

20 July 2020

**Resource Application number:**

New Plymouth District Council

**LUC20/47660**

New Plymouth District Council

**Address:**

**1 Dawson Street, New Plymouth**

Leonce Sharrock

Sarten Trust

Apt 4/120 St Aubyn Street

Richmond Estate

New Plymouth

To: New Plymouth District Council

New Plymouth

To Whom It May Concern

**I WISH TO REGISTER MY OBJECTION TO THIS APPLICATION FOR THE FOLLOWING REASONS:**

I am one of the notified neighbours to the proposed development at 1 Dawson Street, New Plymouth and there are a number of strong objections I have in regards to the proposed extension and addition of a roof top apartment with swimming poo - Resource Application number **LUC20/47660**.

I am aware that the existing structure already exceeds the stipulated height restriction and accordingly, this application would exceed this height restriction substantially more

This would block a wide section of my view shaft towards the Port and would be even more detrimental for owners who live on lower levels of our Apartment complex and on other properties in close proximity to 1 Dawson Street.

It is my understanding that a proposed residential development would be permitted except where it would adversely affect the amenities of any existing residential property, taking into consideration issues such as height, landscaping, and physical considerations e.g. sunlight, shading, view shaft etc. It is also my understanding that residential development should complement and respect the character and amenity of neighbouring properties, ensuring adequate privacy for the occupants of the building and of adjacent residential properties.

I strongly believe that this proposed extension is a direct contravention of these policies. It does not respect local context or, in particular, the scale and proportions of surrounding buildings and it would be entirely detrimental to the local environment. The proposed height would demonstrably harm the amenities enjoyed by nearby residents, in particular, privacy, sun, view shaft and serious shading.

I have serious concerns about the adverse effect this would have on a large number of neighbours. For example, this proposal makes no consideration for the living standards of existing residents of adjoining and nearby properties.

The submission states shading would be minimal however this is far from correct as natural light would be substantially reduced if this massive extension was to be permitted. The proposed extension is also of such height that several outdoor balcony areas would be severely overlooked from the windows of this extension, resulting in a serious invasion of privacy. It would have a dominating impact on many residents.

The proposed planting of trees, would further reduce the view shaft for many of us in the Richmond Estate as well as for adjacent properties on the mountain side and on the Port side of Dawson Street.

The application states repeatedly that the impact will be insignificant to neighbouring properties. I strongly disagree. I consider this proposed extension to be a direct contravention of a commitment to protect and enhance the value of the urban area as a whole.

In conclusion, I request that the application as submitted, be denied.

Sincerely



Leonce Sharrock

Phone: 027 4544 327

[sartentrust@gmail.com](mailto:sartentrust@gmail.com)

**5. Attendance and wish to be heard at hearing**

A formal hearing may be held for notified applications if any matters are not resolved at a pre-hearing meeting. It gives the applicant, and all submitters who stated in their submission that they wish to be heard, the opportunity to formally present their views to an independent commissioner.

It is recommended that submitters speak to their submission for all but minor issues. Stating that you wish to be heard at the submission stage does not obligate you to appear at the hearing later if you change your mind.

If you state that you do not wish to be heard, the Council is not obliged to advise you of the hearing or send you the hearing documents. However you will be sent a copy of the decision and retain your right to appeal the decision.

5a. If a hearing is held, do you wish to be heard in support of your submission?  Yes  No

5b. If others make a similar submission, would you consider presenting a joint case with them at the hearing?  Yes  No

You may choose to contribute toward the cost of engaging a professional e.g. a planner or lawyer to represent your combined interests.

**6. Privacy statement**

The Privacy Act 1993 applies to the personal information provided in this submission. For the purposes of processing the resource consent application the Council may disclose your personal information to another party. If you want to have access to, or request correction of, that personal information, please contact the Council.

**7. Declaration and privacy waiver**

I will/have served a copy of my submission on the applicant, as required by Section 96(6) of the Resource Management Act 1991.

