

## Submission 32

**Name (Please use your full name)**

Darren William Pettengell

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**Postal Address**

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**I could gain an advantage in trade competition through this submission**

No

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**The specific provisions of the proposed Plan Change that my submission relates to are as follows**

TP-P1-6, TP-S9 TP-MC SUB-RUR P5, P6,P8 SUB-RUR -R2,3,4 SUB-RUR-S2,7 EW-11,13,14 IW-S18 EW-MC1 S1

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**My submission is that**

I have not been consulted on this proposal and have issues id like to have answered.

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**I seek the following decision from the local authority**

In relations to the Birkett Precinct proposal, I would like to know how and when the following will be decided, how they are going to managed and who will fund such improvements: Roading ( currently Whitemans Valley rd., blue Mountians Rd, Whitemans Rd are in very poor condition and have been for a number of years, there are no footpaths and minimal street lighting, With the large number of proposed properties, the increase in traffic from construction and potential new residents would make moving through the valley very difficult, the roads condition would become worse, and Safety of current residents would be compromised going about their day to day activities, like walking dogs, bike riding, horse riding and there would be a huge increase in traffic noise). Sewage and wastewater management and earth works (In 2018 there was a court case which I'm sure you are aware of in regard to water way disturbance on the Birkett's farm due to a 4wd event, which was actually mainly caused by the heavy rain the day before, yet the four-drive club and association were heavily fined. with so many proposed properties the wastewater and sewage impact on this precisions water catchment area would be

immense.) Indigenes forest (A large part of the Birkett's farm has Indigenes Forest on it, with a development like this how is the forest going to be unharmed as per the Resource Management act as its legally protected if over 100 houses are built in this area?) The feel and ambiance of Whitemans Valley (The Resource Management act states that developments such as this one should not affect the feel of the area. Whitemans Valley is a rural area where people buy large blocks (10 acres or more) of land to live a rural lifestyle and get away from suburbia, by building a subdivision such as the proposed Birketts Precinct, the rural feel and ambiance of the Valley will be gone. How will this be managed?) Second dwelling (with over 100 properties there is the potential for over 100 houses, will the landowners also be able to put a second dwelling on their lot? If so there is the potential for up to another 100+ houses. this means on average, each house has 3+ people, and 2 cars. this means potentially 600 people, 400 cars which equates to 800 car movements a day. this is way above the allowed movement allowance for a subdivision like this.) How is this to be managed and controlled under the proposal? There are many issues with PC50 but one of the most concerning issues is the amount of text that has been struck out making it very fragmented and difficult to piece together and read. Alot of what has been struck out is important facts and restrictions about subdivisions and rezoning of rural areas. I would like to see a proofed copy of PC50 that has been edited correctly and can be read.

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**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.

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**please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)**

I do not wish to make a joint case.

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