

# SUBMISSION 246

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Please confirm this submission has been accepted prior to the 17 Nov (midnight) deadline.

Submission on PC50 - Rural Chapter  
James Douglas Webb  
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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.

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

1. The definition of vehicle movements is unclear, and appears poorly thought out. Given the multitude of vehicles that use these roads, more specificity is required so it can be clearly understood.

\* Request further consultation with the community so the realities of the actual impact on Whitemans Valley Road and the Blue Mountains Hill can be properly understood.

2. No feedback from the community has been sought on the proposed version of PC50, only the draft. It is disingenuous to suggest community feedback has been sought.

\* Request this is highlighted as a failure to properly consult with the community as required under the RMA and a full consultation period is undertaken.

3. The document states there will be low consequences to landowners. I believe this is a deliberately misleading statement, implying that the urbanisation of Whitemans valley, with increased vehicle traffic, reduction of natural beauty, and lowering its rural desirability will not somehow impact those landowners who purchased under the previous arrangement. People have moved to and purchased land in Whitemans Valley because of its natural rural beauty, and because they want to remain rural. To imply they will not be impacted is false.

\* Request this statement be deleted.

4. The document implies there will be opportunities for economic development and employment. I fail to see how. People are not going to be brought into the workforce as a result of this development. This is a misleading statement not backed by evidence.

\* Request this statement is removed.

General Statement - The attempted urbanisation of Whitemans Valley is a poor long term plan. While currently a beautiful breakaway from the urban areas in Upper Hutt, this will disappear if developments such as these are able to continue. The Valley will no longer be consider rural, and those with rural blocks will be force to move as the rural lifestyle is unable to be sustained.

End of Submission