

# Further Submission on NPDC's Notified Proposed District Plan

Response ID:69 Data

## 1. Further submitter details

### 1. Name of further submitter

Stephen Biss

### 2. Contact person (if different from above)

### 3. Email Address

*The Council will serve all formal documents by email. Where there is no email address provided, the documents will be posted to the postal address stated below.*

stephen@eskosafety.com

### 4. Postal Address

33 Barrett St, Westtown, New Plymouth

### 5. Phone Number

021 228 5044

### 6. I am:

A person who has an interest in the proposal that is greater than the interest of the general public. (In this case, also explain the grounds for saying you fall in this category; or

### 7. Please state the grounds as to why you come within the category selected above.

I live and own the property directly opposite.

## 2. Council Hearing

### 8. Do you wish to be heard in support of your further submission?

Yes

### 9. If others make a similar submission would you consider presenting a joint case with them at a hearing?

No

## 3. My Further Submission(s)

**10. The specific further submissions in support or opposition and the decisions sought for NPDC's Proposed District Plan are as follows:**

**Please only insert one further submission point at a time, there is the ability to add additional points further down.**

**I support/oppose the submission of: (state the submission number, name and address of the person making the original submission)**

Support

**Submission No./Point No. (of the original submission)**

459 / 459.100

## Provision

SCHED1 / Heritage Buildings and items / Site ID 3

### Do you support or oppose the original submission?

Support

### The reasons for my support/opposition are: (state the nature of your further submission, giving reasons)

I fully support the support the submission to have the East wing of the Barrett St nurses home removed from having any heritage protection as any effort to retain it's existence is in conflict with the following:-

Section Report 32

3.1 - RMA Section 7

(c) the maintenance and enhancement of amenity values.

(f) maintenance and enhancement of the quality of the environment.

3.5.2 Building Act 2004

requirements of the local authority to ensure that building are safe etc....the need to facilitate the preservation of buildings of significant historical or heritage value.

3.6.1 - NPDC Strategic Framework

....putting people first....

3.6.4 - Heritage Protection Grant

Essential maintenance, restoration.....

Rehabilitation or retention.....

4.1.3 Operative District Plan Provisions

Objective 11:..... provide for their protection and promote their enhancement.

Policy 11.2: The heritage values of buildings and items and their settings should be protected and where practicable enhanced.

4.1.3.1 Heritage Buildings, Items and Areas.

Criteria used to determine the heritage value of a building, item or area:

\*Importance to the community.

\*Aesthetic appeal

\*Technical

\*Value for present or future generations

4.3.3 Earthquake Prone Buildings

...consideration of resilience issues, especially in relation to public safety and the economics of maintaining earthquake prone buildings.

N.B. the following applies and is not in conflict.

BUILDING ACT 2004, Subpart 6

123 Meaning of Insanitary buildings.

(a) Is offensive ..... because -

(ii) It is in a state of disrepair.

Current classification is in conflict with the following:

DISTRICT PLAN Historic and Cultural Values

Objectives:

HH-O1 Historic heritage is recognised, protected and maintained.

HH-O3 Heritage buildings are actively used and maintained.

HH-P7 - 2

HH-P11 - 3

**I seek that the whole (or part) of the submission be allowed/disallowed (give precise details of the decision you want the Council to make)**

I support all details / intent of the submission as the current and prospective owners of the Barrett St nurses home have no interest (financial or otherwise) in the preserving the integrity of the building, neither does Heritage Zealand Pouhere Taonga. With all the good intentions of the Council to list the building as a structure of historical heritage, no effort has been to maintain its aesthetic value, it detracts from the value of surrounding private properties, it offers no benefit to the wider community, it is a fire and serious health risk to neighbouring properties with an asbestos roof that would explode and become airborne. It is a drain on Police resources extracting criminals out of the building and would be a total waste of tax payers money requiring LINZ to apply for a resource consent to have the structure demolished. In short it is socially irresponsible to give heritage protection the East wing of the Barrett St nurses home (which by default includes the Western wing, which features absolutely no historical significance) which has no future apart from demolition. It is simply not in the best interests of the community to hold on to this decadent eyesore. Please remove this structure from any heritage protection, allow LINZ to get ahead and demolish the whole of the Barrett St nurses home, allow the new owners to have a clear site free of health hazards and protect the values of surrounding rate-paying properties.

#### 4. Note To Further Submitter

**A copy of your further submission MUST be served on the original submitter with 5 working days after it is served on the local authority. Contact details for all submitters can be found on the Proposed District Plan page of the NPDC website.**

**Please note all information provided in your submission, including your personal information, will be made publicly available.**

**Your submission (or part of it) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of it):**

**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 advice, 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.**

**11. I understand that details of my submission will be made publicly available and I must serve a copy of my further submission to the original submitter within 5 working days of making my further submission.**

I understand

#### 5. Thank You!

**Thank you for your further submission. Formal acknowledgement of your further submission will be provided once processed and accepted by Council.**

**Email a copy of my further submission(s)**

Aug 25, 2020 00:05:04 Success: Email Sent to: stephen@eskosafety.com