



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

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) TREVOR & KAY Surname CKE66

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

1c. Electronic service address
CKE66TREVOR@GMAIL.COM

1d. Telephone
 Mobile 091 478788 Landline _____

1e. Postal address or alternative method of service under Section 352 of RMA 1991
10/120 ST. AUBYN STREET
 NEW PLYMOUTH

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
LUC 21/47890

2b. Applicant
 First name(s) REGINA PROPERTIES LTD Surname PETER TENNET

2c. Site address
1-3 DAWSON STREET
 NEW PLYMOUTH

2d. Description of the proposed activity
TO BUILD A LARGE RESIDENCE ON TOP OF EXISTING COMMERCIAL BUILDINGS ALREADY. OVER 10M HEIGHT RESTRICTIONS.

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	<u>11/05/21</u>	Property ID	_____	Application #	_____
Time received	<u>2.34pm</u>	Land ID	_____	Document #	_____
Received by	<u>PB</u>				

Laird Street, Private Bag 2025, New Plymouth 4342, New Zealand. Telephone 06-759 6060. Fax 06-759 6072. Email enquiries@npdc.govt.nz. Website www.newplymouthnz.com

RECEIVED

11 MAY 2021

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.

My wife and I have owned unit 10 /120 St Aubyn Street known as Richmond Estate for 25 years .

Our unit is on the ground floor , facing North with a large outdoor deck , used most days . A very sunny aspect and the latter part of the day is very important to us . We often use the deck until the sun sets behind The applicants Property.

The Height and extent of the proposed development will result in excessive shading that will significantly reduce the amount of direct sunlight into our living areas and large outdoor deck which we have enjoyed at Richmond Estate . This will negatively affect our quality of life . With all due respect we are concerned of the accuracy of the Shading diagrams and illustrations of the of the shading provided. The assessment underestimates the adverse effects on our living areas (indoor and outdoor)

The locality we live in is predominantly residential. However the the height and size of the proposed apartment is out of scale with the neighbourhood and has no regard for the reasonable sunlight and daylight requirements of neighbouring residences including ours . Due to its forward location (towards the coastline the apartment will visually dominate the locality and the shadows it will cast will not make it a good neighbour to the surrounding and nearby dwellings .

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.

THE PROPOSED APARTMENT FOR REGINA
PROPERTIES LTD BE ^{DECLINED} ~~DECLINED~~: AS
THE SHADING ETC IS WAY OUT OF LINE.

IF THE STRUCTURE WAS NO HIGHER THAN THE
EXISTING 11m WE WOULD HAVE NO ISSUE.

Please turn over

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

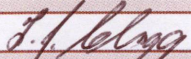
The Privacy Act 1993 applies to the personal information provided in this submission. For the purposes of processing the resource consent application the Council may disclose your personal information to another party. If you want to have access to, or request correction of, that personal information,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

10/05/2021

Date

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

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.
2. 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.
3. 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 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.