

SUBMISSION 166

Name (Please use your full name)

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n/a

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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

Subdivision in rural zones

My submission is that

Allowing smaller subdivisions throughout Mangaroa and Whitemans Valleys will create adverse impacts on the environment due to the greatly increased traffic. All of the roads into these valleys are narrow and windy and not suitable for any increase in the volume of traffic that further subdivision will cause. We live on one of these roads and know only too well the dangerous driving that frequently occurs, the near misses, the damage from heavy traffic, and the ever-increasing risk to the safety of cyclists, joggers and walkers. The proposed reduction in property size throughout the valleys contradicts UHCC's principles of reducing negative impacts on climate change. With no prospects of public transport in the valleys, and each property usually having two vehicles, a large number of new dwellings will create a huge increase in traffic in/out and through the valleys, adversely affecting rural amenity on top of contributing to greenhouse gases. It will discourage people from cycling and walking and exercising which, again, is contrary to the principles that UHCC purports to encourage. Further, the extra heavy traffic that would be necessary to transport building materials for new dwellings for years to come will make the roads far more dangerous for all users as well as damage the roads on a continual basis. On a positive note, I like the idea of protecting the productive land on the valley floor through

greater lot sizes.

I seek the following decision from the local authority

Not allow smaller lot sizes in the Mangarua and Whitemans Valleys.

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not 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.
