

**BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL APPOINTED  
INDEPENDENT HEARINGS COMMISSIONER GINA SWEETMAN**

**IN THE MATTER  
AND**

of the Resource Management Act 1991 ("RMA")

**IN THE MATTER OF**

Section 357 objection to the decline of a non-notified subdivision consent SUB22/48013 at 118 Wortley Road, Lepperton, New Plymouth

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**BRIEF OF EVIDENCE OF  
MARTIN DAVID CUDMORE AND JESSICA ANNE CUDMORE  
FOR THE APPLICANT TARA MAREE STEPHENS AND AARON WILLIAM STEPHENS**

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## **INTRODUCTION**

1. Our names are Martin David Cudmore and Jessica Anne Cudmore and we reside in New Plymouth at 118 Wortley Road, Lepperton.

## **EVIDENCE**

2. Aaron William Stephens and Tara Maree Stephens are our landlords, through Occupy Property Managers.
3. We have been tenants of this property since December 2023.
4. We enjoy living here at this property. We especially enjoy the rural environment that surrounds us.
5. The property around our house operates as a small lifestyle block, there's around 6-8 cattle on the property which are predominantly break fed; so it takes quite some time for the cattle to be close to the house.
6. We choose to live in the rural environment and enjoy looking out the windows when the cattle are in the paddock by the house, it adds to the character of the environment.
7. Aaron and Tara have discussed with us, the proposed subdivision, and we don't feel that the nature and character of the property will be altered in any way.
8. There is a clear separation between the rental house where we live and Aaron and Tara's new house, along with the neighbours in the surrounding area.
9. Both dwellings on the property are entirely self-contained and independent.
10. Each existing dwelling on the property already has:
  - Its own tank water supply;
  - Its own septic tank and soakage bed;
  - Independent power and telecommunications connections;
  - Existing and independent vehicle accessways.

11. There is one main access point to the land by the road that Aaron and Tara graze their 6-8 cattle on. This access is next to our house. In the two years that we have occupied this house, it may have been used 4 or 5 times in total that we can think of.
12. The only times we have seen it used is to allow for contracting equipment to enter the lifestyle part of the property for hay making/silage making, fertilising etc.
13. We have never had any complaints about any of the activities that take place on the property.
14. Aaron and Tara have our full support to subdivide, as this presents no adverse effects on us as tenants or any of the adjoining landowners.

**Martin David Cudmore and Jessica Anne Cudmore**

**9 December 2025**