



Design idea 1



Design idea 2

INFORMATION MEMORANDUM

240+242 Devon Street West
New Plymouth

Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.

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Location



240+242 Devon Street West, New Plymouth

- Centrally located to New Plymouth CBD, Coastal Walkway and an array of parks.
- Close proximity to shopping and medical centre, cafes, bars, restaurants, etc.
- Primary and Intermediate schools nearby.
- A short walking distance to the Todd Energy Aquatic Centre, the recently opened Destination Play playground, squash club and gym facilities.

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PHOTO GALLERY

Web reference:
robertangus.co.nz/57380

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Gallery



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VENDOR WANTS SOLD ... NOW!

240 + 242 Devon Street W

Act Now Don't Hesitate - Vendor wants SOLD NOW! Disregard Capital Values and previous pricing - MAKE AN OFFER! Poised for development and ready for a new beginning, these two city sections are being sold as one. Only limited by your imagination, with residential and commercial zoning- work and office, work from home, purchase with a friend, two homes and an office space- unlimited choices ...

240 Devon St West CV \$360,000 Land Area 253sqm

242 Devon St West CV \$330,000 Land Area 329sqm

Combined land area 582sqm

Design ideas credit to <https://brooksfield.co.nz/>

An Information Memorandum is available to download online.

robertangus.co.nz/57380

Contact Details



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Property Information

240 Devon Street West

Record of Title: TN124/148 Freehold

Legal Description: Part Section 217, Town of New Plymouth

Land Area: 253sqm

Rates: \$2,157.40 p/a

Land Value: \$360,000

242 Devon Street West

Record of Title: TNG1/1374 Freehold

Legal Description: Part Section 217, Town of New Plymouth

Land Area: 5,784sqm

Rates: \$1,911.61 p/a

Land Value: \$330,000

OFFERS



RECORDS OF TITLE

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**



**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**


R. W. Muir
Registrar-General
of Land

Identifier **TN124/148**
Land Registration District **Taranaki**
Date Issued 07 December 1927

Prior References
DI 13/680

Estate Fee Simple
Area 253 square metres more or less
Legal Description Part Section 217 Town of New Plymouth
Registered Owners
Carol Anne Thompson

