

29th March 2021

Luke Balchin
New Plymouth District Council
Private Bag 2025
New Plymouth 4340

Delivered electronically to: Luke.Balchin@npdc.govt.nz

Dear Luke,

Response to RMA Section 92 Request for Further Information - LUC21/47890

The purpose of this letter is to provide the information requested under Section 92 of the RMA in the NPDC letter dated 12 March 2021. The numbering of the information provided below corresponds with that of the requests. Amended and additional drawings and supporting information is provided within the drawings attached as **Appendix A** to this response. We understand that you are currently on annual leave but that you have made arrangements for the notification process to progress in your absence.

1. Please find attached (Appendix A) a set of elevation drawings that omit comparisons to the previous design. A new version of each elevation drawing has been added to the drawing set. These are numbered SK3.01.1, SK3.02.1, SK3.03.1 and SK3.04.1.
2. Due to the slope of the terrain over the site, as well as the changing height of the proposed building, there are some variations in the infringing height of the building. The best elevation to view the height infringement of the proposal is the Southern Elevation. That being said, the 1.4 m infringement on SK3.03 is overly conservative – it is actually more like 0.7 m on this elevation as the 1.4 m was measuring to the top of the building on the Dawson Street side.
3. The purpose of the additional height queried is a design feature of the space at the top of the stairs to create volume in the space for arrival into the home, and a space for the applicant to hang art. This will be a 4 m ceiling height at the top of the stairs and lounge area, which reduces to a 3 m ceiling height in the kitchen and dining. The floor level then steps back down where the new building overlaps the existing building, and this creates a 3.7 m ceiling height in the main living and main bedrooms.
4. We agree with Council that there is a permitted baseline argument available. However, we disagree that illustrating a building of 10m in height with 100% coverage of the site is misleading. We consider it is a helpful and necessary exercise to undertake to provide an understanding of what the Operative District Plan permits as of right on the site and the effects of such a permitted development. This allows the effects from a development that is permitted by the District Plan to be compared against the effects from the proposed development after which the permitted effects can be discounted. The approach taken is entirely aligned with common permitted baseline practice. We draw your attention to the Quality Planning Website commentary on the permitted baseline which states:

'The purpose of the permitted baseline test is to isolate and make effects of activities on the environment that are permitted by the plan or NES, irrelevant. When applying the permitted baseline such effects cannot then be taken into account when assessing

the effects of a particular resource consent application. The baseline has been defined by case law as comprising non-fanciful (credible) activities that would be permitted as of right by the plan in question.'

While it is not the applicant's intention to undertake the permitted development provided in the application, we consider it is a credible development for the site and would be an alternative to putting significant investment into the existing building both in the form of earthquake strengthening, office upgrades and adding an apartment development.

The suggestion that a more useful comparison would be showing shading from the proposed buildings GFA with a permissive height ignores the fact that the existing building is already over the permitted height threshold. This comparison also would not allow for an assessment of the permitted baseline defined by the relevant rules in the Operative District Plan. If an alternative development was shown that did not propose any increase in height the additional floor area required for the apartment would need to be created by increasing the footprint of the building resulting in the potential for additional and potentially greater adverse effects.

The shading drawings have been amended to more clearly show the additional shading created by the additional height of the building.

5. The shading drawings have also been amended and expanded on to provide further information on the locations of additional shading and times of the day and year when this additional shading occurs. As there is minimal additional shading to the west of the application site this assessment focusses on properties located to the east of the application site. The drawings have been supplemented with a written summary and a graph to help better understand the additional shading. In addition, any of the affected parties are welcome to view the 3D shading models at the Boon Architect's offices by appointment.
6. As per response to question 5.
7. The space between the proposed dwelling and southern boundary has been kept clear to minimise the impact on neighbouring properties to south (including 122 St Aubyn Street), and to maintain amenity for potential future development on the 132 St Aubyn Street site (also in the ownership of the applicant). There are also added practical benefits including reduced fire rating requirements by not building on the boundary, and the creation of a fire egress path for occupants to Dawson Street from the rear of the dwelling.
8. The space referred to is most likely to be an area that contains raised vegetable gardens and lawn, and possibly a clothesline. There is little scope to use this area as mitigation for the additional height of the building. The other items are matters of landscape design that are yet to be determined. However, these elements will have no effect on the over-height portion of the building i.e. above 10 m.
9. This green strip shown on road reserve is an error and has been removed from drawing SK2.02. Drawings SK0.01, SK2.01 and SK2.02 have been updated to remove the grass strip on the road reserve. Refer to Appendix A for amended plans.
10. The assessment criteria for Bus13 do not refer to landscape elements described in this Section 92 request item. The additional height of the proposed building will not adversely affect the character and visual amenity of the surrounding area for the reasons described in the LVIA. The LVIA does not refer to landscape design as a method by which to mitigate effects of the extra height, rather it lists mitigation measures as follows (Chapter 7 of the LVIA);

In this regard, specific mitigation measures are:

- *the addition is 'stepped back' on the seaward side thereby avoiding any dominance effects on the coastal walkway;*
- *there is a high degree of glazing that provides modulation to the façades and provides a degree of transparency;*
- *the roof is flat in order to be no taller than necessary;*
- *the existing building will be painted a grey colour, more recessive than the building is presently coloured;*
- *the southern extension comprises a material with a neutral palette;*
- *the colour of the new addition will be recessive, with cladding materially yet to be finalised.*

It would be appreciated if it can be confirmed whether the Section 92 request queries are considered to be fulfilled and the notification decision progressed.

Yours sincerely,



Cam Twigley MNZPI
Director, Planning and Environment

APPENDICES

Appendix A Supplementary and Amended Drawings

APPENDIX A

SUPPLEMENTARY AND AMENDED DRAWINGS

1-3 Dawson Street

New Plymouth

ISSUED FOR:

RESOURCE CONSENT

6592

BOON
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Disclaimer

Accuracy of the shading diagrams shown is affected by the coordinated data available to this project.

Modelling:

- The original building at 1 Dawson Street and immediately surrounding topography has been surveyed by BTW Ltd. to provide accurate building outlines, relative levels and heights.
- The contours of the extended neighbourhood geography, and location of neighbouring properties are created using data from NPDC GIS database for land contours and property lines.
- All existing neighbouring buildings are shown approximate only, based on data from NPDC GIS Maps, and photographs and observations of their relative locations.

Shadows:

- The generation of shading is created via. the in-built location data in the Autodesk Revit software used by BOON.
- We have coorelated the shading data with actual photographs taken on site at a specific time and day, as demonstrated on drawing SK4.00.

Rev	Date	Description
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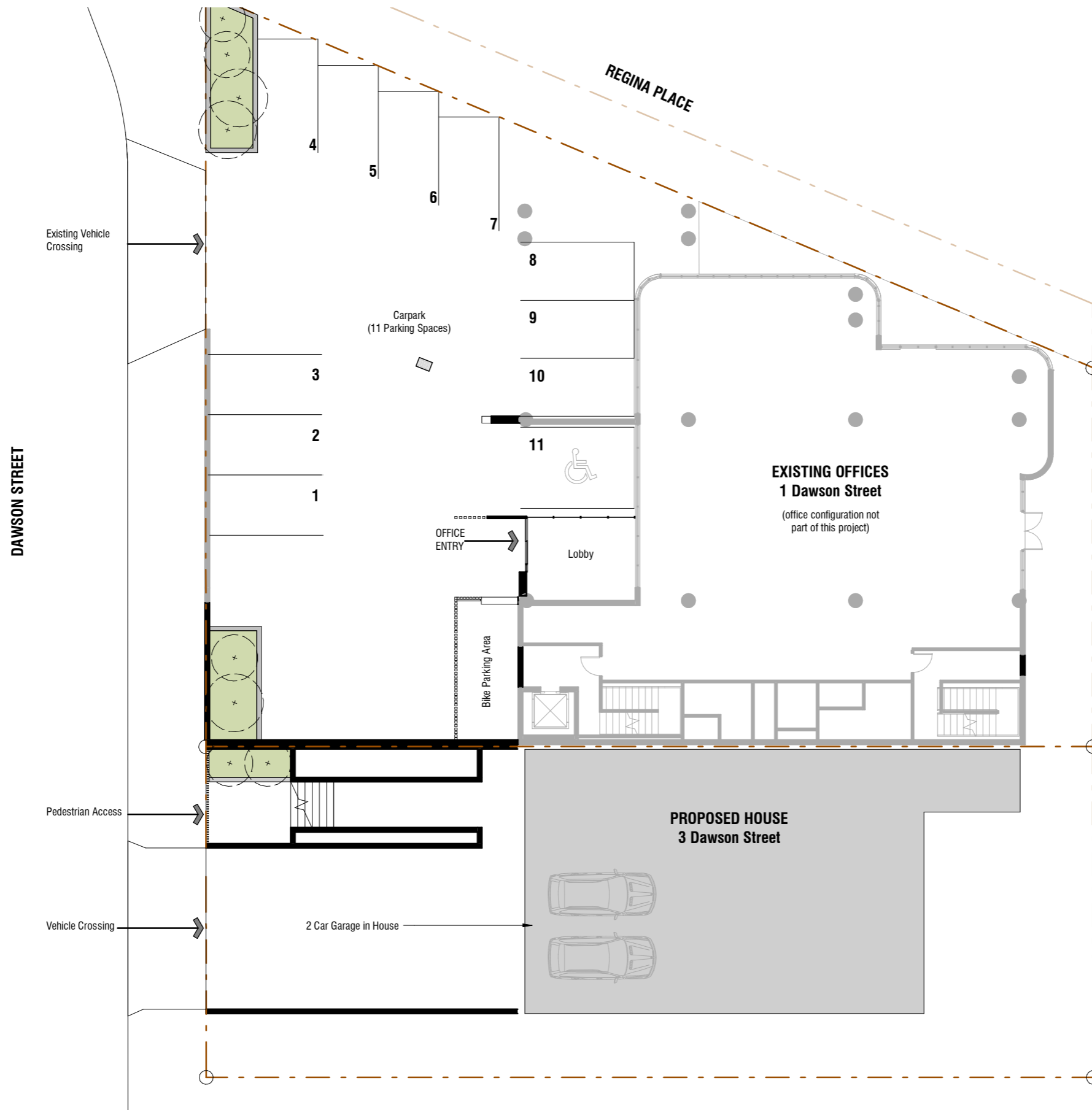
1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

job no. 6592	a3 scale	drawing no. SK0.00.1	rev	drawing title Disclaimer	print date 29/03/21 02:26 PM
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Parking Plan
Scale 1 : 200 (A3)

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
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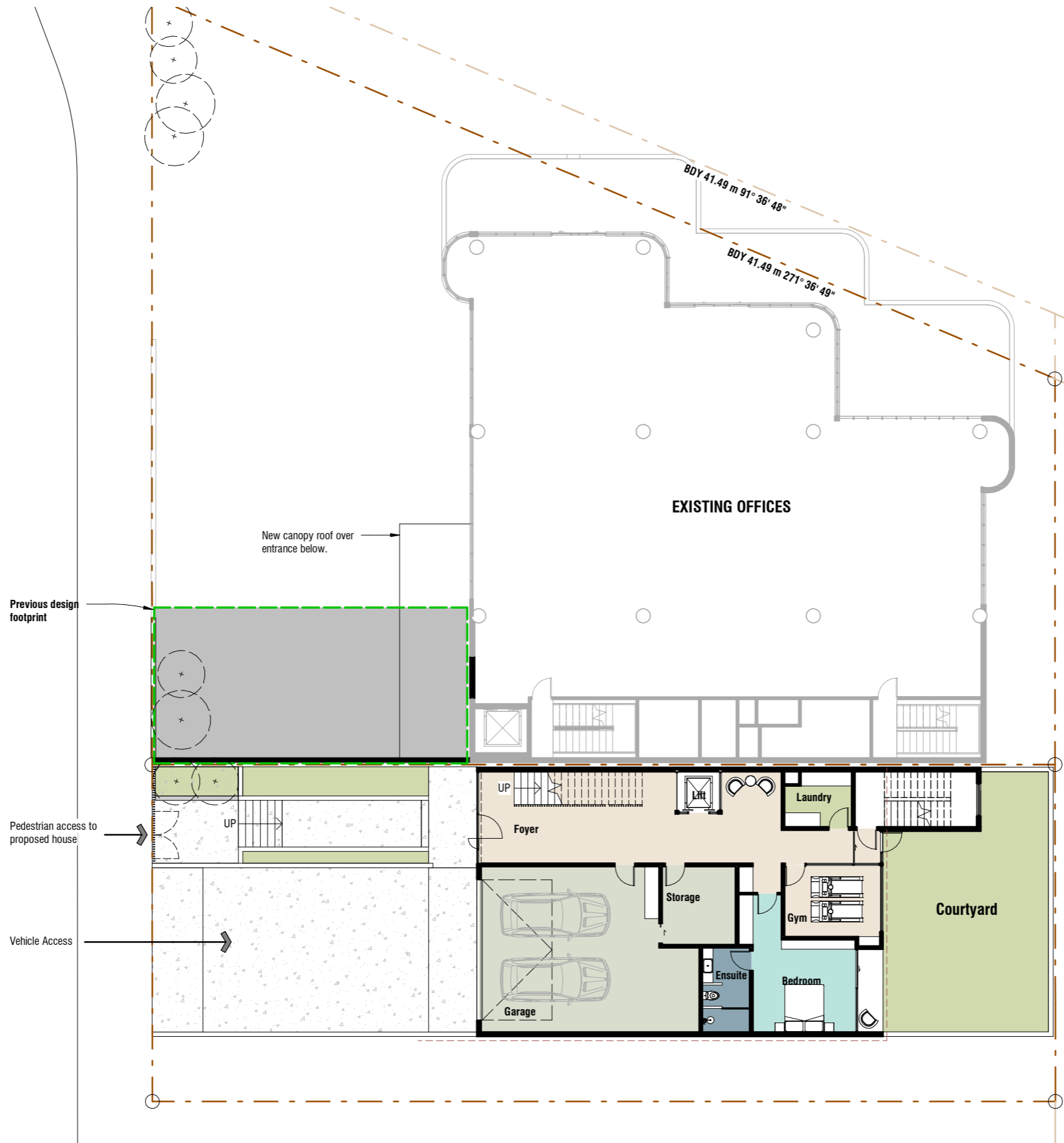
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Resource Consent Key

- Property Boundaries
- Previous Proposed Design Building Footprint
Resource Consent: LUC20/47660
- Existing Building
1 Dawson Street
- Proposed Building
1-3 Dawson Street

DAWSON STREET



3 Dawson Ground Floor

Scale 1 : 200 (A3)

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no. 6592	a3 scale 1 : 200	drawing no. SK2.02	rev 1	drawing title 3 Dawson Proposed Ground Floor	print date 29/03/21 02:26 PM
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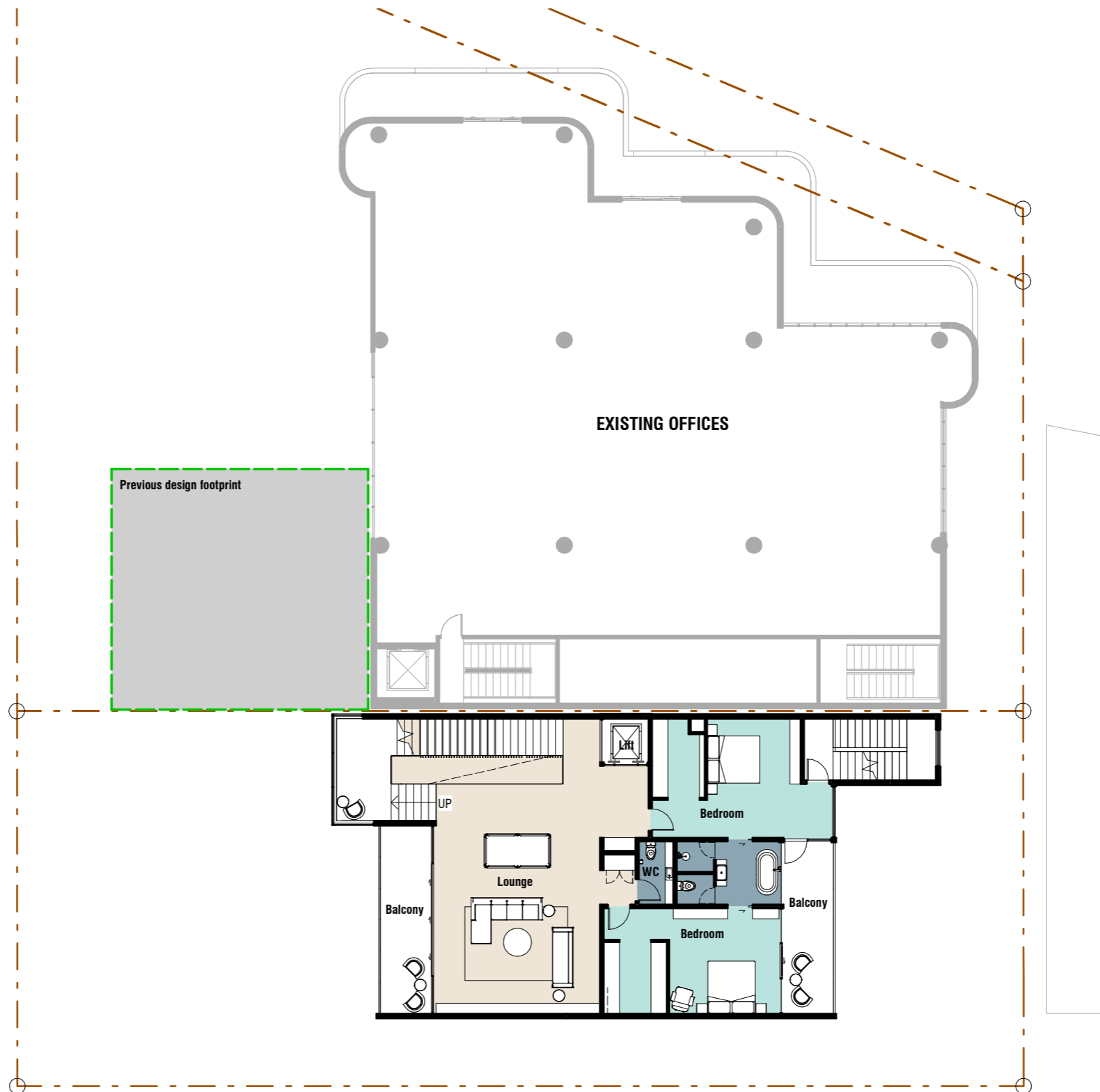
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Resource Consent Key

- Property Boundaries
- Previous Proposed Design Building Footprint
Resource Consent: LUC20/47660
- Existing Building
1 Dawson Street
- Proposed Building
1-3 Dawson Street



3 Dawson Proposed Level 1 Plan

Scale 1 : 200 (A3)

Rev	Date	Description

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

job no. 6592	a3 scale 1 : 200	drawing no. SK2.03	rev 	drawing title 3 Dawson Proposed Level 1	print date 29/03/21 02:26 PM
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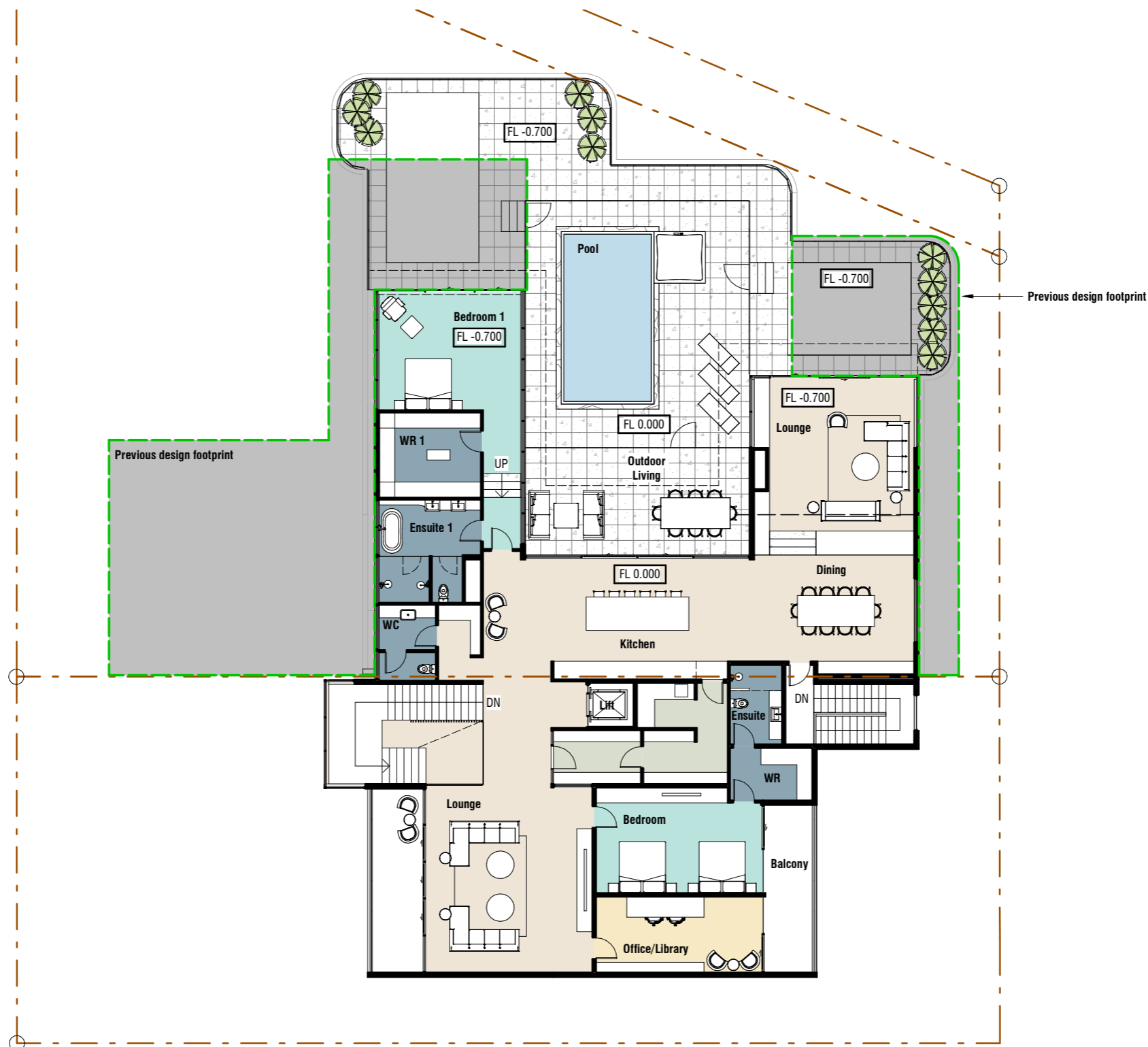
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Resource Consent Key

