

Planning application - LUC 21/47890 - Regina Properties Ltd, 1-3 Dawson St, New Plymouth

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

My name is Lynette White. I was born in New Plymouth and apart from 13 of my 73 years I have lived in New Plymouth. I am a medical practitioner and have interests in environmental health.

My opposition is based on three aspects

- my personal links to the area and views
- personal and general use of the area and Foreshore Walkway
- effects of light to the area

Firstly : Moving to unit 2 Richmond Estate was a 'coming home' for me.

When purchasing this property, I was particularly influenced by the views and light. From my unit in the Richmond Estate building, the land and sea view from Paritutu to Kaweroa pohutukawa stand of bush and to Moturoa and Motumahanga [Saddleback] is particularly dear to me. This is my turangawaewae of my forebearers.

At the time of my purchase the Operative District Plan had recommended defined heights of building within the area. I was confident that my view was secure.

My history is of family who have lived in the nearby area since the 1800s. Both my grandfather and great grandfather were hard hat divers for the Harbour Board going back into the 1800s [They being William Hearn and Thomas Hearn]

The area of Port Taranaki and Sugarloaves has significance to me. Major deviations from the current District Plan such as what is proposed by the Applicant for 1 Dawson Street would effectively remove my view of this significant whanau history.

Secondly: I use the Foreshore Walkway most days for walking and cycling.

The area impacted by this proposed development is used recreationally by me and many other people enjoying activities on the Walkway. Allowing such a deviation from the district plan would be a precedent for the area. There are

several buildings between the Honeyfield Fountain and Weymouth Street [along Regina Place] that are nearing the end of their lives. Approval of the application would set a precedent for other land and building owners. The flow on effect of buildings above the recommended height in the District Plan would change the character of the neighbourhood. This I believe would be a negative imposition on that stretch of Walkway. Light and air movement would be altered.

Thirdly: Light is not all about shadow diagrams.

Shadow diagrams that have been produced by the applicant tell a story of light and dark. These demonstrations do not tell all the effects of light in the area. Light itself cannot be boiled down to light and shadow. There are effects from reduction of reflected light that can cause diminution of light entering a subject's eye. The physiology of circadian rhythm depends on light. The majority of residents in the area are retired and spend a considerable time in their homes. This includes myself. If the application is approved the reflected light that we enjoy now is going to be reduced with subsequent short term negative effects on sleep, mood, performance and alertness, as well as long term negative effects on physical health.

I wish for my three points to be heard and that my opposition to the development as outlined in the application noted in the final decision.