Interests

Pt. 217

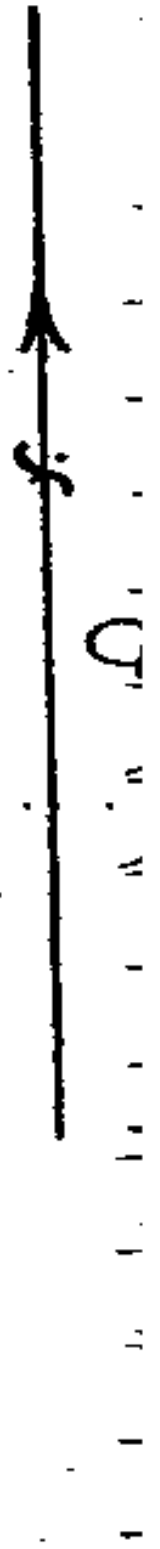
Pt. 217

MT EDGECUMBE

DEVON

5

5



CONTENT METRIC
253m²

752.9



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**



**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

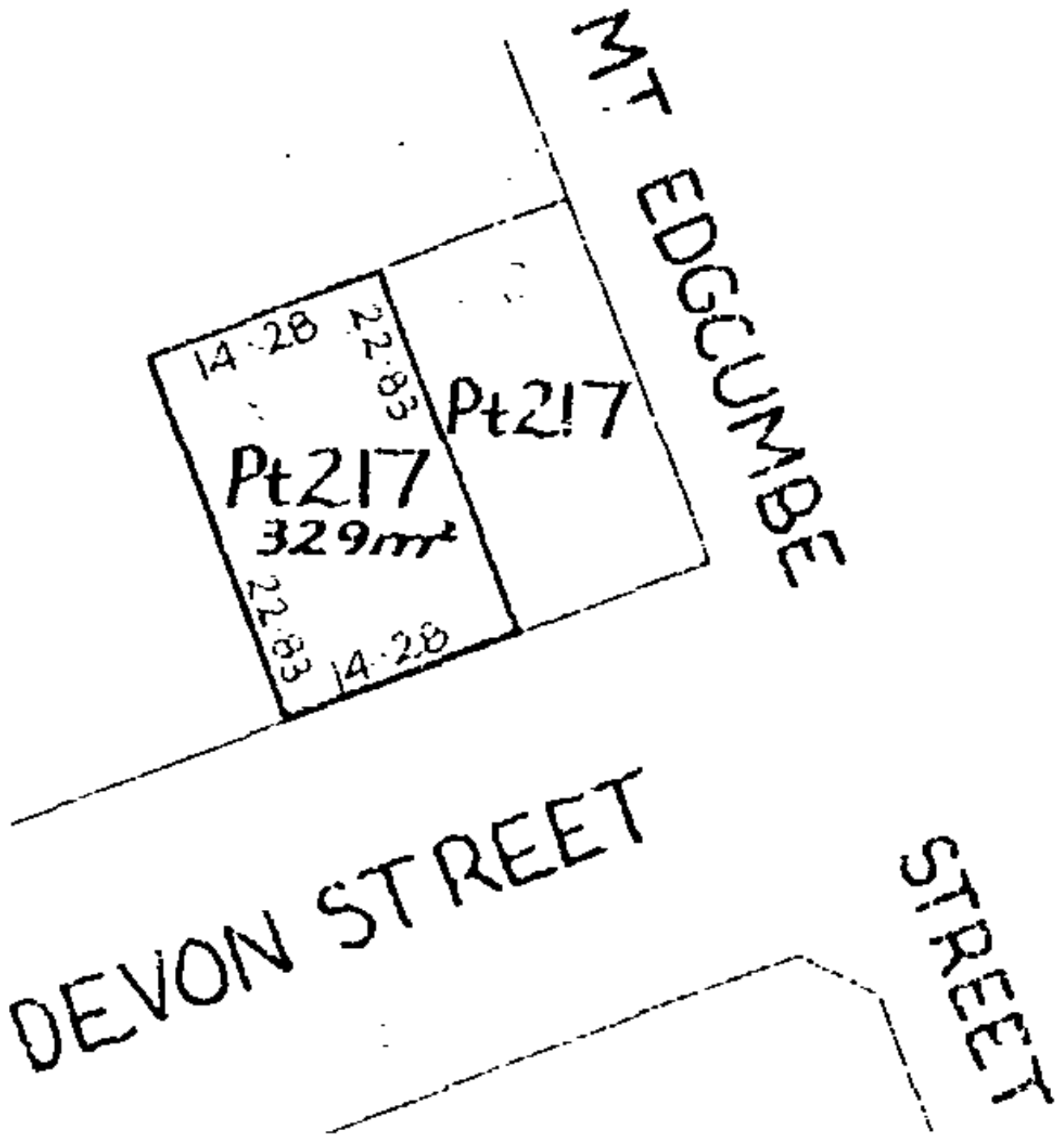

R.W. Muir
Registrar-General
of Land

Identifier TNG1/1374
Land Registration District Taranaki
Date Issued 16 April 1984

Prior References
TN124/146

Estate Fee Simple
Area 329 square metres more or less
Legal Description Part Section 217 Town of New Plymouth
Registered Owners
Carol Anne Thompson

Interests
12177061.1 Mortgage to Bank of New Zealand - 27.7.2021 at 9:27 am





ZONING

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Overview

This zone is primarily located in New Plymouth and applies to land adjacent to the one-way road network that wraps around the City Centre Zone. It is also located in parts of Inglewood, Waitara, the Waiwhakaiho Valley and other small urban areas of New Plymouth. The zone provides for a compatible mixture of commercial services, recreational and/or community activities.

The commercial service activities that are typically located in this zone include trade suppliers, manufacturing/engineering services, and motor vehicle and machinery sales, servicing and repair. They may not be appropriate for, or are unable to locate, in the city centre, town centres and local centres because of the effects they generate, such as noise, smoke, smell, trade waste, vibration, dust, glare and traffic, or because it is not possible to establish in centres due to the unavailability of sites large enough to accommodate store footprint requirements. Drive through restaurants, supermarkets and service stations are also present in this zone given its strong connection to transportation links and exposure to customers.