- Property Boundaries
- Previous Proposed Design Building Footprint
Resource Consent: LUC20/47660
- Existing Building
1 Dawson Street
- Proposed Building
1-3 Dawson Street



3 Dawson Proposed Level 2 Plan
Scale 1 : 200 (A3)

Rev	Date	Description

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

job no. 6592	a3 scale 1 : 200	drawing no. SK2.04	rev 	drawing title 3 Dawson Proposed Level 2	print date 29/03/21 02:26 PM
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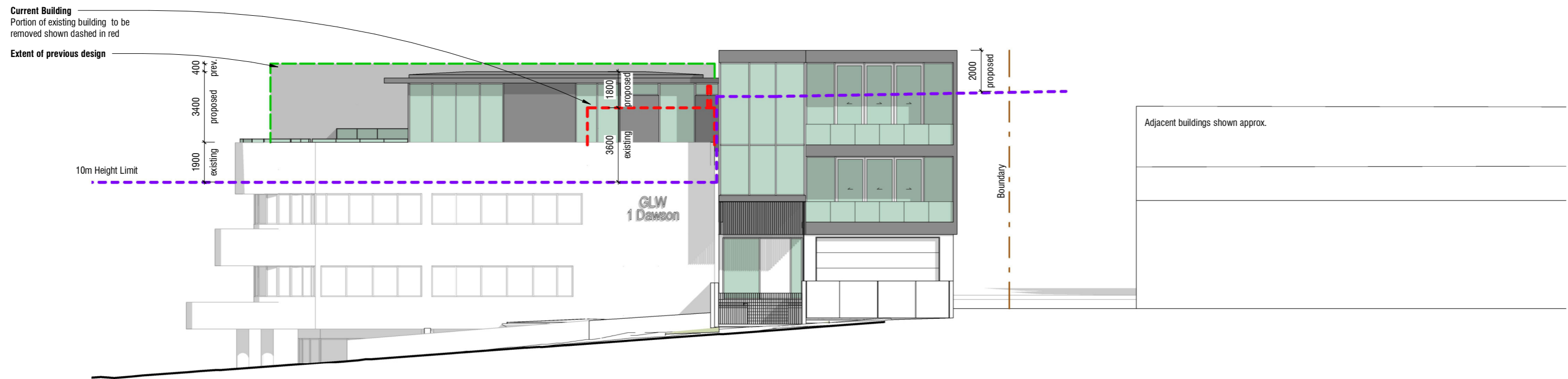
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Resource Consent Key

- Property Boundaries
- Extent of previous design
Resource Consent: LUC20/47660
- 10m height limit
- Extent of existing building -
portions to be removed

NOTE: Proposed building final cladding and colour selections are to be confirmed.



Proposed West Elevation

Scale 1 : 200 (A3)

Rev	Date	Description

1-3 Dawson Street
New Plymouth
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FEBRUARY | 2021

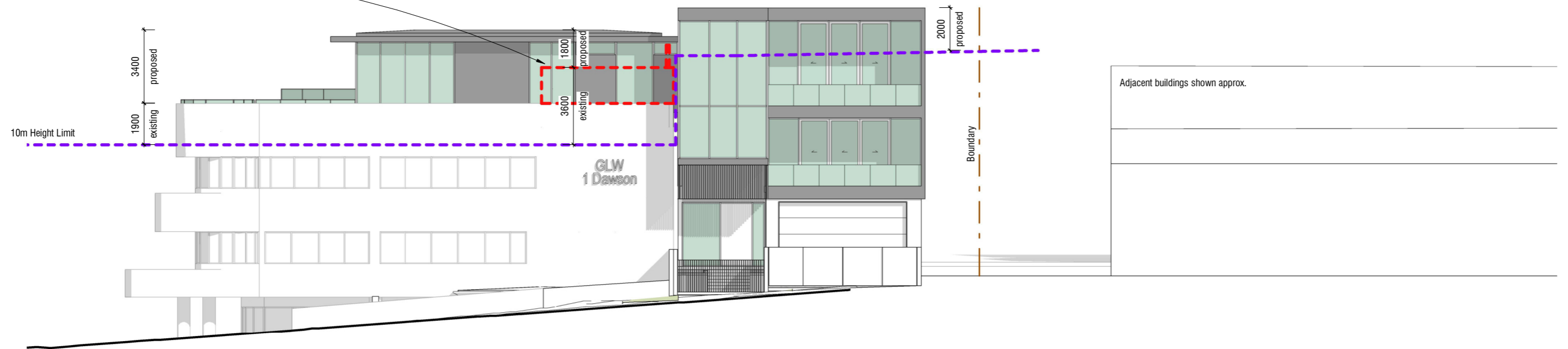
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job no. 6592	a3 scale 1 : 200	drawing no. SK3.01	rev 	drawing title Proposed West Elevation	print date 29/03/21 02:27 PM
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Current Building
 Portion of existing building to be removed shown dashed in red



Proposed West Elevation - Proposed Only
 Scale 1 : 200 (A3)

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
 New Plymouth
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job no.	a3 scale	drawing no.	rev	drawing title	print date
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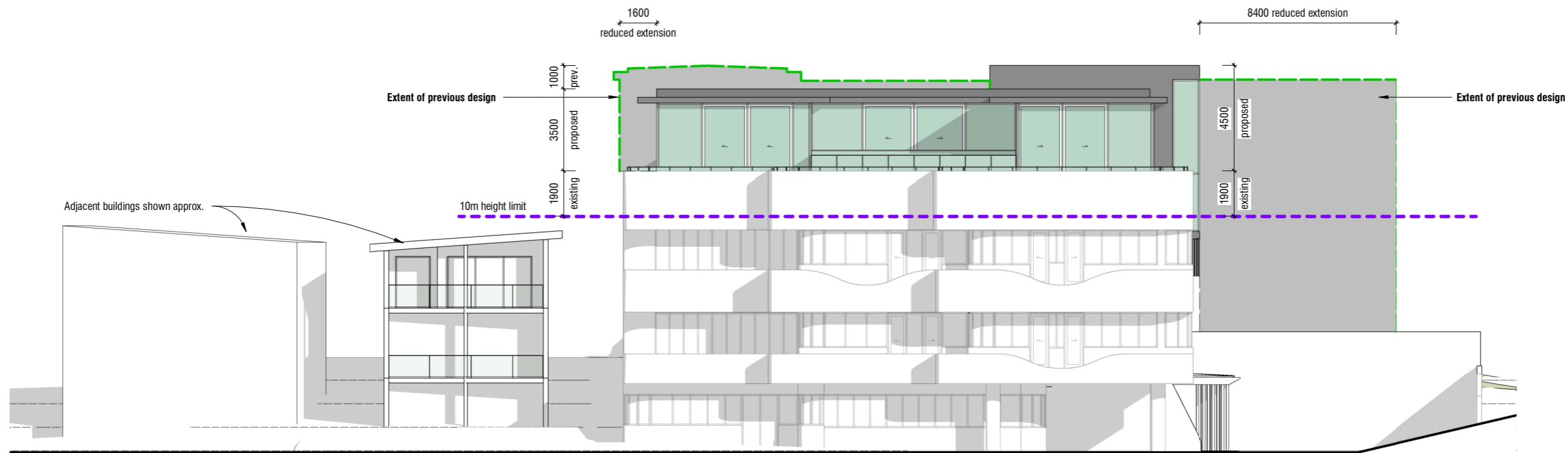
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Resource Consent Key

- Property Boundaries
- Extent of previous design
Resource Consent: LUC20/47660
- 10m height limit
- Extent of existing building - portions to be removed

NOTE: Proposed building final cladding and colour selections are to be confirmed.



Proposed North Elevation

Scale 1 : 200 (A3)

Rev	Date	Description

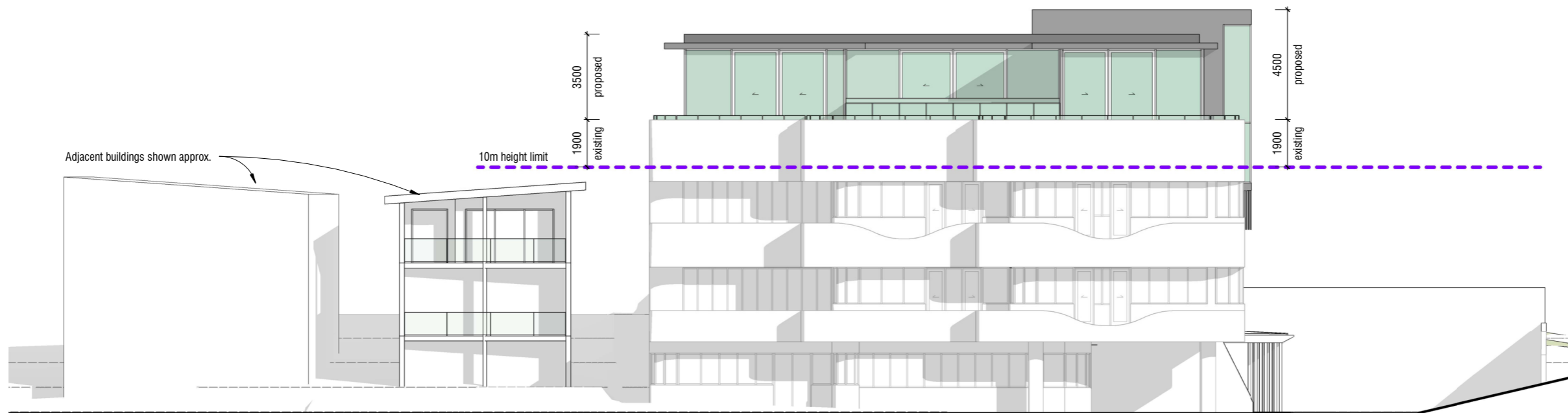
1-3 Dawson Street
New Plymouth
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job no. 6592	a3 scale 1 : 200	drawing no. SK3.02	rev 	drawing title Proposed North Elevation	print date 29/03/21 02:27 PM
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Proposed North Elevation - Proposed Only

Scale 1 : 200 (A3)

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
 New Plymouth
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job no.	a3 scale	drawing no.	rev	drawing title	print date
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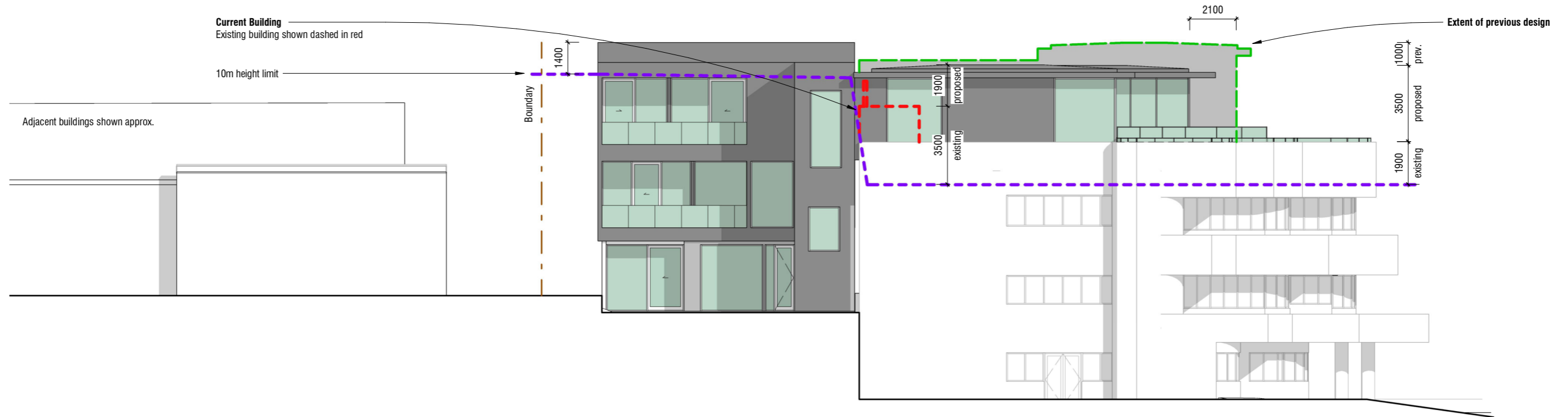
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Resource Consent Key

- Property Boundaries
- Extent of previous design
Resource Consent: LUC20/47660
- 10m height limit
- Extent of existing building - portions to be removed

NOTE: Proposed building final cladding and colour selections are to be confirmed.



Proposed East Elevation

Scale 1 : 200 (A3)

Rev	Date	Description

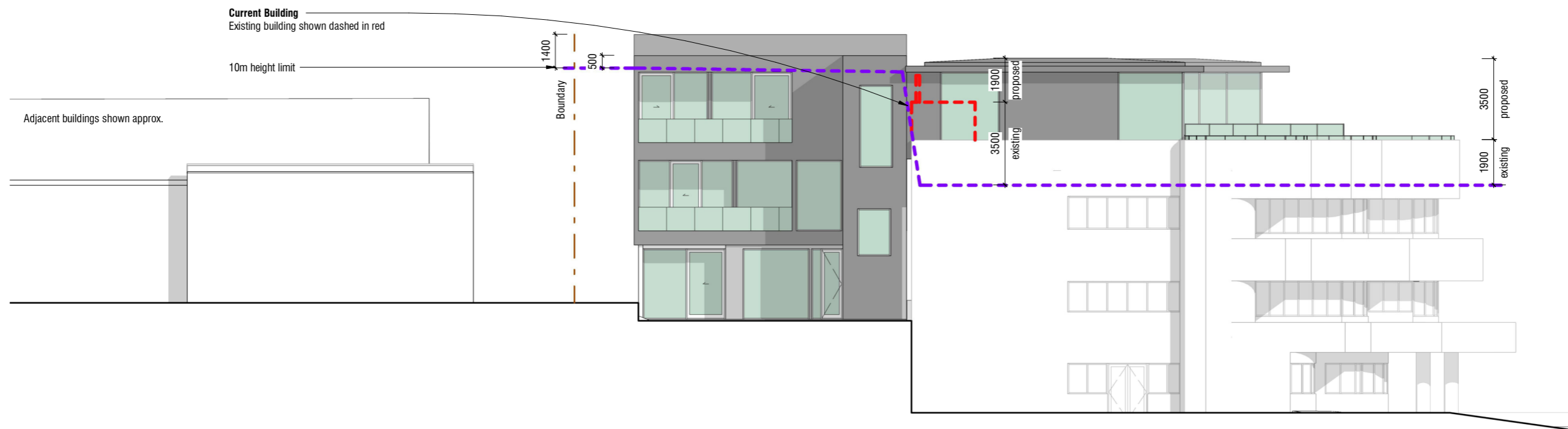
1-3 Dawson Street
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job no. 6592	a3 scale 1 : 200	drawing no. SK3.03	rev 	drawing title Proposed East Elevation	print date 29/03/21 02:27 PM
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Proposed East Elevation - Proposed Only

Scale 1 : 200 (A3)

Rev	Date	Description
1	29.03.2021	RC RFI

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job no.	a3 scale	drawing no.	rev	drawing title	print date
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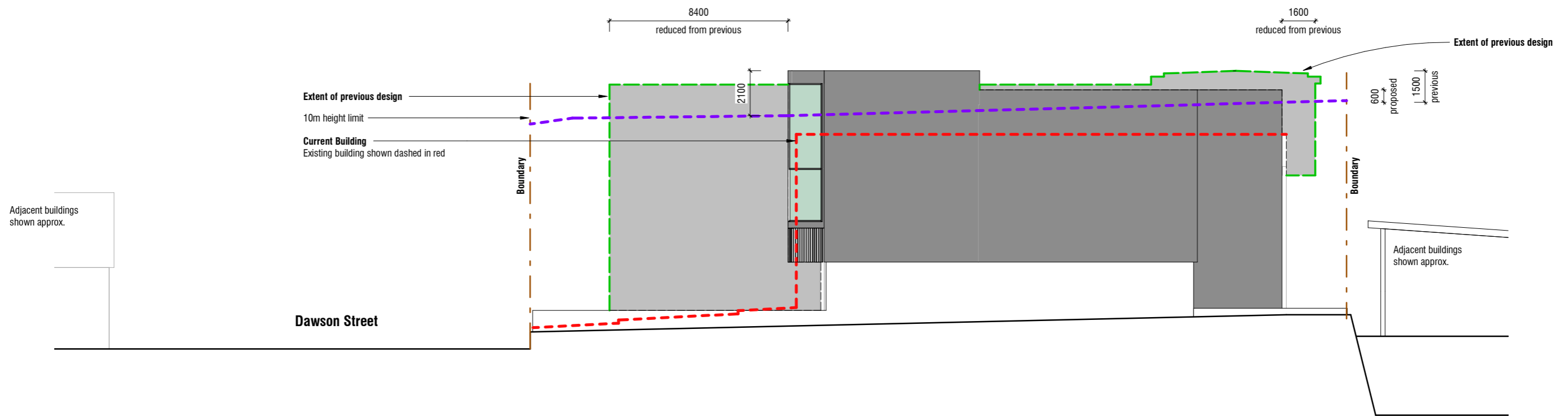
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Resource Consent Key

- Property Boundaries
- Extent of previous design
Resource Consent: LUC20/47660
- 10m height limit
- Extent of existing building - portions to be removed

NOTE: Proposed building final cladding and colour selections are to be confirmed.



Proposed South Elevation
Scale 1 : 200 (A3)

Rev	Date	Description

1-3 Dawson Street
New Plymouth
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FEBRUARY | 2021

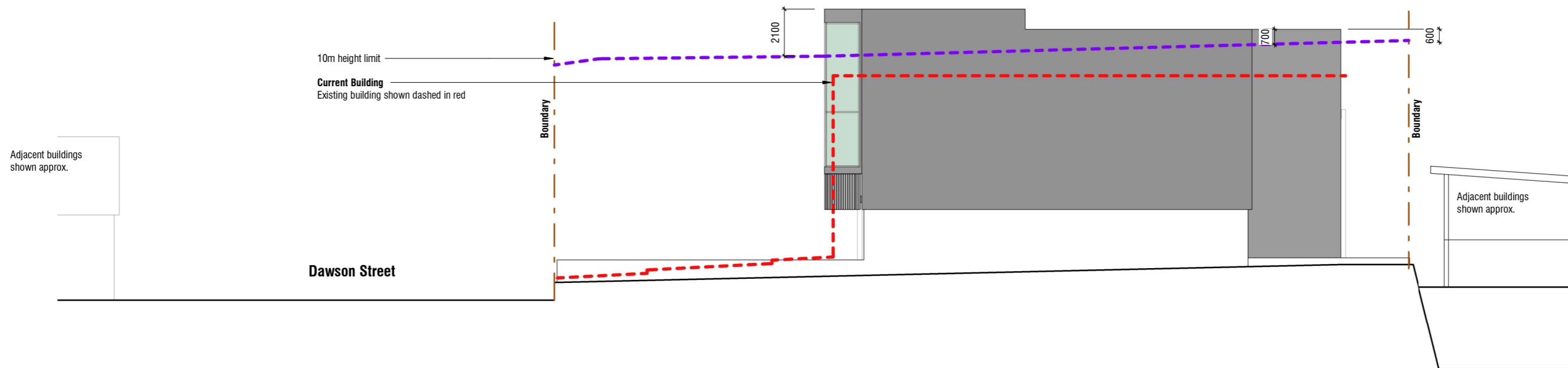
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Proposed South Elevation - Proposed Only

Scale 1 : 200 (A3)

Rev	Date	Description
1	29.03.2021	RC RFI

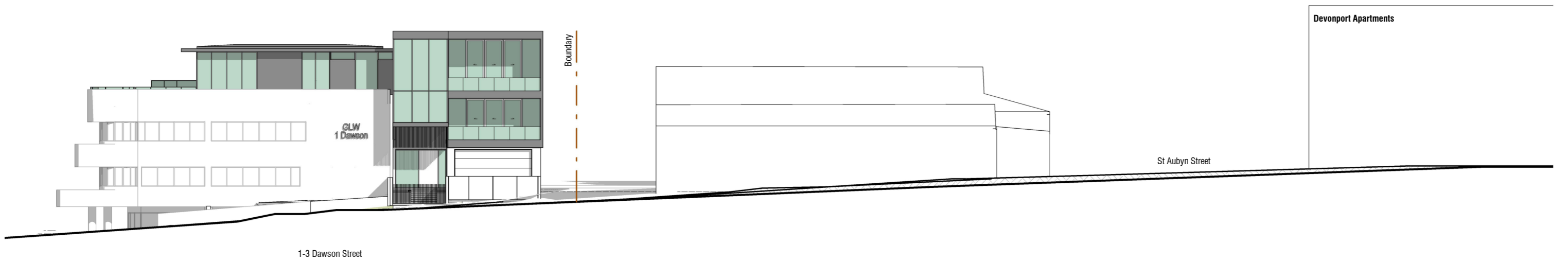
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.04.1	1	South Elevation - Proposed Only	29/03/21 02:27 PM

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Dawson Street Elevation
Scale 1 : 300 (A3)

