

SUBMISSION 223

Name (Please use your full name)

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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

TP-S9 SETZ

My submission is that

The proposed plan discusses Rural Lifestyle Zones providing a transition to the rural zones, however, the Berketts precinct settlement zone is being compared to that of Maymorn which is close to SH2 and therefore has a robust travel corridor to access it, and there are even bus routes that service very close to this area. No other part of Mangaroa or Whiteman's Valley have access to public bus services and have significant hills to traverse in order to be able to reach any. The estimation that the settlement proposed for Berketts Farm Precinct won't exceed more than 250 vehicle movements per day is highly flawed - this will easily be exceeded if you consider that most residents will need to leave and return to the property on average of 1 time per day per person, with larger numbers of people living together this increases the number of vehicles likely to be associated with each property. If there are no resources in the valley such as shops etc then there is even more need to travel more frequently. The Berketts Farm Precinct settlement is in the MIDDLE of Whiteman's Valley, surrounded by General Rural, Rural Production and Rural Lifestyle zones it is not on the edge of any other zone types for a large distance. The access roads are already over subscribed as there is no public transport facilities so a vehicle is imperative for access, and the road seals and foundations are continually failing. With the additional vehicles for residents this would put significant strain on an already over taxed road network with major limitations (i.e. cannot be widened, single lane bridges, tight corners etc), not to mention the heavy freight that will be needing to traverse the roadways

during construction. The heavy haulage over Wallaceville Hill and through Mangaroa due to the construction of the Wallaceville estate has already shown the consequences of this extra load with near misses every day, constant potholes and road surface failures. There are also no provisions for the additional resources that go along with a settlement like this. Where are the considerations for the additional resources that will need to be provided to the schools and medical centres that are expected to service this new community, what infrastructure will be put in place to support communications for phones and internet, what are the plans for providing public transport links? This can't just be added onto the already overworked system that is currently in place, it barely supports the community as it stands. This should be part of the settlement plan if that is the intention. The plans do not align with the ethos of the rural zone that is Whiteman's Valley, putting 100 houses in the middle of this Valley is not transitioning to the rural environment, it is not in keeping with the rest of the area and is not located with appropriate resources to support the quantity of residents. Why does it have to be a settlement zone? Wouldn't it be more in keeping with the surrounding area to make it a Rural Lifestyle zone as currently stands with 10 acre blocks? This would allow some development but would be much more respectful of the environment and allow for a more gradual increase in the number of residents in the community which can then be supported by the council. More consultation is required, please.

I seek the following decision from the local authority

Further discussion and impact considerations to be made - needs more consultation

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not 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.
