

# SUBMISSION 220

**Name (Please use your full name)**

Stuart James Bonsey

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**Postal Address**

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**I could gain an advantage in trade competition through this submission**

No

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**The specific provisions of the proposed Plan Change that my submission relates to are as follows**

Berkett Farm Precinct

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**My submission is that**

See attached document

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**I seek the following decision from the local authority**

See attached document

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**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.

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**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.

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**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/c8ee68134a23af0fd2edad8a406a024eb6e79acf/original/1700191998/c300620f8700d9ef0a091d732eb3894c\\_Berkett\\_Farm\\_Precinct.docx?1700191998](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c8ee68134a23af0fd2edad8a406a024eb6e79acf/original/1700191998/c300620f8700d9ef0a091d732eb3894c_Berkett_Farm_Precinct.docx?1700191998)

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## Berkett Farm Precinct

Name: Stuart Bonsey and Kate Horan

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

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

### My Submission is that:

#### **Poor and confusing information regarding the proposed change.**

- The initial documented provided to us via email was poorly presented and difficult to follow and appeared to have no real information on what was proposed by this change.
- Significant detail, such as the proposed subdivision planned for the southern hills, was not included in the documentation we were sent. We only found out about this through discussion with our neighbours.
- The documentation was not written in a form that the general public could easily understand and digest. This could easily result in many rate payers simply overlooking or ignoring the proposed change without understanding the full impact it would have on them and our community.

#### **Inadequate infrastructure to support the significant increase in housing proposed in the plan.**

- Such an increase in housing in the valley would be immense strain on the valleys already poor infrastructure.
- Traffic will increase significantly on our roads. Our roads are shared between people riding bikes, walking their dogs, riding horses, stock movement, etc. Any increase in traffic on our current narrow and poorly maintained roading with present significant hazards to all users.
- Internet access is poor, often provide by ASDL or Rural Broadband connections – how will this cope with increased usage?
- Electricity infrastructure is already poor in the valley, with multiple outages per year – additional housing of this significance will but additional strain and may result in even more frequent outages.
- No adequate information of water run-off or drainage – flooding is already an issue in some areas of the valley. More housing, roofing and concrete will just add to the run-off into our streams and rivers.

**Proposed minimum section sizes seem arbitrary, unfair and will take away rural feel of the valley.**

- The minimum size of 3000m<sup>2</sup> are more akin to large sections in Upper Hutt city and will take away from the rural feel of the valley. People move here for the peace and quiet, the tranquillity and the space the valley provides.
- It appears from the proposal that the change in zoning has been done purely to allow the Berkett Precinct to build more houses and provide money into the pockets or Gillies, the Berketts and the council. If the Berkett Precinct can be subdivided into 3000m<sup>2</sup> sections, why can't everyone else in the valley?

I am seeking the following relief from the council:

I wish for the proposal to be rejected or significantly revised to address the concerns raised by myself and the rest of the valley community so that we, and the numerous visitors to the valley, can continue to enjoy the area.

The proposal should be revised such that:

- All the information is available such that it can be easily digested by the average rate payer and shared with the community via public meetings.
- Detailed plans are provided for the multitude of infrastructure changes that will be needed as a result of the additional increase in population and traffic to the valley caused by these.
- **A change to the minimal plot size to 4ha**, such that it reflects the rural community around us and is aligned with the plot sizes everyone else in the valley must adhere to.