

# SUBMISSION 198

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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.**

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**I am seeking the following relief.**

I opposed the plan for Becketts precinct in its entirety as per PC50.

I object to the PC50 plan, based on the grounds that the council have already passed planning for the redevelopment of the old pig Farm in Maymorn, which does not have the infrastructure to support this development,

1. in the valley the roads are atrocious, and Roil are constantly here trying to fix potholes, Most places in the valley only just take two vehicles but a lot of the other road are single file and have never been updated,

2. school are at breaking point and as Rural schools which don't have the same funding and infrastructure as the Upper Hutt schools, Mangaroa School currently has two classrooms to accommodate Yrs. 4,5 &6, most of the schools in Upper Hutt, Pine Haven, Silverstream etc. are all at their limits and will only take children from their catchment, so where do the Council propose to send these children when these developments go through?

3. Medical & Doctors, Wellington Hospitals are currently at breaking point, which is well documented in the Press, acknowledged by the outgoing Prime minister and the Incoming Prime Minister the waiting lists are in excess of 9 months for a consultation

There is NO doctors in Upper Hutt and as of 16.10.2023 taking on new patients, all people not registered will have to go into a triage system with limited numbers or get referred to Lower Hutt's after hours. As of 16.10.2023 Upper Hutt Health's Centre have NO available appointments until February 2024. Dentists are the same with people waiting months for appointment or going to ED for emergency treatment.

In my opinion the council cannot bring in PC50 without Major spending on infrastructures to accommodate, this level of development.

4. UPPER HUTT does not have in place public transport to support these plans, over in the valley, we have areas where uber will not come there is no public bus service and the only train station is at Maymorn, which is a restricted service which is a Wellington to Masterton Service for commuters.

5. The Valley have very limited Mains water or sewerage, So who will pay for this Major infrastructure up grades? Also, if the proposed development goes ahead where is all the

waste/grey water going? As per septic systems pipework must go for a certain distance according to the septic tank size, the proposed size lots of this development would not allow for the wastewater aseptc tank systems to be compliant with the Council sign off.

6. There is already a precedent been set by the council allowing some 10 Acre blocks to have four dwellings and have been sign off by Planning. If the PC 50 goes ahead you will be setting a precedent for the Valley in its entirety there are many people myself included who has land acreage greater than 10 acres, so in principle I could also sub divide down to 1- or 2-acre blocks. In Mangaroa there is a family who own a substantial amount of land and they could also sub divide which would increase the potential for thousands of new properties and families, which on its own could create a subdivision / town equal to Totara Park or Trentham, in an area which does NOT have the infrastructure to support any of this PC50.

7. The PC50 is very short sighted and has not looked at the problems of such development or the solutions. It needs to be rejected and rethought! Just for example for all the dripping pipes in Wellington which includes Upper Hutt, Lower Hutt and the estimated cost is going to be in excess of One Billion Dollars per year , open this can of worms which is PC50 you will be looking at Billions to just support the infrastructure required.

8. I feel that the PC50 has not had a proper consultation with this community and will over the next 10 years allow greedy developers to Land bank and develop which will annihilate this Rural community.