

RESOURCE CONSENT APPLICATION AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

Apartment Addition - 1-3 Dawson
Street

for Regina Properties Limited

Rev 1 - 12/02/2021

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Reviewed

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1 INTRODUCTION

1.1 Purpose

The purpose of this application is to seek land use resource consent to establish an apartment addition to the existing building, at 1-3 Dawson Street, New Plymouth. Application forms are included in Appendix A.

An application for a different design for this proposal was lodged in January 2020. The application raised concern for some neighbours and as a result the applicant has redesigned the proposal to address as many of the issues raised as possible, which has also included the purchase of the neighbouring site at 3 Dawson Street to allow the apartment extension to be stepped back away from the coast and the east. The first (original) application is withdrawn.

1.2 Application Details

The application site covers three land parcels with part of the existing building extending into New Plymouth District Council owned land (i.e. Lot 2 DP 19148) via an air space easement.

Applicant:	Regina Properties Limited (Directors: Peter and Rosemary Tennent)	
Land Location:	1 - 3 Dawson Street, New Plymouth	1 Dawson Street / Regina Place
Legal Description:	Lot 1 DP 19148 and Lot 1 DP 10510	Lot 2 DP 19148
Record of Title:	TNK3/78 and TNC3/590	TNK3/79
Land Owners:	Regina Properties Limited	New Plymouth District Council
Site Area:	932 m ² and 546 m ² = 1478 m ²	105 m ²
Consent Sought:	Land Use Consent	
<u>Operative District Plan</u>		
Map:	C24a and C24b	C24a and C24b
Environment Area:	Business B	Business B
Special Notations:	Section 3 – Cameron Street Viewshaft Section 3 – Marsland Hill Viewshaft	Section 3 – Cameron Street Viewshaft Section 3 – Marsland Hill Viewshaft Coastal Hazard Area
<u>Proposed District Plan</u>		
Zone:	Mixed Use	Mixed Use
Special Notations:	Notable Tree Group Site ID 357 Section 2 – Cameron Street Viewshaft Section 4 – Pūkākā / Marsland Hill Viewshaft Coastal Environment	Notable Tree Group Site ID 357 Section 2 – Cameron Street Viewshaft Section 4 – Pūkākā / Marsland Hill Viewshaft Coastal Environment Coastal Erosion Hazard Area

1.3 Resource Consents Required

The following provides a summary of the Operative and Proposed New Plymouth District Plan (ODP and PDP respectively) rules that the proposal does not comply with. A full analysis of the proposal against the relevant rules of the ODP is included in Appendix B noting that there are no rules of the PDP with immediate legal effect that are relevant to the proposal.

1.3.1 *Operative District Plan*

Rule	Standard and breach	Activity Status
Bus13	Maximum building height of 10 m in the Business B Environment Area: Proposed maximum building height of 15.4 m	Restricted Discretionary
Bus19	Seven landscaping trees required along Regina Place road boundary: Two proposed	Restricted Discretionary
Bus87	Carparking (16 spaces required): 13 carparks proposed	Restricted Discretionary
Bus88	A light vehicle loading space is required: Proposal to utilise a car park as a loading space	Restricted Discretionary
Bus91	A queueing space 6 m long is not provided between the front boundary and the first carpark.	Restricted Discretionary
OL63	Cameron Street Viewshaft maximum 10 m height: Proposed maximum building height of 15.4 m	Restricted Discretionary
OL71	Marsland Hill Viewshaft maximum 10 m height: Proposed maximum building height of 15.4 m.	Restricted Discretionary

1.3.2 *Proposed District Plan*

None of the rules with immediate legal effect apply to this proposal with regard to the Notable Trees, Viewshafts, Honeyfield Fountain (noting that the Heritage Item rules apply rather than the scheduled Archaeological Site rules), Coastal Environment, Coastal Erosion Hazard and Mixed Use Zoning (further explained in Section 2 below).

1.4 Technical Studies Undertaken

A Landscape and Visual Assessment (LVIA) has been completed and is included in Appendix C supported with visualisations from agreed public viewpoints and relevant Urban Viewshafts.

1.5 Consents from Other Authorities

No resource consents from any other statutory authorities are required.

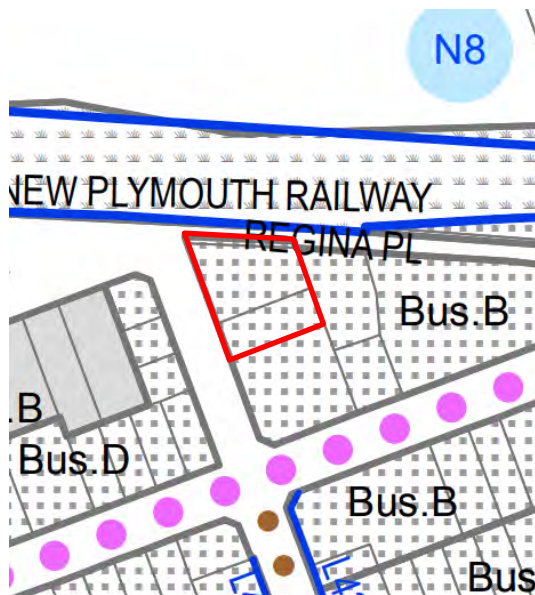


Figure 2.2: Extract from ODP Map C24a, site outlined red



Figure 2.3: Extract from ODP Map C24b, site outlined red

2.1.3 Proposed District Plan

The PDP was notified on 23 September 2019 and the submission period closed 22 November 2019. The period for further submissions closed on 25 August 2020 and NPDC are currently formulating a Hearings schedule for 2021. The PDP notes the following provisions for the site (Figure 2.4):

- Mixed Use (Commercial) Zone;
- Cameron Street Viewshaft – Section 2;
- Pūkākā / Marsland Hill Viewshaft – Section 4;
- Coastal Environment;
- Coastal Erosion Hazard Area (applies only to Lot 2 DP 19148);
- Notable Tree Group 357 (not located on the site but in close proximity); and
- Regina Place is identified as a Public Access Corridor (Coastal Walkway).

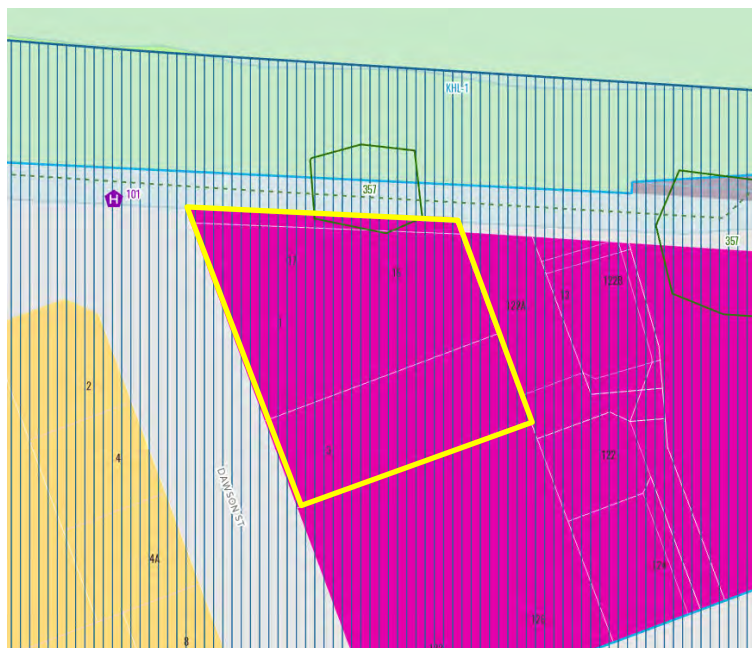


Figure 2.4: Extract from PDP, site outlined yellow

2.2 Surrounding Land Use Context

Reflective of the ODP effects-based plan business zoning, with no prescription on land use, the land use in this area is mixed. Commercial buildings and residential apartments are located to the south and east of the site. The Hine Street area to the west is generally in low to medium density residential use. A strip of Business D Environment Area is located along the western side of Dawson Street, developed as residential sites. St Aubyn Street supports a mixture again of residential and commercial sites. As per Section 3 of the LVIA (Appendix C):

“The property sits within a group of relatively tall buildings that extend east from Dawson Street to Queen Street, and south to Young Street.

Apartments occupy many of these taller buildings, in particular; the Richmond Estate (8 storeys high) that dominates the eastern end of this block, Devonport Apartments (4 storeys high), and the new Oceanview apartment block (3 storeys high) newly built immediately adjacent. There are also three apartments on the opposite side of Dawson Street, each 2 storeys high.”

The Pohutukawa trees immediately north of the site are part of Notable Tree Group 357 which includes several other trees along Regina Place. Also north of the site is the New Plymouth Coastal Walkway which extends from the Lee Breakwater to Bell Block and is used by the likes of walkers and cyclists, followed by the Marton-New Plymouth Railway line, and finally the sea featuring a large sea wall to protect the land and a rocky/reef intertidal zone.

2.3 Traffic Environment

Dawson Street, Hine Street and Regina Place are identified as Local Roads within the Roding Hierarchy of the ODP. Dawson and Hine Streets have 50 km/h posted speed limits. Regina Place has pedestrian-only access.

2.4 Council Services

The site utilises services to reticulated water, wastewater and stormwater in Dawson Street.

2.5 Heritage and Cultural Values

The site is within the rohe of Ngāti Te Whiti hapu.

There are no Waahi Taonga/Sites of Significance or Archaeological Sites listed in Chapter 26 of the ODP for the application site, nor are there any identified for the application site on the PDP or the New Zealand Archaeological Association's 'Archsite' database.

The Honeyfield Fountain is the closest identified Category A Heritage item (ID: 101 in both the ODP and PDP) at some 10 m west of the application site.

2.6 National Environmental Standard – Contaminated Soil

Regulation 5 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) describes disturbing soil and changing the use of a piece of land as activities to which the NES-CS applies where an activity that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) has occurred.

The subject site is not identified as a HAIL site on the Taranaki Regional Council Register of Selected Land Uses (RSLU) for contaminated sites. A review of aerial photography taken periodically since 1950 to the late 1970s shows the site being used for three dwellings. 1 Dawson Street was thereafter developed for commercial (office) use, and 3 Dawson Street was used for some storage of building materials (associated with Hughsons Hardware formerly located at 132 St Aubyn Street) and thereafter has been sealed parking (since 1993 if not before). Therefore, the NES-CS is not considered to apply.

3 PROPOSAL

3.1 Proposed Land Use

3.1.1 *The Apartment*

The proposal is to construct a residential apartment addition to the top (one additional storey) and south of the existing building. The proposed site layout and elevation plans are included in Appendix F and simulations of building bulk and location are provided in the LVIA of Appendix C. The apartment includes the following features:

- Double garage;
- Five en-suite bedrooms;
- Dining and lounge areas; and
- Outdoor living area including a courtyard, a rooftop pool and lawn areas.

The remaining visible areas of the existing building will be replastered with a grey concrete to complement the design of the building addition.

To clarify, the majority of the building addition activities are within Lot 1 DP 19148 and Lot 1 DP 10510, with a slim portion of the rooftop terrace extending into the existing airspace easement Area "A" on Lot 2 DP 19148. The majority of activities within Lot 2 DP 19148 are limited to the addition of a new banister and some tiling, and a change in external cladding / colour of the building.

Final detailed design of external surfaces of the building addition and recolouring of the existing building has not yet been undertaken. However, the existing building will be repainted in neutral colours. The building addition will be clad in colours and materials that will be different from the existing building and will also utilise neutral and natural colour palettes. The rendering, colours and textures of the buildings in the visual simulations provided in Appendix C is not the proposed final building cladding but is indicative of a neutral colour palette.

3.1.2 *Access, Parking and Manoeuvring*

The existing vehicle crossing and bulk of the carparking area servicing the commercial building is to be maintained on Lot 1 DP 19148, with 11 carparks. Manoeuvring space will be provided for every park and vehicles will enter and exit the site in a forward-facing direction.

Two carparks will be provided in the garage for the apartment addition, on Lot 1 DP 10510.

The proposal to provide less than 13 carparks for the office activity would ordinarily require a Section 127 RMA (change of conditions) application to RC 12288, however it is proposed that a parking shortfall of three spaces (two for the office activity, one for the dwelling) be assessed as part of this subject application. Should consent be granted, the consent can supersede RC 12288, with conditions that remain relevant transferring to the new consent as necessary. Campbell Robinson (Senior Planner) and Rowan Williams (Planning Lead) of NPDC confirmed this approach as acceptable by email on 22 January 2020.

Service vehicle use associated with the office uses of the building is expected to be limited to a courier for the likes of stationery supplies and mail. The proposal is not to form and mark a designated loading space nor a standing space, but for such vehicles to use one of the 11 carparks for loading / unloading; maintaining the arrangement for service vehicle use which operated without any known issue when Govett Quilliam were tenants of the building.

3.1.3 Earthworks

Earthworks will be required for the likes of cutting approximately 0.5 m deeper for establishment of the southern extension. For this site of some 1583 m², up to 316 m³ could be disturbed as of right. The proposal will not exceed this volume at a proposed 205 m³ cut and 11 m³ fill.

3.1.4 Vegetation

Refer to Appendix G for site photos. No removal of the three existing trees, nor the NPDC landscaping strip to the north with its two trees is proposed. A courtyard will be located to the east of the gym room and bedroom on the ground floor. Eight trees to meet the permitted requirements of Bus19 will be located along the Dawson Road frontage as shown on the plans of Appendix F. Garden boxes, lawn areas and a few specimen trees will be located on the top floor.

A technicality of this proposal is that the applicant's building only protrudes into the Council-owned part of the application site via an airspace easement, but the whole of Lot 2 DP 19148 is counted as application site. The existing landscape planting in Lot 2 DP 19148 does not comply with the Bus19 requirements as fully assessed in Appendix B, and the proposal is not to impose this landscaping along the title in Council's ownership, instead consent is applied for to address the breach that results from maintaining the current landscaping.

3.1.5 Heritage

None of the activities involve disturbance of any known Heritage site, including the Honeyfield Fountain and the Notable Pohutukawa. Activities are solely on the existing developed site and building.

4 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Under the Resource Management Act 1991 (RMA) an application for resource consent must include, in accordance with Schedule 4, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Actual or potential adverse effects from the proposal are considered to predominantly relate to landscape and visual amenity effects including shading, Business Environment Area character and amenity effects and parking / loading / queuing related effects.

4.1 Written Approvals

Written approval has been received from owners of some properties in proximity to the site as detailed below (Table 4.1 and Figure 4.1). Copies of these approvals are included in Appendix H.

Table 4.1: Owners Providing Written Approval

Reference Number (Figure 4.1)	Address	Legal Description - Record of Title	Owner
1	Richmond Estate - 120 St Aubyn Street	Unit 7A, Lot 2 DP 6788 - TNL2/368	Michael Douglas Hammond and Helen Mavis Schouten
2	Devonport Apartments – 127-131 St Aubyn Street	Unit 21 DP 13859 (Apartment 38) - 175460	Denise Newland
3	4 Dawson Street	Lot 2 DP 377813 - 312238	Nancie Maughan Stokes and Neil Thomas Waugh as trustees on behalf of Mollie Nicholas
4	3 Hine Street	Lot 2 DP 6436 - TNL2/344	Ingrid and Michael Mckie, Mckie Trustees Limited
5	2 Dawson Street	Lot 1 DP 377813 – 312237	Nancie Maughan Stokes, Bruce Carlaw Richards, Dianne Stokes
6	141 St Aubyn Street	Part Section 122 TN OF New Plymouth - TN237/81, TNF2/1378	Hong Keng Chow, Jian Wen Chow



Figure 4.1: Location of properties from which owners' written approval has been received.

It is noted that the proposed plans of Appendix F differ slightly from those to which the above parties have provided written approval. The differences are limited to:

- A lengthening of the ground floor lobby / verandah area along the west of the building;
- The removal of an existing room on the ground floor between the bulk of the building and the Dawson Street road boundary, which has a pedestrian ramp above it on the same level as Dawson Street; and
- The replacement of the above room with a landscaping strip containing two 1.5 m tall trees, additional manoeuvring space and a sheltered bike parking area.

None of the above factors materially change the proposal when comparing the plans signed by the people named above with the proposed plans. None of the above changes result in new or different exceedances of rules and consent matters. Rather, whereas those people approved plans where the required permitted number of landscaping trees were not being provided along the Dawson Street frontage, instead the revised plans provide the required trees, and also add cover to the bike parking area instead of it being exposed to the weather.

For the reasons explained above, the written approvals provided with Appendix H are considered to remain valid and applicable to this consent application.

Pursuant to sections 95D(e), 95E(3)(a) and 104(3)(a)(ii) the Council must not take into account any effects on these persons.

4.2 Building Height

The relevant assessment criteria of Rule Bus13 to which Council have restricted their discretion are as follows:

- 1) *The extent to which the extra HEIGHT of the proposed BUILDING will:*
 - *adversely affect the character and visual amenity of the surrounding area;*
 - *have an overbearing effect on SITES within the RESIDENTIAL ENVIRONMENT AREA;*
 - *adversely affect OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES;*
 - *intrude into and/or block an URBAN VIEWSHAFT (see section 3 of the planning maps); and*
 - *adversely affect the natural character of the coastal environment or PRIORITY WATERBODIES.*
- 2) *The extent to which SITE layout, separation distances, topography, planting or set backs can mitigate the adverse effects of extra HEIGHT.*

The criteria are assessed in the following sections and the LVIA of Appendix C. The assessments and conclusions of the LVIA are adopted for this application.

The LVIA assesses some adverse visual effects on private receptors, such as some apartments in the Richmond Estate and the Devonport Apartments, as being moderate due to a reduction of coastal views and sea, noting that in both instances the views are panoramic and therefore are affected in one direction only. The LVIA does not identify any effects as being of a scale or intensity that are high, very high or extreme. As further assessed and explained in the sections below, taking into account the positive effects of upgrading an existing building and contributing to the vibrancy of the city centre as intentions of the ODP and PDP objectives and policies, and the mitigating factors of the design, all effects of the proposal are overall considered to be acceptable. This is supported by the conclusion of the LVIA.

The LVIA assesses adverse visual effects on public viewpoints as being less than minor. Specific effects on the relevant viewshafts are assessed in the following sections.

4.3 Positive Effects

As further addressed in Section 5 later in this report, policies of the PDP support inner-city residential activities in a variety of housing types. They also promote vibrancy of the area, and safety of public spaces e.g. for users of the Coastal Walkway by it being visible to the apartment residents. It is considered the proposal will have positive effects on these factors.

Additionally, the existing building has not undergone any significant changes since its construction in the late 1990s. The proposed design takes the whole exterior of the building into account and structural strengthening, recladding / recolouring and window area upgrades will be undertaken to ensure that the addition and existing building will complement one another, provide a fit for purpose office building into the future and overall enhance this site from its current architectural state.

4.4 Character and Amenity Effects

4.4.1 Existing Building Height

The current building is some 11 m tall at the southern boundary and as such is 1 m+ (considering topography sloping toward sea level as per the plans of Appendix F) above the 10 m permitted height of the ODP. This existing height is consented by land use consent RC1228 and therefore forms part of the existing environment against which an assessment of effects must be undertaken.

As the ground levels between 1 and 3 Dawson Street and the roofline of both the existing and proposed building are not uniform, the proposed building exceeds both the existing roofline and the 10 m height limit by different amounts at different parts of the application site.

The actual height breach is therefore limited to the difference between the proposed maximum ground level-to roof height of 15.4 m, and the existing height, if the latter is above 10 m. As such:

- At the southern portion of the building, the height will be 1.8 m above the existing height (see drawing SK3.01 in Appendix F);
- At the north-western corner of the proposed roof, the building will be 3.4 m above the existing height; and
- At the north-eastern end the building will be 3.5 m above the existing height.

4.4.2 Shading

Shade modelling has been undertaken for mornings and evenings in all four seasons, with plans provided in Appendix F. The plans illustrate shading from the existing 11 m building, non-fanciful permitted (e.g. 10 m high) building, and proposed building for purposes of comparison. Areas where shading occurs over and above the existing and permitted designs is considered to be overall short in duration, relatively small in area, and actual and potential adverse effects are considered to be acceptable.

4.4.3 Permitted Baseline

ODP rules that are applicable to this application are with regard to building height, and landscaping along the front boundary and when parking areas are visible. The application site otherwise has no ODP rules with regard to daylighting, site coverage, front yards, boundary setbacks, side boundary landscaping, or land use (e.g. commercial versus residential).

It is therefore conceivable, and non-fanciful, that the site could be developed with a 10 m high building to near 100% coverage (allowing for frontage landscaping), without front or side yards or consideration of effects on adjacent sites with regard to shading or landscaping. That building could be for any land use purpose, providing it can accommodate its own parking demand (e.g. a single very large dwelling of 5 bedrooms could accommodate 3 cars on-site or a multi-storey apartment with ground floor undercroft parking).

The adverse bulk and location effects of a building developed either to the maximum permitted standard allowances could potentially be significant and could occur as of right; the building would cover the majority of the existing western carpark area which would result in greater site coverage and could be approximately four metres higher than those on the western side of Dawson Street. This design would reduce sea views and could have overbearing effects for Dawson Street users and residents of both Dawson and Hine Streets.

