

SUBMISSION 132

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

SUB-RUR-O5 Berketts farm precinct

My submission is that

I would like to be heard... Whitemans Valley stands as a tranquil and closely-knit rural community, adorned with picturesque green spaces. The region is designated for rural lifestyle, and the proposed Berketts Farm Precinct poses a substantial threat to the cherished aspects of our rural living. I wish to voice the following concerns and vehemently oppose the Berketts Farm Precinct for the subsequent reasons:

1. There has been minimal consultation and insufficient provision of clear information for those who will be affected by this proposal, making it challenging for them to comprehend how it will impact the enjoyment of their property. The allotted time for community submissions is too brief for the amount of information in the proposal.
2. The substantial rise in traffic levels is a major concern, especially considering that if approximately 100+ homes are added to a localized area, each home is likely to have at least two cars, resulting in 200+ cars being added to Whitemans Valley road daily. Given that Whitemans Valley road and Blue Mountains Rd are not adequately designed

or maintained to accommodate heavy traffic, with long narrow sections, this poses an increased risk of accidents, pedestrians being struck by cars, and heightened hazards for moving stock from one property to another or for horse riders.

3. Regarding construction vehicles and noise, such a sizable project would involve heavy machinery and delivery trucks. A significant amount of dust and noise is expected to be generated, diminishing the peace and quiet that Whitemans Valley offers. This, in turn, will affect our enjoyment of our property and the fundamental reason for moving to the area. Referring to PC50 Page 30 TP-S9 Traffic generation for any site shall not exceed: 100 vehicle movements per day in the General rural, Rural production, Rural lifestyle zones. 250 vehicle movements per day in the Settlement zone.

4. Infrastructure, electricity, data, cellular, and telephone systems: We experience frequent electricity outages, and I am concerned that the additional demand from 100+ homes in Whitemans Valley will exceed the capacity of the electricity supply, leading to more outages. At our end of the valley, there is only one cell site. When the power is out for more than 5 hours, we lose all forms of communication, including cellular phones, home phones, and the internet. This vulnerability was evident in the last storm, during which we were without these services for 24 hours.

Our only means of communication in emergencies was via Amateur Radio.

5. If the Berketts Farm Precinct proposal goes ahead, we are concerned that in the future, the rest of the valley might be rezoned, potentially allowing for even more densely populated housing. This could significantly impact the rural lifestyle, setting a precedent that may alter the character of the entire area.

6. I have concerns regarding the environmental impact that could occur if this development proceeds. With over 100 septic tanks and water runoff from roofs, the Mangaroa River, already considered polluted, may face additional strain. Septic systems are recognized as significant contributors to pollution in the area. In times of heavy rainfall, the Mangaroa River rises significantly, and the additional runoff from more homes could negatively impact properties further down the valley.

7. With housing densification, there is a potential for increased electrical interference from household appliances. One of the primary reasons for us choosing Whitemans Valley as our residence was to enjoy Amateur radio in an environment characterized by low housing density and a minimal electrical noise floor. This setting is ideal for engaging in long-distance communication on High-Frequency radio (HF), allowing for two-way communications with weak signals from the other side of the earth. The prospect of housing densification raises concerns as it could introduce electrical interference, limiting my ability to make contact with rare DX (long-distance) stations and diminishing the enjoyment of my hobby.

8. My wife and I share a keen interest in astronomy. The potential addition of 100+ houses just down the road raises concerns about increased light pollution, which would diminish our enjoyment of the dark skies that Whitemans Valley currently offers. There is nothing we cherish more than sitting in the spa pool, gazing at the Milky Way and looking for shooting stars on a clear, dark night in peace and quiet, or using the telescope to observe Jupiter and the surrounding planets.

9. Heating homes in Whitemans Valley is typically achieved through wood fires. The addition of 100 homes could mean the introduction of 100 new fireplaces in a relatively small area, potentially increasing the density of air pollution. Currently, within Whitemans Valley, homes are spread out enough that the particulate matter from fireplaces is relatively low. Cutting down trees around them to feed the fire.

10. We are deeply concerned for the effect that this subdivision will have on Chop Shop, our local home kill processor. The members of this small family business have worked so hard to grow this business, looking at the proposal, they will be surrounded by housing, losing privacy to their home and surroundings. The nature of the business involves using firearms for a quick and humane kill. With the increase in housing nearby, individuals unaccustomed to rural lifestyles or those sensitive to meat

processing may potentially file complaints with the police regarding gunfire. Additionally, there's a risk of people taking offense to the meat processing activities. This presents a substantial challenge for Chop Shop and its continued operation.

11. In 2020, the Upper Hutt City Council issued a government-driven proposal emphasizing the preservation of green areas. Under this new rule, our property would be affected, as we would not be permitted to alter "significant natural areas," such as native bush or other green areas. The proposed precinct does not align with these conservation-oriented principles. Given the considerations mentioned above, the proposed Berketts Farm Precinct appears to fall short of meeting both zoning

I seek the following decision from the local authority

Careful deliberation is imperative, as the precinct seems incongruent with the rural community lifestyle. Increased community consultation is necessary, accompanied by a substantial reduction in the number of proposed houses. A detailed map indicating their specific locations should be provided to minimize disruption to the valley and its community. Thoughtful consideration is essential to determine whether this is indeed an appropriate location for such a large-scale housing development.

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 not wish to make a joint case.

If your submission is over 500 words, please upload a word document with your submission. Please provide the questions as your headers before each paragraph.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/6be0e1418b6d5858883630ef858b63636ff17eeb/original/1700110268/9b79cebe3af0c3d3e2aa3ef68b89f892_Paul_Submission.docx?

I would like to be heard....

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2. The substantial rise in traffic levels is a major concern, especially considering that if approximately 100+ homes are added to a localized area, each home is likely to have at least two cars, resulting in 200+ cars being added to Whitemans Valley road daily. Given that Whitemans Valley road and Blue Mountains Rd are not adequately designed or maintained to accommodate heavy traffic, with long narrow sections, this poses an increased risk of accidents, pedestrians being struck by cars, and heightened hazards for moving stock from one property to another or for horse riders.
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Referring to PC50 Page 30

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5. If the Berketts Farm Precinct proposal goes ahead, we are concerned that in the future, the rest of the valley might be rezoned, potentially allowing for even more densely populated housing. This could significantly impact the rural lifestyle, setting a precedent that may alter the character of the entire area.
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What would you like to happen

Given the considerations mentioned above, the proposed Berketts Farm Precinct appears to fall short of meeting both zoning requirements and conservation-oriented principles. It introduces an additional burden on the roads, increased load on electrical infrastructure, data capacity and is poised to significantly impact numerous families within the valley.

Many residents relocated to this area specifically to escape road traffic noise and densely populated suburban settings, seeking to relish the beauty that Whitemans Valley offers. The

proposed precinct threatens to diminish the enjoyment of this environment and compromise the value of their properties.

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