

SUBMISSION 51

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

The proposed PC50 provisions in regards to the detrimental effects of the development of the Berketts Farm Precinct will have on our rural community

My submission is that

I strongly oppose the proposed development of the Berkett's Farm Precinct on Whitemans Valley Road for the following reasons;

1. Heightened risk to road safety; With the proposed, extra 105 properties being developed at Berkett's Farm, this is likely to incur at least 105 more vehicles using the Whitemans Valley Road every day. Currently the roading along this route is nothing short of substandard with uneven surfaces, potholes and in many places, unpassable for oncoming traffic, due to the narrowness of the road. I would like to refer to your document PC50 Rural Review, page 28, TP-P1, last paragraph where it states 'Closer subdivision in these areas may be restricted because of the demand that it would place on these roads and the likely costs incurred by the Council. Other rural activities can cause damage to roads or create dangerous situations where roads are not designed to accommodate such traffic. The upgrading of such roads can place a heavy financial burden on the community and have significant adverse environmental effects'. The Council must take into consideration Whitemans Valley Road was not designed for such an influx of traffic and should be deemed not fit for purpose in its current form. The

development of Berketts Farm will mean for the first 18 months an increase of heavy vehicles and machinery will add more pressure to the roading network, both to the inconvenience of local residence trying to maintain normal routines and it will most certainly cause further damage to the road. Having to repair and maintain Whitemans Valley Road is going to cost a lot of money. Is the Council going to charge the developer these costs or is it going to be left to the Council and rate payers to pay for the upkeep, while the developer makes millions out of the deal. Or is the Council planning to hike our rates to pay for the extra roading costs in this area.

2. Heightened risk to people safety We all know the boy racer community is on the rise with 100's of car enthusiasts meeting weekends to drive their noisy cars around our region. With more people in the middle to younger age group living in our rural area, there is potential that the boy racers will see this area as an opportunity to drive their vehicles without being detected by Police. I understand that this could happen anyway, but it hasn't yet. We don't want these boy racers to even think that there is an opportunity to race out here. If this happens this will increase the potential of head on collisions and damage to nearby farms and stock escaping, if a car goes through the fence on our narrow roads. Every week on our local social media network we hear of close calls where young drivers are speeding around corners on already narrow roads, crossing centre lines forcing oncoming cars to take evasive action to avoid a collision. Whitemans Valley Road and Blue Mountains Road already have trouble with cyclists especially in the weekend. There is not enough room for cyclists and cars on the road in many places of both roads. This already causes rural residents a lot of frustration and I can only see this increasing with the addition of 105 properties being added to the mix. There has also been on occasion deer and pigs sharing the road, and as happened to me recently, I drove around the corner and hit a deer standing in the middle of road. I was driving carefully and if I had not, I would probably be dead. I worry if this happened to a homeowner who did not think about risks such as this, on country roads, it could cause a fatality. One of the reasons I like living rural is that I feel safer, knowing we have a tight knit community. I would assume the crime rate in our rural area is very low in comparison to more built-up areas of Upper Hutt. With the addition of more residential housing, it increases the likelihood of crime, especially from seasoned opportunists who will see it as an easy place to scope the area, knowing full well the Police are not in the vicinity. This could lead to the wider community being at a heightened risk of being targeted by thieves. Many dog owners like to walk their dogs from home and there is a high chance they will want to walk their dogs along Whitemans Valley Road. This once again heightens the safety risk for everyone as there is simply not enough room on the road for vehicles, cyclists, and walkers.

3. Heightened risk to animal safety In most cases, rural landowners understand the risk of letting off fireworks around innocent farm animals who have not been exposed or desensitised to the noise and lights from fireworks. So, it is a general rule in our community that we don't let off fireworks. The people who do, are city people new to our community and are either unaware of the general rule, or they are just plain ignorant. Already this year a horse in our community went through a fence because of fireworks and split its leg open, damaging the nerve and costing the horse owner thousands at the Vet. With 105 more households, many coming from the city, letting off fireworks, not thinking of the impact it has on our poor innocent farm animals who will pay the price of people's ignorance and stupidity. Then there are the family pets to take into consideration that households will bring to the rural community. There is a pandemic of roaming dogs all around the Wellington region. What will make this new development any different? The risk is higher in the rural area as if dogs get onto rural land and chase or attack livestock, they run the risk of being shot. And more importantly, the landowner can sustain unnecessary stock losses or injuries. How is the Council going to manage this problem to protect the nearby rural landowners? I also know people in residential areas let their dogs off the lead on private land where they don't have the landowner's permission. There is a very big possibility that with an increase of residential owners in the area they may take advantage of the land around them to run their dogs

without the landowner's permission, which could put both the dog and the stock at huge risk. Many of us have worked hard to reestablish bird life in our area and with an increase of residential homeowners bringing cats with them it heightens the risk of these birds being killed. Conclusion I would like to finish my submission by stating that I am aware that there is always a risk, no matter what happens in life. However, my concern is the heightened risk in many areas of this proposed development out way any benefits. I would like the Council to take this submission seriously into consideration and through this I am hoping the Council denies this development going ahead and look at other options outside of our rural community. I wish to be heard in support of my submission.

I seek the following decision from the local authority

I would like the Council to take this submission seriously into consideration and through this I am hoping the Council denies this development going ahead and look at other options outside of our rural community. I wish to be heard in support of my submission.

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.

please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.
