



Appendix 3: Submission

 <p style="font-size: small;">Te Kaunihara-a-Rohe o Ngāmotu New Plymouth District Council</p>		<p>FORM 13 Submission on a resource consent application subject to public or limited notification</p> <p style="font-size: x-small;">Resource Management Act 1991</p>
<p>Submissions must be received by the end of the 20th working day following the date the application was notified.</p> <p>If the application is subject to limited notification, New Plymouth District Council may adopt an earlier closing date for submissions once the Council receives responses from all affected parties.</p>		<p>Email to: applications@npdc.govt.nz</p> <p>Or post to: The Planning Lead New Plymouth District Council Private Bag 2025 New Plymouth 4340</p>
1. Submitter details		
1a. Full name	<input type="text" value="Donald & Martina"/> <small>First name(s)</small>	<input type="text" value="Murray"/> <small>Surname</small>
1b. Contact person's name if different from above e.g. lawyer, planner, surveyor	<input type="text"/> <small>First name(s)</small>	<input type="text"/> <small>Surname</small>
	<input type="text"/> <small>Designation</small>	<input type="text"/> <small>Company</small>
1c. Electronic service address	<input type="text" value="Donald_Martina@protonmail.com"/>	
1d. Telephone	<input type="text" value="027 292 2721"/> <small>Mobile</small>	<input type="text" value="n/a"/> <small>Landline</small>
1e. Postal address or alternative method of service under Section 352 of RMA 1991	<input style="background-color: black; color: black;" type="text"/> <input type="text"/>	
<p>Serving of documents The Council will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above postal address.</p>		
2. Application details		
2a. Resource consent number	<input type="text" value="SUB22/48271"/>	
2b. Applicant	<input type="text" value="Garry and Catherine"/> <small>First name(s)</small>	<input type="text" value="Broadmore"/> <small>Surname</small>
2c. Site address	<input type="text" value="373 Maude Road, RD1"/> <input type="text" value="New Plymouth"/>	
2d. Description of the proposed activity	<input type="text" value="To undertake a two lot rural subdivision"/> <input type="text"/> <input type="text"/>	
3. Trade competition		
<p><input checked="" type="radio"/> I am not a trade competitor for the purposes of section 308B of the RMA. (Proceed to 4.)</p> <p><input type="radio"/> I am a trade competitor for the purposes of section 308B of the RMA.</p> <p>If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the RMA.</p> <p>Select one of the following:</p> <p><input checked="" type="radio"/> I am <input type="radio"/> I am not directly affected by an effect of the subject matter of the submission that:</p> <ul style="list-style-type: none"> • Adversely affects the environment, and • Does not relate to trade competition or the effects of trade competition. <p style="text-align: right; font-size: x-small;">Please turn over</p>		
OFFICE USE ONLY		
Date received	<input type="text"/>	Property ID
Time received	<input type="text"/>	Land ID
Received by	<input type="text"/>	Application #
		Document #

4. Submission

Before making a submission, please ensure you have read/seen the full resource consent application, including the assessment of environmental effects (AEE) and all the plans.

- 4a. I/we support the application in whole or in part I/we oppose the application in whole or in part I am/we are neutral to the application

4b. Please specify below:

- i. The matters within the application you support or oppose, or wish to comment on.
- ii. The reasons for making this submission (please give precise details).

Attach additional pages if required.

Lot 1 is directly East of our property, DP 19933. The application implies that the proposed house site is some distance from our home and buildings, but the supplied annotated photograph taken from our bathroom clearly shows how close the proposed house site is and even how close the new home of Grant and Katie Meddings is to our property.

The Meddings home while close retains the rural character of openness, privacy, as outlined in the RMA and the council's district plan.

When our property DP19933 was created the nearest neighbouring homes and buildings were over a kilometre North and South from the property. However, the Eastern boundary runs directly through the area of our former Herringbone milking shed, separating the yards and building in DP 19933, with infrastructure continuing through the boundary and into the adjacent property. Meaning that the settlings ponds, parts of the concreted race, the power poles and wires of our easement, and drainage from the shed including drainage from livestock dips and drenching facilities are on the now DP 521015. Potentially there may be infrastructures from even earlier buildings as the former shed is build upon older facilities.