Rev	Date	Description
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1-3 Dawson Street
New Plymouth
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job no. 6592	a3 scale 1 : 300	drawing no. SK3.05	rev drawing title Dawson Street Elevation	print date 29/03/21 02:27 PM
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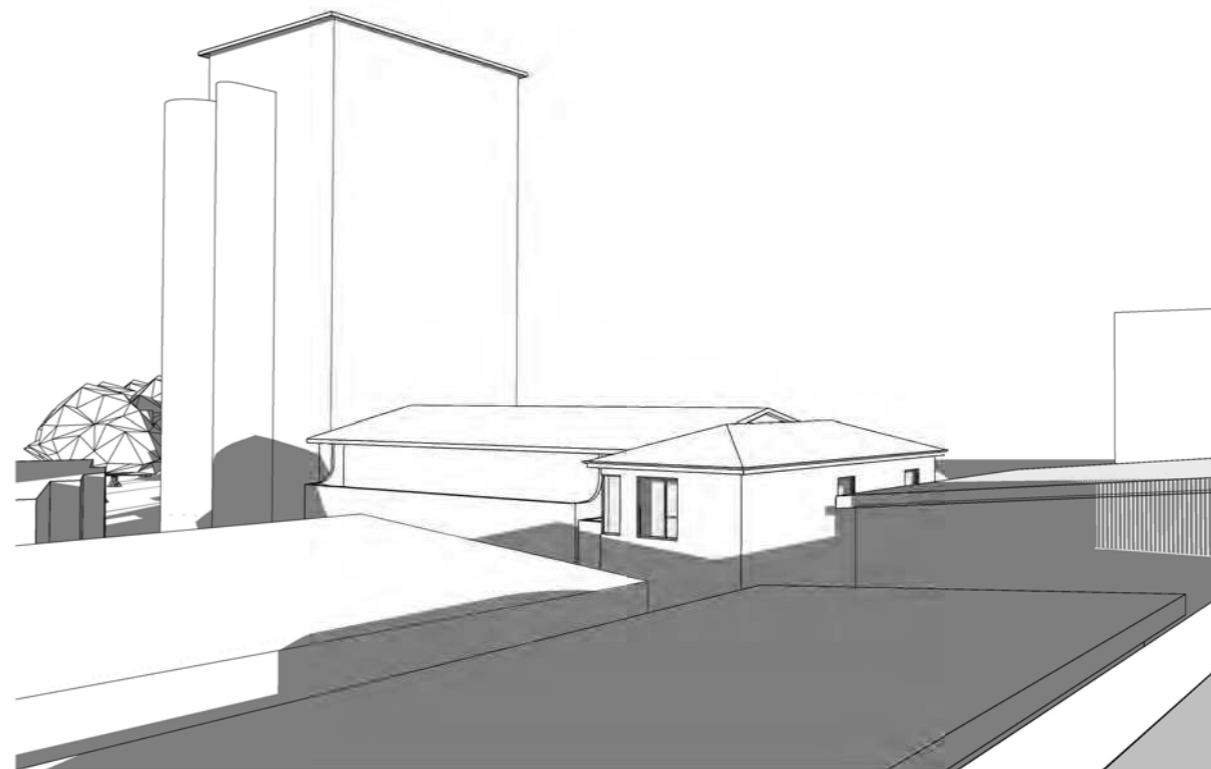
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JULY 09 4.34PM

SUN SET: 5.20pm



Photo Taken from roof of 1 Dawson Street
July 09 2020 - 4.34pm



Existing Shadows - July 09 4.34pm
Scale (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE
SHOWN APPROXIMATE ONLY AND ARE NOT
BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no. 6592	a3 scale	drawing no. SK4.00	rev	drawing title Shadow Study Check View - July 09	print date 29/03/21 02:31 PM
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MARCH

(Sunrise at 7.30am)

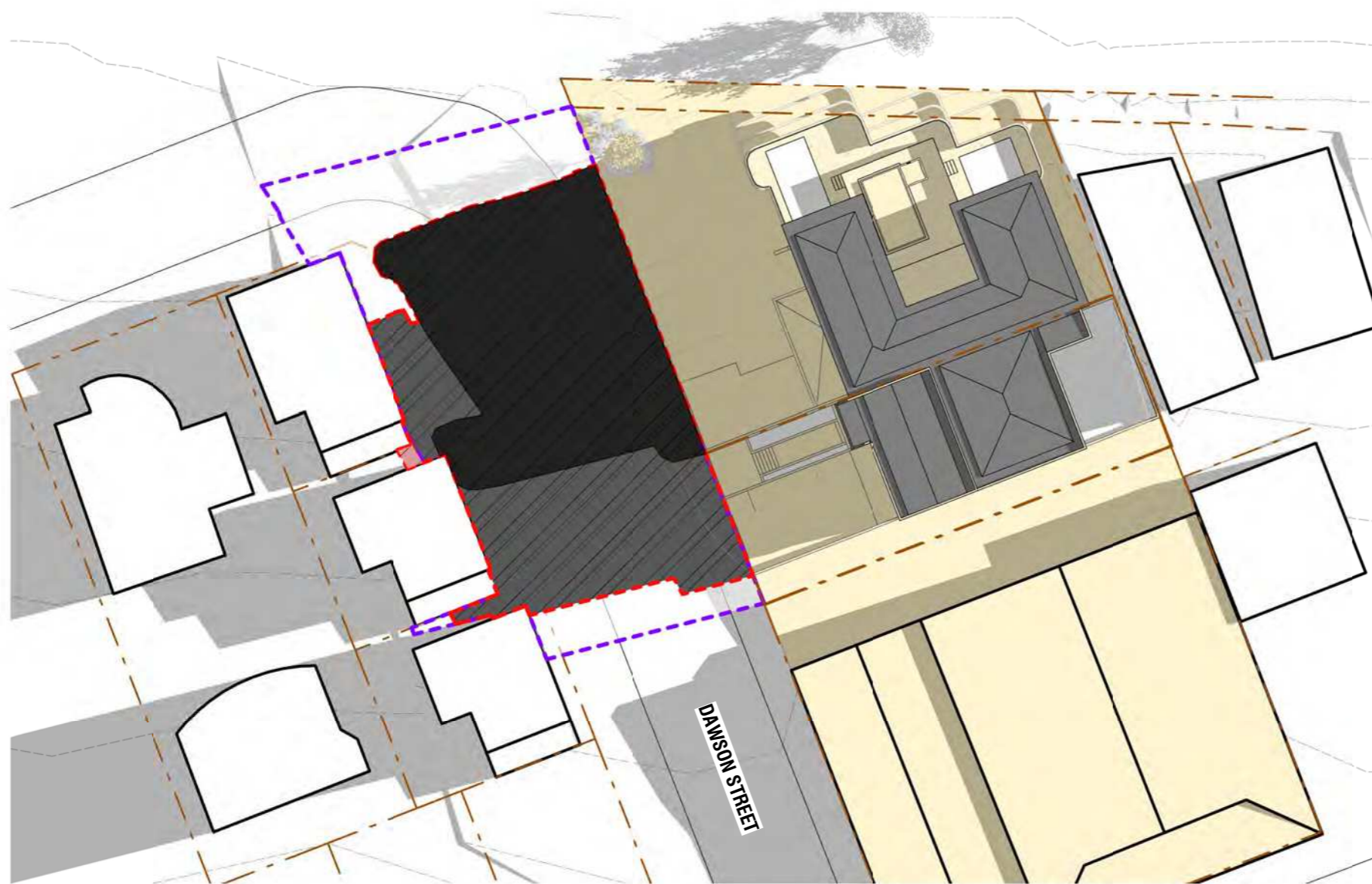
SUNRISE SHADOW STUDY - 21 MARCH

- **8.00AM**
- **9.00AM**
- **10.00AM**



SHADOW STUDY - MARCH
(Sunrise at 7.30am)

21 MARCH - 8.00AM



Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
- Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
- Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
- Infringing Shadow - beyond shadow of existing/permitted buildings.
- Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - March 8am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS; SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.01	1	Shadow Study - March 8.00am	29/03/21 02:31 PM

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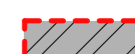

SHADOW STUDY - MARCH

(Sunrise at 7.30am)

21 MARCH - 9.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building'
Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - March 9am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS; SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

BOON
teamarchitects

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.02	1	Shadow Study - March 9.00am	29/03/21 02:31 PM

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SHADOW STUDY - MARCH

(Sunrise at 7.30am)

21 MARCH - 10.00AM



Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
- Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
- Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
- Infringing Shadow - beyond shadow of existing/permitted buildings.
- Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - March 10am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth

RESOURCE CONSENT
FEBRUARY | 2021

BOON
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.03	1	Shadow Study - March 10.00am	29/03/21 02:31 PM

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JUNE







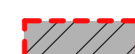

(Sunrise at 7.45am)

SUNRISE SHADOW STUDY - 21 JUNE

- **8.00AM**
- **9.00AM**
- **10.00AM**



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
 - 10m high
-  Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - JUNE

(Sunrise at 7.45am)

21 JUNE - 8.00AM



Shadow Study - June 8am

Scale 1 : 500 (A3)

Note: Infringing shadow is removed
 From 1 Hine Street by 8.10am
 From 3A Hine Street by 8.20am
 From 4 Dawson Street by 8.10am
 From 4A Dawson Street by 8.20am

NB: ALL EXISTING NEIGHBOURING BUILDINGS; SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
 New Plymouth
RESOURCE CONSENT
 FEBRUARY | 2021

BOON

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.04	1	Shadow Study - June 8.00am	29/03/21 02:31 PM

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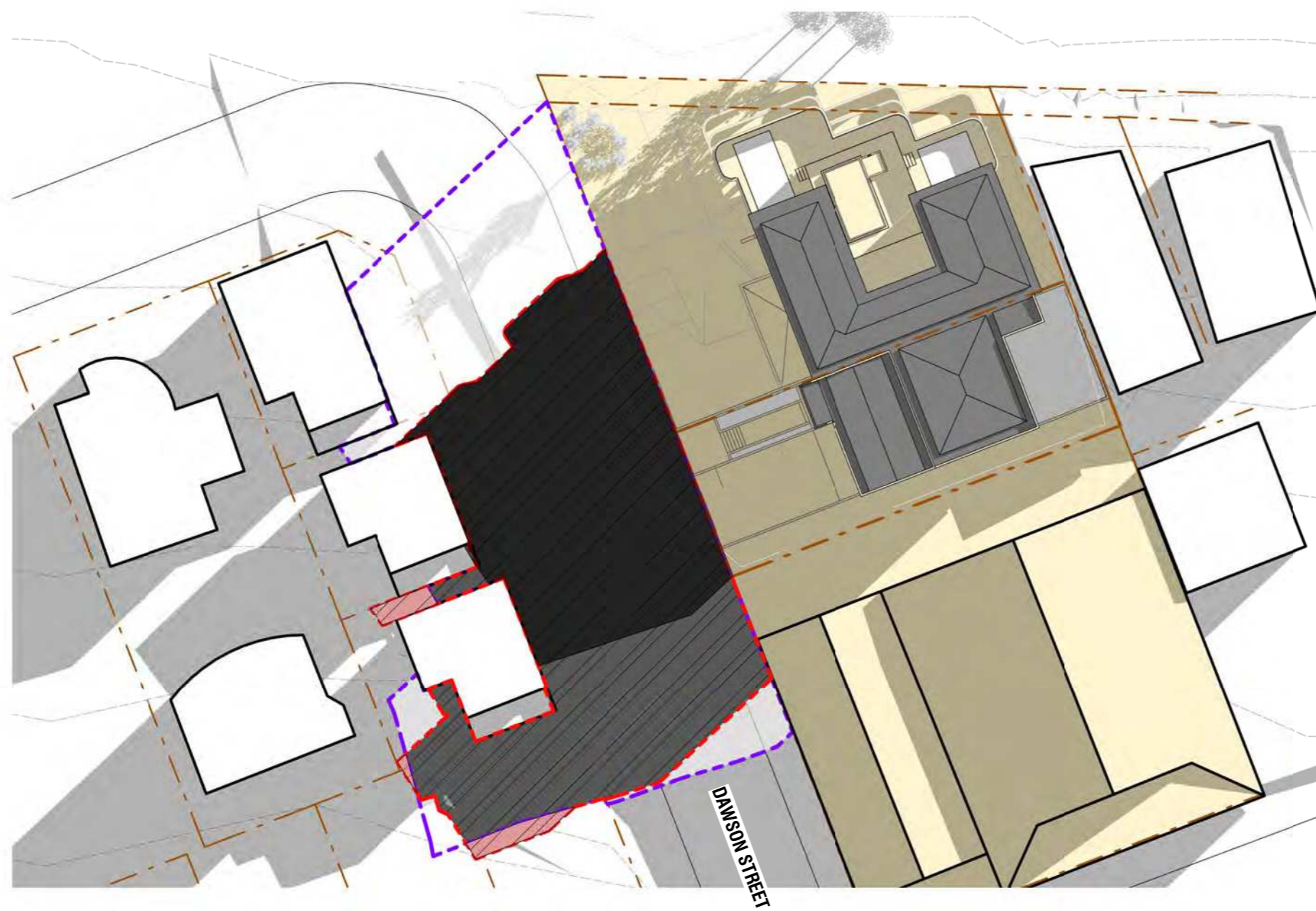
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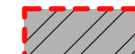

SHADOW STUDY - JUNE

(Sunrise at 7.45am)

21 JUNE - 9.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building'
Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - June 9am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.05	1	Shadow Study - June 9.00am	29/03/21 02:31 PM

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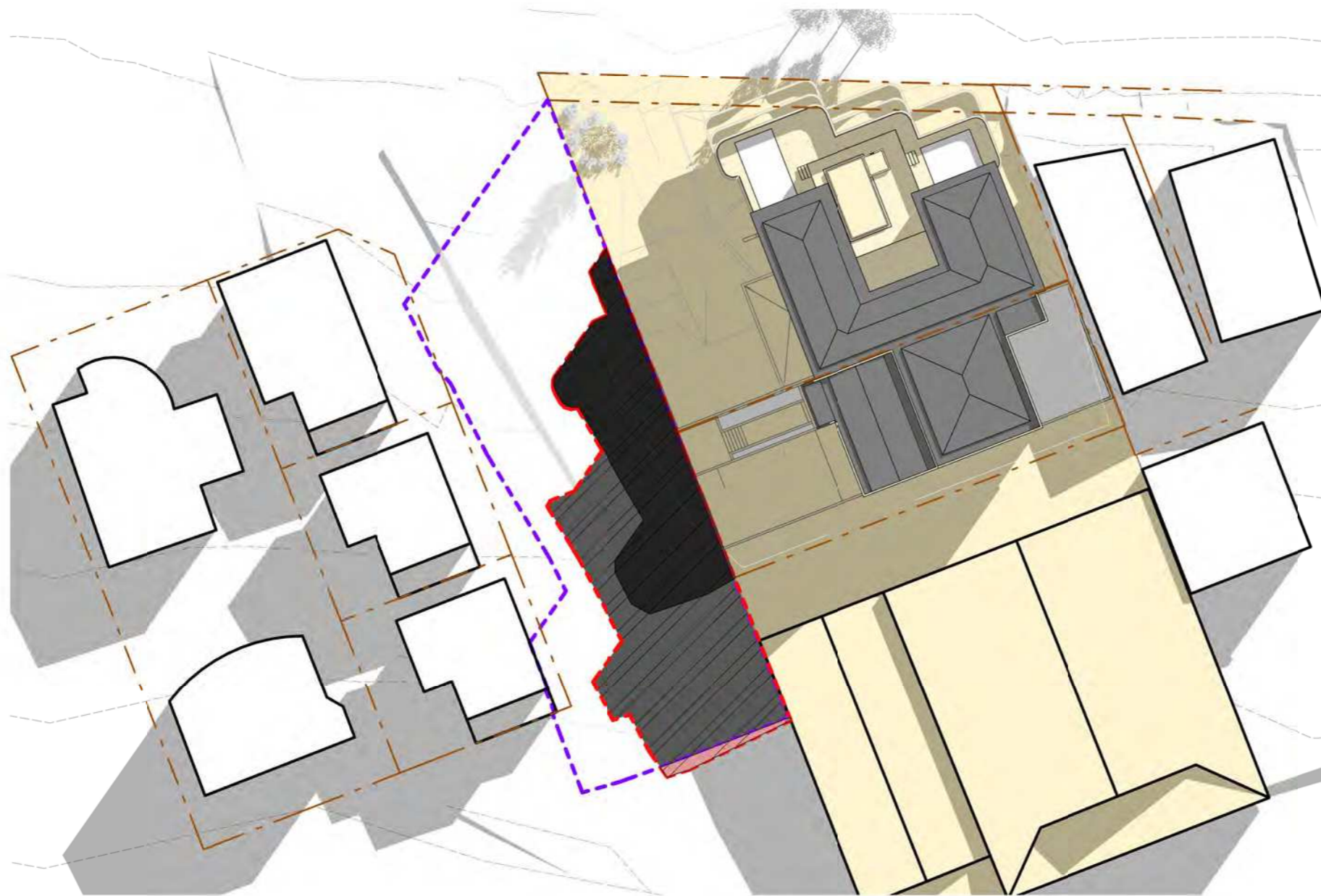
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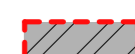

SHADOW STUDY - JUNE

(Sunrise at 7.45am)

21 JUNE - 10.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building'
Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - June 10am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no. 6592	a3 scale As indicated	drawing no. SK4.06	rev 1	drawing title Shadow Study - June 10.00am	print date 29/03/21 02:31 PM
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SEPTEMBER

(Sunrise at 6.15am)

SUNRISE SHADOW STUDY - 21 SEPTEMBER

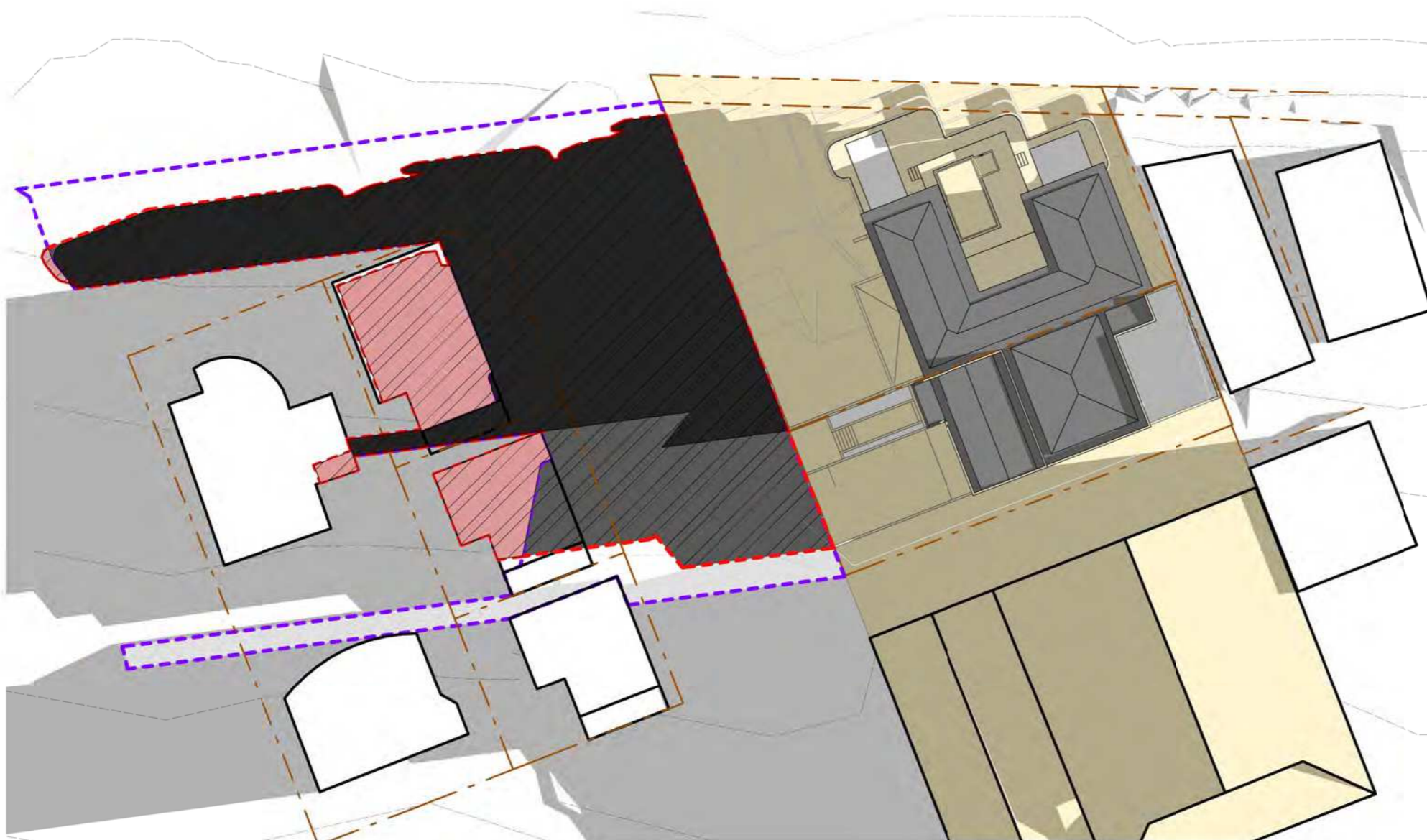
- **7.00AM**
- **8.00AM**
- **9.00AM**









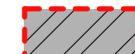

SHADOW STUDY - SEPTEMBER

(Sunrise at 6.15am)

21 SEPTEMBER - 7.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building'
Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - Sept 7am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.07	1	Shadow Study - September 7.00am	29/03/21 02:32 PM

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SHADOW STUDY - SEPTEMBER
(Sunrise at 6.15am)

21 SEPTEMBER - 8.00AM



Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
- Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
- Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
- Infringing Shadow - beyond shadow of existing/permitted buildings.
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - Sept 8am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS; SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.08	1	Shadow Study - September 8.00am	29/03/21 02:32 PM