To assist in providing a range of housing densities and forms throughout the district, living activities are also provided for in the zone, but will require resource consent due to the potential for reverse sensitivity effects. A mix of uses on individual sites or within areas is not specifically required. The zone does not anticipate stand alone retail or business service activities unless they are ancillary to another use, as they can undermine the role, function and/or viability of the city centre, town centres and local centres.

This zone is predominantly characterised by larger scale, bulky buildings (such as warehouses and wholesale shops) orientated towards the motorised customer, with parking usually provided on-site. Some of these buildings are set back from the road with car parking provided in front of the building, while others are positioned up to the street with parking areas provided at the side or the rear of the building. Generally no verandahs are provided.

Cross references to other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Mixed Use Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TRAN-R8).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Mixed use areas can contain heritage buildings or items, archaeological sites and/or sites and areas of significance to Māori. Specific provisions for the protection of historic heritage are located in the Historic Heritage Chapter and Sites and Areas of Significance to Māori Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Commercial and Mixed Use Zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light emissions and the management of effects arising from light overspill.
- **Noise** - The Noise Chapter contains specific provisions relating to noise emissions, including effects standards NOISE-S1 (maximum noise levels) and NOISE-S3 (noise insulation standards).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.

Objectives	
MUZ-O1	The Mixed Use Zone is predominantly used for and characterised by commercial service, sport and recreation and community activities.
MUZ-O2	The type and frequency of business service and retail activities is limited in the Mixed Use Zone to ensure the viability and vibrancy of the city centre, town centres and local centres is not compromised.
MUZ-O3	Mixed use areas provide a safe, accessible and functional working and residential environment with a reasonable level of amenity.
MUZ-O4	The adverse environmental effects generated by activities are managed, particularly at zone interfaces.

Policies	
MUZ-P1	Allow activities which are compatible with the role, function and predominant character of the Mixed Use Zone, while ensuring their design, scale and intensity is appropriate, including: <ol style="list-style-type: none"> 1. commercial service activities; 2. supermarkets; 3. community facilities; and 4. sport and recreation activities.
MUZ-P2	Manage activities which are potentially compatible with the role, function and predominant character of the Mixed Use Zone and ensure it is appropriate for such activities to establish in the Mixed Use Zone, having regard to whether: <ol style="list-style-type: none"> 1. the purpose of the activity assists in providing a range of housing choices in the district; 2. the activity will improve community access to goods, services or community facilities and provide for the community's social and/or economic needs; 3. the scale, design and layout of the activity is compatible with the character and amenity of the surrounding area; 4. there is adequate existing and/or planned infrastructure to service the activity; and 5. any adverse effects can be internalised and any potential conflict between activities within the zone or at zone interfaces can be avoided.

	Potentially compatible activities include: <ol style="list-style-type: none"> 1. living activities; 2. educational facilities; 3. visitor accommodation; 4. major healthcare activities; 5. medical and health services; 6. Māori purpose activities; and 7. industrial activities.
MUZ-P3	Avoid activities which are incompatible with the role, function and predominant character of the Mixed Use Zone and/or activities that will result in: <ol style="list-style-type: none"> 1. the establishment of retail activities (excluding supermarkets) or business service activities in the Mixed Use Zone if it is more appropriate that they be located in the city centre, a town centre or a local centre to achieve the District Plan's objectives; 2. reverse sensitivity effects and/or conflict with permitted activities; and/or 3. adverse effects that cannot be avoided, or appropriately remedied or mitigated. <p>Incompatible activities include:</p> <ol style="list-style-type: none"> 1. retail activities (except supermarkets); 2. business service activities; 3. primary production; and 4. rural industry.
MUZ-P4	Support multi-unit housing developments that will assist in providing a range of housing densities and forms in the district.
MUZ-P5	Maintain the role, function and predominant character of the Mixed Use Zone by controlling the effects of: <ol style="list-style-type: none"> 1. structure bulk, height and location; 2. noise and light; 3. traffic and parking; 4. signage; 5. hard surfacing, 6. outdoor storage; and 7. boundary treatments at zone interfaces.
MUZ-P6	Require activities to maintain a reasonable level of on-site amenity and/or enhance streetscape amenity by: <ol style="list-style-type: none"> 1. designing and constructing structures that are of a height and scale that is compatible with the character and amenity of the zone; 2. minimising hard surfacing to mitigate stormwater and visual impacts; 3. softening the appearance of outdoor storage with landscaping and screening; 4. ensuring the size, design and type of signage is compatible with the character and amenity of the mixed use area the signage is located in; and 5. retaining existing trees, vegetation and established landscaping.
MUZ-P7	Require activities adjoining a residential zone to maintain the residential amenity of adjoining residential sites by: <ol style="list-style-type: none"> 1. designing and constructing structures with appropriate bulk, height and form so as to minimise adverse dominance and/or enclosure effects on adjoining residential activities; 2. achieving adequate separation distances and/or setbacks to minimise adverse daylighting and shading effects; 3. generating noise and light overspill effects that do not compromise residential amenity; 4. providing screening and landscaping to minimise adverse visual effects; and 5. adequately mitigating conflict with sensitive activities.

