



FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A SUBMISSION ON NPDC'S NOTIFIED PROPOSED DISTRICT PLAN

Clause 8 of Schedule 1 Resource Management Act 1991

To: New Plymouth District Council
Address: Private Bag 2025, New Plymouth 4342
Email: districtplan@npdc.govt.nz

Further Submitter Details

Name of further submitter: Neville Harvey and Kim Batchelor
Contact person (if different from above): Landpro Ltd - Zen Gerente (agent)
Postal address: PO Box 8235 New Plymouth 4310
Email address for service: zen@landpro.co.nz
Phone number: 027 528 0683

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 above.

I am: (please tick relevant box)

- a) A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or
- b) 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 that you come within this category); or
- c) The local authority for the relevant area.

Please state the grounds as to why you come within the category selected above:

owners of the property against which this submission has been made.

Council Hearing (please tick relevant box)

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes No

Submission

The submission points, support or opposition, reasons and decisions sought are set out in the attached document.

Note: Any attachments to your submission should only be supporting information, not the submission.



Signature of the person making further submission or the person authorised to sign on behalf of the person making further submission

15 August 2020
Date

Name of Further Submitter Neville Harvey and Kim Batchelor

My specific further submission(s) are as follows:

(Please only insert one further submission point per line. Add further sheets as required)

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
	Sub No. / Point No.	Support / Oppose	Provision		
I oppose the submission: 297 Heritage Taranaki Inc - Ivan Bruce 33 Scott St Motorua New Plymouth 4310	297.111	Oppose	SCHED1/ Heritage Buildings and items	<ol style="list-style-type: none"> 1. As owners of this property, we believe the disadvantages we might personally face as a consequence of the building being historically listed far outweigh any public/community benefits that might be gained. <ul style="list-style-type: none"> - This will limit our development options for the site in the future and consequently, may lower the market value of the property. Note that this is a family investment. - It is expensive to maintain a heritage building. - There would be additional costs for resource consent even for alterations or additions to the exterior. 2. This would have economic impacts on our part i.e. inconsistent with Section 5 of RMA 1991. 3. It would be an inefficient use of land being in the Mixed-Use Zone and close to city centre. 	Exclude Rennell's Villa (46 Vivian Street, New Plymouth) from SCHED1

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				<ol style="list-style-type: none"> 4. While this is an old and relatively untouched building, it is far from historically significant. Although it is a nice building, we do not believe it is representative of anything particularly special architecturally that warrants legislated protections on behalf of the community nor are the cultural reasons for its construction (a <i>speculative</i> building boom of the early 1900s) of such historical significance to the city of New Plymouth and its people that it merits protection. 5. As mentioned in the submitter's report, it is a lone survivor of a continuous row of early 1900s villas in this area. Therefore, it no longer contributes to the streetscape. 6. It is not the last villa from the early 20th century in the district. Therefore, it is not rare or unique. 7. We currently reside in Australia and rent this property out. The house's older state, age and location (on a noisy busy street, with passing late night foot traffic from city centre bars and nightclubs) make it harder to tenant. For these reasons, we have 	

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				<p>plans at some stage to move the house off the land, build a building that is acoustically designed for it to be more liveable or fit as an office space. A heritage listing would impede those plans. The financial disadvantages we could face because of this, again, we feel far outweigh any community benefit gains from the protections of a heritage listing.</p> <p>8. The site has a good location being close from city centre. Therefore, limiting its development potential by listing it as a heritage building would be unfair to us as owners of the property. We should have the option to preserve/keep or not the building since it is our investment that is on the line.</p> <p>9. It would be great to be able to preserve all NP's heritage buildings but in reality, it is not practical. Therefore, we need to give priority to those that of extreme importance to our community and to our history where Council could provide funds to maintain them. If Council would like to preserve more buildings or places, funding</p>	

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				<p>or incentives should be available for privately owned buildings as this would have economic impacts to property owners.</p>	

Note to Further Submitter

This further submission on the Proposed District Plan must be received by the New Plymouth District Council by **5pm on Tuesday 25 August 2020**.

To get your further submission to us, either:

Post to: New Plymouth District Council, Reply Paid DX, DX Box NX10026, New Plymouth.

Attention: District Planning Team

Deliver to: Civic Centre, Liardet Street, New Plymouth

or to library and service centres at Bell Block, Inglewood or Waitara

Email to: districtplan@npdc.govt.nz

Visit our website: newplymouthnz.com/eplan

A copy of your further submission MUST be served on the original submitter within 5 working days after it is served on the local authority. Contact details for all submitters can be found on our Proposed Plan page at newplymouthnz.com/eplan.

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 1 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 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.