By signing\* this submission or by submitting this submission electronically, I confirm that the information contained in this submission is true and correct. I agree to the disclosure of my personal information in respect of this submission.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signature of submitter (or person authorised to sign on behalf of submitter) \_\_\_\_\_ Date \_\_\_\_\_

\*A signature is not required if this submission is submitted electronically.

**Notes to submitter**

- If you are making a submission to the Environmental Protection Authority, you should use form 16B.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):
  - It is frivolous or vexatious.
  - It discloses no reasonable or relevant case.
  - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
  - It contains offensive language.
  - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
- You may wish to obtain your own professional advice, such as from a lawyer, surveyor or planner, before finalising your submission. 'An Everyday Guide to the RMA' found on the Ministry for the Environment website [www.mfe.govt.nz](http://www.mfe.govt.nz) has useful information for submitters. If you have any further questions regarding this process, phone the Council on 06-759 6060 and ask to speak to the planner processing the application.

RECEIVED  
21 JUL 2020  
2.04pm



Te Kaunihera-ā-Rohe o Ngāmotu  
**NEW PLYMOUTH DISTRICT COUNCIL**  
newplymouthnz.com



**FORM 13**  
**Submission on a resource consent application subject to public or limited notification**

Resource Management Act 1991

**Submissions must be received by the end of the 20th working day following the date the application was notified.**

If the application is subject to limited notification, New Plymouth District Council may adopt an earlier closing date for submissions once the Council receives responses from all affected parties.

Email to: [applications@npdc.govt.nz](mailto:applications@npdc.govt.nz)  
Or post to: The Planning Lead  
New Plymouth District Council  
Private Bag 2025  
New Plymouth 4342

**1. Submitter details**

1a. Full name    
First name(s) Surname

1b. Contact person's name if different from above e.g. lawyer, planner, surveyor    
First name(s) Surname

Designation Company

1c. Electronic service address

1d. Telephone    
Mobile Landline

1e. Postal address or alternative method of service under Section 352 of RMA 1991

**Serving of documents**

The Council will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above postal address.

**2. Application details**

2a. Resource consent number

2b. Applicant    
First name(s) Surname

2c. Site address

2d. Description of the proposed activity

**3. Trade competition**

- I am **not** a trade competitor for the purposes of section 308B of the RMA. (Proceed to 4.)
- I am a trade competitor for the purposes of section 308B of the RMA.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the RMA.

Select one of the following:

- I am  I am **not** directly affected by an effect of the subject matter of the submission that:
- Adversely affects the environment, and
  - Does not relate to trade competition or the effects of trade competition.

Please turn over

**OFFICE USE ONLY**

|               |                      |             |                      |               |                      |
|---------------|----------------------|-------------|----------------------|---------------|----------------------|
| Date received | <input type="text"/> | Property ID | <input type="text"/> | Application # | <input type="text"/> |
| Time received | <input type="text"/> | Land ID     | <input type="text"/> | Document #    | <input type="text"/> |
| Received by   | <input type="text"/> |             |                      |               |                      |

Liardet Street, Private Bag 2025, New Plymouth 4342, New Zealand. Telephone 06-759 6060, Fax 06-759 6072, Email [enquiries@npdc.govt.nz](mailto:enquiries@npdc.govt.nz), Website [www.newplymouthnz.com](http://www.newplymouthnz.com)

4. Submission

Before making a submission, please ensure you have read/seen the full resource consent application, including the assessment of environmental effects (AEE) and all the plans.

- 4a.  I/we support the application in whole or in part       I/we oppose the application in whole or in part       I am/we are neutral to the application

4b. Please specify below:

- i. The matters within the application you support or oppose, or wish to comment on.
- ii. The reasons for making this submission (please give precise details).

Attach additional pages if required.

4. Submission - continued

4c. I seek the following decision from the Council:

- To grant resource consent       To decline resource consent       Grant resource consent with amendments and/or conditions (as described below)

4d. Please specify details of the decision you seek from the Council, including the parts of the application you wish to have amended and the general nature of conditions sought:

Attach additional pages if required.

Please turn over