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North West Resource Consenting
Auckland Council
35 Graham Street
Auckland City Central

41 Centorian Drive, Rosedale - Development Submission

Introduction

Business North Harbour is the Business Improvement District (BID), which represents approximately 4,500 commercial property and business owners located within the business district area. Indirectly through their employers, Business North Harbour also represents 35,000 employees who chose to work within the North Harbour BID.

Business North Harbour is concerned that traffic and parking impacts of the proposed development would negatively affect the congestion and therefore the business community within the vicinity.

The proposed development is on the border of the North Harbour BID area, however due to the scale and the entrances onto three main arterials the development will have a significant negative impact within the immediate business community.

Our submission on the development of the 41 Centorian Drive development is as follows:

SARAH DE ZWART

Relationship and Transport Manager



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1. Abley Traffic Assessment Report
2. Auckland Plan 2050

Assumptions:

Business North Harbour has not undertaken independent verification of proposed development plans nor designs.

Our positioning is based on the assumption that Auckland Councils review is both robust and accurate. If this proves not to be the case, our position and subsequent evidence may need to change.

Location

As a location, the Albany (North Harbour) area has been identified by Auckland's Council as a strategic (nodal) area of growth for Auckland².

The proposed site will consist of 83 residential dwellings (a combination of terraced houses and detached dwellings) and an apartment block with 38 units.

Each dwelling will be provided with a single car park, and for the apartment building, a total of 38 parking spaces will be provided within the basement level of the building, i.e., one per each unit.

Cycle parking for the apartment building has been provided within the basement level¹.

According to the Abley Traffic Assessment Report (8/2/19): *The site will be accessed from a single vehicle access from Centorian Drive.*

However, it is clear in the A1-02 plans that all units would have a choice of exiting and entering on onto both Apollo and Centorian streets. With Apollo Drive as the larger and preferred exit.

Due to the dual access and immediate ramifications with the area both consents must be considered jointly, as a whole 12,093m² site.

The proposed development has two exits. The main exit is located on Apollo Drive, one of the main arterial routes within the North Harbour Area, linking the Southern Rosedale with Northern Albany, as it continues onto Hugo Green Drive. Apollo Drive is at present is at full capacity for parking and for congestion.

The second exit is onto Centorian Drive, a quiet residential road, with exits onto two main arterials, Constellation Drive (quoted at over 26,000 vehicles per day) and East Coast Road (via Landsberg Way) which are the key main roads linking the North Shore Bays and the Northern motorway.

Our Process

Business North Harbour were advised on 19th June 2019, of a resource consent application to establish a residential development comprising 82 residential dwellings and an apartment building with 38 units at 41 Centorian Drive, Rosedale.

1. Abley Traffic Assessment Report
2. Auckland Plan 2050

Our Findings

We noted that the Abley Report (08/02/2019) does not include a review of the projected traffic wanting to turn right out of Centorian onto Constellation Drive, which will be one of the main thoroughfares for the development.

As noted in the Abley Report that there will be a dramatic increase of 34 seconds in congestion along Constellation Drive, with an additional 13 vehicles, this will be to the detriment of over 26,000 vehicles that drive along Constellation Drive per day.

The SIDRA Network Modelling Results on the Flow Report (7 June 2019) states that impact of the development on the Apollo/ Constellation Drive intersection and the and East Coast Road intersection will have a high detrimental effect for congestion ranking the LoS between C-F.

The report has not included the crucial intersections of Landsberg Way and East Coast Road, nor the consequences of exiting onto Apollo Drive from the development and turning right to go South.

It has also not included data on turning west out of Centorian onto Constellation Drive, which the development will have a significant impact.

From the Abley Report we note that their conclusions were drawn from a one hour review on 14 May only from 4.30-5.30 not taking into consideration the morning rush, the lunch rush nor the school rush from 2.30, which continues through to past 6.30pm. therefore not recognising that this is a consistent concern which would be expedited with the increase in residents.

However, it was noted that 'Overall, the surrounding road network at present was observed to experiences high level of congestion'

It has been noted that there is no allocated loading space, although as noted in the Abley report that 'the scale of the development triggers the floor area threshold for having a loading bay'

With the movement towards flexible working, there has been an increase in live and work from home, combined with the close proximity to the business district, the residences will have many businesses located there, which would require truck or courier vehicle access for deliveries, therefore there must be options for loading/offloading of goods.

Conclusion

Business North Harbour opposes the Application

Decision sought

Business North Harbour seeks the following decision from Auckland Council:

(a) That the Application be declined for the reasons set out above;

or

(b) That, if Auckland Council is minded to grant consent for the Application, then the consent must granted be subject to conditions that:

I. Installing left turn only or signal phasing at the intersection of Centorian and Constellation Drive.

1. Abley Traffic Assessment Report
2. Auckland Plan 2050

- II. Installing either:
 - a. Either a left turning entry only from Apollo Drive, due to the high increase in congestion or a full review for a
 - b. Roundabout, to encourage flow.

- III. A complete review of the Flow report, which would include the following:
 - a. Centorian/Constellation Drive intersection.
 - b. Landsberg Way/ East Coast Bays Road intersection
 - c. Exiting onto Apollo Drive

- IV. Loading spaces must be enforced, due to the scale of the development, the popularity of live and work from home units and the development being located within a business area.

- V. Encouragement of offering of alternative modes of transport.

If you have any questions, please contact the author.

Thank you.