4.5 Urban Viewshafts

The relevant Assessment Criteria and assessment are as follows:

OL63 and OL71

- 1) *The extent of intrusion of the additional height of the structure into the viewshaft, and the elements of the view affected (see section 3 of the Planning Maps).*
- 2) *The extent to which the core of the view is impinged upon by the additional height of the structure (refer to “view details” in section 3 of the planning maps).*
- 3) *Whether the structure results in the removal of existing intrusions or increases the quality of the view.*
- 4) *Whether the additional height of the structure will frame the view.*
- 5) *The proximity of the structure to the inside edge of the viewshaft.*

The above matters are assessed in the LVIA (Appendix C) and that assessment and conclusions are adopted in full. To summarise:

- There is no intrusion into Cameron Street viewshaft and thus no views are affected;
- The proposed building is visible in the Marsland Hill viewshaft and it results in a “very small reduction of visible sea” (i.e. intrusion or blockage) and does not protrude above any other buildings or have any dominating effects;
- Because of the above factors, the proposal is therefore considered to leave the core and the quality of the view intact; and
- No additional framing occurs.

Overall, the proposal will have no change to the Cameron Street viewshaft and any change in the Marsland Hill viewshaft will be negligible and all effects are therefore acceptable and less than minor.

4.6 Mitigating Factors and Measures

With regard to the Bus13(2) mitigation through “site layout, separation distances, topography, planting or set backs” earlier in this section:

- The proposed building design aligns with higher density development principles generally accepted as appropriate for this Business Environment Area, through vertical development instead of solely increased site coverage. The site layout is considered to provide an efficient combination of additional building area while maintaining carparks and reducing the visibility and overbearing effects as explained in the Permitted Baseline Section 4.4.3. Such effects could occur if the existing carpark area were developed as a building addition even one to two storeys high.
- With topography generally sloping down from mountain to sea, this site adjacent to the coast is essentially at the lowest topography possible as illustrated in the ‘Dawson Street Elevation’ plan of Appendix F. This somewhat reduces the scale of the additional height compared to what would occur if the site and all of those surrounding were on the same contour. Devonport Apartments at 127 – 131 St Aubyn Street are therefore on a higher contour, uphill from the site.
- The proposal provides the required permitted frontage landscaping along Dawson Street and it is considered that maintaining the phoenix palm contributes positively to the development through soft landscaping at height (6m+ tall).

- The proposal increases bulk of the existing building and adds new bulk on the portion of the building that is stepped further back from the Regina Place / coastal walkway boundary, with a setback of at least 5.8 m in the northeast corner and 7.8 m on the northwest corner. This is an alternative to increasing bulk in the airspace over the Lot 2 landscaping strip, and significantly minimises encroachment and overbearing effects on this key public amenity area.
- As the proposed extension does not project significantly towards the western boundary, the majority of this carparking front yard area is maintained and continues to contribute positively to unbuilt / open space. In the same way, the proposal avoids overbearing effects on sites in the Residential Environment Area along Hine Street.
- The extension to the south of the building is wholly (i.e. on all levels) set back at least 10 m from the Dawson Street road boundary. The effect is that there remains unbuilt space along the Dawson Street frontage, particularly at street level but also above, reducing overbearing effects and maintaining views of the sea from Dawson Street.
- The LVIA explains that mitigation recommendations will be made where significant adverse effects are identified. No mitigation recommendations are then made in the LVIA and it therefore follows that there are no significant adverse effects that require them. The proposal, including design features explained in Section 7 (Mitigation) of the LVIA, is overall deemed to have acceptable effects on character and visual amenity of the surrounding area;
- The proposed activities are effectively behind existing urban development along the coastal environment which has a highly modified natural character with regard to the likes of Regina Place walkway and the railway instead of, for example, a dune environment. As such there are considered to be less than minor actual and potential adverse effects on the natural character of the coastal environment as a result of the proposal.
- The proposal is not within an Outstanding or Regionally Significant Landscape and thus will not adversely affect either of these.

The existing building will be freshly painted in neutral colours with the intention of modernising it and integrating it with the proposed addition. The addition itself will be clad in colours and materials that will be different from the existing building, but will maintain a sophisticated, refined appearance, again utilising neutral and natural colour palettes. A condition of consent is proposed as follows with regard to building exterior:

The final detailed design of the building's exterior shall be submitted to Council's Planning Lead for approval prior to the application for a building consent. The design shall confirm:

- *The treatment and external materials to be utilised for all building elevations (including the treatment of the underside of the balconies and balustrades);*
- *The rooftop, including the outdoor living area;*
- *The exterior colour palette for the building as a whole.*

Overall, for the reasons explained in the LVIA and also explained above, the character and visual amenity of the surrounding area is considered to be maintained, with acceptable effects as a result of the proposal. The character and amenity that is maintained is appropriate for both the Business Environment Area in which the site is located and also for sites in the nearby Residential Environment Area.

4.7 Landscaping

Consent is applied for as somewhat of a technicality because of the proposal not to impose planting on the Council-owned landscape strip to the north in Lot 2 DP 19148.

The relevant assessment criteria of Rule Bus19 with regard to the reduction of landscaping trees along the Regina Place boundary are as follows:

- 1) The adverse effects of reduced, alternative or no planting on the streetscape of the area.*
- 3) Alternative methods used to soften the appearance of the building from the road and enhance the streetscape.*
- 4) The extent to which existing topography, planting and site design can mitigate the adverse visual effects resulting from reduced, alternative or no planting.*

Trees at the required minimum height of 1.5 m (at installation, with no height at which they should thereafter be maintained specified in the ODP) would potentially mitigate effects of the lowest level of the building however the portion of the building over the permitted height is at a level above the streetscape and eye level. The new addition is also stepped back from the verandahs that protrude into Lot 2 DP 19148 which reduces imposing effects on the walkway.

The vegetation along the Regina Place frontage is predominantly a mixture of grasses and flax appropriate for the coastal conditions and providing effective softening of the building bulk and some screening of the ground floor. The curved, stepped back design of the verandahs and the texture / colour treatments for the proposed addition are considered to adequately soften the appearance of the building and enhance the streetscape. Additionally, the streetscape of Regina Place accommodates only the likes of pedestrians and cyclists and excludes road motor-vehicles.

The proposal is considered to be reasonable by maintaining the flexibility for future landscaping for Council, rather than impose the required trees onto Council's property where they may be required to be (or accidentally) removed in the future, which would change the environment against which the proposal has been assessed and potentially result in a non-compliance. Rather, it is considered that the building can be assessed on its own merits and has acceptable visual effects when viewed from Regina Place without 1.5 m tall trees between the two.

The potential for a greater number of 1.5 m high trees to reduce effects of the proposed building addition is considered negligible and as such and considering the above as explained, there are considered to be less than minor adverse effects on the streetscape of the area as a result of the reduced planting.

4.8 Parking, Loading and Queueing Effects

The proposal includes a reduction in carparking for the existing office use (by two carparks from 13 to 11) and the dwelling use (down from three to two). Adverse effects from a reduction in carparking for a site can result in on-street parking congestion with associated potential conflicts between parking, road and other site users and a potential reduction in amenity for the nearby Residential Environment Area.

The office use was established with 13 car park spaces as a permitted activity and this number has been maintained for over two decades and forms the existing environment today. The proposed apartment is to provide two of the three parks required by the ODP. Overall, the combined uses on the site require 16 carparks and provide 13, with a shortfall of three. If the carpark was full the additional vehicles would instead most likely park along St Aubyn, Dawson and Hine Streets on which restricted parks (e.g. 60 minutes) are available.

The actual and potential adverse effects of the addition of up to three parked vehicles to the named streets are considered to be less than minor, due to the following factors:

- There are numerous streets (St Aubyn, Hine, Dawson) within the vicinity of the site and all provide on-street parking spaces.
- The volume and type (e.g. time controlled) of these parking spaces is considered more likely than not to be able to accommodate three additional vehicles.
- Traffic and parking volumes on these streets would fluctuate hourly and daily and the addition or subtraction of three vehicles generated by the site would be absorbed into these volumes without any noticeable change.
- As above, the site (most likely office) users will tend to park on the street during daytime and vacate the spaces in the evenings and for weekends, corresponding with times when residents in the area and of the site are at home. Amenity for residents (through lack of congestion and occupied road spaces) is therefore considered to be appropriately maintained.

With regard to the proposed shared parking / loading arrangement, this is considered to be reasonable given that:

- The loading use will occur only a handful of times a week for a few minutes each time. Such an infrequency and briefness results in there being almost no chance of two couriers visiting at the same time;
- Efficiency is maximised on site as there will not be a specific area designated for loading (and not available for parking) which is only used for brief periods of time; and
- Such an activity with no designated loading space has operated at the site successfully since the mid 1990's with no known service vehicle related complaints or issues.

A queuing space 6 m long is not able to be achieved within the site for parking space number 4. This is considered to be a technicality as the aisle is considered to provide sufficient space in which cars can wait to use any of the proposed parks on-site including parking space 4, and parking space 4 is already established under existing consent RC 12288. The proposal is considered to offer the most efficient use of this outdoor space; the alternative design to make the queuing space comply would result in the loss of parking space 4 without proportional benefits. Overall, any actual and potential effects with regard to not providing a queuing space for parking space 4 are considered to be negligible.

Overall, any adverse effects with regard to not providing a loading space but proposing loading to occur in one of the carparks are considered to be acceptable and less than minor.

4.9 Summary of Effects

On balance considering both adverse and positive effects with regard to building bulk and location, character and amenity, and traffic, the proposal is overall considered to have acceptable actual or potential adverse effects on the environment.

5 REGULATORY REQUIREMENTS

5.1 Section 104

When considering resource consent applications, RMA Section 104 states that a consent authority “*must, subject to Part 2, have regard to—*

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of—*
 - (i) a national environmental standard:*
 - (ii) other regulations:*
 - (iii) a national policy statement:*
 - (iv) a New Zealand coastal policy statement:*
 - (v) a regional policy statement or proposed regional policy statement:*
 - (vi) a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

Of the above relevant matters for assessment, actual and potential effects on the environment have been assessed in Section 4, with assessment of the relevant policy documents (ODP, PDP and Taranaki Regional Policy Statement (RPS) in Section 5.

The regulatory framework comprises the relevant sections of the RMA, the Objectives and Policies of the Operative and Proposed District Plans and the RPS.

The proposal requires consent for the rules set out in Section 1.3 and Appendix B. The activity status is Restricted Discretionary under the ODP. The proposal must therefore be considered pursuant to Section 104 and 104C RMA.

There are no National Environmental Standards relevant to the application. Assessment against the relevant objectives and policies of the ODP, PDP, RPS and National Policy Statement for Urban Development (NPSUD) is provided in the below sections.

5.2 New Plymouth District Plans

5.2.1 Operative District Plan

The following ODP objectives and policies are relevant to this application:

Objective 1 - To ensure activities do not adversely affect the environmental and amenity values of areas within the district or adversely affect existing activities.
Policy 1.1 - Activities should be located in areas where their effects are compatible with the character of the area.
Policy 1.2 - Activities within an area should not have adverse effects that diminish the amenity of neighbouring areas, having regard to the character of the receiving environment and cumulative effects.
Policy 1.3 - New activities that are sensitive to the elements that define the character of the area in which they intend to locate should be designed and/or located to avoid conflict.

Assessment: The proposed residential development and its resultant effects are considered to be compatible with the character of this area (and particularly the Business Environment Area) and is consistent with and not contrary to the above objective and policies.

Objective 5 - To maintain and enhance the character and coherence of the urban areas of the New Plymouth District.

Policy 5.2 - Buildings and structures should not detract from or reduce the visual amenity of the Urban Viewshafts.

Policy 5.3 – The positive contribution vegetation makes to urban amenity should be recognised, maintained and, where possible, enhanced.

Assessment: The proposal is considered to maintain the visual amenity of the subject viewshafts. The phoenix palm is to be retained and landscaping shall be provided to meet permitted standards along Dawson Street. The proposed addition to the building will maintain the urban character of the area and enhance its vibrancy with the proposed mixed-use of the site. The proposal is consistent with and not contrary to the above objective and policies.

Objective 7 - To ensure the attractive, vibrant, safe, efficient and convenient character of the business environment is maintained.

Policy 7.1 - Buildings, signs and other structures should be designed and/or located to avoid, remedy or mitigate adverse effects on the character and visual amenity of business areas.

Policy 7.2 - Buildings and structures within business areas should be designed and/ or located to ensure that areas of high pedestrian usage have access to daylight and sunlight and protection from the weather.

Assessment: For the reasons explained earlier in Section 4, the proposed addition to the building is considered to have acceptable effects and maintain character and visual amenity in this Business Environment Area. The design appropriately minimises effects on and maintains the amenity values of pedestrian usage areas such as the Coastal Walkway and Dawson Street and overall the proposal is consistent with and not contrary to the above objective and policies.

Objective 11: To recognise the district's heritage resources, provide for their protection and promote their enhancement.

Policy 11.1: Notable Trees should be protected from destruction or alteration which will adversely affect their significance or health, except where they pose a threat to property, people or services.

Policy 11.2: The heritage values of buildings and items and their settings should be protected and where practicable enhanced.

Policy 11.5: Archaeological Sites should be protected from destruction and alteration that will adversely affect their archaeological values.

Assessment: No activities are proposed which will affect the Notable Tree or Honeyfield Fountain in proximity to the site, nor any known archaeological sites. Their values and the setting in which they sit are fully protected and the proposal is consistent with and not contrary to the above objective and policies.

Objective 12: To avoid or mitigate any actual or potential adverse effects of natural hazards on people, property and the environment.

Policy 12.1: Subdivision, land use and development should be designed and located to avoid or mitigate the adverse effects of natural hazards on human life, property, infrastructure and the environment.

Assessment: The proposal does not include any greater development in the known Coastal Hazard area and does not increase any risk for people, property or environment, consistent with and not contrary to this objective and policy.

Objective 14: To preserve and enhance the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

Policy 14.1: The natural character of the coastal environment should not be adversely affected by inappropriate subdivision, use or development and should, where practicable, be restored and rehabilitated.

Assessment: This reach of coastal environment has been adjacent to the central New Plymouth city area in which the site sits for many decades as a highly modified coastal environment with low

natural character attributes. The proposal does not result in any greater effects on the coastal environment and is consistent with and not contrary to the objective and policy.

Objective 20 - To ensure that the road transportation network will be able to operate safely and efficiently.
Policy 20.1 - The movement of traffic to and from a site should not adversely affect the safe and efficient movement of vehicles, both on-site, onto and along the road transportation network.
Policy 20.2 - The safe and efficient operation of the road transportation network should not be adversely affected by land use activities that have insufficient or substandard parking or loading areas.
Policy 20.3 - Potential conflict between vehicles, pedestrians and cyclists moving on the road transportation network should be minimised to protect the safety and efficiency of road and footpath users.

Assessment: As addressed in the effects assessment of Section 4, traffic effects are considered to be acceptable and the proposal will maintain traffic, pedestrian and cyclist safety and efficiency along Dawson Street. Additionally, the proposal provides on-site parking for the majority of its own generated demand and is overall considered to be consistent with and not contrary to the above Objective and Policies.

5.2.2 Proposed District Plan

The following PDP objectives and policies are relevant to this application:

Strategic Objectives
<p>UFD-13: The district develops in a cohesive, compact and structured way that:</p> <ol style="list-style-type: none"> 1. maintains a compact urban form that provides for connected, liveable communities; 2. manages impacts on the natural and cultural environment; 3. recognises the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance; 4. enables greater productivity and economic growth; 5. enables greater social and cultural vitality; 6. takes into account the short, medium and long-term potential impacts of climate change and the associated uncertainty; 7. utilises existing infrastructure and/or can be efficiently serviced with new infrastructure; and 8. meets the community's short, medium and long-term housing and industrial needs. <p>UFD-15: A variety of housing types, sizes and tenures are available across the district in quality living environments to meet the community's diverse social and economic housing needs in the following locations:</p> <ol style="list-style-type: none"> 1. suburban housing forms in established residential neighbourhoods; 2. a mix of housing densities in and around the city centre, town centres and transport nodes, including multi-unit housing; 3. opportunities for increased medium and high-density housing in the city centre, town centres and local centres that will assist to contribute to a vibrant, mixed-use environment; 4. a range of densities and housing forms in new subdivisions and areas identified as appropriate for growth; and 5. papakāinga housing that provides for the ongoing relationship of tangata whenua with ancestral land and for their cultural, environmental, social and economic well-being. <p>UFD-19: Urban environments are livable, connected, accessible, safe and well-designed spaces for the community to live, work and play, which:</p> <ol style="list-style-type: none"> 1. integrate and enhance natural features and topography into the design of development to minimise environmental impacts; 2. recognise the local context and character of an area; 3. reduce opportunities for crime and perceptions of crime through design solutions; 4. create ease of movement in communities through connected transport networks, a range of transport modes and reduced reliance on private motorised vehicles; 5. incorporate matauranga Māori principles by involving tangata whenua in the design, construction and development of the built environment; 6. use low impact design solutions and/or healthy, accessible, energy efficient buildings; and

7. are adequately serviced by utilising and/or upgrading existing infrastructure or with new infrastructure.

Assessment: The proposed design of the building aligns with the need for compact urban form in this central city area and diversifies use of the site, adding to the area's vitality and providing for inner-city housing demand within walkable distance to facilities in the central business district. The proposal is considered to be appropriate and provide for the area's context and character and adds a position for observing the Coastal Walkway, increasing safety for users. The proposal is consistent with and not contrary to the above strategic objectives.

Objectives:

MUZ-O1 - The Mixed Use Zone is predominantly used for and characterised by commercial service, sport and recreation and community activities.

MUZ-O2 - The type and frequency of business service and retail activities is limited in the Mixed Use Zone to ensure the viability and vibrancy of the city centre, town centres and local centres is not compromised.

MUZ-O3 - Mixed use areas provide a safe, accessible and functional working and residential environment with a reasonable level of amenity.

MUZ-O4 - The adverse environmental effects generated by activities are managed, particularly at zone interfaces.

MUZ-P1: Allow activities which are compatible with the role, function and predominant character of the Mixed Use Zone, while ensuring their design, scale and intensity is appropriate, including:

1. commercial service activities;
2. supermarkets;
3. community facilities; and
4. sport and recreation activities.

MUZ-P2 - Manage activities which are potentially compatible with the role, function and predominant character of the Mixed Use Zone and ensure it is appropriate for such activities to establish in the Mixed Use Zone, having regard to whether:

1. the purpose of the activity assists in providing a range of housing choices in the district;
2. the activity will improve community access to goods, services or community facilities and provide for the community's social and/or economic needs;
3. the scale, design and layout of the activity is compatible with the character and amenity of the surrounding area;
4. there is adequate existing and/or planned infrastructure to service the activity; and
5. any adverse effects can be internalised and any potential conflict between activities within the zone or at zone interfaces can be avoided.

Potentially compatible activities include:

1. living activities;...

MUZ-P5: Maintain the role, function and predominant character of the Mixed Use Zone by controlling the effects of:

1. structure bulk, height and location;
2. noise and light;
3. traffic and parking;
4. signage;
5. hard surfacing,
6. outdoor storage; and
7. boundary treatments at zone interfaces.

MUZ-P6: Require activities to maintain a reasonable level of on-site amenity and/or enhance streetscape amenity by:

1. designing and constructing structures that are of a height and scale that is compatible with the character and amenity of the zone;
2. minimising hard surfacing to mitigate stormwater and visual impacts;
3. softening the appearance of outdoor storage with landscaping and screening;
4. ensuring the size, design and type of signage is compatible with the character and amenity of the mixed use area the signage is located in; and
5. retaining existing trees, vegetation and established landscaping.

MUZ-P7: Require activities adjoining a residential zone to maintain the residential amenity of adjoining residential sites by:

1. designing and constructing structures with appropriate bulk, height and form so as to minimise adverse dominance and/or enclosure effects on adjoining residential activities;
2. achieving adequate separation distances and/or setbacks to minimise adverse daylighting and shading effects;
3. generating noise and light overspill effects that do not compromise residential amenity;
4. providing screening and landscaping to minimise adverse visual effects; and
5. adequately mitigating conflict with sensitive activities.

Assessment: The proposal offers the continued predominant commercial office activity, with diversification into an ancillary apartment use; both of which are consistent with and appropriate for the character of this area. As per the Effects Assessment, effects with regard to the building height and carparking can be managed to an appropriate scale and intensity which maintains the role, function and character of this proposed mixed use area. Vegetation and other methods such as the bulk of the building's extension being set back behind the existing building soften the building's effects. The site is not directly adjacent to, but is in proximity to, a proposed Residential Zone on the western side of Dawson Street and it is considered that residential amenity and character will be appropriately maintained in that area. The proposal is considered to be consistent with and not contrary to the above objectives and policies.