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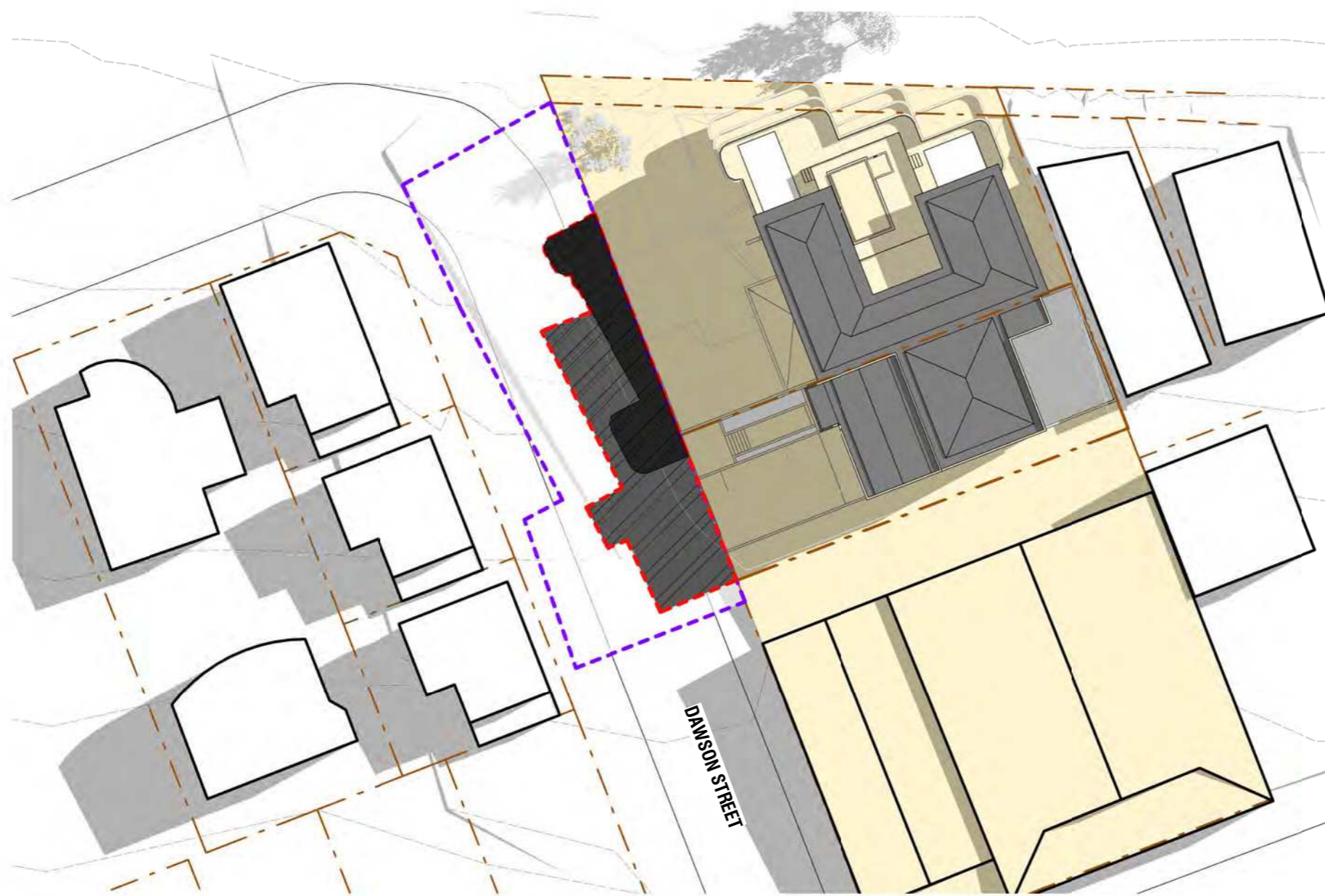
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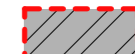

SHADOW STUDY - SEPTEMBER

(Sunrise at 6.15am)

21 SEPTEMBER - 9.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - Sept 9am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no. 6592	a3 scale As indicated	drawing no. SK4.09	rev 1	drawing title Shadow Study - September 9.00am	print date 29/03/21 02:32 PM
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DECEMBER

(Sunrise at 5.55am)

SUNRISE SHADOW STUDY - 21 DECEMBER

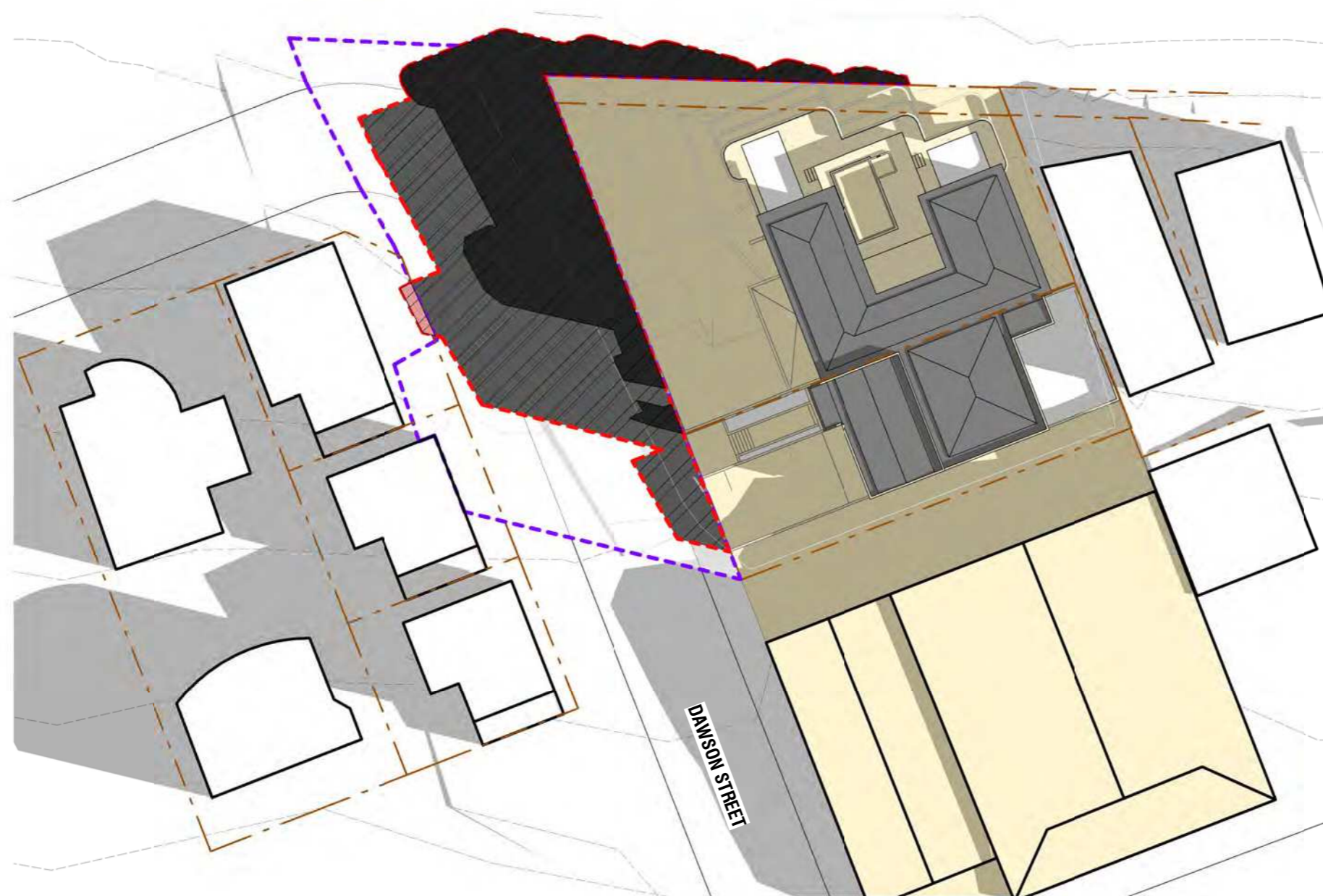
- **7.00AM**
- **8.00AM**
- **9.00AM**









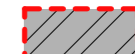

SHADOW STUDY - DECEMBER

(Sunrise at 5.55am)

21 DECEMBER - 7.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - Dec 7am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

BOON

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.10	1	Shadow Study - December 7.00am	29/03/21 02:32 PM

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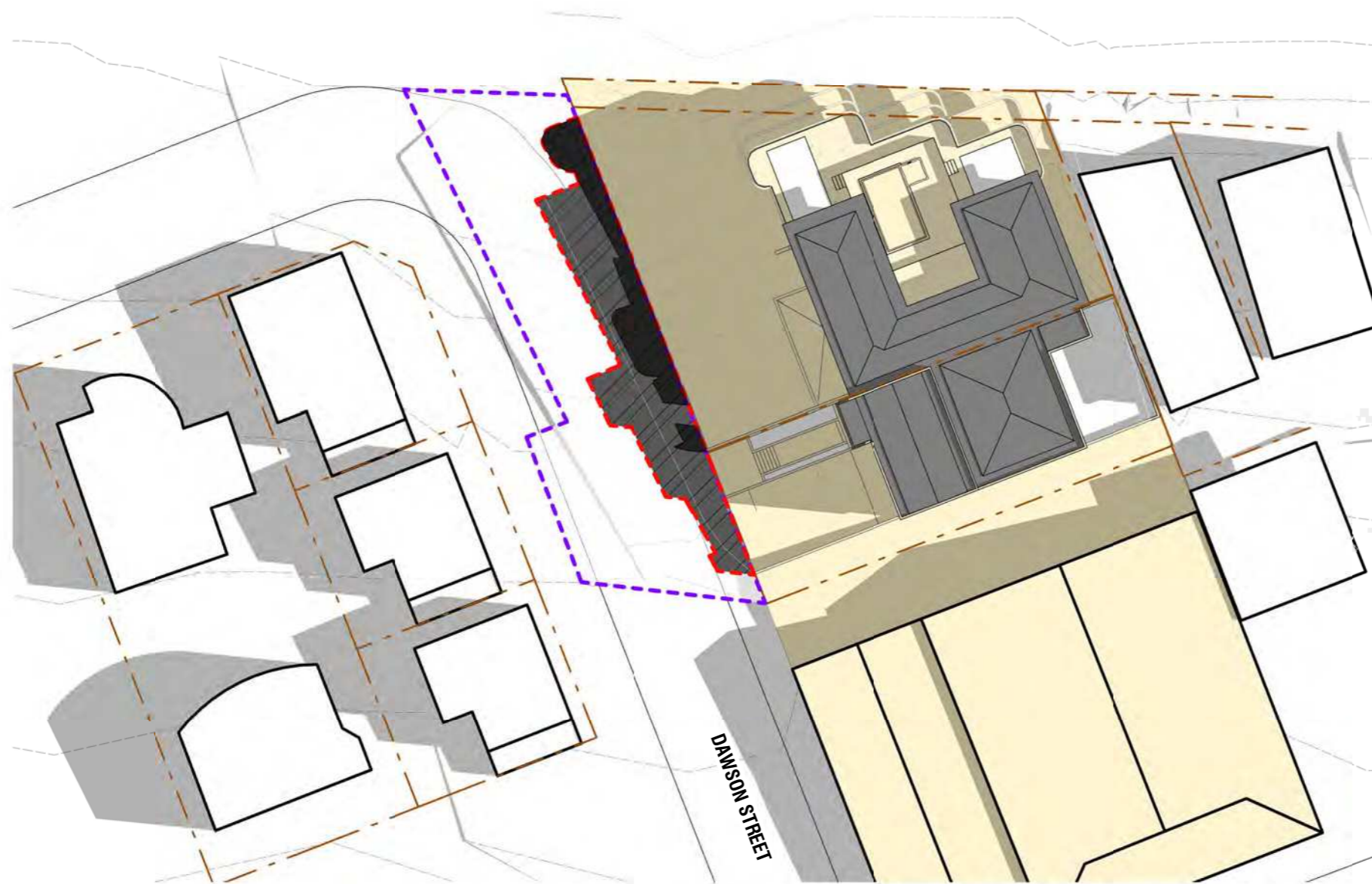
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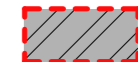

SHADOW STUDY - DECEMBER

(Sunrise at 5.55am)

21 DECEMBER - 8.00AM



Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - Dec 8am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS; SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.11	1	Shadow Study - December 8.00am	29/03/21 02:32 PM

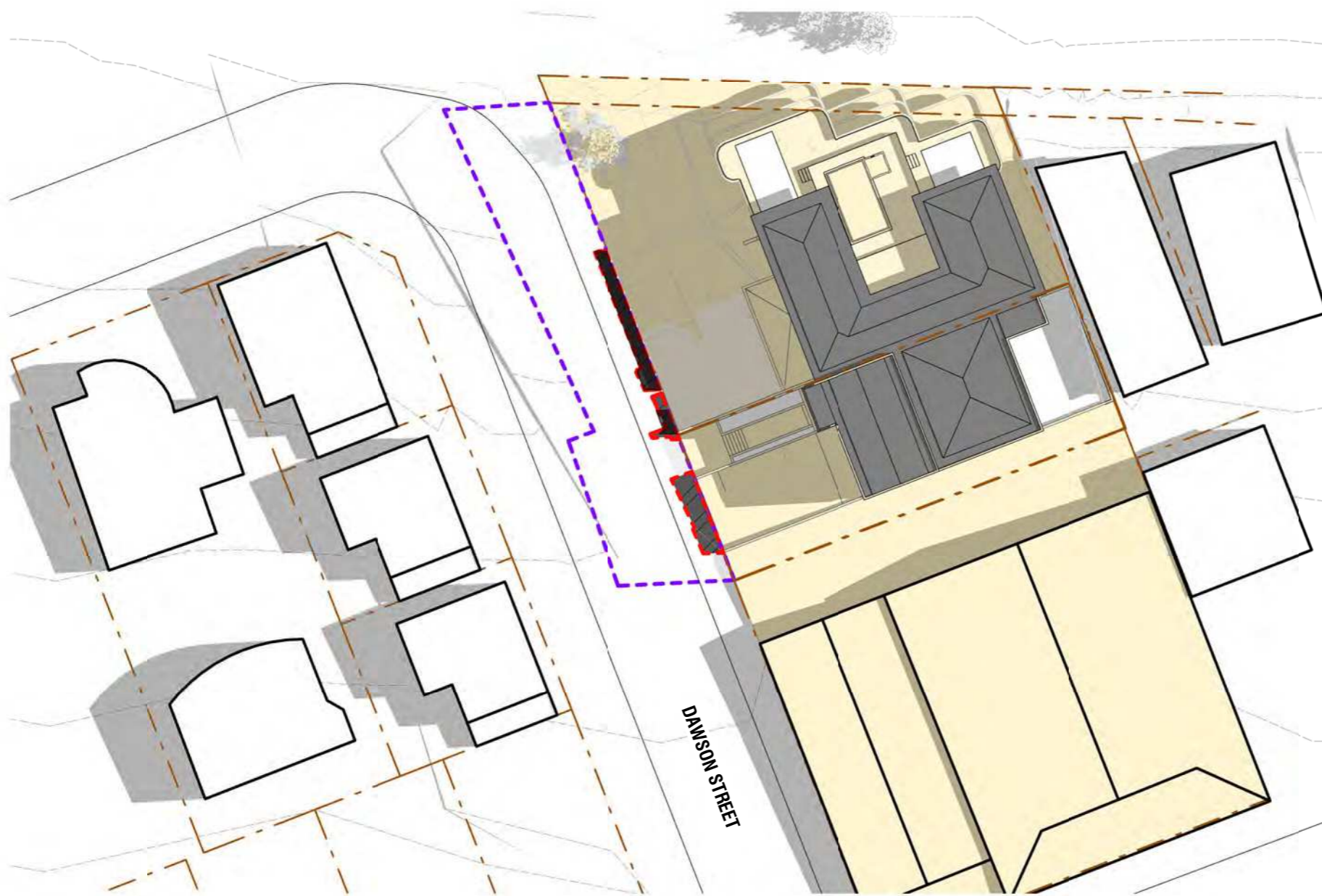
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SHADOW STUDY - DECEMBER
(Sunrise at 5.55am)

21 DECEMBER - 9.00AM



Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
- Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
- Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
- Infringing Shadow - beyond shadow of existing/permitted buildings.
- Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

Shadow Study - Dec 9am

Scale 1 : 500 (A3)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.12	1	Shadow Study - December 9.00am	29/03/21 02:32 PM

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MARCH

(Sunset at 7.30pm)

SUNSET SHADOW STUDY - 21 MARCH

- **5.00PM**
- **6.00PM**
- **7.00PM**







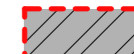



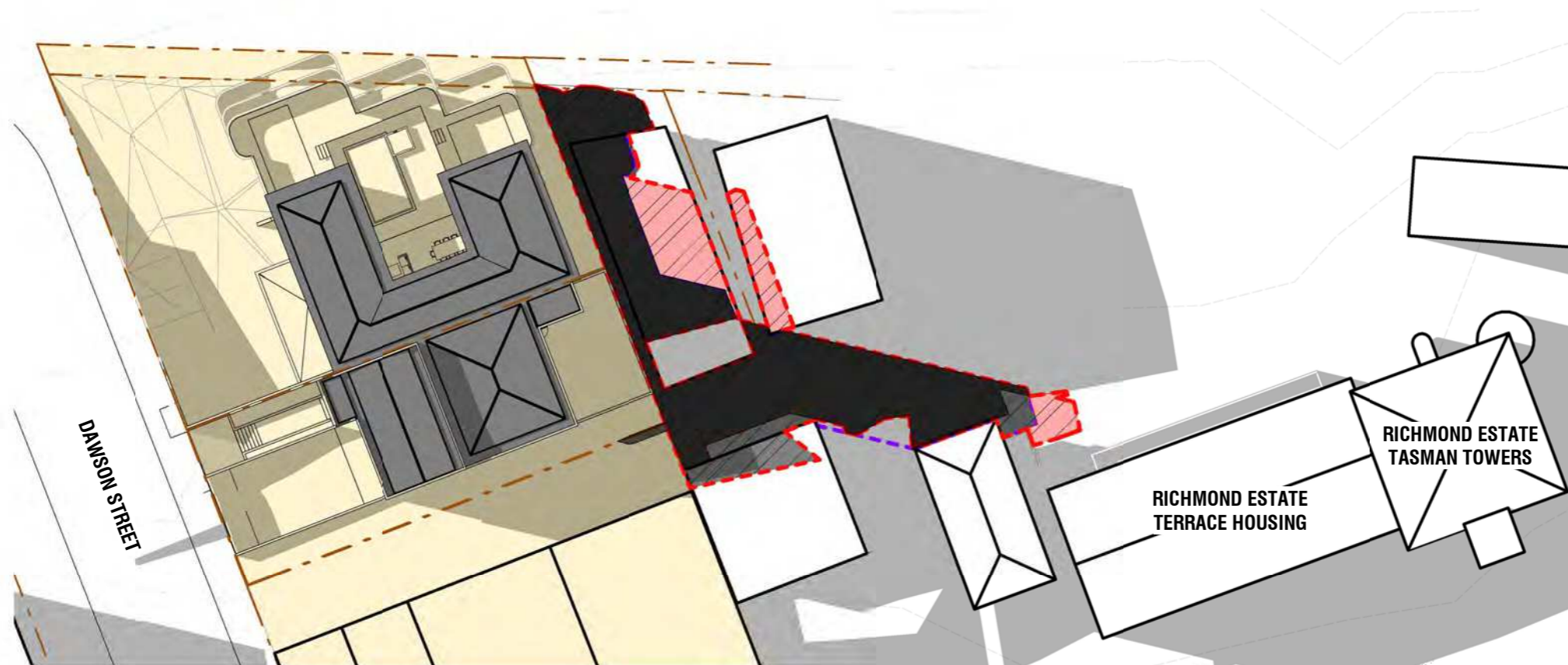
SHADOW STUDY - MARCH

(Sunset at 7.30pm)

21 MARCH - 5.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
 - 10m high
-  Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - March 5pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.13	1	Shadow Study - March 5pm	29/03/21 02:32 PM

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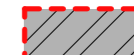



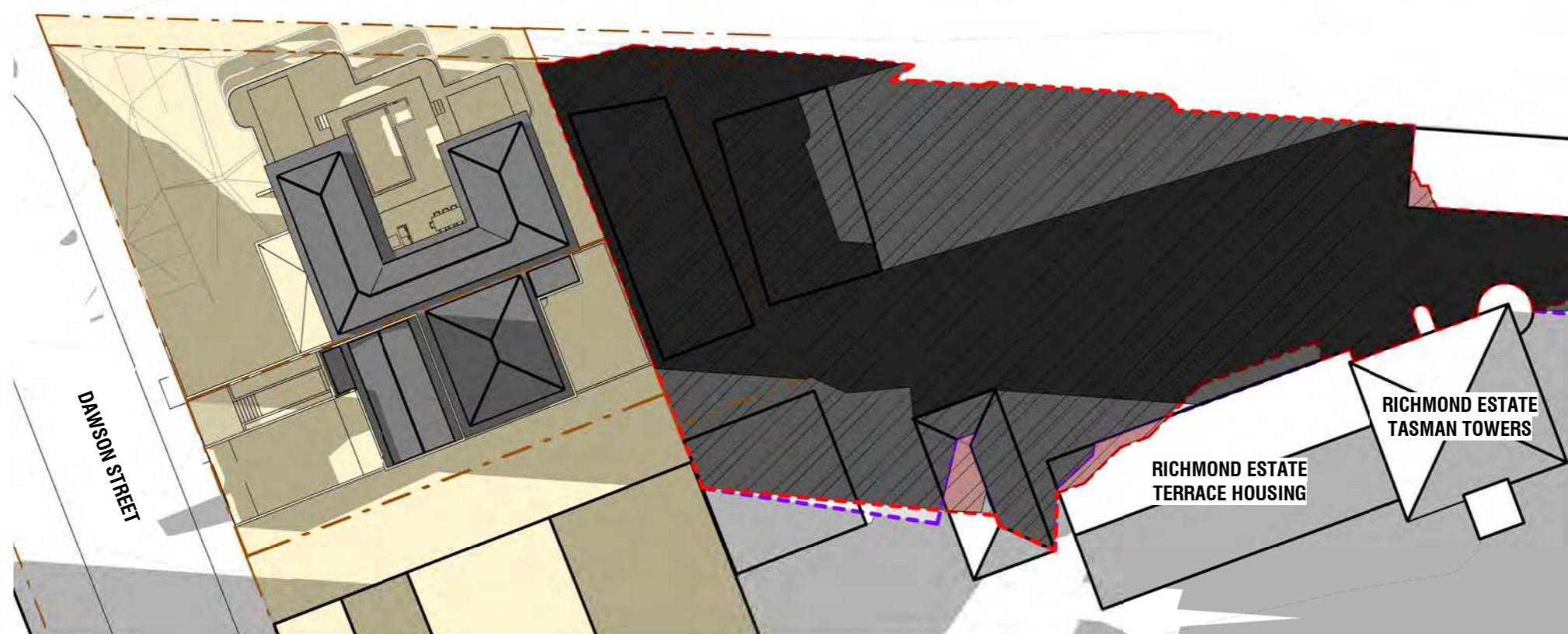
SHADOW STUDY - MARCH

(Sunset at 7.30pm)

