

SUBMISSION 101

UHCC Plan Change 50 Rural Review

Paul Persico
216 Parkes Line Road,
Maymorn,
Upper Hutt.

persico@xtra.co.nz

I do not stand to gain an advantage in trade competition through this submission

My submission is that:

I am opposed to the proposed zoning of our land.

We purchased our property at 216 Parkes Line Road, Maymorn in 1990. In 33 years of ownership and experience the property is primarily used for residential purposes, fragmented, and similar in character to that across the road, I feel the Settlement Zone would be more appropriate.

Fragmentation, see attached Map 1

Modified soil driveways and dirt roads and infill 3.5 meters wide 350 meters in length and has been recently extended to the end of the property.

In the first year of ownership, I planted pine, gum and Douglas fir tree's mostly in the lower lying areas of the property, creating fragmentation.

Our property and area on the south side of Parkes Line Road has existing buildings with its own access and driveway off Parkes Line Road.

Our property and the properties of the Maymorn Collectives, has always been earmarked for urban development, due to its close proximity to State Highway 2, all properties are within a maximum of a 5 minute walk to Maymorn Railway Station, also has access to town services (water and sewage).

UHCC Urban Growth Strategy 2007 - identified Maymorn which included our property and the properties of the Maymorn Collectives as the most significant area for urban development in Upper Hutt over the next 30 years

Maymorn Structure plan - adopted by council in 2012 includes our land and the Maymorn Collectives,

UHCC Land Use Strategy 2016-2043 - adopted in September 2016

Identifies our land and the Maymorn Collectives for development.

UHCC PC 50 Rural and Residential Chapter Review - Our property was zoned for Settlement.

NPS- HPL - exemption clause 3.5(7) b (i) identified for future urban development.

The Maymorn Collective and myself have been working with Council for 3 years on PC50 rural, being in regular contact with the Council planners and the Mayor during this time.

Our zoning changed from Settlement to HPL with no consultation, and just after the 78 hectare property in Maymorn known as "Gabites", was rezoned to predominantly "Settlement" became operative, Gabities was the last remaining productive farm in the Maymorn area.

Gabites, this land was originally part of PC50 and was taken out of PC50 for a Private Plan Change while the rest of PC50 rural was put on hold.

I seek the following decision from the local authority:

Our property to be zone Settlement as identified, in Plan Change 50 Rural and Residential Review, see attached maps

I agree with the Maymorn collective submission in all aspects to be considered with this submission.

I wish to be heard in support of my submission.

Signature:



Date:

15-11-2023

216 Parkes Line Road

UPPER HUTT CITY COUNCIL MAP

Paul e Megan Persico



| PROPERTY | PRECINCTS | CEMETERY | DRIVE/3 WATER SERVICES |
|--------------------|---|-------------------|---------------------------|
| Land Parcels | Residential Centres Precinct | Available | Water |
| Titles | Residential Hill Precinct | Available - Ashes | Water Hydrant |
| Eastment | Residential Conservation Precinct | Reserved | Fire Service |
| Esplanade Strip | Blue Mountains Precinct | Reserved - Ashes | Water Valve |
| Coverment | Subdivision Residential Figure 1 | h Use | h Use |
| OEI National Trust | Subdivision Residential Figure 2 | h Use - Ashes | Water Pumpstation |
| | Wellington Speedway | | Water Pump |
| | Industrial Eastern Hut Road | | Water Meter |
| | Waltonville Structure Plan | | Water Fitting |
| | Business Appendix 1 - South Pacific Lanes | | Transmission Man |
| | Business Appendix 2 - Riverside Terraces | | Water Pipe |
| | St Patrick's Estate | | Rider Main |
| | Gables Block Development Area | | Service Connection |
| | | | WASTEWATER |
| | | | Wastewater Pumpstation |
| | | | Wastewater Pump |
| | | | Manhole |
| | | | Lamp Pole |
| | | | Valve |
| | | | Chamber |
| | | | Pump or Pumpstation |
| | | | Wastewater Node |
| | | | Wastewater Pressure Pipe |
| | | | Trunk Main |
| | | | Man |
| | | | STORMWATER |
| | | | Stormwater Pumpstation |
| | | | Manhole |
| | | | Lamp Pole |
| | | | Sump |
| | | | Outlet |
| | | | Stormwater Node |
| | | | Stormwater Pipe |
| | | | Sump Lead |
| | | | Stormwater Open Channel |
| | | | ABANDONED SERVICES |
| | | | Abandoned Node |
| | | | Abandoned Wastewater Pipe |
| | | | Abandoned Stormwater Pipe |



Property boundaries may not be survey-accurate, and can only be verified by a licensed cadastral surveyor. Cadastral information is derived from Land Information New Zealand. Crown Copyright Reserved. This map is drawn on the New Zealand Transverse Mercator projection, using New Zealand Geodetic Datum 2000. The wind zone data may not be used to determine the wind zone or speed for design purposes or a building consent application. Wind zone or speed must be determined by applying the methodologies in NZS 3604:2011 Timber framed buildings or AS/NZS 1170 Structural Design Actions Part 2: 2002 Wind Actions.

216 Parkes Line Road

Scale to A4: 1:4,000
Date: 11/13/2023

Plan Change 50 Rural Review

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I do not stand to gain an advantage in trade competition through this submission.

I am opposed to the proposed.

GRUZ-S8

The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.

Motor vehicle wrecking: any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial uses.

I seek the following decision from the local authority:

The repair or maintenance of vehicles and engines is not permitted for commercial purposes.

Motor vehicle wrecking: any land and/ or building used for dismantling and storage of wrecked motor vehicles for commercial uses.

I do wish to be heard in support of my submission.

Signature:



Date:

15-11-2023

▼ Address

