

1-3 Dawson Street

New Plymouth

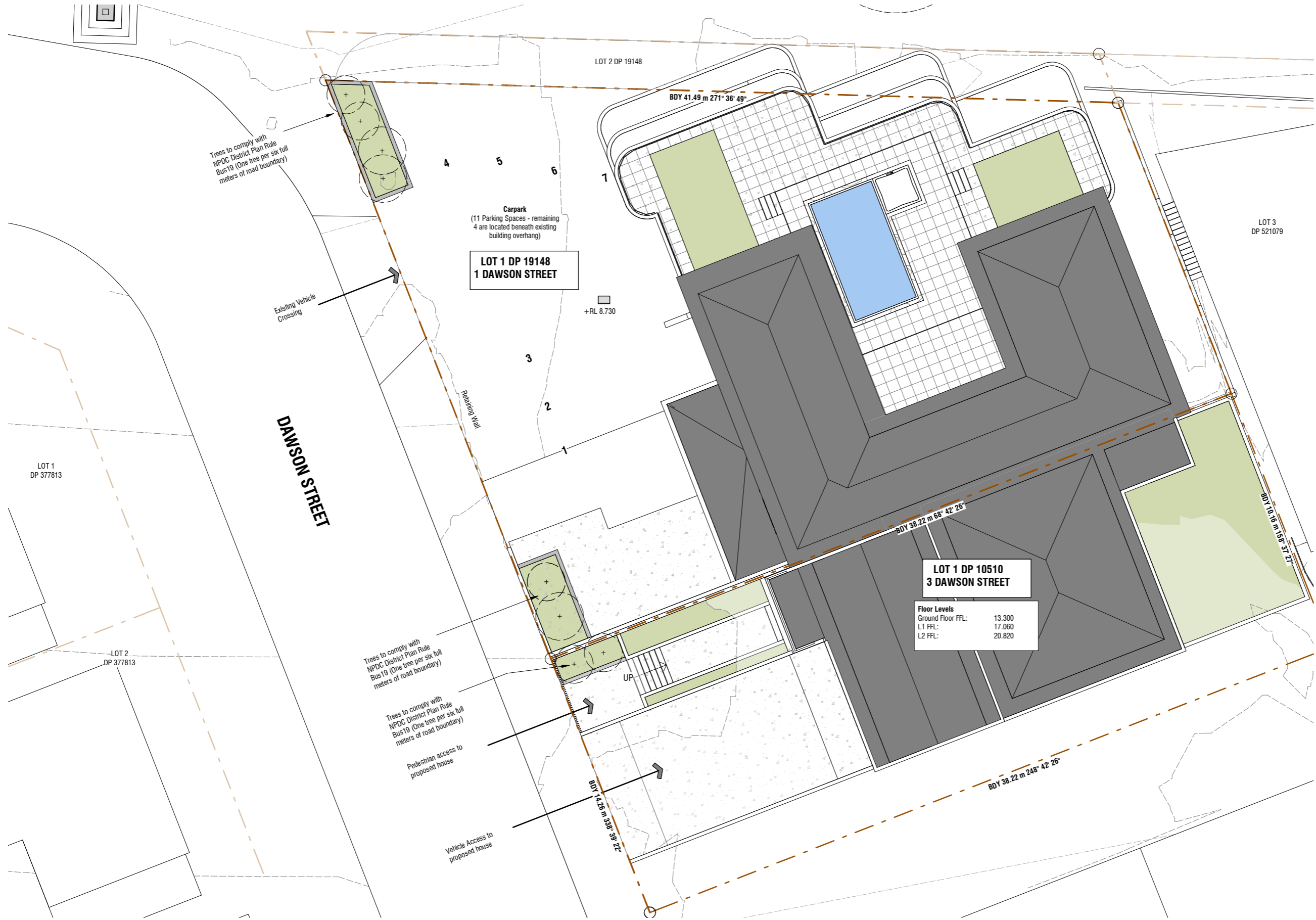
ISSUED FOR:

RESOURCE CONSENT

6592

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teamarchitects

A / 131 Courtenay St, New Plymouth 4310, New Zealand
P / 06 757 3200 E / office@boon.co.nz W / boon.co.nz



1 DAWSON Site Description

LOT 1&2
 DP 19148
 1 Dawson Street, New Plymouth
 Zone: Business B
 Wind Zone = Very High (50m/s or 1.6kPa)
 Earthquake Zone = 1
 Exposure Zone = D



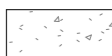


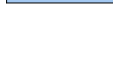
Site Area: 932m²
 Existing Building Area: 610m²
 Proposed Building Area: 628m²

3 DAWSON Site Description

LOT 1
 DP 10510
 3 Dawson Street, New Plymouth
 Zone: Business B
 Wind Zone = Very High (50m/s or 1.6kPa)
 Earthquake Zone = 1
 Exposure Zone = D

Site Area: 546m²
 Proposed Building Area: 223m²

Site Finishes Key

-  Existing Buildings
-  Proposed Building
-  Proposed driveway and access hard paved areas.
-  Proposed Grassed Areas
-  Swimming Pool
- 

Proposed Site Plan
 Scale 1 : 200 (A3)

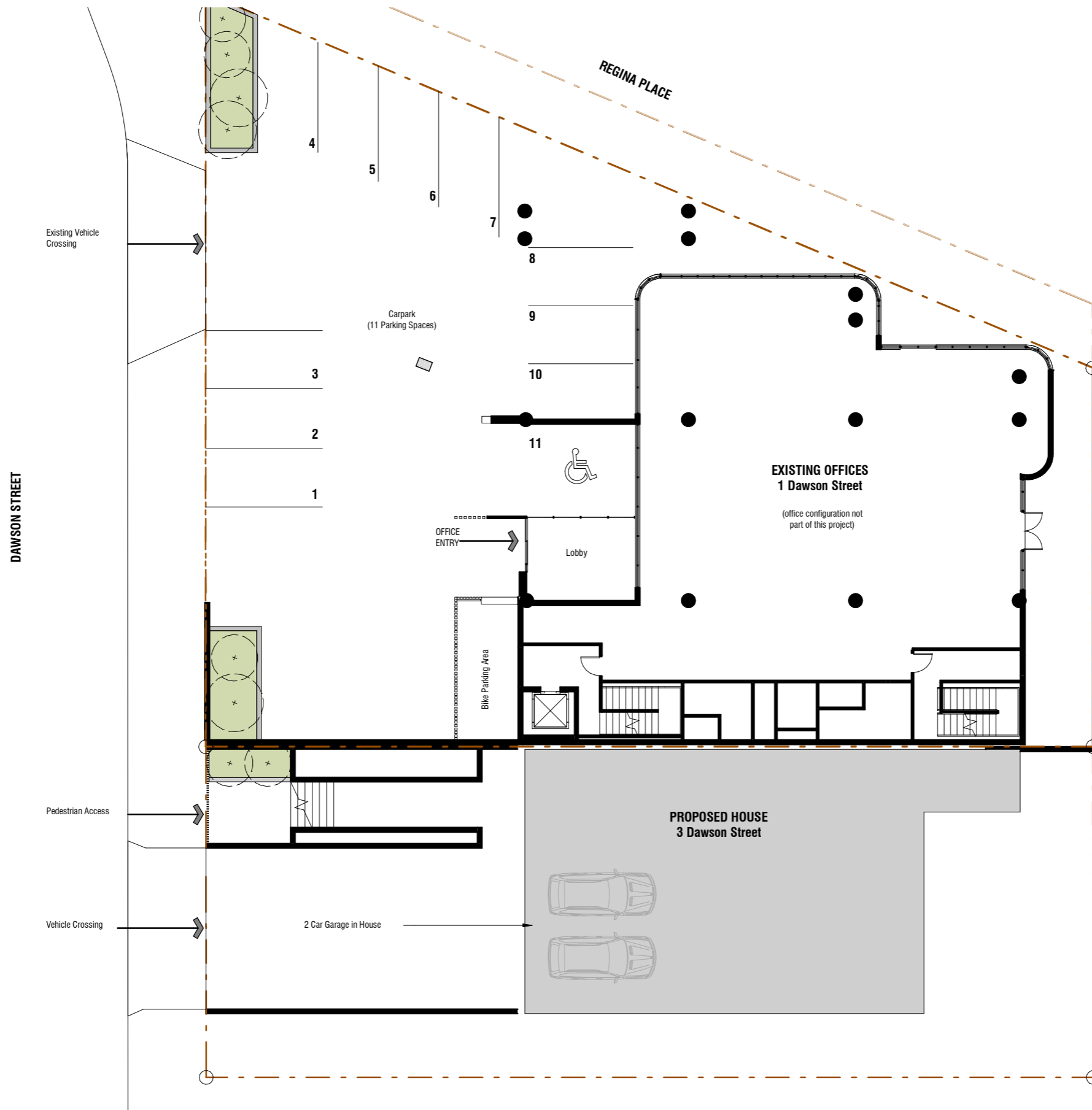
| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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



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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK0.01 | rev 2 | drawing title Proposed Site Plan | print date 09/07/21 04:42 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

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Parking Plan
Scale 1 : 200 (A3)

| Rev | Date | Description |
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|------------------------|----------------------------|------------------------------|-----------------|--------------------------------------|--|
| job no. 6592 | a3 scale 1 : 200 | drawing no. SK2.01 | rev 2 | drawing title Parking Plan | print date 09/07/21 04:42 PM |
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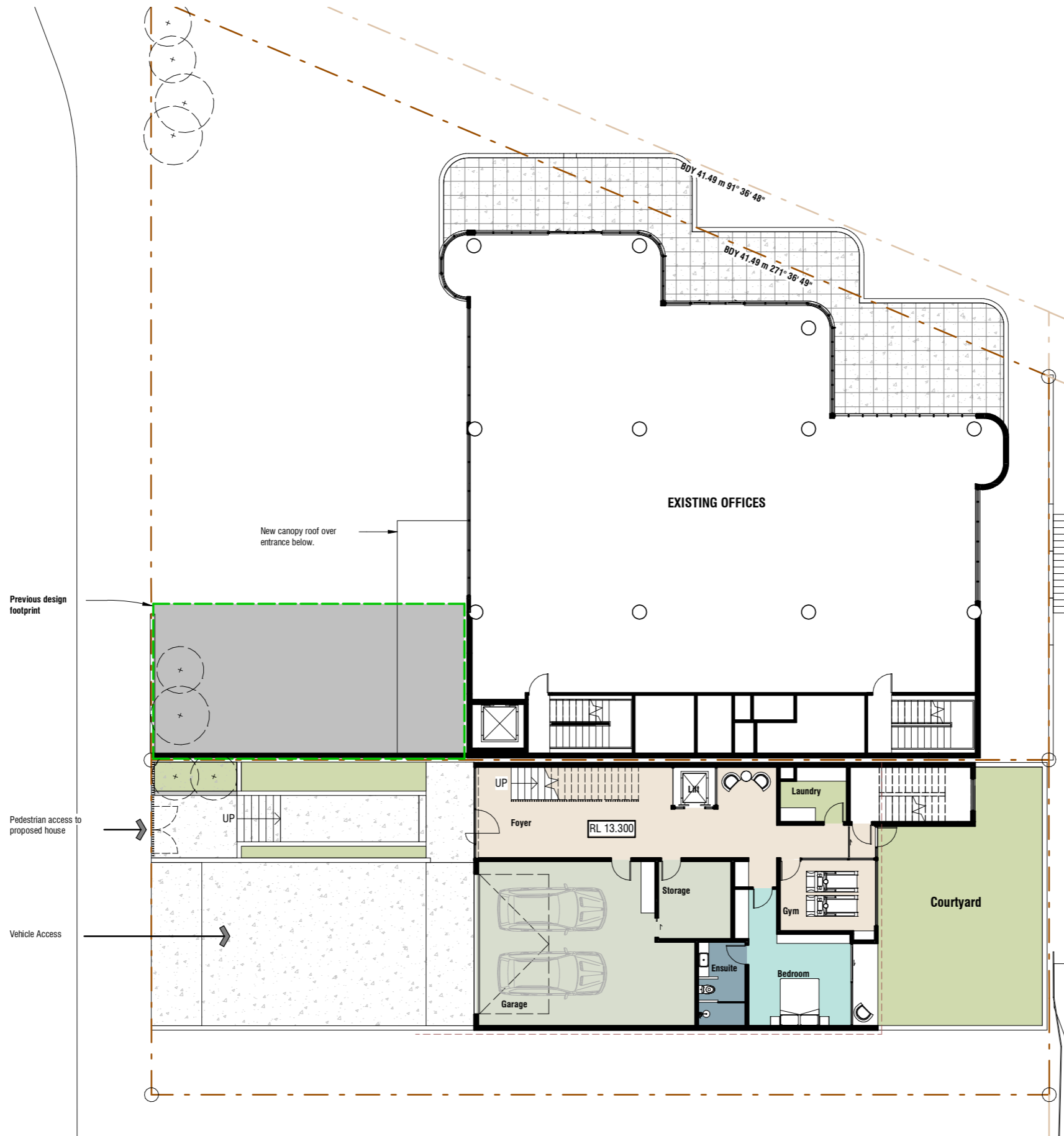
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Resource Consent Key

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

DAWSON STREET



3 Dawson Ground Floor

Scale 1 : 200 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
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1-3 Dawson Street
New Plymouth

RESOURCE CONSENT

JULY | 2021

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|------------------------|----------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale 1 : 200 | drawing no. SK2.02 | rev 2 | drawing title 3 Dawson Proposed Ground Floor | print date 09/07/21 04:42 PM |
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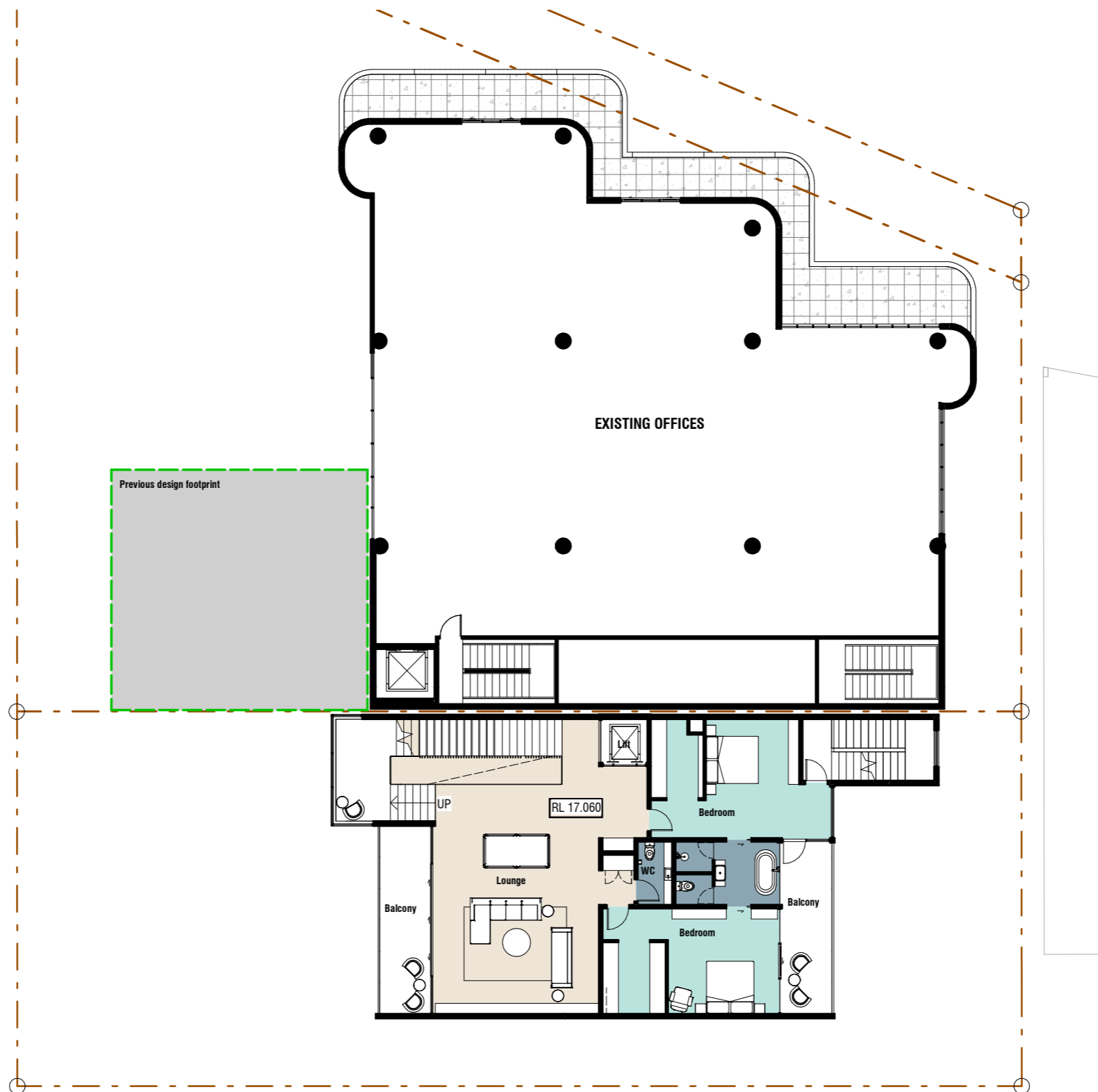
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Resource Consent Key

- 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 | 01.07.2021 | RC RFI |

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

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|------------------------|----------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale 1 : 200 | drawing no. SK2.03 | rev 1 | drawing title 3 Dawson Proposed Level 1 | print date 09/07/21 04:42 PM |
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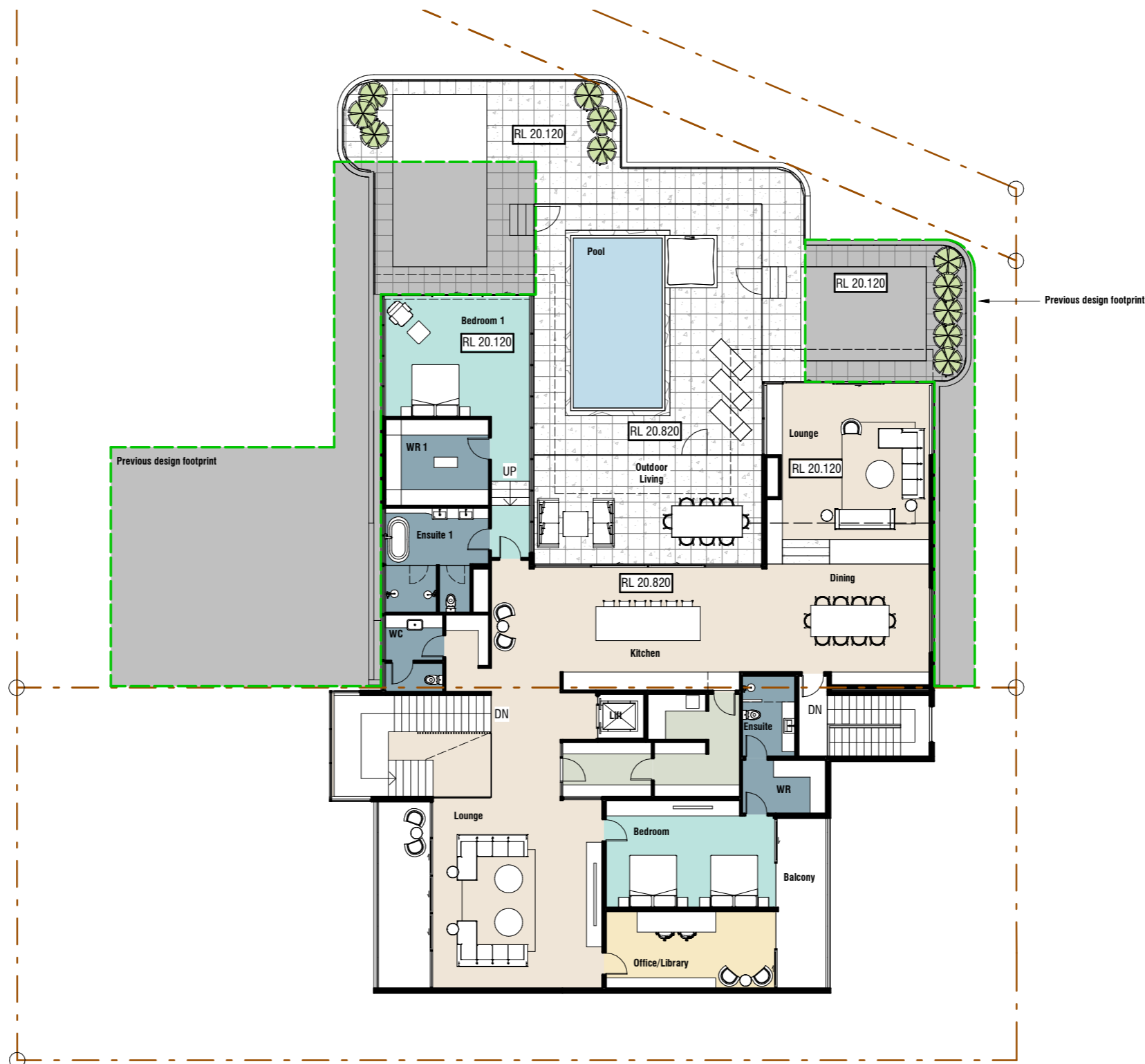
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Resource Consent Key