Rules

Refer to Part 1 for how to use this District Plan, including activity status abbreviations.

Activities Rules

Land Use Activities	
MUZ-R1	Commercial service activities
MUZ-R2	Supermarkets
MUZ-R3	Community facilities
MUZ-R4	Sport and recreation activities
Activity status: PER Where: <ol style="list-style-type: none"> 1. any office activity or retail activity ancillary to the primary activity occupies no more than 15 per cent of the gross floor area of the building and is located within the same building on the same site; and 2. all Mixed Use Zone Effects Standards are complied with. 	Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: <ol style="list-style-type: none"> 1. The extent to which it is necessary to locate the ancillary activity on the same site as the primary activity and/or the extent to which locating the ancillary activity in the Mixed Use Zone may adversely impact on the role and function of the Local, Town or City Centre

Note: 1. Community facilities must meet the noise insulation standards set out in NOISE-S3.		zones. 2. The extent to which the ancillary activity may limit or constrain the establishment and use of land for activities that are permitted in the zone. 3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 4. The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s).
MUZ-R5	Living activities	
MUZ-R6	Educational facilities	
MUZ-R7	Visitor accommodation	
MUZ-R8	Major healthcare activities	
MUZ-R9	Medical and health services	
MUZ-R10	Māori purpose activities	
MUZ-R11	Industrial activities	
MUZ-R12	Any activity not otherwise listed in this table	
Activity status: DIS		Activity status where compliance not achieved: N/A
MUZ-R13	General retail activities	
MUZ-R14	Large format retail activities	
MUZ-R15	Integrated retail activities	
MUZ-R16	Entertainment and hospitality activities	
MUZ-R17	Business service activities	
MUZ-R18	Primary production	
MUZ-R19	Rural industry	
Activity status: NC		Activity status where compliance not achieved: N/A

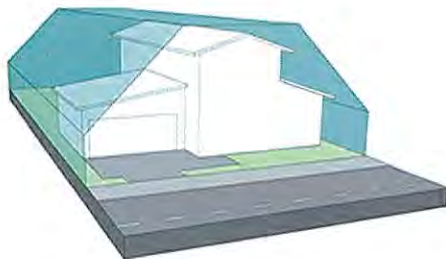
Building Activities		
MUZ-R20	Building activities (excluding erection of a structure on a site adjacent to the Huatoki Stream and relocation of a building)	
Activity status: PER Where: 1. all Mixed Use Zone Effects Standards are complied with.		Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: 1. Whether the building activity is compatible with the character and amenity values of the mixed use area. 2. Whether the building activity is appropriately located on site and/or within the mixed use zone. 3. Whether any adverse effects resulting from the building activity can be avoided, remedied or mitigated. 4. The extent and effect of non-compliance with any Mixed Use Zone Effects Standards and any relevant matters of discretion in the infringed Effect Standard(s).
MUZ-R21	Erection of a structure on a site adjacent to the Huatoki Stream	
Activity status: PER Where: 1. the structure does not extend over the Huatoki Stream; 2. all Mixed Use Zone Effects Standards are complied with.		Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: 1. The nature, form and extent of the proposed structure and the impact the structure will have on the openness, historical and cultural values and significance of the Huatoki Stream. 2. The extent to which any adverse effects on the Huatoki Stream can be avoided, remedied or mitigated, including by locating the structure differently on the site and/or on an alternative site. 3. The extent and effect of non-compliance with any Mixed Use Zone Effects Standards and any relevant matters of discretion in the infringed Effect Standard(s).

