

# fill and subdue the earth?

investigating a local case of corporation v. community

Course:	MB630 – Understanding & Interrogating Culture
Tutor:	Phil Halstead
Assignment 3:	Portfolio on Understanding & Interrogating Culture
Due Date:	2 November 2010
Student Name/#:	Dale Campbell/123781834
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## Introduction

In the St. Luke's district of Auckland, New Zealand, it's the Community versus the Corporation. *Westfield*, "the largest retail property group in the world", wants to double the size of its shopping complex in St. Luke's, making it New Zealand's largest.<sup>1</sup> On the other hand, the *St. Luke's Community Association (S.L.C.A.)* is concerned that the expansion would negatively affect their community.<sup>2</sup>

## Understanding

Lloyd Kwast's evaluative tool ("Behaviour, Values, Beliefs, Worldview") will be used now to assess the issue from both perspectives.<sup>3</sup>

### Behaviour: What is Done?

*Westfield St. Luke's (Westfield)* is "at the cutting edge of Auckland retail" (attributed to "[m]ajor redevelopments in 1991 and 2004"), and "serves a large affluent trade area and boasts many of Australasia's leading fashion brands."<sup>4</sup> As "Auckland's iconic shopping destination" it also "serves the entertainment and leisure markets". Initially, *Westfield* submitted a proposal to rezone the residential land they owned and planned to develop, and have now been navigating the negative response from the public and the council.<sup>5</sup>

*S.L.C.A.* opposes "Westfield's plans to rezone residential land to commercial" and "the extension of Exeter Road to connect with Aroha Ave."<sup>6</sup> It seeks to protect the community and the environment. It raises awareness of the issue through websites, news

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<sup>1</sup> Westfield Group, "Group Overview", <http://Westfield.com/corporate//about-Westfield-group/group-overview/>, (accessed 24, October, 2010); and Anne Gibson, "Westfield wants to double St. Luke's", NZ Herald / APN Holdings NZ Limited, [http://www.nzherald.co.nz/commercial-property/news/article.cfm?c\\_id=28&objectid=10654432](http://www.nzherald.co.nz/commercial-property/news/article.cfm?c_id=28&objectid=10654432), (accessed 23, October, 2010). Applications, proposals, documentation and other communication with the Auckland council can be viewed at Auckland Council, "District Plan – Isthmus Section – Plan Modification 8",

<http://www.aucklandcity.govt.nz/council/documents/district/updates/008.asp>, (accessed 24, October, 2010). It is, of course, not insignificant that the redevelopments are credited for the success of the St. Luke's centre.

<sup>2</sup> St. Luke's Community Association, "About Us", <http://www.saveourcommunity.org.nz/about-us.html>, (accessed 26, October, 2010); and St. Luke's Community Association (Facebook Page), <http://www.facebook.com/pages/St-Lukes-Community-Association/95370889480>, (accessed 24, October, 2010).

<sup>3</sup> Lloyd Kwast, "Understanding Culture" in *Perspectives on the World Christian Movement: a Reader*, Eds. Ralph D. Winter and Steven C. Hawthorne (Pasadena: William Carey Library, 1981), C-3 – C-6.

<sup>4</sup> Westfield Group, "Property Portfolio – St. Luke's", <http://Westfield.com/corporate/property-portfolio/new-zealand/stlukes.html>, (accessed 25, October, 2010).

<sup>5</sup> Anne Gibson, "Westfield Mall Delay Welcomed", NZ Herald / APN Holdings NZ Limited, [http://www.nzherald.co.nz/nz/news/article.cfm?c\\_id=1&objectid=10681723](http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=10681723), (accessed 24, October, 2010).

<sup>6</sup> St. Luke's Community Association, "About Us", <http://www.saveourcommunity.org.nz/about-us.html>, (accessed 26, October, 2010).

stories and interviews and social media, and participates in legal processes enforced by the Auckland Council to achieve its goals.

#### Values: What is Good or Best?

From the perspective of *Westfield*, the expansion is moving from good toward best, as it will provide more, bigger and better opportunities for retail activity which is both good and best for the St. Luke's community, the markets they serve, and the owners/shareholders. Good equals growth.

As for *S.L.C.A.*, the expansion is moving from bad to worse, as it will have negative effects on transport, the community and the environment.<sup>7</sup> Their values are explicit: community, stability, safety and the environment.

