

SUBMISSION 230

Submission PC50

1. Name
Karyn Flanagan
2. Postal Address
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3. Agent acting for submitter
n/a
4. Address for Service (if different from above)
n/a
5. Telephone Number
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6. Email address
karyn@badgeorders.co.nz
7. I could gain an advantage in trade competition through this submission
No
8. The specific provisions of the proposed Plan Change that my submission relates to are as follows
PC50
9. My submission is that
I do not stand to gain commercial advantage from my submission.
I wish to be heard in support of my submission.

My husband and I purchased our property in Whitemans Valley 4½ years ago for the rural lifestyle within Whitemans Valley to live within a unique small rural community. I am concerned that the changes suggested in the Draft PC50 plan will result in the loss of our unique rural character in Upper Hutt, removing the openness of the countryside, fragment larger blocks of land and create some areas with with a higher density of homes/buildings.

Lack of Consultation

There has been a lack of transparency in the process and documents, consultation with the public on PC50, especially with those people residing in the rural areas affected; eg properties near the proposed Berketts Farm development of 100 houses. Upper Hutt City Council has failed to consult adequately on the development with little consideration of the public that are not familiar with the process and how to provide a valid submission, and what is required within a submission so you can be heard.

Comment on the change you want to see and provide a solution.

I would like the Council to halt the process, go back to the consultation process and allow more relevant accessible consultation.

- Public meetings
- Q&A's with council
- Summary Documents eg. A document 3-4 pages with the major/key proposed changes.
- Provide clear easily understandable information
- Format/information on how to write a submission
- That there should have been a document available to read without the tracked changes.

I am unhappy with the minimum rural zone net site areas, they are far too small, that will allow high density developments. I believe that these minimum net site areas are too small, that there should be no new plots of land less than 10 acres. There would need to be more consultation with landowners of large blocks and developers. Noise and light pollution, and the destruction of native bush are also of concern.

Increased Population

Increasing the population and houses in my opinion would be detrimental to our rural area. I would like to stop the population in Whitemans Valley increasing by over a third, more consultation is required.

Bigger blocks would preserve the peaceful natural environment and enable people who want to live a sustainable health lifestyle.

A large population explosion within our rural area will negatively impact our quality of life eg. noise, increased traffic, light pollution, construction noise.

Increased Traffic

Increased car movements would increase accidents and near misses.

The pressure on roads in and out of Whitemans Valley would increase, these car movements would have a number of detrimental effects, more wear and tear on roads that already have pot holes that don't get fixed and roads that are in desperate need of maintenance.

Blue Mountains Road is already busy and dangerous, narrow lanes beside steep drop-offs. Pot holes and patches of asphalt that is in disrepair. Whitemans Valley Road have a number of one lane bridges, increased car movements would increase the risk of incidents on or near these bridges.

Works on access roads into the Whitemans Valley to be upgraded eg. Blue Mountains Road upgraded.

Trades

Builders, truck deliveries, water, electricity supply

Quiet enjoyment of

Destruction of native bush

After the SNA's were put in place how much existing native bush will be cleared to accommodate these proposed developments?

10. I seek the following decision from the local authority

I am seeking the following relief. I request that Upper Hutt City Council facilitate more consultation with stakeholders; residents of Upper Hutt, the public and developers to find a reasonable solution.

I wish to be heard in support of my submission.

11. Please indicate whether you wish to be heard in support of your submission.

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

12. _____

13. Please indicate whether you wish to be heard in support of your

14. submission

- 15.
- 16. 1
- 17. 1

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

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