



Waitakere District Court Fast Track Application

From [REDACTED]

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To Substantive <substantive@fasttrack.govt.nz>

Contact Details

The Alderman

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I can receive emails and future communications to the email address above.

To whom it may concern

While we are optimistic to hear about the MOJ project we have several concerns relating to the project construction and the future Waitakere Court operation

We are the anchor tenants in the Falls Hotel - trading as The Alderman since July 24, we have reinvigorated this cherished historical building with our cafe offering and have committed to a long lease. While the Court should be a good neighbour once built, we are apprehensive about our future if we are operating a venue with no carparks. This matter has been discussed and is ongoing with the Auckland City Council. If we are not provided with alternative nearby parking within the Alderman Drive carpark we feel our future here is uncertain. We all live locally, provide employment to locals and contribute to the business community in Henderson

Construction phase

We are concerned about the level of noise and vibrations we will experience during our operating hours due to the nature of the build and site location. We are the closest building by proximity. Our guests are a wide variety of people ranging from corporate types, elderly and families and loud noise will not be conducive to an enjoyable cafe experience. We also host evening events and often utilise our outside area for these, noise would impact on our ability to host these events. While we realise these elements will be mitigated as best as possible we are still concerned about the impact it could have on our business

Currently The Falls building is visible from the roadside. Once hoarding is up around the perimeter of the construction site there will be little to no visibility of our building from Edmonton Road or the start of Alderman Drive. While we realise eventually we will be obscured by the much larger Court building, hoarding, construction and general works is hugely off putting to guests. Adequate signage promoting and advertising The Alderman will need to be placed to ensure guests know we are still open and way finding signage with clear directions to alternative parking. From my personal experience of operating cafes within the Auckland CBD for 9 years any long term road works or significant construction does not help a business thrive.

We are also concerned about the increase in heavy vehicle traffic and traffic management during the construction period. The adjacent intersection is all ready very busy and at times chaotic. We have several daily deliveries and we require safe access for our suppliers and staff. The current pedestrian crossing on Alderman Drive feels very unsafe as vehicles drive so quickly to get through the roundabout they often don't see pedestrians. What is the plan to mitigate this during the construction phase?

We would like a better understanding of how the Court building will enhance and interact with the current environment. If any of the current green space and trees are removed what will be the replacement? Are there plans for suitable planting and landscaping to create useable green spaces to soften the effect of the large building?

Operational Phase

We understand the Court will have many visitors/guests/clients daily. What measures will be put in place to ensure that they can visit safely? As mentioned above current pedestrian crossing often feels dangerous. Where will the many visitors/guests/clients of the Court park and what measures will be put in place to cope with the increased traffic both pedestrian and vehicle.

What measures will be put in place to ensure that the area behind the court building and adjacent to our turnaround will not turn into an area for loitering, graffiti and a sneaky place to dump rubbish due to the lack of visibility? This area is already used inappropriately at times with full visibility of road traffic and houses, imagine once the space is inclosed! Will there be planting and landscaping to enhance the area? Is there a viable option to have the access way gated with swipe card access? Photos attached of the area referenced below





We also have some concerns about loitering of offenders. While we realise Court is not always a negative experience unfortunately there will be people who engage in antisocial behaviour no matter what the circumstances are What will the MOJ implement to ensure the area around the Court remains a safe environment for the community.

We appreciate the opportunity to place feedback and look forward to the next update.



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