



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
 June Moseley
 First name(s) 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
 june@cymru.org.nz

1d. Telephone
 0211339711 067583583
 Mobile Landline

1e. Postal address or alternative method of service under Section 352 of RMA 1991
 Plas Mawr 26 Standish Street Westown New Plymouth 4310

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
 KD Holdings Ltd []
 First name(s) Surname

2c. Site address
 45,49,51 Brougham Street, 33 Devon Street West, New Plymouth

2d. Description of the proposed activity
 To build a six storey building with a basement carpark for commercial use 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	[]	Property ID	[]	Application #	[]
Time received	[]	Land ID	[]	Document #	[]
Received by	[]				

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

11:45am
 06 OCT 2020
 NPDC

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.

I am opposed to the building of this 6 level development on the corner of Brougham /Powderham Streets on the following counts:-

1 Height

2 Protected tree

3 Out of Character/Shadowing

4 Pedestrian Safety

5. Car parking for Building

6. Highway Safety

1. Height-- Exceeds the maximum permitted in District Plan by 11.5 metres. I oppose the breach of height restrictions. The height of the building will adversely affect 3 view shafts specified in both the District plans which will affect the public amenity value of views from land to sea.

2. Protected tree. I oppose the removal of tree on the grounds that it has been designated "protected" and its removal will affect a heritage site ie the 1880's railway embankment.

3.Out of Character with Historic Buildings in the area. The historic buildings in the area will be overlooked, overshadowed and overwhelmed by a six storey building which does not adhere to the "Heritage Character Area" referenced in the PDP Buildings Design Guide.

4. Pedestrian Safety. The health and safety of pedestrians will be compromised by the one vehicular entry and exit on Brougham Street which will cross a well used pavement. The turning traffic (both ways) will cause increased congestion in the already narrow and full street. The lack of a goods drop off bay on the same side of the street will increase the vehicular issues on the street with Couriers having to cross the street with goods.

5 Car parking . I question whether 13 (narrow) car parking spaces provided for the 10 tenancies plus apartment will be sufficient. The lack of space will add to the safety issues for pedestrians as visitors to the building look for a space to park

6. Highway Safety. A 6 level glass building on the main highway could be a cause of visual distraction to drivers. Increased Health and Safety issues for pedestrians using the Pedestrian crossing over Powderham Street and into Brougham Street directly opposite the pedestrian entry into the proposed building.

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.

I wish to see the application declined.

Form area with horizontal lines for text entry.

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)

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.