

**BEFORE AN INDEPENDENT HEARINGS COMMISSIONER  
NEW PLYMOUTH DISTRICT COUNCIL**

**UNDER** the Resource Management Act 1991

**IN THE MATTER** an application by **ALL GOOD PROPERTIES LIMITED** for resource consent to subdivide land at Tawa Street, Inglewood into 13 unit titles ("Proposal")

**Council Ref:** SUB21/47746 and LUC21/47723

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**STATEMENT OF EVIDENCE OF AARON ROBERT GEORGE**

**Dated** 17 June 2022

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**Govett Quilliam**  
THE LAWYERS

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## STATEMENT OF EVIDENCE OF AARON ROBERT GEORGE

### 1. INTRODUCTION

- 1.1 My name is Aaron Robert George. I am the Director of All Good Properties Limited (“All Good Properties”).
- 1.2 I was born and bred on a sheep and beef farm in Tarata, 30 minutes inland from Inglewood. I attended Tarata primary school then Inglewood High school. Following school, I began a Building apprenticeship which took 4 years. After I completed my apprenticeship, I travelled to America and United Kingdom and worked in the building industry for a year, then returned home to Inglewood in 2001 to start my construction business, Aaron George Builders Limited (“Aaron George Builders”).
- 1.3 Over the last 20 years Aaron George Builders has trained over 15 apprentices and completed hundreds of construction projects in both Inglewood and New Plymouth, the majority however being in the Inglewood area.
- 1.4 I am very proud of what my company has achieved and the quality of work we have completed. In addition to ensuring the quality of developments undertaken, a focus of mine is training staff to learn every aspect of the industry from the ground up including foundation work through to roofing, landscaping and concrete work, and completing these tasks to a high standard.
- 1.5 I love the community of Inglewood, in particular the people. I also enjoy the challenge construction within the area brings with soft wet soils along with the over 2.3m of rain Inglewood gets each year. Accordingly, I have a thorough understanding of the unique challenge construction and subdivision in this area poses.
- 1.6 Aaron George Builders sponsors Junior and Senior Rugby, and also donates land for grazing of beef calves as a fundraiser for the local sports clubs.
- 1.7 All Good Properties has previously completed three subdivisions in the Inglewood area:

- 1.7.1 a 2 lot subdivision on the corner of Hinau and Kelly Street;
  - 1.7.2 a 7 Lot subdivision behind the Underwoods old toy factory;
  - 1.7.3 A 22 lot subdivision behind Inglewood Primary School.
- 1.8 All Good Properties has also completed stage 1 of a 30 lot subdivision on Kelly Street, Inglewood, and has recently received consent for the Stage 2 development.
- 1.9 I aim to make a positive contribution to the development of Inglewood whether it is providing sections for new homes or improving the look of our town. I also enjoy working with young people starting out their careers in construction and helping to provide opportunities for people from all walks of life.
- 1.10 I genuinely care and am passionate about the Inglewood community and I consider that all of the developments I have been involved in are of high quality and ultimately benefit the community.

***Scope of evidence***

- 1.11 In my evidence I will comment on:
- 1.11.1 The background to the Proposal;
  - 1.11.2 Response to submitter;
  - 1.11.3 Positive effects; and
  - 1.11.4 Summary.

**2. BACKGROUND**

- 2.1 The technical aspects of the Proposal are well described and outlined in the application documents, further information submitted to the Council and the evidence of others and I do not propose to provide a further description.
- 2.2 A description of the site and the surrounding area is well described and outlined in the application documents, and the evidence of others. However I will add that the pre-existing dwelling was approximately 100 years old and the house and the section were significantly run down. I also note that the original dwelling at 13 Tawa Street has recently been removed and

construction has been commenced on a new dwelling in accordance with Building Consent BC21/129063. This dwelling would become Unit 1 in the event that the current consents are granted.

- 2.3 All Good Properties Ltd has entered into a sale and purchase agreement to purchase the property at 13 Tawa Street (Lot 15 DP 1799) from its current owners and construct a new dwelling for the current owners on the land (PU 1 on the unit title plan and Unit 1 in the Application and Assessment of Environmental Effects).
- 2.4 A number of development options were considered for the Site and I was eager to utilise the Site for something that would be beneficial for the community. I was aware of a number of older couples within the Inglewood community that were in need of lower maintenance, healthier homes but were unable to find any such properties within Inglewood.
- 2.5 The Proposal aims to provide housing for people who require low maintenance homes and sections, and is therefore generally targeted at older persons. There is a significant shortage in Inglewood of low maintenance smaller homes for either older single people or couples that are unable to maintain their existing larger, older homes and/or large sections. Those in this category are required to either look at lower maintenance homes outside of Inglewood (leaving behind their family, friends and community) or consider moving into a rest home or retirement village prematurely (including the nearby Inglewood Marinoto Rest Home).
- 2.6 The Proposal has been developed over a number of years, and multiple feasibility studies have been completed with a particular focus on the best outcome for the community. I believe that the Proposal would benefit the Inglewood community by providing a low maintenance housing option for those that require such an option, include older individuals and couples and freeing up larger homes and sections for younger and larger families or those who are able to maintain larger homes and properties.
- 2.7 There are very few suitable sites within Inglewood that are large enough to build a group of low maintenance units of this size and quality.
- 2.8 I believe that the Proposal is well designed, and that we have been proactive in designing the Proposal so that it will mitigate adverse effects

and control activity and use. A Body Corporate would be set up to ensure that the units, common areas and the outdoor areas are maintained appropriately.

- 2.9 We decided to pursue a Unit Title arrangement with an associated Body Corporate as we considered that this provided a number of advantages in comparison to, for example, a cross lease arrangement. It is proposed that each unit owner will be required to pay an annual fee which will cover legal requirements (such as insurance requirements) in addition to controlling the maintenance of each unit and the Common Area (being the driveway). Funds will therefore be available for painting, re-roofing and resealing of the driveway, or any other maintenance that is required to meet the standards set out in the Body Corporate Rules. This will avoid any situations where one unit owner allows their property to deteriorate and other unit owners have no mechanism to ensure that the individual units and common areas are maintained appropriately.

### **3. RESPONSE TO SUBMITTER**

- 3.1 There has been one submission lodged against the Application from Jessica and Dale de Jongh (“the Submitter”).
- 3.2 The Submitter has raised a concern regarding the future occupants of the Proposal. As set out above the Proposal is designed for those who are looking for smaller, lower maintenance properties within Inglewood, including older persons.

### **4. POSITIVE EFFECTS**

- 4.1 As set out above, the Proposal has been developed with the intention of providing a different housing choice in the Inglewood area as well as increasing the limited housing stock in Inglewood. The predominant housing choice in the area surrounding the Site and the various residential areas within Inglewood, are larger dwellings on medium and large sized sections, which require a relatively significant level of maintenance. I therefore consider that the Proposal provides for a much needed housing choice that is currently unavailable within the immediate and wider Inglewood areas.

4.2 As with all developments undertaken by All Good Properties, we will endeavour to employ local tradespeople and engage local contractors to carry out work during the construction phase of the Proposal. As a company policy, we endeavour to engage contractors who are actively involved in the community, including through community projects and sponsorship and those who employ local people.

5. **SUMMARY**

5.1 In summary, I believe that this is a well-designed proposal which will provide a much needed housing supply and a different housing choice to that currently available within the Inglewood area.

5.2 I believe that any concerns raised regarding the Proposal have been adequately addressed, including through the conditions proposed.

Aaron George

17 June 2022