The proposed Lot 1 house site is so close to our property that it distroys the rural character, views, and privacy as outlined in the RMA. The proposed house site is on the settlings ponds from the former milking shed and through our easement to pass power and water. We see ground water ponding on the site, and in the photograph that wet area has a distinctly different ground cover; weeds and not grass. As a geologist to propose building on a geotechnically disturbed and compromised site when there are other potential sites available seems a very strange and poor decision.

Our former Herringbone shed is not an abandoned or rarely used facility, as it has been converted to Blue Petal, registered herb and honey business with approved commercial kitchen and facilities.

Although the field immediately adjacent to Blue Petal is part of a horticultural activity growing herbs, containing bee hives, mulch areas, it is also along the boundary to the proposed house site. The point we are raising is: this is not a quiet rural field with some animals or plants growing, but a very active and frequently very busy field with associated rural noise and activities that extends well outside of normal working hours. It is also a business that can be impacted by the use of insecticides and herbicides used by adjacent properties - and there is no proposal to protect our organic quality of the herb/bee projects. We do not want restrictions on our property or breaks in the slowly developing shelter belts to convey electricity to the proposed house site.

We have supplied a photograph of the inside of the Blue Petal premises to clearly show that the former Herringbone shed is now an active premises. It has been completely renovated so that food grade products are allowed to be produced, and that small groups, as permitted by the council, can come to see production methods, learn and try the herbs and topical ointments produced. Having put so much effort into developing this business we do not want to have issues from neighbours aggrieved at our activities.

The surveyors maps grossly distorts the size of the properties, without showing any buildings or land use on our property applicable to this subdivision application. The property DP 19933 is 1/3 smaller than the proposed Lot 1 of DP 521015, but the map suggests that DP 19933 is significantly larger, so it is the smaller property being expected to accomodate and provide the rural character for the proposed house. The proposed Lot 1 has other potential house sites that would not have the geotechnical issues previously indicated, much nicer views of the mountain and central plateau, and have better protection from the most damaging wind directions. There is no action to limit the negative affects of the proposed house site except for the applicant to claim that the impact is minimal, and that our house views are to the North. That is not correct, the dominant view from most rooms is to the East, directly towards to proposed house site. The windows of our home that do face North do not open due to the strong northerly storms. If a house was built on the northern slope dropping down to Maude Road (DP 563612), it would be mostly invisible to us.

5. Attendance and wish to be heard at hearing

A formal hearing may be held for notified applications if any matters are not resolved at a pre-hearing meeting. It gives the applicant, and all submitters who stated in their submission that they wish to be heard, the opportunity to formally present their views to an independent commissioner.

It is recommended that submitters speak to their submission for all but minor issues. Stating that you wish to be heard at the submission stage does not obligate you to appear at the hearing later if you change your mind.

If you state that you do not wish to be heard, the Council is not obliged to advise you of the hearing or send you the hearing documents. However you will be sent a copy of the decision and retain your right to appeal the decision.

5a. If a hearing is held, do you wish to be heard in support of your submission? Yes No

5b. If others make a similar submission, would you consider presenting a joint case with them at the hearing? Yes No

You may choose to contribute toward the cost of engaging a professional e.g. a planner or lawyer to represent your combined interests.

6. Privacy statement

The Privacy Act 2020 applies to the personal information provided in this submission. For the purposes of processing the resource consent application the Council may disclose your personal information to another party. If you want to have access to, or request correction of, that personal information, please contact the Council.

7. Declaration and privacy waiver

I will/have served a copy of my submission on the applicant, as required by Section 96(6) of the Resource Management Act 1991.

By signing* this submission or by submitting this submission electronically, I confirm that the information contained in this submission is true and correct. I agree to the disclosure of my personal information in respect of this submission.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signature of submitter (or person authorised to sign on behalf of submitter)

Date

*A signature is not required if this submission is submitted electronically.

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.
2. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious.
 - It discloses no reasonable or relevant case.
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - It contains offensive language.
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
3. You may wish to obtain your own professional advice, such as from a lawyer, surveyor or planner, before finalising your submission. 'An Everyday Guide to the RMA' found on the Ministry for the Environment website www.mfe.govt.nz has useful information for submitters. If you have any further questions regarding this process, phone the Council on 06-759 6060 and ask to speak to the planner processing the application.



New home of
Grant and Katie
Meddings

Proposed
house site

