

# SUBMISSION 147

Submission PC50-Rural Chapter

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I have no commercial interest in or advantage from my submission.

I wish my to be heard in support of my submission.

My concerns in regard to the Berkett Farm Precinct:

I believe that under the current Council rules that this proposed development would not be able to proceed and would be unable to get resource consent so the Council is drawing up or intending to draw up new rules to actually ensure the development is able to proceed.

It is my understanding that this latest publication of PC50 is different from the earlier versions that have been proposed with no consultation from the public for this latest version.

As a retired Plumber and Drainlayer I have grave concerns regarding run off and potential soil erosion that will occur as a result of the earthworks for this development. On hold at present is proposals to restrict the rights of landowners in the removal of native bush and also the development of certain areas in the rest of the existing properties in the valley, yet this proposed development will require substantial earthworks, extensive removal of native bush and damage to flora and fauna, this is a major concern.

I do not believe the current roading is up to accommodating what will be a substantial increase in traffic, the Blue Mountains Road is very busy daily and barely copes with the current traffic most days, the ongoing harvesting of forestry, the very concerning boy racer problem we currently have, let alone the dumping of and burning out of vehicles is on the increase. I myself narrowly avoided a head on this year opposite 724 WVR, this was at 1015 in the morning, the oncoming vehicle came around the corner halfway in my lane, even after swerving and nearly going down the bank both vehicles had extensive damage, luckily no serious injuries.

On the local community pages we have posts frequently, if not weekly of near misses, erratic and dangerous driving, suspicious vehicles, this also is on the increase. Last week, even a vehicle driving through the valley at night firing sky rockets and fireworks out of the vehicle while driving.

The traffic from this development will increase dramatically, with at least two vehicles per household without even factoring in teenagers eventually acquiring their own vehicles, then of course visiting friends and family, we do not currently have the infrastructure to accommodate such an increase in traffic, this is a major issue.

The plan for the Berkett Farm Precinct lacks detail, no information on roading, or entrances to and from the development, I dare say that not only will there be a substantial increase in traffic but also very likely accidents and sadly, even potentially, crime.

I am struggling to to understand how current rules are going to be changed to accommodate this proposed development, it raises red flags and should be peer reviewed at best.

I do not believe that this development should go ahead.

Regards  
Peter Durkin