

## SUBMISSION 135

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

Jennifer Diane Sparrow

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**Postal Address**

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**Agent acting for submitter (If applicable)**

I am forwarding my own submission

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**Address for service (If different from above)**

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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**

I do not stand to make commercial advantage from my submission I wish to be heard in support of my submission. My concerns are: Regarding the Berkett Farm Precinct. Firstly lets address the increase in traffic on Whitemans Valley Road, Blue Mountains Road and Wallaceville Hill Roads. With the possibility that up to 210 houses (105 principle and each main house can build a secondary dwelling up to 100sqm) it is not unreasonable to expect that each household could have at least 2 cars -and probably more. I base this on the fact there is no available public transport in Whitemans Valley and a working couple would probably need a car each to get to their respective work places and also teenagers these days mostly have their own transport too. I am extremely worried as there is a real danger to people walking along the roads often with their dogs or horses that with the increase in traffic and narrow shoulder that it is inevitable someone will be killed or animals injured.

Also many people have stock and anyone knows that even with the best fencing and care it is not unusual for an animal to escape onto the road. With more traffic flow and a lack of understanding of living rurally this is also a very real danger. Many cyclists enjoy travelling through the valley also and it is wonderful to be able to share Whitemans Valley with them and others who do not live here but enjoy recreational activities here. Cyclists are especially vulnerable as the roads are narrow and some drivers impatient and have a total disregard for safety. The roads are for everyone to use not just vehicles. There would also be a huge increase of heavy vehicles on the roads due to these houses being built concrete mixers, freight trucks, logging trucks, etc,etc. The roads are not built for this increase in traffic. The proposed Berkett Precinct is located almost in the middle of Whitemans Valley, so every extra car on the road has to travel right into the centre of the valley. This is not a subdivision on the outskirts of Upper Hutt. This is an Urban Development in the centre of a rural and lifestyle area and as such I feel incredibly let down that the council would even consider this. Living rurally we pay high rates for reduced services as it is but it is a life style we chose and this development would severely impact so many areas of our lives and destroy one of Upper Hutt's most beautiful green assets. Concerns on soil erosion, run off, loss of native bush and animal habitats and risks to streams and rivers and birdlife. The removal of trees and native bush is a real concern. Bird and small animal habitats are decreasing and the removal of a large amount of this, due to houses being built is sad and unnecessary. The council's stand on this is perplexing especially as with the SNA's they are trying to govern how we as landowners should reserve areas on our properties and not be able to use these areas as we choose. I feel that the soil erosion and run off is a real threat to streams and rivers and also to lower lying neighbouring properties. We have seen this year in other parts of New Zealand, an increasing number of severe weather events which have caused havoc to so many homes and lives. Councils must assess risk and protect existing properties by being cautious when issuing building permits for new builds and deciding areas to be built on. With climate change now a world wide concern, I can see increasing problems for councils that do not factor this into their process. These days people are being held to account for unwise decisions. Predators are a threat to birdlife. The increase in numbers of houses means an explosion in cat numbers. These animals are killing birds, lizards and other small native animals and they really do make a huge impact on our smaller birds and animals, and they kill indiscriminately. We really do not need a huge influx of them on our doorsteps as they can roam and will roam to cat free properties and of course undesexed cats could result in a large feral population feasting on our native birds. Possible increase in crime and police response time. Rural theft and poaching are already a concern in Whitemans Valley. It is not unreasonable to think there may be an increase in crime with a big population influx. It is also likely that due to extra vehicles on the roads the time taken for police to arrive at a crime scene will also increase. This is worrying especially if for some reason the road is blocked by a car accident, fallen tree, flood etc. In a life threatening event it would be a concern that any emergency vehicle may have trouble getting through to provide life saving measures. I have been told that under the current rules this development would unlikely be granted Resource Consent. It seems that now new rules have been drawn up by the Council to ensure that it will proceed and this has taken place with no consultation with the community concerning this part of the plan. As landowners, we had a legitimate expectation with regards to the present zoning and rules and what we could and could not do with our property in regards to access and land sizes etc. The latest publication of PC50 is completely different to previous versions where communication and feedback was sought from the community. It would appear that no such consultation was sought upon the release of the latest PC50 document.

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**My submission is that**

This plan for Berketts Farm Precinct has very little detail as to the exact location and there was no communication and consulting other Whitemans Valley landowners and ratepayers who are obviously affected. To place what can only be called an Urban Development in the middle of a beautiful rural and lifestyle area that my ancestors helped create and we have called home for five generations is the worst possible outcome. If this proposal goes ahead it would spell the decline and death of Whitemans Valley as we know it. We would all lose. Upper Hutt needs green spaces. If this goes ahead there is no turning back and it would be tragic This development will affect so many people and property and for all the reasons above, this proposed subdivision should be withdrawn.

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

This development will affect so many people and property and for all the reasons above, this proposed subdivision should be withdrawn.

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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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