

## SUBMISSION 69

Submission on PC50-Rural Chapter

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I do not stand to make commercial advantage from my submission

I wish to be heard in support of my submission

My concerns:

With regards to the PC50 report and the Section 32 Evaluation Report, it has been brought to my attention and many others who have seen it that there are multiple inconsistencies, lack of detail overall, very little understanding of rural life and no real consultation with those that live rurally.

My concerns:

With regards to the Berkett Farm Precinct.

It has been stated that under the current rules this development would unlikely be granted Resource Consent. It seems that now new rules have been drawn up by the Council to ensure that it will proceed and this has taken place with no consultation with the community concerning this part of the plan.

As landowners, we, like so many others, had a legitimate expectation with regards to the present zoning and rules and what we could and could not do with our property in regards to access and land sizes etc etc.

The latest publication of PC50 is completely different to previous versions where communication and feedback was sought from the community.

It would appear that no such consultation was sought upon the release of the latest PC50 document.

Please see below a list of what I consider to be most damaging to our rural community should Berketts Farm Precinct go ahead:

1. The sheer number of properties proposed in this development. The possibility that up to 210 houses ( 105 principle and each main house can build a secondary dwelling up to 100sqm).
2. Run-off and soil erosion - There will be considerable run-off and soil erosion from the removal of pine and native bush and this will not stop once said houses are in place. Where will this go? I would suggest onto neighbouring properties that lie below the ridge line and into streams and rivers.
3. SNAs' ( See Stuff article July 29th 2021 ) regarding Council stripping the rights of landowners and decreasing property values. Now it would seem they are happy to change the rules as areas of beautiful native bush will be removed in order for this subdivision to go ahead.
4. At a time when so many species are disappearing because of intense building like the proposed Berkett Farm Precinct, we will most definitely lose many native birds, fish and animal life not to mention native bush.
5. Inadequate and roads not fit for purpose. The most dangerous road of the two leading in and out of Whiteman's Valley is Blue Mountains Road. How will this road cope with the expected 800-1000 more traffic movements daily should this subdivision go ahead? That does not count friends and families and other visitors in general. In a catastrophic event how will this community cope, not to mention the emergency services, with this very large increase in population?
6. Water. If there are 105 new houses, the new rules are that for each house there should be three water tanks. However, if there are 210 houses then there would have to be six water tanks on each small section. The valley regularly experiences summer periods of up to three months without rain. One has to fill these tanks. Where will it come from when this is a souce that is very much in low supply.
7. Crime. With all these new houses, it only follows that there will be new opportunities for burglary. It can take up to 15 minutes for a Police response when they have the resources and these offenders know this.
8. Sewerage. What systems will be put in place to cope with this and the storm water? GRWC in their regional policy statement expressed grave concerns over the need for new developments to be hydraulically neutral. PC50 gives no indication as to how this is going to be checked.
9. Noise. This is a rural area where the sounds of tractors, chainsaws and stock are quite the norm. Having up to 210 houses "dropped" into the middle of the valley at Berketts Farm Precinct will bring with it some serious noise issues.

This plan for Berketts Farm Precinct has very little detail as to the exact location and had had no communication and consulting with the local community.

To say I am disappointed with the Council is a gross understatement.

This development will affect so many people and property and for all the reasons above, this proposed subdivision should be withdrawn.