

Your Comment on the Waikanae North Development

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	Michael		
Last name	Pearson		
Postal address	[REDACTED]		
Home phone / Mobile phone	0 [REDACTED]	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
☒	I can receive emails and my email address is correct	☐	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

General

What will traffic volumes be on my road at full build-out and how does this compare with today?

How long will construction last and how many truck movements are expected each day?

What assurance can be given that neighbouring property values and amenity will not be adversely affected?

Will any existing property experience increased flood risk as a result of urbanisation?

What buffers, planting and setbacks will protect existing residents?

What noise limits will apply during construction and operation?

How will dust be monitored and managed?

What infrastructure upgrades will be completed before residents move in?

How have cumulative effects of future development in Waikanae North been assessed?

What legally enforceable conditions will ensure current residents are protected if predicted impacts are exceeded?

specific:

What will I see from their homes once the development is complete?

Have visual simulations been prepared?

Are there proposed three-storey buildings?

What screening vegetation is proposed? Further, for the land bordering my property what types of vegetation have been provisioned? How long will landscaping take to mature?

What building heights are proposed adjacent to existing homes?

What setbacks apply along existing boundaries?

What landscape buffers will be provided?

How will privacy be maintained?

Will outdoor lighting affect neighbouring properties?

What restrictions apply to future residents regarding noise and lighting?

Has any assessment been undertaken regarding impacts on neighbouring property values?

How might properties immediately adjacent to the development be affected during the construction period?

What visual mitigation is proposed for existing homeowners?

Will existing rural outlooks be lost?

What measures are proposed to preserve amenity values?

Peka Peka Road

I specifically request that the right of way used by 173 Peka Peka Road is upgraded fully before any construction occurs. The current ROW is already pot hole ridden, and further activity will significantly increase damage and potentially increase cost for vehicle repairs and increased dust.

Secondly, a roundabout needs to be installed prior to construction given projected traffic increase. Peka Peka road is already under pressure as a feeder road to Transmission Gully for Te Horo south. The SH1 roundabout under construction is illustrative of the need.

Further:

How many additional vehicle movements per day will be generated at full development?

What assumptions have been used regarding car ownership and commuting patterns?

What impact will the development have on:

Paetawa Road

Peka Peka Road

Greenhill Road

End Farm Road

Will any intersections fail acceptable Levels of Service during peak periods?

What road upgrades will be completed before occupancy occurs?

Will construction traffic use the same roads as residents?

How many truck movements are expected during construction?

What measures will prevent heavy vehicles using unsuitable local roads?

Will school traffic and pedestrian safety be adversely affected?

Has future growth beyond this subdivision been considered?

Thank you for your comments