

Dear Nathan Keenan

The proposed townhouse development at [128 Trelissick Crescent, Ngaio](#) has come to our attention. We have also received a copy of the 22 September email to you from the Trelissick Park Group which we strongly endorse.

We are aware of the value that many residents attach to the so-called Forest Remnant Track which runs from around the first bend of upper Ngaio Gorge Road and eventually joins the Park track network. The Remnant Track is one of the most impressive features of the Park. The area at the upper section of this track which includes a small segment of 128 is, in itself, a magnificent feature of the Park. It probably has few parallels in the Council's reserves city-wide due to its topography, its diverse mature trees, the small stream and the impressive (although invisible from the track) precipitous waterfall that are special features.

Our Association believes that ecological values of this location would be put at unacceptable risk both from the earthworks during construction and in the longer term. The very extensive changes to the natural landforms within 128 would make it vulnerable to adverse effects in the event of any major seismic or climate-related event. The applicant minimises the risks but we note that the Coffey geological report (Appendix F) states that "a significant part of the site may require large stabilisation works" in the event of the kind of earthquake that is all too possible for this region. In our view this presents an unacceptable risk.

We are alarmed at the extent of the proposed construction. Seventeen dwellings is grossly excessive for such a sensitive site. The proposed extent and depth of fill is a particular concern in view of possible adverse events. If the number of units was reduced to ten by eliminating the lower seven we believe the negative impact would be substantially reduced.

A further important consideration is the long term stability of the road and footpath adjacent to the northern boundary of 128 on Ngaio Gorge Road. There is a high vertical retaining wall running the full length of the property. The footpath and at least part of the road are built on fill. The stability problems on the Gorge road are obvious. We understand the bend at the lower end of the 128 site is scheduled for strengthening when work in the lower Gorge is completed. The possibility that some strengthening may be required on other parts of the site boundary raises a further concern.

We note that recent events resulting in closure and long-term disruption to the Ngaio Gorge Road (a major arterial route) had a serious impact that went much wider than just Ngaio.

Finally, we understand that there is a significant number of valuable species of mature native trees on the property, some of which are adjacent to the road and would need to be destroyed according to the site plan. The developer pays lip service to this issue but it is obvious that the present plan would lead to major loss of trees with heritage value. In our view this is unacceptable. The proposed extensive planting of miscellaneous native plants is no substitute for what would be lost. We recommend that an independent assessment of the vegetation on the site be carried out by a botanist.

The Association is supportive of new housing projects provided their negative impacts on Ngaio's special character and features are minor. The proposed development has much more than minor implications, and we urge the Council to ensure that major modifications are made. We believe this is a clear case of excessive development on a geographically vulnerable and ecologically valuable site.

We urge that, given the importance of protecting the special values of Trelissick Park, the significant interest in and knowledge of these values by members of our community, and the interest for the wider community by any increased risks to the already vulnerable Ngaio Gorge Road, that the proposed development be publicly notified.

Kind regards

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