MUZ-R22	Relocation of a building
Activity status: DIS	Activity status where compliance not achieved: N/A

Effects Standards

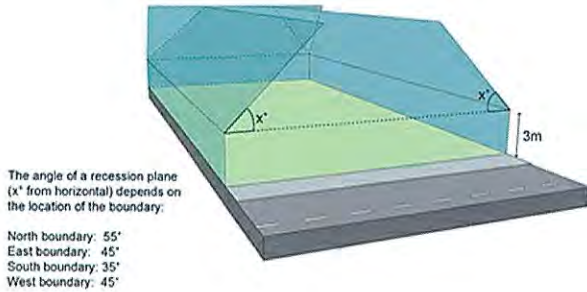
MUZ-S1	Maximum structure height
10m.	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> The extent to which the extra height of the proposed structure will: <ol style="list-style-type: none"> adversely affect the character and visual amenity of the surrounding area; and have an overbearing effect any adjacent or adjoining site within a residential zone. The extent to which site layout, separation distances, topography, planting or setbacks can mitigate the adverse effects of extra height. Whether the structure is necessary for the operation of an emergency service and what alternative locations are available.

MUZ - Figure 52 - Maximum structure height



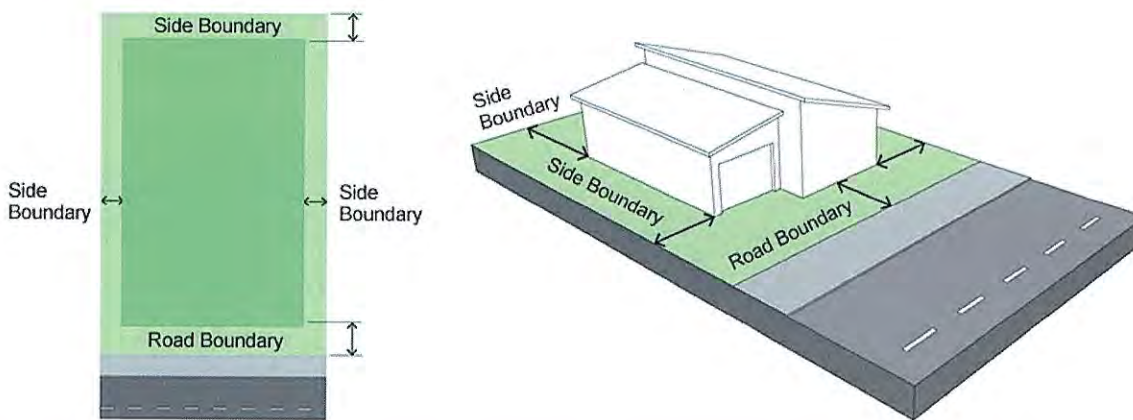
MUZ-S2	Height in relation to boundary for sites adjoining a site zoned as Residential, Local Centre, Town Centre, City Centre, Open Space and Recreation, Māori Purpose or Rural
<p>For any structure that is located on a site adjoining a site zoned as Residential, Local Centre, Town Centre, City Centre, Open Space and Recreation, Māori Purpose or Rural:</p> <ol style="list-style-type: none"> the structure must comply with the height in relation to boundary Effects Standard that applies to the adjoining site under the Residential, Local Centre, Town Centre or City Centre, Open Space and Recreation, Māori Purpose or Rural zone along the extent of the adjoining boundary. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> The extent of additional shading from the projection beyond the daylighting envelope, taking into account the amount of shadow cast and the period of time the adjoining sites are affected. The nature of the activities undertaken on any affected site. The extent to which the projection beyond the daylighting envelope is necessary due to the shape or natural and physical features of the site. The ability to mitigate adverse effects.

