

**Summary of submissions received by Greater Wellington Regional Council and Porirua City Council on notified application WGN160028 and RC6922-SL0046/15 by Jagger NZ Limited for the subdivision and development of 149 Lots at Duck Creek North, Whitby**

	<b>Name of submitter / organisation</b>	<b>Support / Neutral / oppose application</b>	<b>Wish to be heard</b>	<b>Summary of submission</b>
1	Carolyn Anne Amos	Oppose	Yes	Concerned about proximity to boundary fences, dust, odour from sewer plant, visual impacts of rooflines, noise amplification from development and water pollution
2	David Wyatt	Oppose	Yes	Concerned about noise pollution, visual impact, and dust from the development. High impact on community during construction phase and ongoing access issues. Seeking risk impact assessment in regards to impact on local animal life and traffic impact assessment of local traffic volumes with this development. Notes issues in relation to soil limitations and liquefaction and waiver of esplanade reserves.
3	Trevor Athol Roberts and Lesley Marilyn Roberts	Conditional	Yes	Has concerns relating to development controls (site coverage), flooding and traffic impacts. Conditional support around single story dwelling single unit dwelling houses, and design of street lighting / non-reflective roofing material to combat sunlight strike and light pollution. Has concerns about street parking and pedestrian access at Bridge 3.
4	Neville and Joyce Glennie	Oppose	Yes	Concerned about environmental impact of development, specifically visual effect of bridge and bird-life habitats. Concerns about permanent increase in traffic due to land-locked subdivision. Dirt/dust debris and truck movements impacting native birdlife. Also notes concerns about sedimentation as a construction effect.
5	Lou Sanson, Director-General of Conservation (DOC)	Neutral	No	Support the use of best practice erosion and sediment control measures to minimise discharge of sediment laden water into receiving environment and inclusion of 3.4ha of reserve area with opportunities to enhance biodiversity values. Concerns with discharge of sediment laden water, diversion of Duck Creek and instream works. Seeking conditions on adaptive management framework including triggers and requirements for action to diminish adverse effects if sedimentation occurs during construction.
6	NZ Transport Agency	Oppose	Yes	Seeking an alternative access to be used for initial works as the agency

				considers current traffic safety assessment to be inadequate; clarification of modelling and intersection performance to ensure State Highway not impacted; and monitoring of culvert capacity before and after construction.
7	Gary Saunders	Neutral	No	Concerned about flooding on section due to increased water flow from road and housing runoff. The creek cannot cope and should be widened and embanked on both sides. Also concerned about additional light, noise and traffic pollution due to increased housing.
8	Yvonne Fletcher	Oppose	No	Seeking expansion and clarification of silt effects and mitigation from discharge of sediments and chemical flocculants in treated stormwater runoff to Duck Creek
9	Anthony John Seabrook	Neutral	No	Concerned about flooding at Northern end of Duck Creek, and light and noise pollution. Seeking provisions to minimise impact from noise and light pollution.
10	Te Runanga o Toa Rangatira Inc	Oppose	Yes	The proposed development is an area of interest to Ngati Toa and a site of cultural significance. It will have impacts on Te Awarua o Porirua and tributaries. The development of a cultural impact report is desired to recognise the values of iwi.
11	Ash Johnstone	Oppose	Yes	Concerned about personal effects of being subjected to the infill development, tree removal (shelter and nesting birds), noise, dust and vibration during development as well as privacy and security effects long term. General effects objected to are the quantity of fill being imported and development density. Notes flood prone land issue in relation to reserve contributions.
12	Teepa and Anne Waiwatai	Oppose	Yes	Concerned about the proposed raising of ground levels of former golf course and effects of fill on their property. Comments on nature of street trees to be provided.
13	Maria Gracie	Neutral	No	Further thought should be given to how walkways can be more effectively incorporated into the proposed plan. Concerned about flood risk. Effects on community should be mitigated such as noise, dust, vibrations of earthworks, congestion
14	Christopher and Susan Hooper	Oppose	No	Concerned about intense overcrowding of the area and impact on the landscape due to size of proposed lots. Concerned about implications of Lot 80 on their property and general effects of infilling on their

				property.
15	Heritage New Zealand	Neutral	No	Potential effects on historic heritage, particularly archaeology. Archaeological sites have been recorded within the development site and wider vicinity and therefore provisions for archaeology should be included on the Environmental Management Plan for Construction. States an archaeology authority is required from HNZPTA before site is disturbed.
16	Forest and Bird	Oppose	Yes	Key matters of concern relate to protection of ecological values, particularly those associated with freshwater, wetlands and coastal environment. Concerned the indigenous ecosystems could be impacted by loss of habitat through sediment deposition. Requests clearer environmental triggers strengthened Adaptive Management framework, particularly in regard to sedimentation.
17	Roy and Jacqueline Noble	Oppose	Yes	Seeking more information regarding scope of works to understand impact on property and also of the opinion that the Stormwater Modelling mitigation is not adequate. Details are needed regarding vegetation management or planting on eastern side of stream. State concerns about safety of vertical stream banks and property security.
18	Wee Win Lau	Oppose	No	Concerned about strain on existing roading infrastructure due to high density development, increased flood risk, noise pollution from vehicles and truck movements during construction. Concerned at the lack of proposed reserve land for open space amenities.
19	Guardians of Pauatahanui Inlet	Neutral	Yes	Seeking conditions to ensure protection of stream and inhabiting species; to avoid deposition of sediment into the stream and harbour in rain events; and no construction and occupation effects (sediment and contaminants) on DoC reserve and related salt marsh; request low impact design measures to be implemented for ongoing stormwater management
20	Mark Macfarlane	Oppose	No	Concerned about the environmental impact of development (specifically noise and dust from earthworks) on fish and birdlife. Concerned about mitigation of flood risk in the area below Shackle Lane and also amenity values.