



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
 First name(s): Anne Surname: SANDERSON

1b. Contact person's name if different from above e.g. lawyer, planner, surveyor
 First name(s): Surname:
 Designation: Company:

1c. Electronic service address
 annie@sandersoncollins.co.nz

1d. Telephone
 Mobile: 021 336376 Landline:

1e. Postal address or alternative method of service under Section 352 of RMA 1991
 PO Box 199, NEW PLYMOUTH 4340

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: LUC20/47704

2b. Applicant
 First name(s): KD HOLDINGS LTD Surname:

2c. Site address: 45, 49, 51 Braugham Street, 33 Devon Street West, NEW PLYMOUTH

2d. Description of the proposed activity: To build a 6 storey building with a basement car park both for commercial and limited residential use and the removal of a notable tree

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: -5 OCT 2020 Property ID: Application #:
 Time received: Land ID: Document #:
 Received by: NPDC

Liardet Street, Private Bag 2025, New Plymouth 4342, New Zealand. Telephone 06-759 6060, Fax 06-759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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.

1. The Proposed building height will exceed the ODP by 13 metres and the PDP by 8 metres.
I oppose the breach of height restrictions contained in the NPDC district plan.

2. The proposed building height of 25 Metres will adversely affect 3 significant view shafts specified in the ODP and PDP both from seaward and to seaward.
I oppose the application as it will adversely affect the public amenity value of views linking land to sea.

3. I oppose the removal of the protected tree:

- a) its a protected tree
- b) the removal of the Protected tree will adversely affect a stonewall heritage site which is part of colonial history, being the remnants of a railway embankment built in the 1880's

4. Heritage context:
I oppose the application as its height of 25 Metres is in no way aligned with the "Heritage Character Area" Referenced extensively in the PDP " Building Design Guide" page 8 " Although there are taller buildings within the heritage character area, the predominant pattern is of 2 storey buildings built to the street edge. This contributes to a well defined and generally consistent streetscape character that is most pronounced along Devon Street.
THE CITY AND TOWN CENTRE DESIGN GUIDE HELPS TO ENSURE THAT NEW DEVELOPMENT IN THE HERITAGE CHARACTER AREA DOES NOT COMPROMISE THE INDIVIDUAL VALUE OF THE HERITAGE BUILDINGS OR THE INTEGRITY OF THE PRECINCTS STREET SCAPE AND SETTING"

5. I oppose the application as the shade created by the breach of building height will significantly cast shade over the Victor Davies reserve and adversely affect the public amenity value of that area.

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.

A large rectangular area with horizontal ruling lines, intended for providing details of the decision sought.

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.

A. Anderson

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

29. September 2020

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.