



Property ID: 13725

3 June 2020

KD HOLDINGS LTD
C/- BTW Company Limited
PO Box 551
NEW PLYMOUTH 4340

Attention: Cam Twigley/ Darelle Martin

Dear Cam

RESOURCE CONSENT APPLICATION (LUC20/47704) – FURTHER INFORMATION KD HOLDINGS LTD – 49 BROUGHAM STREET, NEW PLYMOUTH

Thank you for your resource consent application to establish a multi-storey commercial and apartment building on the corner of Powderham and Brougham Streets, New Plymouth.

We have been reviewing your application internally with the relevant departments and discussing the wider opportunities for redevelopment of the Huatoki Stream corridor with Councils strategic planning and property teams.

To ensure we process the application in an efficient and timely way and to ensure the appropriate integration of the advice from various Council Departments occurs, we have brought the application in-house. The application will now be processed by Luke Balchin, assisted by Juliet Johnson District Planning Lead and overseen by myself. The work undertaken to date by Jacqui Manning of RMG, provided a rigorous technical review of the application.

While all matters identified in this technical assessment remain relevant to the application we believe there is the opportunity for the applicant to consider if particular matters can be resolved by appropriate and suitable design solutions.

Specifically however and to expedite the processing of the application Councils regulatory team requests from you further explanation under section 92(1) of the Resource Management Act 1991 (RMA) on the following key issues.

Your response will enable us to better understand the nature of the proposal, the proposal's effects and how these effects have or are proposed to be mitigated.

REQUESTED INFORMATION

1. Site

The plans lodged with, and supporting, the application prepared by Boon Team Architects (Boon) show elements of the development that are located on a parcel of land not included in the legal descriptions in the application form and Assessment of Environmental Effects (AEE) referred to as the site. Clarification is required, and if necessary an altered application form, plans and AEE may be required to appropriately respond to this point.

2. Height

The AEE contains a limited assessment of the proposals bulk and scale impact on the view shafts heights of the operative and proposed district plan.

A more detailed assessment that considers the proposed development is required, comparative to the bulk and scale and heritage of other buildings in the locality and in the context of the three view shafts height controls.

It is our view a more comprehensive assessment must be undertaken to support the application and statements made within the AEE regarding the amenity and visual impact of the built form. This must be undertaken by a suitably experienced professional. Such detailed assessment should be considered as a 'character and amenity' and 'landscape and visual' assessment.

3. Heritage Context

The proposal adjoins and proposes to modify an archaeological site, being a stone wall which is a remnant of a railway embankment built in the late 1800's. Additionally, the proposal includes removal of a tree from its position above the railway retaining wall. Removal of the tree has the potential to result in some disturbance or possibly removal of the historical railway embankment. It is necessary to have a full assessment of how the proposed removal of the tree and associated earthworks could impact on the heritage item. Alternatives to the proposed modification and consequential damage to the heritage item have not been provided and are necessary to gain a full understanding of effects before the development can be progressed.

4. Notable Tree Removal

I note your comment that efforts to avoid effects on the Tree (*Agonis flexuosa*) have been explored but this is not further expanded on within the application. Please provide a more detailed assessment of the need to remove the tree and how it is proposed to mitigate or remedy the effects created from the loss of the tree.

5. Cultural Design and Mitigation opportunities

The Huatoki retains its historic, cultural and traditional value to Te Atiawa. Te Atiawa have advised the proposal could result in wider cultural and environmental adverse effects than identified within the AEE lodged with the application. Te Atiawa's iwi environmental management plan Tai Whenua, Tai Tangata, and Tai Ao (EMP) is required to be taken into account when considering this application. The central area of New Plymouth is of significance to Ngati Te Whiti, who have mana whenua over the area.

It is considered that Part 2 of the RMA assessment undertaken within the AEE requires greater consideration of sections 6(e), 6(f), 7(a) and 8.

We are aware that initial engagement with Ngati te Whiti has been carried out by Boon Architects in regard to this proposal and the concept plan to develop the adjoining stream corridor to allow public access as part of Councils future Metro-plaza redevelopment. In Councils view it would be prudent to work with Iwi and hapū to understand the cultural impact of these developments as a whole and to determine the impacts and potential mitigation measures that could be deployed, such as cultural design elements, stream restoration and culturally sensitive construction approaches.

Noting the complexity of these issues and to address the potential mitigation measures for your development, Council proposes to hold a workshop as soon as practicable with Ngati te Whiti and Te Atiawa so to develop a greater understanding of the cultural values associated with the Huatoki and its environs and the development of these resources.

NEXT STEPS

We had planned a walk around the development area today and I suggest this is rescheduled ASAP. As previously discussed Richard Bain will provide expertise to the Council on the view shaft matters.

In statutory terms, the provisions of Section 92A (1) of the RMA apply, as you are familiar with and this means we would like a response from you by Thursday, 25 June 2020.

There has been no consideration by Council as to affected parties in respect of the proposal at this stage due to the information requested.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Rowan Williams', with a horizontal line extending to the right.

Rowan Williams

Planning lead