

SUBMISSION 193

My Name is: Robert Pavis-Hall
My Address is: 80 Colletts Road, RD1 Mangaroa Valley, Upper Hutt 5371
My Email Address is: bobpavishall@hotmail.com

I do not stand to gain commercial advantage from my submission.

I wish to be heard in support of my submission.

I am seeking the following relief:

I oppose the plan for Berketts Precinct in it's entirety.

I feel that Whitemans Valley and Mangaroa Valley do not have sufficient infrastructure to cope with an influx of much higher density housing that has been put forward in this plan.

Many roads are not wide enough nor are they well maintained. There is very little in the way of public water mains or sewerage mains. There is no mains gas in the area. The schools in Upper Hutt in general are over subscribed. There is a distinct shortage of Doctors and Dentists in Upper Hutt. Upper Hutt has grown massively in the past 10 years or so but the infrastructure has not grown at the same rate.

In the Berketts Precinct, the developers are looking to build somewhere between 100 and 103 houses that will each have the ability to also build another 100m² home on the same section. In this very small area there will be approximately 109 houses that could increase to 212 houses. Where will all the grey water go from all of these houses? Each home will require at least 3 water tanks. Two for use in the home and one stand alone tank for sprinkler system that is required to be installed in each home. The Private road leading into the area currently supports 6 house holds, how would you expect this road to support up to 212 households. I am also lead to believe that the maximum amount of households that can use a private road for access is 6, so how will this problem be overcome? Access is also over an old bridge that currently has a 22 ton weight limit on it. The council are faced with the prospect of having another community cut off for weeks or months if this bridge fails.

If this Precinct is approved this will allow a president for much more of this higher density housing to be built in the valleys. I have no objections to areas being subdivided but not down as small as with Berketts Precinct.

A large proportion of the proposed Berketts Precinct is at present covered in either forestry or native bush. I realise the forestry will be harvested and this will cause problems in the area but also the native bush will have to be mostly removed to allow for the building work and access to each section as well as the building plot. I was under the impression that UHCC were all for preserving the native bush? Council is proposing to change the zoning on a large number of properties, including our own. There has been absolutely no consultation over this change.

In conclusion, I feel that the major impact of the PC50 on the residents of Whitemans and Mangaroa Valley will be far reaching. We will have many more cars on poor rural roads, not to mention the increase in light and noise pollution, as well as inadequate infrastructure. The far

reaching effects of PC50 have been put forward with little or no consultation with the residents. Many are still not aware of this is an on going process.

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