

SUBMISSION 150

Name (Please use your full name)

Elizabeth Teresa Duffy

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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

1. General - lack of consultation / inadequate consultation with local community in Whitemans Valley. 2. Increased risks from Natural Hazards as mentioned in #42, #46, #79, #100, #107, #112, #121 3. Poor and inadequate access to proposed subdivisions and increased intensity zones, with particular reference to Berketts Farm Precinct Structure Plan. #44, #45, #79, #108, #116 4. Loss of character due to urban encroachment - #43, #81, #94, #102, #109, #110, 5 Impact on recreation - #103

My submission is that

I wish to be heard. 1. I, and the local community have not been adequately informed or consulted on the proposed changes in PC 50 (rural) and Section 32. It was recently brought to my attention by a community member. I am shocked that I have not been consulted and that major changes within very close proximity to, and directly involving my property to some degree, have not been clearly brought to my attention by UHCC. I would like this to be remedied through clear and transparent consultation with stakeholders, particularly those residing in the valley and therefore most impacted by planned changes. 2. I am concerned about increased risks from Natural Hazards as a direct result of plan changes, particularly with reference to the location and intensity of the proposed Berketts Farm Precinct Structure Plan. The Mangaroa River is an identified hazard for both flooding and erosion. The Berketts Farm Precinct Structure Plan will significantly increase this hazard. This development will sit directly above the river on slopes far greater than 22degrees. In addition, forestry will be removed to facilitate the development and there will be a considerable increase in roads, driveways etc. This means natural soakage will be reduced and impermeable surfaces will increase leading to increased run off and flood risk. This will be further impacted by runoff from full domestic water catchment tanks in the event of heavy rain. In the 6 years I have lived in the valley I have seen the river burst its banks on several occasions. At times I have been unable to use the road between Russells Road and my house due to flooding. I have also seen the junction at Whitemans Valley Rd, and Blue Mountains Road impassable. Further water volume in the river will increase both the incidence and severity of flooding. As increased flood risk is already an expected outcome of climate change, this plan does not meet the councils responsibility for future mitigation of flood risk. It will impact the environment and put my family and other property owners along Whitemans Valley Road at increased risk of harm from flooding and landslides. I would like this to be remedied through the abandonment of, or significant reduction of this development plan, particularly in sections above the Mangaroa River. I would also expect a process to allow for the community, particularly property owners along the river to be clearly and openly consulted and informed about the development and planned mitigation of potential impacts resulting from the development. 3. Access. All intensification resulting from proposed settlement zones and lifestyle zones will cause a significant increase in traffic through the valley. This poses particular risk along narrow sections of the road and steep, bendy roads, in particular along Blue Mountains Hill. The Berketts Farm Precinct plan is located deep in the valley. It is too far from an urban center and without access to facilities or public transport. This will impact residents with increased noise, traffic congestion on bad roads, and increased accident risk. It will also impact rural vehicle use, particularly large trucks using Blue Moutains Hill. These already struggle to pass oncoming vehicles on parts of the hill. It will also impact recreational users of the road. Particularly cyclists, pedestrians and horse riders. The road is popular with the community for these activities. increased traffic will increase hazards. To remedy this, ideally planned intensification should be significantly reduced. Roads need to be upgraded and widened to safely accommodate two lane traffic and recreational users prior to development, not somewhere down the line. It may also be necessary to have peak hour public transport serving the area. 4 Urban encroachment of a Rural Area. Whitemans Valley is essentially a rural area. Residents in the area have moved here with the intention of living rurally. (I for example grew up on a small farm. I wanted my children to grow up rurally, to learn to live off the land, preserve the environment and to enjoy living in a rural community.) Proposed intensification plans undermines the rural nature of the community in many ways. Plan PC 50 and Section 32, are contradictory. On one hand, they state that they want to prevent urban encroachment in the valley, on the other they say that want to make way for future urban expansion into the area. Such urban encroachment will change the character of Whitemans Valley. This will impact us, the residents. It will also negatively impact the environment and rural landscape appear of the valley. There are several suburban areas in Upper Hutt and the greater Wellington Area in closer proximity to Urban centers, services and transport hubs. There is land in these areas that could be further developed without changing the nature of rural areas. Recent national guidelines on urban intensification provides huge potential for urban and suburban residential development. Encroachment of urban areas into rural areas is not necessary. To remedy this, the council could plan for the optimal use of land in closer proximity to services and urban centers instead of planning for urban sprawl into rural areas.

I seek the following decision from the local authority

Please see remedy suggestions on the previous page.

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 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/6f1db21e808fd50bc0aaf1b628fe76d0004580c/original/1700135206/48b453ea1d9d7331c57c6e82e5cc2740_Submission_on_PC50m_and_Section_32.docx?1700135206

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