

## **Mt Cook Mobilised response to Foodstuffs' 'Project Rugby'**

Mt Cook Mobilised appreciates the invitation from Foodstuffs to meet with them on 1 July 2009 and discuss their current plans for the supermarket. Mt Cook Mobilised would like to maintain the good rapport developed with Foodstuffs, particularly as the project develops.

Mt Cook Mobilised welcomes the changes made from the earlier plans - lower height, fewer apartments and car parks, no petrol station and inclusion of green spaces. We think these go a long way to meeting the concerns of Mt Cook residents. Mt Cook Mobilised is broadly supportive of having a supermarket on this site that fits with the character and scale of the suburb.

We do have some major concerns relating to traffic and pedestrian flows and parking issues. 18 months ago Foodstuffs offered to show us their Traffic Design and Urban Design Reports, but have not done so. We are still very keen to see these reports. Mt Cook Mobilised has no formal information on existing or likely traffic flows (trucks, cars, pedestrians) or its impact on congestion in the streets immediately around the supermarket. Mt Cook Mobilised would welcome any information from Foodstuffs or WCC on these projections.

### Vehicular Traffic

We understand that 169 car parks planned are for the complex. This is roughly similar to the carparks at Chaffers New World and Moore Wilsons (Tory St) and nearly twice that of New World Island Bay. Mt Cook Mobilised is very concerned about the total traffic this will bring to the area. The streets bordering the development are narrow suburban streets. In addition to off-street parking, we believe the development will encourage more on-street parking. Residents of upper and lower Douglas St and Ranfurly Tce are already concerned about this. The size of the supermarket car park (147 parks) will create an excessive number of car journeys. This will include a substantial increase in journeys around the Basin. Foodstuffs advised that they are relying on the solution to the Basin Reserve traffic congestion to make up for the expected additional congestion from the supermarket. The Rugby St entrance/exit will often be log-jammed as it meets three lanes of heavy traffic. It would seem sensible to us that Foodstuffs does not add to the congestion to the extent they are proposing. Accordingly, we would recommend that the number of car parks be reduced to a smaller figure, such as 100, in line with a similar suburban supermarket like New World Island Bay.

A note of particular concern expressed by many of the residents was about the exit on lower Douglas St. Residents living there and on Myrtle Cres have told us that it is already very difficult to turn onto Adelaide Rd, especially if going south. One said "It will be a disaster. It's hard enough to get out of Myrtle Cres as it is, but a supermarket exit? I might as well forget about driving anywhere at peak times." We remember the previous plans showed this route being used only for car parks for about 20 apartments. Whatever the outcome the plan for this exit needs to be revised or the size of the car park reduced.

### Truck Access

We noted that the truck access and exit is to be on Tasman St. There are two points of concern about the truck entrances. One is that the truck exit is directly opposite Te Kaingānuī Childcare centre. The proximity of trucks to a childcare drop-off point is felt to be unacceptable. The other concern is that the trucks will have limited visibility, when leaving the site, possibly endangering pedestrians on the footpath. One solution may be to move the truck access onto or closer to Rugby St.

Another concern about the trucks is the noise. We would like to know the truck access hours, the likely number of trucks per day, what size delivery trucks will be involved and the permissible noise levels from the trucks. One of the characteristics of Mt Cook is relative quiet.

#### Pedestrian Access and Safety

We note that pedestrians are only able to enter the supermarket at one point, on the north east corner. Those coming from the south, along Tasman St, are required to walk downstairs through the car park and upstairs again (or by the lift) to the entrance. Pushchairs and wheel-chair users are not well catered for. A friendlier welcome for pedestrians would help to increase foot traffic to the supermarket. Bicycle racks should be provided. We note that Foodstuffs claim that 20% of the supermarket users will be on foot; we would like this to be increased. We are aware that 32% of households in Mt Cook do not own a car (Source: commercial research for Plunket 2006, Mt Cook-Wallace area block) and feel the supermarket could aim for this for its foot-traffic figure.

Additional pedestrian crossings need to be considered on both Tasman St and Rugby St. Council could also consider bringing a bus route alongside this development to enhance non-car travel. Introducing a one-way system might also be a solution for Rugby St and/or parts of Tasman St.

The other concern for pedestrians, with so many vehicle crossings of the footpath, is safety. Many children walking to schools in the immediate area (Te Kainganui, Mt Cook, St Marks, Wellington College, Wellington High School, Wellington East Girls, Massey) use the streets immediately around the supermarket site. Many are also in pushchairs. There are six different vehicle entry/exit points and these present considerable safety issues for pedestrians. A major concern is that cars and trucks exiting the site have limited visibility of pedestrians. In particular the car exit onto Tasman St is an uphill ramp and some cars will gather speed to use this exit, further endangering pedestrians. Some of our members are so concerned about safety on Tasman St that they suggested there be no entry or exit points on Tasman St.

#### Green Spaces

We note with delight that Foodstuffs includes two green spaces in the design. These are most welcomed by Mt Cook Mobilised, especially if friendly to parents with young children. The space on the corner of Tasman and Rugby Sts would be particularly welcomed if it includes a coffee cart. Foodstuffs told us these green spaces may be sold off to another developer in the future. We would be very disappointed if this were the case, particularly in view of the historical loss of community space.

#### Community Space

We raised the question of the provision of a community space with Foodstuffs, and still feel there is some opportunity here. We note their plans for the BGI structure are still undetermined.

#### Limited Public Notification

We feel that many of the above issues are of sufficient concern to warrant limited public notification, which we are requesting.

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