

## SUBMISSION 229

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

Melinda Rix

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**Postal Address**

[REDACTED]

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

Rosanne Rix

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**Email address**

C/- planning@uhcc.govt.nz

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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**

Changes in zoning (General Rural to Rural Lifestyle) @ Whitemans Valley and proposed land use including Berkett's Precinct development

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**My submission is that**

There is insufficient evidence that this proposal will not result in serious deleterious effects to this area (environment) and those currently residing there - as well as those working or visiting the area. There are clear financial gains to be made by developers & a very limited number of land-owners - whilst almost everyone else will lose. I urge the council to carefully weigh up what they may view as their potential gains - via more rate-payers - against the damage the change will bring. The proposal allows many tiny properties to be developed - along with their associated buildings, earthworks, septic systems and more. I have not seen that sufficient independent ecological assessment & evaluation of these effects has been carried out. This includes the soils, contour, waterways and general ecology of the local environment and the areas downstream of the relevant waterways. The roading network is not satisfactory to cater safely for the proposed increase in population that can be expected as a result of this change. Road users include local residents, workers/contractors and a significant number of recreational cyclists & horse riders who enjoy their recreation on and around these roads. The development risks damage to the

unique natural qualities of this rural area - which is not only enjoyed by those living there but those visiting the area from outside. Infrastructure - park and ride, power, refuse disposal etc - the impacts are unclear and need to be evaluated. Wildlife - lack of information or evaluation currently available in terms of likely impacts. The relief I seek is that the proposal be set aside or abandoned until further evaluation is undertaken and more consultation carried out - particularly with local residents. UHCC - you are guardians - kaitiaki. Stop. Think. You act for all your rate-payers - not just the wealthy or influential amongst them. Look at the science. Hear the people. Tread lightly.

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

As above - withdraw this proposal at this time. More work is required.

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**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.

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**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.

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