Objective:

VIEWS-O1 - Viewshafts from public places to Mount Taranaki, the sea, Nga Motu/Sugar Loaf Islands and significant landmarks that provide a strong sense of place and identity are recognised and maintained.

VIEWS-P2 - Maintain the visual amenity of viewshafts by controlling the height of structures within viewshafts.

VIEWS-P3 - Ensure that any structure that exceeds permitted height limits within a viewshaft is appropriately located and does not result in inappropriate adverse visual effects on the viewshaft, having regard to:

- 1 the extent to which the additional height of the structure will encroach upon the core part of the view and/or compromise the visual coherence or integrity of the viewshaft and its view;
- 2) the focal elements that will be affected and the ability to interpret the view;
- 3) the reduction or loss of amenity, vegetation and/or landscaping values;
- 4) the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the viewshaft which may be affected by the over-height structure;
- 5) the outcomes of any consultation with tangata whenua, in particular with respect to mitigation measures and/or opportunities to incorporate mātauranga Māori principles into the overall scale, form, composition and design of the structure, to:
 - a) minimise adverse visual effects on any cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the viewshaft; and
 - b) acknowledge and reflect the importance of the viewshaft to tangata whenua.
- 6) the view's sensitivity to change or capacity to accommodate change;
- 7) whether the additional height of the structure will enhance the quality of the view through its design; and/or
- 8) whether the proposed structure and/or additional height of the structure has a functional or operational need to be located within the viewshaft, any alternative locations for the structure on the site and the permanency of the structure.

Assessment: As addressed in the LVIA and Section 4, the visual amenity of the relevant viewshafts is considered to be maintained, as the building height is either not visible or can appropriately be absorbed into the view, without a reduction in the interpretability or the values of the view. The proposal is considered to be consistent with and not contrary to the above objective and policies.

5.2.3 Summary

The proposal is overall considered to be consistent with and not contrary to the relevant objectives and policies of the Operative and Proposed District Plans.

5.3 Regional Policy Statement for Taranaki

The RPS for Taranaki came into effect on 1 January 2010 and sets the framework for resource management policies including policies relating to the natural physical resources of Taranaki. It is the second RPS to be prepared by the Taranaki Regional Council. The purpose of the document is to *“promote the sustainable management of natural and physical resources in the Taranaki Region by providing an overview of resource management issues... and identifying policies and methods to achieve integrated management of natural and physical resources in the region”* (Taranaki Regional Council, 2010).

The RPS seeks to promote sustainable development whilst improving the quality of life by improving better social, environmental and economic outcomes. Objectives and policies within the Built Environment chapter (Chapter 15) of the RPS recognise the need to provide for appropriate subdivision, use and development while avoiding, remedying or mitigating any adverse effects on the environment in order to maintain character and amenity values.

The proposed high quality compact development provides for the efficient use of an existing Business Environment site, stimulating social, environmental and economic vibrancy for this inner-city area with a modern apartment a walkable / cyclable distance to public spaces and all inner-city facilities providing passive surveillance of a key public area, whilst avoiding and mitigating adverse effects on urban character and amenity. Overall, the proposal is considered to be consistent with the intent of the RPS.

5.4 National Policy Statement for Urban Development

The NPSUD 2020 came into effect on 20 August 2020.

The proposal is considered consistent with the intent to increase density and vibrancy in city centre while managing amenity effects.

5.5 Part 2

The recent decision in the Court of Appeal in *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 has further influenced the way in which Part 2 should be assessed.

In circumstances where it is clear that a plan is “prepared having regard to Part 2 and with a coherent set of policies designed to achieve clear environmental outcomes” the Court envisaged that *“the result of a genuine process that has regard to those policies in accordance with s 104(1) should be to implement those policies.”* Reference to Part 2 would not add anything, and *“could not justify an outcome contrary to the thrust of the policies”*.

In respect of the ODP, PDP and RPS, it is considered that they have been prepared with a coherent set of policies designed to achieve clear environmental outcomes and that an assessment of this application against Part 2 would not necessarily add anything to the evaluative exercise required. As such, no assessment against Part 2 has been undertaken for this application.

6 CONSULTATION

Pursuant to Section 36A of the RMA, there is no duty to consult about a resource consent application. However, it is considered best practice to consult with those parties considered to be potentially adversely affected by a proposal.

6.1 New Plymouth District Council

Draft plans of an initial apartment concept were briefly discussed with Rowan Williams of NPDC on 22 October 2019 where she advised that processing would potentially be undertaken by Campbell Robinson.

A site and surrounding area walkover was undertaken on 31 October 2019 including Campbell Robinson (Planner) and Erin Griffith (Landscape Architect) on behalf of NPDC, and Richard Bain (Landscape Architect - Bluemarble), Cam Twigley and Darelle Martin (Planners - BTW Company) on behalf of the applicant. The purpose of the visit was to discuss and agree on specific viewpoints from which an assessment of landscape and visual effects would be undertaken. These viewpoints were thereafter finalised and agreed through email communications. Visualisations and assessment undertaken with regard to the agreed viewpoints was presented with an application for land use consent for an apartment building (LUC20/47660) on 27 January 2020. The application has since been withdrawn following concerns raised by neighbouring landowners.

It is considered that the viewpoints remain equally as applicable and reasonable with regard to this current application. The resulting viewpoint visualisations and assessment are provided in Appendix C.

6.2 Potentially Affected Parties

In December 2020 the parties listed in Table 6.1 were provided relevant plans of the proposal for feedback. As a result of consultation several written approvals were received as explained in Section 4.1 and provided in Appendix H.

Table 6.1: Parties Provided with Proposed Plans

Legal Description	Physical Address	Last Known Property Owners	Written Approval Received
Unit 7A, Lot 2 DP 6788	Richmond Estate - 120 St Aubyn Street	Michael Douglas Hammond and Helen Mavis Schouten	Yes
Unit 6A - Lot 2 DP 6788	Richmond Estate - 120 St Aubyn Street	WH and KJ Gardiner, LW Nominees Ltd	No
Unit 2I DP 13859 (Apartment 38)	Devonport Apartments – 127-131 St Aubyn Street	Denise Newland	Yes
Lot 2 DP 377813	4 Dawson Street	Nancie Maughan Stokes and Neil Thomas Waugh as trustees on behalf of Mollie Nicholas	Yes
Lot 2 DP 6436	3 Hine Street	Ingrid and Michael Mckie, Mckie Trustees Limited	Yes
Lot 1 DP 377813	2 Dawson Street	Nancie Maughan Stokes, Bruce Carlaw Richards, Dianne Stokes	Yes
Section 122 TN OF New Plymouth	141 St Aubyn Street Part	Hong Keng Chow, Jian Wen Chow	Yes

Legal Description	Physical Address	Last Known Property Owners	Written Approval Received
Unit 5A - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	BR and JA O'Byrne	No
Unit 4A - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	LM Sharrock, CB Wilkinson, GR and PM Sarten	No
Unit 3A - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	EA Pease	No
Unit GA - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	DVJ Trustees Limited	No
Unit GB - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	Trevor Clegg, Kay Clegg	No
Unit GC - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	Sr Taranaki Trustees Lim, Kaylene Stewart, Larry Stewart	No
Unit 1A - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	Paul Carrington, Hendrika Hey, Morris Hey	No
Unit 1B - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	William Hurlstone, Judith Hurlstone	No
Unit 2A - Lot 2 DP 6788	Richmond Estate being 120 St Aubyn Street	Kotuku (2012) Limited, Lynette Elizabeth White	No
PU 2C ON DP 13859 (Apartment 12)	Devonport Apartments being 127-131 St Aubyn Street	LA White and Kotuku 2012 Limited	No
Unit 2D DP 13859 (Apartment 4)	Devonport Apartments being 127-131 St Aubyn Street	Bridget Kathleen St George, Hamish Jon Nelson, Bailey Ingham Trustees Limited	No
Unit 2E DP 13859 (Apartment 3)	Devonport Apartments being 127-131 St Aubyn Street	Unknown	No
Unit 2F DP 13859 (Apartment 35)	Devonport Apartments being 127-131 St Aubyn Street	Samantha Billie Pigott	No
Unit 2G DP 13859 (Apartment 36)	Devonport Apartments being 127-131 St Aubyn Street	Julia Lee Black & CT Legal Trustees	No
Unit 2H DP 13859 (Apartment 37)	Devonport Apartments being 127-131 St Aubyn Street	PD Jensen & HK Parsons	No
Unit 3C DP 13859 (Apartment 9)	Devonport Apartments being 127-131 St Aubyn Street	Jason Mark Whakaari & Estelle SHAW	No
Unit 3D DP 13859 (Apartment 2)	Devonport Apartments being 127-131 St Aubyn Street	Lois Marlene, Scott & Young & Carrington Trustees Ltd	No
Unit 3E DP 13859 (Apartment 1)	Devonport Apartments being 127-131 St Aubyn Street	BC, EM and SA Holt	No
Unit 3F DP 13859 (Apartment 43)	Devonport Apartments being 127-131 St Aubyn Street	Sally-Ann Dean	No
Unit 3G DP 13859 (Apartment 44)	Devonport Apartments being 127-131 St Aubyn Street	Thomas Mark Jason Farley	No
Unit 3H DP 13859 (Apartment 45)	Devonport Apartments being 127-131 St Aubyn Street	M and K Osborne	No
Unit 3I DP 13859 (Apartment 46)	Devonport Apartments being 127-131 St Aubyn Street	Matthew Frank Lethbridge	No

Legal Description	Physical Address	Last Known Property Owners	Written Approval Received
Lot 2 DP 521079	122 St Aubyn Street	Diane Elizabeth MacArthur, William John MacArthur	No
Lot 3 DP 521079	122a St Aubyn Street	Colin Michael Comber, Margaret Josephine Comber	No
Lot 4 DP 521079	122b St Aubyn Street	Kay Barbara Lynskey, Timothy Graham Lynskey, NKS Trustees (2018) Limited	No
Lot 3 DP 377813	4a Dawson Street	Louis Stephen Kuriger, Barbara Joan Kuriger, Kuriger Trustees Limited	No
Lots 3-6 DP 2533	6, 6A, 8, 8A Dawson Street and 144-150 St Aubyn Street	Housing New Zealand Limited	No
Lot 2 DP 6436	3A Hine Street	Rosalie Bennett	No
Lot 4 DP 4608	8 Hine Street	Anne Fitzgibbons, Harold Paul Fitzgibbons, Gavin Alexander White	No

7 CONCLUSION

This report provides an assessment of the application by Regina Properties Limited to undertake an apartment addition at 1-3 Dawson Street, New Plymouth. An assessment of the proposal has been made against Section 104, 104C and Part 2 of the RMA, and against the rules, objectives and policies of the ODP, PDP, RPS and NPSUD.

Any actual and potential adverse effects on the wider environment resulting from the proposal are balanced against a number of positive beneficial effects and, with no suggested mitigation measures nor identified significant adverse effects in the LVIA, overall effects are considered to be acceptable. The proposal is consistent with and not contrary to the objectives and policies of the ODP, PDP, RPS and NPSUD. It is considered that the proposal will achieve the purpose of the RMA to promote the sustainable management of natural and physical resources.

APPENDIX A APPLICATION FORMS



This form must be submitted with a completed application cover page form.

1. Applicant details

- 1a. I am the ☒ Property owner ☐ Lessee ☐ Agent authorised by owner/lessee
- 1b. Full name
- First name(s) Surname
- 1c. Electronic service address - this must be provided for fast-track consent applications
- 1d. Telephone
- Mobile Landline
- 1e. Postal address or alternative method of service under Section 352 of RMA 1991

2. Property owner details

Provide details below for the property owner if different to 1. above

- 2a. Full name
- First name(s) Surname
- 2b. Electronic service address
- 2c. Telephone
- Mobile Landline

3. Fast-track application details

- 3a. Is this a fast-track controlled land use application? ☐ Yes ☒ No (proceed to 4.)
- 3b. If yes, please indicate whether you opt out or do not opt out of the fast-track resource consent process ☐ I opt out ☐ I do not opt out

Under the fast-track resource consent process the Council must give notice of the decision within 10 working days after the date the application was first lodged, unless the applicant opts out of the process at the time of lodgement. A fast-track application may cease to be a fast-track application under Section 87AAC(2) of the RMA.

4. Description of proposed activity

- 4a. Description of activity
- 4b. Description of the site at which activity is to occur
- 4c. Description of any other activities that are part of the proposal
- 4d. Details of additional resource consents required for this activity ☒ No additional resource consents are required.
☐ Additional resource consents are required.
Please provide details of the resource consents required, and whether these have been lodged.

Please turn over

OFFICE USE ONLY

Date received

Time received

Received by

Receipt #

Amount paid \$

Application #

Document #

Property ID

Land ID

Planner's Pre-check

Signature

Date

4. Description of proposed activity - continued

4e. District Plan rule(s) not being met

Bus13, Bus19, Bus87, Bus88, Bus91, OL63 and OL71 - all restricted discretionary

4f. Proposed start date

ASAP

5. Information included in application

I confirm that I have assessed my proposed activity against the relevant matters of the RMA:

- ☒ Part 2 Purpose and Principles.
- ☒ Section 104 Consideration of Applications.
- ☒ Schedule 4, including an Assessment of Environmental Effects (AEE).

I have attached this assessment and all other required information as listed below:

- ☒ Site plan. Your site plan must show the following items:
 - Scale and north orientation.
 - Existing and proposed buildings.
 - Building dimensions and distances to boundaries.
 - Trees, fences, landscaping, screening and contours.
 - Car parking, loading facilities and access points.
 - Signs.
- ☒ Floor plan.
- ☒ Elevation plan. Your plan must show the groundlines and the view of your site, from the ground up, from all boundaries.
- ☒ Written approvals from affected parties. Contact the Council if you are unsure of who the potentially affected parties might be.
- ☒ Application fee. Refer to the land use consents fees and charges schedule.

6. Post-approval contact details for monitoring purposes

6a. Full name

Peter

First name(s)

Tennant

Surname

6b. Electronic service address

peter@devonhotel.co.nz

6c. Telephone

Mobile

0800 843 338

Landline

7. Privacy statement

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

8. Applicant's declaration and privacy waiver

By signing this application, or by submitting this application electronically, I confirm that I am authorised to make such an application, that the information contained in this application is true and correct and that I have read, understood and agree to such terms and conditions applying to this application. I acknowledge and agree to the disclosure of my personal information in respect of this application.

A signature is not required if this application is submitted electronically.

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

Darelle Martin on behalf of Regina Properties Limited

First name(s)

Surname

Signature

Date

12/02/2021

APPENDIX B DISTRICT PLAN RULES ANALYSIS

Rule	Parameter	Assessment	Status
Bus13	Maximum building height in the Business B Environment Area	<i>Permitted = 10 m (with exceptions)</i> The existing building exceeds 10 m height by 1 m. The proposed building will be a maximum of 15.4 m high.	Restricted Discretionary
Bus19	Landscaping of road boundaries for sites within Business B Environment Areas	<i>Permitted =</i> <i>1) One tree per six full metres of road boundary shall be planted and maintained.</i> <i>2) The tree(s) shall be located on the site anywhere within 5m of the road boundary.</i> <i>3) The tree(s) shall be a minimum of 1.5m in height at installation.</i> <i>Where existing trees located within this area are to be retained, these may be used as part of the required landscaping provided they meet the above conditions.</i> Refer to Appendix G for site photos. The Dawson Street frontage is a total (combining three RTs) of 49.5 m long requiring eight trees. Trees are proposed as shown on the plans of Appendix F. Trees along the Dawson Street frontage will comply. No change to the existing landscaping on Lot 2 DP 19148 is proposed. The title is mostly shorter grasses and flaxes and does not include seven trees required (two proposed) to meet the permitted standard.	Restricted Discretionary
Bus22	Requirement for sound attenuation of any building	<i>Permitted = shall be designed and constructed in accord with an acoustic design certificate from an acoustic engineer so that the level of noise received within a noise sensitive room, excluding noise from construction work, does not exceed 40 dBA L10 between 10pm and 7am on any day.</i> The building will be designed and constructed to achieve the specified noise levels and the proposal will therefore comply. A condition of consent is proposed for an acoustic design certificate prior to construction commencing.	Permitted
Bus52	Excavation and filling as part of an approved Building Consent under the Building Act 2004	<i>Permitted = under all circumstances.</i> Any earthworks will be in association with a building consent for this proposal which therefore complies.	Permitted
Bus58	Excavation and filling - maximum quantity, measured in non-compacted form	<i>Permitted = 20m³ per 100m² of site area in any 12 month period</i> The site is 1583 m ² and accordingly has a permitted earthworks volume of 316.6 m ³ . Earthworks have been explained in Section 3.1.3 and will not exceed this volume.	Permitted

Rule	Parameter	Assessment	Status
Bus86	Vehicle access point	<p><i>Meets the conditions for a permitted activity as specified in Part A in Appendix 23</i></p> <p>As per 23.1(d), Table 23.5 and Diagram 23.6 require sight distances of 40 m and intersection separation distance of 30 m. Sight distances of some 50 m along Hine Street and 50-60 m along Dawson Street are achieved and the southernmost crossing is 38 m from the St Aubyn / Dawson Street intersection. The maximum permitted combined width of vehicle access points on any site is 50% of the road boundary (i.e. $49.5 / 2 = 24.75$ m), the proposed combined width is 13 m. The proposal complies.</p>	Permitted
Bus87	Parking	<p><i>Meets the conditions for a permitted activity as specified in Part B in Appendix 23</i></p> <p>The site is permitted to have 13 carparks as per Land Use Consent RC12288 (Appendix E).</p> <p>The proposal is for 13 carparks; two for the dwelling and 11 to service other activities within the building. A reduction in required carparking by three spaces is therefore proposed (two from the current consent, and one for the dwelling as three are required for five bedrooms).</p> <p>Rather than apply for a Section 127 change of conditions of RC12288, it is proposed to assess the shortfall under this application and, if consent is granted, for it to supersede RC12288. All parks comply with the appropriate stall length, width, and aisle widths of Diagram 23.11 of Appendix 23 in the ODP as all parks are at least 4.9 m long, 2.5 m wide and have an 8.4 m aisle behind them which comply with both the left turn and right turn 90 degree requirements of Diagram 23.11, noting that one park is wider in accordance with the requirements for parking for disabled persons under the Building Act.</p> <p>With regard to the residential parks, the garage space is 5.8 m wide and 6.3 m long (i.e. fits 2 x 2.8 m x 4.9 m parks). Manoeuvring space is not required as explained later in this table.</p>	Restricted Discretionary
Bus88	Loading and standing space	<p><i>Meets the conditions for a permitted activity as specified in Part C in Appendix 23</i></p> <p>The office activities would require at most one space for a courier vehicle. A standing space would not be required. The proposal is to instead utilise one of the on-site carparks.</p>	Restricted Discretionary

Rule	Parameter	Assessment	Status
Bus90	On-site manoeuvring space	<p><i>Meets the conditions for a permitted activity as specified in Part E in Appendix 23</i></p> <p>Manoeuvring space is required for the office parks of this proposal only, as there are greater than four office parking spaces (ODP appendix 23.20.1(a)(iii)). The residential parks do not require manoeuvring space as the apartment is accessed by a Local Road, is not serviced by any vehicle, and has two parking spaces which are not in tandem.</p> <p>Manoeuvring complies as all office carpark and aisle dimensions comply with the permitted standards of Appendix 23 therefore providing suitable space.</p>	Permitted
Bus91	On-site queuing space	<p><i>Meets the conditions for a permitted activity as specified in Part F in Appendix 23</i></p> <p>Queuing space is required for the proposal with greater than six office carparks. The length from the road boundary to the first available carpark is 2.2 m, therefore a 6 m queuing space is not provided, however the site provides an aisle of some 8.5 m wide and 12.5 m long in which cars can queue.</p>	Restricted Discretionary
Bus92	Requirement to provide landscaping where a site located within the Business B or C Environment Areas contains eight or more formed car parking spaces or an equivalent sized parking area, visible from an adjoining road	<p><i>1) One tree per eight spaces shall be planted and maintained.</i></p> <p><i>2) The tree(s) shall be located anywhere within the parking area or between the parking area and the ROAD</i></p> <p><i>3) The tree(s) shall be a minimum of 1.5m in HEIGHT at installation.</i></p> <p><i>4) Where vehicle parking or manoeuvring is located within the dripline area of any of these trees barriers shall be installed to ensure that vehicles do not damage these trees.</i></p> <p><i>5) Where existing trees located within this area are to be retained, these may be used as part of the required landscaping provided they meet the above conditions.</i></p> <p>One tree is required for the 11 visible parking spaces. The palm and bushes are considered to meet the above requirements. The proposal complies.</p>	Permitted
OL63	Maximum Height - Cameron Street Viewshaft	<p><i>Permitted - Sec 3: 10 m, or the maximum height for the underlying environment area, whichever is the lesser</i></p> <p>10 m is also the maximum height for the Business B Environment Area for this site. The proposed building is 15.4 m high, exceeding this height by 5.4 m.</p>	Restricted Discretionary
OL71	Maximum Height – Marsland Hill Viewshaft	<p><i>Permitted - Sec 3: 14m, or the maximum height for the underlying Environment Area, whichever is the lesser</i></p> <p>As above, 10 m maximum height applies. The proposed building is 15.4 m high which exceeds this height by the 5.4 m.</p>	Restricted Discretionary

APPENDIX C LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Landscape and Visual Impact Assessment

Tennent Apartment

1-3 Dawson Street
New Plymouth



11 February 2021

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TENNENT APARTMENT, DAWSON ST, NEW PLYMOUTH

LANDSCAPE AND VISUAL AMENITY

Preamble

A previous application was lodged in 2020 that included an Landscape and Visual Impact Assessment (LVIA). The proposal has since been amended and is now being lodged for resource consent. To avoid confusion, rather than create a 'compare and contrast' landscape assessment between the previous proposal and the new, this LVIA assesses the new proposal without reference to the 2020 lodged proposal.

