

**APPENDIX TWO**  
**SUBMISSION**

**(ECM 8646554)**





**Submissions must be received by the end of the 20th working day following the date the application was notified.**

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.

Email to: applications@npdc.govt.nz

Or post to: The Planning Lead  
New Plymouth District Council  
Private Bag 2025  
New Plymouth 4342

### 1. Submitter details

1a. Full name

Jessica + Dale

First name(s)

de jongh

Surname

1b. Contact person's name  
if different from above  
e.g. lawyer, planner,  
surveyor

First name(s)

Surname

Designation

Company

1c. Electronic service  
address

12 Tawa street

1d. Telephone

0278256996

Mobile

0279472510

Landline

1e. Postal address or  
alternative method of  
service under Section  
352 of RMA 1991

jesdejongh@gmail.com

#### 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.

### 2. Application details

2a. Resource consent  
number

SUB21/47746 + LUC21/47933

2b. Applicant

All good properties LTD

First name(s)

Surname

2c. Site address

13 Tawa street

2d. Description of the  
proposed activity

putting 13 houses in where their  
is currently one.

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### 3. Trade competition



I am **not** a trade competitor for the purposes of section 308B of the RMA. (Proceed to 4.)



I am a trade competitor for the purposes of section 308B of the RMA.

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.

Select one of the following:



I am ☐ I am **not** directly affected by an effect of the subject matter of the submission that:

- Adversely affects the environment, and
- Does not relate to trade competition or the effects of trade competition.

Please turn over

#### OFFICE USE ONLY

Date received

21/10/21

Property ID

29371

Application #

Time received

11-00am

Land ID

61081

Document #

Received by



#### 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.

See paper



#### 4. Submission - continued

4c. I seek the following decision from the Council:

☐

To grant resource consent

☒

To decline resource consent

☐

Grant resource consent with amendments and/or conditions (as described below)

4d. Please specify details of the decision you seek from the Council, including the parts of the application you wish to have amended and the general nature of conditions sought:

Attach additional pages if required.

see paper.

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Please turn over



## 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

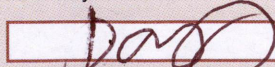
The Privacy Act 1993 applies to the personal information provided in this submission. For the purposes of processing the resource consent application the Council may disclose your personal information to another party. If you want to have access to, or request correction of, that personal information, 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)

21/10/21

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](http://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.



Although I appose this application as a whole, I am very grateful for the 8 NPDC permitted standards that it does not meet for bringing it to my attention.

I would love to see 4 or 5 family homes on the site rather than a unit development but if I take emotions out of it, it just needs to meet the standards set by NPDC It worries me as a rate paying member of the community that if these infringements are allowed to be made what other lines can be crossed?

I hope that this application is re submitted when it meets all of NPDC standards and if there are some standards not yet set the project is on hold until they have been.

Saying that there are some parts of the submission I would like to comment further on. You can make anything sound good on paper, hopefully I can help you see why this proposal is not in Tawa streets best interest.

### **Not Meeting standards (Res11, Res56, Res59, Res81, Res82)**

This is what you get with excessive subdividing. When we were first approached with this proposal we were told that it had to be chopped up into less than code sized plots to make a profit. I believe this to be untrue and greedy. We have great insight now as to how important it is to have space at your own dwelling and the need to be able to grow your own food is obvious now more than ever. Green space should be considered with all new developments. Its much harder to get land back than to build on it!

### **Future occupants.**

I am confused to who the future occupants will be. It will make a big difference to traffic movement, number of occupants, noise and house value depending on who moves in. If there is a covenant on it how long will this before, how do you prevent any negative effects after that? We are in our family home that we intend on staying in for a long time so this particularly worries me.

**Pg6** of the resource consent application says 'retirees or those near to retirement'.. then continues to say 'Currently any person wanting to move to a retirement village would have to move to New Plymouth'. These are two quite different ages groups and the '3 point turn required in order to change direction and exit the development without impinging on any other parked cars' (part 6 of traffic impact assessment) worries me for the latter.

**Pg19** of the Resource Consent application says '..provides a different housing choice within the immediate receiving environment and caters for a wide range of the community'

**Pg21** of the Resource consent application says 'The proposal will provide lifestyle choices, increase housing stock and enable home ownership to individuals and families within the community..'

### **Affected parties.**

Since the submission for resource consent there have been house sales and builds that back onto the subject site, I hope these new owners are approached.

