

Plan 50 Submission (due 17 November)

Submitted by: Andrea Thompson

Address: 88 Russells Road, Whitemans Valley, Upper Hutt 5371

Email: ar.kbfamily@gmail.com

Thank you for the opportunity to provide feedback on Plan 50, Rural Review as below:

PC50 includes the development of zone-specific provisions for the General Rural, Rural Production, Rural Lifestyle, and Settlement Zones and associated maps. The proposed objectives, policies, and rules have been developed and tailored for each zone; considering a zone's purpose and character, and what activities and what level of development are appropriate, (including any changes to subdivision standards). PC50 also introduces the Staglands precinct, Berketts farm precinct, and the Clay Target Club acoustic overlay.

Introduction

I am a resident in Russells Road, Whitemans Valley living on a 10-acre lifestyle property. Being brought up in the Valley, we moved back four years ago to bring our children up in a rural environment and away from the rat-race of town. We have all enjoyed the move and life in a beautiful part of the valley.

Over time though we have watched the road quality and infrastructure deteriorate. There has been little, or no maintenance done, the roads continue to worsen with certain parts of the Whitemans Valley Road like a rollercoaster to drive on, potholes, overgrown berms, and general lack of care. Many of the existing shared driveway arrangements are a broken model with no clear guidelines for maintenance. Growth and development is natural, however we ask that there is an approach that supports the existing rural environment and not entirely commercial and certainly nothing like a Wallaceville Estate!

Concerns based on Plan 50. I wish these to be heard in support of my submission.

- Inconsistencies with the zoning proposals on Appendix 1: List of properties with a change in zone, page 289-311 of the Section 32 document. Our property is to be rezoned from Rural Production to General Rural whereas neighbouring properties no change.
- Number of lots – inconsistencies across the documents. Two hectares should be the minimum lot size.
- Road infrastructure – with the introduction of potentially 100+ lots on the Berketts Precinct ranging from an unacceptable 0.4 (appx 1 acre), daily vehicle movement and rezoning impacts that would allow existing lots to subdivide would create traffic the road cannot sustain. What is the plan for roading, widening and ongoing maintenance schedules and feeds into the main roads, particularly WVR and BMR as the main links.
- Construction traffic – what route will they use? Blue Mountains is not suitable and struggles now when bus and truck or even car meet.

- Development and Financial Contributions policy 23/24 – does the new policy take into consideration the impacts of Plan 50?
- I see there is mention that the properties will not be viewable from Whitemans Valley Road. I'm not sure how this is possible, is this a 'please you' statement.
- The plan document was presented in a way that it was very hard to read with the track changes still visible. Some of the documents still had draft as a watermark. Again, is this to make things confusing to the reader. Do we trust what you are doing – no!

I am seeking the following relief –

- lot sizes are no smaller than 2 hectares (5 acres)
- A full roading infrastructure and maintenance plan to support Plan 50, noting the current contractor only patches if that. How will the road be widened, new sealing, berm and vegetation management to be able to see around corners and so on.
- Knowing that the Gillies Group is behind this plan, that Whitemans Valley does not see another Wallaceville Estate. Councils are renowned for changing rules to suit developers for commercial reasons.

I do not stand to gain commercial advantage from my submission.

Send by email to - planning@uhcc.govt.nz