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Cc:
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Date: Sun, 8 Oct 2017 02:01:57 +0000
Subject: Proposed development at 128 Trelissick Crescent, Ngaio
Hello

I would like to raise my concerns in regards to the development of 17 townhouses being proposed at 128 Trelissick Crescent, Ngaio.

My concerns cover:

- Road Safety
- Parking
- Land stability
- Storm water
- Flora and fauna
- Rubbish collection day
- Quality standard of living

Road Safety

I have concerns about how close to the entrance of Trelissick Crescent, the proposed driveway to the 17 properties would be. As you drive up the Ngaio Gorge it is a very gentle, sweeping bend into Trelissick Crescent, therefore it doesn't require you to really slow down much at all. I feel the proposed driveway exit would be quite blind to cars coming round the corner and I only see it as a matter of time before an accident occurs. I feel drivers might also be inclined to take risks to exit the driveway if there are multiple other residents waiting to get out behind them in a morning.

Parking

Trelissick Crescent is getting busier with people parking on the street to then catch the bus at the top of the gorge. The street gets narrower the further along you go, making it difficult for cars to get out of their driveways when people park opposite driveways. I realise insufficient car parking spaces are planned for the new development and I'm not sure how far along Trelissick Crescent the overflow of cars from the residents of the new townhouses are expected to park. I don't think it's realistic for someone living deep in this new development to park 100 metres plus along Trelissick Crescent and walk to their house. I suspect parking will overflow onto Kenya Street, Perth Street or along the top of the Ngaio Gorge which is already a busy junction. Parking on the pavement is also a big issue at the moment and I have multiple photos of cars completely blocking the path and forcing pedestrians onto the road.

Land Stability

With the recent major slips occurring along the Ngaio Gorge I am very concerned about any plans to take out stabilising plants and trees. The corner where the development is planned

is a major junction and I believe there would be a significant risk if the current bush is removed.

Storm Water

The planned development involves covering much of the land with buildings and car parking. Hard sealing the current soft ground will have an impact on where storm water goes and will create a greater flood risk especially for those properties who's land the current storm water stream runs across.

Flora & Fauna

Trelissick Park is a jewel in Ngaio's crown and that jewel shines through years of hard work from dedicated volunteers who feel extremely passionately about what the park represents. Nature, greenery, serenity, native birds and plants, a place to be alone or catch up with people in the community, walk the dog, run home from work or spend quality time in nature with the family. The entrance to the park just round the corner from the proposed development provides a popular access point to all that the park offers. I'm concerned the two years of development and the ongoing intensive living arrangement, will adversely affect the park. I regularly hear a ruru calling for morepork at night from those trees where the development is planned and when I'm waiting for my bus in a morning, see all sorts of birds using the current trees: kereru, kaka, tui, fantails. The damage such a development will pose to their habitat is not to be underestimated. This is the true entrance to Ngaio and we want it to remain special.

Rubbish Day

I see the planned driveway cannot accommodate a rubbish truck. I am very concerned about what this will mean on rubbish collection day. I have visions of an impassable corner with 17 wheelie bins and 17 recycling bins lined up. This is not acceptable and needs an appropriate, sensible solution.

Quality Standard of Living

My final concern (for now), is what sort of standard of living some of the houses lower down the development will have. The land drops away very steeply and I have real concerns about the natural light and dryness of these homes. I think developing so many properties on this piece of land, which is complex on multiple levels, would severely compromise the quality of living for the residents of the town houses. Some of these properties will be very dark and very damp and not the sort of quality housing we want our new builds to be. New Zealand is not short of land, we don't need to build so intensively in the suburbs. Build four, five maybe even up to six properties on the land which would be far more in keeping with the residential make-up of this part of Ngaio.

Thank you for taking the time to consider my email.

Kind Regards