1. Introduction

This Landscape and Visual Impact Assessment (LVIA) forms part of the proposal's Assessment of Environment Effects, and focuses on the visual effects of the proposal on urban character and amenity, and effects on urban viewshafts recognised in the New Plymouth Operative District Plan (ODP).

This LVIA references the ODP rules, and effects on amenity values as defined in Part 2 of the Resource Management Act.

Where likely significant landscape and visual effects of the proposal are identified, recommendations are made on how these effects can be avoided, remedied or mitigated.

Supporting Documents

Architectural Drawings, BOON Ltd, November 2020

Assessment Approach

This assessment of potential landscape and visual effects uses the following approach.

- Review relevant planning provisions of the ODP and PDP;
- Identify and describe the existing landscape and/or urban context;
- Identify and describe the proposed activity/development;
- Identify the potentially affected parties and viewing audience;
- Identify, analyse impact of potential effects on landscape, visual and amenity values;
- Avoidance, remedy or mitigation of adverse effects.

An assessment of the Cameron Street and Marsland Hill Urban Viewshafts is provided.

Several inspections of the subject site and surrounding urban context have been completed by [bluemarble](#), and liaison with NPDC council officers was undertaken to establish agreed viewpoints for assessment. These are illustrated in **Appendix A: Public Viewpoint Visualisations**.

Viewpoints include positions adjacent to the site and its street approaches, as well as the New Plymouth Coastal Walkway, and the two urban viewshafts in which the project is located. These viewpoints reflect agreed public places where the effects of the proposal should be considered in order to provide an **overall assessment** of how the proposal may affect the character and visual amenity of the surrounding area.

Private viewpoints are not included in the set of agreed viewpoints, are assessed in this LVIA.

2. Planning Context

Operative District Plan

Objectives and Policies relevant to this application are fully documented in the Application planner's report.

The site is located within the Business B Environment Area (Bus B) on Maps C24a and C24b of the ODP. This environment area is characterised by larger scale, bulky buildings, oriented towards motorised customers, with parking typically provided on site. The site represents the western edge of the city's Bus B zone, with land on the opposite side of Dawson Street being Bus D and Res B.

The Business B Environment Area has a permitted height limit of 10m.

The proposal will exceed the maximum permitted building height, making the proposal *Restricted Discretionary* with assessment criteria listed as ;

The relevant matters over which the Council has restricted discretion for the purpose of *Rule Bus 13* (building height) are:

1. *The extent to which the extra height Of the proposed building will:*
 - a. *Adversely affect the character and visual amenity of the surrounding area;*
 - b. *Have an overbearing effect on sites within the Residential Environment Area;*
 - c. *Adversely affect outstanding and regionally significant landscapes;*
 - d. *Intrude and/or block an urban viewshaft; and*
 - e. *Adversely affect the natural character of the coastal environment.*

2. *The extent to which the site layout, separation distances, topography, planting or set backs can mitigate the adverse effects of the extra height.*

The ODP also contains an Overlay Rule - Urban Viewshafts that recognises the importance of views from certain public places in New Plymouth. The site is located within both the Marsland Hill and Cameron Street Viewshaft.

Urban Viewshafts:

OL63 Cameron Street Viewshaft

OL71 Marsland Hill Viewshaft

The degree of visibility and extent of intrusion into these viewshafts is described in Chapter 6 of this report.

The site is within section 3 of the Cameron Street viewshaft, which has a permitted height of 10m, and within section 3 of the Marsland Hill viewshaft which has a permitted height of 14m. However, in both cases the maximum height for the underlying environment area, applies. Therefore the permitted height for buildings within both viewshafts for the site is 10 metres.

The relevant matters over which the Council has restricted discretion for the purpose of OL63 & OL71 (building height within the viewshaft) are:

1. *The extent of intrusion of the additional HEIGHT of the STRUCTURE into the viewshaft, and the elements of the view affected (see section 3 of the planning maps).*
2. *The extent to which the core of the view is impinged upon by the additional HEIGHT of the STRUCTURE (refer to "view details" in section 3 of the planning maps).*
3. *Whether the STRUCTURE results in the removal of existing intrusions or increases the quality of the view.*
4. *Whether the additional HEIGHT of the STRUCTURE will frame the view.*
5. *The proximity of the STRUCTURE to the inside edge of the viewshaft.*

There is a notable tree (ID 357) adjacent to the property that is part of a group of six *Metrosideros excelsa*, Pohutukawa. Although close to the site, no part of its canopy extends into the property.

Also close to the site is the Honeyfield Drinking Fountain, Heritage item 101 in the ODP.

Proposed District Plan

The PDP was publicly notified in September 2019. Objectives and Policies, relating to Notable Trees, Urban Viewshafts, proximity to a Public Access Corridor, and the Coastal Environment have been reviewed and considered as part of this LVIA. A Full description of the relevant PDP Objectives and Policies can be found in the Application planner's report.

The only PDP rules relevant to the proposal that have legal effect are those regarding Notable Trees. Notwithstanding that this assessment considers that no part of the notable tree extends into the site, there will be no building activity within the root protection area, trimming, or any other activity within the root protection zone.

3. Landscape Context

The site is located at the seaward end of Dawson Street with its northern frontage bounding the coastal walkway. A three storey commercial building occupies most of the property with a carpark accessed off Dawson Street. In terms of both character and zoning, the site represents the western end of the city's business area. West of the site is predominantly residential in character, despite Business D zoning applying to much of the block west of Dawson Street. The property sits within a group of relatively tall buildings that extend east from Dawson Street to Queen Street, and south to Young Street.

Apartments occupy many of these taller buildings, in particular; the Richmond Estate (8 storeys high) that dominates the eastern end of this block, Devonport Apartments (4 storeys high), and the new Oceanview apartment block (3 storeys high) newly built immediately adjacent. There are also three apartments on the opposite side of Dawson Street, each 2 storeys high.

This block of buildings, originally commercial, is transitioning to apartment living. Richmond Estate was originally a hotel, and the new Oceanview apartments next door to the site was previously occupied by a dental surgery that has moved to the street end of the property. The building south of the site was a gym for many years and is currently vacant.

The reasons for this transition is obvious. This block of buildings directly fronts the coastal walkway, affording close and open views of the sea, albeit there is an intervening railway line. The PDP also signals the desirability of increased residential living in the CBD.

4. Proposal

The proposal is described in detail within the consent Application, with drawings & images supplied by BOON, the project architects. The proposal is to add an additional floor to the existing building along with an addition to the south. The intended use of the addition is for residential living, with the existing building continuing to be used for commercial activity.

Of particular relevance to this assessment is the additional height of the building over and above the permitted 10m height, and its potential effect on character and amenity.

As shown on the architects' drawings (SK3.01-3.05), the addition is above the ODP permitted 10m height, shown as a purpled dashed line. The drawings also show the height of the existing building as a red dashed line.

The height of the proposed building is 15.4 metres above the original ground level (GL) along the building's northern edge (ie 5.4m over-height), and up to 12.1 metres above GL at the southern end (ie 2.1m over-height). As is clearly shown on SK3.01, the top of building is more or less level, with the lowering ground level of Dawson Street towards the sea causing additional height exceedance. The existing building also exceeds the permitted height limit. The proposed building is up to 3.5m taller than the existing building.

The new building's top level above the existing building will be predominantly clad in contrasting materials and colours to that of the existing building with 'pop-in' window openings to create relief in the facade, and to maintain views. The western and eastern facades of the southern addition are predominantly glazed. The southern wall of the southern addition will be a solid fire-rated wall with few windows.

The existing portion of the building will remain the same in form, albeit it will be repainted. The proposal will create a building that although an addition, will be taller and longer than the existing. Images showing the form of the proposal is shown on the **Public Viewpoint Visualisations**, attached as **Appendix A**.

5. Viewing Audience

Generally the building is most visible from public viewpoints at various points on the coastal walkway, with some additional views from adjacent streets, particularly Hine and Dawson Street. Views from these locations are generally with the site viewed against the city with Richmond Estate a dominant backdrop. There are some views, such as from Dawson Street and its environs whereby the building is viewed against the sea.

Public Audience

An inspection of the site and its visibility from areas within and around the site reveals that the building may be visible from several positions. **Appendix A** of this report shows views from representative public locations that have been agreed with Council's planner and landscape expert as being important to assess for the purposes of the consent application.

Private Audience

Private receptors are identified by this assessment and are shown in **Figure 1: Private Receptors**, and **Photographs 1-10** that follow. Receptors are identified as those who have views that are equal to, or greater than slightly discernible. Where the proposal will have no discernible change, potential effects on these receptors are not assessed, even if they happen to be a neighbouring property.

The extent to which the over-height portion of the building affects public and private visual amenity is described in the following chapter.

Viewshaft Audience

The site falls within the Cameron Street and Marsland Hill Viewshafts. Visualisations from these two viewshafts are shown in **Appendix B**. It is anticipated that the viewing audience from these two viewshafts are primarily experiencing broad extended views over the city. Marsland Hill is viewed by pedestrians only, as there is no vehicle access to the viewpoint location. Therefore these views are assumed to be longer in duration and more static. Conversely, the Cameron Street viewshaft is more of a transitory view as vehicles, pedestrians and cyclist descend the hill.

The extent to which the over-height portion of the building affects the viewshafts is described in the following chapter.



Figure 1: Private receptors

Private Viewpoints		
Receptor	Address	Viewpoint
A	8 Hine Street	Individual house
B	2,4,4A Dawson Street	Group of three town houses
C	122A St Aubyn Street	Oceanside Apartment
D	100,120 St Aubyn Street	Richmond Estate Apartments
E	131 St Aubyn Street	Devonport Apartments
F	16 Dawson Street	The Dawson Motel
G	141 St Aubyn Street	Fast Food and Dwelling
H	8 Dawson Street	Group of four townhouses
I	122 St Aubyn Street	Oceanside Apartment
J	16 Hine Street	Individual house



Photo 1: View from outside 8 Hine Street (Receptor A).



Photo 1a: View of receptor from site.



Photo 2: View from outside 4 Dawson St (Receptor B).



Photo 2a: View of receptor from site.



Photo 3: View showing Oceanside Apartments (Receptor C).



Photo 4A: 2010 view from Richmond Estate Apartment

Photo 4: View showing Richmond Estate (Receptor D) and site.



Photo 5: View showing Devonport Apartments (Receptor E) and site.



Figure 6: View from outside Dawson Motel (Receptor F).



Figure 6a: View of motel facing site.



Figure 7: View from outside 141 St Aubyn Street (Receptor G).



Figure 7a: View of receptor from site.



Figure 8: View from outside 8 Dawson Street (Receptor H).



Figure 8a: View of receptor from site.



Figure 9: View of 122 St Aubyn Street (Receptor I) & site.



Figure 10: View from outside 16 Hine Street (Receptor J).



Figure 10a: View of receptor from site.

6. Landscape & Visual Effects Assessment

The proposal to extend the building's height above the 10 metre permitted height could potentially create character and amenity effects for the identified viewing audiences. Views include static views, transient views, and sequential views. To assess visual amenity, analysis is provided below for the representative **Public Viewpoints (Appendix A)**, and New Plymouth **Urban Viewshafts (Appendix B)**, as well as identified **Private Viewpoints**. Table 1 below lists the rating and definitions for assessment.

Table 1: Effects Rating and Definitions

Rating	Indicative Examples
Negligible	The proposal will have no discernible change or have a neutral effect on the existing landscape character or viewer.
Very Low	The proposal may have slightly discernible or the distance of the viewer from the proposal is such that it is difficult to discern the proposal and consequently has little overall effect.
Low (Minor*)	The proposal may be discernible within the landscape, but will not have a marked effect on the overall quality of the landscape or affect the viewer. The proposal will have a small effect or change.
Moderate	The proposal will form a visible and recognisable new element within the landscape and would be discernible and have a noticeable effect on the overall quality of the landscape and/or affect to the viewer.
High	The proposal will form a significant and new element within the landscape and will affect the overall landscape character and/or affect to the viewer. Existing views are materially changed.
Very High	The proposal will result in a visible and immediately apparent element within the landscape and will result in a permanent change to the overall landscape character and/or affect to the viewer. Primary views are restricted.
Extreme	The proposal will result in the loss of key attributes thereby creating a significant change in landscape character and the proposal becomes the overwhelmingly dominant feature and may obscure primary views.
Effects can be adverse or beneficial	
*Determination of Minor A consent can be publicly notified if is the decision maker considers that the activity will have or is likely to have adverse effects that are more than minor. Where public notification is not required, limited notification must be given to those who are affected in a minor or more than minor way (but not less than minor). In relation to this assessment a 'Low' would generally equate to ' minor '.	

Public Views - Assessment

Table 2: **Public Views** Assessment of Effects – Refer also to Appendix A

Viewpoint	Viewpoint Description	Assessment of Effects on Character and Amenity Professional judgment is used to determine the overall significance of change (see Table 3 over for definitions).
A	View west from coastal walkway	<p>This viewpoint represents pedestrians and cyclists travelling west who enter Regina Place from the coastal walkway. This is where the proposal will be potentially most visually dominant. The building will be seen in the context of the Oceanside Apartments and Richmond Estate complex.</p> <p>The proposal will not affect coastal views from this viewpoint and character effects are minimal given the built context. The additional height, while noticeable does not constitute an adverse amenity or character effect. Most of Regina Place is built up and overlooks walkway users. Given the extent of the coastal walkway, of which this viewpoint is no more or less important, the significance of change to the overall coastal walkway experience/amenity is very low.</p>
B	View from Honeyfield fountain	<p>This viewpoint represents pedestrians and cyclists travelling east who approach from Regina Place towards site, and for those who encounter the Honeyfield Fountain, a Heritage item (ID 101) in the ODP. The proposal will be viewed at close quarters, with the over-height portion obvious, albeit set against sky and not within eye level.</p> <p>The proposal will not affect coastal views from this viewpoint and character affects are small given the existing view of the current building. The additional height does not create a dominance effect, in part due to the top level being set back from the protruding balcony. The additional height, while noticeable, does not constitute an adverse amenity or character effect, and does not subsume the fountain by reducing its apparent scale beyond a small degree. The spaciousness around the fountain and backdrop remain predominantly the same, albeit a small loss of sky. Given the above, the significance of change, to users of this part of the walkway and fountain, is assessed as very low.</p>

C	View from Regina Place	<p>This view is from a similar direction to Viewpoint B but is further back and represents an approach view. Pedestrians and cyclists are primarily oriented along the walkway (Regina Place) with buildings as an inland backdrop, although the green space on the right between the viewer and building make the building obvious and a focal point. The primary user experience is the coastal journey, which in this area includes buildings on the inland side of Regina Place. The over-height portion of the proposal does not change this experience to any material extent. There is a reduction in sky above the site and the building will appear longer due to the addition on the southern side.</p> <p>The significance of change to the character and amenity of this area from this viewpoint is very low.</p>
D	View from Kawaroa Park crossing	<p>Viewpoint D is from the railway crossing where users of the coastal walkway travelling east see the site as they transition from Kawaroa Park to Regina Place. The proposal from this vantage point is 230m from the site will add height and bulk to the skyline, which dominated by Richmond Estate. The primary experience of coastal edge travel, within the context of urban New Plymouth will remain unchanged.</p> <p>From this viewpoint the significance of change to the area's character and amenity is very low.</p>
E	View from Hine Street	<p>Viewpoint E is from Hine Street and represents the public view as pedestrians, cyclists and vehicle head west on this relatively quiet street. There are predominately clear open views of the sea and distant coastline at the end of the street, with the existing building on site framing this view. The proposal will increase the height of this 'frame', thereby intensifying the sea view. There will be a loss of sky from the extension that represents a small change in visual impact.</p> <p>From this viewpoint the significance of change to the area's character and amenity is low beneficial.</p>
F	View from Dawson Street/SH45	<p>Viewpoint F represents public views from the intersection of Dawson Street and SH45 whereby there is a relatively close and open view of sea. This view reinforces the city's proximity to the coast and Dawson Street is one of the few in the central part of the city that extends so close to the ocean. The Honeyfield Fountain sits at the end of the street. The proposal's additional height does not interrupt/reduce any views of the sea from this viewpoint. The southern extension will not affect visibility of the sea and the extent of over-height on the southern extension will not be especially noticeable given its context with taller buildings such as the Richmond Estate behind.</p> <p>The significance of change to the character and amenity of this area is very low.</p>

G	View from Kawaroa Point	<p>This view is from the coastal walkway as it rounds the bend seaward of the Kawaroa pools and faces the city. Travelling east from the port, this is the first view of the central part of the city from the coastal walkway. The distance to the site from this vantage point is 320 metres, and dominated by the foreground view of ocean, with Richmond Estate the focal building. The proposal will not create any loss of sea view. The building will appear taller and more bulky and will reduce the perceived scale of Richmond Estate, albeit to a small degree. The new glazed portions of the building creates perceptual openness between the building and sea - not turning its back to sea as commercial buildings in this area have previously done.</p> <p>From this viewpoint the significance of change to the area's character and amenity is assessed as moderate beneficial.</p>
Urban Viewshafts Assessment of Effects – Refer also to Appendix B		
Urban Viewshaft	Cameron Street viewshaft	<p>Computer modelling demonstrates that the building will not be visible within the Cameron Street Viewshaft due to the intervening Pohutukawa trees located on Queen Street. The significance of change to the character and amenity of this area is no change.</p>

Urban Viewshaft	<h2>Marsland Hill Pukaka viewshaft</h2>	<p>The building will be visible within the Marsland Hill (Pukaka) Urban Viewshaft, as illustrated in Appendix B.</p> <p>The Marsland Hill Viewshaft is one of three within the District Plan (the others being Mt Moturoa and Churchill Heights) that despite being called viewshafts, are really panoramas. The other urban viewshafts within the District Plan are linear and have clearly identifiable focal points from a precise origin. Marsland Hill, Mt Moturoa, and Churchill Heights have broad panoramic 360 degree views with no one focal point or vista necessarily more important than another. Having said that, it is assumed that views of the sea and mountain are central to the views' enjoyment.</p> <p>The Marsland Hill viewshaft is further complicated by the number of trees planted on the hillside that prevents views out over the city. The effect of this is that the panorama is broken up into a number of 'portions', the focus of which varies depending on where viewers are located.</p> <p>With regard to this proposal, the only portion of the Marsland Hill viewshaft that looks over the subject site, is through a narrow area framed by trees. This is from where the photograph in Appendix B is taken. Therefore, in assessing effects from Marsland Hill, one must be mindful that any particular portion may change (because trees come and go) and that the view should be considered within the broader panorama.</p> <p>The portion of the viewshaft and context in which this proposal will be viewed is within an intensive and eclectic part of the city including the clock tower, Len Lye Centre, the Devonport Apartments and Richmond Estate. The large Pohutukawa trees located along the edges of Young and Queen Streets are also dominant within this view.</p> <p>The proposal is located at the seaward end of the viewshaft resulting in a very small reduction of visible sea. The building does not protrude above others and so does not dominate the view in any way. In this context the building will not be noticeable as any kind of distinctive element that affects the overall city scene.</p> <p>The significance of change to the viewshaft is negligible.</p>
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Private Views - Assessment

To assist the decision maker in understanding the visual effects of the proposal, an assessment of each receptor is provided, irrespective of whether they have provided written approval. Where written approvals have been provided, this is noted.

Table 3: **Private Views** Assessment of Effects - Refer also to Map and Photos - Chapter 5.

