

SUBMISSION 133

Name (Please use your full name)

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I could gain an advantage in trade competition through this submission

No

The specific provisions of the proposed Plan Change that my submission relates to are as follows

SUB-RUR-O5 Berketts farm precinct RPROZ-S12 Water supply and fire fighting sprinkler system for residential unit

My submission is that

I would like to be heard.... Whitemans valley is a rural area primarily used for farming and livestock, it is enjoyed by people that like piece and quiet, the ability to cycle safely, walk horses and dogs along the road without much traffic or move cattle and sheep along the road between paddocks. The proposed Berketts Farm Precinct poses a substantial threat to the cherished aspects of our rural living.

I wish to voice the following concerns and vehemently oppose the Berketts Farm Precinct for the subsequent reasons:

1. There has been minimal consultation and insufficient provision of clear information for those who will be affected by this proposal, making it challenging for them to comprehend how it will impact the enjoyment of their property. The allotted time for community submissions is too brief for the amount of information in the proposal.
2. The proposed precinct is in contradiction with TP-S10 of the PC50 (page 28). The proposal of the large number of houses goes against the permitted activity for the number of dwellings on a single vehicle accessway. a. "Subdivision in General rural, Rural production or Rural lifestyle and Settlement Zones The maximum number of allotments accessed via a right of way or private road must: 1. be no more than six; and 2. comply with the widths in Appendix C, Figure 1 (Road Design Standards - Urban) of the Code of Practice for Civil Engineering Works.
3. Before anything of this nature (the precinct) should occur the roading would need to be sorted

out. a. As per TP-P1 of the PC50 (page 28) “Minor changes to the transport system can be undertaken without the need for stringent controls, although they may need monitoring to identify and manage their cumulative effects. However, large-scale transportation projects, or developments within areas of environmental sensitivity, require careful assessment to identify potential effects and possible mitigation measures. Rural roads place limits on further development in certain areas of the City because of their condition or potential capacity. Closer subdivision in these areas may be restricted because of the demand that it would place on these roads and the likely costs incurred by the Council. Other rural activities can cause damage to roads or create dangerous situations where roads are not designed to accommodate such traffic. The upgrading of such roads can place a heavy financial burden on the community and have significant adverse environmental effects. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.” With the addition of 100+ houses there is a likelihood of 200+ cars being added to Whitemans Valley road and Blue Mountains road per day. The proposed location of the houses is on one of the narrowest parts of the road that is currently full of potholes and dips. The proposed precinct is likely to cause damage to the road, due to the heavy construction vehicles. This will then mean that the road will need to be upgraded and widened at the cost of the community.

4. The current roading in the proposed precinct area of Whitemans Valley is very narrow in long stretches and is difficult to maneuver at the moment, when meeting a large vehicle coming the other way you almost need to move into the berm to let them pass. Blue Mountain road is also very narrow and is sometimes very slow to get down especially when following a bus or truck. With the newly proposed Government mandated school and surrounding area speed zones this will also have a massive impact on the traffic heading into Silverstream, adding another 100 households worth of vehicles will make the traffic in these areas worse.

5. The addition of 100+ more households would also have an impact on the ability of people to enjoy the valley. The extra road traffic, especially during the construction phase, will have a negative impact on the ability to cycle safely, walk horses and dogs along the road without much traffic or move cattle and sheep along the road between paddocks. This is in contradiction to TP-P5 of the PC50 (page 29). “To promote a sustainable pattern of development that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.”

6. In addition to the impact the construction of the houses would have on the road, they would also have an impact on the noise and dust levels in the valley during the construction. I work from home and enjoy hearing the birds and livestock during the day, our property is only a couple of houses down from the proposed precinct and this work would affect my enjoyment of our property and the fundamental reason for moving to the area.

7. My worry stems from the fact that we often face power outages. Adding over 100 homes in Whitemans Valley might strain the electricity supply, resulting in more frequent outages. In our part of the valley, we only have one cell site. When the power outage lasts for more than 5 hours, we lose all means of communication – be it cellular phones, home phones, or internet services. This vulnerability became apparent during the last storm when we endured a 24-hour period without these essential services and had to make a mad dash to Mitre 10 to buy a generator to keep our freezers going.

8. If the Berketts Farm Precinct proposal moves forward, there's a concern that it could set a precedent for the future rezoning of the entire valley over time. This prospect raises concerns about the potential allowance for even more densely populated housing, which could substantially impact the existing rural lifestyle and alter the overall character of the area.