21 MARCH - 6.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - March 6pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.14	1	Shadow Study - March 6pm	29/03/21 02:32 PM

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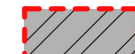



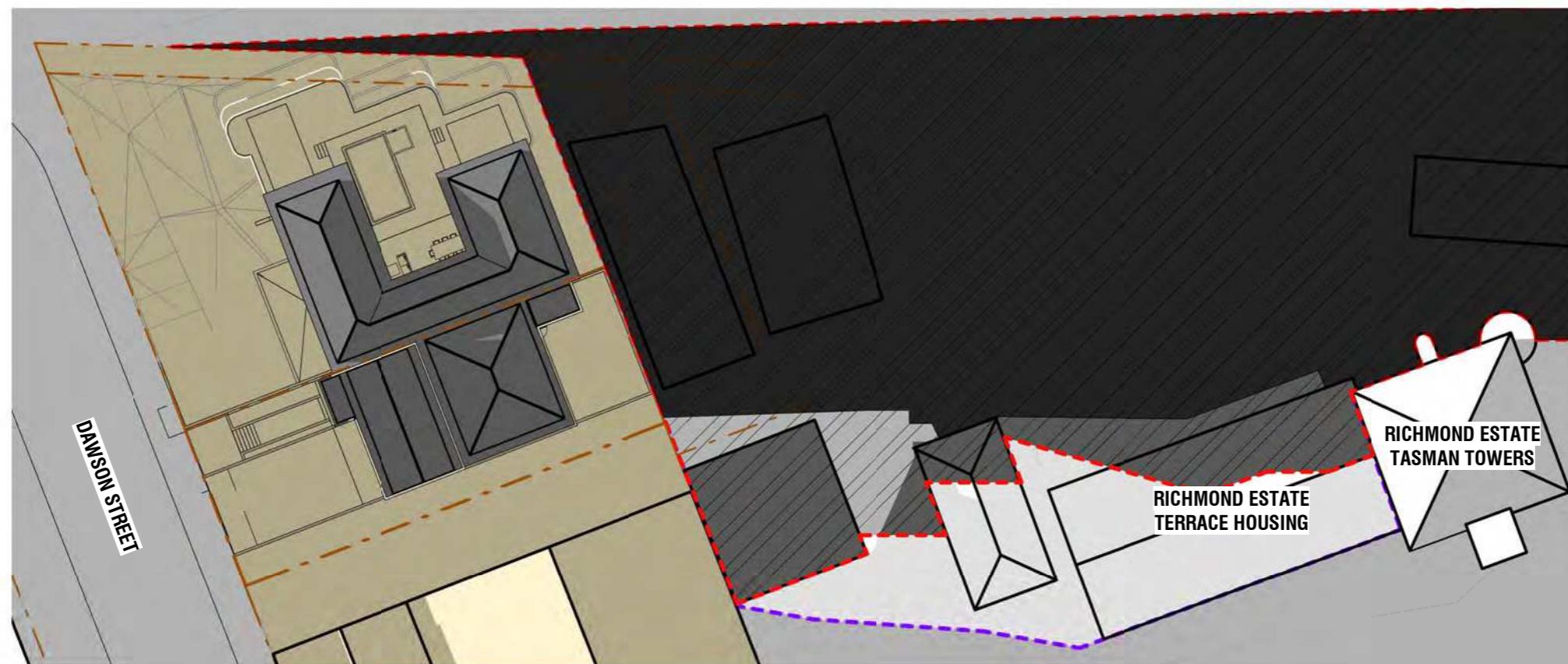
SHADOW STUDY - MARCH

(Sunset at 7.30pm)

21 MARCH - 7.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - March 7pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.15	1	Shadow Study - March 7pm	29/03/21 02:33 PM

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JUNE

(Sunset at 5.10pm)

SUNSET SHADOW STUDY - 21 JUNE

- **3.00PM**
- **4.00PM**
- **5.00PM**







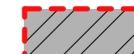



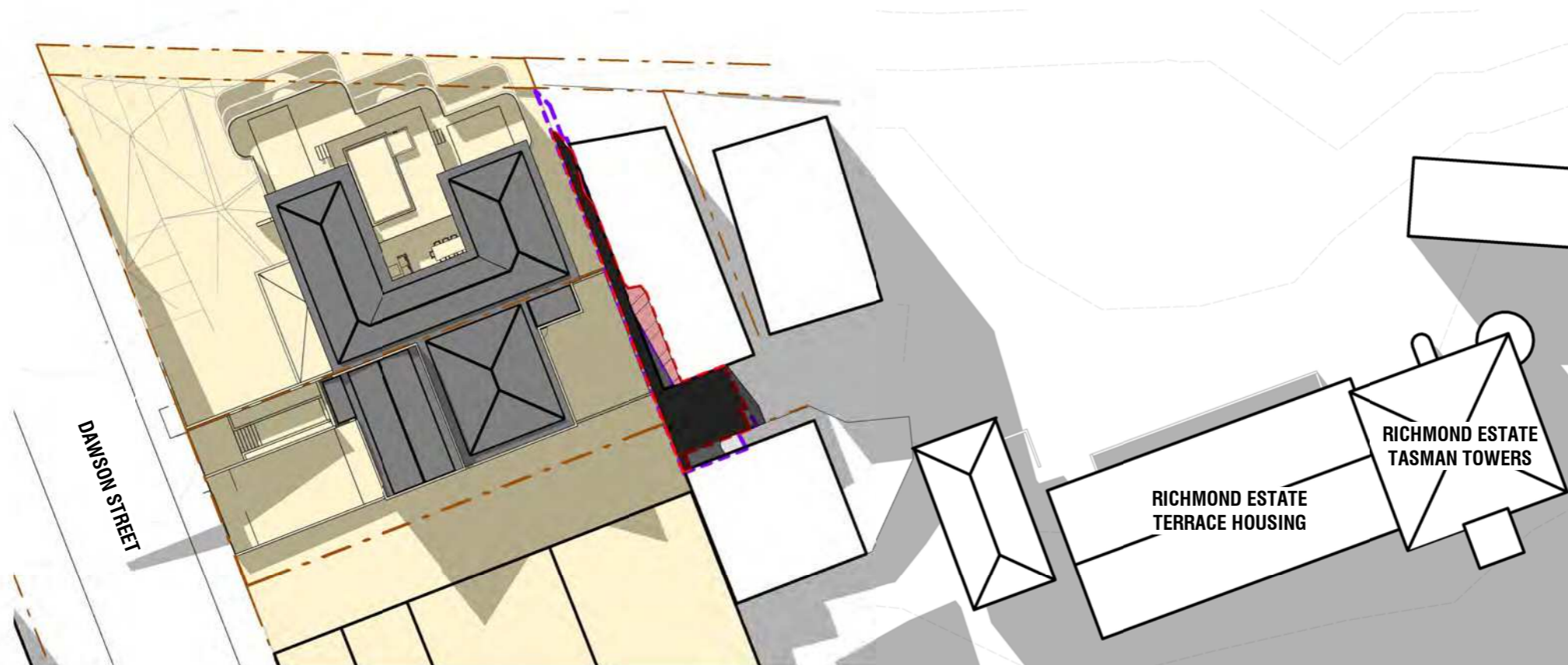
SHADOW STUDY - JUNE

(Sunset at 5.10pm)

21 JUNE - 3.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
 - 10m high
-  Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - June 3pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.16	1	Shadow Study - June 3pm	29/03/21 02:33 PM

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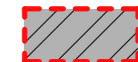



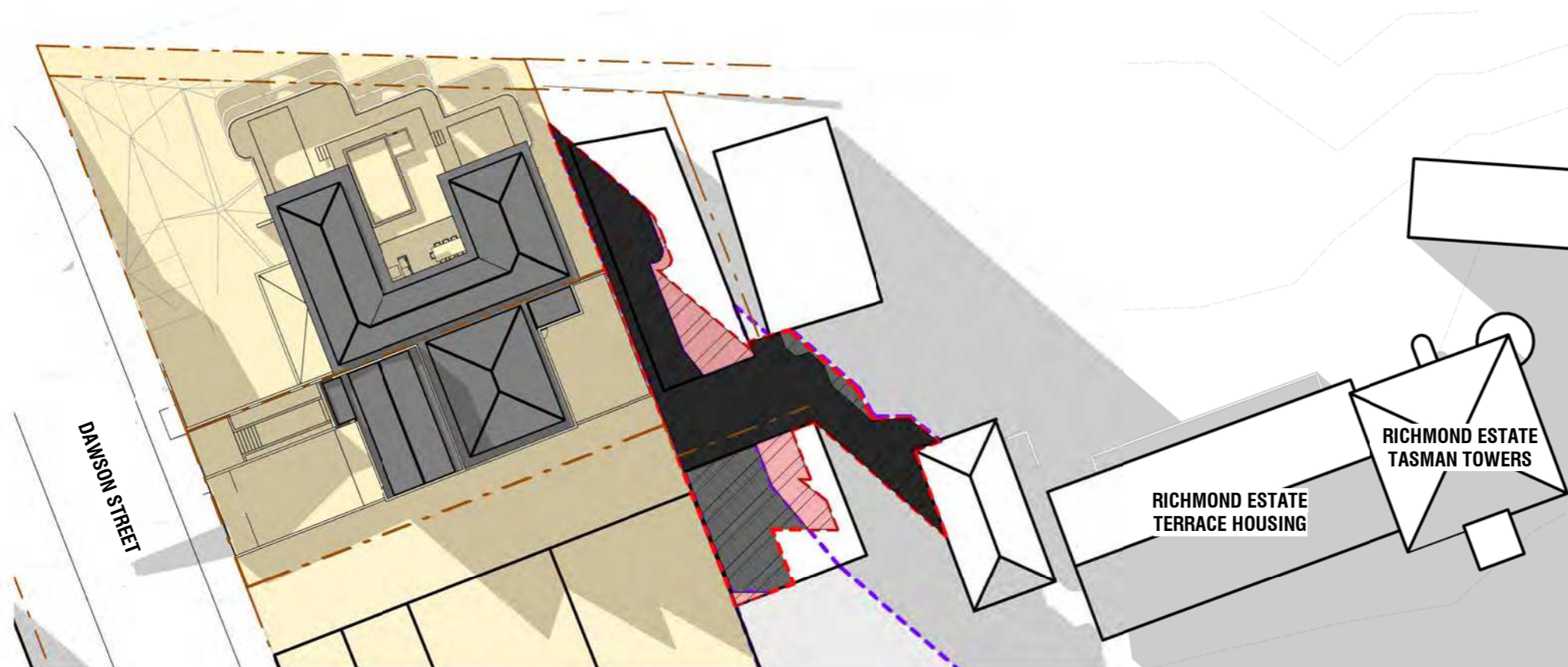
SHADOW STUDY - JUNE

(Sunset at 5.10pm)

21 JUNE - 4.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
 - 10m high
-  Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - June 4pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.17	1	Shadow Study - June 4pm	29/03/21 02:33 PM

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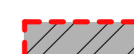



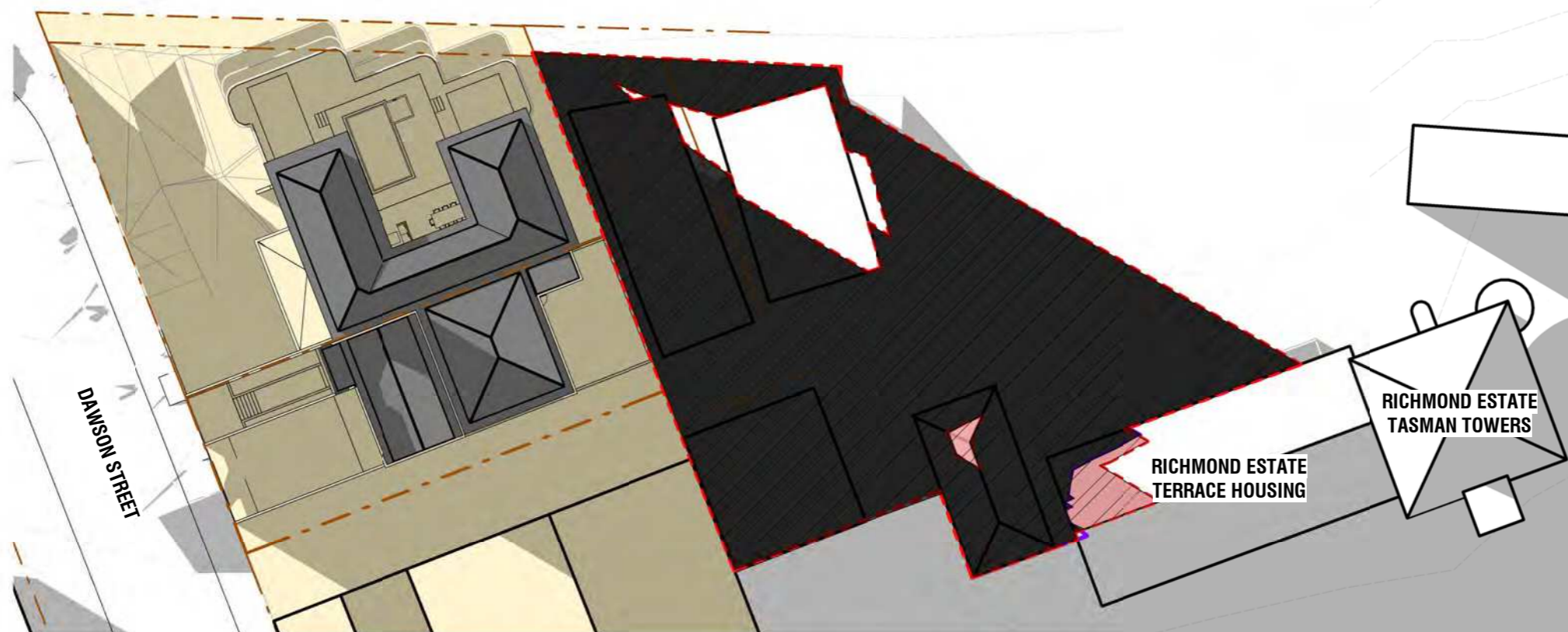
SHADOW STUDY - JUNE

(Sunset at 5.10pm)

21 JUNE - 5.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
 - 10m high
-  Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - June 5pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
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FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.18	1	Shadow Study - June 5pm	29/03/21 02:33 PM

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SEPTEMBER

(Sunset at 6.20pm)

SUNSET SHADOW STUDY - 21 SEPTEMBER







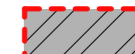

- **4.00PM**
- **5.00PM**
- **6.00PM**

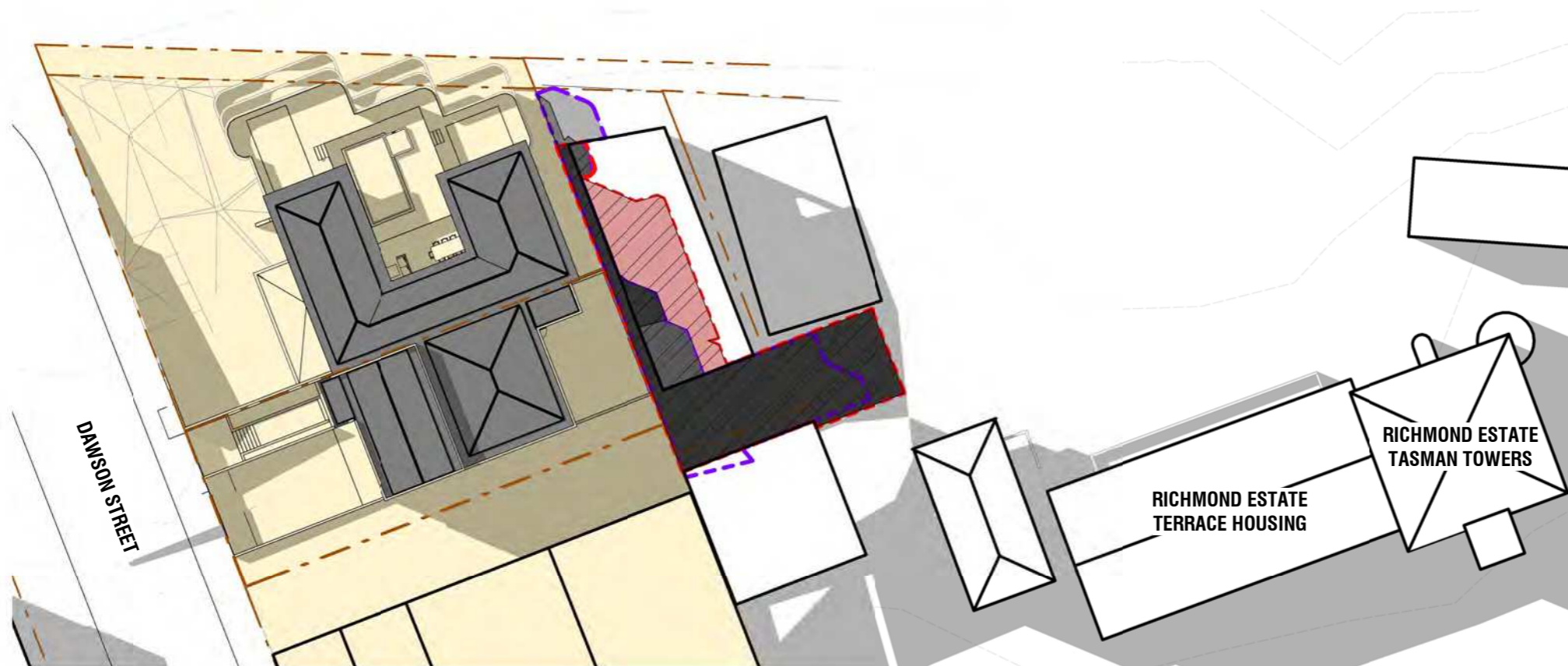


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

21 SEPTEMBER - 4.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - Sept 4pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.19	1	Shadow Study - September 4pm	29/03/21 02:33 PM

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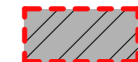

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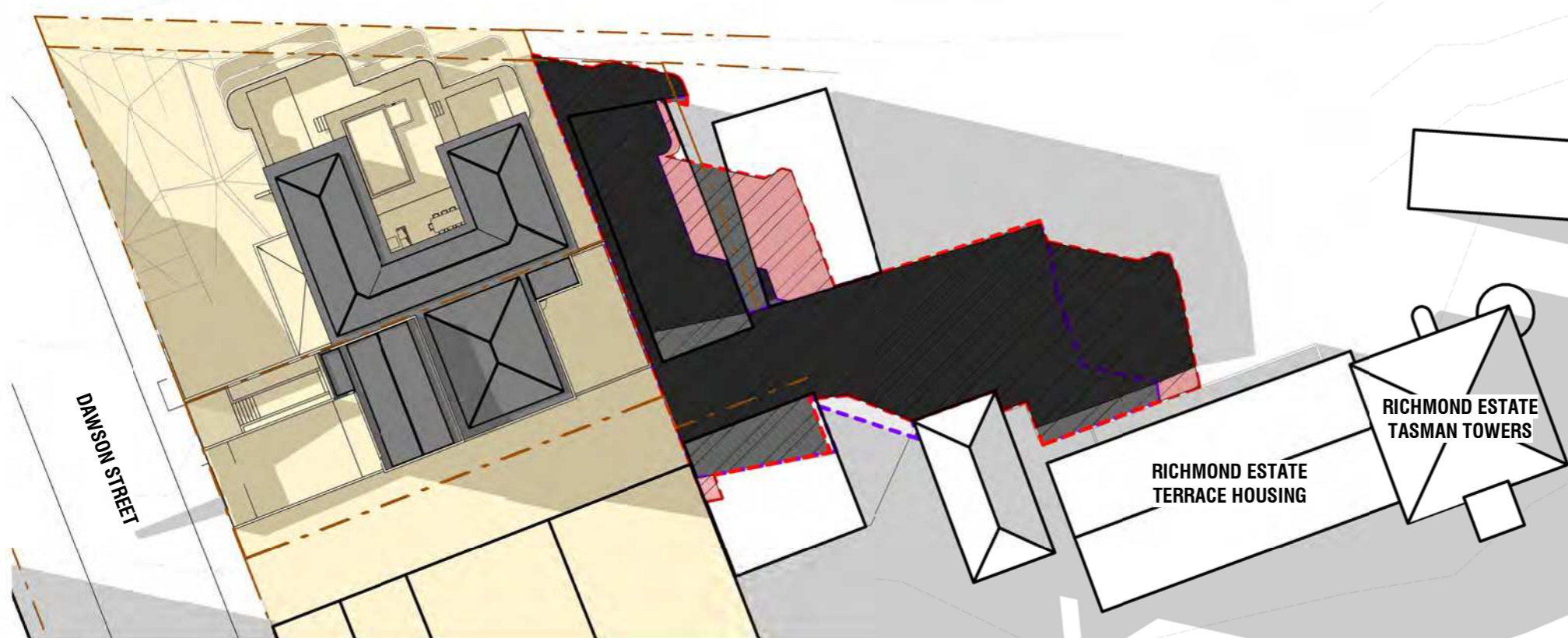


