through his fence in two years.	<p>Number 4 Bracken Road is situated on a main road and close to an intersection. It is not unrealistic to expect that from time to time there would be traffic accidents on such a road. While the development of a new supermarket and upgrade of the shopping centre may result in increased traffic levels, increase in lighting at night would improve safety, and with increased activity in the area driver behaviour may improve if they are not able to speed as they are presently.</p>

5. Loss of existing car parks	
Grounds for objection	Officers comment
5.1. Loss of existing car parks.	<p>The design of the proposed supermarket results in approximately 23 of the existing car parking spaces in the shopping centre being removed. However 73 new covered car parks would be created in the supermarket's basement. All of these new car parks will be available for any person visiting the centre to use.</p> <p>This means there will be a net gain of approximately 50 car park spaces as a result of the development.</p>
5.2. Bus commuters will have nowhere to park in the future.	<p>Some commuters do leave their cars in the centre's car park all day as an unofficial 'park and ride'. All of Newlands has the same bus zone, so the bus fares are the same though out the suburb. As there is no financial benefit from catching a bus from the centre, those who are doing that must be doing so for convenience or safety reasons.</p> <p>Long term parking is not encouraged and having cars parked there all day is not helpful to the centre.</p> <p>Foodstuffs had their consultants Traffic Design Group (TDG) report on parking needs at the centre. TDG had undertaken parking surveys, and advised that any long term commuter parks removed as a result of the road stopping, could be accommodated at the rear of the shopping centre near the tavern (as is Council's plan), or alternatively there is sufficient suitable on-street car parks within a five minute walk of the centre that could be used.</p>
5.3. People will park on the grass verge directly outside 4 Bracken Road.	Officers believe it unlikely that people will park on the grass verge directly outside 4 Bracken Road. They would be a long distance away from the entrance to the supermarket,

	<p>as that is on the opposite side of the car park from Bracken Road.</p> <p>Doing that would mean they would then have to cross Bracken Road on foot, making it difficult to carry any quantity of groceries etc.</p> <p>The shopping centre effectively have a net gain of approximately 50 car park spaces that shoppers can use as a result of the development, so there would be more parks, not less.</p>
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<p>6. Negative affect on the value of their property</p>	
<p>Grounds for objection</p>	<p>Officers comment</p>
<p>Believes that stopping the road land and developing a supermarket would have a negative affect on the value of their property. Want to be compensated for that, or Foodstuff's and or the Council to purchase 4 Bracken Road.</p>	<p>The objectors do not oppose a new supermarket being built in Newlands in principal. They feel that they are the only residential property that will be affected if the supermarket is built opposite them, and so they should be compensated. The neighbouring 6 Bracken Road is used as a church office, so the objectors consider that property to be less affected than them.</p> <p>The current condition of the Newlands town centre is dated and run down. Council has a long term revitalisation plan to address that, and Foodstuff's road stopping proposal, is consistent with that plan.</p> <p>It is considered that any upgrade or redevelopment of the centre will benefit the community, and will have a positive affect on the value of nearby properties, rather than decreasing their value.</p>