9. I am apprehensive about the potential environmental impact that could result if this development moves forward. The installation of over 100 septic tanks and the water runoff from roofs may impose additional strain on the already considered polluted Mangaroa River. Septic systems are acknowledged as substantial contributors to pollution in the area. During periods of heavy rainfall, the Mangaroa River rises significantly, and the supplementary runoff from additional homes could adversely affect properties further down the valley.

10. One of the primary reasons for us choosing Whitemans Valley as our residence was for my husband's passion for Amateur radio, drawn to an environment marked by low housing density and minimal electrical noise. This setup is optimal for engaging in long-distance communication with individuals on the opposite side of the globe. The potential densification of housing raises concerns as it might introduce electrical interference, thereby limiting his ability to connect with rare long-distance stations and diminishing the overall enjoyment he derives from his hobby.

11. My husband and I share a keen interest in astronomy. The potential addition of 100+ houses just down the road raises concerns about increased light pollution, diminishing our enjoyment of

the dark skies that Whitemans Valley currently offers. There is nothing we cherish more than sitting in the spa pool, gazing at the Milky Way, and looking for shooting stars on a clear, dark night in peace and quiet. Using the telescope to observe Jupiter and the surrounding planets is also a favorite pastime.

12. Using wood fires is a common way to heat homes in Whitemans Valley. If 100 new homes are added, that could mean introducing 100 additional fireplaces in a small area, potentially leading to more air pollution. Right now, the homes in Whitemans Valley are spread out enough that the pollution from fireplaces is relatively low. However, there's a worry about the possibility of cutting down trees around these homes to fuel the fires.

13. We have significant concerns about how the proposed subdivision will impact Chop Shop, our local home kill processor. The individuals running this small family business have put in tremendous effort to build it up. Considering the proposal, they could find themselves surrounded by housing, compromising the privacy of both their home and the surrounding environment. Given the nature of the business, which involves using firearms for a quick and humane kill, the proximity of new housing raises the risk of individuals unfamiliar with rural lifestyles filing complaints with the police about the sound of gunfire. Additionally, there's a concern that people may take offense to the meat processing activities especially as some of it can occur in the paddock next to the shared driveway. This poses a significant challenge for Chop Shop and its ongoing operation.

14. In 2020, the Upper Hutt City Council introduced a proposal driven by government initiatives that underscored the importance of preserving green spaces. This new regulation would impact our property, as we would not be allowed to modify "significant natural areas," including native bush or other green spaces. The suggested precinct appears to deviate from these conservation-focused principles. Considering the points mentioned earlier, it seems like the proposed Berketts Farm Precinct doesn't meet the zoning requirements and conservation-focused principles. It's not just about the impact on the roads; there's also an increased load on the electrical infrastructure and data capacity, which could significantly affect numerous families in the valley. Many of us chose to move here to escape the noise of road traffic and the hustle of densely populated suburbs, all in search of enjoying the natural beauty that Whitemans Valley offers. However, the proposed precinct could potentially spoil the tranquility of this environment and compromise the value of our properties. It's crucial to carefully weigh the options because this precinct doesn't align with the rural community lifestyle. There needs to be more community involvement, with a substantial reduction in the number of proposed houses. Providing a detailed map showing where these houses will be located is essential to minimize disruption to the valley and its community. It's vital to thoughtfully consider whether this is the right place for such a large-scale housing development. RPROZ-S12 Water supply and fire fighting sprinkler system for residential unit – what does this mean, is it only for new houses or is it meant to be retrofitted into the current houses? The information in the document is not clear about who is impacted and what does it mean.

I seek the following decision from the local authority

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Please indicate whether you wish to be heard in

support of your submission (tick appropriate box)

I do wish to be heard in support of my submission.

please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.

**If your submission is over 500 words, please upload a word document with your submission.
Please provide the questions as your headers before each paragraph.**

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I would like to be heard....

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Rural roads place limits on further development in certain areas of the City because of their condition or potential capacity. Closer subdivision in these areas may be restricted because of the demand that it would place on these roads and the likely costs incurred by the Council. Other rural activities can cause damage to roads or create dangerous situations where roads are not designed to accommodate such traffic. The upgrading of such roads can place a heavy financial burden on the community and have significant adverse environmental effects. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response."

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