

**Statement to Hearing Commission re application of
Regina Properties Limited, 1-3 Dawson Street, New Plymouth
Ref: – NPDC Ref: LUC21/47890**

I, **Elizabeth Anne Pease**, lodged a formal submission opposing the above application for resource consent. I now state in evidence before the Hearing Commission as follows:

1. I have owned and resided in Unit 3, Richmond Estate, 120 St Aubyn Street, New Plymouth for eight years.
2. My apartment is at the third level of the Richmond Estate tower block. I enjoy views to the west over the applicant's site. The afternoon sun provides light and warmth through my windows into my lounge and dining area. I also have views to the north and east of course.
3. I am concerned that I am going to suffer shading from the proposed development, something I never thought would be an issue living at a third-floor level.
4. The Shading diagrams for September at 6pm (Ref: Boon Sheets SK4.21 and SK5.03) shows that shadow will reach my living area windows on the west side.
5. This shading is something I currently do not experience and will be solely attributable to the proposed building being significantly over the permitted height.
6. From my views to the west, I can see the three Oceanview apartments, the apartments on Dawson Street and beyond to the Kawaroa residential and park area, and in the distance the Sugar Loaf Islands and Paritutu. My views to Dawson St and beyond will be significantly interrupted due the excessive height of the proposed development.
7. What has become apparent to me is that the applicant's building will be far larger in height and overall size than the residential buildings in the locality. It will dwarf the residences across the road in Dawson Street and dominate the adjoining Oceanview apartments and nearby Stewart and Williams homes in at the western end of the Richmond Estate. It does not fit in with the residential neighbourhood.
8. The proposed building has been designed with no regard for the privacy of the residential neighbours. Having three stories of bedrooms with extensive glazing and balconies looking out to the living areas and decks of the neighbouring dwellings is very poor design.
9. I am also concerned at the noise pollution that will result during the construction.
10. I oppose the application and request that it be declined.

Yours sincerely

Elizabeth Pease
18 August 2021