I have included in my submission letters from 12a and 12b Tawa Street. According to the proposal the driveway for 12 new buildings will be directly across from their driveway, this has the potential to create adverse effects due to the major increase in traffic yet they were not approached.

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### **Rain fall.**

A great concern of mine for any potential homeowners is the excessive amount of rain we get. It is obvious this has been looked into but I urge extra precautions be put in place. All aspects had most likely been looked into for a house built on Tawa street by signature homes earlier this year yet the ground is still waterlogged for days after rainfall. I understand the slope of the land does effect how extreme flooding can be but with more land covered in concrete than grass the water the grass can absorb will be much less. We are often walking to our car in gumboots as our driveway has 2cm of water covering it.

### **Car parks.**

The '2.5mtr parking area' referred to on page 3 of the Traffic impact assessment is not a reliable car park. When it is wet they become too soggy to use and tear up the grass and on Wednesdays they need to be clear for the rubbish bins. As you will notice in the photos Tawa Street has very little cars on the street as all houses have ample parking. This combined with the extra grass gives it a very spacious feel, a huge part of its appeal.

Pg20 Resource Consent application says 'Car parking will be sufficient for the units, considering the majority of the units will be two bedroom'

I find this statement a stretch as most people have their own car, especially those buying brand new units. There is the potential for 4 grown adults to eventually live in each unit so the potential amount of vehicles could be 0-48.

### **Vehicle movements.**

The report from AMTANZ show how little traffic there is on Tawa street. They state that "Mahoe, Tawa and Matai Streets all have sufficient capacity to accommodate the increase of 68 vehicle movements per day, assuming the existing dwelling is currently generating the average of 10 movements a day." I would like it noted that the occupants of the existing dwelling do not drive.

### **Rubbish bins.**

With the 2 driveways and 12 extra houses their wont be enough space for all of each houses bins on the street front. We have 3 houses bins on our street front and the food waste and blue bins can get missed because they are hidden between big bins .It is also a hazard when pulling into the drive, potentially blocking views of on coming pedestrians.

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### **Street appeal.**

I invite you to take a drive down Tawa Street and notice it is predominantly a street of picket fences, hedges, native plants and mismatched florals. All of the houses are a good distance from the front boundary and majority of them were built in 1900s. This makes for a classic country feel on the street. The units are referred to as modern and contemporary. (pg10 Resource consent application)

Pg 27 of the Resource Consent application states 'The design of the subdivision and the placement and bulk of the proposed units is considered to be entirely consistent and compatible with the character of the surrounding area which includes stand alone dwellings, infill, flats and further down Tawa street the Marinoto Rest Home.'

I would like to point out the flats mentioned are at the same end as Marinoto Rest Home and it is the section of the Street that is least cohesive with the general feel.

### **Planting**

Although I agree that the site has no notable planting it does have large mature trees. The size and height of these enhance the grand feel of Tawa Street. I am concerned that the proposed planting will be too modern of a design. In one of the emails between Carina and Colin they talk of removing a sweet gum and replacing it if it becomes too large.

Thankyou for reading my submission. I hope that the council will stick to the permitted standards that it has itself set and that All good properties LTD will take my concerns into consideration and make the amendments. I want the best for the future occupants and guest parking, rainfall and finding space for rubbish bins are a weekly annoyance for us.

Jessica and Dale de Jongh



R D Young  
12b Tawa Street  
Inglewood  
4330

20 October 2021

NPDC Planning Dept.

Regarding application: SUB21/47746 and LUC21/47933

As a resident of Tawa Street, I would like to make the following objections and observations to the above planning application.

As far as I understand, Building Standards should be exactly that, standards, not just suggestions that do not require adherence. With 8 non-compliances listed by yourselves, it surely begs the question why is this application even being considered by council.

Although there are 9 copies of form 8a duly signed and submitted 6 of them are incomplete as section 3 is not annotated. This is the section that should verify understanding the overview and plans of what is proposed and surely should, as a matter of course be vital to its acceptance as a 'legal' document. It should also be noted that not all of those who submitted form 8a are still residents. Is this a true representation of acceptance?

With such a high proportion of land coverage on the proposal, it is fair to assume that the storm water drainage will be less than adequate, as is the case now at 12a and 12b Tawa Street since the ongoing development on the west side of the properties progresses. Land drainage of this development now appears to be totally across the properties. The footpaths around the properties and the drive are now totally flooded whenever it rains, even though there is additional drainage provided.