Receptor	Viewpoint Description	Assessment of Effects on Character and Amenity Professional judgment is used to determine the overall significance of change (see Table 3 over for definitions).	Additional Mitigation Required
A	8 Hine Street	<p>This property has open views towards the site from its front door and windows that face east (see Photo 1). The addition will be visible but will not protrude into views of the sea or coastline. There will be small loss of sky. The distance to the site (75m) is sufficiently great that there will be no overbearing or dominance effects.</p> <p>Given distance and small magnitude of change, the significance of effect for the residents of 8 Hine Street is very low.</p>	No
B	2,4,4A Dawson Street	<p>These receptors are three double storey apartments that 'step up' Dawson Street opposite the site. These properties have elevated views towards the sea and have open view of the site as part of their seaward orientation. Each apartment has a slightly different orientation but the overall nature of the visibility is similar, therefore these three are assessed as a group. Photo 2 shows the view from outside number 4 Dawson Street, the middle apartment.</p> <p>The additional height of the building will be noticeable for each apartment, but will not affect views of the sea or coastline as the building is already taller than the apartments. The southern extension will in effect make the building appear longer but not closer.</p> <p>Given orientation, no loss of sea or coastal views, the significance of effect for the residents of 2,4,4A Dawson Street is assessed as very low.</p>	No

C	122A St Aubyn Street	<p>This receptor is a new apartment duplex known as Oceanside Apartments that is located immediately east of the site. Photo 3 shows the position of these apartments in relation to the existing building. The apartments are lower than the existing building, therefore there are no views over the top of it. Dominance effects are reduced by the few windows on the side closest to the site. The apartments are oriented towards the sea and to the northeast for views of the coastline and ocean. The proposal will not impact on views from these apartments.</p> <p>Given orientation, no loss of sea or coastal views, the significance of effect for the residents of the Oceanside Apartments is assessed as low.</p>	No
D	100,120 St Aubyn Street	<p>This receptor is the collective group of apartments known as Richmond Estate. Photo 4 shows the position of the tower block and lower apartments in relation to the site. Photo 4a shows a photo taken in 2010 of the view from a second storey apartment. This shows that the proposal is unlikely to affect views for apartments up to three storeys. For those taller, the over-height portion of the proposal is likely to reduce views to of the coastal edge and sea to the west. The impact will be lesser for the highest apartments, most likely affecting those on the 3rd-5th storeys. Overall, the additional height will reduce views in one direction only and given the panoramic view that that these apartments experience, the loss of view is small, particularly given distance, which is 65m from the towers to the site.</p> <p>From the Richmond Estate the significance of change to the area's character and amenity is moderate for apartments on levels 4 & 5, and very low for those above and below these levels.</p>	No

E	131 Aubyn Street	<p>This receptor is the collective group of apartments know as the Devonport Flats. The flats comprise four storeys and are located on the south side of St Aubyn Street. The western end of complex on St Aubyn Street look directly over the site to the sea beyond. The position of the Devenport Apartments relative to the site is shown in Photo 5. The architects' plan on SK3.05 shows the relative distance and elevation between the two properties. These suggest that those looking out from the top level of the Devonport Flats will look into the top part of the proposal, thereby reducing sea views. The extension onto the southern side of the existing building will make the over-height portion appear closer.</p> <p>The extent of this effect has not been empirically tested by visiting the apartments. Any such loss of view is within the context of a broad 180 degree view from the flats, therefore the potential loss of view from the flats is unlikely to affect the wider outlook.</p> <p>From the five top level flats the significance of change to the area's character and amenity is potentially moderate. For flats east of the five at the western end the significance of effect is assessed as low, and for those on lower levels, the significance of effect is assessed as no effect.</p>	No
F	16 Dawson Street	<p>This receptor is the two storey Dawson Motel that has a potentially open view down Dawson Street to the sea, looking across the edge of the site. However, the motel windows that face this direction are small - akin to letting in light rather than maximising a view. There are no ranch sliders or balconies facing the site. See also Photo 6 for face of the motel that is orientated towards the site.</p> <p>Given distance and the motel's orientation away from the site, the significance of effect is negligible.</p>	No
G	141 Aubyn Street	<p>This receptor is a two storey building with a fast food activity on the ground floor and residential activity above. The top floor has a clear open view down Dawson Street to the site. The over-height portion will be clearly visible but will not reduce sea views. The southern extension will be noticeable as a linear exception but will not result loss of sea or a dominance effect. Refer to Photo 7 that shows the view from outside the site.</p> <p>Given distance, orientation and elevation, the significance of effect is negligible.</p>	No

H	8 Dawson Street	<p>This is a group of dwellings housed within one building at the corner of St Aubyn Dawson Streets. These units have views down the street of the site from their front yards and windows, (refer to Photo 8) The view from the windows is peripheral. The over-height portion will be clearly visible but will not reduce sea views. The southern extension will make the building appear longer but the overweigh will not affect sea views and distance avoids dominance effects.</p> <p>Given distance, orientation and elevation, the significance of effect is negligible.</p>	No
I	131 St Aubyn Street	<p>122 St Aubyn Street is one of three apartments that make up the 'Oceanside' apartments and is set 'behind' the other two that directly face the ocean with sea views in between and over - the other two Oceanside apartments blocking foreground views, except for the narrow gap between them. 122 faces seaward and north east (Refer to Photo 9) with the existing GQ building preventing views to the northwest. The proposal will have no impact on existing views from this receptor. There will be a small loss of 'sky', which given the orientation and broad outlook of 122 is assessed as minimal. The proposal is also far enough away from the 122 that there will not be any dominance effects.</p> <p>Given, outlook, and orientation, the significance of effect is negligible.</p>	No
J	16 Hine Street	<p>The receptor is a new two storey dwelling that has open views east along the coastal edge. Photo 10 shows the view from outside the property. From the second storey the site will be clearly visible, albeit 150m away, thereby eliminating any potential dominance effects. While visible, the over-height portion will not interrupt any sea views. The Tasman Tower block sits as a dominant backdrop.</p> <p>Given, orientation, distance, and backdrop and, the significance of effect is very low.</p>	No

7. Mitigation

Avoidance, remedy or mitigation of adverse effects

The effects of the proposed building over 10m in height on urban character and amenity are limited to a small reduction of sea views from some parts of the surrounding area. These include both public and private views.

Effects are largely ameliorated by the presence of other buildings that provide the urban context in which this building forms part, particularly the Richmond Estate. The over-height portion primarily affects views of the sea and coastline from some specific positions. Mitigation is limited to the impacts of the building as a new visible element. Such mitigation includes the materiality of the roof and cladding, colour, and building modulation.

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 comprise a material with a neutral palette;
- the colour of the new addition will be recessive, with cladding material yet to be finalised.

The specific design of the new addition means that the proposal by and large avoids character and amenity effects, and where there are effects, there can be a relatively high degree of certainty about who is impacted and the nature of the effect.

Because the over-height portion of the building will be mostly viewed against the sky, the building is articulated in such a way as to maximise texture and transparency. This mitigates effects from those considered potentially impacted.

8. Conclusions

With regard to NPDC District Plan Urban Viewshafts, the building will not be visible within the Cameron Street viewshaft. The building is visible within the Marsland Hill viewshaft but the extent of the intrusion is low given the viewing distance, the broad nature of the view, and urban context.

The council retains discretion over matters pertaining to height over 10m within the Business B Environment Area in the District Plan. This assessment of effects concludes that the effects of the proposal to raise the building height above the permitted height will have effects on the character and visual amenity of the surrounding area that are acceptable.

Richard Bain

Registered Landscape Architect



APPENDICES

A: Public Viewpoint Visualisations

B: Urban Viewshaft Visualisations



Public Viewpoint

Tennent Apartment Project

PUBLIC VIEWPOINT VISUALISATIONS

9 February 2021

bluemarble
A world of difference



Tennent Apartment Project

Viewpoint A - Existing

View west towards site from coastal walkway



Tennent Apartment Project

Viewpoint A - Proposed

View west towards site from coastal walkway



Tennent Apartment Project

Viewpoint B - Existing

View towards site from Honeyfield fountain



Tennent Apartment Project

Viewpoint B - Proposed

View towards site from Honeyfield fountain



Tennent Apartment Project

Viewpoint C - Existing

View towards site from Regina Place



Tennent Apartment Project

Viewpoint C - Proposed

View towards site from Regina Place



Tennent Apartment Project

Viewpoint D - Existing

View towards site from Kawaroa Park crossing



Tennent Apartment Project

Viewpoint D - Proposed Extents

View towards site from Kawaroa Park crossing



Tennent Apartment Project
Viewpoint E - Existing
View towards site from Hine Street



Tennent Apartment Project

Viewpoint E - Proposed Extents

View towards site from Hine Street



Tennent Apartment Project

Viewpoint F - Existing

View towards site from Dawson/SH45



Tennent Apartment Project

Viewpoint F - Proposed

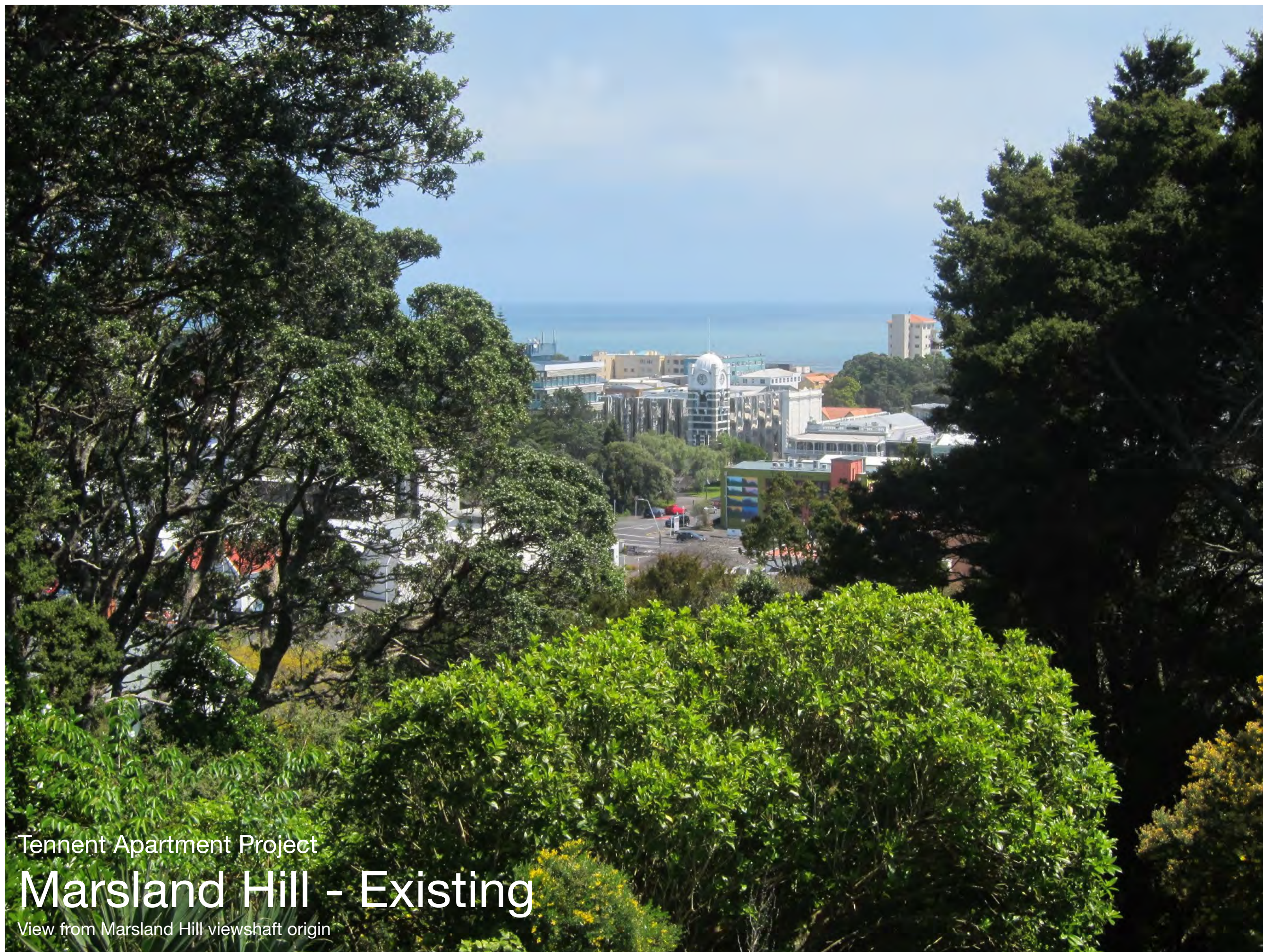
View towards site from Dawson/SH45



Tennent Apartment Project
Viewpoint G - Existing
View towards Site from Kawaroa Point



Tennent Apartment Project
Viewpoint G - Proposed
View towards Site from Kawaroa Point



Tennent Apartment Project

Marsland Hill - Existing

View from Marsland Hill viewshaft origin



Tonnent Apartment Project

Marsland Hill - Proposed

View from Marsland Hill viewshaft origin



Tennent Apartment Project

Cameron Street - Existing

View from Cameron Street viewshaft origin

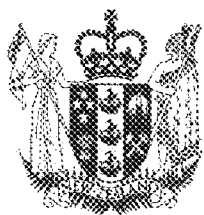


Tennent Apartment Project

Cameron Street - Proposed

View from Cameron Street viewshaft origin

APPENDIX D RECORDS OF TITLE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **TNK3/78**
Land Registration District **Taranaki**
Date Issued 01 September 1997

Prior References

TNF1/274 TNF1/275

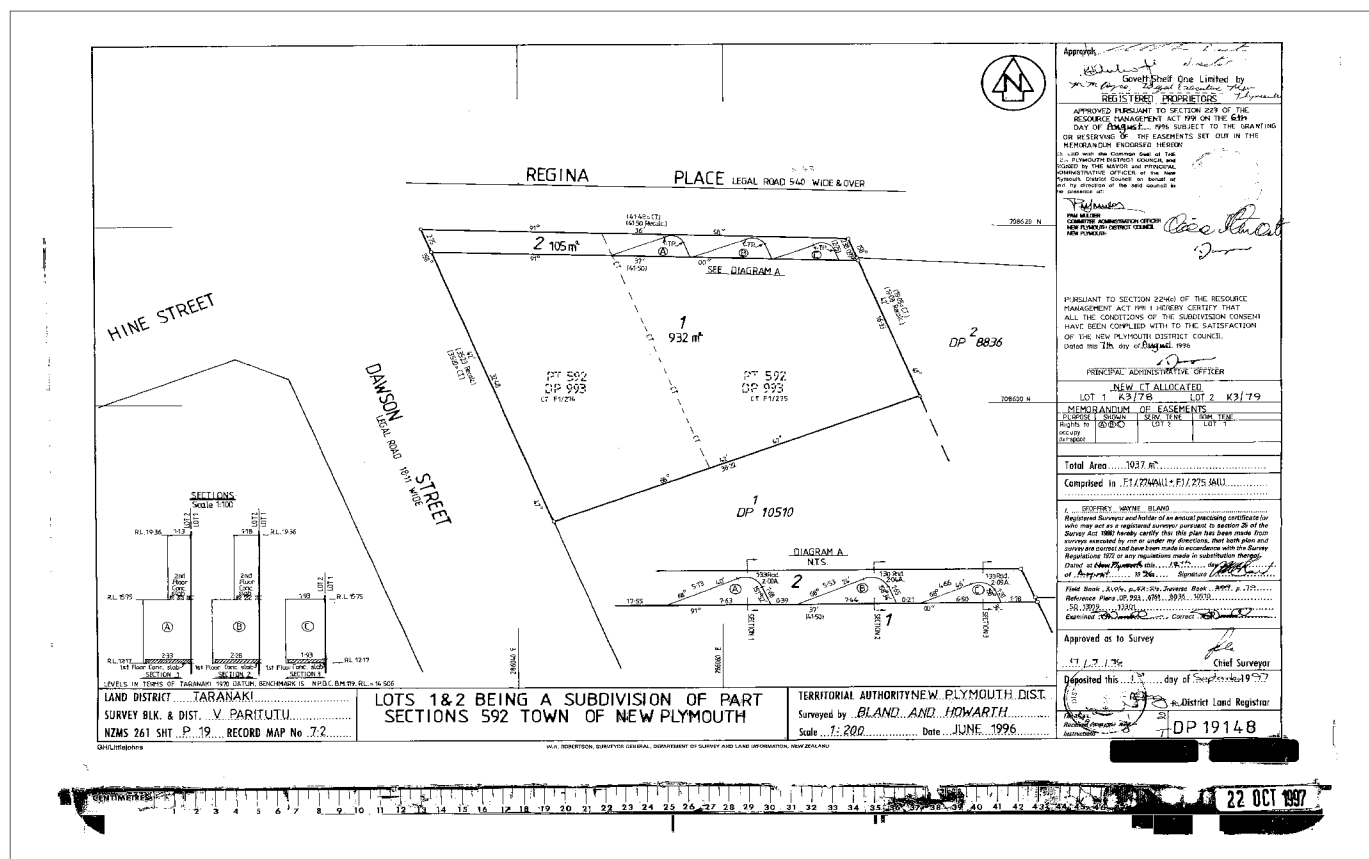
Estate	Fee Simple
Area	932 square metres more or less
Legal Description	Lot 1 Deposited Plan 19148

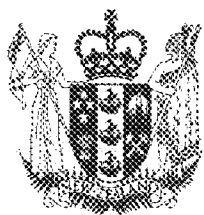
Registered Owners

Regina Properties Limited

Interests


Appurtenant hereto is a right to occupy airspace created by Transfer 446712 - 9.12.1997 at 9.40 am
9199139.2 Mortgage to TSB Bank Limited - 2.10.2012 at 4:49 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **TNK3/79**
Land Registration District **Taranaki**
Date Issued 01 September 1997

Prior References

TNF1/274 TNF1/275

Estate	Fee Simple
Area	105 square metres more or less
Legal Description	Lot 2 Deposited Plan 19148

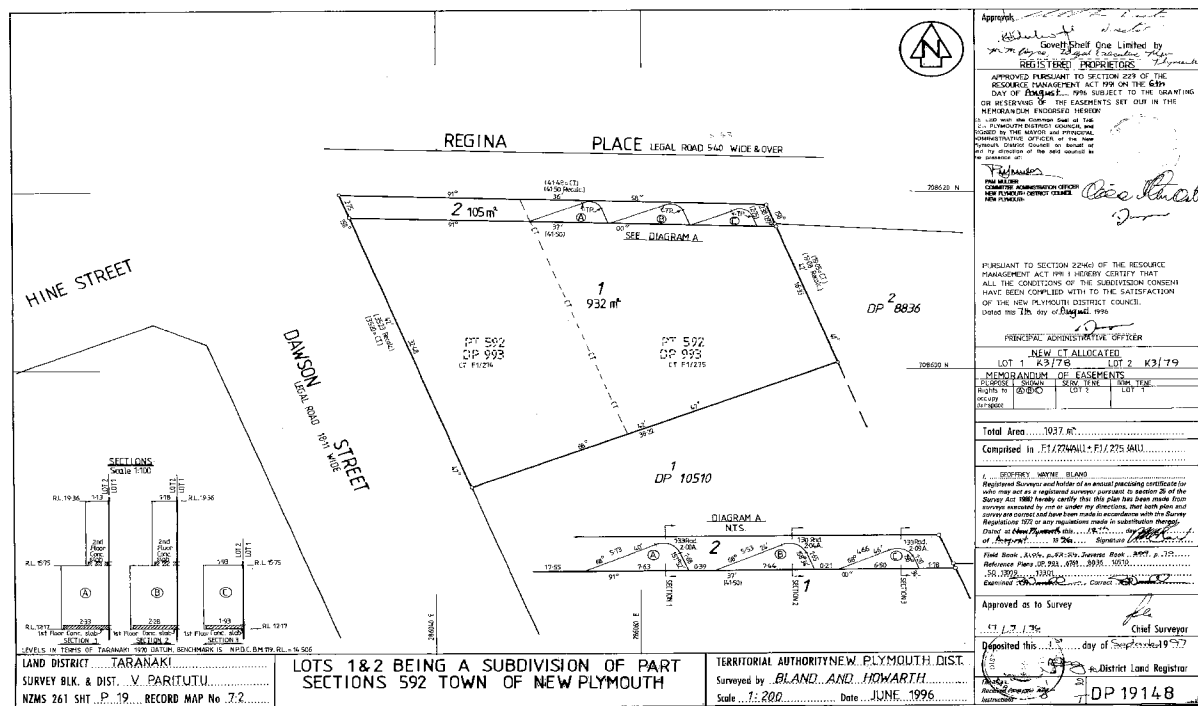
Registered Owners

New Plymouth District Council

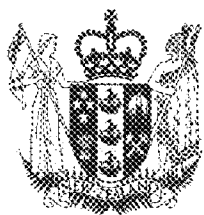
Interests

Subject to a right to occupy airspace over parts marked A, B & C on DP 19148 created by Transfer 446712 - 9.12.1997 at 9.40 am

The easements created by Transfer 446712 are subject to Section 243 (a) Resource Management Act 1991




22 OCT 1997



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **TNC3/590**
Land Registration District **Taranaki**
Date Issued 06 October 1972

