

APPENDIX 3: Submissions Summary Table

The following table provides a Council officer summary of each submission. The full submissions are attached as Appendix 4 and should be referred to for full details.

Submissions Summary Table
<p>JBR-1</p> <p>Position: Supports</p> <p>This submission supports the proposal for the following reasons:</p> <ul style="list-style-type: none">• The proposal seems very reasonable as the generously proportioned sites naturally orientate themselves towards Jacks Bush Road.• Proposal can be achieved without having to do any major earthworks.• Leaves reserve intact.• Will help tidy up the area and make Jacks Bush Road an even more attractive place to live.
<p>JBR-2</p> <p>Position: Supports</p> <p>This submission supports the proposal for the following reasons:</p> <ul style="list-style-type: none">• The proposal will see the land logically and sensibly developed and enhance the overall character of Jacks Bush Road.
<p>JBR-3</p> <p>Position: Objects</p> <p>This submission objects to the proposal for the following reasons:</p> <ul style="list-style-type: none">• Increase in traffic noise. The area is already suffers from a high level of traffic noise because of a very noisy NZTA expressway due to its geometry, design etc.• A 20% increase of traffic on and off Ngarara Road onto Jack's Bush will increase the amount of noise from this intersection by 20%.• The developer is trying to maximise profits by minimising costs.• The Reserve originated as an environmental safeguard installed when creating the Jac'ks Bush subdivision to protect against future development by restricting access to Jacks Bush Road.
<p>JBR-4</p> <p>Position: Objects</p> <p>This submission objects to the proposal for the following reasons:</p> <ul style="list-style-type: none">• The submitters live on Ngarara Road opposite the Jacks Bush Road intersection. Difficult bend for drivers coming along Ngarara Road and more traffic turning in and out of Jack Bush Road could create more hazards for this corner, with poor visibility of traffic approaching the bend.• Ngarara Road traffic also do not have clear vision of traffic ahead turning at Jacks Bush Road until on the bend itself.

- Already nuisance from streetlight. Headlights of Jacks Bush Road traffic would create more light disturbance to front bedrooms.
- Better to spread load of traffic throughout driveways along Ngarara Road, rather than more traffic at Jacks Bush/Ngarara Road intersection.

JBR-5 Nga Manu Trust (Peter Kettle)

Position: Neutral

Key points from this submission are:

- Appreciates the concerns of Jacks Bush Road community regarding possible intensive subdivision and the threats this would pose to the environment in general.
- Request due regard given to the ecological values of Jack's Bush.
- Protection of adjacent land from intensive subdivision and maintenance of the integrity of the remnant bush areas will benefit future generations.

JBR-6 Guy and Vanessa Simpson (Applicant)

Position: Supports

- Access via the proposed easement is practical, logical and has less than minor environmental effects than alternative options.
- If the Local Purpose Reserve was not in place the area currently shown as lots 3 and 4 within the subject land could, in theory, be subdivided into about six lots or be used to provide access further to the North including potentially a roading intersection link.

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JBR-7 Wayde and Lynley Hastings

Position: Objects

This submission objects to the proposal for the following reasons:

- Road safety concerns with proposed ROW easements located opposite a driveway entrance on a narrow road; and at the intersection of Jacks Bush Road and Ngarara Road, with increased traffic on Jacks Bush Road.
- Width of proposed easements wide enough for a small road and concerns that there may be further subdivision in the 10 years' time.
- Accessways onto Jacks Bush Road will jeopardize protection of the wetland biodiversity.

JBR-8 Anthony and Tracey Salmon

Position: Objects

This submission objects to the proposal for the following reasons:

- Dangerous intersection of Ngarara Road/Jacks Bush Road with short lines of sight. Many near misses and some minor accidents and more cars turning will increase risk of serious accident occurring.
- Near misses and evasive action has increased as each new house has been built in Jacks Bush Road, with trucks and tradespeople's vans, and then resident's vehicles.
- Property bought with understanding that covenants in place on properties; and local purpose reserve would mean there would only ever be 9

properties on Jacks Bush Road, providing a safe quiet rural road for walking and children learning to ride bikes, and that the intersection would have a limit to the regular traffic turning through it.

- Granting easements would start urbanisation of rural road, and when further subdivision occurs in 10 years, will be unable to back track on decision.

JBR-9 FT and PA Mallia

Position: Objects

This submission objects to the proposal for the following reasons:

- Understanding that the local purpose reserve was put in place specifically to not allow further traffic on Jacks Bush Road, dense housing, damage to biodiversity, especially to Jack's Bush.
- Proposal is the thin edge of the wedge for developers and Council will completely destroy the East side of Ngarara Road by dense housing which will cause serious damage to Jack's Bush, Nga Manu and local biodiversity.
- No apparent local plan re type of housing, section sizes, traffic infrastructure for Ngarara Road and intersections.
- Not against property development, providing environmental and biodiversity is maintained.

