

# SUBMISSION 65

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Email to - [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

- From: Scott and Jacqui Nicholls
- Physical Address: 525 Whitemans Valley Road, RD 1, Upper Hutt
- Email address: [Jacqui.nicholls86@gmail.com](mailto:Jacqui.nicholls86@gmail.com)
- Declaration: We do not stand to gain commercial advantage from our submission.
- We wish to be heard in support of our submission.
- We are seeking the following relief:

## **Re: Submission on Plan Change 50 – Berkett's Farm Development, Whitemans Valley Road**

We are writing to express our strong opposition to the proposed development of Berkett's Farm on Whitemans Valley Road, as outlined in Plan Change 50. Our concern primarily lies in the lack of prior community consultation on this matter, and I request that we (Scott and Jacqui Nicholls) be heard before any further decisions are made.

Our property, located at 525 Whitemans Valley Road, stands directly opposite the hill where the proposed precinct development is set to take place. This would undoubtedly compromise our privacy and the serene and unspoiled nature of our rural landscape, as the prospect of 100+ houses directly across from our property contradicts the very essence of the rural community we have invested in and chose to be a part of.

The impacts of such a development extend beyond aesthetic concerns. The proposed changes would inevitably result in increased traffic, noise, and light pollution, adversely affecting the existing residents of Whitemans Valley Road. Our community values the tranquility and privacy that the rural landscape provides, and we are deeply concerned that this development would undermine those qualities.

Furthermore, the destruction of native bushlands and potential water runoff issues pose significant threats to our environment. It is essential to consider the long-term impact on Upper Hutt's unique ecosystem, and we urge the Council to prioritize the conservation of the farmland and bushland that currently exists on the property.

The proposed development also seems to contradict the city's previous strategies of reducing the human housing footprint and preserving rural areas. Our decision to purchase land in this region was based on the understanding that it was an unspoiled rural community. Turning it into a suburban development would not only alter the character of the area but also diminish the overall rural landscape in Upper Hutt.

When we purchased our property we had to obtain resource consent and prove to the Council that the height our house was not going to mean that any neighbour could see our property or be adversely affected by it. This proposed development is somewhat of a slap in face to us considering that we would be subjected to seeing 100+ houses over the road from our house.

We also want to highlight the economic importance of farming operations in our community. The removal of farmland for housing developments is short-sighted and may have adverse effects on our local economy. Additionally, our forestry operations could be jeopardized as any residents would likely oppose it as they would see the (temporary) view of tree stumps from any harvested forests. We purchased our property and invested heavily in planting our forest to ensure financial security for ourselves when we reached retirement. This proposed plan change would severely impact our ability to mill our trees when the time comes for harvest.

In conclusion, we strongly oppose the development of Berkett's Farm Precinct proposed in Plan Change 50 and urge the Upper Hutt City Council to reconsider this proposal. We request that a comprehensive and transparent community consultation process be initiated to ensure that the voices and concerns of the residents directly impacted by this development are taken into account.

Thank you for your attention to this matter. We trust that the Council will make decisions that prioritize the well-being and wishes of the community.

Scott and Jacqui Nicholls

525 Whitemans Valley Road

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**Jacqui Nicholls**

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