Prior References

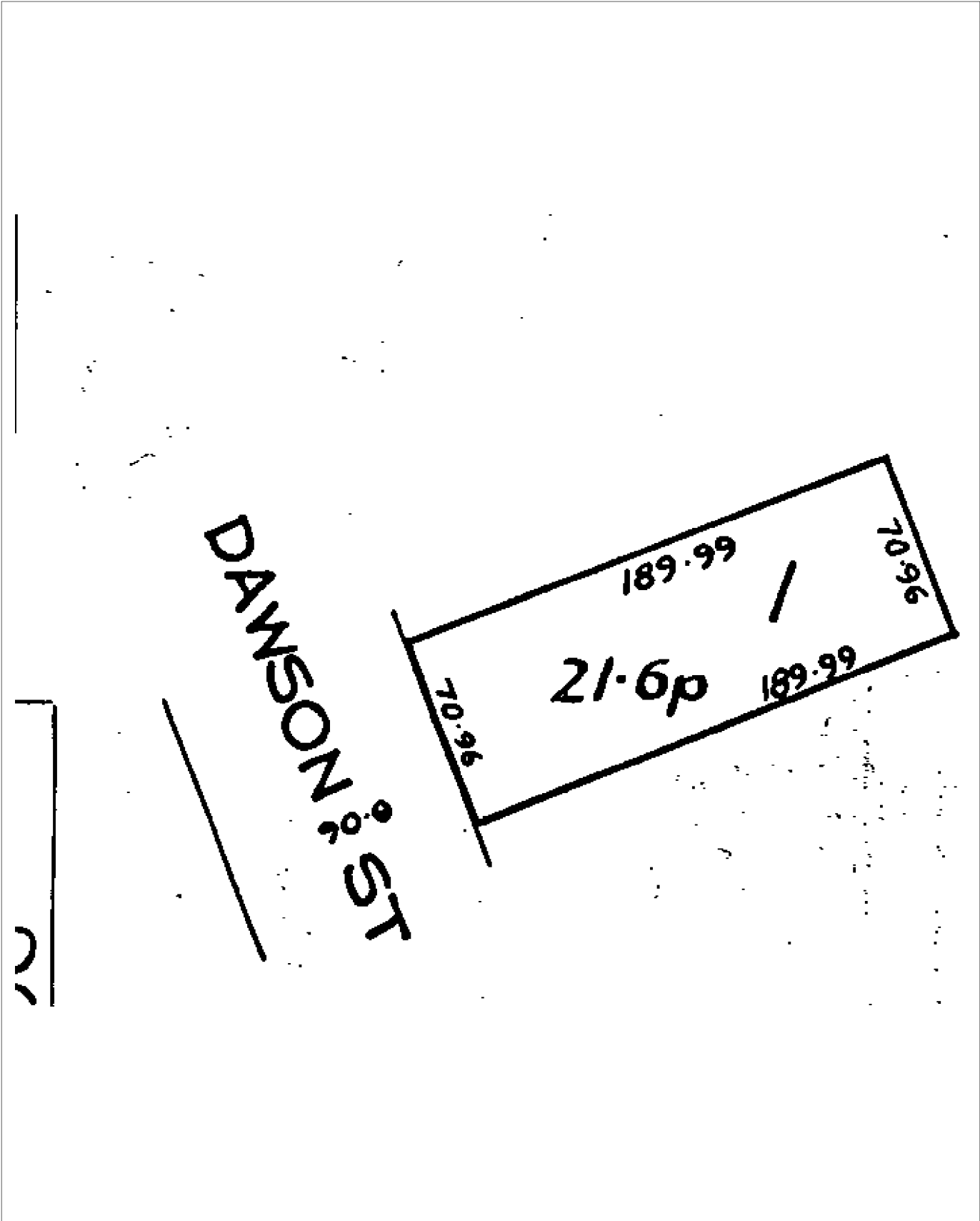
TN98/109	TNC2/1194	TNC2/1195
----------	-----------	-----------

Estate	Fee Simple
Area	546 square metres more or less
Legal Description	Lot 1 Deposited Plan 10510

Registered Owners

Regina Properties Limited

Interests



APPENDIX E RESOURCE CONSENT RC 12288

RESOURCE CONSENT

PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991

Mr Broad
P25 RC 12288
ID 014656

REFERENCE: RC 12288

Consent is hereby GRANTED to GOVETT QUILLIAM to ERECT AN OFFICE on the property at 17 REGINA PLACE, NEW PLYMOUTH being PT SECTION 592 DP 993

The consent is subject to the following conditions:

- ✓ 1. The use and development of the land shall be as described within the application and shall be substantially in accordance with the Plans endorsed RC 12288 being plans SK1 To SK5 dated 28 November 1995 lodged as part of the application.
- ✓ 2. The applicant shall prepare a plan of survey separately defining the proposed reserve and the airspace to be occupied and that the land comprising the proposed reserve be transferred to the Council subject to an easement over the airspace for the life of the building.
- ✗ 3. A landscape plan for the planted area shown on RC 12288 SK1 and SK2 and new planting in the Reserve shall be submitted to the District Planner for approval as part of the building consent application for the building.

The planting shall be installed, maintained and replaced as required in accordance with this approved plan.

- ✗ 4. Upon completion of the work and prior to its occupation and use for the approved purposes the applicant or developer shall give written notice to the Planning and Environmental Services Manager that all matters specified under these conditions have been complied with. On receipt of that notice, the Planning and Environmental Services Manager, or his nominee, shall carry out an inspection of the site and if he is satisfied that all development conditions have been fully met he shall then issue a Performance Certificate, and so far as this consent is concerned, the applicant, developer or their agents can commence use of the facilities.
5. The applicants shall pay the Council's costs of any monitoring that may be necessary to ensure compliance of the use with the conditions specified.

This consent has been granted for the following reasons:

- 1 This Resource Application for Land Use Consent is a DISCRETIONARY Activity under the provisions of Ordinance 501-43(b) to Section I of the New Plymouth District Plan
- 2 The applicants seek approval to erect balconies over a 2.5m wide strip of designated recreation reserve which is intended to prevent access and provide an amenity barrier to Regina Place. This reserve has yet to be acquired by the Council. These balconies are at other than ground level and the degree of intrusion is not excessive.

The integrity of the reserve will remain intact for its intended purpose.

The Department of Conservation have been consulted and agree in this respect. However, specific legal provision needs to be made for the balconies to remain once the designated land becomes reserve. This is provided for by the conditions of this consent.

- 3 The second part of the consent seeks dispensation from the requirement of Ordinance 501-74(d) which requires carparking areas to be landscaped. This is usually met by landscaping the sites road frontage(s) to a depth of 1.5 metres.

In this case the topography of the site and the conflict with the need to provide carparking makes a conventional planted front yard difficult to provide and the topographic difference acts as partial screening between the road and the parking area.

However, significant visible amenity avenue type plantings are proposed adjoining the entry deck to the building which in the Council's opinion will in this situation partly fulfil the intent of the District Plans requirements in this regard.

Site amenity will be further enhanced by the planting of the designated recreation reserve. This planting shall be designed and established at the expense of the applicant and to the satisfaction of the Director of Parks.

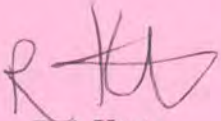
- 4 The written consents of the affected adjoining owners have been obtained and it is therefore considered that the adjoining owners believe that the development proposed will not be of detrimental effect.
- 5 The proposal is considered to have no detrimental effect on either the natural environment, adjoining properties, or the overall character of the area.

The proposed use will therefore be in accordance with the Purpose and Principles set out in the Resource Management Act 1991.

This Resource Consent shall lapse on 20th March 1999 unless the consent is given effect to before that date; or unless an application is made within three (3) months of the expiry of that date for the Council to grant an extension of time for establishment of the use. Any such application for an extension of time shall be subject to the provisions of Section 125 of the Act.

This consent is subject to the Right of Objection as set out in Section 357 of the Resource Management Act 1991.

DATED THIS 20TH DAY OF MARCH 1996

A handwritten signature in dark ink, appearing to be 'R A Kratz', written in a cursive style.

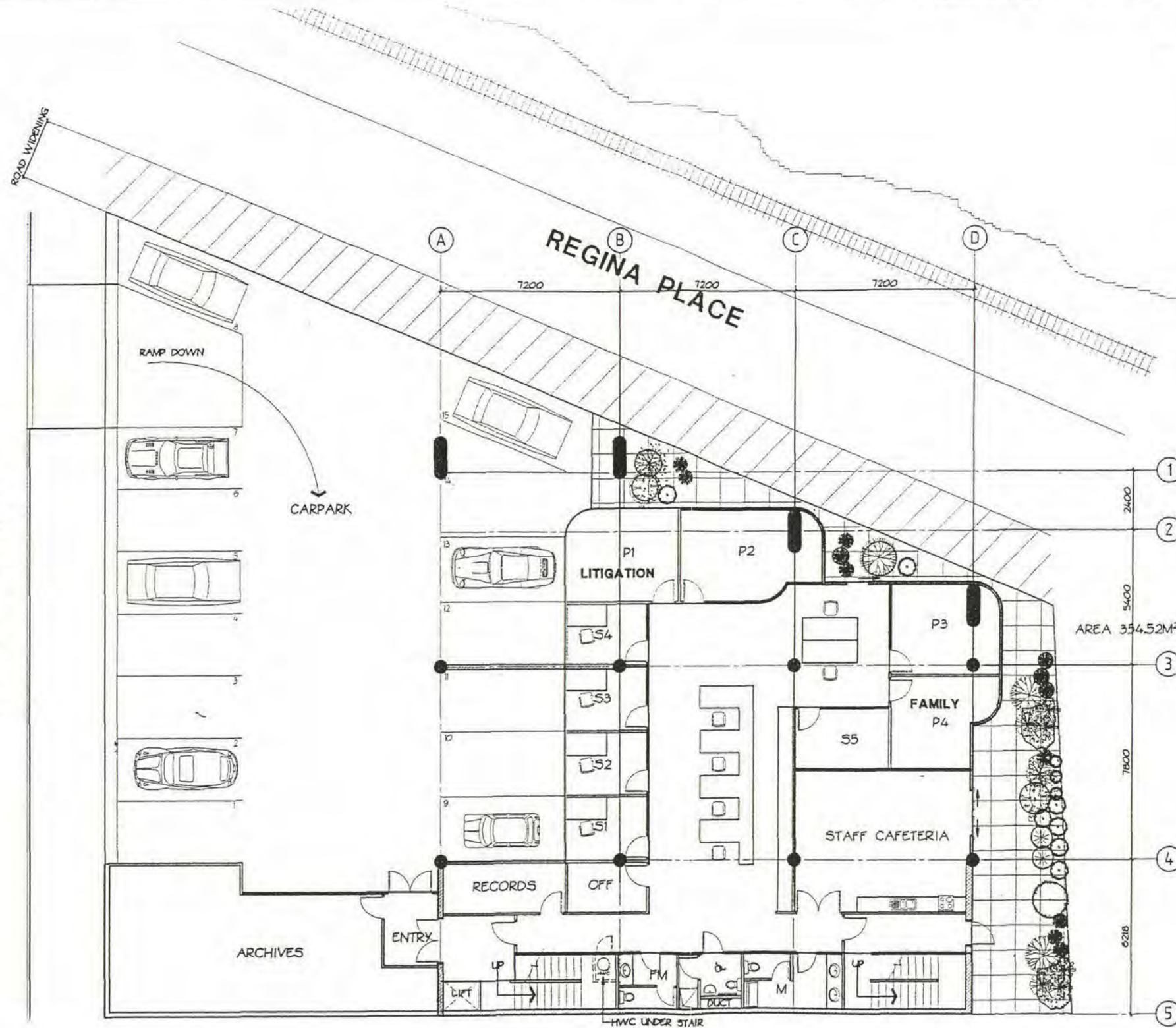
R A Kratz

DISTRICT PLANNER

PIM ONLY 12260

11 DEC 1995
 $1.0 \times 5.0 = 5.0$
 $10.5 \times 3.0 = 31.5$
 $16.5 \times 11.0 = 181.5$
 $21.5 \times 3.6 = 77.4$
 295.4

DAWSON STREET



GROUND FLOOR PLAN

SITE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.

DATE

PLANNING

APPROVED: THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL AND MUST BE KEPT ON SITE AND AVAILABLE TO COUNCIL OFFICERS AT ALL TIMES.

Total S/a = 1012.0
 @ 1/80 = 13cps

SK1

PROPOSED GOVETT QUILLIAM OFFICE

NEW PLYMOUTH

Tse

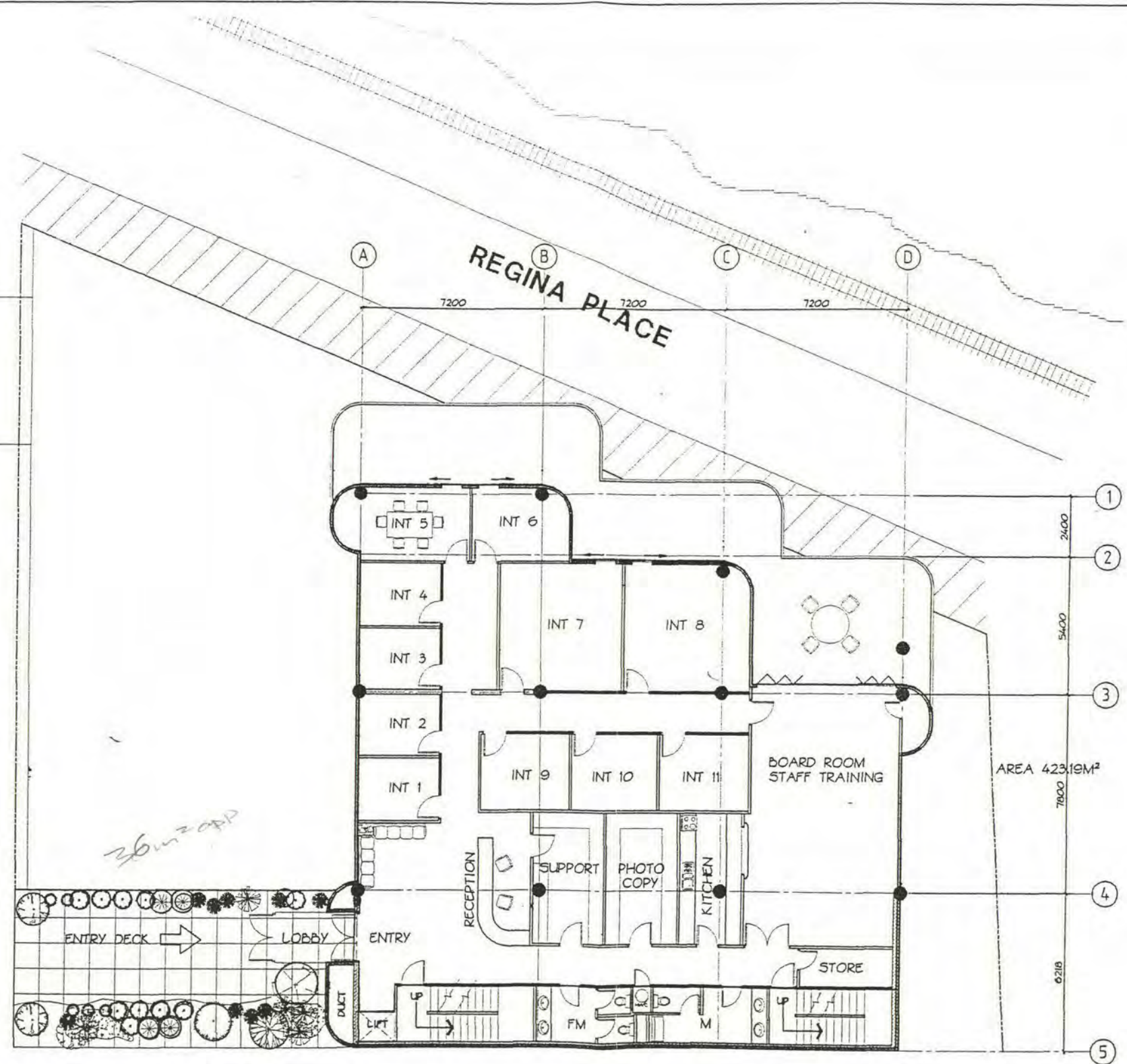
Tse Taranaki & Associates Limited
 ARCHITECTS-ENGINEERS-INTERIOR DESIGNERS
 PROJECT MANAGERS
 26 Carrington Street PO Box 257 NEW PLYMOUTH Tel 7550000

RC12288

D:\DWG\13847\13847-1\13847.D
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$$\begin{array}{rcl}
 21.5 \times 11.75 & = & 252.6 \\
 15.5 \times 5 & = & 77.5 \\
 3 \times 9.5 & = & 28.5 \\
 \hline
 & & 358.6
 \end{array}$$

DAWSON STREET



FIRST FLOOR PLAN

SK2

PROPOSED GOVETT QUILLIAM OFFICE
NEW PLYMOUTH

Tse

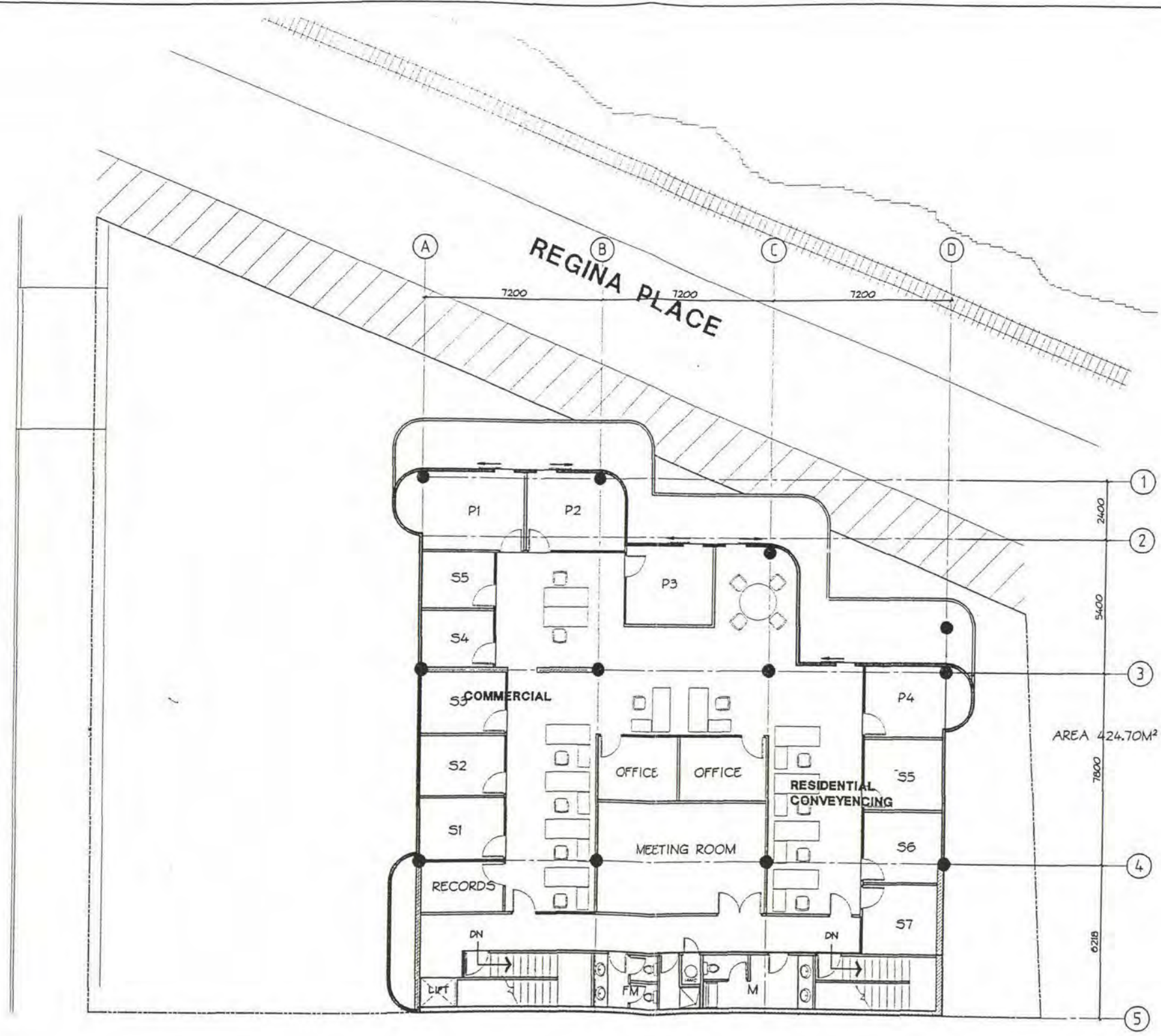
Tse Taranaki & Associates Limited
ARCHITECTS-ENGINEERS-INTERIOR DESIGNERS
PROJECT MANAGERS
55 Carrington Street PO Box 587 NEW PLYMOUTH Tel 798000

RC12288

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28/11/95-12:45

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 9.5 \times 3 &= 28.5 \\
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 \hline
 &353.5
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DAWSON STREET



