



FORM 13 Submission on a resource consent application subject to public or limited notification

Resource Management Act 1991

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 submission once the Council receives responses from all affected parties.

Email to: applications@npdc.govt.n

to: The Planning Lead New Plymouth District Counci Private Bag 2025

1.	Sut	omitter details						
	1a.	Full name	Terrence Wedgewood			Boon		
			First name(s)	/4, 3**		Surname		
	1b.	o. Contact person's name if different from above e.g. lawyer, planner,		A STATE OF THE STA				
			First name(s)			Surname		
		surveyor						
			Designation		Company			
	1c.	Electronic service address						
	1d.	Telephone	021 465503		06 7597715			
	0.20		Mobile	Li	andline			
	1e.	Postal address or alternative method of service under Section 352 of RMA 1991						
	The	ring of documents Council will serve all forma mail address provided the					above. Where there is	
2.	Арр	olication details						
	2a.	Resource consent number	LUC20/47704					
	2b.	Applicant	K D Holdings Ltd.					
			First name(s)			Surname)	
	2c.	Site address	45,49 &51 Brougham Str. and 33 Devon Str. West New Plymoutrh					
	2d.	Description of the proposed activity	Establish a six level m	nulti use build	ding			
3.	Tra	de competition						
	Ø	l am not a trade competi	tor for the purposes of	section 308	B of the RMA.	(Proceed	to 4.)	
	0	I am a trade competitor for the purposes of section 308B of the RMA.						
		u are a trade competitor, y art 11A of the RMA.	our right to make a sub	omission ma	y be limited by	the trade	e competition provisions	
	Sele	ct one of the following:						
	(lam O lam not	directly affected by ar	effect of th	e subject matte	er of the s	submission that:	
		Adversely affects the envi		ts of trade co	ompetition.		Please turn ov	
OFFICE	USE	ONLY						
Date rece			Property ID	SHE SECOND SHEET)	Applic	ation #		
Time rece			Land ID			nent#		
Received								

4.	Sub	mission							
		ore making a submission, please ensure you have read/seen the full resource consent application, including 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/we oppose the application in whole or in part							
	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.								
		I am a Director of Noremac Properties Limited which owns the property at 48 Brougham Street and 38 Powderham Street. We support the application including the removal of a notable tree.							
		The landscape and engineering reports clearly show the notable tree has a limited life and its location means if retained it will compromise any development of the site. It will be unreasonable and unjust if the tree prevented the development proceeding.							
		We support the planning concept of maintaining view shafts where practicable, but there is a need to balance possible adverse effects, in this case the Victoria Road viewshaft with the many other positive aspects of the proposal.							
		The design of the building and surrounds, particularly the glazed facade is of a high standard with the inclusion of sustainable timber construction and managing stormwater setting a high design benchmark as an example for future CBD commercial and residential development.							
		There are economic benefits from the mixed use with mainly office space bringing more people to the CBD, supporting retail and hospitality along with better utilisation of the adjoining NPDC parking building. The potential to visually and physically connect to the future opening up of the Huatoki Awa creating quality pedestrian activity is exciting.							
		The impressive CIA prepared by Ngati Te Whiti Hapu contains a wealth of information stating the importance of the environment and the relationship of historical and spiritual connection the Tangata Whenua have to place. The applicant has undertaken close consultation with Ngati Te Whiti Hapu resulting in the building design introducing features underpinned by cultural context. The warm response and support from Ngati te Whiti for the proposal is significant because it shows the benefit of co operation, consultation and trust resulting in a better outcome for the whole community.							
		The proposal presents an opportunity for the NPDC and the New Plymouth community to achieve a landmark building with its potential to link to the opening up of the Huatoki Awa, revitalising the centre of the CBD which has been an ambition of the City for many decades.							

4c.	I seek the following decision			_	Creat reserves						
	To grant resource consent	O To de	ecline resource ent	0	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.										
	We support the application for the proposal which assumes the removal of the notable tree.										
	·										
	·										
	1										

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?

You may choose to contribute toward the cost of engaging a professional e.g. a planner or lawyer to represent your combined interests. √ No

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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)

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*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.

10/2/2020 View All Details

NOREMAC PROPERTIES LIMITED (172441) Registered

Last updated on 28 Nov 2019

Company Summary

Addresses

Directors (2)

Shareholdings (1)

Documents (37)

PPSR Search

NZBN

Company number:

172441

NZBN:

9429040163215

Incorporation Date:

11 Apr 1975

Company Status:

Registered

Entity type:

NZ Limited Company

Constitution filed:

<u>Yes</u>

AR filing month:

November, last filed on 28 Nov 2019

Annual return extract

Ultimate holding

No

company

Company addresses:

Registered Office

VanBurWray, 7 Liardet Street, New

Plymouth Central, 4310, New

Zealand

Address for service

VanBurWray, 7 Liardet Street, New

Plymouth Central, 4310, New

Zealand

View all addresses

Directors

Showing 2 of 2 directors

Angela Joan BOON

25a Rogan Street, New Plymouth,

4310, New Zealand

Terrence Wedgewood BOON

25a Rogan Street, New Plymouth,

4310, New Zealand

Company record link: http://app.companiesoffice.govt.nz/co/172441