

**BEFORE INDEPENDENT COMMISSIONER DAYSH APPOINTED BY NEW  
PLYMOUTH DISTRICT COUNCIL**

**UNDER** the Resource Management Act  
1991

**IN THE MATTER** of an application under section  
88 of the Act by K.D. HOLDINGS  
LIMITED to the NEW PLYMOUTH  
DISTRICT COUNCIL for land use  
consent to establish a six level  
multi-storey building and  
assoicated removal of a notable  
tree at 45, 49 and 51 Brougham  
Street and 33 Devon Street  
West, New Plymouth

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**STATEMENT OF EVIDENCE OF**  
**KEVIN ANTHONY DOODY**  
**ON BEHALF OF**  
**K.D. HOLDINGS LIMITED**

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## **INTRODUCTION AND BACKGROUND**

1. My name is Kevin Anthony Doody and I reside in New Plymouth. I am Taranaki born and bred and have lived here all my life.
2. I am a company director of K.D. Holdings Limited (the applicant).
3. I have been in business on my own account for over 45 years in New Plymouth and have always prided myself on improving the city where achievable through my own business life.
4. This project is about achieving history in its own right for the city; in building a state of the art, environmental building alongside one of New Plymouth's oldest buildings in the CBD, being 41/43 Brougham Street – currently tenanted and operating as Area 41 Restaurant (Area 41).
5. I have already taken steps to preserve the heritage values of the Area 41 building - and recently reroofed it at a cost of approximately \$75,000.00, as I am passionate about New Plymouth city and preserving the heritage values of the city. I am also planning to re clad the exterior of Area 41 as near as possible back to its original state using appropriate timber cladding (to replace the existing iron cladding), some of the original timber is still intact and can be seen at the back of the building.
6. With joining these titles together with 49 Brougham Street it ensures that the New and Old will always be preserved together in history.

7. K.D. Holdings Limited is owned by the Kevin Doody Family Trust and there is a directive in the Trust Deed that these buildings are not to be sold on until the Trust Deed expires. So, these buildings will stay in our family care for many years to come. The Trust Deed has 85 plus years to run.
8. I see this proposed new building (at 49 Brougham Street) being of benefit to the city in that there are no other offices of this quality in the CBD, and it may hopefully encourage others to reinvest in the city to attract high quality environmentally friendly buildings.
9. The new state of art building will attract national and potentially international good quality tenants of high caliber - and help make the CBD more vibrant.
10. I have had several preliminary discussions with real estate agents who handle both local, national, and international tenancies etc. They have been extremely positive about the proposal - and are of the view that it won't be difficult to find good tenants (and are hoping that the proposal will proceed).
11. I have been a commercial landlord for approximately 45 years and have considerable experience in this regard. The main reason for the proposal's extra height is because the building is designed as a sustainable eco-building, as discussed in the application and evidence of Mr Bhaskar. Any reduction in size of the building would mean that it would not be viable to build as an eco-building as proposed.
12. 80% of the product for the new building will be from local suppliers and all construction will be carried out by local contractors,

generating considerable benefit for the local, regional and national economy.

13. The other 20% of the product for the building will be sourced from Nelson Pine, and specialist glass likely from Wellington. Therefore, all products will be sourced locally or within New Zealand.
14. The construction of the building is likely to employ or engage about 100 to 125 people during the construction process including subcontractors. There will be a main building contractor and architects and subcontractors such as engineers, plumbers, electricians, air system experts, roofers, painters and so forth.
15. The estimated cost of the build (including the land purchase) is likely to be approximately \$14,900,000.00 plus GST.
16. While the build is in progress there will no doubt be considerable flow on effects to local businesses in terms of contractors and subcontractors etc. using local cafés and the like. The building process will take approximately 12-18 months.
17. I see this building being one of the key elements of the future with the NPDC opening up of the Huatoki Awa/River and linking to Devon Street and NPDC parking building - which the community will benefit from, with the higher usage of the parking building and better access to the CBD.

18. As all the extensive work that has gone into the development of this project, and the changes that have been made in consideration of the cultural report, the LVIA report and the environmental design of the project - one would hope this development can move forward.
  
19. If consent is granted to the proposed development – and with the future opening up of the Huatoki Awa - then my future plans are to open up the back of Area 41 to provide better access to the Awa and further enhance amenity values of the area.
  
20. I have also recently purchased the building nearby at 31 Devon Street West - and also plan to upgrade that building and its surrounding environment in a similar way in the future. That building sits on the other side of the Huatoki Awa and upgrading it and enhancing the surrounding environment will complement the proposed development of the plaza (should that proceed in the future), and will complement the existing proposal being considered under this consent hearing process.
  
21. **Officers Report** - I have read the Officer's Report (and Addendum) and thank the Officer for his report. I generally agree with the report and recommended consent conditions - subject to the comments from, and issues raised by, my expert consultants.

## **CONCLUSION**

22. I am very excited about developing the proposal and the numerous positive benefits it will potentially have for people and communities of New Plymouth city (and the Taranaki region) and would like to thank the Commissioner for considering the application.

**KEVIN ANTHONY DOODY**

**10 FEBRUARY 2021**