SECOND FLOOR PLAN

SK3

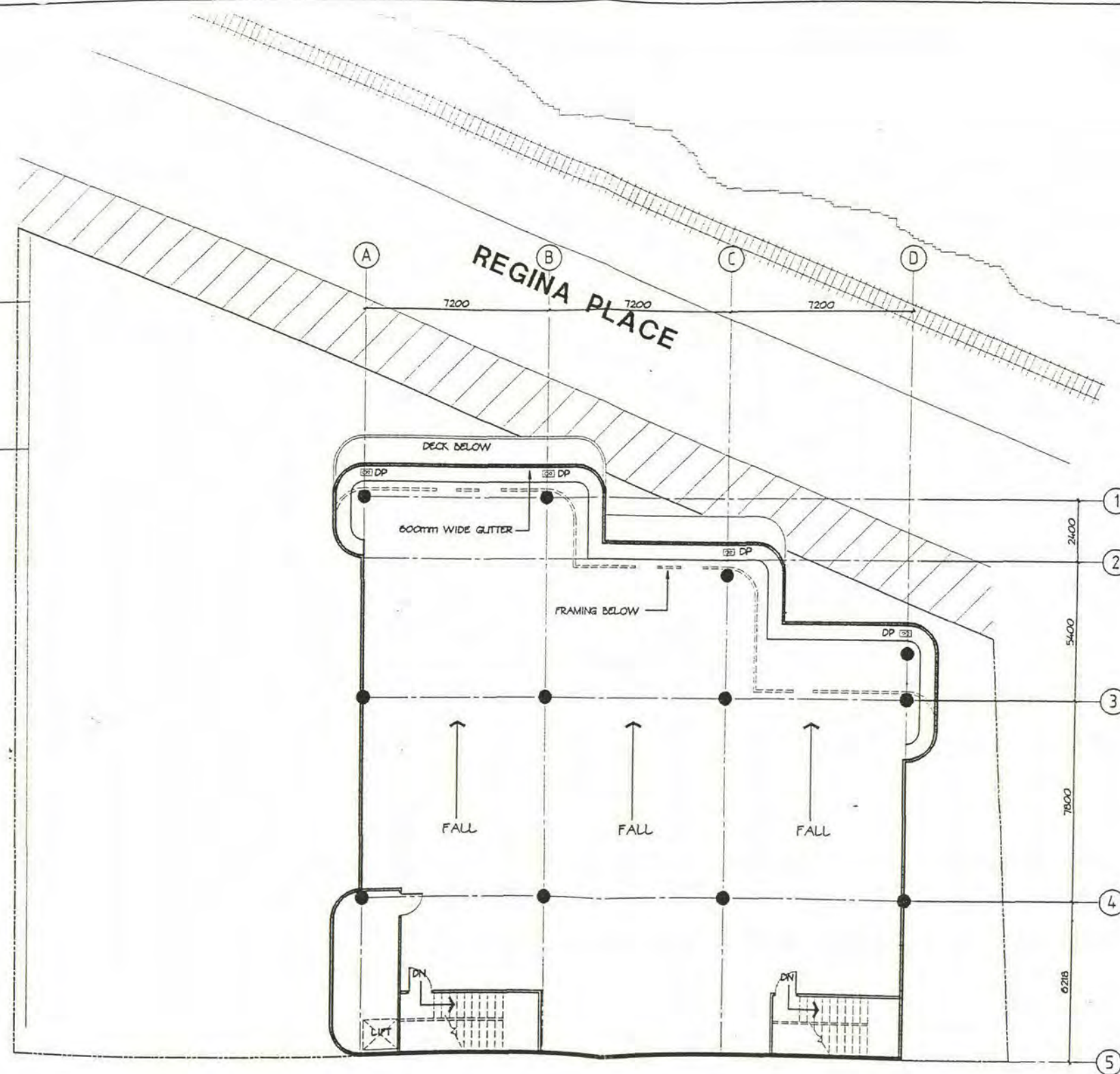
PROPOSED GOVETT QUILLIAM OFFICE
NEW PLYMOUTH

Tse

Tse Taranaki & Associates Limited
ARCHITECTS-ENGINEERS-INTERIOR DESIGNERS
PROJECT MANAGERS
35 Carrington Street PO Box 287 NEW PLYMOUTH T910000

RC12288

DAWSON STREET



ROOF PLAN

SK4

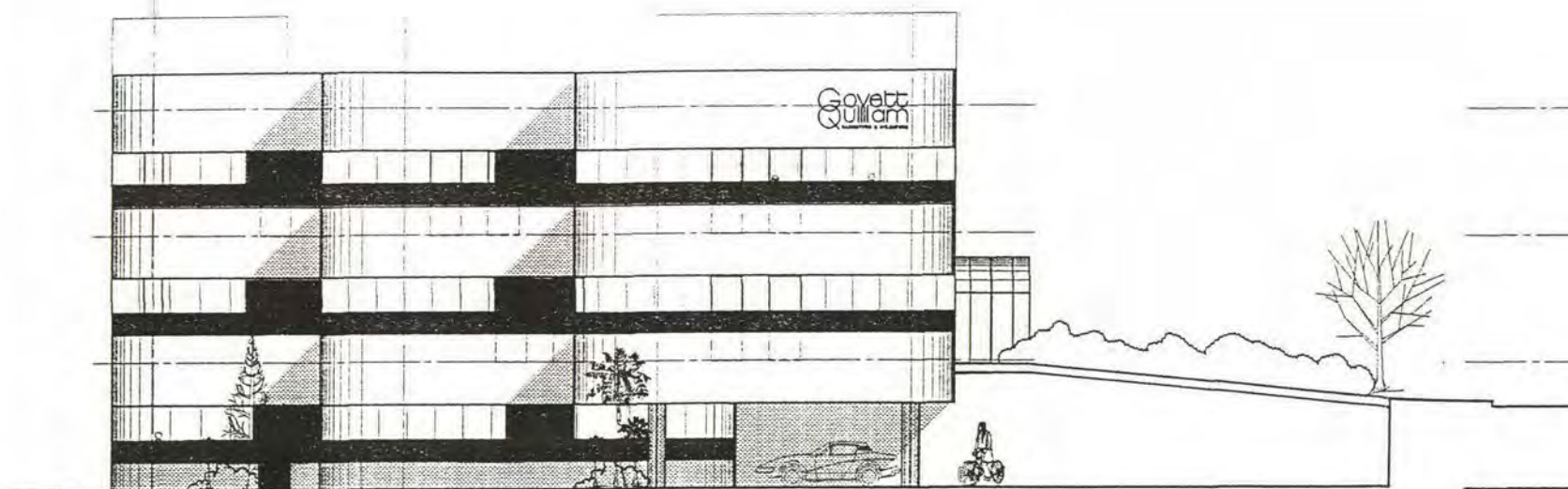
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NEW PLYMOUTH

Tse

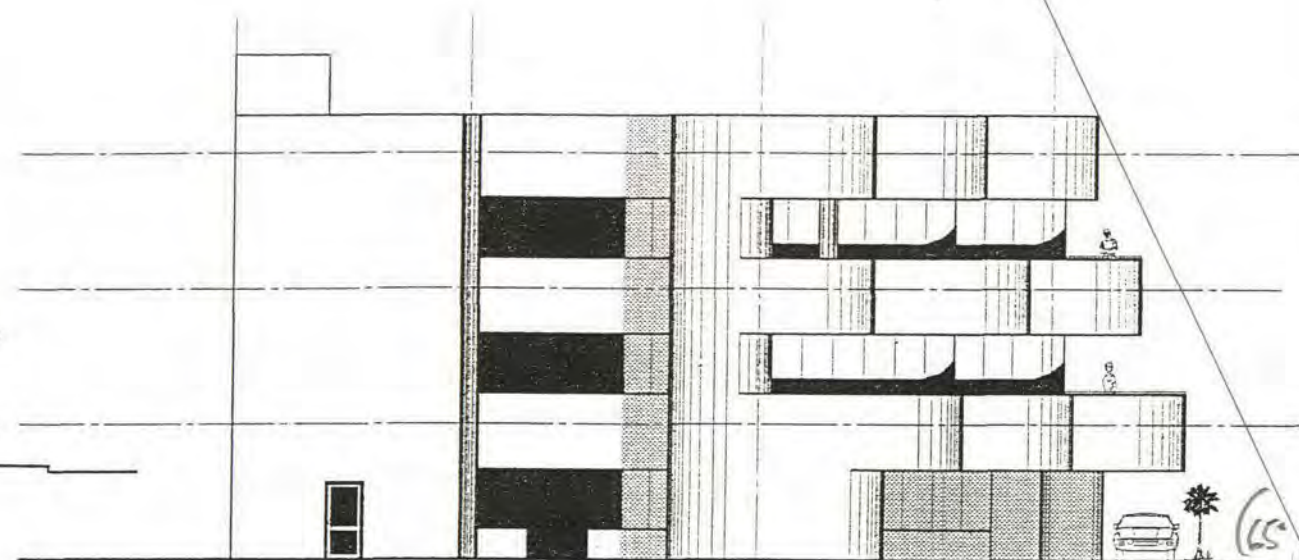
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ARCHITECTS-ENGINEERS-INTERIOR DESIGNERS
PROJECT MANAGERS
26 Carrington Street PO Box 257 NEW PLYMOUTH Tel 7888800

RC12288

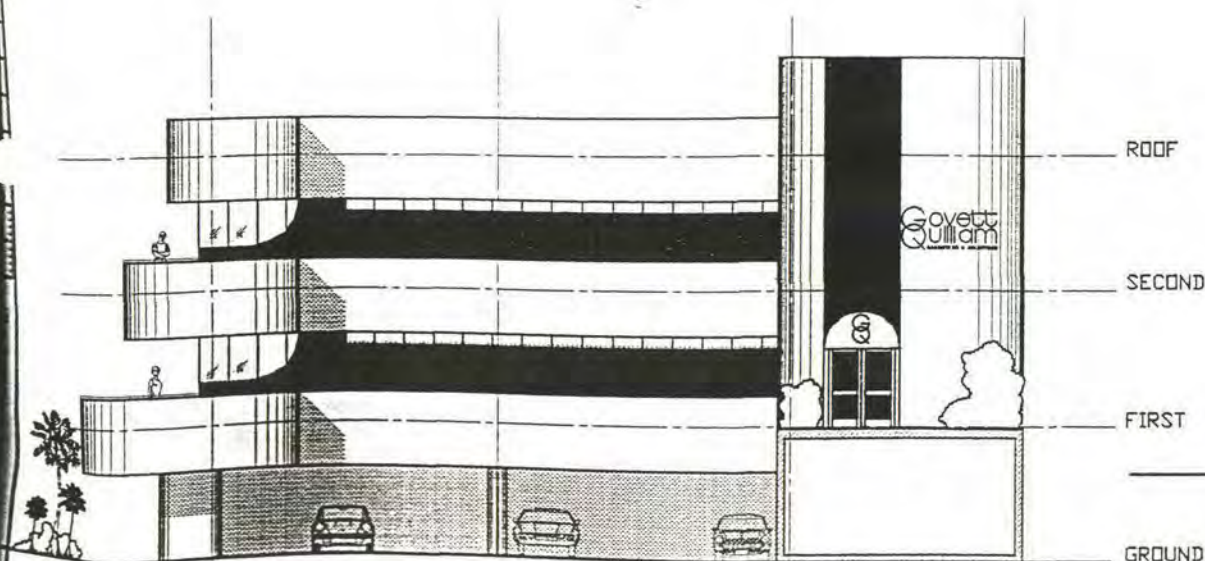
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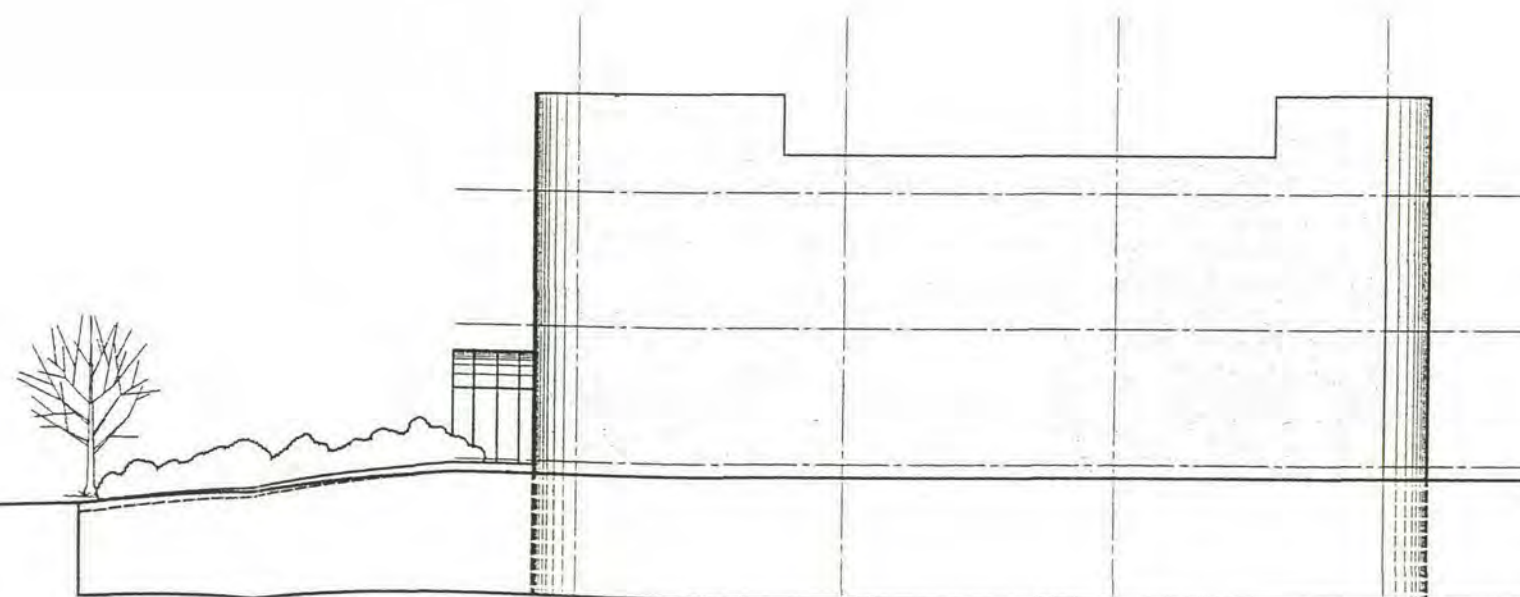
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

SK5 P R O P O S E D G O V E T T Q U I L L I A M O F F I C E
N E W P L Y M O U T H

01DWG0047/0047-K/SK5ELE

01/05/1999

Tse

Tse Taranaki & Associates Limited
ARCHITECTS-ENGINEERS-INTERIOR DESIGNERS
PROJECT MANAGERS
54 Carrington Street PO Box 557 NEW PLYMOUTH TEL 788000

RC12288

APPENDIX F PLANS

1-3 Dawson Street

New Plymouth

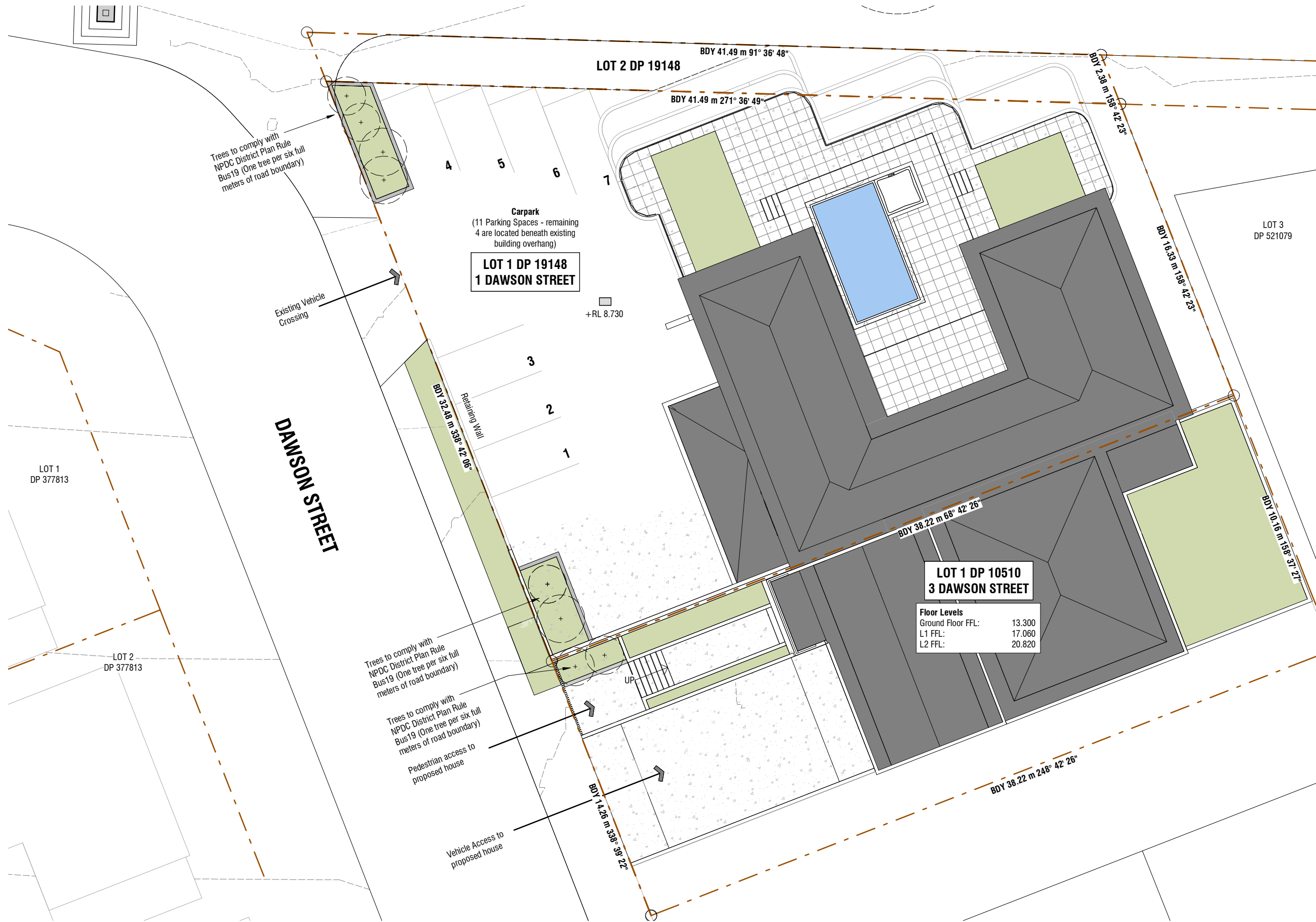
ISSUED FOR:

RESOURCE CONSENT

6592

BOON
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
-----	------	-------------

1-3 Dawson Street
New Plymouth

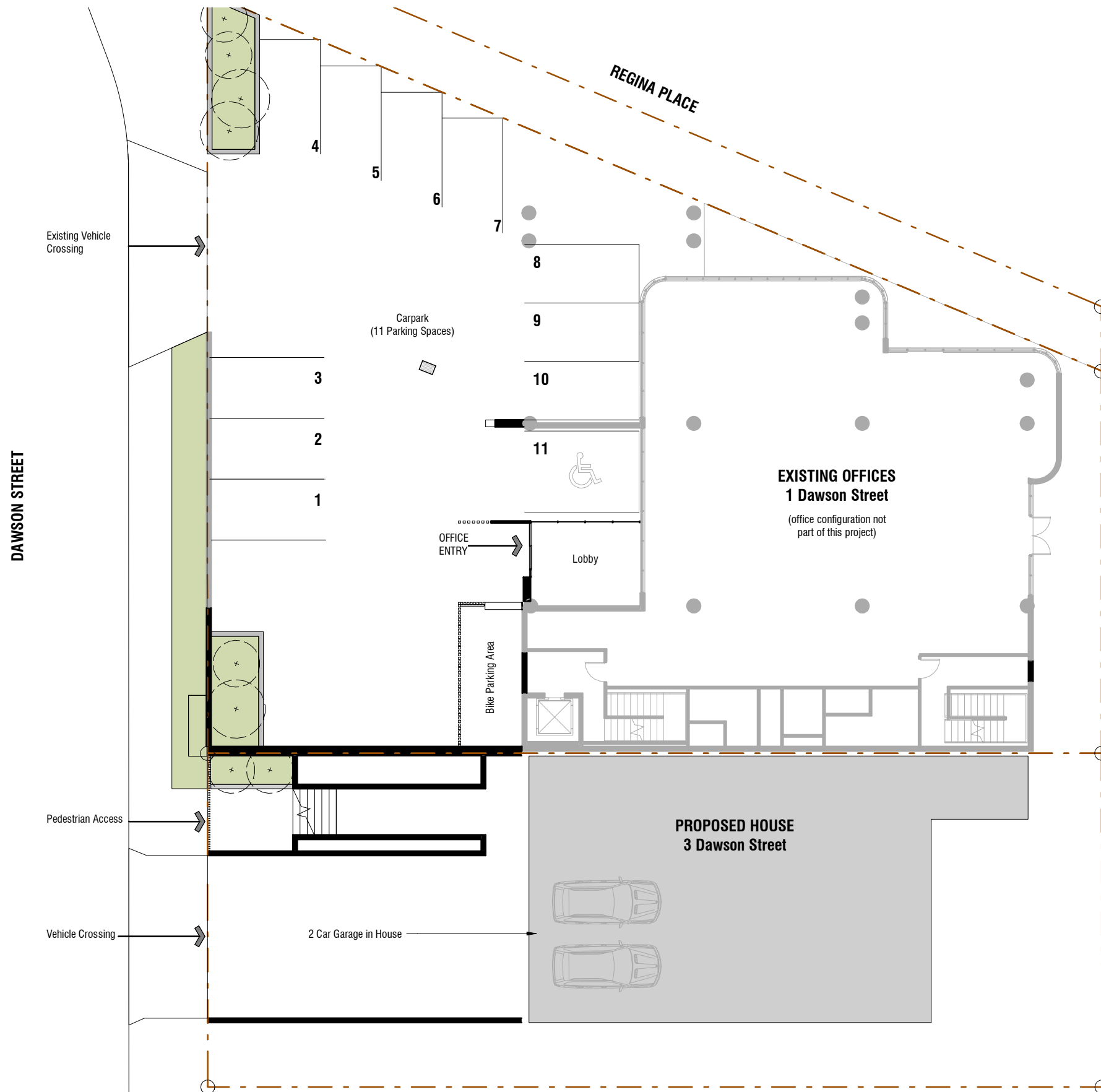
RESOURCE CONSENT
FEBRUARY | 2021

job no. 6592	a3 scale As indicated	drawing no. SK0.01	rev Proposed Site Plan	print date 11/02/21 11:03 AM
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ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THESE DRAWINGS IS RESERVED.

