



OFFICE USE ONLY

Submission number

123

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 – Rural Review

The closing date for submissions is **Friday, 17 November 2023, at 5pm**

To Upper Hutt City Council

Submission on Proposed Plan Change 50 to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

Details of submitter

When a person or group makes a submission or further submission on a Proposed Plan Change this is public information. By making a submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. This is because, under the Act, all submissions must be published to allow for further submission on the original submission. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

Kelly Few-Mackay

170 Kakariki Way, RD1 Upper Hutt, 5371

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

0211796340

lewnkel@xtra.co.nz

I could gain an advantage in trade competition through this submission (please tick one): **yes** / **no**

Only answer this question if you ticked 'yes' above:

I am / **am not** (tick one) directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Details of submission

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

This submission relates to the SUB-RUR-S7 – Subdivision of the Berketts Farm Precinct

USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

I do not support the proposed lot sizes and number of lots of this subdivision. This is a proposal for significant development in Whitemans Valley which will have major impacts on the existing population. An additional 100+ new dwellings in Whitemans Valley will add major increases to the road traffic on Blue mountains Hill as well as Wallaceville Hill. An additional 200+ vehicles using these roads will increase the already existing precariousness of the roading. It is realistic to expect 2 vehicles per additional household due to the proximity of Whitemans Valley and no public transport links. There is no mention of any roading upgrades or similar as part of the proposal.

The decrease in lot size for the precinct per the proposal is a significant reduction in size compared to the land around the Whitemans Valley Road area which has very similar topographical nature.

There are some provisions in the proposal to maintain native bush in some areas and impose set percentage of native bush introduction there will be significant effects on the water run-off in an area which has periodic issues with road flooding.

PLEASE STATE IN SUMMARY THE NATURE OF YOUR SUBMISSION. CLEARLY INDICATE WHETHER YOU SUPPORT OR OPPOSE THE SPECIFIC PROVISIONS OR WISH TO HAVE AMENDMENTS MADE, GIVING REASONS. PLEASE USE ADDITIONAL PAPER IF NECESSARY

I seek the following decision from the local authority:

Further consultation through public meetings/information sessions with the public should be in place for such a significant change to provide information in layman's terms rather than incorporating in a 400+ page proposal such as this.

Areas that I believe need addressing as part of this proposal are roading, schooling, power and other utilities etc.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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.
 I do not 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.
 I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

C. Few-Mackay

DATE

16/11/23