

To:  
Mr Nathan Keenan  
Senior Consents Planner  
Resource Consents Team  
Wellington City Council

4 November 2017

From:  
Christine and Ian Paterson  
[17 Ngaio Gorge Road](#)  
Ngaio  
[Wellington 6035](#)

Dear Mr Keenan,

**Comments on Resource Consent Application, Service Request [No 393294](#) –  
128 Trelissick Crescent**

My wife and I wish to add our voices to the many objections to the proposal to erect 17 town houses on the property at 128 Trelissick Crescent, [Ngaio](#). We have seen **and totally agree with** the comments of the Ngaio Crofton Downs Residents' Association, the Trelissick Park Group and Mary Munro, so do not intend to traverse the ground they have already covered.

Our main concerns relate to:

**1. Trelissick Park – Forest Remnant Track**

First and foremost is the probable effect of the development on the Forest Remnant Track in Trelissick Park. Our concerns have already been very well set out in the letter to you dated 25 September 2017 by the [Ngaio](#) Crofton Downs Residents' Association, and need not be repeated here.

I'm a frequent user of the track, not only because it is closest to home, but also because its narrowness and ruggedness provide an invigorating bush-walk experience. It is indeed rugged, but it is nonetheless fragile, and very prone to slips. We are alarmed at the possibility of its being put at further risk. On that note, you may be aware that a great deal of clay soil has already been dumped on the property and very clumsily bulldozed. The probability of this leaching into the stream is dismaying. A large number of substantial trees have already been cut and left haphazard on the property. Even apart from the possibility of some of these being the mature native trees referred to in the Residents' Association's email, the general untidiness of what has been done already does not bode well for an adequately organised development, and certainly not for being an opportunity to demonstrate the application of biophilic principles, as was hoped for by the Trelissick Park Group.

**2. Effect of Earthworks**

Having recently experienced the inconvenience associated with the closure of Ngaio Gorge Road following the recent slips, we are concerned at the effect that vibrations from earthworks in developing the site could have on the high banks behind the bus

stop opposite. These banks have eroded over the years and are in places hollowed out. We face a real possibility of losing a substantial portion of our front lawn should a combination of vibration and another wet winter lead to further slips. While a slip up here would not be as huge as the recent one further down the gorge, any blockage on such a busy road causes huge inconvenience to commuters.

### **3. Traffic and Pedestrians**

Ngaio Gorge Road has become a very busy traffic route. It is already difficult for pedestrians to cross the road, especially given the way that the Perth Street and Trelissick Crescent roads meet it. If 17 town houses were to be built on the Trelissick Crescent corner, there would be a potential large increase in the number of pedestrians needing to cross the road to and from the bus stop on the opposite side of Ngaio Gorge Road, especially at peak hours in the morning and evenings. With the limited view available to pedestrians because of the corners in Ngaio Gorge Road itself, there is a real danger of increased accidents. In the evening peak hour, traffic coming up the gorge road is driving direct into the Sun at that point. Limited visibility and the presence of pedestrians make for a dangerous mix.

### **4. Parking**

Being close to bus stops, Trelissick Crescent and the top of Ngaio Gorge Road are already heavily parked out. Given the nature of the site, it is unlikely that [No 128 Trelissick Crescent](#) will be able to provide sufficient off-street parking for 17+ vehicles. There is potential for chaos.

We are aware of the pressing need for more housing in Wellington, but in this instance we feel that the potential for harm far outweighs any benefit. Reducing the number of units to be erected on the site may reduce the potential harm, but only if sufficient and stringent safeguards are required to be observed by the developer.

Yours faithfully,

Christine and Ian Paterson

Copied to:

Trelissick Park Group (Peter Reimann)  
Ngaio Crofton Downs Residents' Association (Robyn Radomski)  
Mary Munro