- 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 | 01.07.2021 | RC RFI |

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

JULY | 2021

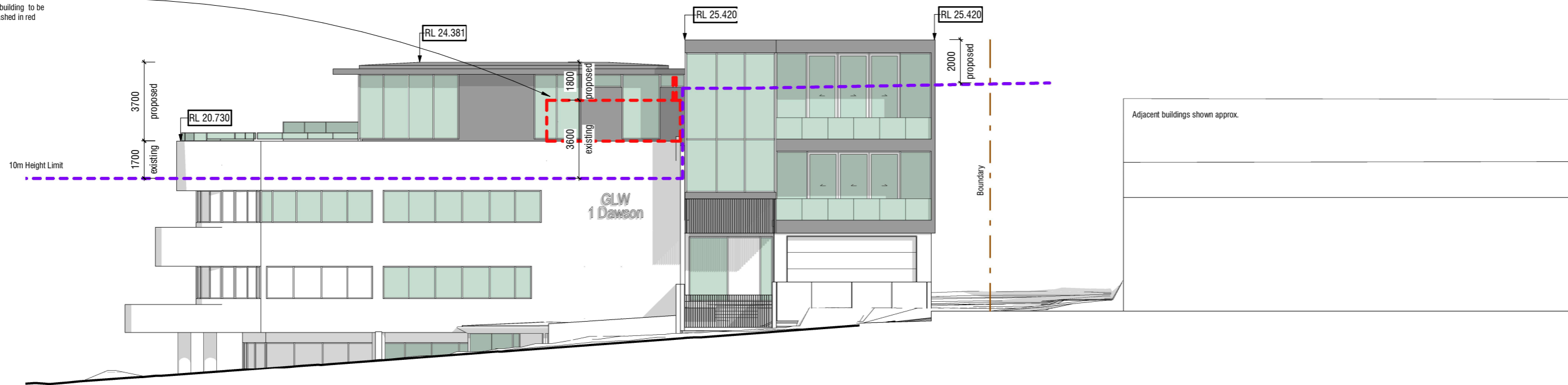
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|------------------------|----------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale 1 : 200 | drawing no. SK2.04 | rev 1 | drawing title 3 Dawson Proposed Level 2 | print date 09/07/21 04:42 PM |
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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 |
| 2 | 01.07.2021 | RC RFI |

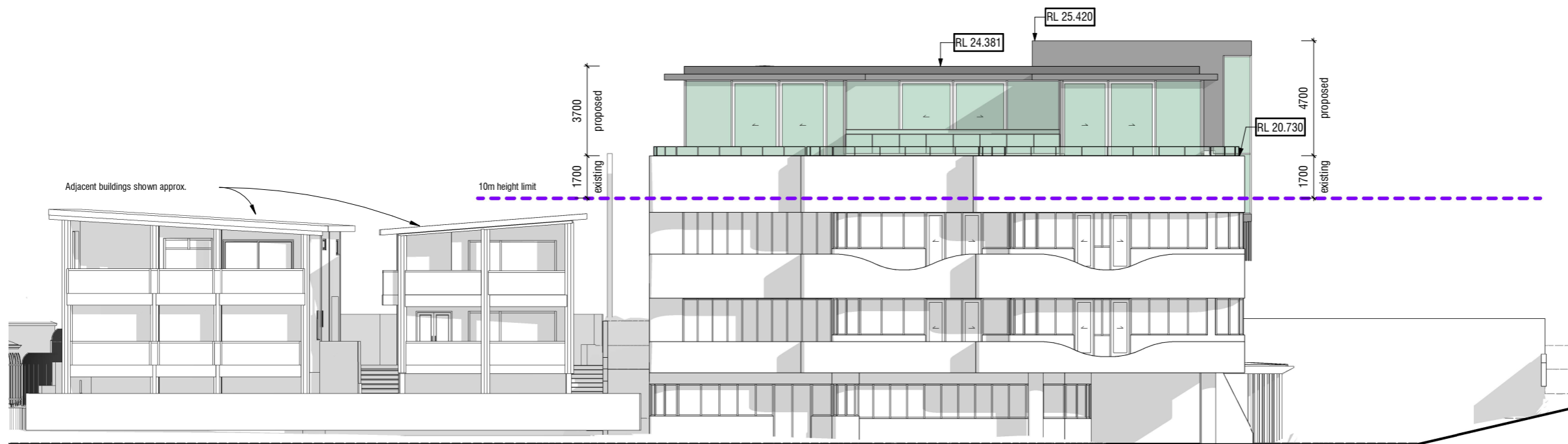
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 JULY | 2021

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|------------------------|----------------------------|--------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale 1 : 200 | drawing no. SK3.01.1 | rev 2 | drawing title West Elevation - Proposed Only | print date 09/07/21 04:42 PM |
|------------------------|----------------------------|--------------------------------|-----------------|--|--|

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Proposed North Elevation - Proposed Only

Scale 1 : 200 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

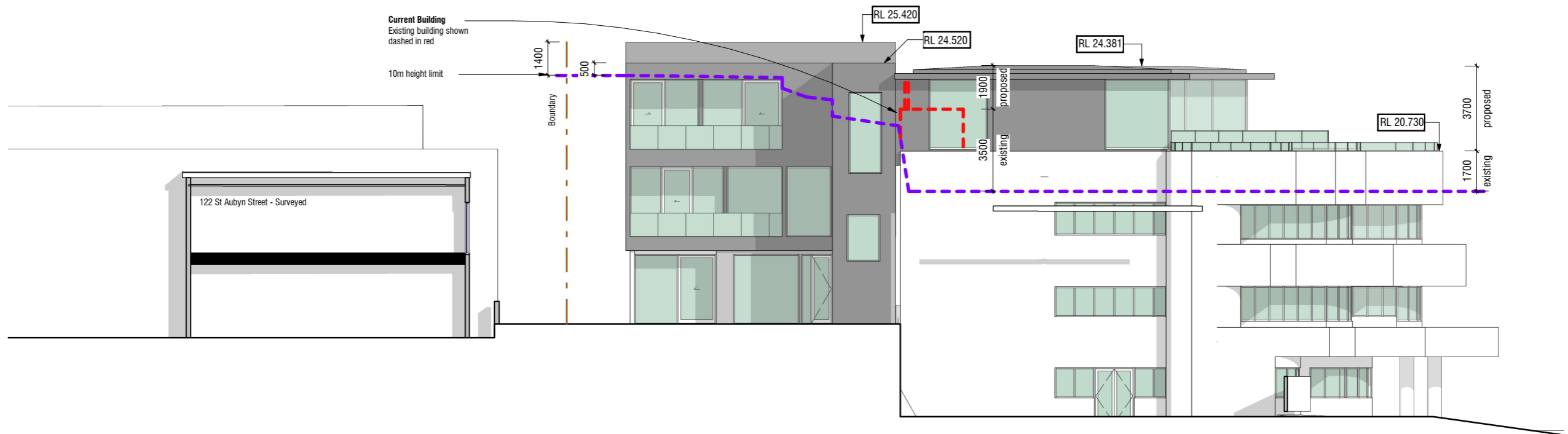
1-3 Dawson Street
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 RESOURCE CONSENT
 JULY | 2021

| job no. | a3 scale | drawing no. | rev | drawing title | print date |
|---------|----------|-------------|-----|---------------------------------|-------------------|
| 6592 | 1 : 200 | SK3.02.1 | 2 | North Elevation - Proposed Only | 09/07/21 04:42 PM |

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Proposed East Elevation - Proposed Only

Scale 1 : 200 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

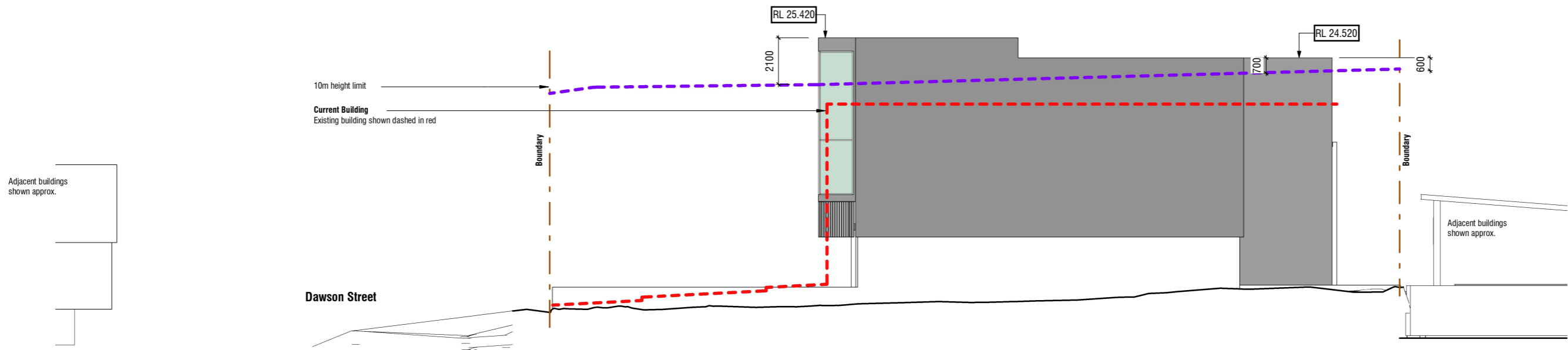
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 JULY | 2021

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| job no. | a3 scale | drawing no. | rev | drawing title | print date |
|---------|----------|-------------|-----|--------------------------------|-------------------|
| 6592 | 1 : 200 | SK3.03.1 | 2 | East Elevation - Proposed Only | 09/07/21 04:42 PM |

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Proposed South Elevation - Proposed Only

Scale 1 : 200 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

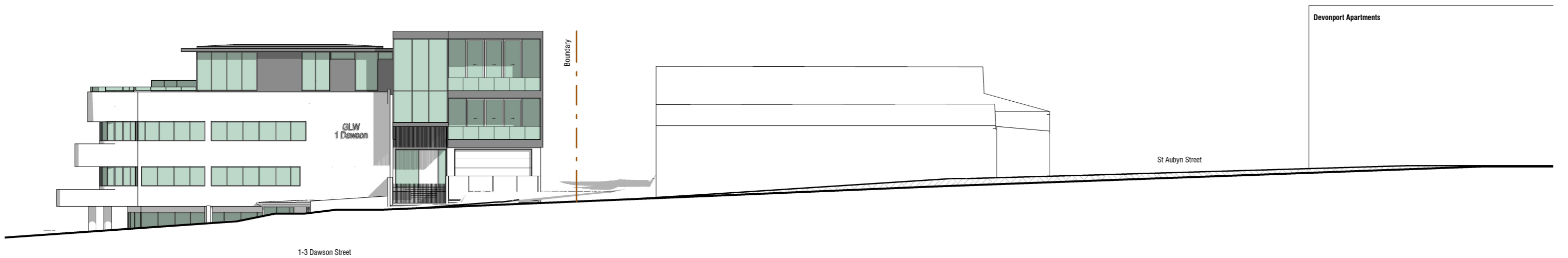
1-3 Dawson Street
 New Plymouth
 RESOURCE CONSENT
 JULY | 2021

| job no. | a3 scale | drawing no. | rev | drawing title | print date |
|---------|----------|-------------|-----|---------------------------------|-------------------|
| 6592 | 1 : 200 | SK3.04.1 | 2 | South Elevation - Proposed Only | 09/07/21 04:42 PM |

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Dawson Street Elevation

Scale 1 : 300 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 01.07.2021 | RC RFI |

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

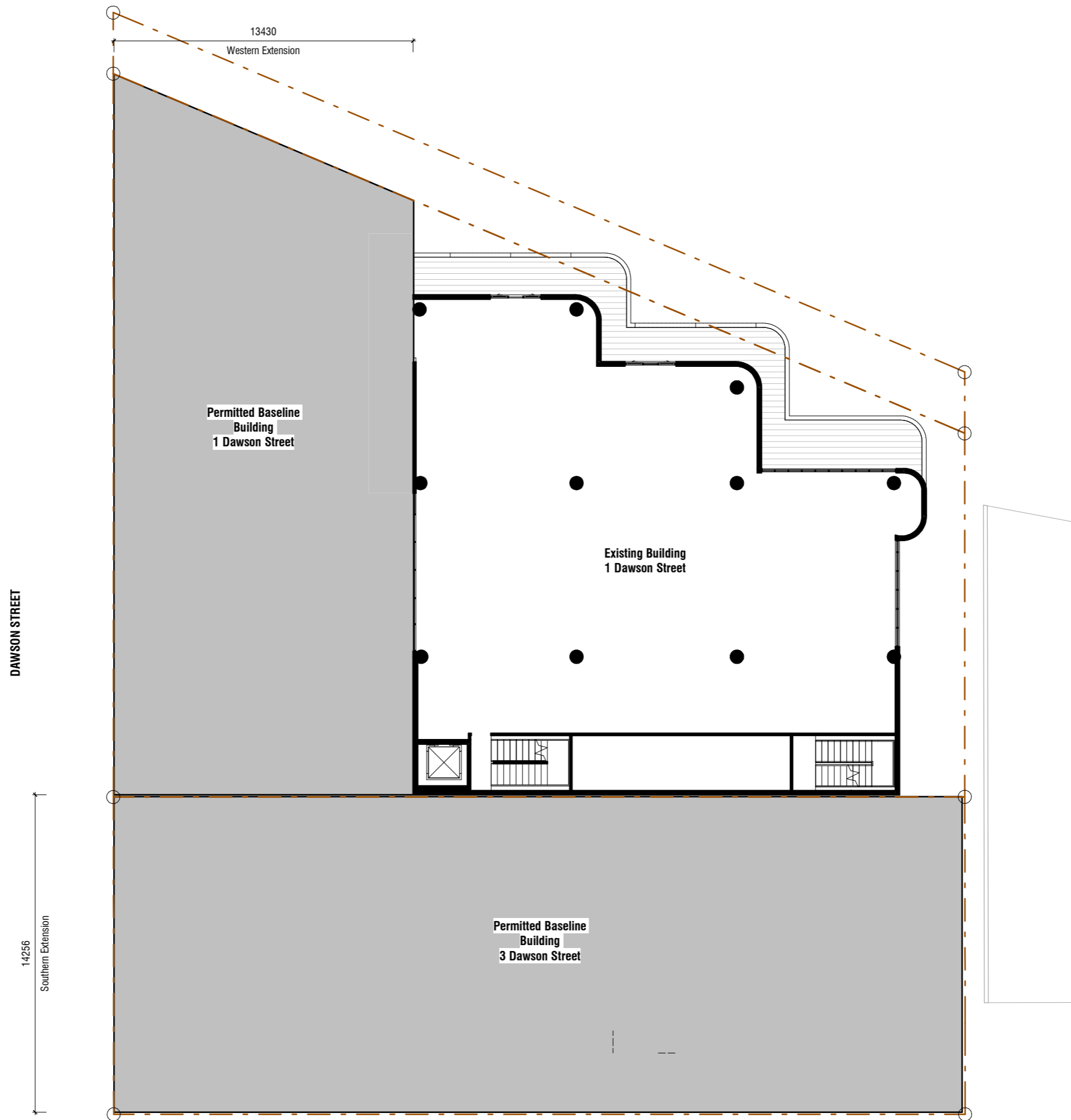
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|---------|----------|-------------|-----|-------------------------|-------------------|
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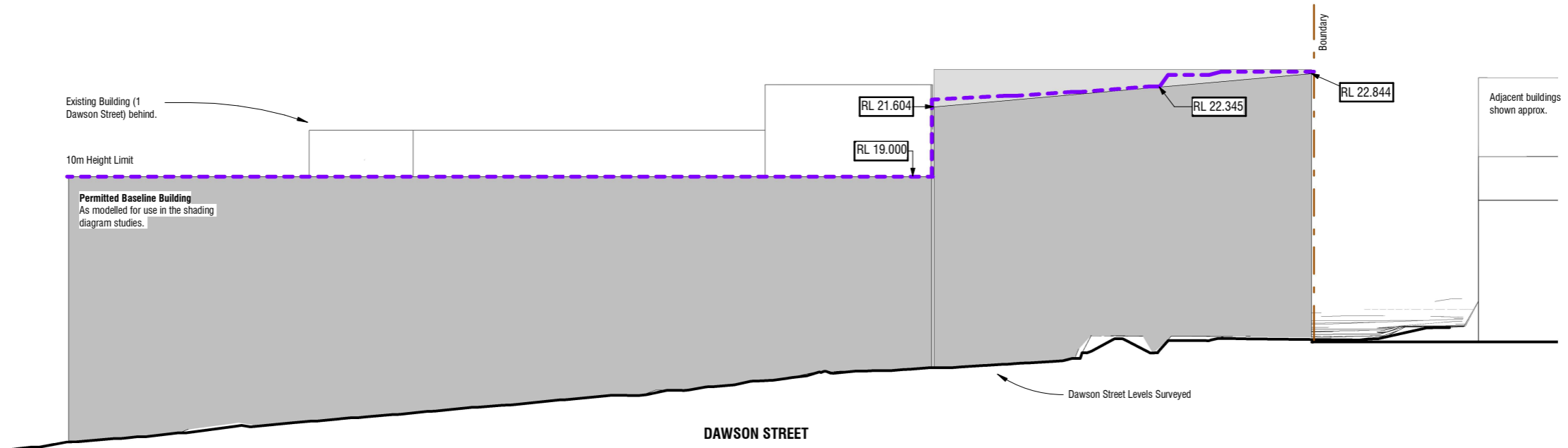
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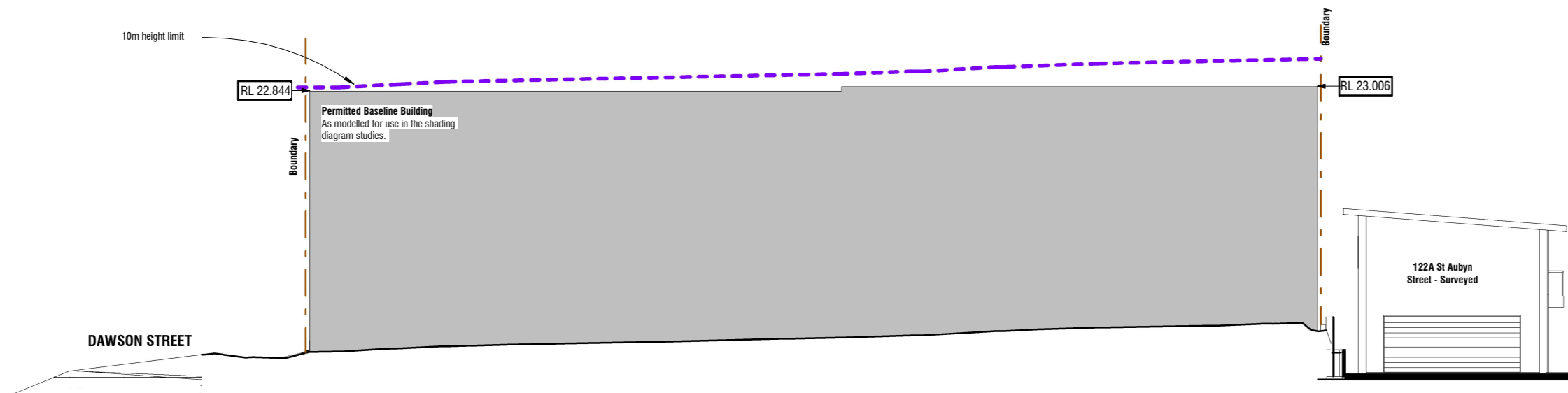
PERMITTED BASELINE BUILDING - DESIGN PROPOSAL
PLAN EXTENTS





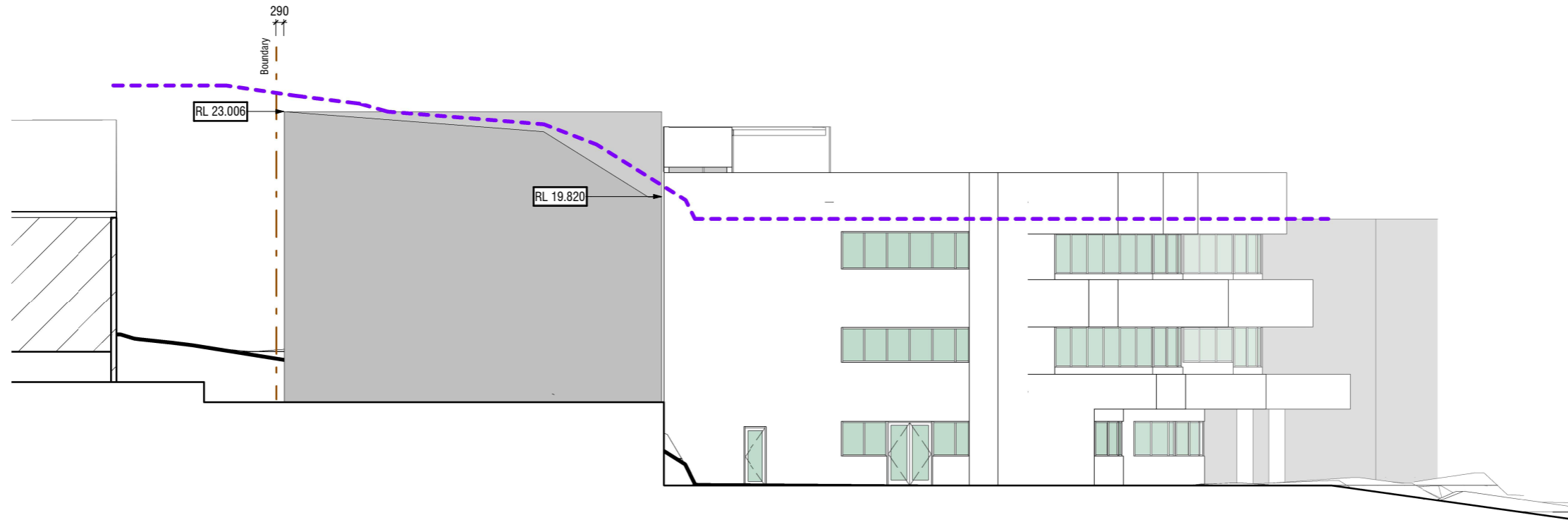
Permitted Baseline Building - West Elevation

Scale 1 : 200 (A3)



