

SUBMISSION 70

Name (Please use your full name)

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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

Berkett's Farm and other land zoning changes

My submission is that

I'm sure many residents in the Valley feel privileged to live in a rural area close to a city, and my family and I certainly feel the same way. However, it's important to acknowledge that our area is relatively new compared to others, having been developed in the last 15 years. The smaller size of our section (4 acres) made it more affordable for us to live in this beautiful valley. In my opinion, the Berkett's Farm development seems more like filling in a rural area rather than providing an opportunity for people to live rurally in Upper Hutt. It's located so far into the Valley that I don't believe it's a well-thought-out place for development. There are no buses, so everyone will be driving in and out of the valley, potentially adding hundreds more cars to already dangerous and poorly maintained roads. On the other hand, the Wallaceville Estate is a good example of development. It's close enough to the train station to be walkable, and it's also near supermarkets and other amenities. It's a very suitable option for many people. Unfortunately, Berkett's Farm doesn't meet any of these criteria. The council has not been keeping up with road maintenance, and as a result, the roads in this area are dangerous. They are narrow and winding, and cyclists risk their lives riding through them. Additionally, there are other rural dangers such as stock, trucks, and one-way bridges. The roads here simply cannot handle more cars. The development at Berkett's Farm will only add to the already dangerous road conditions. I know many residents in the valley are working hard to rejuvenate native bush and bring back native birds. Mangaroa Farm is a great example of

this, as it manages to be a working farm while also caring for and nurturing the surrounding environment. I'm concerned that the development at Berkett's Farm will result in the removal of native bush and other trees and flora. I'm also worried about water runoff and the alteration of the natural landscape. Additionally, I have concerns about increased traffic pollution, noise pollution, and light pollution, all of which can harm the environment. The way Plan 50 has been presented is not user-friendly. Not everyone understands how these documents are written or the language used. The council has failed to make it accessible for everyone to understand and grasp. This is a failure in the council's duty of care to its people. Therefore, I also believe that the council has failed to consult on this development. Residents need to be well-informed and have their voices heard. After all, we pay rates and deserve to have a say. This development affects us the most. These are our neighbours, our roads, and our lives at risk with the increase in cars. I believe the council has exercised poor judgment in approving this development, and I am deeply concerned about the future of the Valley and Upper Hutt.

I seek the following decision from the local authority

To stop the development at Berkett's Farm and to consult and inform the residents of Upper Hutt in an accessible manner.

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

I do 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 wish to make a joint case.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- 1. It is frivolous or vexatious**
- 2. It discloses no reasonable or relevant case**
- 3. It would be an abuse of the hearing process to allow the submission (or the part) to be taken further**
- 4. It contains offensive language**
- 5. It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.**

I understand
