

SUBMISSION 247

Stuart & Michelle Blyth
285 Whitemans Valley Road
RD1 Upper Hutt

17 November 2023

Upper Hutt City Council
Upper Hutt

Re: PC50 Submission

Good afternoon,

Please find below my submission as I wish to be heard.

1. There is mention of previous consultations on this proposal. I have never seen or been privy to any prior consultations.

We have concerns about the size of these properties. The Valley is predominately set of 4 hectares lots or more, with a community of likeminded people who are contributing to the community through the vegetable gardens and/or general farm food production, horse riding and associated activities. Smaller properties are unlikely to be able to, or want to do any thing of this sort, so it is not a 'good fit' within this lifestyle or community,

2. How do these changes effect the likes of the annual cycle riding & such event. In a time where people are getting less activity yet everyone promotes getting out and being more active, are such events likely to be no longer available due to the increased number of people, objections, impatience and general people & transport movements?
3. We have concerns about the infrastructure and increased traffic volumes that currently exists, or the lack thereof.
There appears to be no mention of any improvement to the likes of Whitemans Valley Road, where in places the road is no more than 5 metres wide. Where there are 3 single lane, one way bridges, all of which are is $\frac{3}{4}$ obscured too.
4. We am concerned about the potential increase in school aged children that come with such a development? eg: The need for more buses, as the current ones are full with standing room only and local schools are already at capacity.
5. We also have concerns around pest control.

We are currently overrun with rabbits and pukekos, yet is how everyone expected to how manage this with shooting or otherwise on properties that are so close, and people can be so 'woke' nowadays, about harming animals, pests or others? How will we manage this in such small privately owned areas? People with such a small property are unlikely to be interested in such management.

6. What vegetation and old or native trees and natural habits will be lost or pay the price for such a development. What birds and insect life will be impacted? Does any of this comply with the Wellington Regional Councils Plan Change 1?

While we appreciate the need for further housing, but we don't believe this community is the place for anything of this size, or such small areas, and believe there are others area much more suitable for such a developments, with far less impact.

We believe there is a requirement for a re-write on this proposal based on the above issues and other concerns will have around the changes and re-zoning of our properties, all without any prior consultation.

We believe a lot more discussions are required.

If there was a need to such developments at the Berketts Farm then at least keeping the minimum property size to 4 hectares or greater, which would be a far better proposal, and much more suited and in keeping with location.

Your sincerely

Michelle & Stuart Blyth

021 211 3956 (michelle)

M_Blyth@xtra.co.nz

021 211 3956