

SUBMISSION 192

Name (Please use your full name)

Rosanne Mary Rix

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Agent acting for submitter (If applicable)

acting for myself

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A/a

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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

Plan change 50 to the Upper Hutt Operative District Plan (ODP), in particular the change in zoning relating to the area in Whitemans Valley from General Rural to Rural Lifestyle. The changes which are proposed are clearly marked on the land parcel map in the October 2023 plan documents.

My submission is that

1. A major concern for me are the current roads in and out of Whitemans Valley as they are clearly massively inadequate for the anticipated huge increase in daily traffic movements. An example of the shortcomings of these roads are the several one lane bridges on Whitemans Valley Road, with both the approach and departure of these bridges very limited, in both area (size) and visually (to see on-coming traffic). In particular it can be reasonably assumed that many more school buses will be required, travelling at peak traffic times. With the huge increase of traffic movements, children entering and exiting these buses will have increased danger risks, and risk also to parents and careers. I believe there will be substantially higher risk of accident and injury, particularly during school bus times, and the times people are going to and from their places of work. I believe the Upper Hutt City Council will be cognisant of these increased risks, and to consider this zoning proposal without addressing this specific issue, and to ignore such risks would be careless of the council.
2. In relation to the Berkett Precinct with the proposed number of dwellings, I have major concerns about the required sewerage and water supply required. What is the proposal for where the septic tank effluent will go? The topography of this countryside is undulating and there is a risk of contamination to underground aquifers and water tables.
3. I believe that the proposed Berkett Precinct subdivision with its large amount of houses to be built will have a very detrimental effect on run-off of excess water, and consequently land erosion. This will be

amplified in periods of high rainfall. Once some of this land is cleared, the soil erosion will be evident, and have negative impacts on the land.

4. Further to road safety and traffic issues, Blue Mountains Hill Road is woefully inadequate to accommodate such increased proposals of traffic numbers. Daily there are “near misses”, as often noted on the local Facebook pages. And it is not uncommon for t accidents to occur on this hilly, windy road. School buses already struggle to drive safely on this road, and an increase in numbers of buses would further compromise the safety of all road users, including the school children.

5. The very nature of Whitemans Valley is a rural aspect, and the proposed PC 50 plan change, the Berkett Precinct in particular will have a negative impact on this rural aspect, diminishing the ambience of the valley.

6. I have bought in this valley to enjoy the rural aspects including having my horses. Further development of this Valley with subdivisions such as the Berkett precinct will have a negative effect on this in many ways, including increased risks on the roads, both as a driver and a rider of a horse on our local roads, and even to many more people letting off fireworks every November, endangering many animals each year (often resulting in injuries to horses such as happened this year). In relation to PC 50, I have genuine concerns as I have outlined, and am therefore opposed to the proposed PC50: in Whitemans Valley.

I seek the following decision from the local authority

My relief sought in relation to my opposition of the proposed PC50 is that I request it be withdrawn and declined in its entirety and in depth and intensive consultation with the rural community undertaken. My belief is that many aspects need to be considered, including roading, which requires substantial improvements made to the relevant roads, bridges, off-road parking, and the safety of road users, including the school bus users.

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 not wish to make a joint case.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- 1. It is frivolous or vexatious**
- 2. It discloses no reasonable or relevant case**
- 3. It would be an abuse of the hearing process to allow the submission (or the part) to be taken further**
- 4. It contains offensive language**
- 5. It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.**

None of the above apply to my submission.