

SUBMISSION 204

From: Paul Clark

Sent: Friday, November 17, 2023 3:27 PM

To: Planning@uhcc.govt.nz

Subject: Plan change 50 Birkett's farm development in Whiteman's Valley Road.

To whom it will concern, please note the following.

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

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

I believe the above shouldn't be allowed to proceed because the current roading and bridge structure on Whiteman's Valley road is inadequate for the proposed development listed above. I have been using the above road since the mid 1960 period. Initially by bicycle, than by motor vehicle. If the traffic density increases it will place more pressure on what is already an inadequate roading infrastructure, and because of the current two single lane bridges, waiting times at the end of either bridge will increase. Also, if the development proceeds, as is already happening in the adjacent Katherine Mansfield drive where I live the amount of large truck usage will increase substantially, ditto for school buses. This will increase trave time from the Whiteman's Valley to Upper Hutt and put even more pressure on the Wallaceville Hill road which already struggles to cope at peak times, and by default already needs some upgrading to handle the current traffic volume. And don't forget more school buses will be needed. And on the weekend more cyclists using the roads for recreation will be more vulnerable to potential traffic accidents. Also, on parts of Whiteman's Valley road south of the bridge just beyond the Katherine Mansfield turnoff the road narrows a lot, and two large trucks could struggle to pass each especially on some of the tight corners. We don't want more traffic accidents, do we?

I seek the following relief from the proposal. If the proposed development is to precede the true cost of the roading and bridge upgrades needs to be calculated and the developer should pay at least 20% of the total upgrade costs. The developer isn't doing this except to make a decent profit, this is understood, but why should the rest of Whiteman's Valley and perhaps also Upper Hutt have to pay more rates in order for a private developer to make really great profits, what is in it for them? Personally, are not against a business making a profit, but in cases like this the true overall cost needs to be carefully calculated, and all default costs accounted for.

Regards

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