MUZ - Figure 53 - Height in relation to boundary



MUZ-S3	Minimum building setbacks
<p>1. From a side boundary that adjoins a site zoned as General Industrial or Mixed Use: 0m.</p> <p>2. From a side boundary that adjoins any other zone: 1.5m.</p> <p>This standard does not apply to:</p> <p>1. Eaves (up to 600mm) of any roof, balcony, gutter or downpipe.</p>	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> The adverse effects of the non-compliance on adjoining sites, including on their outlook and privacy. The extent to which a reduction in the setback is necessary due to the shape or natural and physical features of the site. The ability to mitigate adverse effects of the non-complying portion of the building on adjoining sites through: <ol style="list-style-type: none"> building design, including variations in form, materials and colour; the height and location of windows; design, layout and use of the site; and/or existing topography, screening, vegetation or planting. Whether the positive effects of protecting and/or reusing a heritage building or item offsets the adverse effects of reduced setbacks.

MUZ - Figure 54 - Minimum building setbacks



MUZ-S4	Landscaping requirements on a road boundary
<p>Where a site adjoins a road boundary, the site must be planted with one tree every six full metres of road boundary, and each tree must:</p> <ol style="list-style-type: none"> be located at a distance of no more than 5m from the road boundary; and have a minimum of 1.5m in height at installation. <p>Except where:</p>	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> The adverse effects of reduced, alternative or no planting on the streetscape of the area. Alternative methods used to soften or screen the appearance of the building from the road and enhance the streetscape, including the extent to which existing topography, planting and site design can mitigate adverse visual effects.

<p>1. existing trees are located on the site which meet the above requirements, in which case these trees may be used to achieve compliance with this standard.</p>	
<p>MUZ-S5 Landscaping requirements for sites adjoining a site zoned as Residential</p>	
<p>Any side boundary of a site (or part of) that adjoins a site zoned as Residential must either:</p> <ol style="list-style-type: none"> 1. be fenced with a solid fence or wall of a minimum height of 1.8m; or 2. be planted and/or landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or 3. be screened with a combination of (1) and (2) above located between the building and those boundaries which adjoin a Residential zone. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The adverse effects of reduced, alternative or no screening on the outlook and amenity of adjoining sites in a residential zone. 2. The scale of the building and its distance from the boundary with a residential zone. 3. The ability of existing vegetation and topography on the site or adjoining sites to mitigate any adverse visual effects of reduced, alternative or no screening on the adjoining sites in a residential zone. 4. The ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods. 5. The design, layout and use of the site which may compensate for reduced, alternative or no screening.
<p>MUZ-S6 Outdoor storage requirements</p>	
<p>No outdoor storage shall:</p> <ol style="list-style-type: none"> 1. exceed 14m³ in area on any one site; 2. be stored for eight, or more, consecutive weeks in any 12 month period; or 3. be visible from an adjoining residential property or a road. <p>Except where, all of the outdoor storage is screened by either:</p> <ol style="list-style-type: none"> 1. a solid fence or wall of a minimum height of 1.8m; or 2. landscaping or trees of a minimum height of 1m at installation which will achieve a continuous screen at least 1.8m in height and 1.5m in depth within five years; or 3. a combination of both (a) and (b) above located between the outdoor storage area and those boundaries of the site which adjoin a Residential zone. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Any adverse visual effects resulting from reduced, alternative or no screening of the outdoor storage area on the outlook and amenity of adjoining sites in a residential zone. 2. The distance of the outdoor storage area from the relevant boundary. 3. The time period, type and volume of goods for which the outdoor storage area will be used. 4. The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects, resulting from reduced or no screening on adjoining sites in a residential zone. 5. The ability to mitigate any adverse visual effects resulting from reduced or no screening of the outdoor storage area through alternative means.
<p>MUZ-S7 Minimum permeable surface area</p>	
<p>At least 10% of the site shall be planted in grass, vegetation or landscaped with permeable materials.</p>	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The ability for the site to manage stormwater. 2. The extent to which existing grass, vegetation or landscaping provided on site can mitigate the adverse effects resulting from reduced, alternative or no permeable surface area. 3. Effects on the visual amenity of the surrounding environment.

MUZ - Figure 55 - Minimum landscaped permeable surface area





AERIAL MAP

Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.



1,692,197 5,675,929 Meters



Method of Sale

- MAKE AN OFFER

Disclaimer

Statement of passing over information

This information has been supplied by the Vendor or the Vendor's agents.

Accordingly, Robert Angus Real Estate Ltd is merely passing over the information as supplied to us by the Vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending Purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Robert Angus Real Estate Ltd do not accept any responsibility to any person for the accuracy of the information herein.

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