JBR-10 Jacks Bush Residents Group

Position: Objects

This submission objects to the proposal for the following reasons:

- The Jack's Bush Development went through a long process, faced many objections and went to an Environment Court hearing. The result of the hearing was the imposition of numerous restrictions including the vesting a large reserve, and no further subdivision for the 9 residential lots created. The development had a vision of creating a unique, uncrowded and environmentally sustainable living experience with protective covenants, designed to add and protect the value of the lots. An isolation strip was placed parallel to the northern side of Jack's Bush to protect the Jack's Bush development from the effects of future development on neighbouring land.
- Jacks Bush is a 21 acre stand of native bush reserve with a diversity of birdlife and there is nothing comparable on the Kapiti Coast that combines privacy, space and exceptional biodiversity in an environment of such significance.
- Any increase in traffic or human habitation along Jacks Bush Road will negatively impact the ecological balance.
- There is a small pond/wetland area on proposed Lot 3 and 4 that could be restored. It should be assessed by a biodiversity expert to determine its significance.
- Granting the easements would likely be a negative impact on the ecology of Jack's Bush.
- Road safety concerns with additional traffic accessing Jacks Bush Road, including logging trucks, contractors and utility vehicles.
- Further lots may be accessed in the future.

- Do not agree that the alternative option to access from Ngarara Road is not viable, as per easement application for the following reasons:
 - Another alternative location for access (existing track) could involve less steep and undulating land
 - Additional traffic accessing Ngarara Road would be safer than more traffic accessing Ngarara Road from Jacks Bush Road
 - Cost of providing access from Ngarara Road should be of no concern to Council
 - Potential effects on further subdivision are not relevant to the application
 - The other alternative location (existing track) for access should make things easier rather than more complicated.
- Declining the easements would reduce the likelihood of the resource consent being lodged, with the lots being redesigned, possibly to the extent that only one larger sized lot is feasible.
- The development of the land may be intensive.
- The proposed development of the adjacent land does not demonstrate compatibility with the overall character, environmental sensitivity and ecological values of Jack's Bush.
- Concern that granting the easements will lead to a withering of the environmental standards that the Jack's Bush exhibits and is cherished by the community.
- The Key Native Ecosystem Programme has not been considered.

JBR-11 Jukes and Trish Barrett

Position: Objects

This submission objects to the proposal for the following reasons:

- If easement granted, Council will have broken the contract with the original developers.
- 205 and 211 Ngarara Road both have considerable frontages that would allow additional traffic to merge comfortably into Ngarara Road.

JBR-12 Mark Blood and Dorothy Muller

Position: Objects

This submission objects to the proposal for the following reasons:

- Failure to ensure the same high environmental standards are applied to proposed Lot 3 and 4.
- Failure to acknowledge history and uniqueness of Jack's Bush and Nga Manu wetland complex.
- Failure to acknowledge/recognise road safety aspects.
- Failure to conduct formal or meaningful consultation with local community/affected stakeholders.
- Failure to properly consider alternative access from Ngarara Road.

Included in this submission is material presented to the Submissions Hearing 16 June 2016 on the Proposed District Plan which includes the following points:

- Concerns about road safety of Ngarara Road with suggested safety improvements of reducing speed limit, signage and mirrors and re-alignment of Ngarara Road.

- Smaller lot sizes on eastern side of Ngarara Road would have greater environmental impact on Nga Manu and Jack's Bush than smaller lot sizes on the western side of Ngarara Road. Propose minimum lot size of 0.4 ha on eastern side.
- Ecological buffer zone established to protect Jack's Bush from potential future development.
- Retain local purpose reserve until all affected parties endorse a structure plan.
- Preference for protective strip to be maintained.

JBR-13 Paul Nouata

Position: Objects

This submission objects to the proposal for the following reasons:

- Children learn to ride bikes on Jacks Bush Road and keep to the northern side which keeps them way from the 3 driveways on the southern side.
- Permitting access from Jacks Bush Road will lead to further subdivision developments.
- There is an alternative option for access from Ngarara Road.
- Access from Jacks Bush Road would benefit the developer as lower cost, while disadvantaging residents of Jack's Bush Road.
- The vesting of the local purpose reserve was to prevent this sort of change to Jacks Bush Road.

JBR-14 Lawrence and Robyn Fabish

Position: Objects

This submission objects to the proposal for the following reasons:

- Alternative access from Ngarara Road via existing track would provide a sensible, safe and ready-made access.
- Intersection of Ngarara Road and Jacks Bush Road is dangerous to vehicular and pedestrian traffic and is the most difficult stretch on all of Ngarara Road. This would worsen if traffic volumes increased.
- There are many driveways concentrated in a small area around the junction of Jacks Bush Road and Ngarara Road which can make it dangerous for walkers, cyclists and motor vehicles.
- Entrance further along Ngarara Road would mitigate some of the traffic issues.
- Much of surrounding land area under protective covenant with no further subdivision of individual lots permitted and isolation strip is protecting Jack's Bush from future development. Granting easements would remove the protection that was approved by Council.

JBR-15 Vance and Gail Stirrat

Position: Objects

This submission objects to the proposal for the following reasons:

- The easements will cause disruption to the local wildlife.
- If the pine trees were removed, then regenerating bush on the submitter's property would not prosper as well without their protection.

- Increased traffic on the quiet road, which has no footpaths, will become more dangerous for children and animals; and at intersection with Ngarara Road.
- Concerned that Council would consider revoking the protective reserve that is Lot 12.