Given that there are also existing problems with fluctuating water pressure, muddy tasting drinking water which is occasionally discoloured as well, must lead to the question, is the infrastructure for the electrical, water, land drainage and sewer systems adequate for these additional demands?

Although the initial presentation on page 6 alludes to these properties being for retirees, at page 21 sect 5.7 it merely states "to enable home ownership to individuals and families" What exactly is the intent?

The state of the roadside grassed areas would suggest that there is a problem with 'on street parking' even now, which would be compounded by extra vehicles on the street.

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There does appear to be a number of ongoing developments aimed at the very same housing sector across Inglewood, of which none seem to be as small or as densely packed. While only a few Kilometres towards Bell Block there are at least two purpose built villages and another extremely large village complex under construction. Is this really what Inglewood needs?

In summary we suggest that this whole application be re-evaluated in the light of the concerns expressed.

I must ask the question, are we all expected to be in possession of a degree in law to understand this kind of document, or is it the intent to scare off 'Joe Average' from even speaking up, let alone having the time and resources to access the relevant facts. Most of us do not have the financial resources to engage a solicitor to even interpret the meaning of such documents.

Yours sincerely

  
R D Young



I am not considered to be effected by the proposed development of the site on the opposite side of the street from my road frontage, however I disagree. There is currently one driveway servicing the access to and from 13 Tawa Str, with this proposed development there will be 2 and a large increase in vehicle movements. I am more than happy to see the property being developed but I strongly feel that the proposed 13 units is far too many. 4 - 5 stand alone properties would be more than adequate. I have read the proposal and am confused as to the proposed use in the report from Bland and Jackson it states that the proposed residences will be for retirees or those near to retirement but further on in the report **5.7 Positive Effects** it goes on to say it is proposed housing for the community to provide lifestyle choices, increase housing stock and enable home ownership to individuals and families within the community - which is it? Retirement housing or just housing for anyone, so it could end up as social housing or emergency housing. Tawa Street is not an overly wide street but does have green space on the road frontage however on rubbish collection day this is already at near capacity with all the rubbish bins and green waste recycling bins that are used by various residents is there really room for 13 more properties to leave bins? There are numerous reports in the submission including reports for storm water, the property I own on Tawa Str is subdivided with 2 properties on it and all the appropriate reports were done prior to this happening, however whenever we have heavy rain we get surface flooding this is due to the fall of the land and also to less ground area to absorb rain so if building multiply properties onto a site this issue would surely be multiplied with possible run off into other properties. There is obviously a high water table in this area as a section has recently been built on next to mine, there was a sump dug across the width of the property but with the recent rain water is still sitting in part of the section after the rain.

I note that each property except 5 and 6 will have 1 proposed park in front of the garage, so if each residence has 2 vehicles where do any visitors park? The street is already full with various vehicles parked roadside. There are various reports in the submission for I can see that certain residents have signed Consent forms but notice on several where is states 'Documents and Plans' nothing is ticked - did these residents actually read and understand what the proposed development involved? One of the residents was intending to sell and has since sold their property on Tawa Street so of course will not be effected, has the new resident been approached to see how they feel? There are several factors that are non complying surely this is reason alone for the development not to be permitted with such a large number of units, if a proposal on a smaller scale was looked at with 4 - 5 properties this would add additional housing to the community and would add value to the already established properties in Tawa Street. I find it disappointing the NPDC does not think that as a resident and also a property directly opposite the proposed development I was not considered worth consultation. I ask NPDC to seriously consider before allowing this development to go ahead how this will impact on the residents of the street.

As this proposal is non compliant in so many areas I would ask that the council decline this development on such a large scale. So that the non compliance list below is adhered to a smaller scale development should be considered.

Res 11 - exceeding permitted building coverage of the overall site and per unit title  
RES56 - unit title lots smaller than 400m2 in area RES59 - 12 Units (excluding Unit 1) to be accessed off a right of way exceeding the maximum permitted six lots off a right of



way RES61 - water supply and sewerage and stormwater disposal must meet District Plan requirements

RES74 - only one on-site carpark proposed per dwelling not meeting the two carparks required RES81 - 78 vehicle movements per day over 24 hours from the site proposed, exceeding 30 permitted movements and

RES82 - 74 vehicle movements per day during daytime house (71am -10pm) proposed, exceeding 22 vehicle movements per day during daylight hours.