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

21 SEPTEMBER - 5.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - Sept 5pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.20	1	Shadow Study - September 5pm	29/03/21 02:33 PM

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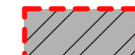

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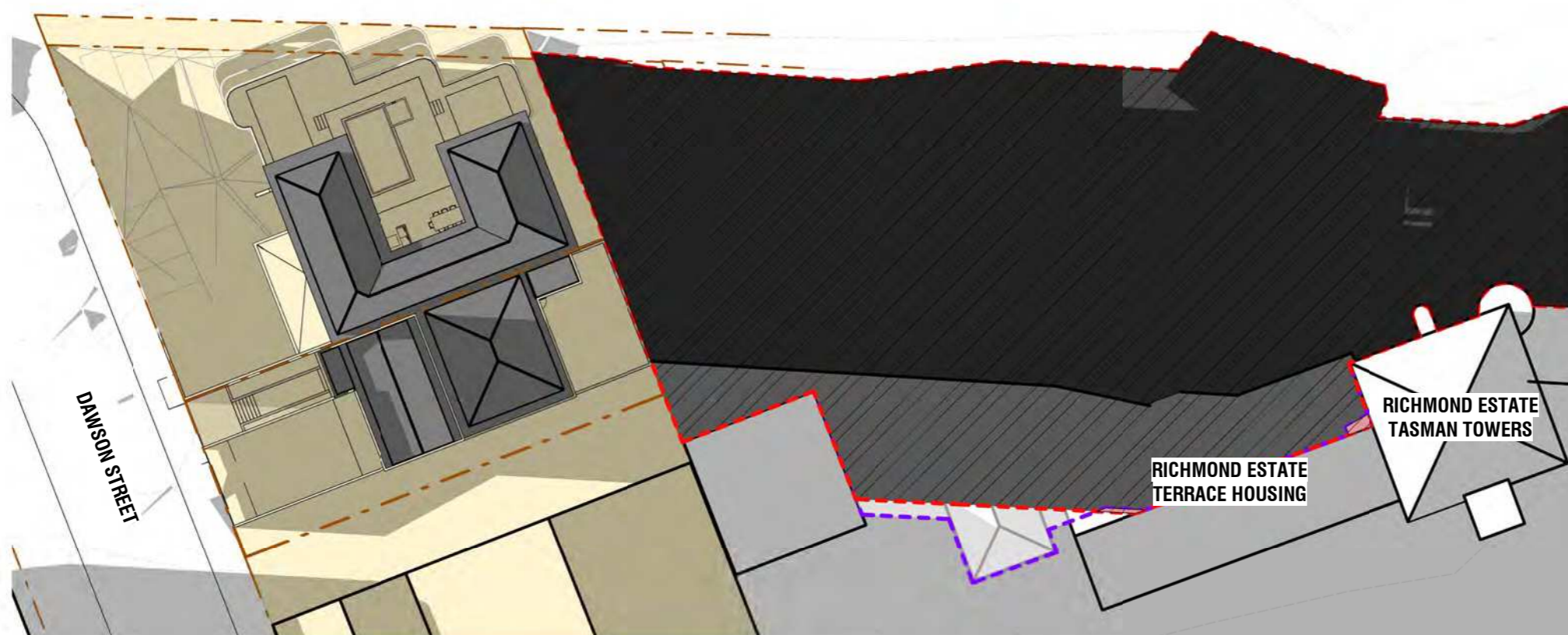


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

21 SEPTEMBER - 6.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - Sept 6pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.21	1	Shadow Study - September 6pm	29/03/21 02:33 PM

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DECEMBER

(Sunset at 8.50pm)

SUNSET SHADOW STUDY - 21 DECEMBER







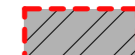

- **6.00PM**
- **7.00PM**
- **8.00PM**

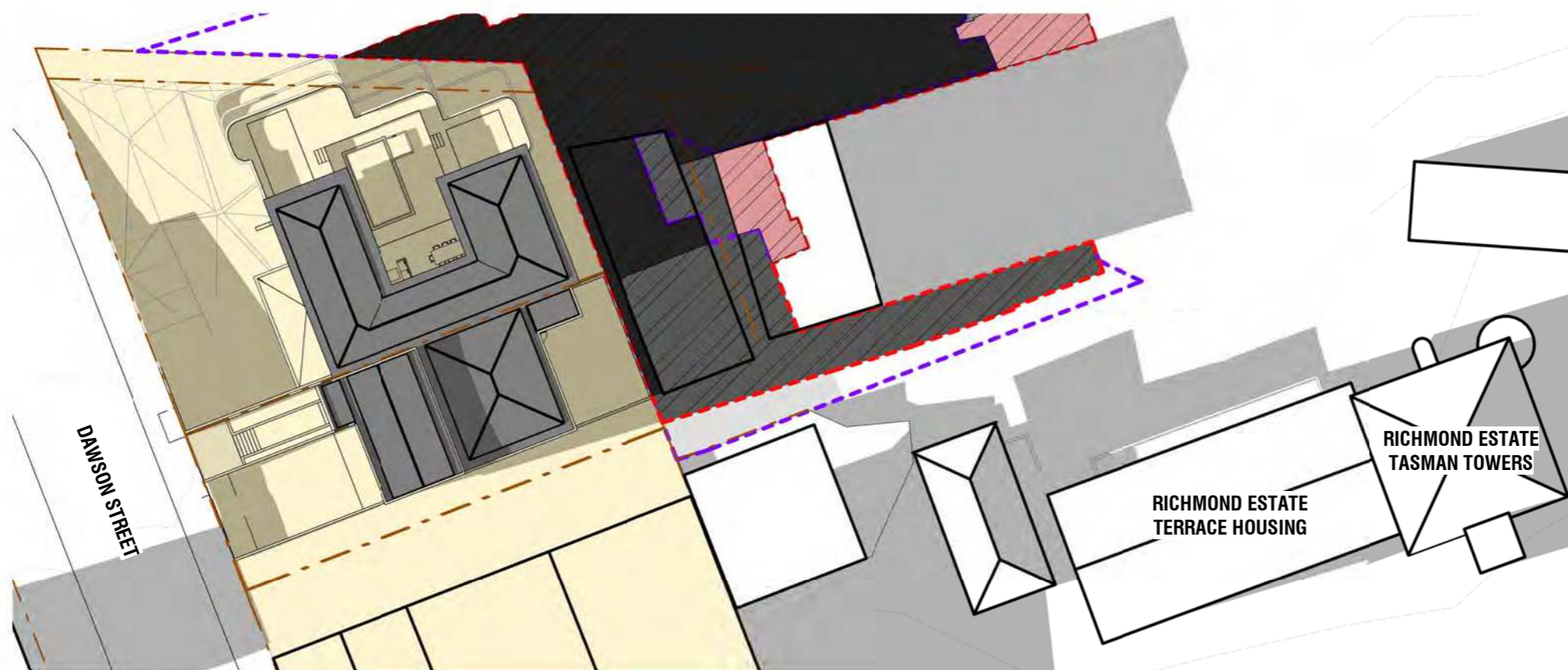


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

21 DECEMBER - 6.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - sunset Dec 6pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.22	1	Shadow Study - December 6pm	29/03/21 02:33 PM

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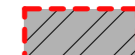

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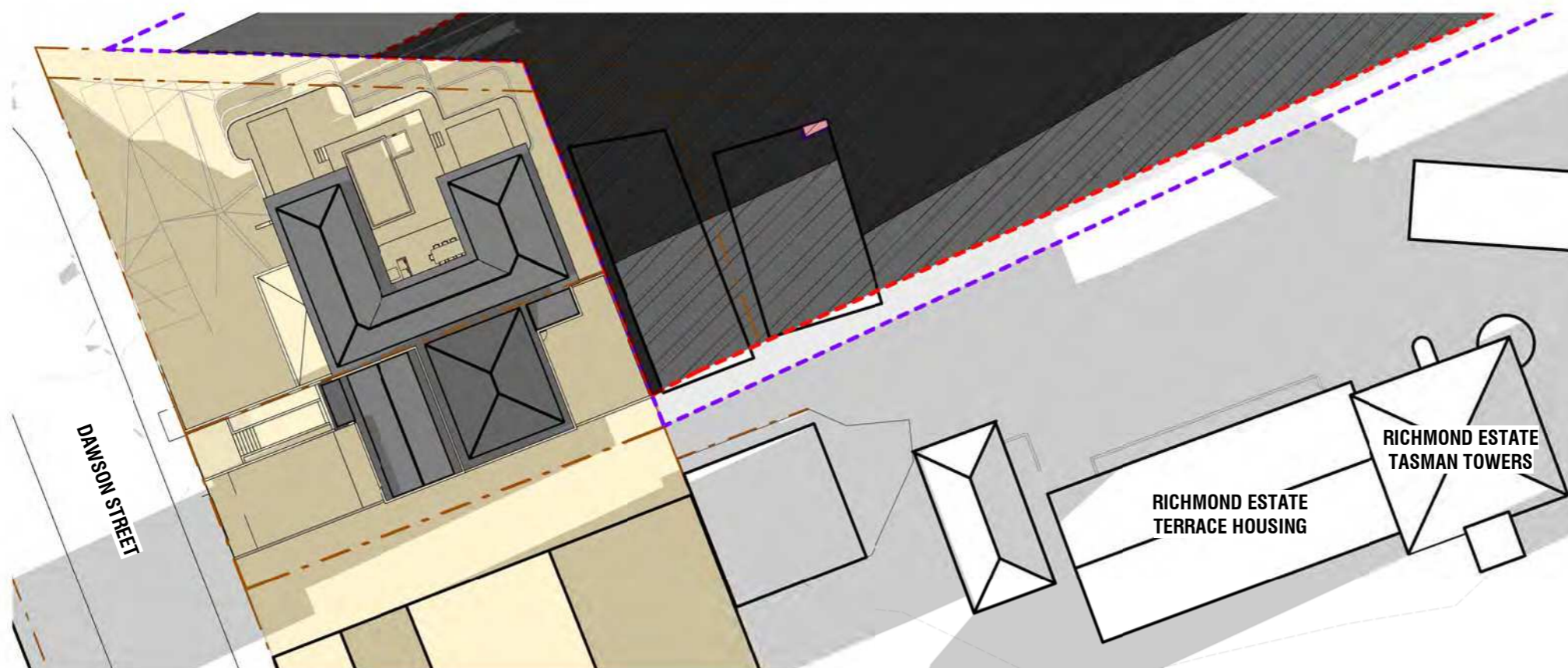


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

21 DECEMBER - 7.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
• 10m high
-  Shadow of Proposed Development
Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - sunset Dec 7pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.23	1	Shadow Study - December 7pm	29/03/21 02:34 PM

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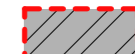



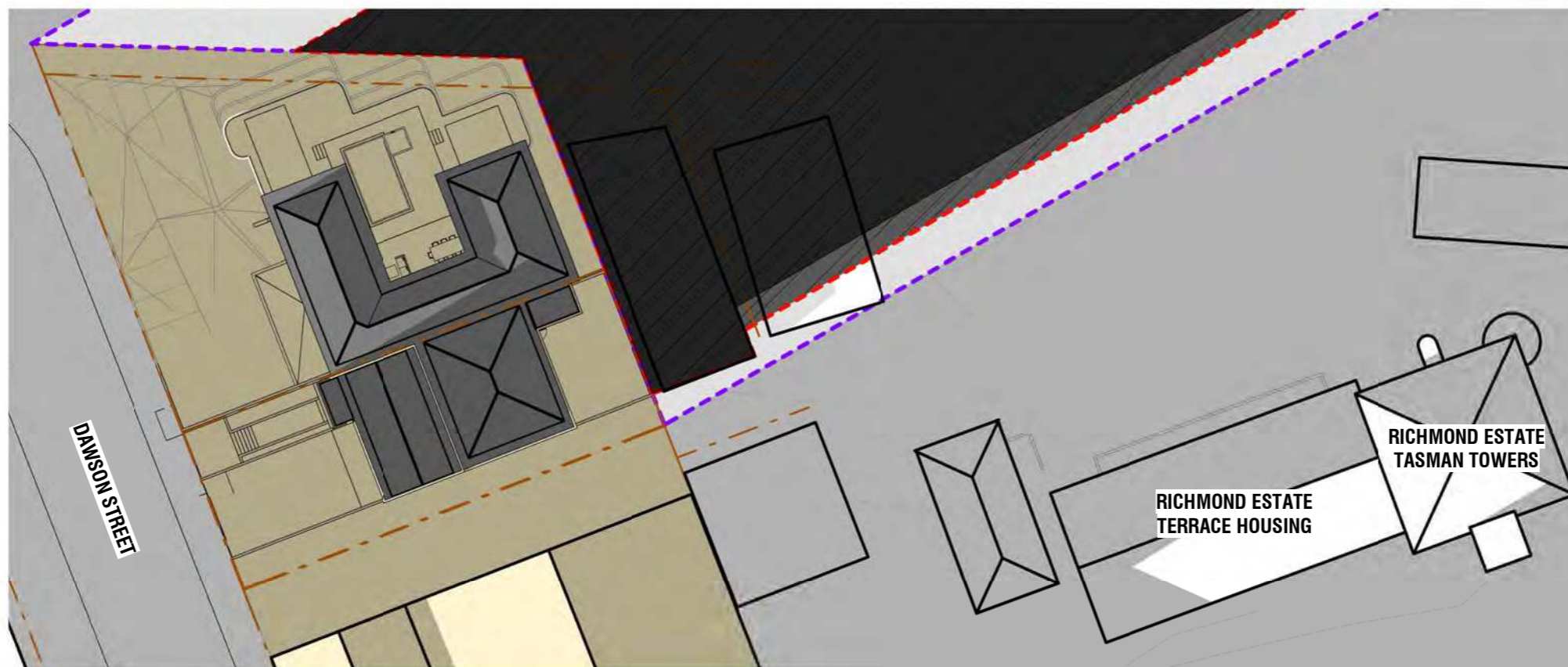
SHADOW STUDY - DECEMBER

(Sunset at 8.50pm)

21 DECEMBER - 8.00PM

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
 - 10m high
-  Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
-  Infringing Shadow - beyond shadow of existing/permitted buildings.
-  Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary



Shadow Study - sunset Dec 8pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS: SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE SHOWN APPROXIMATE ONLY AND ARE NOT BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.24	1	Shadow Study - December 8pm	29/03/21 02:34 PM

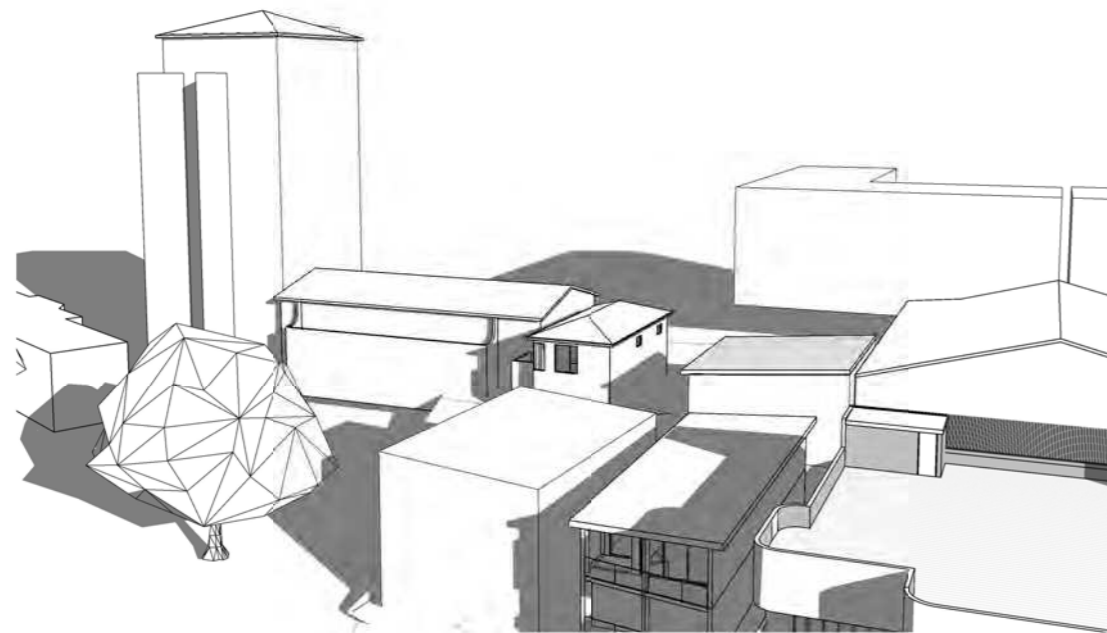
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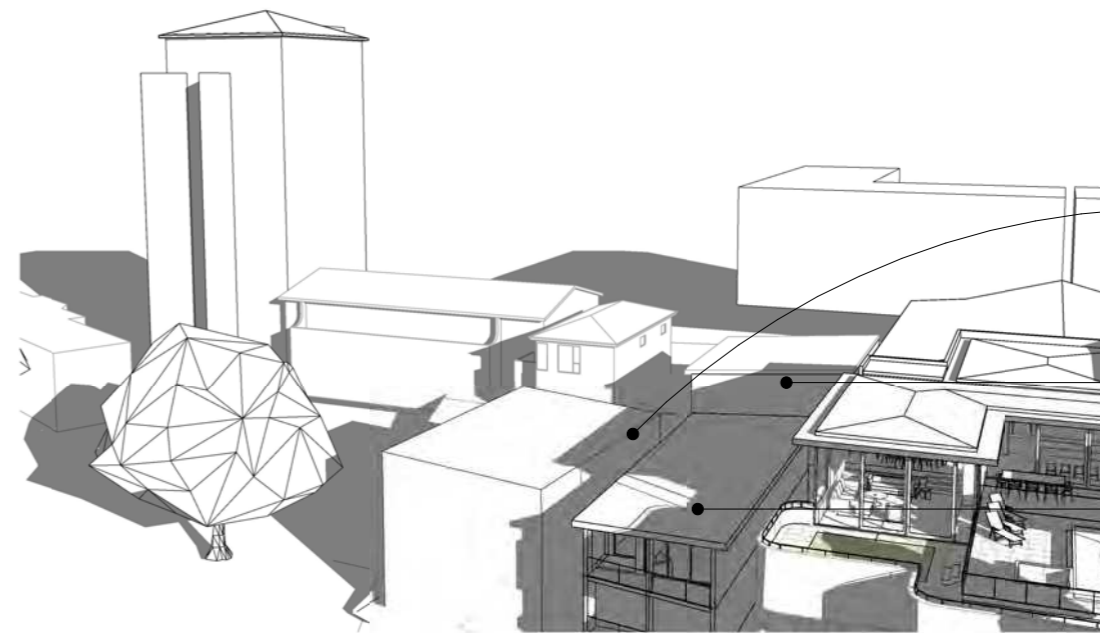
MARCH 21
5.00PM AND 5.30PM

SUNSET TIME: 7.34pm

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
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1 RE - March Existing 5.00pm
Scale (A3)

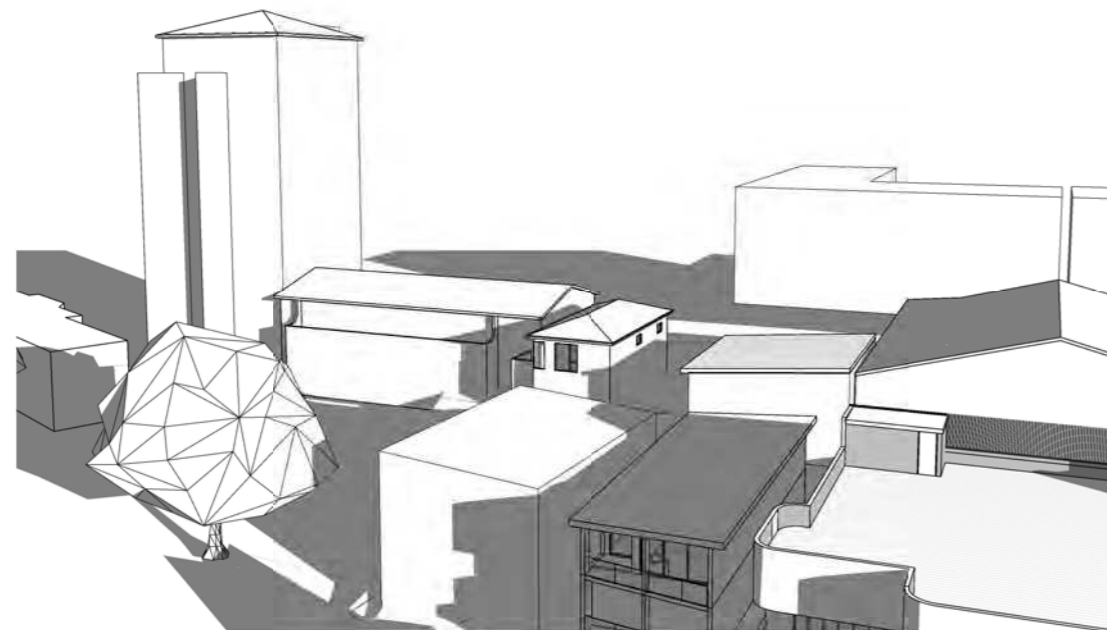


2 RE - March Proposed 5.00pm
Scale (A3)

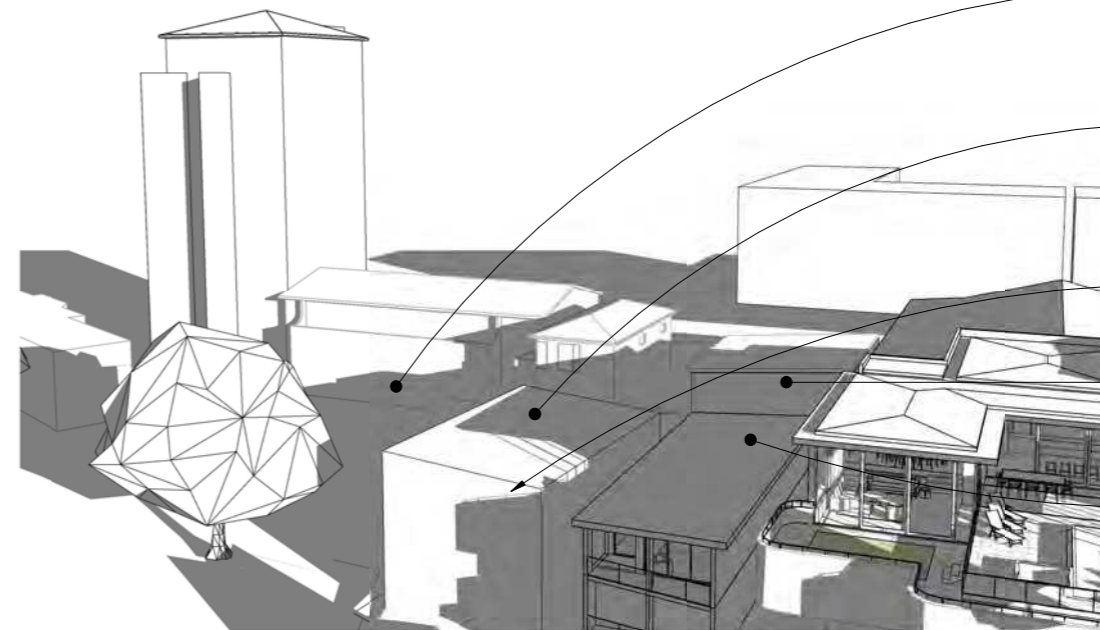
122B St Aubyn Street
Additional shading to Western elevation, Northern elevation (from balustrade) and building roof top in March.
Approx. 1.5 hours of the day affected by additional shading.