#### Beliefs: What is True?

The behaviour and values of both *Westfield* and *S.L.C.A.* reflect underlying beliefs, but only implicitly so. Neither group makes explicit truth claims.

The above values of *Westfield* reflect a belief in commercial processes, economic progress, and the growth of their markets. The values of *S.L.C.A.*, however, reflect a belief in the processes of democracy and the assumed truth of the shared goals of their community.

#### Worldview: What is Real?

Again, the foundational view of reality is implicit rather than explicit for both groups. For *Westfield*, reality can only be ultimately material, particularly in the form of retail products, retail property and buildings, and/or the equity gained from the retail industry. Reality is seen in terms of materials, markets and retail opportunity. This view of a self-sustaining, machine-like reality is deterministic and materialist.

For *S.L.C.A.*, their reality is the St. Luke's community (streets, homes and residents), the city council, and the wider global environment. This view is essentially humanistic – the community and (it hopes) the government self-discern truth and are accountable to themselves.

### **Interrogating**

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<sup>7</sup> St. Luke's Community Association, "About Us"; and Gibson, "Westfield wants to double St. Luke's".

The understanding reached above prepares us to use John Stott's biblical narrative framework ("Creation, Fall, Redemption, Consummation") to provide a theological and biblical critique.<sup>8</sup>

### Creation ('Good')

This initial phase of the biblical narrative is about the goodness of all of God's creation and invites us to appreciate the God-created and good aspects of our objects of consideration.

The activity of *Westfield* is 'good' at various points. Land or 'property' is the good creation of the Creator and the possession or 'ownership' of it is a basic human vocation. Growth of equity, market share, client base – indeed, business growth in all forms – is, in and of itself, quite simply good, and falls clearly within the mandate of humanity seen in Genesis 1-2: to 'fill the earth and subdue it', to 'tend and keep' the 'garden' of creation with care, wisdom and love.

Likewise, the activity of *S.L.C.A.* is also 'good' at many points. They too, express a concern for the land, only they wish it to continue to be used for residential as opposed to commercial purposes. Also immediately relevant is their environmental concern for the wider global care of the planet. In addition to this, they also express a concern for the safety of children.

### Fall ('Evil')

This phase reminds us that God's good creation bears the mark of evil and sin, and invites us to observe how the good aspects outlined above have been tainted and distorted. Rather than evil actions being merely those which happen to fall into the 'wrong' as opposed to 'right' category, Evil and Sin are here understood as anti-creative forces that (to varying degrees) corrupt, devalue and distort that which is in and of itself good.

In this sense, the good and human activity of *Westfield* is seen to be influenced (and thus distorted) by Evil and Sin. The effect of jumbo-sized shopping centres on existing communities is familiar and well-documented.<sup>9</sup> The story of the Tower of Babel (echoing the Fall narrative of the fruit-eating rebellion of Genesis 3, as do the stories of Cain's murder and the Flood) is a fitting example of humanity attempting to 'make a name' for themselves,

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<sup>8</sup> John Stott, *Issues Facing Christians Today* (Hants: Marshall Morgan & Scott, 1984).

<sup>9</sup> See, for example, the thorough treatment of Lizabeth Cohen, "From Town Center to Shopping Center: The Reconfiguration of Community Marketplaces in Postwar America", *The American Historical Review* 101(4): 1996, 1050-1081.

rather than fulfilling their Creator-given and creation-preserving job as those who bear the Image of God.

*S.L.C.A.* can appear at first glance to be free from any influence of Evil and Sin. It must be said, however (being ignorant of the presence or absence of faith of any persons within both *Westfield* and *S.L.C.A.*), that both organisations, as self-described, operate without any reference (positive or negative) to the Creator. At the heart of the Fall is the human resolution to both govern and save the creation without being either governed or saved by the Creator.

### Redemption ('New')

This phase directs us to the redemption found in the person and work of Jesus Christ, and invites us to negotiate how our object of study is reshaped and/or subverted by this redemption.

