



OFFICE USE ONLY

Submission number

129

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.

Lewis Few-Mackay

170 Kakariki Way, RD1 Upper Hutt, 5371

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

0211796385

fmcontracting@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.

My submission is that this proposal for significant development within Whitemans Valley will have major impacts on the existing population of Whitemans Valley. The addition of approx. 100 new dwellings will add significant additional road traffic to Blue Mountains Hill and Walliceville hill, there is no mention of any additional road infrastructure to account for this increase in traffic to what is already a precarious road. Due to the location of Whitemans valley it would be realistic to expect that there would be at least an additional 200 vehicles on the road as a result of the development.

The decrease in lot size in the Berkett farm precinct from General Rural to rural lifestyle is a significant jump in size for land with similar topographically nature as the land in the surrounding aread off Whitemans Valley road.

Whilst there are some provisions in the proposal to maintain native bush and introduce additional there will still be significant effects on water run off in an area which has periodic issues with road flooding etc.

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:

I would like to see the council fully address this specific proposal with the public and provide further information in layman's terms as to how they see this impacting the existing residents of Whitemans Valley, the surrounding infrastructure such as roading, power, schooling etc, rather than bury this extremely significant change within 400+ pages of proposals which the average person has difficult in understanding.

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

L. Tanuata

DATE

16-11-23