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29 August, 2003

Waitakere City Council  
Private Bag 93109  
Henderson  
Waitakere City

ATT: Owena Schuester

Dear Owena

***RE: Henderson Library and Carpark***

I would like to have the opportunity to make a representation to the elected members of the Waitakere City Council in regard to the above proposal.

The items I would like raised and discussed are as follows.

1. The immediate implications of the positioning of the library at the rear of 357 Arcade.
2. may have severe consequences for the existing business in that there passing trade will cease possibly sending all 30 operators bust
3. An alternative position for the library on the same lot.
4. The potential benefits of amalgamation the library and the carpark to reduce costs to the council.
5. The revamp and integration and re-fitting of 357 Arcade and the possibility of opening this area 24hours/day, in conjunction with upgrading the rear area.( paid for by the owner )
6. The potential conflict of the retail in this space and Great North Road.

It is with concern that we look at the bulk location drawings and believe that in its current proposed form this area may become an exclusive haven for visitors to the unitec and library.

We would like to propose and put forward some ideas on how this area may be utilised better than the current proposal shows, in attracting clients and drawing customers down into the area. The current set up we believe shows customers going through the main 357 arcade, running into the back of the library which has no entry, a designated service lane and the fact that it is 4-5 stories high will offer a nice dark haven for criminals in the area. Please note this will become similar to the problems that the council has had for many years with the Tracey tunnel.

By pivoting the library around by 90% you will increase the park and the north facing sunlight, reduce construction costs and will make an attractive through-fare to the campus, park and access to the mall and main shopping area. Alternatively as mentioned, you stroll through 357 arcade and hit a brick wall with the only left/right access is on the service lane to find the entrance to the library. We believe that people will not do this and use alternative route up Ratanui Street. By doing this in default they will circumvent the southern end of Great North Road and all those businesses will suffer, with immediate effect to the 30 businesses in the 357 arcade will cease to

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trade.along with reduced pedestrian traffic on the end of the main road shops between the drycleaners and the bnz bank

I would like the opportunity to propose an alternative utilising what the council has already done. We have produced some line diagrams, aerial photos and survey work done to put forward this proposal to the council. I would appreciate this at the earliest opportunity, as I believe the councilors may have the proposal at hand sold to them without looking at alternatives or the immediate consequences to the surrounding businesses - which would be disastrous.

I look forward to your early reply.

Regards

Dean Thomson

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