The activity of *Westfield* seeks to effect a transformation of sorts. The transformation of residential space into commercial space. More explicitly, the goals of their retail clients offer a transformation to consumers via their products (for example, customers and their wardrobes are transformed from the 'old' season of fashion to the 'new'). Many authors liken shopping malls to temples.<sup>10</sup> This transformation is offered as a kind of redemption and thus is in conflict with the redemption found in Jesus.<sup>11</sup>

In *Colossians Remixed: Subverting the Empire*, Walsh & Keesmaat offer a compelling description of the conflict between 'kingdom' and 'empire', which can be seen in various forms throughout human history.<sup>12</sup> In their language, *Westfield* would be seen as yet another 'Caesar' claiming to be Lord, to which the Church subversively responds that Jesus, not 'Caesar', is Lord. In speaking out against the expansion of the shopping 'empire', *S.L.C.A.* is offering something of a would-be Christian response, only without reference to Jesus. In

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<sup>10</sup> A few examples: Anne Gibson, "Westfield Mall Pact Breaks Deadlock", NZ Herald / APN Holdings NZ Limited, [http://www.nzherald.co.nz/business/news/article.cfm?c\\_id=3&objectid=2350263](http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=2350263), (accessed 26 October 2010), commenting on another local Westfield development in Auckland, New Zealand, used the phrase "shopping temple" of their proposed Newmarket expanded centre. Less locally, Gary S. Cross, *An All-Consuming Century: Why Commercialism Won in America* (New York: Columbia University Press, 2000), 172; and George Ritzer, *Enchanting a Disenchanted World: Revolutionizing the Means of Consumption* (Thousand Oaks, California: Pine Forge Press, 2005), 64, both term malls as "temples of consumption".

<sup>11</sup> Speaking more generally, yet concurring is Susan Strasser, "Making Consumption Conspicuous: Transgressive Topics Go Mainstream", *Technology and Culture* 43(4): 2002, 767; "In contemporary consumer culture, inequality is propagated through consumption; in traditional cultures, birth and caste accomplish that task. Individualism and the decline of social values and social space foster the idea that satisfying personal needs and desires takes precedence over the values of tribe, religion, or nature." (emphasis added)

<sup>12</sup> Brian J. Walsh & Sylvia C. Keesmaat, *Colossians Remixed: Subverting the Empire* (Downers Grove: IVP, 2004).

light of this, the redemption found in Jesus conflicts less directly here than with *Westfield*, though the seeming humanistic disregard for the Creator (as considered above) is at odds with the biblical narrative.

### Consummation ('Perfect')

This final phase looks forward to the consummation of this redemption which we still anticipate, and invites us to consider how our object of study should be understood in relation to it.

In contrast to the biblical narrative, which anticipates a future point marking the final end of the 'old'/'present' age, the worldviews of both *Westfield* and *S.L.C.A.* do not have such an eschatology. The hope, interestingly for both groups, is that of steady improvement and progress – though to very different ends. *Westfield* anticipates and works toward continued developmental (and thus economic) growth, while *S.L.C.A.* anticipates and works toward an incrementally more stable and safe community, neighbourhood and global environment.

The biblical narrative contrasts sharply at two points. First, the victory of Christ, and thus the security of the ultimate future, provides a confidence to motivate and empower action even when goals are not met. Severe economic crises and/or governmental prevention, for example, can (and, given enough time, eventually will) see the aims and operations (and existence) of *Westfield* disappear. And likewise, a successful expansion of the shopping centre would strike a fatal (or at least near-fatal) blow to the efforts and life of *S.L.C.A.*

### **Concluding Insights**

Patient use of the tools of Kwast and Stott yielded fruitful results. Kwast's tool enabled us to probe deeply beneath the surface and discover the motivating factors behind the actions for both *Westfield* and *S.L.C.A.* Particularly, the identification of the foundational worldview prepared us for the subsequent biblical and theological critique.

Stott's tool is simple, clear and balanced. Especially when patiently applied intentionally to both groups, it enabled our critique to be fair to both and avoid being over-critical of one (i.e. the big, bad corporation) and under-critical of the other (i.e. the heroic and morally superior community).

We emerged with a balanced and fair appraisal of *Westfield*. On one hand, uncritical acceptance and unthinking participation in the activity of corporations leaves them with too much power and influence on society. On the other hand, focussing only on the negative aspects of a powerful, strategic corporation can lead to pessimistic, sophomoric and ultimately unhelpful denouncements. We were able to see the all-too-real negative aspects in the light of the positive and ‘good’ aspects which they are a distortion of. Thoughtful critique will more effectively aid change than knee-jerk reactions or unquestioning obedience.

