

STATEMENT TO HEARING COMMISION

**Re: Application of Regina Properties Limited, 1-3 Dawson Street New Plymouth
1 - 3 DAWSON STREET, NEW PLYMOUTH N.P.D.C. REF: LUC21/47890**

**Our representatives are: Bill Jackson Architect
 Sarah Ongley Barrister**

Having owned my Apartment for more than 20 years, the very reason for living at Richmond Estate is firstly because of the sun, the views and the close proximity to central city, while still living in a predominantly residential neighbourhood and secondly because of being able to see the Sugar Loaves (Nga Motu) which hold precious memories for my family and I. *I will explain later.*

The Richmond Estate complex is one of a kind in New Plymouth and together, we enjoy a wonderful, caring neighbourhood.

We love the sun inside our homes and also in our conservatories or outside on our deck area. The light and warmth is very special and this proposal of Regina Properties Limited would seriously affect this.

1 Dawson Street is adjacent to an Open Space Area, recognised as being an area of importance to the community, the protection of which must be retained. The proposed height and length and the extension of Regina Properties Limited's existing building infringes height provisions and would cast shadowing over so many of the Richmond Apartments and also over the townhouses adjacent (Ocean View) to the building, both off St Aubyn Street and also on Hine Street.

For me personally, I would be looking at an even higher grey wall, and would lose most of my western outlook, in particular, the Kawaroa Pools, Paratutu and especially the stunning sunsets and ships coming and going from the port. This proposal would have a serious effect on my afternoon daylight, the sunsets I relish and it would seriously impact on my views.

The gardens (which I personally care for) and parking areas in our complex will be cast into shadow approximately 1 ½ - 2 hours earlier in the day and the areas would definitely become green and slippery. This would be extremely dangerous.

The shadow plans which are part of the submission do not appear to be accurate. It seems the ground level from where they are taken is not a true reflexion of what the shading would actually be on the surrounding properties. This shadowing would create severe darkness, light absorption and lack of warmth to so many indoor and outdoor areas in our complex, particularly Stewarts, Clegg's, Hurlstone's, Hey's and William's and to the Ocean View complex, specifically MacArthur's and Comber's. Hine Street would not get sunshine until midday or possibly even later than that. Bill Jackson's Shadow Plans verify this.

The relevant objectives, methods, policies, rules and standards of Council were developed and promulgated with a purpose to avoid adversely affecting amenity and landscape values, Open Space areas, View Shafts, and the natural character of the coastal environment and the environment generally; and to protect the quality of all those things and the environment from adverse effects caused by inappropriate use and development.

If consent is granted, the proposal will have significant adverse effects on all of those aspects; and will not protect the quality of all those things. Neither will the proposed extension maintain amenity values and/or the quality of the environment. The proposal is inappropriate particularly (but not limited to) in terms of scale. In my situation and that of Apartment 2 and 3, the light absorbing factor and loss of western views will be substantial. Added to this is the point that says the building will be painted in a 'neutral' colour. Black is considered a neutral colour and just like the dark grey already on the building; this would absorb even more light,

The existing structure already exceeds the height restriction and a further extension would overtake other

I mentioned earlier that the Sugar Loaves, (Nga Motu) hold precious memories for me.

The inner islands comprise **Mataora** (Round Rock), **Pararaki** (Seagull Rock) and **Motuotamatea** (Snapper Rock). Mataora connects to the mainland at low tides as a **tombolo**, as does **Motuotamatea** on very low **spring tides**. Pararaki is separated from Mataora by a 20 meter wide channel.

The outer islands comprise **Motumahanga** (Saddleback Island) and Moturoa.

The largest, **Moturoa Island**, covers approximately 1.4 hectares. **Motumahanga** is the island furthest from shore, at approximately 1.5 kilometres.

Other small rock outcrops are included in the group. **Waikaranga** (Seal Rocks), and **Tokatapu** are several hundred metres offshore. Close to **Moturoa Island** lies **Whareumu** (Lion Rock), a vegetated stack and two barren rocks, and **Tokomapuna** (Barrett). This shelter provides a habitat for around 400 species of fish, especially around Seal Rock and the landforms are also encrusted with the usual reef species of sponges and shellfish, and colonies of bryozoans – tiny animals that build skeletons resembling coral.

Below the surface are spectacular cliffs, canyons, boulder reefs and sand expanses. There is also starfish, paua and kina. The area is a mixing place for both cool and warm water species. Seals and seabirds breed here; dolphins and whales regularly pass through

The Sugar Loaf Islands Marine Protected Area was established in 1986 to control both fishing (under the Fisheries Act 1983) and non-fishing (under the Harbours Act 1950) activities.

My late husband Richard Sarten and my son Grant Sarten spent many hours combing the bottom of this area, counting starfish, paua – you name it. Metre by metre and hour upon hour, this was done in a grid fashion for the purpose of strengthening the protection throughout the Marine Park Act 1991, as a sanctuary area.

The work my family did to this area was so important to them and to me and I think of them every time I look towards the Sugar Loaves,

Should this application be permitted to proceed, I will no longer be able to see this view which gives me so much pleasure. This is part of my family history and I don't want to lose this daily memory and the great pleasure I have in seeing the sunsets over Nga Motu. This is truly a Taonga ate whanau (family treasure)

I strongly believe the Regina Properties development must stay within the current height restrictions, which will mean everyone will continue to have their right of enjoyment and it will also ensure our properties value does not become impeded.

Regards

Leonce Sharrock
Sarten Trust Ltd.

