

## Submission 27

**Name (Please use your full name)**

Paul O'Leary

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**Agent acting for submitter (If applicable)**

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**I could gain an advantage in trade competition through this submission**

No

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**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) notably the change in zoning related to the area in Whitemans Valley from General Rural to Rural Lifestyle. The proposed changes are clearly marked on the land parcel map in the plan documents October 2023.

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**My submission is that**

1. Road Safety: the current roads are flagrantly inadequate for the anticipated large increase in daily traffic movements : for example : there are multiple one lane bridges with limited approach and departure zones, the road is extremely narrow in several places with tight bends.
2. School bus access, the large increase in daily traffic movements will be problematic for school buses on these narrow roads. If this risk is known then it could be considered careless of the council to consider this rezoning proposal without addressing this specific issue alone. There will be substantial higher risk of injury and accident

especially during school bus times and when people are going to and from their workplaces.

3. School bus passenger alighting The buses stop and turn frequently during school periods. Increased traffic during building phases and from new residents is a real DANGER to children and parents/carers.

4. The number of proposed dwellings require sewage and water supply. Is it known where all the effluent from septic tanks will go? Given it is undulating country this may lead to further contamination of underground aquifers and water tables.

5. Building large numbers of dwellings on the land with undulating topography (such as the proposed re zoned site in Whitemans Valley) will lead to significant runoff and land erosion, most especially during high rainfall periods

6. Traffic - The current Blue Mountains Hill road is already inadequate and will be extremely problematic with higher traffic volumes. It is common knowledge amongst local residents that 'near misses' already occur on this road frequently.

7. Building on sites that are undulating will lead to significant soil erosion especially during prolonged wet weather.

8. Ambience and community aspect will diminish if roading and roadside is inadequate and impair what is an already popular general rural area.

9. Runoff once land is cleared will lead to soil erosion.

10. The district plan change cannot ignore this submission if it remains inline with the guidelines, policies and terms of reference as outlined in the supporting documents. More specifically the Traffic and Parking details are non specific when addressing road safety and increased traffic volumes and school bus safety in particular.

11. In light of the genuine concerns raised in this submission I am opposed to the proposed PC 50 plan change in Whitemans Valley.

12. I wish to be heard at the formal consent application public hearing.

**I seek the following decision from the local authority**

I am opposed to the proposed PC 50 plan change and request it be declined in its entirety until substantial improvements are made to roads, bridges, off road parking and assurances that school bus operation is supremely safe on these General Rural roads in Whitemans Valley.

**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.