We also achieved a nuanced and realistic appraisal of *S.L.C.A.* Here also, we can be overly positive or negative. A naive optimism can put too much trust in government and human effort, but a paranoid fundamentalism can needlessly and harmfully write off the very humane and passionate efforts of this organisation, which are more harmonious with Christian praxis than many may realise.<sup>13</sup> We close then, by affirming the wisdom of *S.L.C.A.* member, Will McKenzie, “My view is that shopping malls, like other common and popular things such as alcohol, fast food and poker machines, should be supplied only with care and used in moderation.”<sup>14</sup>

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<sup>13</sup> For an interesting treatment on satirical anti-consumption preacher, Reverend Billy, see Jill Lane, “Reverend Billy: Preaching, Protest, and Postindustrial Flânerie”, *The Drama Review* 46(1): 2002, 60-84.

<sup>14</sup> Gibson, “Westfield wants to double St. Luke’s”.

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## Westfield wants to double St Lukes

By [Anne Gibson](#)

4:00 AM Saturday Jun 26, 2010

 Westfield hopes to make its St Lukes mall in Mt Albert, Auckland, the biggest in the country. Photo / Supplied

**Westfield hopes to make its St Lukes mall in Mt Albert, Auckland, the biggest in the country. Photo / Supplied**

Westfield NZ has applied to have land rezoned so it can double the size of Auckland's St Lukes mall.

Independent commissioners have been hearing evidence this week on the application.

The mall would become the country's largest, if Australian-based Westfield is allowed to rezone land it bought on the perimeter and develops its site to the maximum.

Indoor floor space could be expanded to 9.2ha, eclipsing the 7ha Sylvia Park complex in Mt Wellington and Westfield Albany, which is also around 7ha.

Westfield owns much of the housing around its St Lukes mall where it wants to build out to the north and east.

The mall is now 4.5ha with a Foodtown, Kmart, 127 specialty shops, five banks, a 644-seat food court with nine food outlets, a 1640-seat multiplex cinema and 2018 carparks.

Westfield's expansion plans could see buildings flow north towards Exeter Rd and east towards Aroha Ave on sites the shopping giant has gradually bought.

Vaughan Smith, a director of planning consultants Bentley & Co, presented evidence showing he had been involved with Westfield since 1990. The plan change being sought would allow the expansion of the centre in a co-ordinated manner, he said.

New buildings would have an outward focus and active street frontages, he said. A main-street type of expansion along Exeter Rd and a link to Aroha Ave would form a new "town centre focus for the community".

The library and Citizens Advice Bureau would be shifted to that new main street linking Exeter Rd with Aroha Ave, he said.

But people also presented evidence against Westfield.

Will McKenzie, who lives in Sandringham's Kenneth Ave, outlined a number of concerns.

"The contentious issue is the road they want to put through to Aroha Ave, which is now a quiet street. The

road is needed to cater for the additional traffic generated by the expansion.

"Westfield plans for St Lukes to be intensified by 105 per cent. This is a very significant level of development, given the centre's location in a suburban area," Mr McKenzie said. He also cited concerns over building heights, visual amenity and shading.

Houses would lose sun, the area would be dominated by a much taller mall and traffic would be an issue, he said.

Mr McKenzie presented a series of articles from the Herald on Westfield's defeat in Newmarket.

There, it wanted to build on the Mercury Energy site but abandoned that in favour of expanding 277. After large-scale demolition of buildings between 277 and Gillies Ave, work there ceased.

Mr McKenzie said Westfield had a commitment to more community consultation.

"However, in this case, the community was not consulted," he said of its plans at St Lukes.

"Malls are common and extremely popular," he said.

"My view is that shopping malls, like other common and popular things such as alcohol, fast food and poker machines, should be supplied only with care and used in moderation."

By [Anne Gibson](#) | [Email Anne](#)

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IF YOU LOVE AUCKLAND help us stop the senseless Westfield St Lukes megamall expansion.

To win this fight we NEED your support.

Please send your donations now to the: St Lukes Community Association ASB Bank - 12 3077 0296712 00.

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Westfield mall delay welcomed - National - NZ Herald News 11:36am Oct 20

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St Lukes Community Association

St Lukes - the ultimate planning failure? « Auckland Transport Blog transportblog.co.nz On Monday next week the new Auckland Council formally comes into being. The agenda for its first meeting has already been uploaded to the new Council's website. Let's hope such timely uploading is a sign of good things to come!

October 29 at 10:28am · Comment · Like · Share

Jill Guzzo likes this.

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St Lukes Community Association Rebutting the must-have densification?