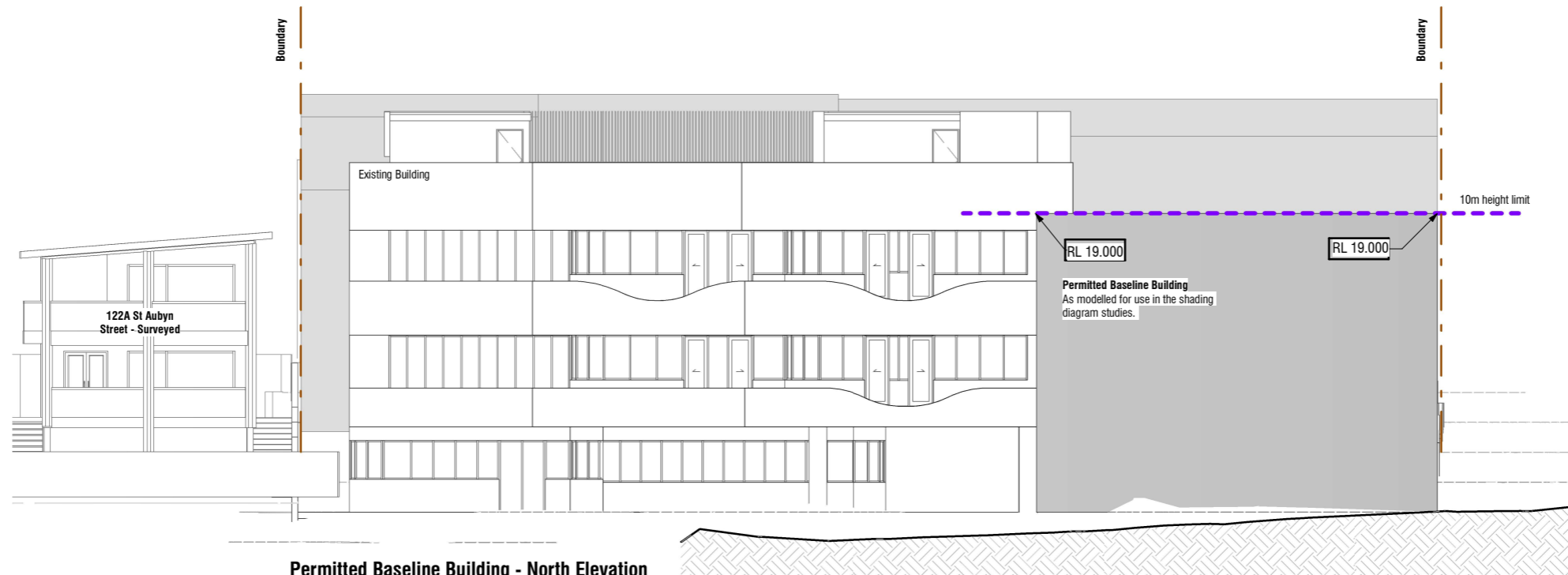
Permitted Baseline Building - South Elevation

Scale 1 : 200 (A3)



Permitted Baseline Building - East Elevation

Scale 1 : 200 (A3)



Permitted Baseline Building - North Elevation

Scale 1 : 200 (A3)

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Job Title
1-3 Dawson Street
New Plymouth

Scale (A3)
1 : 200

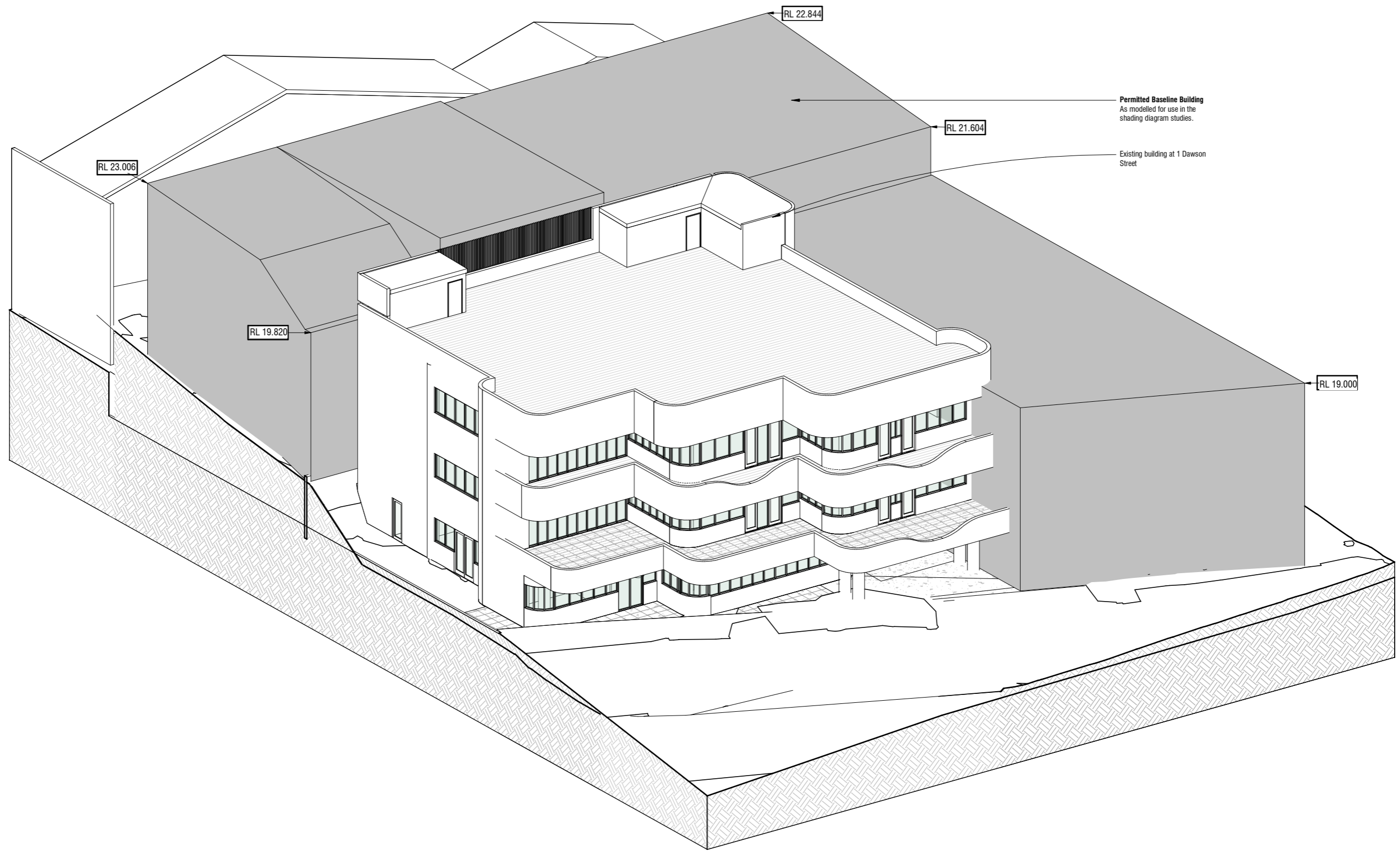
Drawing Title
Permitted Baseline Building - Elevations

Rev Date Description

Issued for: **RESOURCE CONSENT** Print Date: **09/07/21 04:43 PM**

Job No. Drawing No. Rev
6592 SK3.12

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ORIGINAL SIZE: A3 0 40mm



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 IN RICHMOND ESTATE HAVE BEEN SURVEYED BY BTW LTD. AS NOTED

ALL SHADOWS SHOWN ARE DERIVED FROM REVIT SOFTWARE

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 01.07.2021 | RC RFI |

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

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| job no. | a3 scale | drawing no. | rev | drawing title | print date |
|---------|----------|-------------|-----|-----------------------------------|-------------------|
| 6592 | | SK4.00 | 1 | Shadow Study Check View - July 09 | 15/07/21 03:52 PM |

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MARCH

(Sunrise at 7.30am)

SUNRISE SHADOW STUDY - 21 MARCH

- **9.00AM**
- **10.00AM**
- **11.00AM**



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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - March 9am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.01 | rev 3 | drawing title Shadow Study - March 9.00am | print date 28/07/21 01:27 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

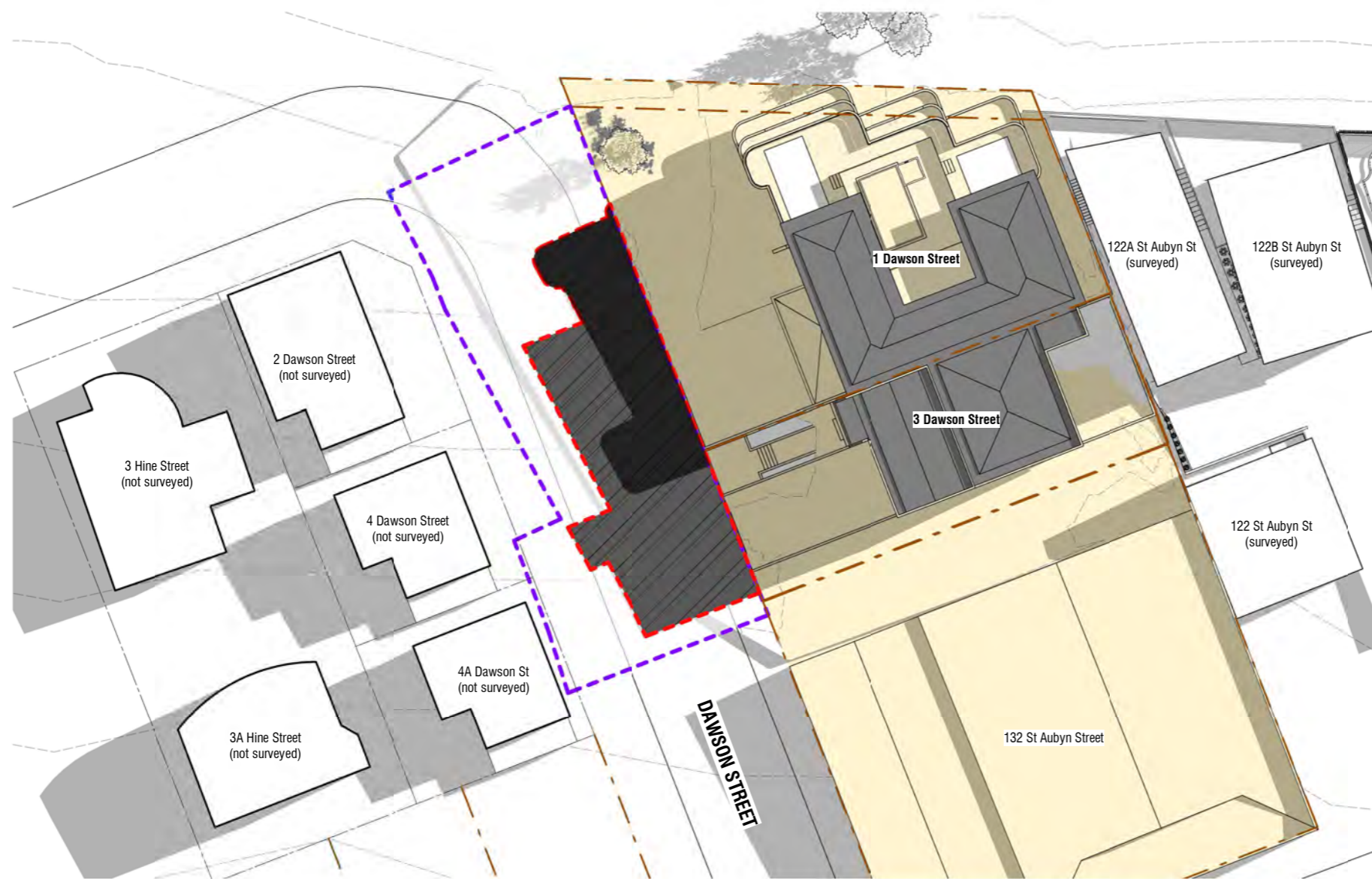
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SHADOW STUDY - MARCH
(Sunrise at 7.30am)

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

Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - March 10am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.02 | rev 3 | drawing title Shadow Study - March 10.00am | print date 28/07/21 01:27 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

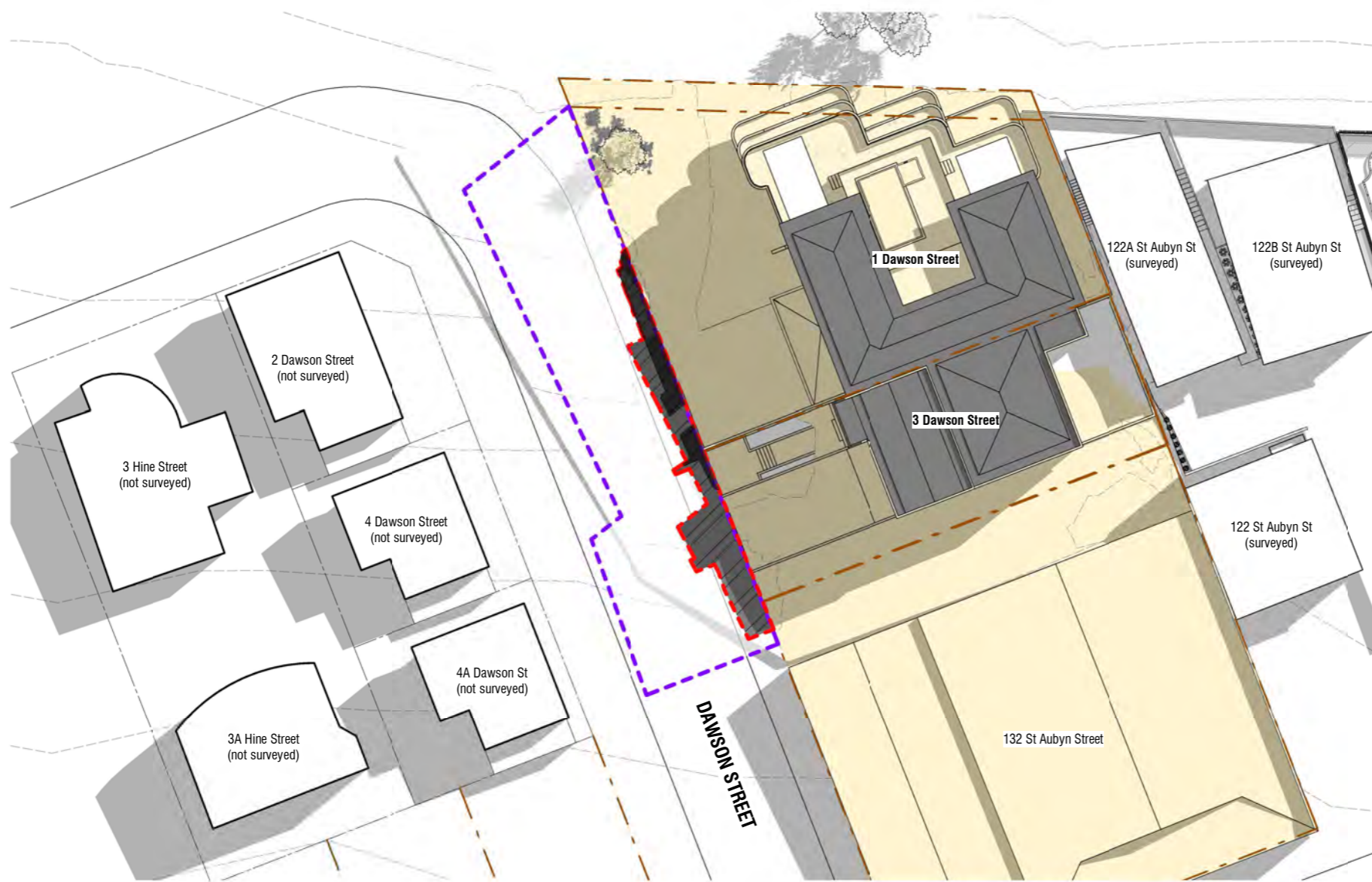
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SHADOW STUDY - MARCH
(Sunrise at 7.30am)

21 MARCH - 11.00AM



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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - March 11am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.03 | rev 3 | drawing title Shadow Study - March 11.00am | print date 28/07/21 01:27 PM |
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JUNE

(Sunrise at 7.45am)

SUNRISE SHADOW STUDY - 21 JUNE

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



SHADOW STUDY - JUNE

(Sunrise at 7.45am)

21 JUNE - 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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

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

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.04 | rev 2 | drawing title Shadow Study - June 8.00am | print date 15/07/21 03:52 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

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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

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Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - June 9am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.05 | rev 2 | drawing title Shadow Study - June 9.00am | print date 15/07/21 03:53 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

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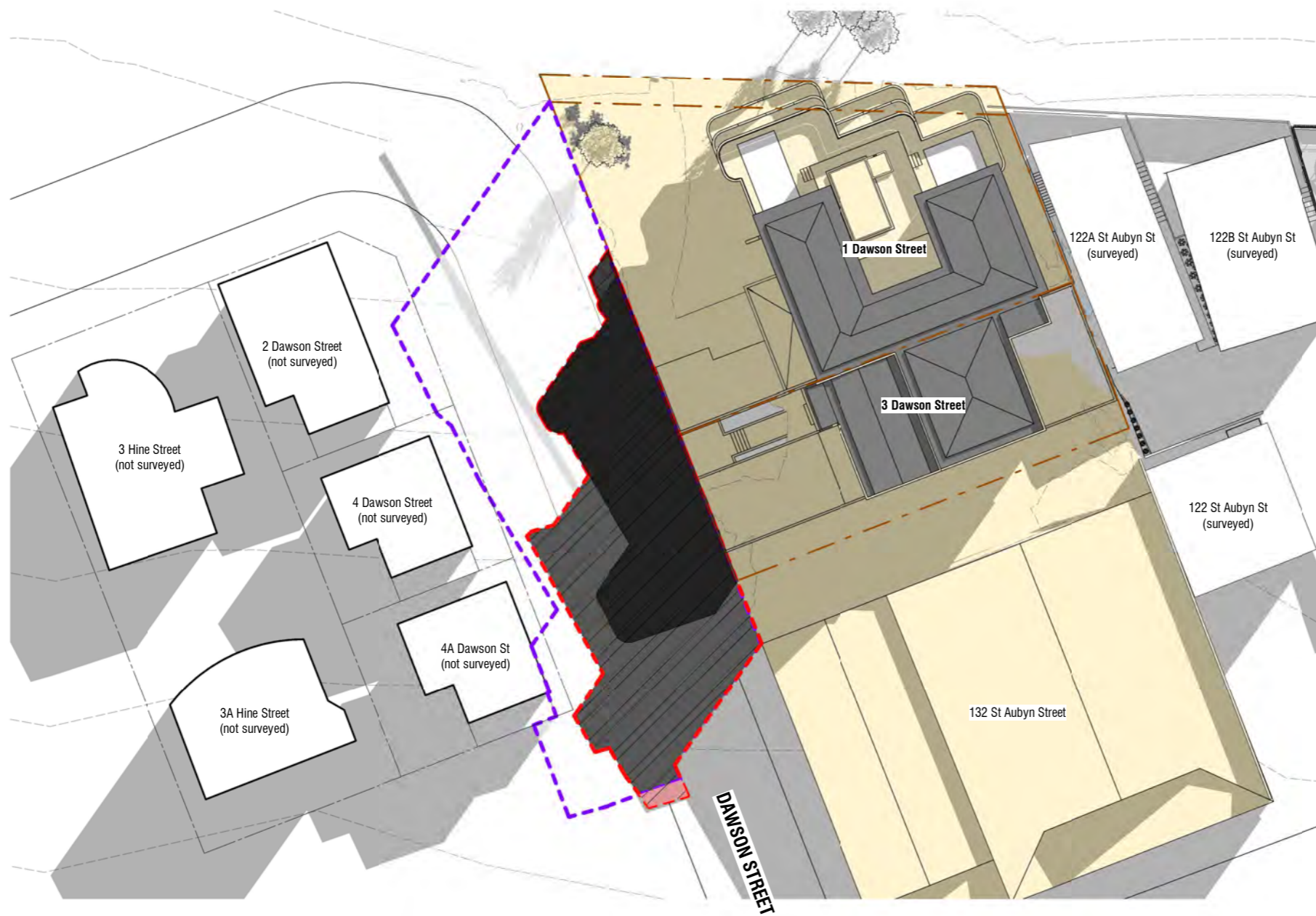
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SHADOW STUDY - JUNE

(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

Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - June 10am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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| | | | | | |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.06 | rev 2 | drawing title Shadow Study - June 10.00am | print date 15/07/21 03:53 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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SEPTEMBER

(Sunrise at 6.15am)

