

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

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

I am the owner of **Unit SGA, Richmond Estate, 120 St Aubyn Street, New Plymouth**. I have owned the property since 2001.

I oppose the NPDC granting of consent for the above application.

The apartment I own is comprised of one bedroom. It is a ground level apartment and is immediately beneath the apartment of Larry and Kaylene Stewart, Unit 11, Richmond Estate, 120 St Aubyn St, New Plymouth.

On the western wall of my apartment, the living areas of my apartment are level with or slightly below the adjoining driveway serving the three apartments at 122, 122A and 122B St Aubyn St.

My apartment already has limited direct sunlight and is already subject to significant afternoon shading, particularly in the winter months, from the applicants existing building, the GQ building.

The applicants shading diagrams indicate the extent of additional shading that will be cast over my property.

I am an absentee owner. My apartment is currently occupied by a single aging tenant who will feel the adverse impact of the lack of sun and dampness that will result from the shading impact of the proposed development.

I plan to move my aging parents into the apartment later this year. I am concerned that the additional shading effects and further reduction in direct sunlight created by the proposed development will greatly diminish their quality of life.

I am currently a resident in Australia and will be unable to attend the hearing.

I authorise Kaylene Stewart, Chairperson of the Richmond Estate Body Corporate, to read my statement of opposition to the Hearing Commission.

Bill Williams