Project Auckland: Super City can change the density of our housing - Business - NZ Herald News www.nzherald.co.nz

Many people are hoping the creation of the Super City will launch a new and better Auckland - more affordable, more liveable, and more efficient.

October 22 at 2:55pm · Comment · Like · Share

Jill Guzzo likes this.

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St Lukes Community Association http://www.nzherald.co.nz/nz/news/article.cfm?c\_id=1&objectid=10681723



Westfield mall delay welcomed - National - NZ Herald News www.nzherald.co.nz

A community group has welcomed delays to Westfield NZ's plans to create the country's largest shopping mall by extending St Lukes.

October 20 at 11:36am · Comment · Unlike · Share

You and 3 others like this.

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St Lukes Community Association Have your say...



Do you support moves to expand Auckland's St Lukes shopping mall? - Your Views - NZ Herald News www.nzherald.co.nz

Westfield has been given permission to double the size of its St Lukes shopping centre, making it the country's biggest, despite protests by local residents.

September 29 at 8:25am · Comment · Like · Share

Vaughan Taylor likes this.

Write a comment...



St Lukes Community Association "the overdevelopment of the site and the impact on the quiet residential neighbourhood were ignored by the commissioners"



Mega St Lukes still in pipeline - Local Government - NZ Herald News www.nzherald.co.nz

The fight to build New Zealand's biggest mall is not over, according to the head of the country's largest shopping centre chain.

September 25 at 9:58am · Comment · Like · Share



St Lukes Community Association Plans for the Westfield St Lukes expansion have been "kicked for touch"

Chat (32)

**Westfield St Lukes Redevelopment "Kicked For Touch" | Voxy.co.nz**

[www.voxy.co.nz](http://www.voxy.co.nz)

Plans for the Westfield St Lukes expansion have been "kicked for touch" because of the election, say local City Vision Councillors Glenda Fryer, Cathy Casey and Graeme Easte Councillor Fryer said "Calling for an officers' report on an independent Commissioners decision on a Private

September 25 at 8:47am · Comment · Like · Share

2 people like this.

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**St Lukes Community Association**



**St Lukes Traffic**

19 new photos

September 24 at 11:37pm · Comment · Like · Share

Vaughan Taylor likes this.

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**St Lukes Community Association** On RadioLive....



**St Lukes Westfield expansion - local residents have called in lawyer**

[www.radiolive.co.nz](http://www.radiolive.co.nz)

- Andrew Patterson talks to Graham Dekker, Chairman St Lukes Community Association about the local resident's concerns over the proposed extension of Westfield's St Lukes and why they have called in top lawyer Mai Chen St Lukes Westfield expansion - local residents have called in lawyer

September 24 at 3:28pm · Comment · Like · Share

Vaughan Taylor likes this.

Write a comment...

**St Lukes Community Association** Council defers decision.



**St Lukes expansion on hold - National - NZ Herald News**

[www.nzherald.co.nz](http://www.nzherald.co.nz)

A decision on a plan to double the size of St Lukes shopping centre was last night deferred for new reports after angry reactions from local residents.

September 24 at 10:22am · Comment · Like · Share

**St Lukes Community Association** Genuine concerns expressed by Mt Albert people over a planned creation of New Zealand's largest shopping mall have not been listened to, local MP David Shearer says.



**Locals 'ignored' over giant mall | Stuff.co.nz**

[www.stuff.co.nz](http://www.stuff.co.nz)

Genuine concerns expressed by Mt Albert people over a planned creation of New Zealand's largest shopping mall have not been listened to, local MP David Shearer says.

September 23 at 7:33pm · Comment · Like · Share

3 people like this.

Write a comment...

**St Lukes Community Association** "St Lukes will remain a vehicle-oriented centre for two principal reasons: it is clearly not as well served by public transport as other large centres such as Newmarket and Sylvia Park, and the nature of shopping is such that public transport is not an ideal means of carrying more than a handful of small purchases home..."



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**St Lukes to double in size despite protests - National - NZ Herald News**

[www.nzherald.co.nz](http://www.nzherald.co.nz)

Westfield has been given permission to double the size of its St Lukes shopping centre, making it the country's biggest, despite protests by local residents.

September 23 at 6:37pm · Comment · Like · Share

**St Lukes Community Association** Monday saw the release of the 'independent' commissioners report. The community honestly thought this was a genuine consultation exercise. However the commissioners have backed Westfield 100%, and have dismissed ALL concerns raised by the local residents.