SUNRISE SHADOW STUDY - 21 SEPTEMBER

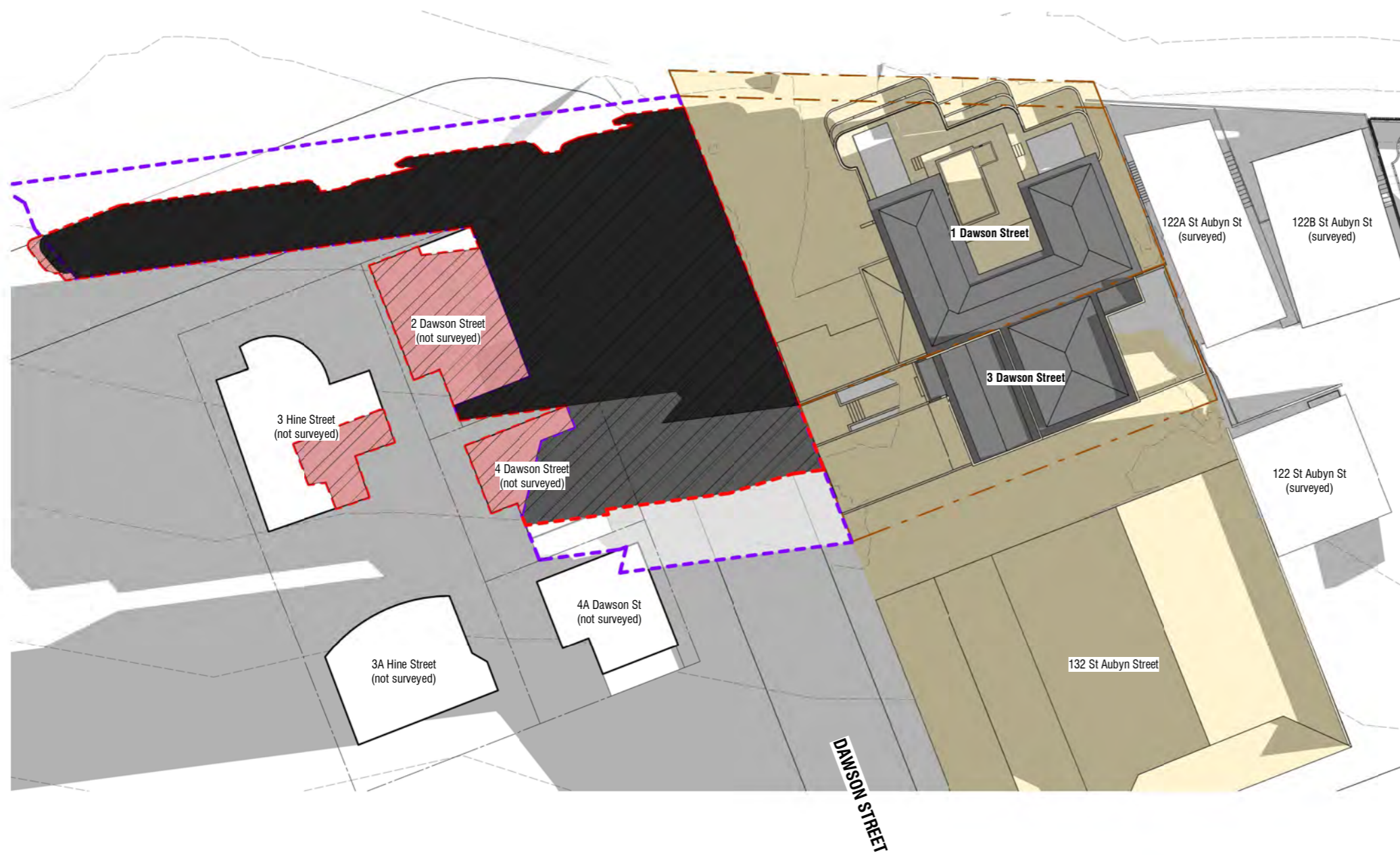
- **7.00AM**
- **8.00AM**
- **9.00AM**









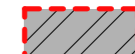

SHADOW STUDY - SEPTEMBER

(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

Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sept 7am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.07 | rev 2 | drawing title Shadow Study - September 7.00am | print date 15/07/21 03:53 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

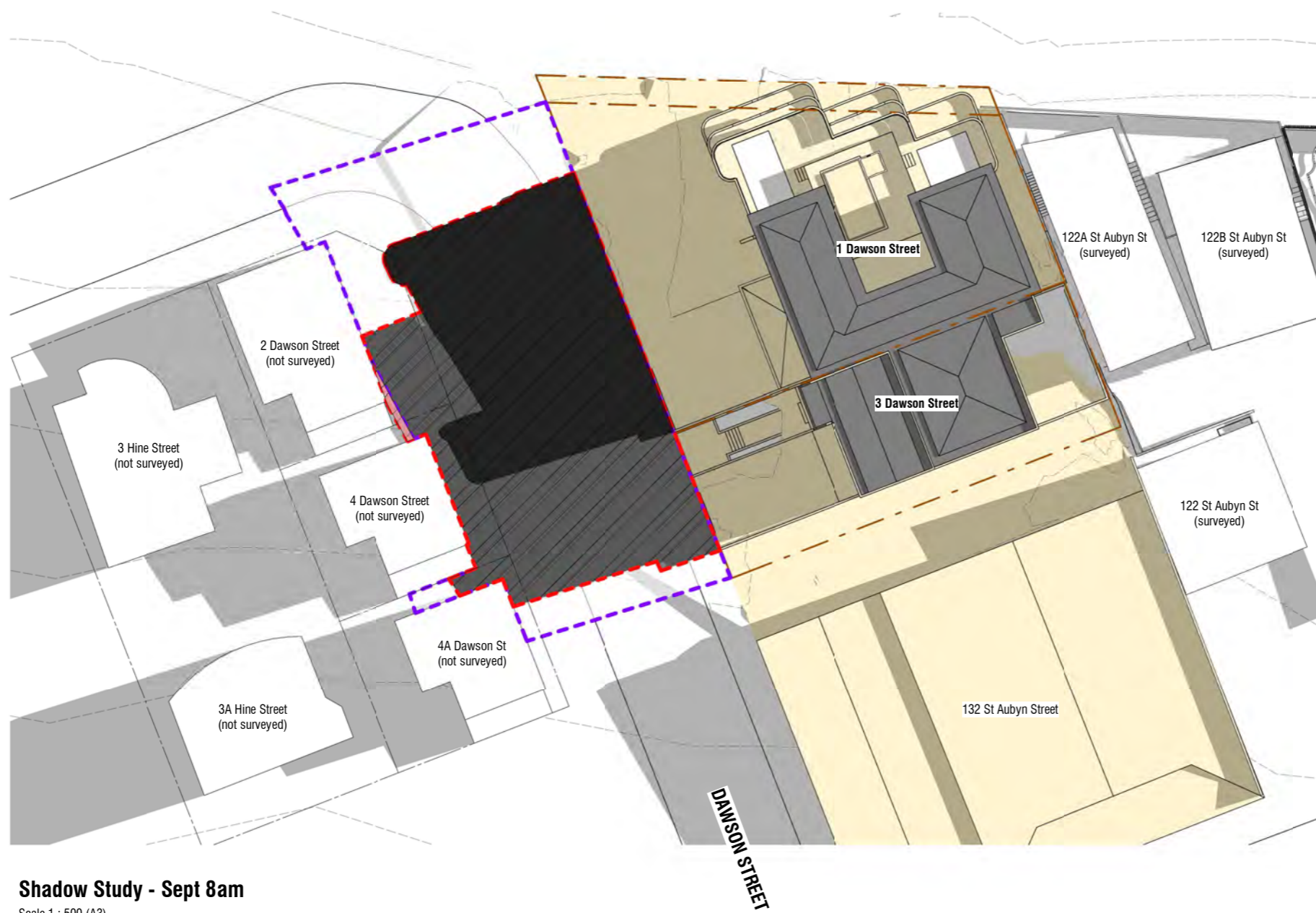
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SHADOW STUDY - SEPTEMBER
(Sunrise at 6.15am)

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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sept 8am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.08 | rev 2 | drawing title Shadow Study - September 8.00am | print date 15/07/21 03:53 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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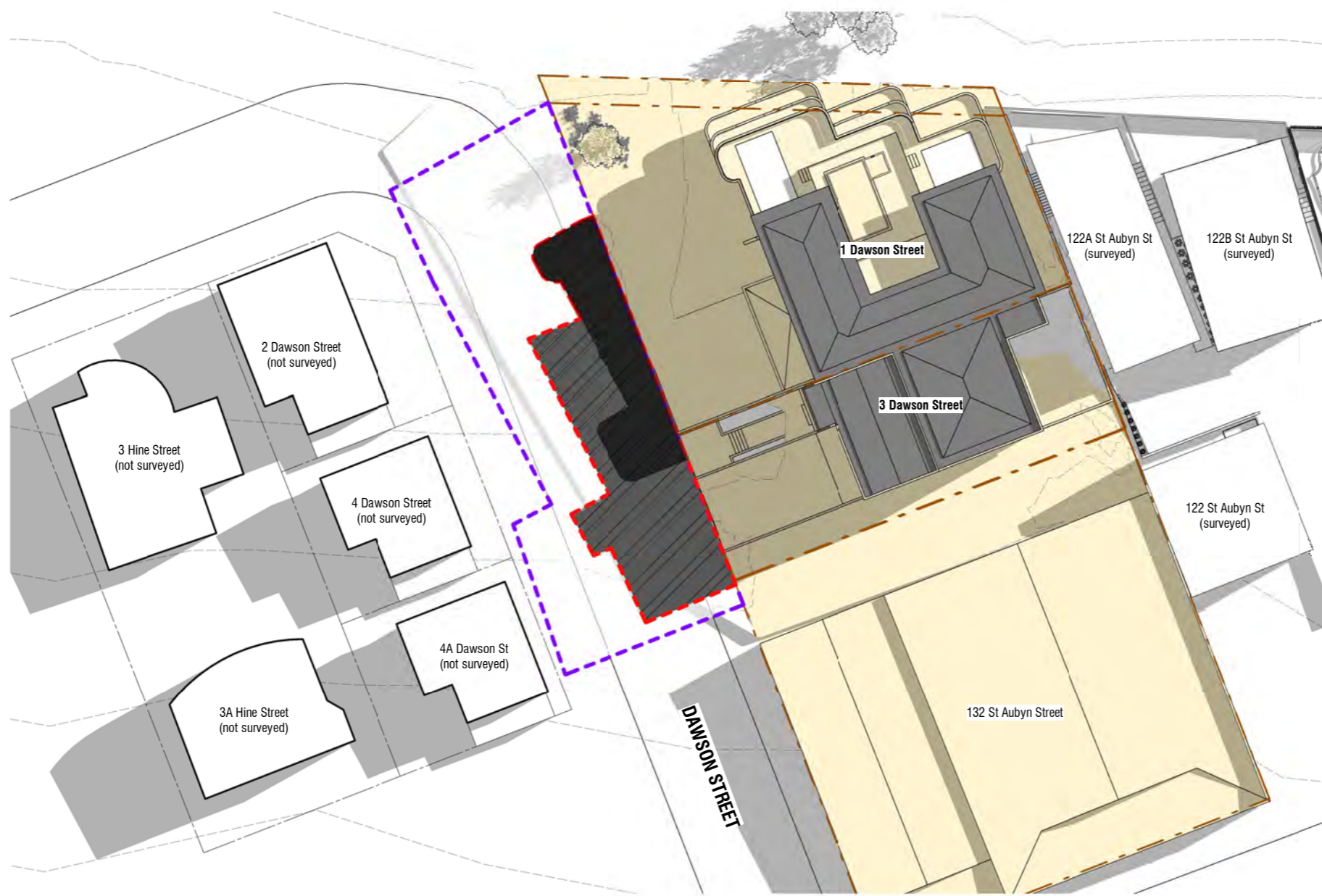
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SHADOW STUDY - SEPTEMBER

(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

Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sept 9am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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



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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.09 | rev 2 | drawing title Shadow Study - September 9.00am | print date 15/07/21 03:53 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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DECEMBER

(Sunrise at 5.55am)

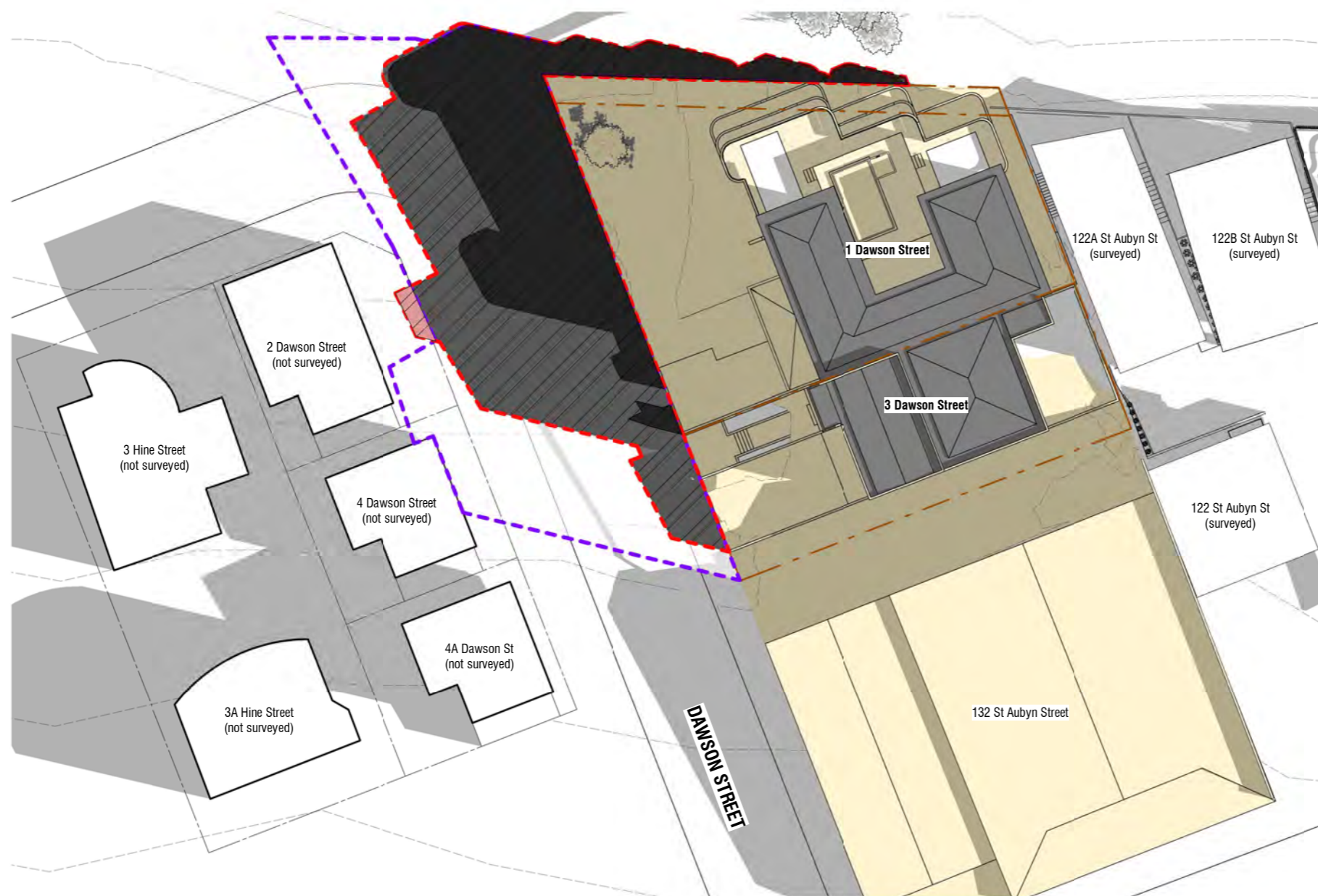
SUNRISE SHADOW STUDY - 21 DECEMBER

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



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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Dec 8am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.10 | rev 3 | drawing title Shadow Study - December 8.00am | print date 28/07/21 01:28 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

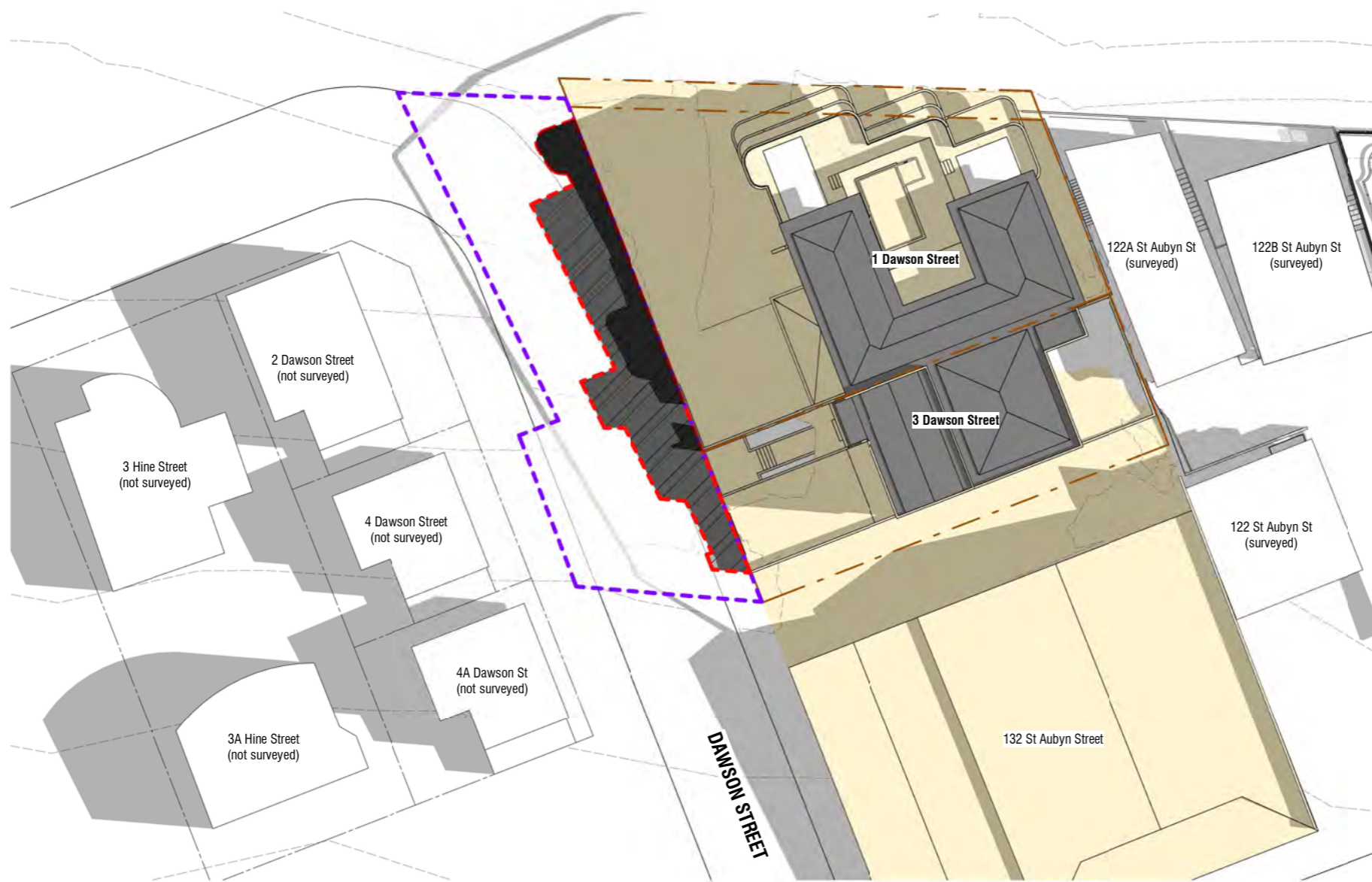
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SHADOW STUDY - DECEMBER
(Sunrise at 5.55am)

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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Dec 9am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.11 | rev 3 | drawing title Shadow Study - December 9.00am | print date 28/07/21 01:28 PM |
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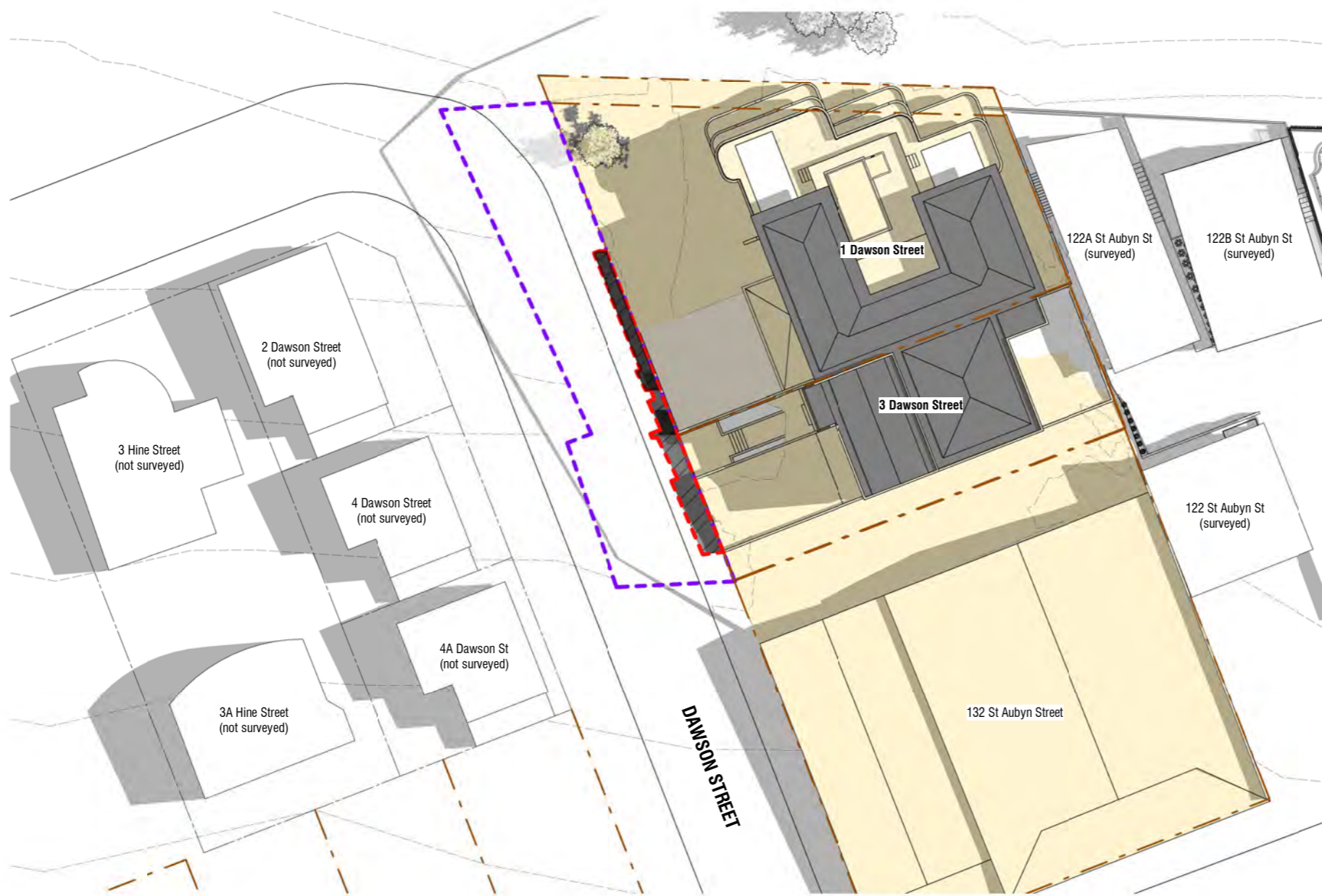
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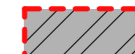

