

Submission on resource consent application

Notes for the applicant

Use this form to make a submission on a resource consent application you support or oppose. You can also make a submission online, visit wellington.govt.nz/have-your-say/public-notice

If you have any questions, visit wellington.govt.nz/resourceconsents, or email planning@wcc.govt.nz or phone us on 04 801 3590

Send the completed submission or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 101 Wakefield Street, Wellington

Submission details

Name of applicant Synergy Investments Limited

Site address 128 Trelissick Crescent, Ngaio, Wellington

Proposal Subdivision and Land Use Consent for 17 House Units

Service request number 393294

Support the application Oppose the application Neutral

Submitter details

Name of submitter John and Christine Comerford

Address of submitter 2/124A Trelissick Crescent, Ngaio, Wellington

Phone (day) 04 569 98059

Mobile

Email john.comerford@keesingmcleod.co.nz

Fax

Submission statements (use additional pages if required)

The aspects of the application that I support/oppose are:

Oppose entire application given the significant adverse impacts the scale of development would have on the immediate environment and wider neighbourhood and the extent of non-compliance the application has with the relevant provisions of the District Plan.

The reasons for my submission are:

See Attachment

The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):

1. Decline Application.
2. Since the impact of the development extends beyond the immediate neighbourhood publicly notify the Application.

Oral submission at the hearing

- I/we wish to speak in support of the submission If others make a similar submission, I will consider presenting a joint case with them at the hearing
- I/we do not wish to speak in support of the submission

Signature(s) of submitter(s) or agent of submitter(s)

Date

Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant's address for service.
- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to attend the hearing, please phone 801-3590 so that the necessary arrangements can be made.
- This is not a statutory form, but is provided as a guide to people wishing to lodge a submission.

Privacy information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

How do you wish to be served with any correspondence

- via email *(please ensure you have provided your email address on page 1)* via post, ie hardcopy

ANNEXURE

REASONS FOR SUBMISSION

1. Summary

- 1.1 The Application relates to non-complying activities.
- 1.2 The adverse effects of the activities are significant.
- 1.3 The activities are contrary to the objectives and policies of the District Plan.

2. Adverse Effects

- 2.1 The siting, scale and intensity of the development is incompatible for the site and neighbourhood.
- 2.2 The neighbourhood comprises low density housing. Residential intensification of this magnitude is contrary to the existing setting and character of the Ngaio suburb.
- 2.3 The precipitous topography of the site has precluded adequate compliance with residential amenities. The development represents a seriously compromised living environment adversely affecting adjoining properties by increased noise, shading and privacy.
- 2.4 The extensive earthworks required to develop the site will significantly alter the underlining topography accentuating soil erosion and slippage and generate unacceptable noise, dirt, dust and traffic hazard to adjoining properties.
- 2.5 The development involves extensive removal of mature vegetation including significant specimen trees. The site adjoins the conservation reserve of Trelissick Park. Adjoining properties have land covenants precluding removal of vegetation. The removal of vegetation will increase site instability and contribute to soil erosion and slippage.
- 2.6 Toxic herbicides and consequent spray drift will seriously impact on the retained vegetation, vegetation of the conservation reserve and adjoining properties.
- 2.7 The close proximity of the single vehicular driveway to Ngaio Gorge Road and Perth Street will create a major traffic hazard. The inadequate provision for off street parking will increase congestion on Trelissick Crescent and cause nuisance to adjoining properties.
- 2.8 The waste disposal proposals are rudimentary and likely to cause pollution and contamination to the Trelissick Park catchment.
- 2.9 The deposit of fill material on the site without apparent authority seriously questions the integrity of the applicant to comply with any management plan and mitigation factors.

3. Activities Contrary to Objectives and Policies of District Plan

- 3.1 The site is zoned Outer Residential. The District Plan allows residential intensification provided it does not detract from the character and amenity of the neighbourhood.
- 3.2 The cumulative effect of the breaches of the permitted activity conditions confirm the development is completely out of scale with the surrounding environment and fails to respect the scale, building form and topography of neighbouring properties.
- 3.3 The development does not comply with the spirit and intent of the Residential Design Guide; particularly in relation to green space, height and mass, recession control and increases hard surfacing for access and parking.
- 3.4 The baseline assessment depicted is a worse case scenario for adjoining neighbours and lacks balance.
- 3.5 Plan Change 72 was a Council initiated plan review of the residential chapters of the District Plan. Neither this site, nor any in the Ngaio suburb, were identified for intensification of residential development. A comprehensive residential subdivision is being developed in the adjoining Crofton Downs suburb which satisfies any Council housing objective for this locality.