

SUBMISSION 149

Name (Please use your full name)

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I could gain an advantage in trade competition through this submission

No

My submission is that

There are numerous issues with the Plan Change 50 proposal in its current form, with not enough consultation done with residents affected by this proposal. Concerning traffic generation as a result of new development in rural areas, like that would result from the Berkett precinct development, the specifics on the standards of infrastructure and the infrastructure upgrades required to support these developments must be clarified. Provisions should be introduced specifying that roading to new developments like the Berkett precinct must be two-laned, with one-lane bridges upgraded to two, and a minimum 6-7m sealed width at all times to allow trucks and agricultural machinery to pass each other safely in opposing directions. Given the inadequacy of current rural roads for increased traffic, provisions should be added that stipulate that multi-lot developments must fund road upgrades before construction can commence, thereby improving road quality and safety. Throughout the past few years, close calls and accidents on roads in Mangaroa and Whitemans Valley roads between vehicles (including trucks) have increased. There have been 3 truck crashes on Katherine Mansfield Drive alone in the past 2 years alone, with one truck rolling, hitting a power pole, and narrowly missing a house. Whitemans Valley Road is not fit for purpose for the heavy construction traffic that would be required to complete the Berkett precinct development. The road is narrow, and bumpy and features poor surfacing and subsidence. I also oppose the new provisions on “Water supply and fire fighting sprinkler system for residential units” where residential units not connected to Council’s reticulated water supply must have 38,000L of water and a domestic fire sprinkler system. This is poorly thought out and will introduce additional expenses to residents who wish to build secondary dwellings on their land for their family members. It would also introduce serious problems for fast-tracked building consents through MBIE Multi-proof, where standardised residential house plans approved by MBIE likely would not feature sprinklers. If sprinklers were required, it would undo all the benefits of multiproof. This provision also fails to consider that domestic water pumps commonly found on rural houses lack adequate flow rates to feed household fire sprinklers. It also fails to consider in the event of an electrical fire that results in circuit breakers tripping, or the pole fuses at a distribution level, that power would be cut to pumps feeding such a sprinkler system. There is little benefit to this provision, and I

believe it should be removed. A more cost-effective solution to fire-fighting water supply would be replacing this provision with one that requires all new residential units to feature a fire service connection on their water tanks, allowing quick connections on site for the fire service if required. I support the new provisions for larger secondary dwellings in rural zones up to 100m².

I seek the following decision from the local authority

see recommendations on previous q

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.