SHADOW STUDY - DECEMBER

(Sunrise at 5.55am)

21 DECEMBER - 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

Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Dec 10am

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.12 | rev 3 | drawing title Shadow Study - December 10.00am | print date 28/07/21 01:28 PM |
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MARCH

(Sunset at 7.30pm)

SUNSET SHADOW STUDY - 21 MARCH







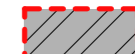

- **6.00PM**
- **7.00PM**



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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - March 6pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.13 | rev 3 | drawing title Shadow Study - March 6pm | print date 28/07/21 01:28 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

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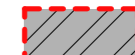

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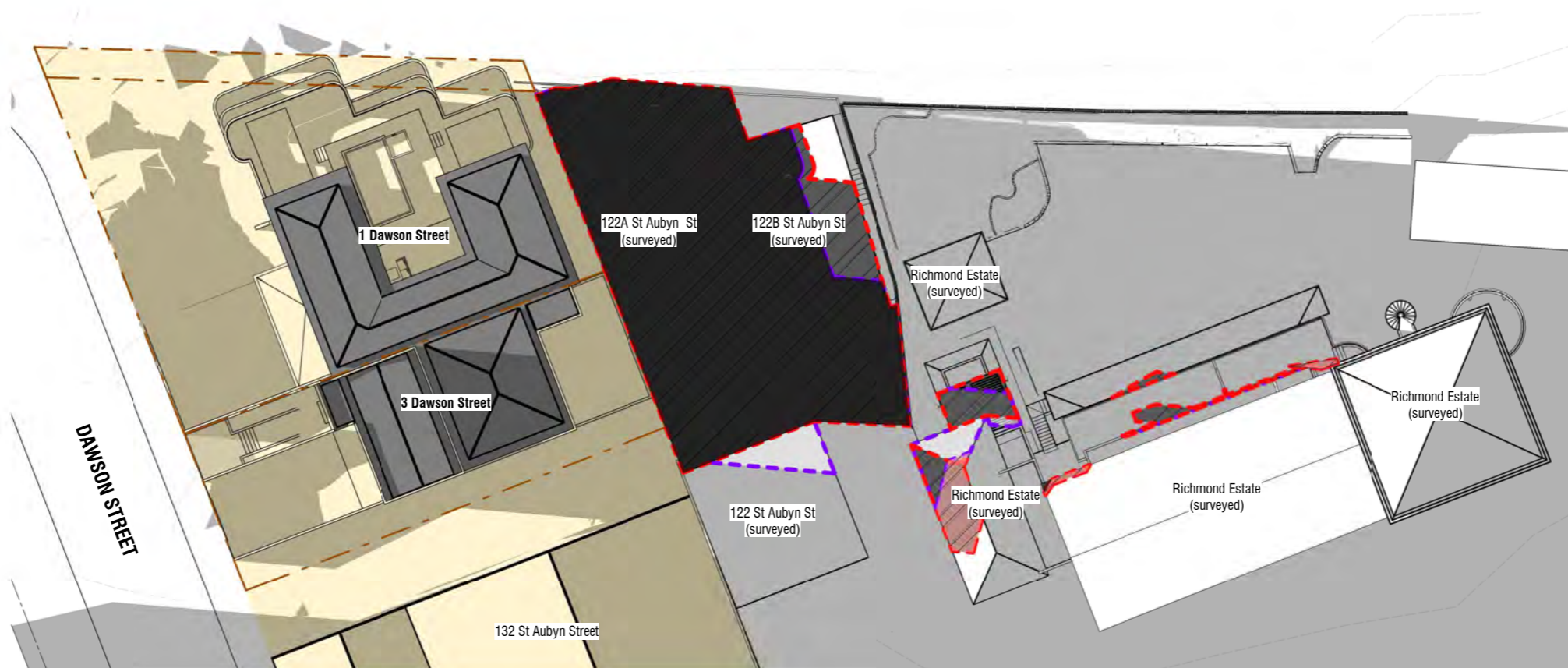


SHADOW STUDY - MARCH
(Sunset at 7.30pm)

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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - March 7pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.14 | rev 3 | drawing title Shadow Study - March 7pm | print date 28/07/21 01:28 PM |
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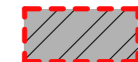

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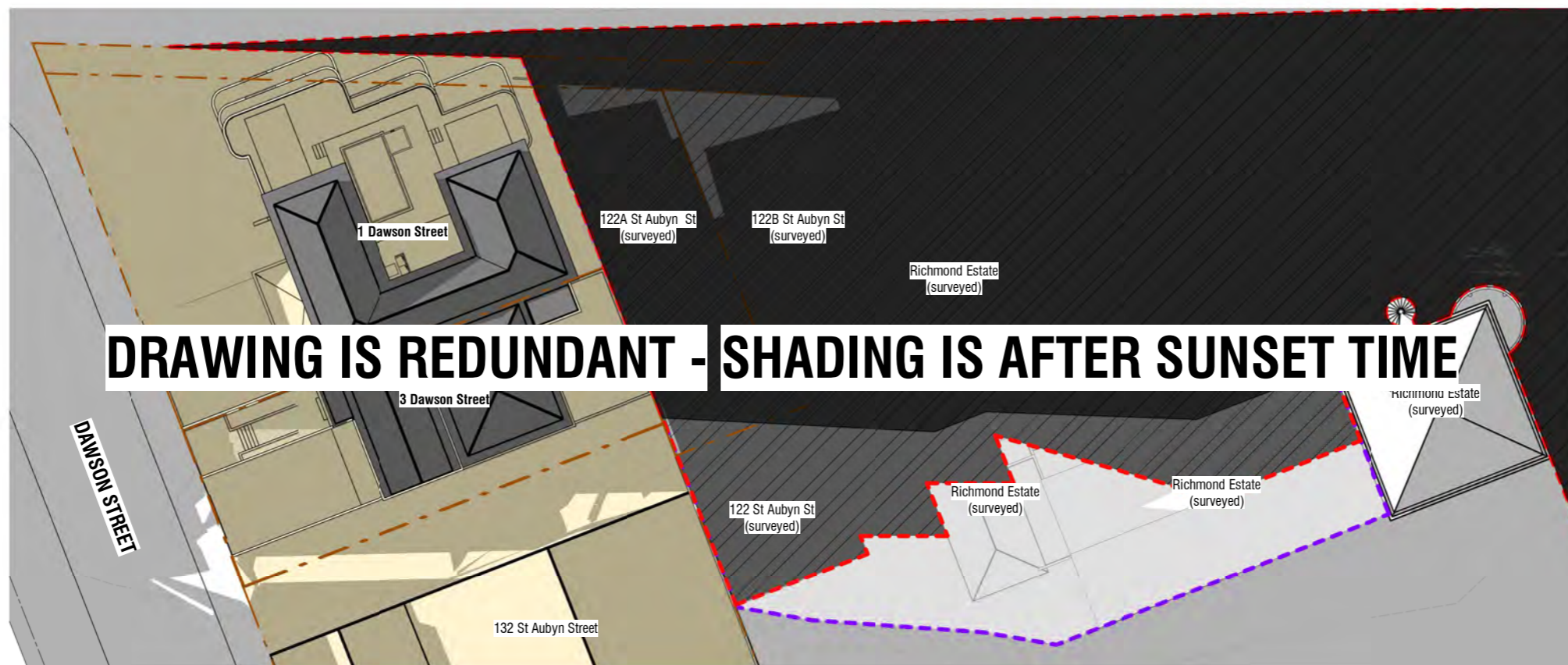


SHADOW STUDY - MARCH
(Sunset at 7.30pm)

21 MARCH - 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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - March 8pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.15 | rev 3 | drawing title Shadow Study - March 8pm | print date 28/07/21 01:29 PM |
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JUNE

(Sunset at 5.10pm)

SUNSET SHADOW STUDY - 21 JUNE

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







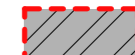



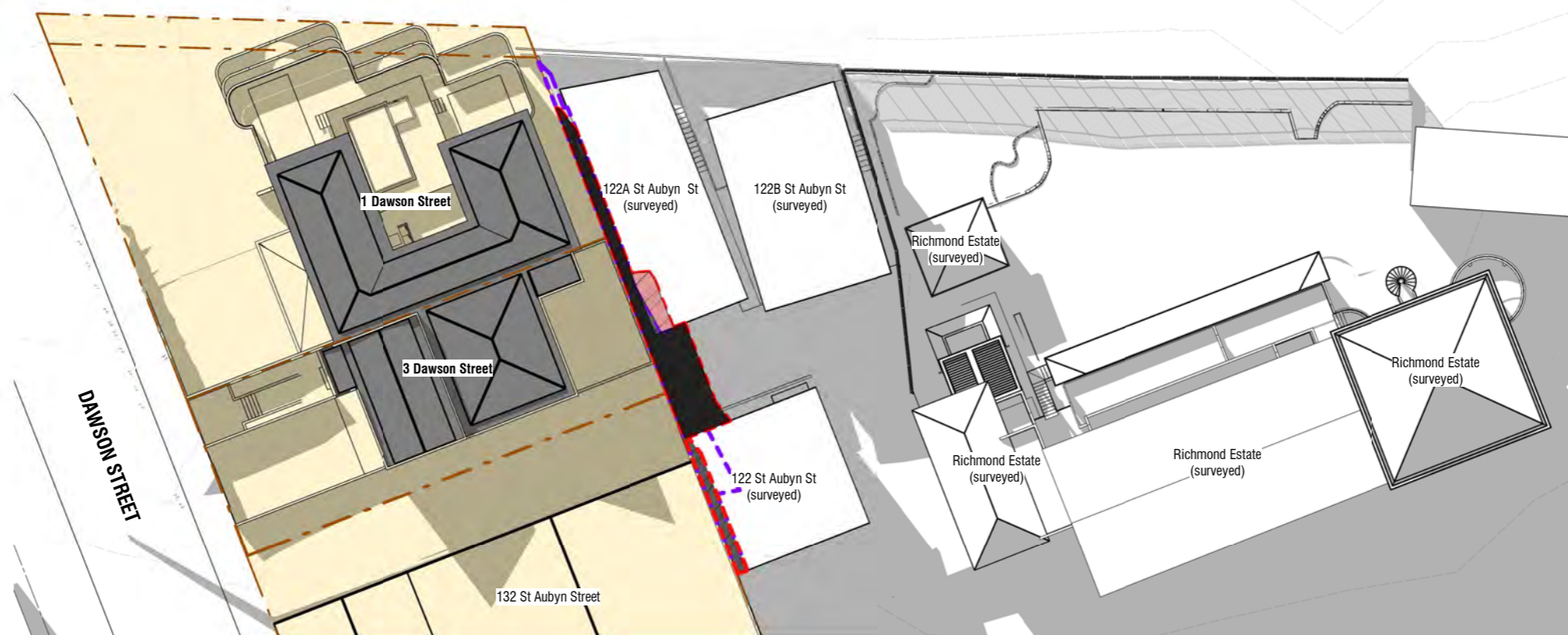
SHADOW STUDY - JUNE

(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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - June 3pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.16 | rev 2 | drawing title Shadow Study - June 3pm | print date 15/07/21 03:54 PM |
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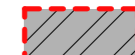



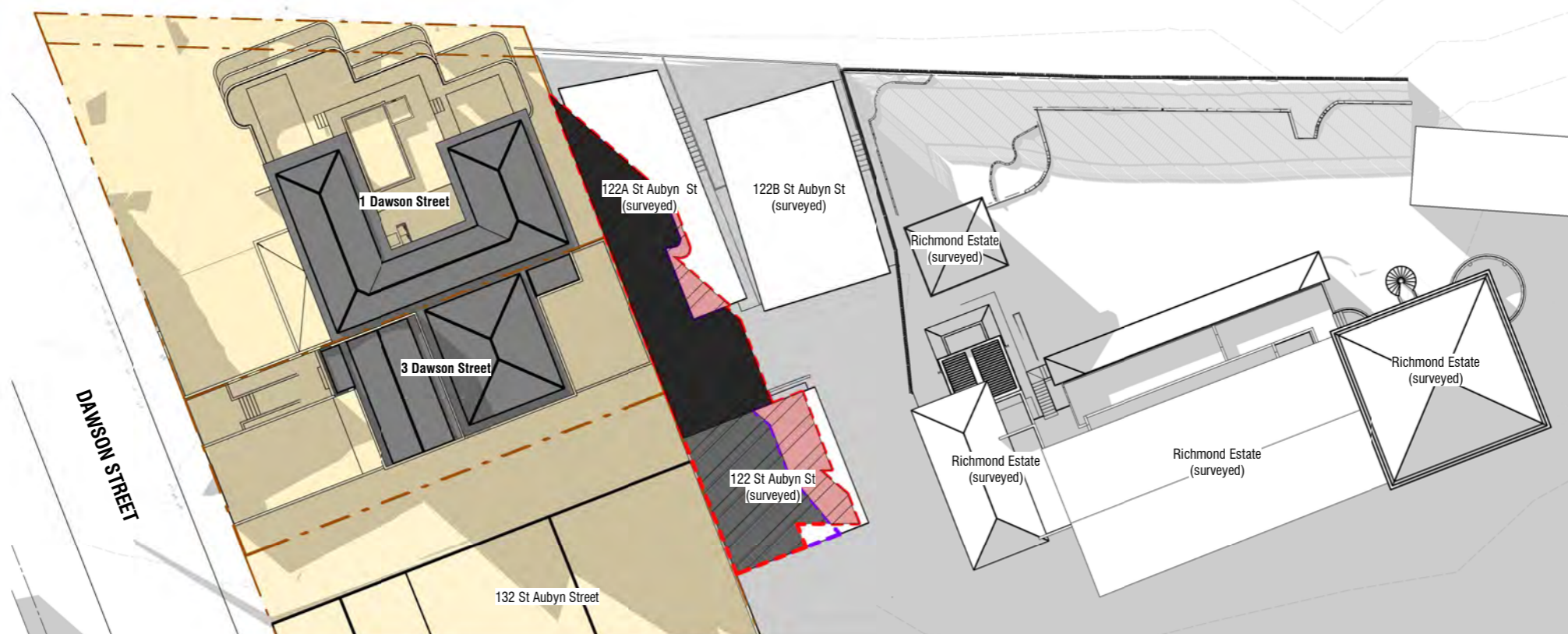
SHADOW STUDY - JUNE

(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



Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - June 4pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.17 | rev 2 | drawing title Shadow Study - June 4pm | print date 15/07/21 03:55 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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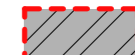



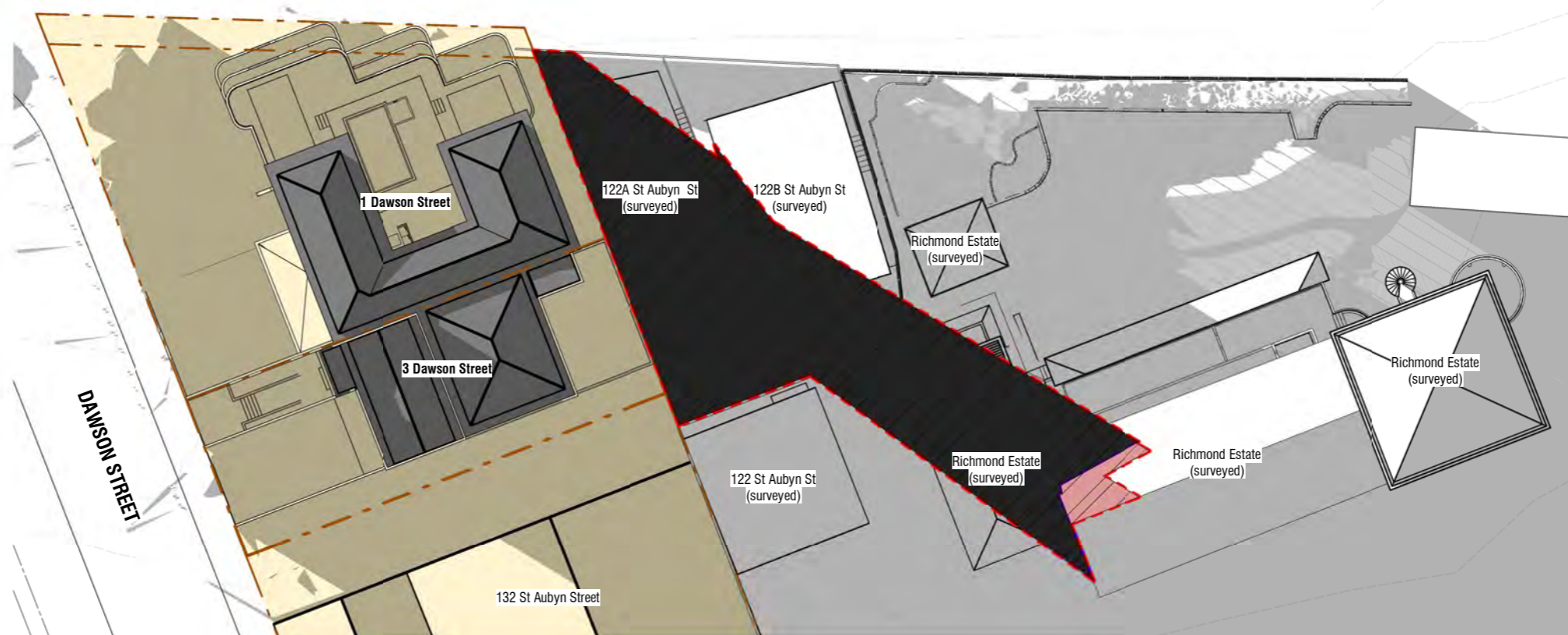
SHADOW STUDY - JUNE

(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



Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - June 5pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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| | | | | | |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.18 | rev 2 | drawing title Shadow Study - June 5pm | print date 15/07/21 03:55 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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SEPTEMBER

(Sunset at 6.20pm)

SUNSET SHADOW STUDY - 21 SEPTEMBER







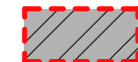

- **4.00PM**
- **5.00PM**
- **6.00PM**

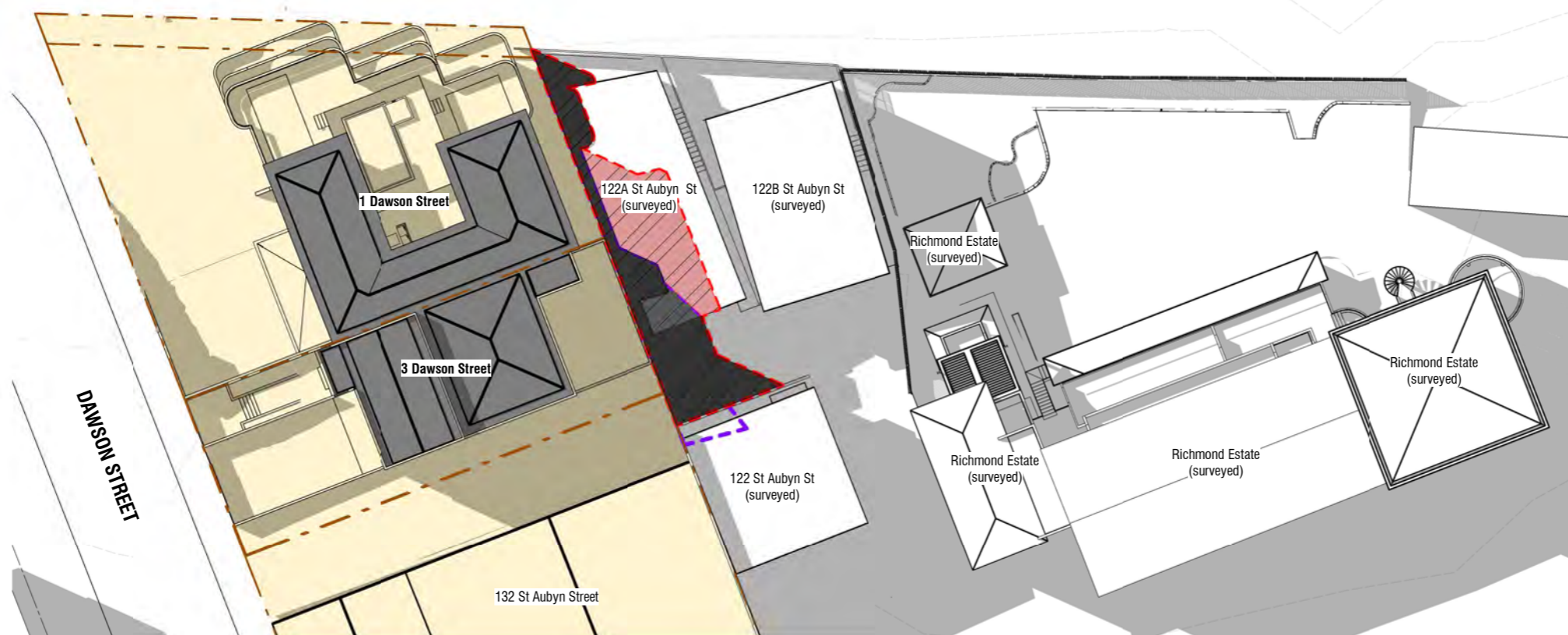


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sept 4pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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



| | | | | | |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.19 | rev 2 | drawing title Shadow Study - September 4pm | print date 15/07/21 03:55 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|