122 St Aubyn Street
Additional shading to Northern elevation in March.
Approx. 4 hours of the day affected by additional shading.

122A St Aubyn Street
Additional shading limited to Western elevation and building roof top in March.
Approx. 3 hours of the day affected by additional shading.



3 RE - March Existing 5.30pm
Scale (A3)



4 RE - March Proposed 5.30pm
Scale (A3)

Richmond Apartments
Additional shading to Northern elevation in March.
Approx. 1.75 hours of the day affected by additional shading.

122B St Aubyn Street
Additional shading to Western elevation, Northern elevation (from balustrade) and building roof top in March.
Approx. 1.5 hours of the day affected by additional shading.
Example of balustrade extension shading.

122 St Aubyn Street
Additional shading to Northern elevation in March.
Approx. 4 hours of the day affected by additional shading.

122A St Aubyn Street
Additional shading limited to Western elevation and building roof top in March.
Approx. 3 hours of the day affected by additional shading.

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592		SK5.01	1	Sunset Shadow Studies - March	29/03/21 02:34 PM

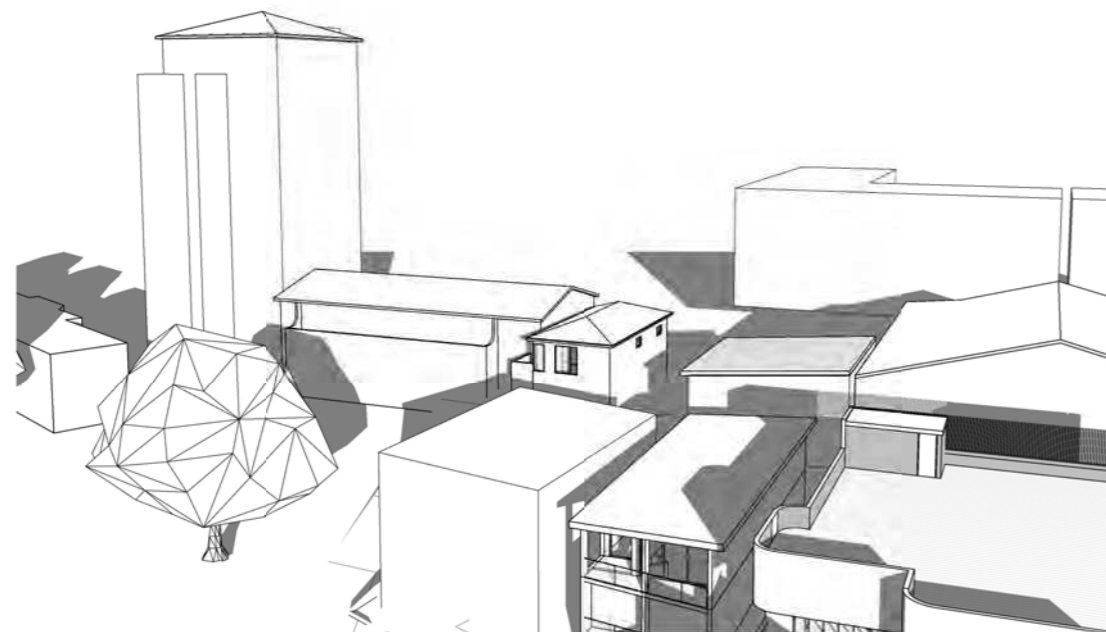
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JUNE 21
4.00PM AND 4.30PM

SUNSET TIME: 5.08pm

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE
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BASED ON SURVEYED INFORMATION



1 RE - June Existing 4.00pm
Scale (A3)

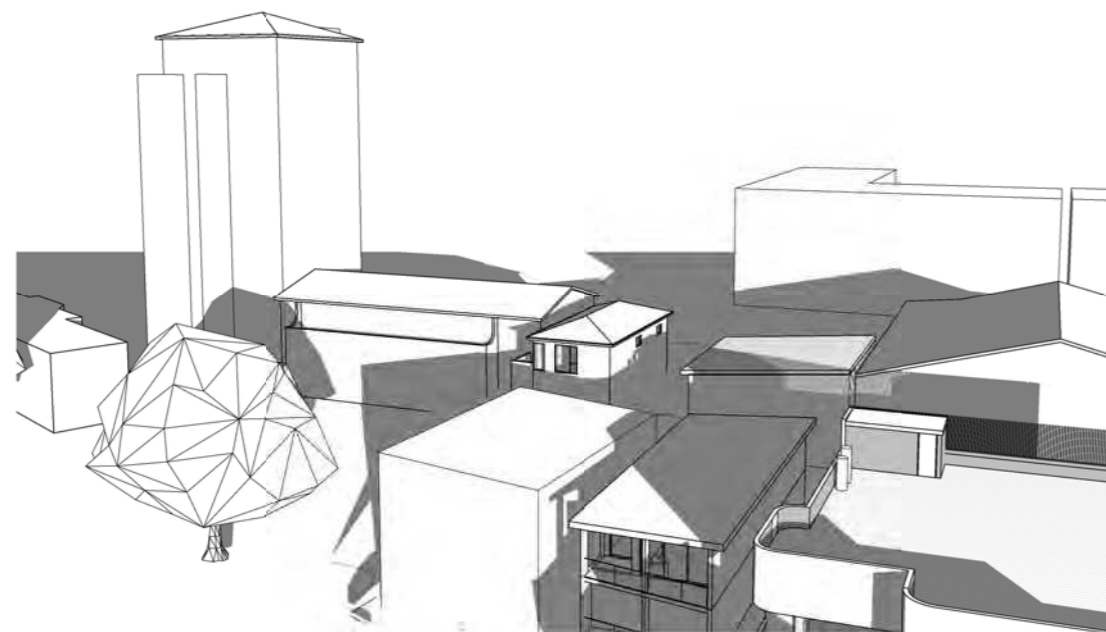


2 RE - June Proposed 4.00pm
Scale (A3)

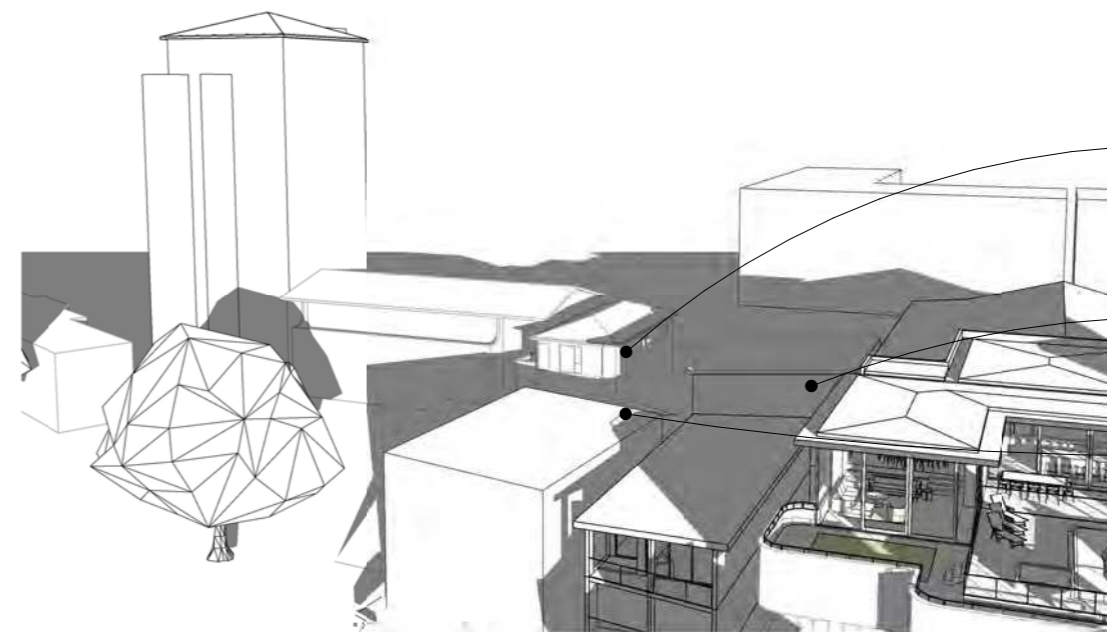
Richmond Apartments
Additional shading to Western elevation in June.
Approx. 1 hour of the day affected by additional shading.

122 St Aubyn Street
Additional shading to Northern elevation in June.
Approx. 2 hours of the day affected by additional shading.

122A St Aubyn Street
Additional shading limited to Western elevation and building roof top in June.
Approx. 0.5 hours of the day affected by additional shading on walls.



3 RE - June Existing 4.30pm
Scale (A3)



4 RE - June Proposed 4.30pm
Scale (A3)

Richmond Apartments
Additional shading to Western elevation in June.
Approx. 1 hour of the day affected by additional shading.

122 St Aubyn Street
Additional shading to Northern elevation in June.
Approx. 2 hours of the day affected by additional shading.

122B St Aubyn Street
Negligible additional shading to Western elevation and building roof top in June due to new balustrade extension.

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592		SK5.02	1	Sunset Shadow Studies - June	29/03/21 02:34 PM

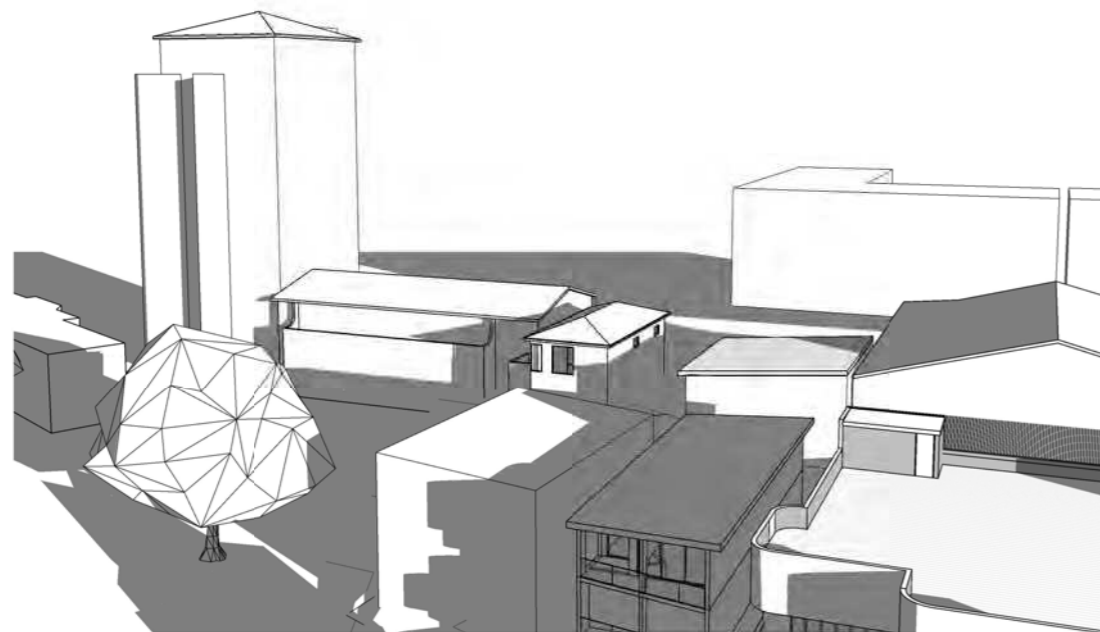
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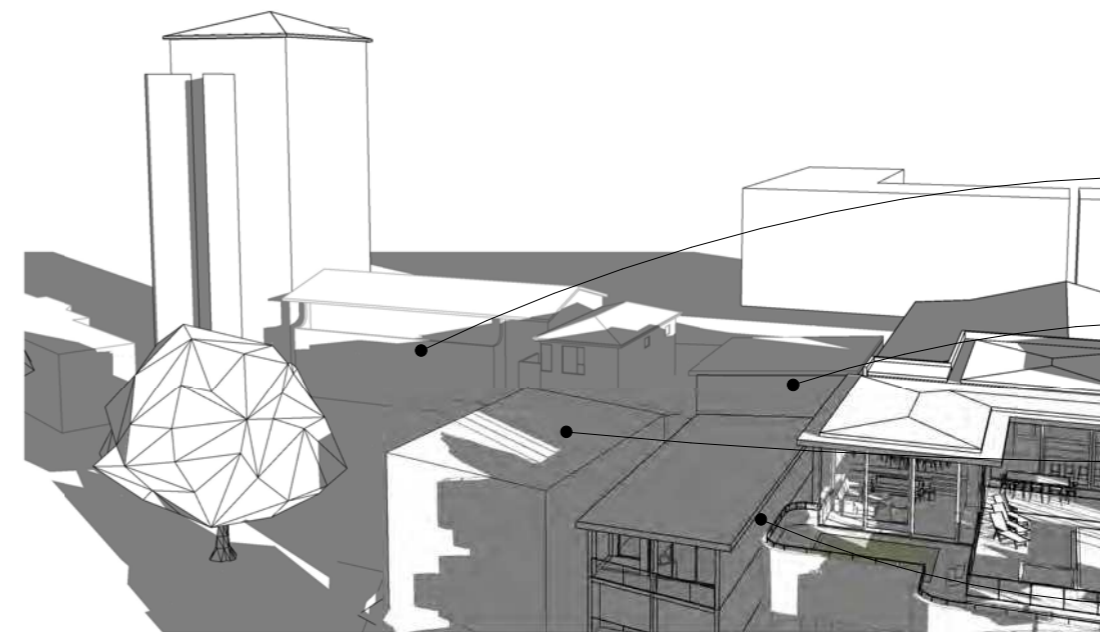
SEPTEMBER 21
5.30PM AND 6.00PM

SUNSET TIME: 6.19pm

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
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1 RE - September Existing 5.30pm
Scale (A3)



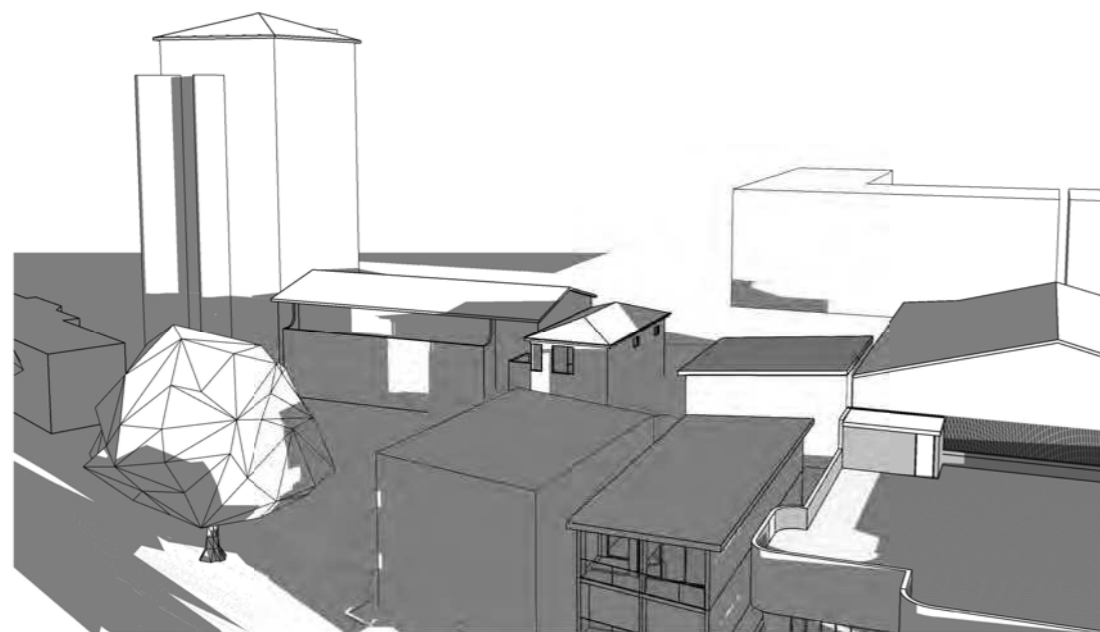
2 RE - September Proposed 5.30pm
Scale (A3)

Richmond Apartments
Additional shading to Northern and Western elevation in September. Approx. 1.5 hours of the day affected by additional shading.

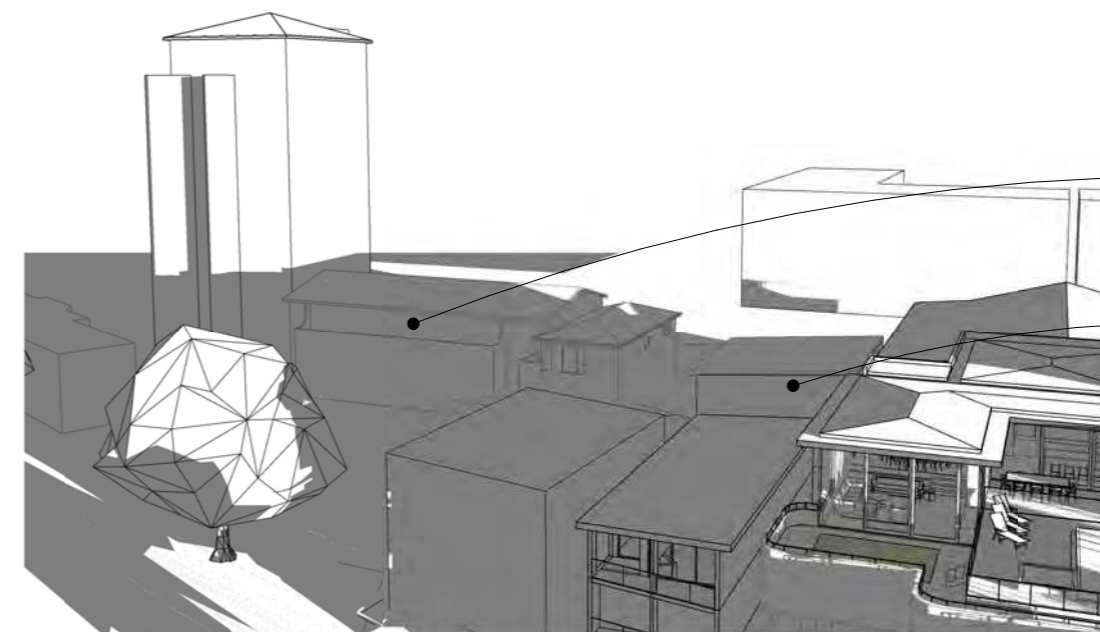
122 St Aubyn Street
Additional shading to Northern elevation in September. Approx. 3.25 hours of the day affected by additional shading.

122B St Aubyn Street
Additional shading to Western elevation and roof top in September. Approx. 1.25 hours of the day affected by additional shading.

122A St Aubyn Street
Additional shading limited to Western elevation and building roof top in September. Approx. 2 hours of the day affected by additional shading on walls between 2.30-4.30pm.



3 RE - September Existing 6.00pm
Scale (A3)



4 RE - September Proposed 6.00pm
Scale (A3)

Richmond Apartments
Additional shading to Northern and Western elevation in September. Approx. 1.5 hours of the day affected by additional shading.

122 St Aubyn Street
Additional shading to Northern elevation in September. Approx. 3.25 hours of the day affected by additional shading.

