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I am writing to express my strong objections to the non-compliant application to build 17 town houses adjacent to Treliissick Park on a steep property more suitable perhaps to a four house development. Even a four house development on that property would be a major intrusion into that end of Treliissick Crescent and Treliissick Park for the extended construction period. To propose 17 units on that property transcends common sense.

The non notifiable application for 17 units is not suitable for this location or neighbourhood. It does not meet common sense or practical considerations as to housing density, terrain stability, access to the units, parking, traffic and the long term impact on neighbours and the adjacent Treliissick Park of the multi-year construction activities and its aftermath.

My view is that of a long term resident (four decades) of Treliissick Crescent and a relatively long term volunteer (nearly two decades) in Treliissick Park - so will focus on the impact to the neighbourhood and the Park. Although I don't live right next to the proposed development I do walk past that property daily and I'm in Treliissick Park just below this property on what is known as the Forest Remnant Track several times a week.

I fully support the recent comments submitted by the **Treliissick Park Group** so won't revisit those aspects.

Additional aspects to those identified by the **Treliissick Park Group** include Parking, Traffic and impact of extended Construction Activity.:

Parking:

It is proposed that the 17 units have 19 parking places - accessible down a one lane driveway with no passing or turnaround spots provided. Three units would have no allocated parking at all and four units would have to walk up steps and then up the steep driveway to their single allocated parking place. There would be one visitor car park for the entire 17 units. This could easily lead to 20 or more additional vehicles being parked on the street at that end of Treliissick Crescent.

There are usually a few free street car parks but there has been increasing use of that end of Treliissick Crescent for day parking for people catching the bus into town - a major bus stop is a few meters down Ngaio Gorge Road, and this stop services the combined bus usage of the 43, 44 and 45 bus routes.

Having only one visitor car park for 17 units and no allocated spaces for three units and remote access for four additional units and only one park for most of the remaining units is totally inadequate.

Traffic:

That corner intersection of Treliissick Crescent and Ngaio Gorge Road and Perth Street is very busy now being a major access route connecting adjoining suburbs to Wellington. It is congested and dangerous for vehicle traffic at the moment with limited visibility at each corner. Currently pedestrians are very unsafe in crossing the roads getting to and from the three bus stops. Having construction activity for 17 units (and demolition of the existing house and garage) will provide several years of increased danger to vehicles and particularly to pedestrians. This could require redesign of that three street intersection.

Rubbish:

I have observed two smallish house remodel projects adjacent to Treliissick Park in recent years and noted the large amount of demolition and construction rubbish which found its way into the Park direct from the sites and also from rubbish skips parked on the street over a period of a year. The Wellington wind contributes much rubbish into our urban Park.

Whether a 17 unit development or a four unit development there must be a stringent requirement for daily restraint of all building rubbish from the construction site and any rubbish skips on site or street must be covered to prevent wind dispersal of rubbish. Likewise any rubbish from the demolition of the existing house and garage must be constrained,

The Trelissick Park Group volunteers have removed literally tons of rubbish from the Park in recent years.

[Beyond the construction rubbish, there should be consideration of how the weekly rubbish and recycle collections will be handled from 17 units. Ngaio streets are full of recycle rubbish on every collection day - with much of this making its way into Trelissick Park via wind and storm water.]

In summary, the proposed 17 units are entirely unsuitable for this location for many reasons.

I am happy to meet with you and the City Councillors to discuss any or all of this.

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