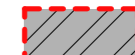

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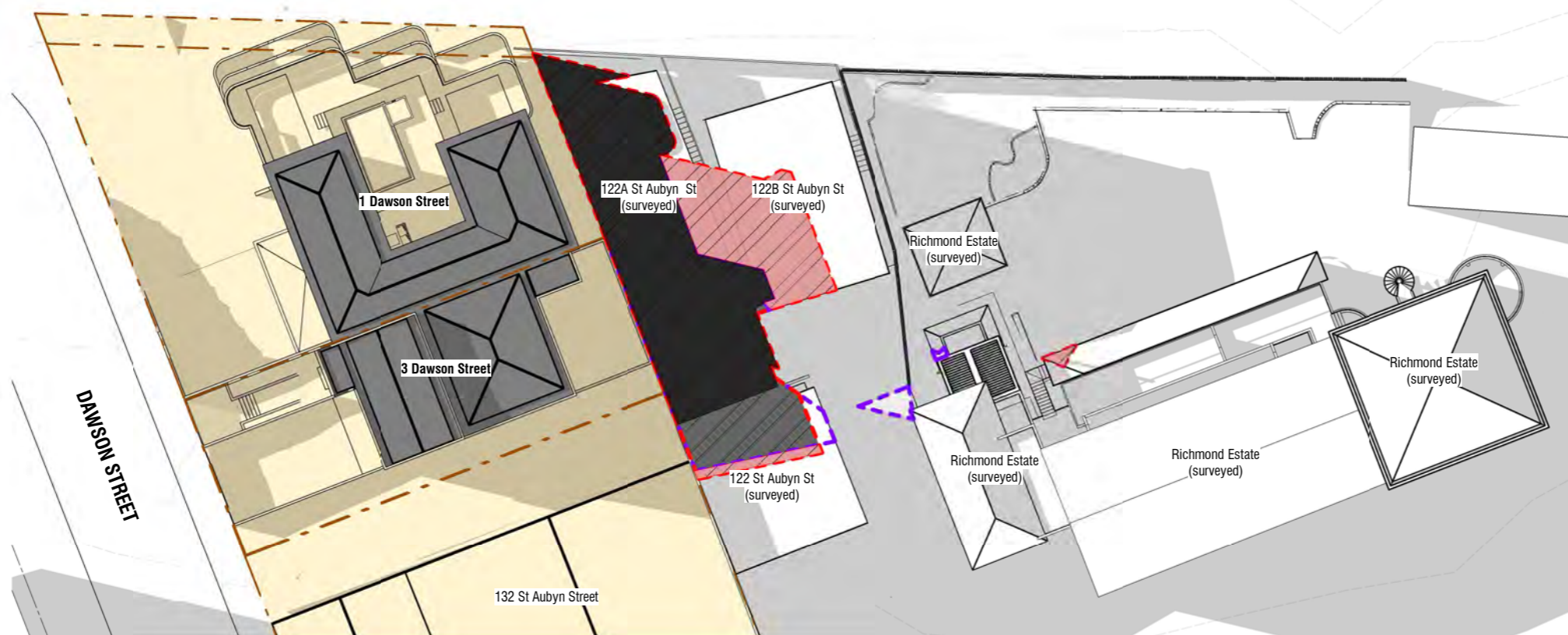


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sept 5pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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| | | | | | |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.20 | rev 2 | drawing title Shadow Study - September 5pm | print date 15/07/21 03:55 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

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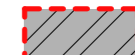



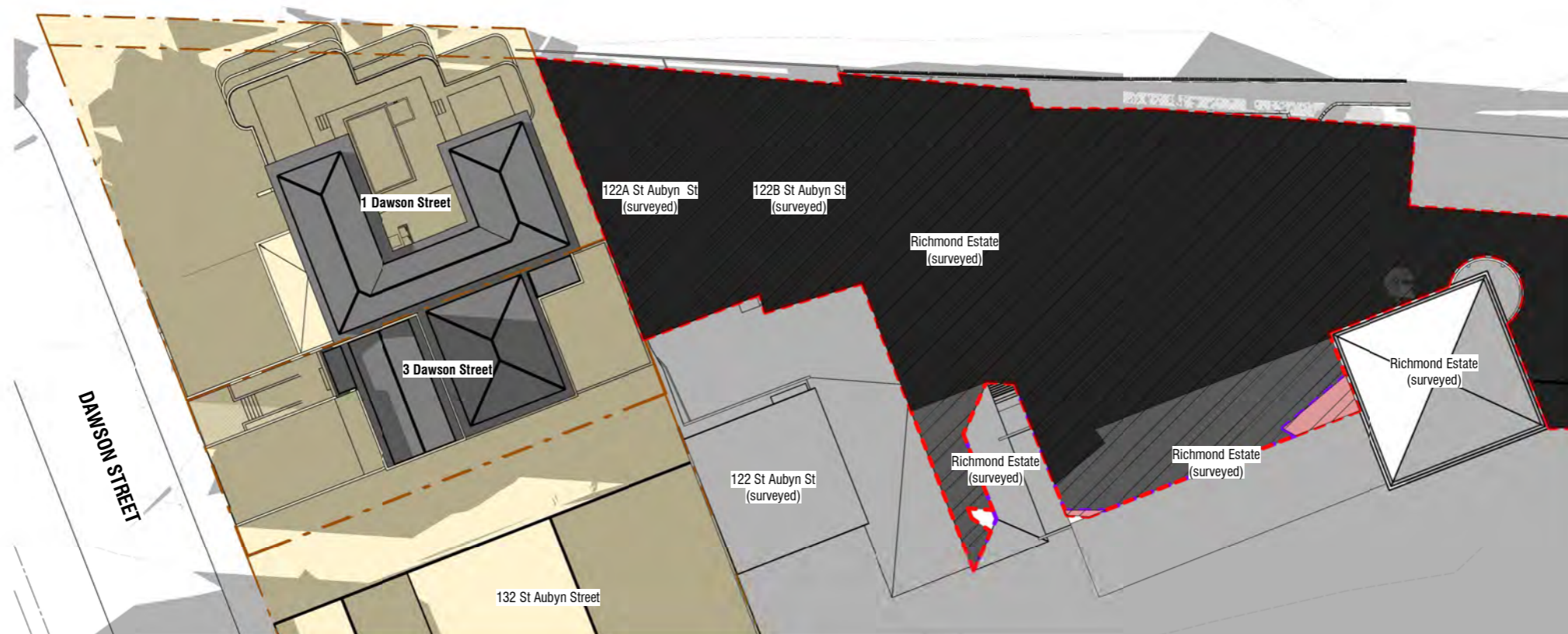
SHADOW STUDY - SEPTEMBER

(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



Surveyed buildings as noted. Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software. The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sept 6pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

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

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| | | | | | |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.21 | rev 2 | drawing title Shadow Study - September 6pm | print date 15/07/21 03:55 PM |
|------------------------|---------------------------------|------------------------------|-----------------|--|--|

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DECEMBER

(Sunset at 8.50pm)

SUNSET SHADOW STUDY - 21 DECEMBER







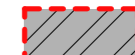

- **7.00PM**
- **8.00PM**

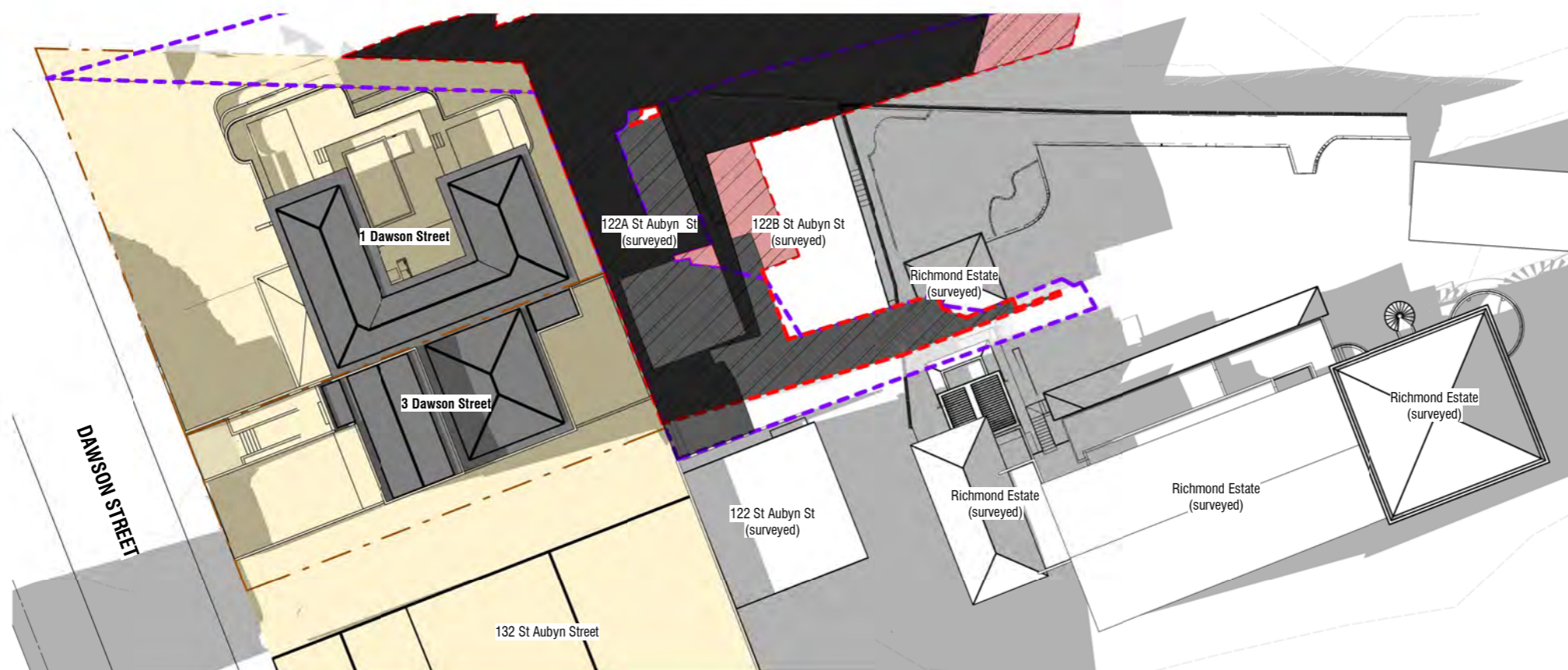


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sunset Dec 7pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.22 | rev 3 | drawing title Shadow Study - December 7pm | print date 28/07/21 01:29 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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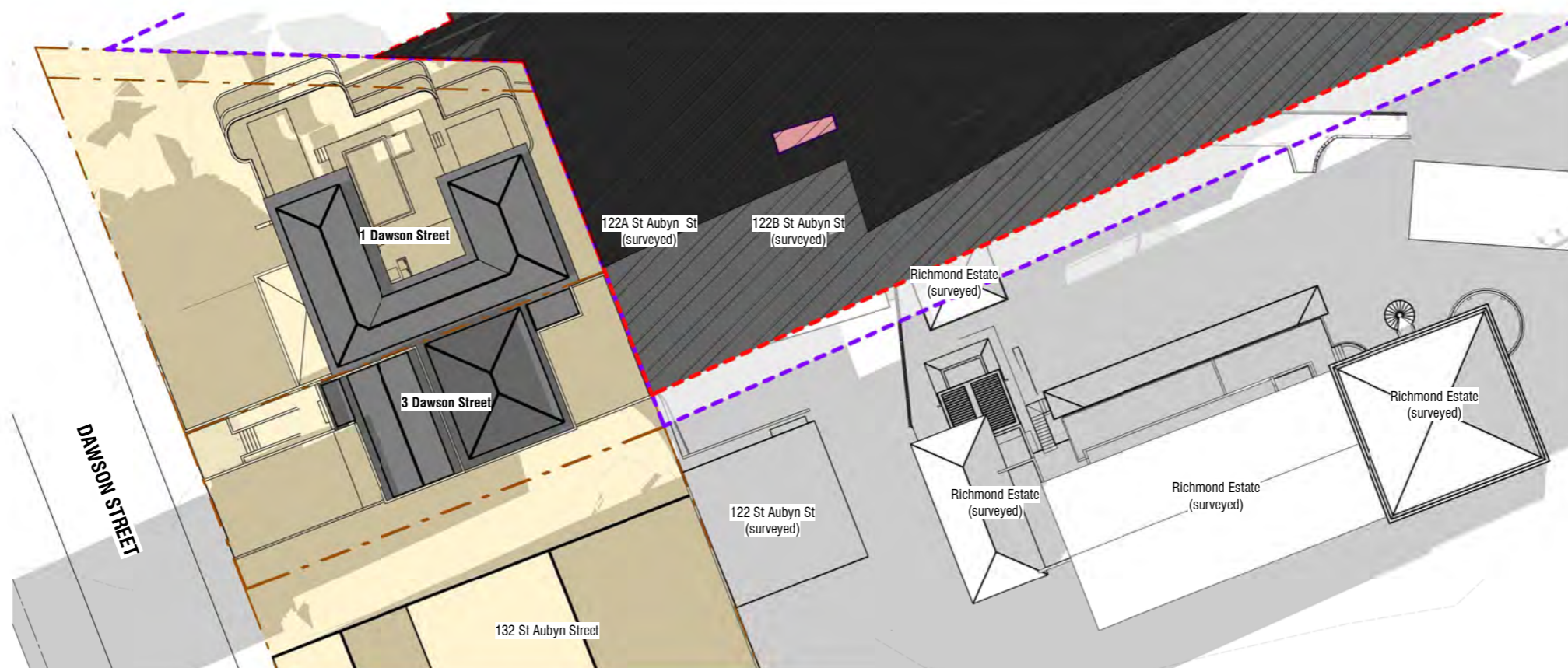
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SHADOW STUDY - DECEMBER

(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

Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sunset Dec 8pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.23 | rev 3 | drawing title Shadow Study - December 8pm | print date 28/07/21 01:29 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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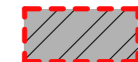

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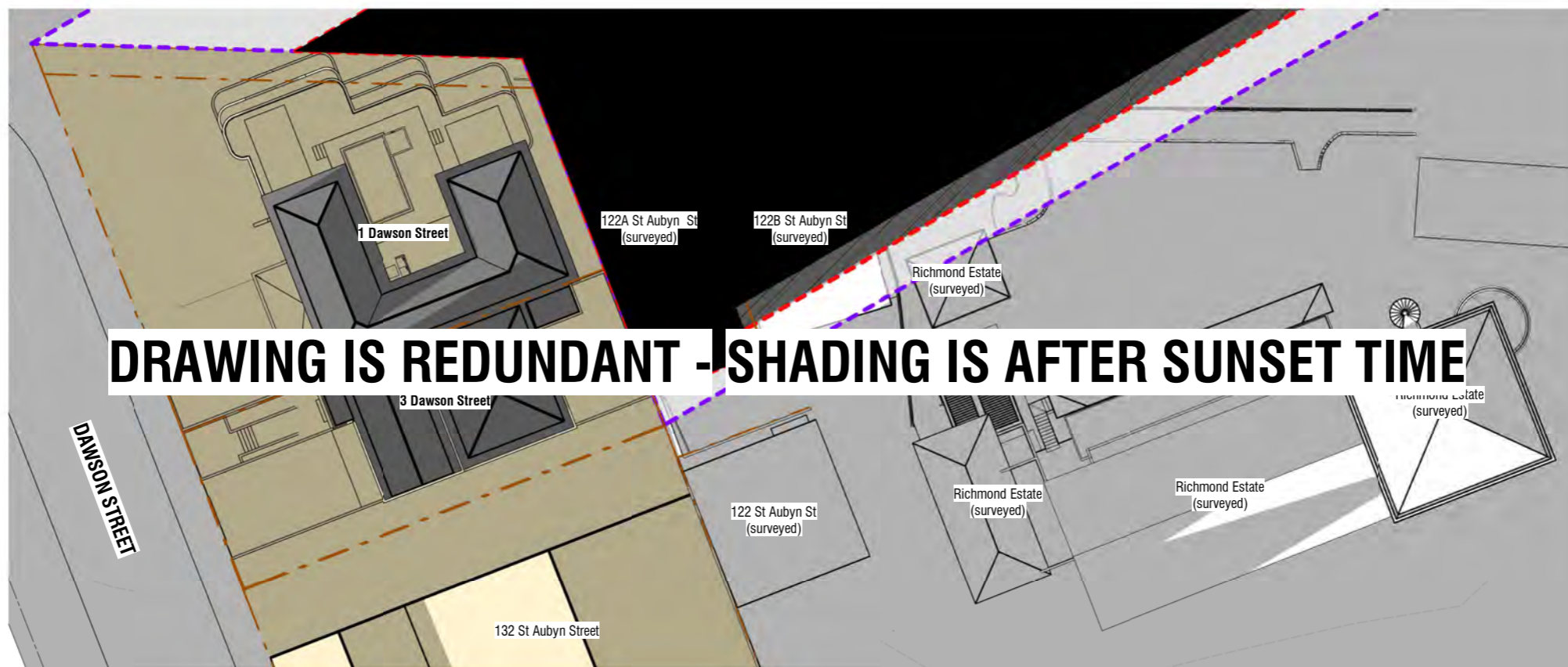


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

21 DECEMBER - 9.00PM

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



Surveyed buildings as noted.
Where buildings have not been surveyed, they have been modelled as near as practicable to provide a visible net-effect of shading.

Shadows are created using Revit 2022 Software.
The site is located using Revit's inbuilt data to 1 Dawson Street New Plymouth.

Shadow Study - Sunset Dec 9pm

Scale 1 : 500 (A3)

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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

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| | | | | | |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale As indicated | drawing no. SK4.24 | rev 3 | drawing title Shadow Study - December 9pm | print date 28/07/21 01:29 PM |
|------------------------|---------------------------------|------------------------------|-----------------|---|--|

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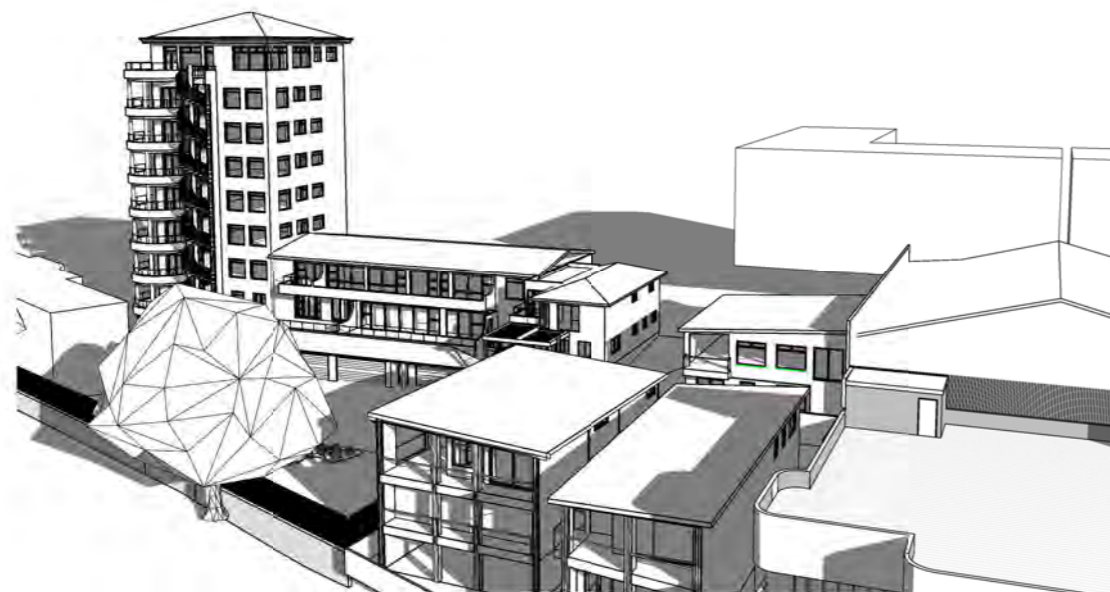
MARCH 21
6.00PM AND 6.30PM

SUNSET TIME: 7.34pm

NB: The following buildings have been fully surveyed and modelled by BTW limited.

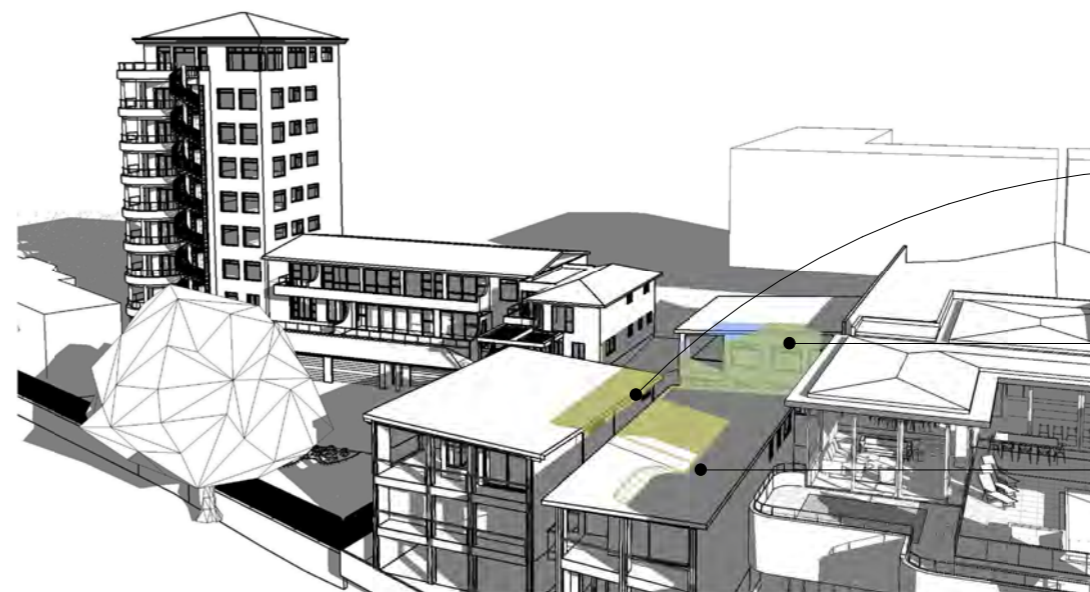
- 122 St Aubyn Street
- 122A St Aubyn Street
- 122B St Aubyn Street
- Richmond Estate Buildings

All other buildings are based on approximate data from NPDC GIS Viewer, and a broad level city survey of building heights by BTW.