Chat (32)

[http://www.aucklandcity.govt.nz/council/members/councilmeetings/20100923\\_1800/CNCL-23092010-OPN-AGD-](http://www.aucklandcity.govt.nz/council/members/councilmeetings/20100923_1800/CNCL-23092010-OPN-AGD-)  
[www.aucklandcity.govt.nz](http://www.aucklandcity.govt.nz)

September 23 at 6:25pm · [Comment](#) · [Like](#) · [Share](#)



**St Lukes Community Association** Hi Everyone.

You can see Westfields 'evidence' presented this week online at <http://www.aucklandcity.govt.nz/council/members/hearings/a201006140930.asp> - then click on AGENDA ATTACHMENTS. Our planners will present at 10:30 Monday morning – hope to see more of you there. 164 Balmoral Road.

**Auckland City Council - Hearings Committee**

[www.aucklandcity.govt.nz](http://www.aucklandcity.govt.nz)

The purpose of this information sheet is to advise all submitters about the programme and procedure which has been established to hear all submissions.

June 19 at 7:44pm · [Comment](#) · [Like](#) · [Share](#)

3 people like this.

Write a comment...



**St Lukes Community Association** Hi All. Tomorrow is the first day of our views at the hearing. If you are around drop by and offer your support. 164 Balmoral road.

June 17 at 7:53pm · [Comment](#) · [Like](#)

2 people like this.

Write a comment...



**St Lukes Community Association** Hi everyone. We are back in the news happy reading... <http://www.stuff.co.nz/auckland/local-news/auckland-city-harbour-news/3814251/Mall-debate-goes-to-hearing>

**Mall debate goes to hearing | Stuff.co.nz**

[www.stuff.co.nz](http://www.stuff.co.nz)

A BID to dramatically increase the size of Westfield St Lukes has started to unfold at a hearing this week.

June 17 at 7:50pm · [Comment](#) · [Like](#) · [Share](#)

2 people like this.

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Chat (32)

## Save Our Community - Keep Aroha Alive!



**What are the issues?**

**Traffic**

**Residential**

**Environmental**

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### Who are we?

We are a group of residents who live in the streets surrounding the Westfield St Lukes mall. We are opposed to Westfield's plans to rezone residential land to commercial and we are opposed to the extension of Exeter Road to connect with Aroha Ave.

### Our Mission

Our mission is to **preserve** our tranquil residential community we have grown to love, to keep our streets **residential**, to keep our children safe and to protect our environment.

### Incorporation

You can click [here](#) to view our incorporated society's rules.

### What people are saying...

"The St Lukes Community Association and the people of Mt Albert want to preserve their community's distinctive identity. I support them in opposing the private plan change that will exclude their voice and encourage Westfield to work with residents on development that allows the local community's concerns to be met." David Shearer, Labour Party.



You're in: PROPERTY PORTFOLIO

## New Zealand



**An Auckland retail icon for more than 30 years.**

### Westfield St Lukes

Since opening its doors in 1971, Westfield St Lukes has become New Zealand's best known shopping centre. Located 5km from the Auckland CBD and strategically positioned close to the Northwestern Motorway, St Lukes serves a large affluent trade area and boasts many of Australasia's leading fashion brands.

Major redevelopments in 1991 and 2004 have kept St Lukes at the cutting edge of Auckland retail. The centre's majors include Farmers, Foodtown and Kmart. St Lukes also serves the entertainment and leisure markets with Event Cinemas and a contemporary 650-seat food court.

St Lukes is Auckland's iconic shopping destination with some 9 million visits each year. It's a one-stop shop with over 190\* stores, free parking, easy access to public transport and a range of community services.

Westfield St Lukes is owned by Westfield Group.

\*includes Mega Centre stores

### Key Features

ITEM	DETAIL
Address	80 St Lukes Rd, PO Box 41001 St Lukes Auckland 1346
Telephone	(09) 978 6000
Website	<a href="http://westfield.com/stlukes">http://westfield.com/stlukes</a>
Total retail space	47,064m <sup>2</sup> or 506,596ft <sup>2</sup> (approx)
Number of Retailers	196
Car Parking Spaces	2,018
Annual Turnover	NZ\$260.1 million (2009)
Demographics	Main Trade Area Population: 221,660
Major Retailers	Farmers Foodtown Kmart Event Cinemas