

[REDACTED]

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**From:** Helen Perrett [REDACTED]  
**Sent:** Wednesday, 9 June 2021 4:08 pm  
**To:** Dominionroad.fasttrack  
**Subject:** Comments on Dominion Road - From Helen & Bruce Perrett, [REDACTED]

**Categories:** comment

We live at [REDACTED], next door and opposite to neighbours deemed 'adjacent'. We have lived in this 117 year old villa for 30 years.

The increase in traffic is a major concern and covered by Eden We Love Inc's comments.

The flood plain across the bottom of Grange Rd flows across the rear of our property, as well as adjacent [REDACTED], and we have spent years attempting to improve the drainage. We would like assurance that the flooding situation will not be worsened by the development.

We will also be directly affected by the height of the proposed development - as shown on the developers provided shading diagram. This will affect the way we enjoy our property, increase cold and damp generally and shade our property as the sun sinks to the west - particularly in winter. The shade diagrams provided so far are alarming. We have two bedrooms and a lounge on the west side of the house that will potentially lose late afternoon sun in winter. Our rear deck will also lose afternoon sun and we are very worried about that as potentially that could be a large impact on our enjoyment of our main outdoor living space.

The apartments will also overlook our rear garden giving a sense of insecurity. We are very aware that people in the apartments will be able to overlook us going about our day to day business in our garden. We have a studio at the rear of our property and go back and forth from there all day. We are very uncomfortable with the idea of being overlooked.

We are also extremely concerned about noise - not just during construction but ongoing. In particular truck movements and rubbish collections which we have been told may happen at times when most people sleep. We would really like restrictions put on truck noise - to day light hours.

Vibration during building is a concern. Ours is an old house, deemed Residential 1 by the Council in a time when our neighbourhood was valued for its character. The charm of Mt Eden (and other, older suburbs) could be spoiled by such a huge scale development and we are very worried. There is no buffer between its mass and our single level dwellings and we feel the height and bulk of the proposed development is not in keeping with the neighbouring houses.

Staff parking will happen on side roads. Grange Rd already has issues with a lack of street parking due to commuters and funeral parking, the addition of staff parking to the street will make it much worse. We are aware that the supermarket plans make no provision for staff parking.

Finally we are concerned that the development will adversely affect the amenity of adjacent properties including ours, and will therefore result in a reduction of their relative value.

Yours faithfully

Bruce and Helen Perrett