Sunset Shading - March Existing 6.00pm

Scale (A3)



Sunset Shading - March Proposed 6.00pm

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.



Sunset Shading - March Existing 6.30pm

Scale (A3)



Sunset Shading - March Proposed 6.30pm




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.

Proposed Sunset Shading Key

-  Shadow of a Permitted Development
-  Overlap - Shadow of a Permitted Development AND Shadow of the Proposed Development
-  Additional shading created by shadow of the Proposed Development

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

job no. **6592** a3 scale **1 : 100**

drawing no. **SK5.01**

rev **3** drawing title **Sunset Shadow Studies - March**

print date **28/07/21 01:30 PM**

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JUNE 21
4.00PM AND 4.30PM

SUNSET TIME: 5.08pm

NB: The following buildings have been fully surveyed and modelled by BTW limited.

- 122 St Aubyn Street
- 122A St Aubyn Street
- 122B St Aubyn Street
- Richmond Estate Buildings

All other buildings are based on approximate data from NPDC GIS Viewer, and a broad level city survey of building heights by BTW.



Sunset Shading - June Existing 4.00pm

Scale (A3)



Sunset Shading - June Proposed 4.00pm

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.



Sunset Shading - June Existing 4.30pm

Scale (A3)






Sunset Shading - June Proposed 4.30pm

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.

Proposed Sunset Shading Key

-  Shadow of a Permitted Development
-  Overlap - Shadow of a Permitted Development AND Shadow of the Proposed Development
-  Additional shading created by shadow of the Proposed Development

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

| | | | | | |
|---------|----------|-------------|-----|------------------------------|-------------------|
| job no. | a3 scale | drawing no. | rev | drawing title | print date |
| 6592 | 1 : 100 | SK5.02 | 2 | Sunset Shadow Studies - June | 14/07/21 02:43 PM |

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RESOURCE CONSENT
JULY | 2021

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SEPTEMBER 21
5.30PM AND 6.00PM

SUNSET TIME: 6.19pm

NB: The following buildings have been fully surveyed and modelled by BTW limited.

- 122 St Aubyn Street
- 122A St Aubyn Street
- 122B St Aubyn Street
- Richmond Estate Buildings

All other buildings are based on approximate data from NPDC GIS Viewer, and a broad level city survey of building heights by BTW.



Sunset Shading - September Existing 5.30pm

Scale (A3)



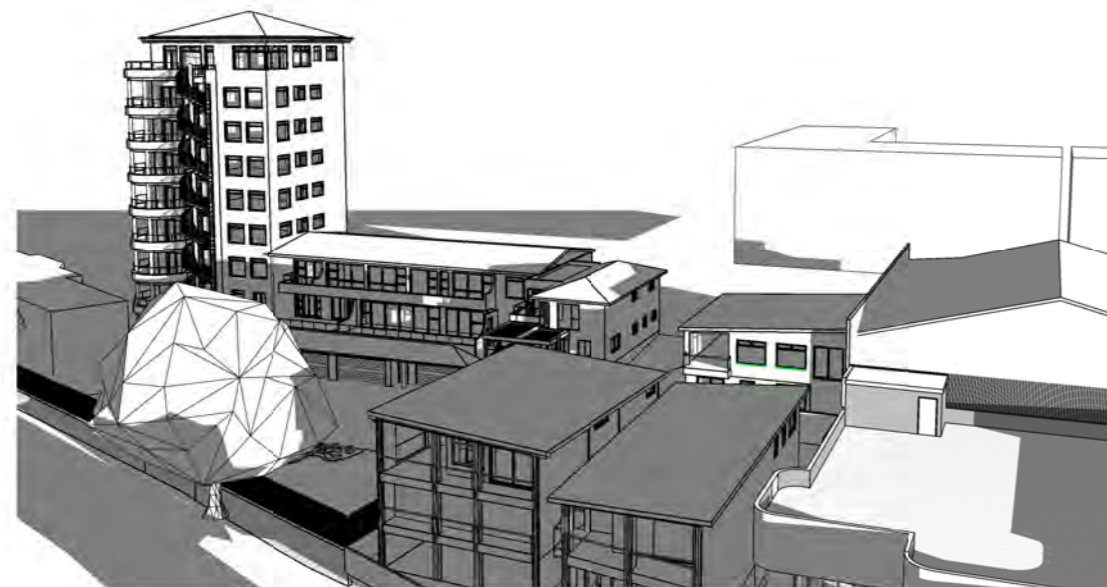
Sunset Shading - September Proposed 5.30pm

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.

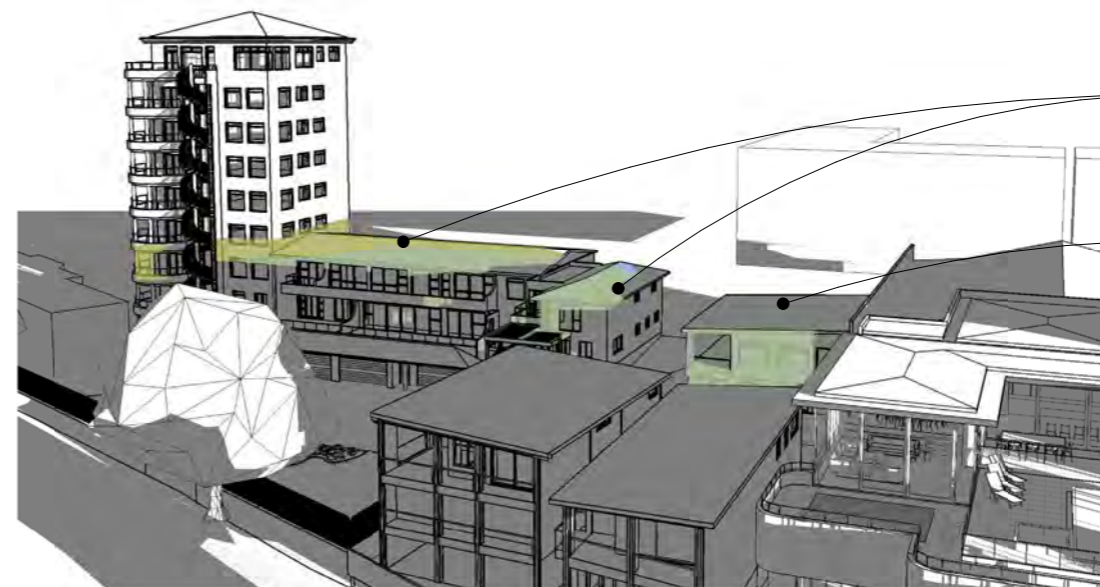
122B St Aubyn Street
Additional shading to Western elevation and roof top in September. Approx. 1.25 hours of the day affected by additional shading.

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.



Sunset Shading - September Existing 6.00pm

Scale (A3)






Sunset Shading - September Proposed 6.00pm

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.

Proposed Sunset Shading Key

-  Shadow of a Permitted Development
-  Overlap - Shadow of a Permitted Development AND Shadow of the Proposed Development
-  Additional shading created by shadow of the Proposed Development

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |

| | | | | | |
|------------------------|----------------------------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale 1 : 100 | drawing no. SK5.03 | rev 2 | drawing title Sunset Shadow Studies - September | print date 14/07/21 02:43 PM |
|------------------------|----------------------------|------------------------------|-----------------|---|--|

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JULY | 2021

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DECEMBER 21
7.00PM AND 7.30PM

SUNSET TIME: 8.49pm

NB: The following buildings have been fully surveyed and modelled by BTW limited.

- 122 St Aubyn Street
- 122A St Aubyn Street
- 122B St Aubyn Street
- Richmond Estate Buildings

All other buildings are based on approximate data from NPDC GIS Viewer, and a broad level city survey of building heights by BTW.



Sunset Shading - December Existing 7.00pm

Scale (A3)



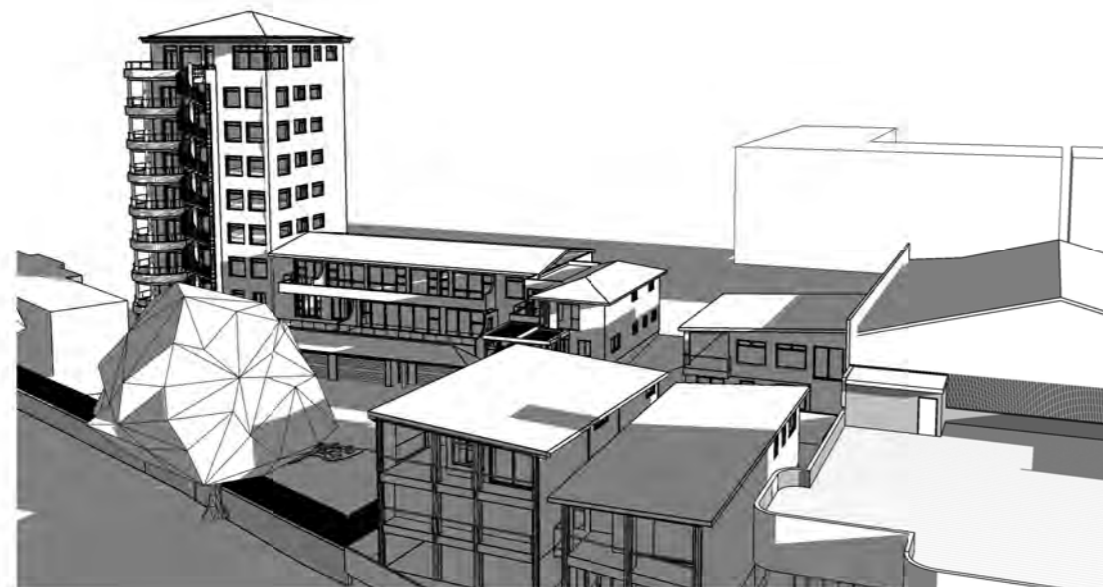
Sunset Shading - December Proposed 7pm

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.

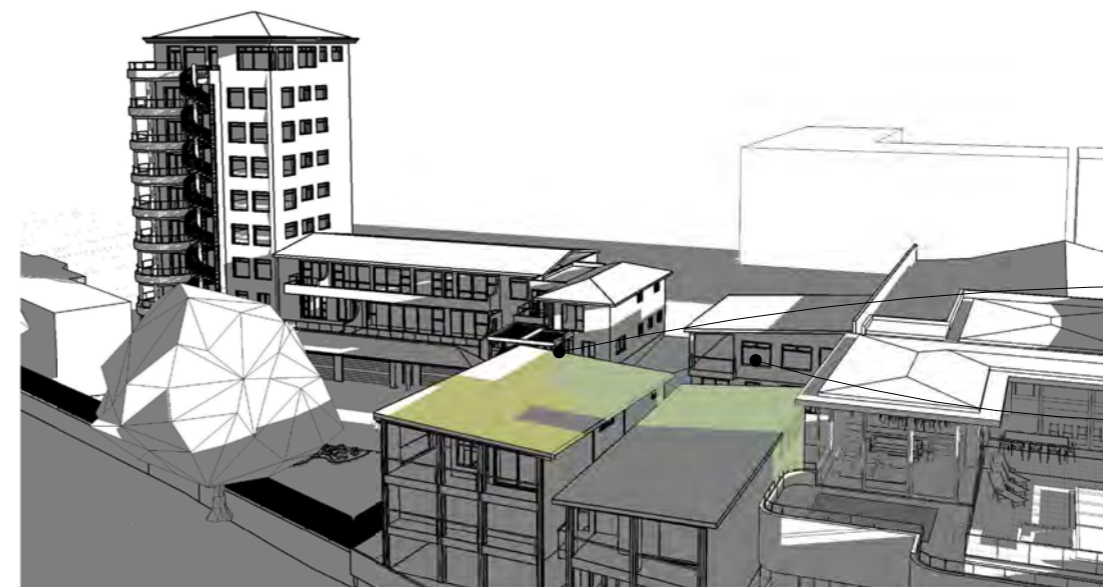
122 St Aubyn Street
No additional shading to this property in December

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.



Sunset Shading - December Existing 7.30pm

Scale (A3)






Sunset Shading - December Proposed 7.30pm

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.

Proposed Sunset Shading Key

-  Shadow of a Permitted Development
-  Overlap - Shadow of a Permitted Development AND Shadow of the Proposed Development
-  Additional shading created by shadow of the Proposed Development

| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

job no. **6592** a3 scale **1 : 100**

drawing no. **SK5.04**

rev **3** drawing title **Sunset Shadow Studies - December**

print date **28/07/21 01:30 PM**

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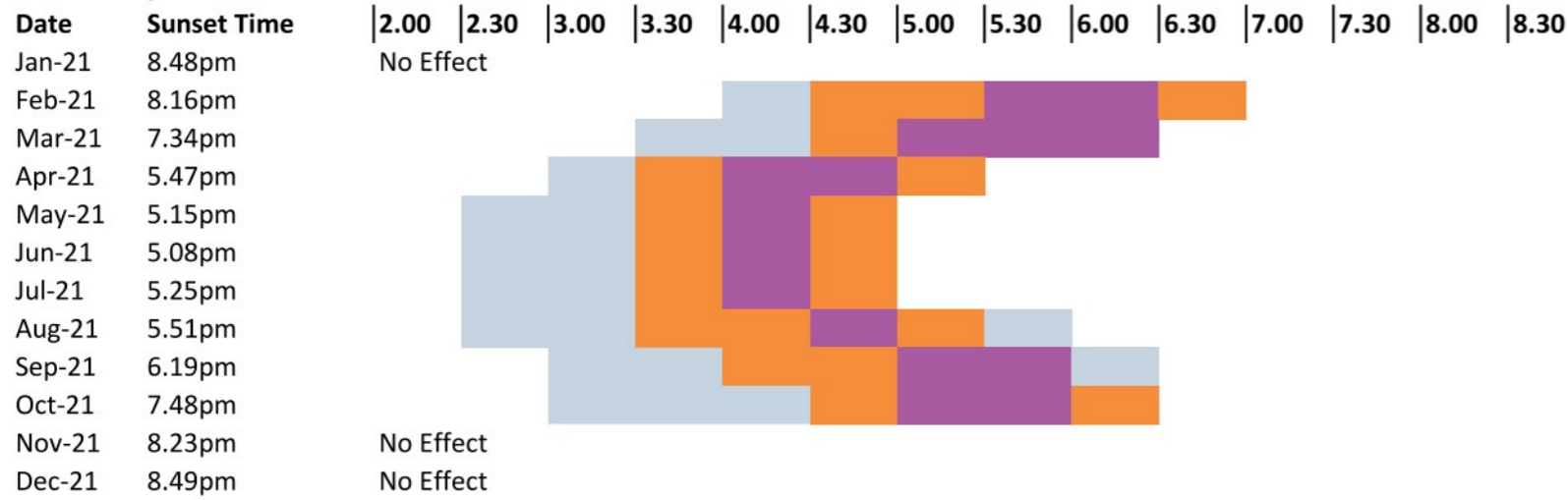
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Analysis of Additional Shading by Proposed and Permitted Developments - 122 St Aubyn Street

Proposed Development Shading

122 St Aubyn Street



Proposed Design - Description of Shading Effects

122 St Aubyn Street is located to the South-East of the existing building at 1 Dawson Street, and is already subject to shading effects from the existing building.

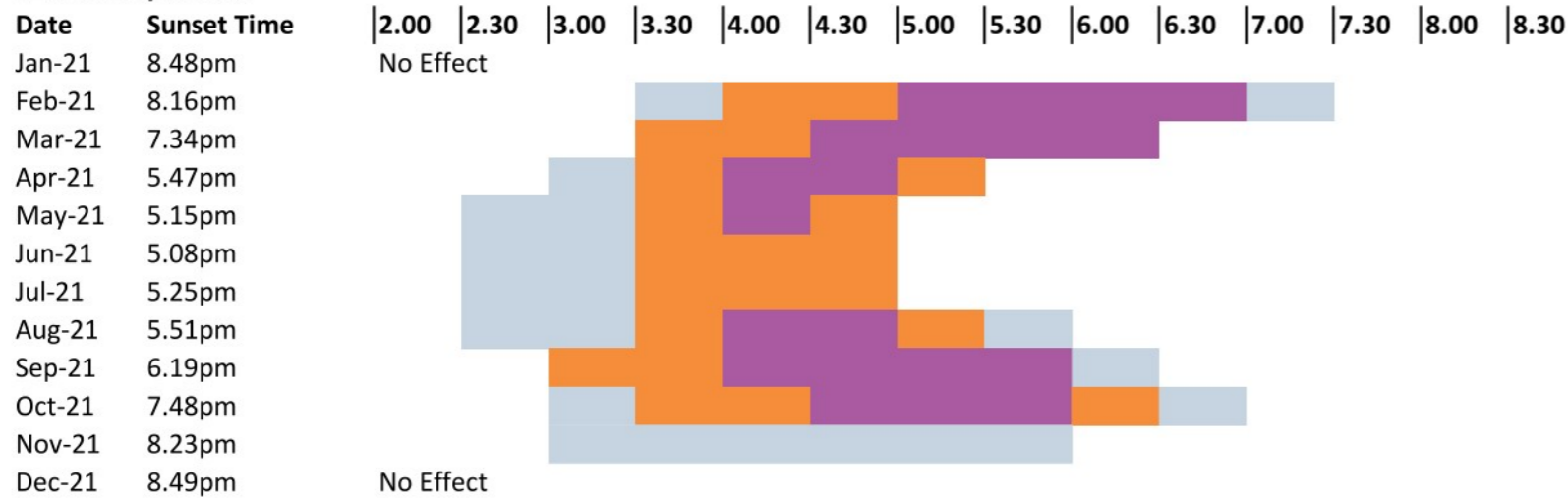
The proposed development will have additional shading affects to the Northern walls of the building from February until October.

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 (November through to January).

Permitted Development Shading

122 St Aubyn Street

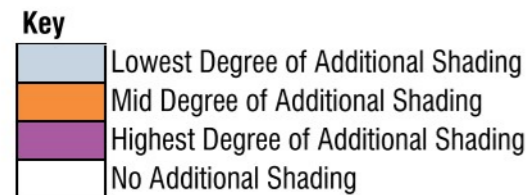


Permitted Baseline - Description of Shading Effects

The creation of a permitted baseline development would also have additional shading effects on 122 St Aubyn Street.

In many months of the year (February, March, August, September, October and November) the shading effects of a permitted development would be greater than that of the proposed. There would be low degrees of additional shading in November, when the proposed development would have no effect.

In June and July between 4pm and 4.30pm, the shading effects of a permitted development would be less than that of the proposed development.



| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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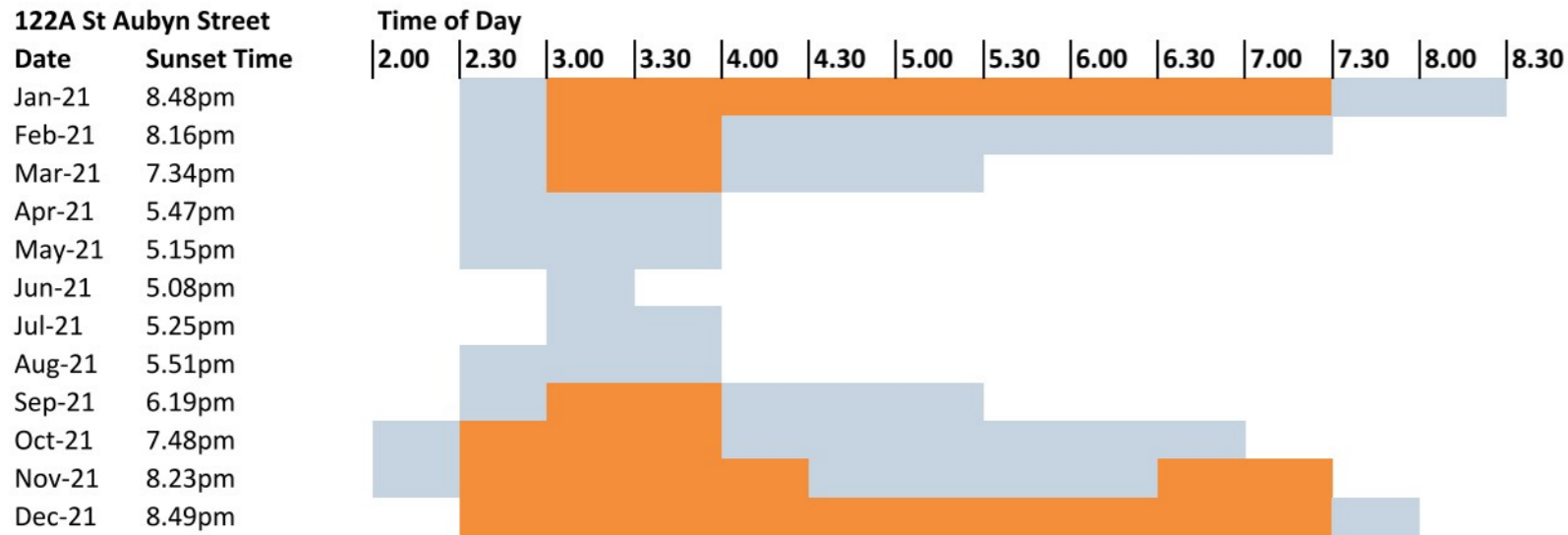
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|------------------------|----------|------------------------------|-----------------|--|--|
| job no. 6592 | a3 scale | drawing no. SK5.05 | rev 3 | drawing title Shading Effect Summary - 122 | print date 28/07/21 12:44 PM |
|------------------------|----------|------------------------------|-----------------|--|--|

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Analysis of Additional Shading by Proposed and Permitted Developments - 122A St Aubyn Street

Proposed Development Shading



Proposed Design - 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.