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
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FEBRUARY | 2021

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592		SK5.03	1	Sunset Shadow Studies - September	29/03/21 02:35 PM

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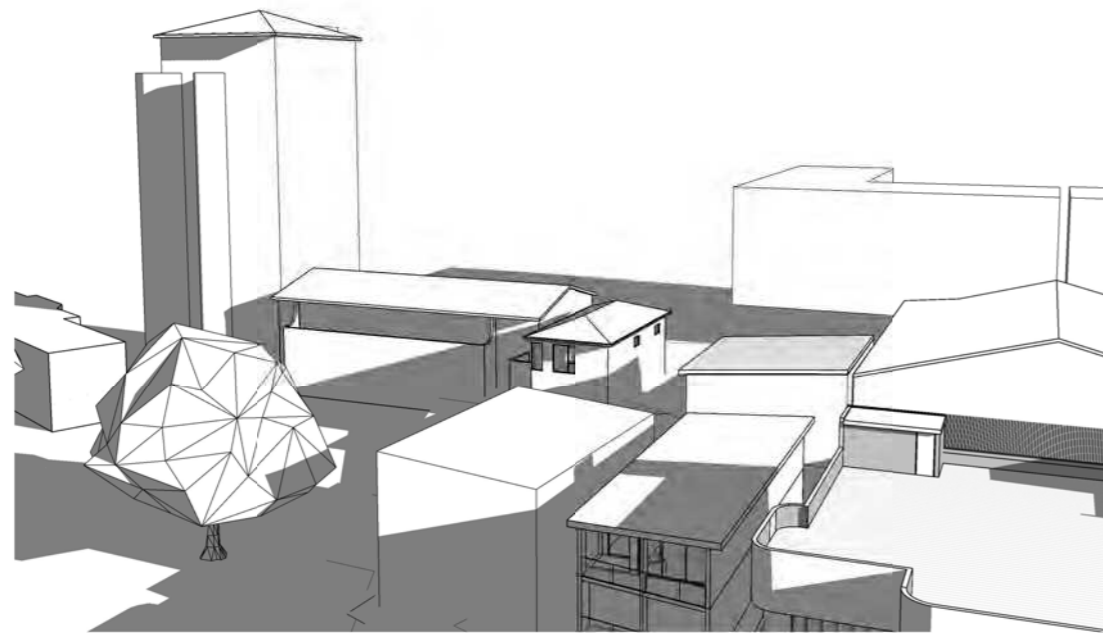
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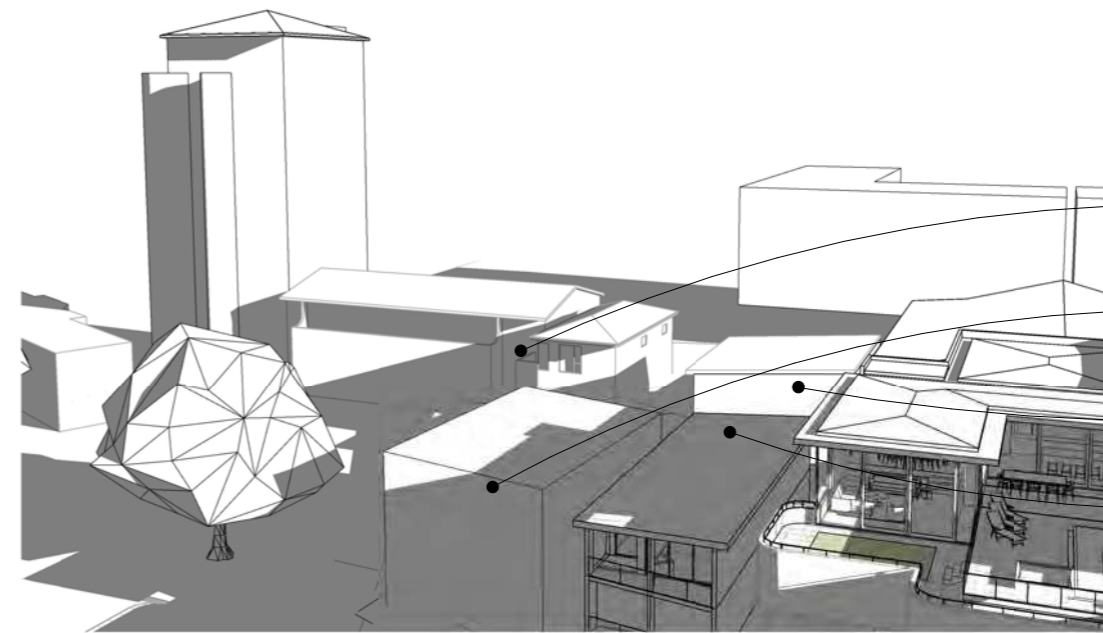
DECEMBER 21
6.00PM AND 6.30PM

SUNSET TIME: 8.49pm

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE
SHOWN APPROXIMATE ONLY AND ARE NOT
BASED ON SURVEYED INFORMATION



1 RE - December Existing 6.00pm
Scale (A3)



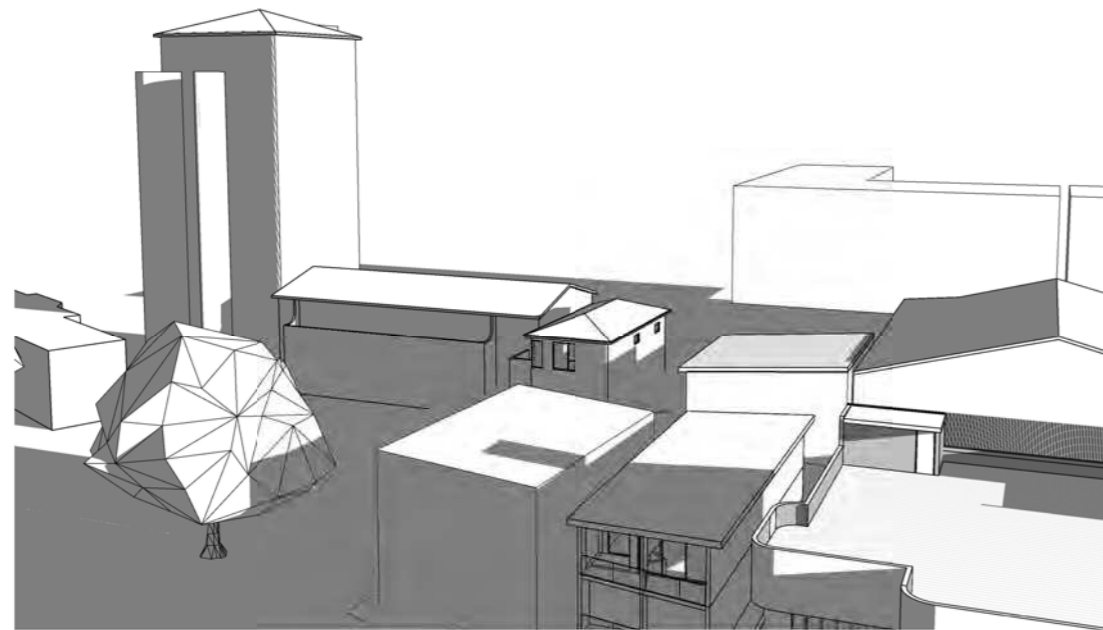
2 RE - December Proposed 6.00pm
Scale (A3)

Richmond Apartments
No additional shading to these properties in December

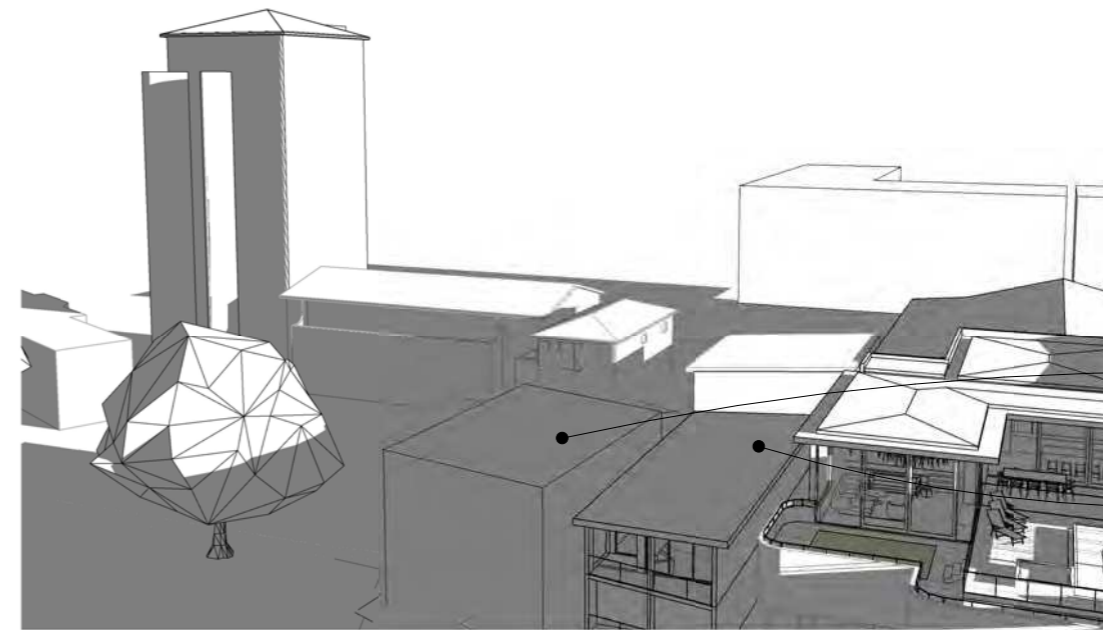
122B St Aubyn Street
Additional shading.
Approx. 2 hours of the day affected by additional shading.

122 St Aubyn Street
No additional shading to this property in December

122A St Aubyn Street
Additional shading limited to Western elevation and building roof top in December.
Approx. 5.5 hours of the day affected by additional shading on walls.



3 RE - December Existing 6.30pm
Scale (A3)



4 RE - December Proposed 6.30pm
Scale (A3)

122B St Aubyn Street
Additional shading to Western elevation and roof top.
Approx. 2 hours of the day affected by additional shading.

122A St Aubyn Street
Additional shading limited to Western elevation and building roof top in December.
Approx. 5.5 hours of the day affected by additional shading on walls.

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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job no. 6592	a3 scale	drawing no. SK5.04	rev 1	drawing title Sunset Shadow Studies - December	print date 29/03/21 02:35 PM
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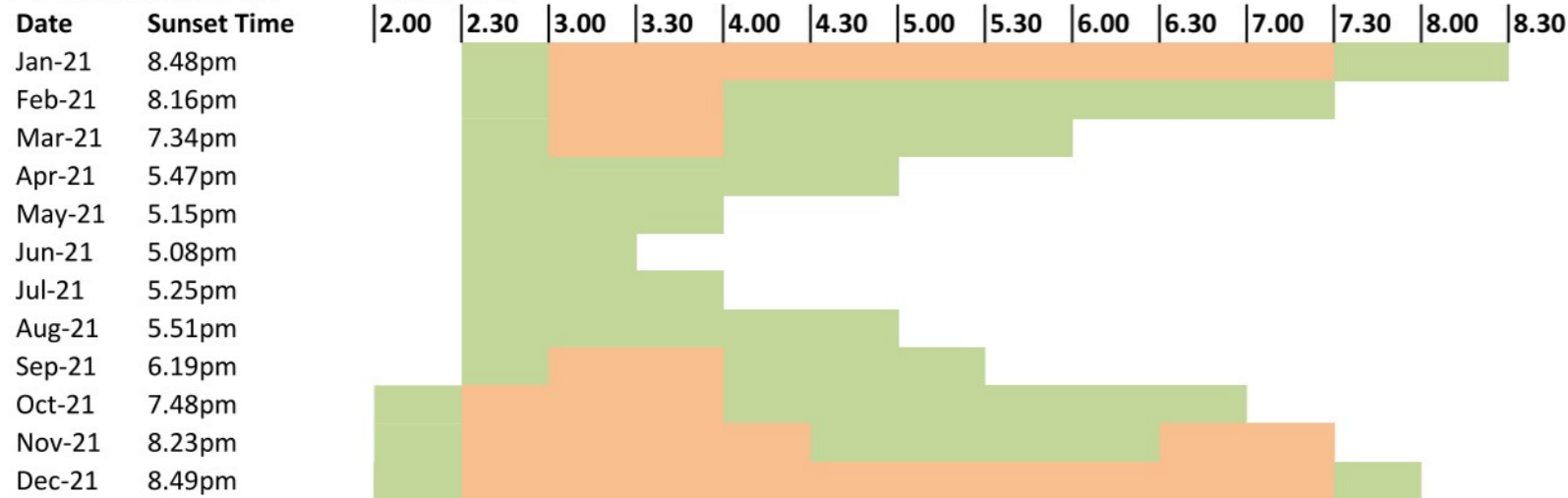
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Key

	Lowest Degree of Additional Shading
	Mid Degree of Additional Shading
	Highest Degree of Additional Shading
	No Additional Shading

122A St Aubyn Street



122A St Aubyn Street - Description of Shading Effects

122A St Aubyn Street is the closest property to the proposed development. It is located approximately 4 meters away from the North-Eastern wall of the existing building at 1 Dawson Street, and is already subject to shading effects in the afternoon throughout the year.

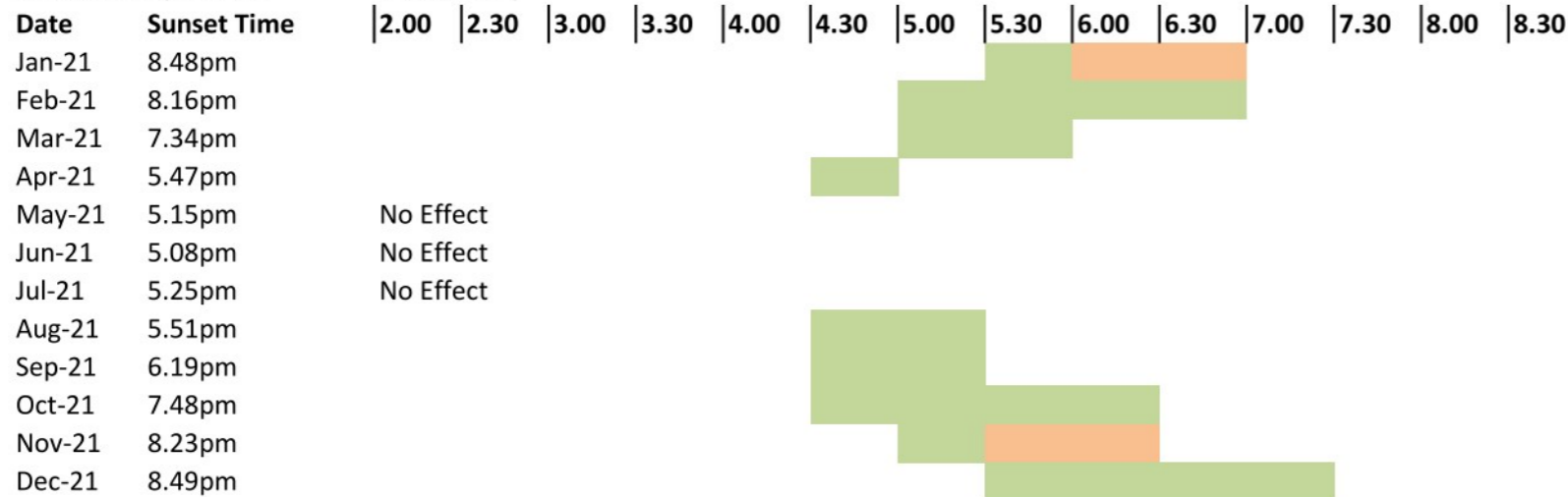
The proposed development will affect the Western wall and Roof Top of 122A St Aubyn Street during each month of the year. The additional shading affects will typically be a widening of the existing shading.

122A St Aubyn Street will experience the longest duration of additional shading when compared to the other analysed properties (122, 122B and the Richmond Apartments).

The highest degree of effect will be during the summer months, when the high sun angle will be affected by the additional height of the proposed development.

The lowest degree of effect will be during the winter months, when the low sun angles are already affected by the existing building.

122B St Aubyn Street



122B St Aubyn Street - Description of Shading Effects

122B St Aubyn Street is approximately 15m to the East of the existing building at 1 Dawson Street, and is already subject to shading effects in the afternoon throughout the year.

The proposed development will have additional shading affects to the upper part of the Western wall and Roof Top in spring, summer and autumn months. It will have a slight affect to the Northern wall in the summer months also.

There will be no additional shading affect to 122B from the proposed development during the winter months.

Rev	Date	Description
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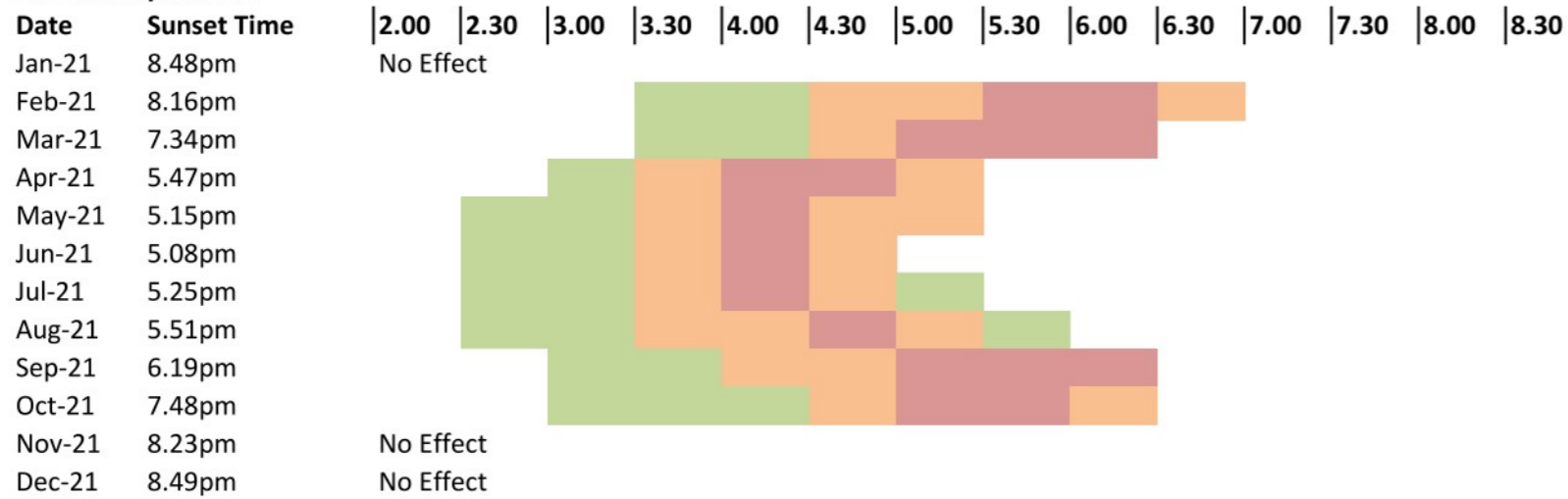
job no. 6592	a3 scale	drawing no. SK5.05	rev 1	drawing title Shading Effect Summaries	print date 29/03/21 02:27 PM
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Key

	Lowest Degree of Additional Shading
	Mid Degree of Additional Shading
	Highest Degree of Additional Shading
	No Additional Shading

122 St Aubyn Street



122 St Aubyn Street - Description of Shading Effects

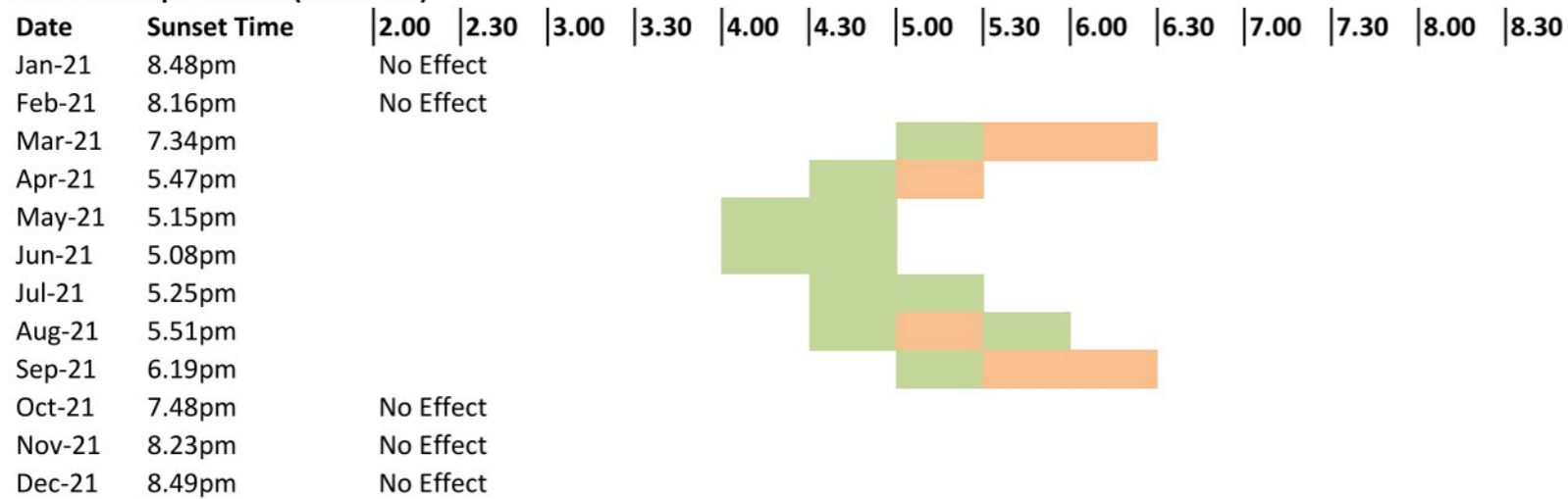
The Richmond Street apartments are located to the South-East of the existing building at 1 Dawson Street, and are already subject to shading effects from the existing building.

The proposed development will have additional shading affects to the Northern and Western walls of the building from March until September.

122 St Aubyn Street will experience the highest degee of additional shading when compared to the other analysed properties (122A, 122B and the Richmond Apartments).

There will be no additional shading affect to 122 from the proposed development during the summer months when the sun angle is high (October through to February).

Richmond Apartments (Collective)



Richmond Apartments - Description of Shading Effects

122B St Aubyn Street is approximately 15m to the East of the existing building at 1 Dawson Street, and is already subject to shading effects in the afternoon throughout the year.

The proposed development will have additional shading affects to the upper part of the Western wall and Roof Top in spring, summer and autumn months. It will have a slight affect to the Northern wall in the summer months also.

There will be no additional shading affect to 122B from the proposed development during the winter months.

Rev	Date	Description
1	29.03.2021	RC RFI

1-3 Dawson Street
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