

Plan Change 50 submission: Berkett's Farm Precinct

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

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

My Submission is that:

The proposed development of the Berkett's Farm Precinct is significant and requires a full consultation process which has so far not been conducted.

'Appendix 3 — Berketts Farm Precinct Structure Plan'

Appendix 3 of the provisions document shows a map of development areas which represents a very significant change to both the landscape and population of Whitemans Valley. This will impact the existing residents' ability to enjoy the quiet rural community that they bought into. It also looks to work against the Significant Natural Area protection plans in places.

The planned Southern Hills area, in particular, is incredibly dense development, on very small plots, especially in a rural area. This land is very steep and currently completely covered in vegetation. The landscaping required to create building sites and accessways is going to cause a lot of damage to the hillside, and potentially create erosion and water management issues.

There are multiple provisions stating "Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community."

This provision is already not being met. Roads are not fit for purpose – traffic volume, road quality, and speed limits mean they are already unsafe to drive on, let alone transport stock or use as a pedestrian.

Electricity supply also regularly fails under current strain.

The plans do not provide adequate information about water run-off and drainage, both from development, construction, and once properties are inhabited. Our property is on the valley floor below the proposed developments and we are already struggling with the amount of water coming through our property from neighboring properties and from the road. If more is added from the hillside it is going to start to cause excessive damage and flood risks.

APPENDIX 1: List of properties with a change in zone of the 'Section 32 report'

It is inappropriate and unfair to change land owners' rights to use their own land without consultation. This is especially so in regard to the removal of rights that were there when the property was purchased (e.g. the right to subdivide) when they contradict proposed developments on neighbouring land. Aside from this, the single zone approach is lacking in nuance – given part of our property is Significant Natural Area, we would be a good case for a multi-zone property.

The PC50 Rural review and provisions documents are not fit for purpose

These documents are supposed to inform rate payers, as well as the wider public, of proposed changes. However, they are poorly presented and convoluted, with the consequence being that they are not easily understandable by non-town planning professionals.

There are also many inconsistencies in the number, area, and location of the proposed properties. Therefore, there is no way that rate payers can accurately oppose the planned changes.

I seek the following decision from the local authority:

My preference is that this development does not proceed as it would negatively impact existing residents' ability to enjoy the area.

If the plans are to proceed, I am seeking relief in the following ways:

- This plan needs to go through a proper consultation process with the community.
- A formal and complete plan for the proposed development including an accurate map of planned plots needs to be made available.
- Detailed and deliverable plans to bring basic infrastructure (e.g. roads, electricity supply, and water management) up to standard for current population and for rural activities (e.g. roads should be safe and suitable for driving, stock movement, horse riding, cycling, dog walking etc.), with adequate additional capacity to support the strain of potential construction and increased population.
- The Southern Hills minimum proposed plot size needs to be much larger to reflect the rural area they are going into and so as not to alter the outlook and enjoyment of the area for existing residents.
- Development should not affect any existing bush as per the restrictions which have been placed on existing land owners.