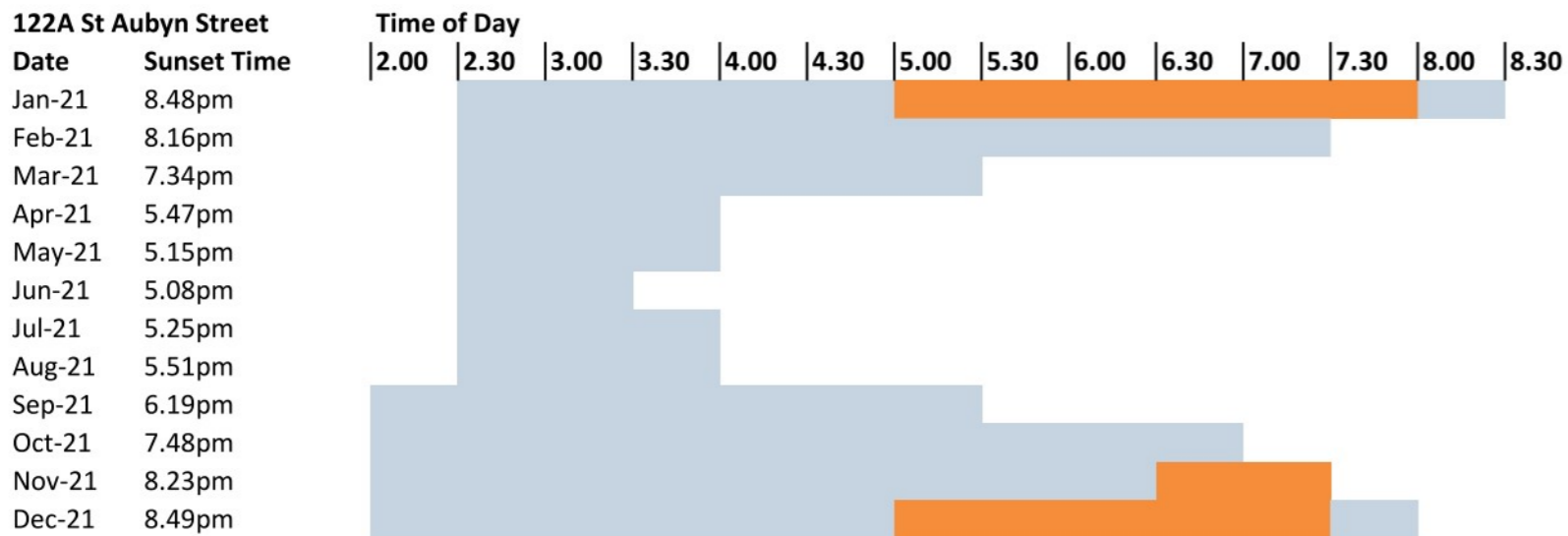
The proposed development will affect the Western wall and Roof Top of 122A St Aubyn Street during each month of the year. The additional shading affects will typically be a widening of the existing shading.

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.

Permitted Development Shading



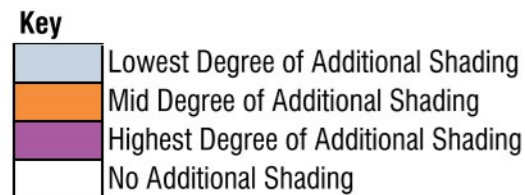
Permitted Baseline - Description of Shading Effects

The creation of a permitted baseline development would also have additional shading effects on 122A St Aubyn Street.

In many months of the year (January, February, March, June, July, September, October, November, December) the shading effects of a permitted development would be less shading, or in effect for a shorter amount of time than that of the proposed.

In June and July, the shading effects of a permitted development would be in effect for longer than that of the proposed.

In other months the shading effects would be the same.



| Rev | Date | Description |
|-----|------------|-------------|
| 1 | 29.03.2021 | RC RFI |
| 2 | 01.07.2021 | RC RFI |
| 3 | 28.07.2021 | RC RFI |

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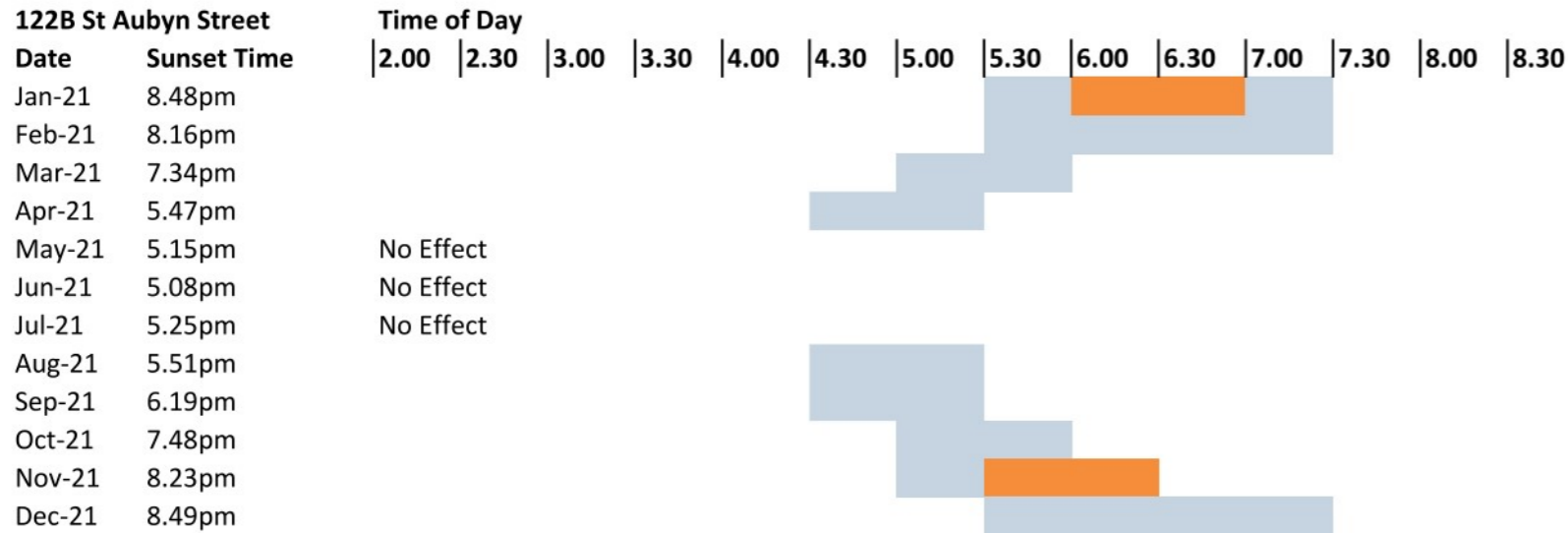
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| job no. 6592 | a3 scale | drawing no. SK5.06 | rev 3 | drawing title Shading Effect Summaries - 122A | print date 28/07/21 12:44 PM |
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Analysis of Additional Shading by Proposed and Permitted Developments - 122B St Aubyn Street

Proposed Development Shading



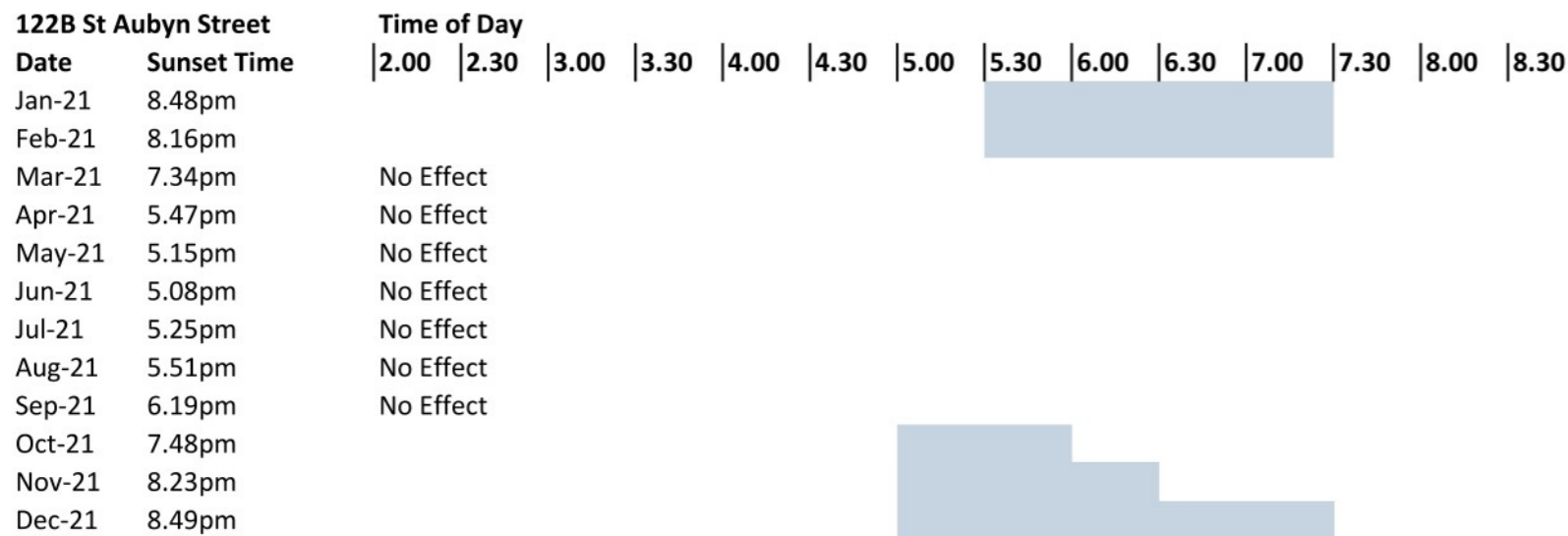
Proposed Design - Description of Shading Effects

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.

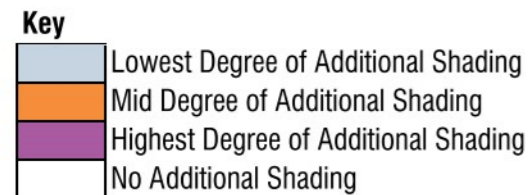
Permitted Development Shading



Permitted Baseline - Description of Shading Effects

The creation of a permitted baseline development would also have additional shading effects on 122B St Aubyn Street.

In many months of the year (January, March, April, August, September, November) the shading effects of a permitted development would be less than that of the proposed. In other months the shading effects would be the same.



| Rev | Date | Description |
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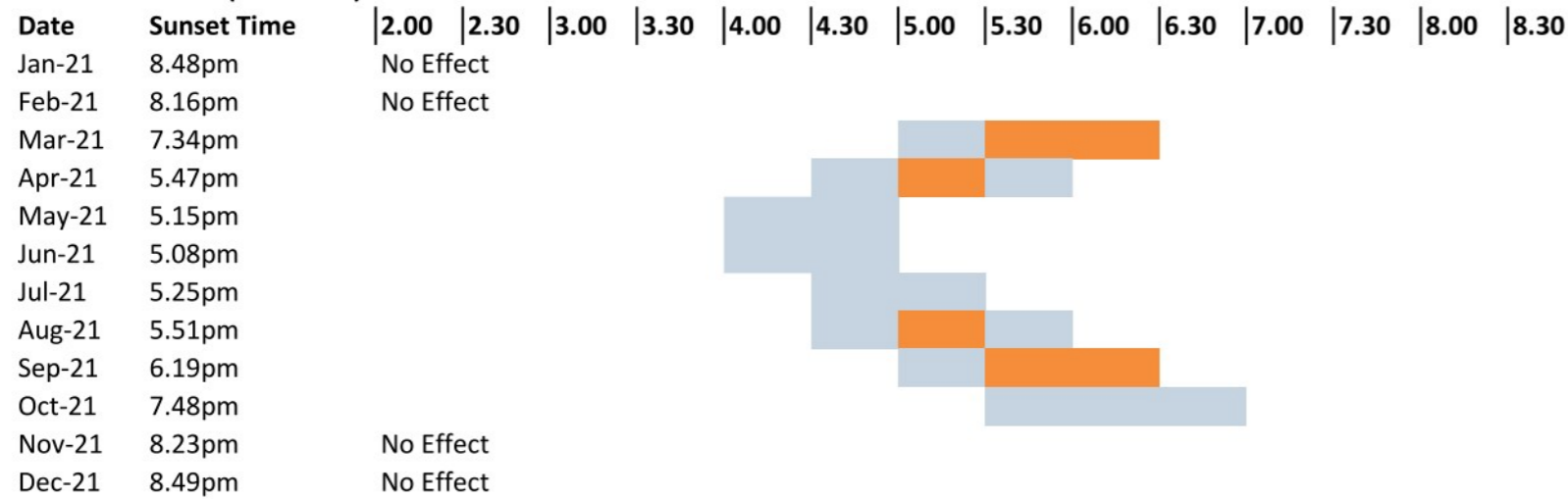
| | | | | | |
|------------------------|----------|------------------------------|-----------------|---|--|
| job no. 6592 | a3 scale | drawing no. SK5.07 | rev 1 | drawing title Shading Effect Summaries - 122B | print date 28/07/21 12:44 PM |
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Analysis of Additional Shading by Proposed and Permitted Developments - Richmond Estate Apartments

Proposed Development Shading

Richmond Estate (Collective)



Proposed Design - Description of Shading Effects

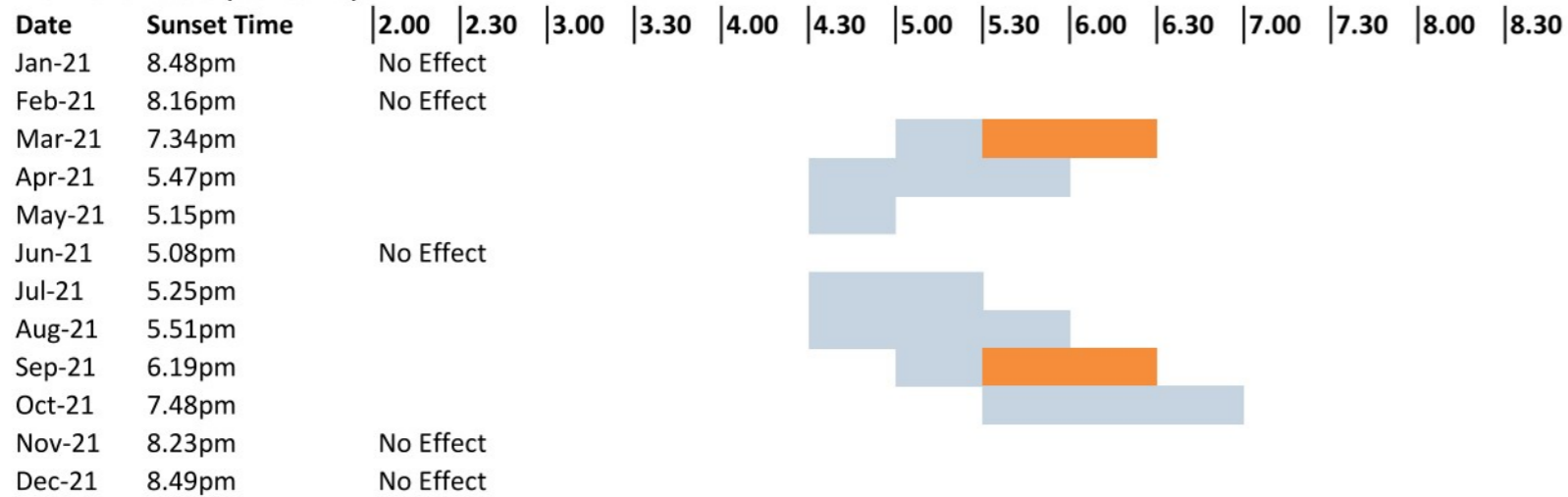
The Richmond Estate apartments are approximately 50m to the South-East of the existing building at 1 Dawson Street, and are already subject to shading effects in the afternoon in the winter months of the year.

The proposed development will have additional shading affects to the Northern and Western walls of these buildings during March-October. The largest impact will be effected in the autumn and spring equinox months - March and September.

There will be no additional shading affect to the Richmond Estate from the proposed development during the late autumn and summer months (November-February).

Permitted Development Shading

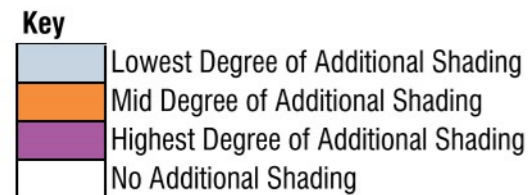
Richmond Estate (Collective)



Permitted Baseline - Description of Shading Effects

The creation of a permitted baseline development would also have additional shading effects on the Richmond Estate Apartments.

In many months of the year (April, May, June, August) the shading effects of a permitted development would be less than that of the proposed. In other months the shading effects would be the same.



| Rev | Date | Description |
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| 1 | 28.07.2021 | RC RFI |

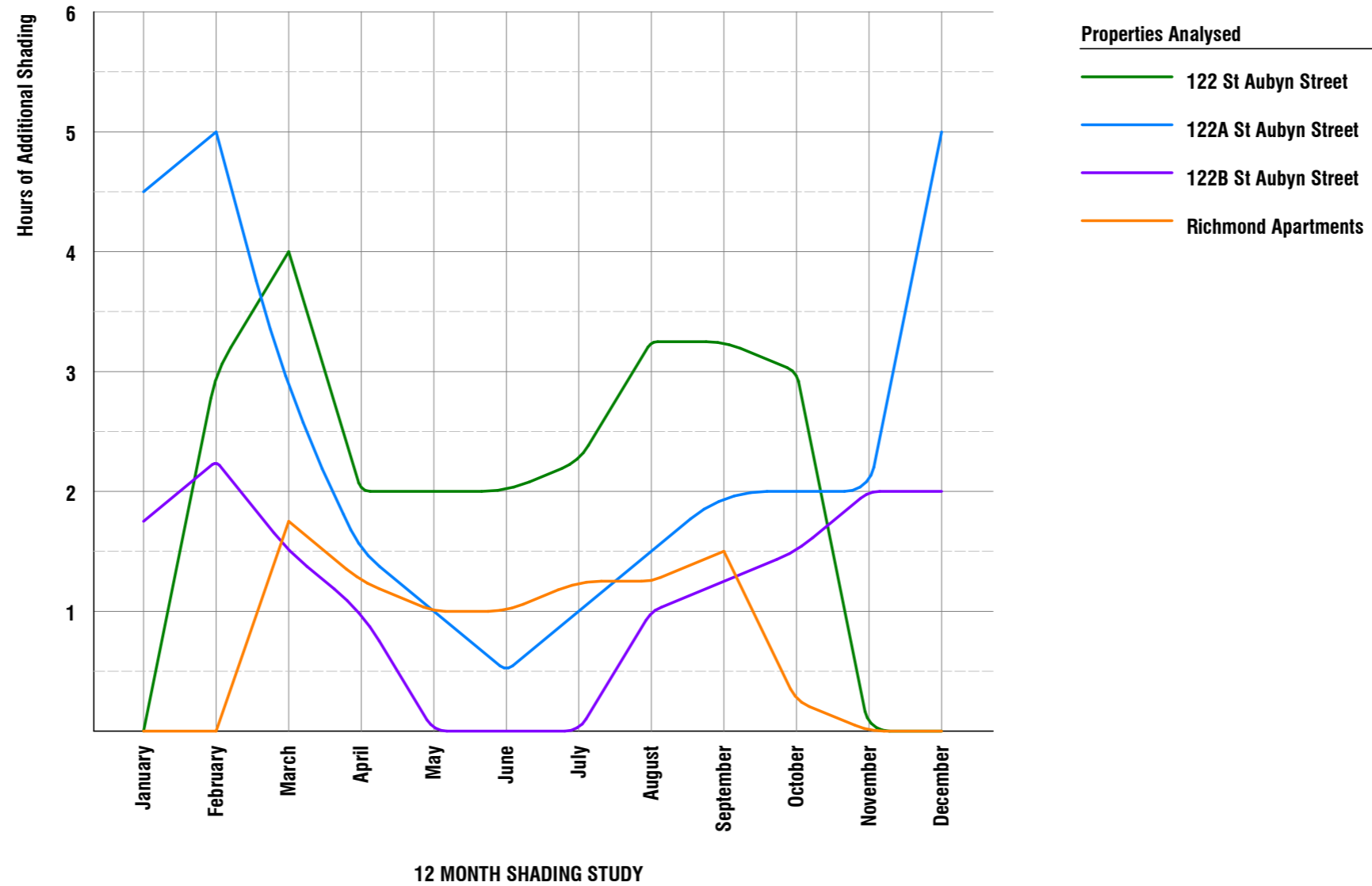
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| job no. 6592 | a3 scale | drawing no. SK5.08 | rev 1 | drawing title Shading Effect Summaries - Richmond | print date 28/07/21 12:44 PM |
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Analysis of Additional Shading created by Proposed Development, compared against Existing Shading



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| job no. | a3 scale | drawing no. | rev | drawing title | print date |
|---------|----------|-------------|-----|-------------------------------|-------------------|
| 6592 | | SK5.10 | 1 | Sunset Shadow Studies - Graph | 14/07/21 04:17 PM |

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