

# SUBMISSION 153

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

Paolo Caccioppoli

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**Postal Address**

167c Parkes Line Road, Maymorn.

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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**

SUB-RUR-S2, RLZ-R8, SUB-RUR-S5, Rezoning of 167c Parkes Line Road to Rural Lifestyle

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**My submission is that**

1. We support the rezoning of 167c Parkes Line Road to Rural Lifestyle. This is consistent with the zoning of all other properties within the same subdivision.
2. We do not agree with the subdivision lot size requirements of SUB-RUR-S2, in that it makes no sense to apply an average lot size within a subdivision of 1 hectare. Many of the properties designated Rural Lifestyle are 1 hectare in area, in accordance with previous subdivision lot size requirements. For these properties the minimum net site area of 3000m<sup>2</sup> is meaningless as any further subdivision is constrained by the average lot size requirement.
3. We do not believe there is any meaningful difference between the Rural Settlement Zone and Rural Lifestyle zones in respect of the effect of subdivision on amenity value. Therefore we submit that a minimum net site area of 2000m<sup>2</sup> for both should apply, with no average lot size requirement.
4. We support the redesignation of Visitor Accommodation from a discretionary activity to a permitted activity. We believe this will more readily enable the development of visitor accommodation for activities in the immediate vicinity such as the Remutaka Rail Trail and Kaitoke Regional Park and the use

of the area as a base for visiting other destination attractions such as Brewtown, H2O etc.  
5. SUB-RUR-S5 - We believe that an exception should be made for the situation where as part of the subdivision there already exists a properly consented building platform lying in whole or in part in within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent and the provision of a report by a suitably qualified and experienced person to determine the erosion risk has already been furnished as a part of the existing building consent.

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

1. Rezoning of 167c Parkes Line Road to Rural Lifestyle - no change to proposed decision.
2. Subdivision lot size requirements of SUB-RUR-S2, decision that a minimum net site area of 2000m<sup>2</sup> for both Rural Settlement Zone and Rural Lifestyle zones should apply, with no average lot size requirement.
3. Redesignation of Visitor Accommodation from a discretionary activity to a permitted activity - no change to proposed decision.
4. SUB-RUR-S5 - an exception should be made for the situation where as part of the subdivision there already exists a properly consented building platform lying in whole or in part in within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent and the provision of a report by a suitably qualified and experienced person to determine the erosion risk has already been furnished as a part of the existing building consent.

**Please indicate whether you wish to be heard in support of your submission (tick appropriate box)**

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I do not 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)**

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I do not wish to make a joint case.