

Subject: PROPOSED MARLBOROUGH ENVIRONMENT PLAN

From: Paul & Barbara Vercoe [<mailto:pandbv@xtra.co.nz>]
Sent: Monday, 14 May 2018 9:45 a.m.
To: MDC
Subject: PROPOSED MARLBOROUGH ENVIRONMENT PLAN

Attention Louise Walker

Dear Louise,

PROPOSED MARLBOROUGH ENVIRONMENT PLAN
VERCOE HEARING – MONDAY 20 APRIL 2018

Thank you for the opportunity to elaborate on my submission at the hearing on Monday 20 April.

My submission is number 441.

Whilst the recommendations in the David Jackson report seemed at first sight to cover our concerns unfortunately on closer study there were some questions that require attention.

Firstly Rule 5.4 – Urban Residential – Discretionary Activities states that an application must be made. There may well be a requirement for consultation spelt out somewhere but I do not see it in Rule 5.4. If it is not spelt out somewhere then it needs to be included in keeping with the intention of the recommendation in the Report.

Secondly there seems to be a problem with definitions. There is no definition for “**retirement accommodation**” in the Plan. If the recommendation to include it in the Discretionary Activities is to be adopted then there needs to be an appropriate definition.

Similarly it should be noted the Seaview Rest Home had a Code Compliance granted on 9 December 1989 that changed it from a registered hospital to a “**rest home**”. Not a “**retirement accommodation**” - and I do not see a definition for a “rest home”.

NOW In fact by adding another category to the Discretionary Activities in Rule 5.4 may not prevent a wide range of inappropriate developments. i.e. A developer could pull down some of the existing buildings and construct a large **retirement resort style apartment** building as a permitted activity within the definition of a **community facility!!!!**

What I am saying is that without the Rules being more specific – or alternatively more all encompassing in some way – some clever person can seek a consent in the name of

Can you please let me know how my questions will be handled and should I have a discussion with those involved? I can generally be contacted on 573 9000.

Regards,

Paul Vercoe.

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