BOON
teamarchitects

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



Parking Plan
Scale 1 : 200 (A3)

Rev	Date	Description
-----	------	-------------

job no. 6592	a3 scale 1 : 200	drawing no. SK2.01	rev	drawing title Parking Plan	print date 11/02/21 11:03 AM
------------------------	----------------------------	------------------------------	-----	--------------------------------------	--

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

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



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	Date 1	Revision 1
2	01.04.20	RC RFI

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

FEBRUARY | 2021

BOON
teamarchitects





job no. 6592	a3 scale 1 : 200	drawing no. SK2.02	rev 2	drawing title 3 Dawson Proposed Ground Floor	print date 11/02/21 11:03 AM
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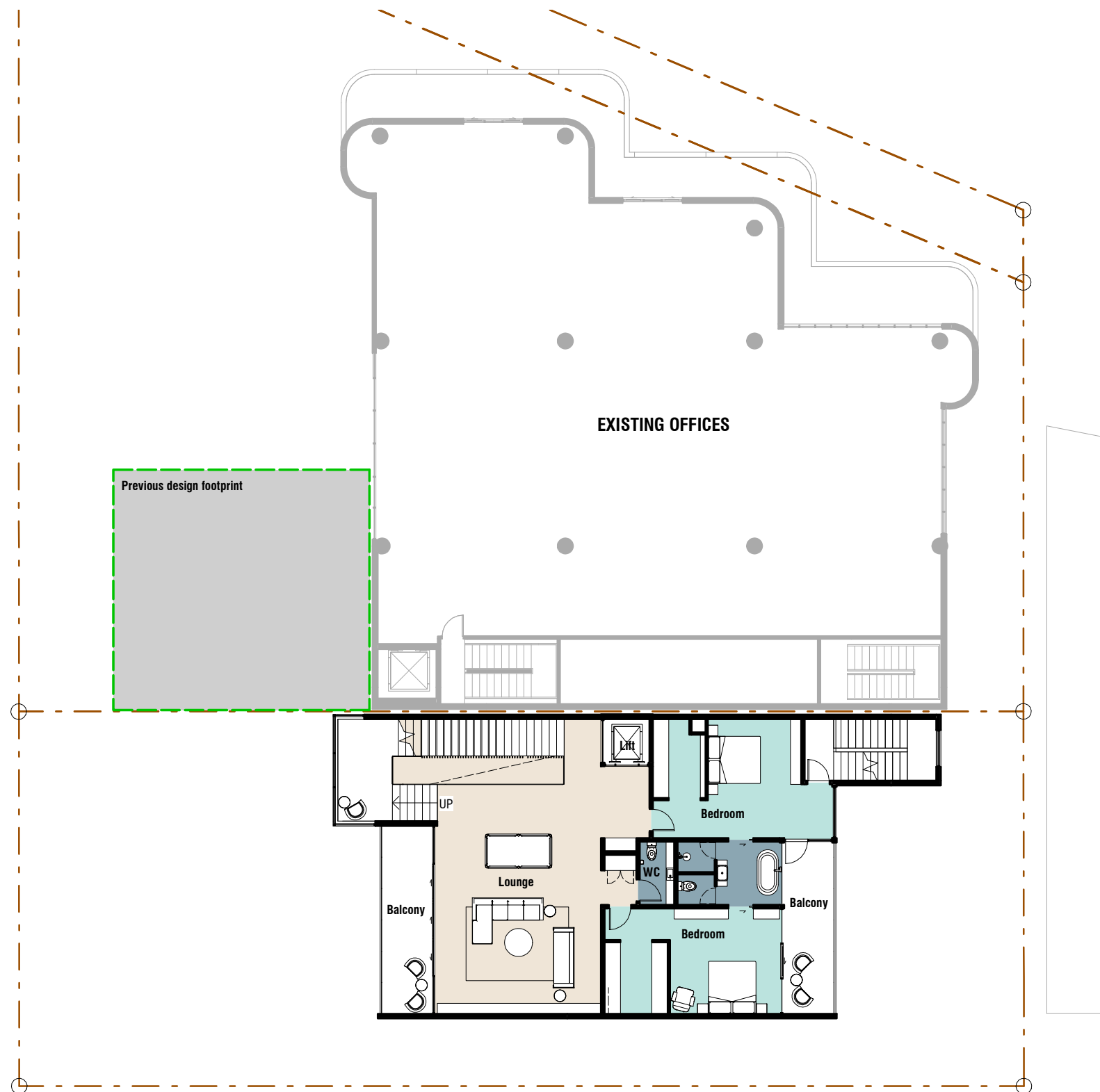
ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THESE DRAWINGS IS RESERVED.

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



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	Date 1	Revision 1
2	01.04.20	RC RFI

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

FEBRUARY | 2021

BOON
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job no. 6592	a3 scale 1 : 200	drawing no. SK2.03	rev 2	drawing title 3 Dawson Proposed Level 1	print date 11/02/21 11:03 AM
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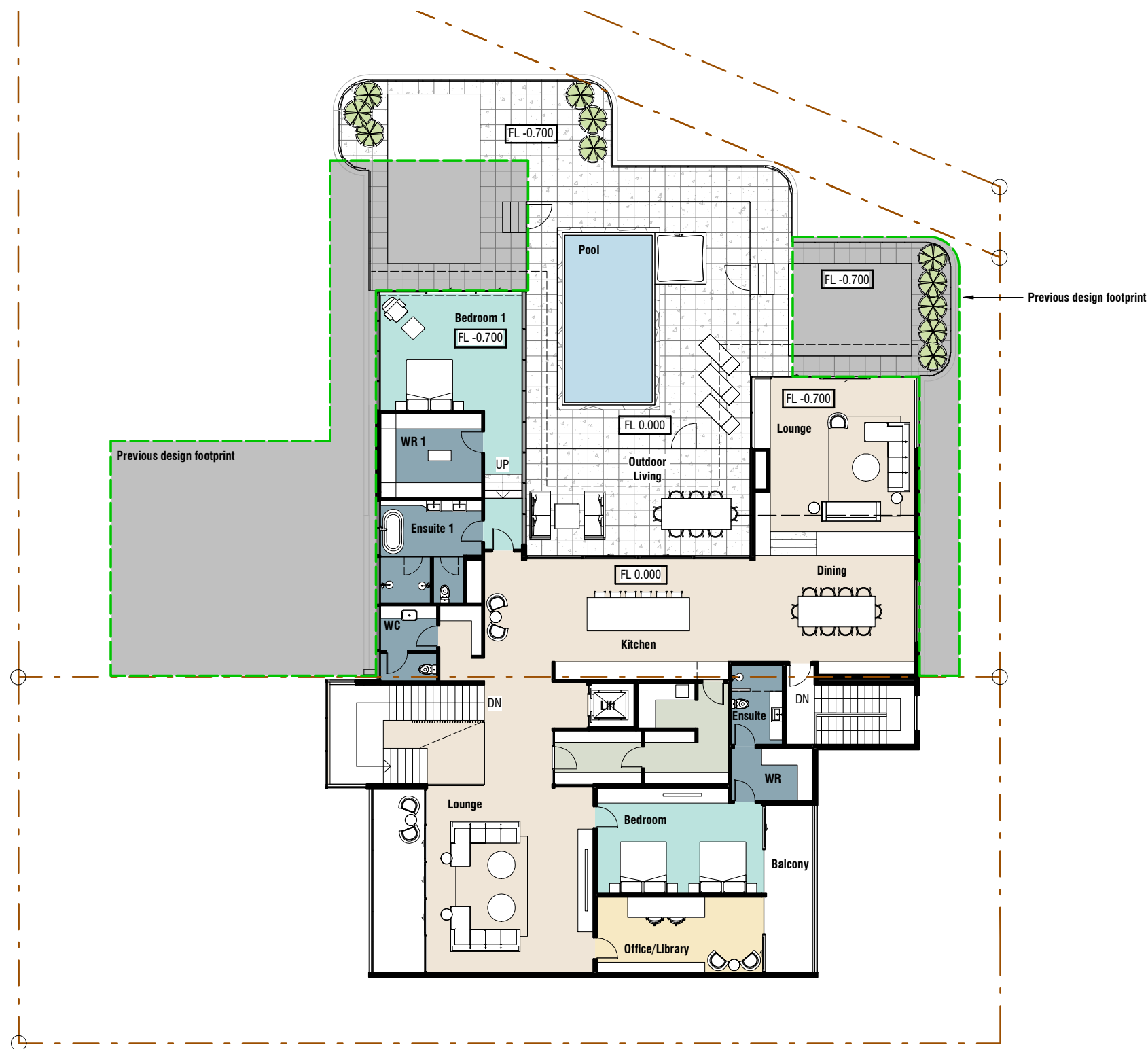
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Resource Consent Key

- 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	Date 1	Revision 1
2	01.04.20	RC RFI

1-3 Dawson Street

New Plymouth

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.04	2	3 Dawson Proposed Level 2	11/02/21 11:03 AM

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Resource Consent Key

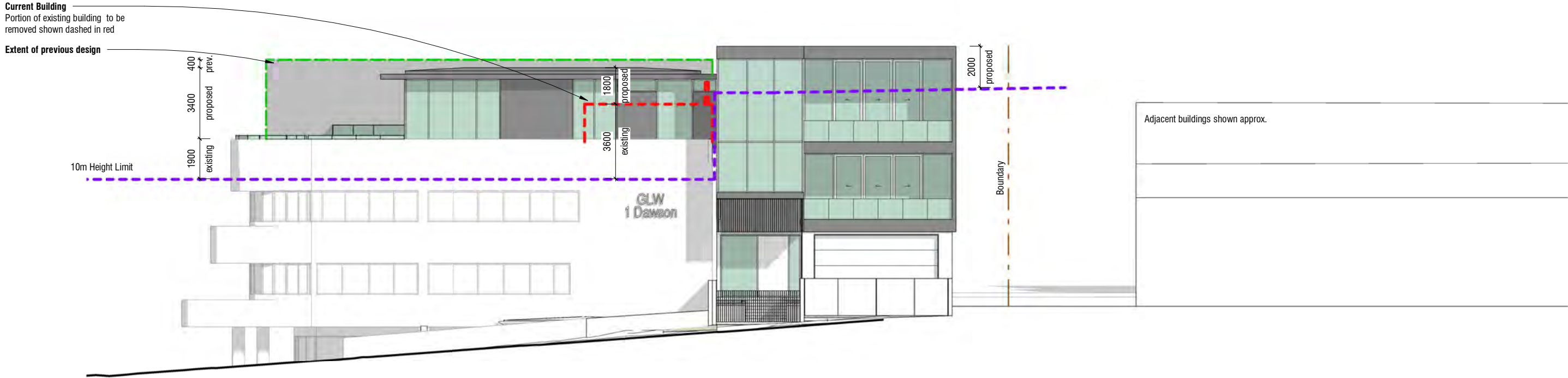
Property Boundaries

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
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job no. 6592	a3 scale 1 : 200	drawing no. SK3.01	rev	drawing title Proposed West Elevation	print date 11/02/21 11:03 AM
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1-3 Dawson Street

New Plymouth

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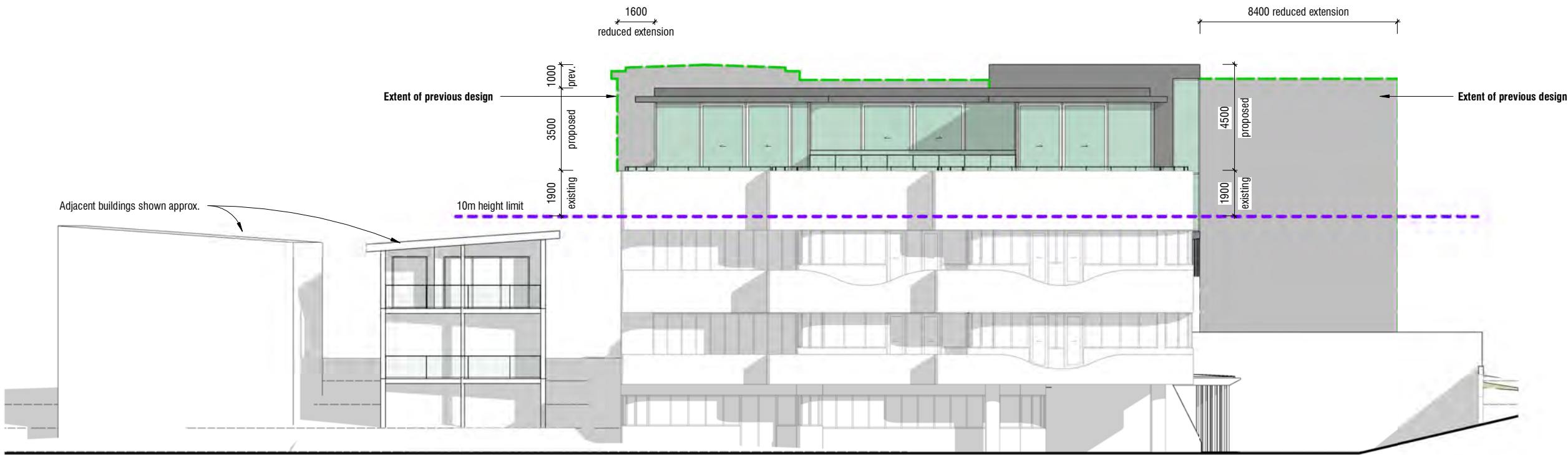
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Resource Consent Key

- 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

job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.02		Proposed North Elevation	11/02/21 11:03 AM

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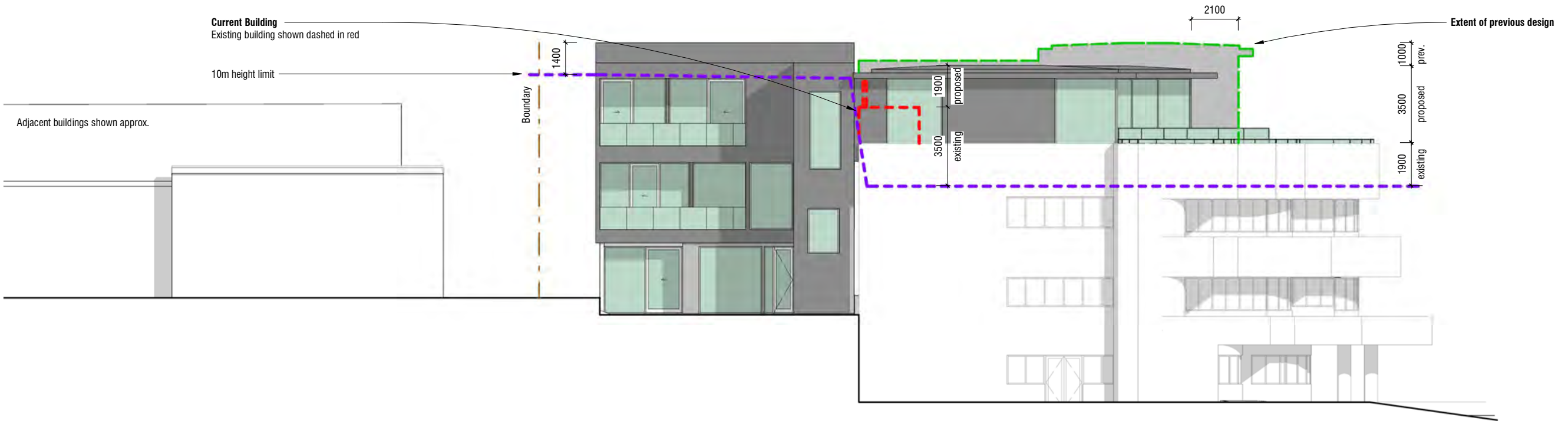
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Resource Consent Key

- 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.



Rev	Date	Description
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job no. 6592	a3 scale 1 : 200	drawing no. SK3.03	rev	drawing title Proposed East Elevation	print date 11/02/21 11:03 AM
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Resource Consent Key

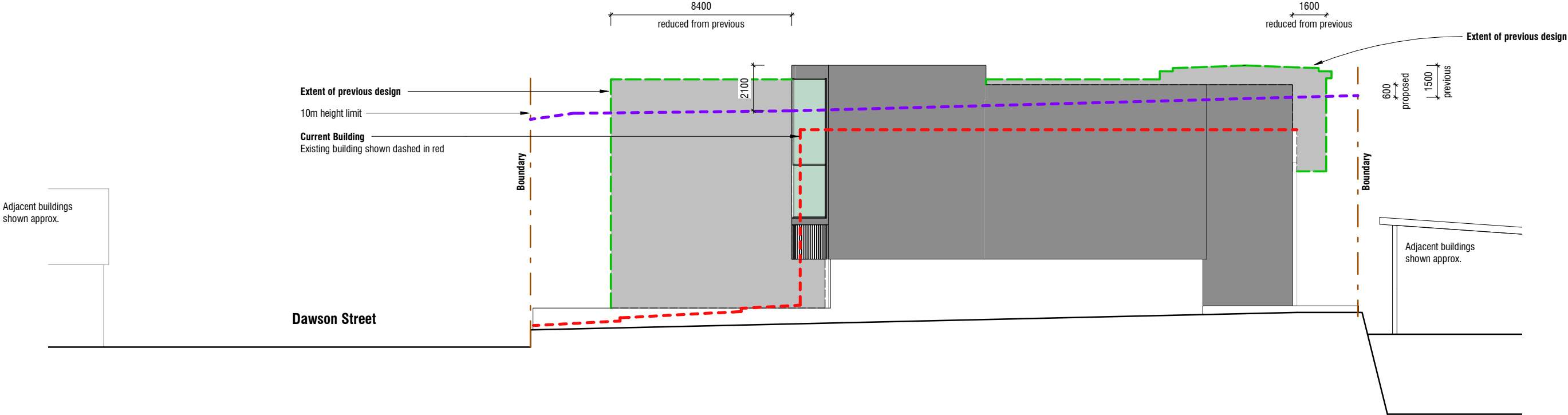
Property Boundaries

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
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job no. 6592	a3 scale 1 : 200	drawing no. SK3.04	rev	drawing title Proposed South Elevation	print date 11/02/21 11:04 AM
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1-3 Dawson Street

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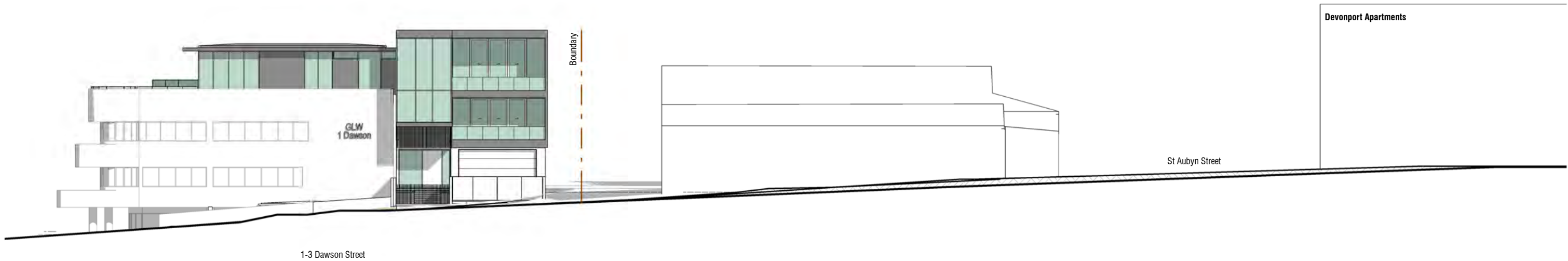
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Dawson Street Elevation
Scale1 : 300 (A3)

Rev	Date	Description
1	Date 1	Revision 1
2	01.04.20	RC RFI

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

FEBRUARY | 2021

job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 300	SK3.05	2	Dawson Street Elevation	11/02/21 11:04 AM

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MARCH

(Sunrise at 7.30am)

SUNRISE SHADOW STUDY - 21 MARCH

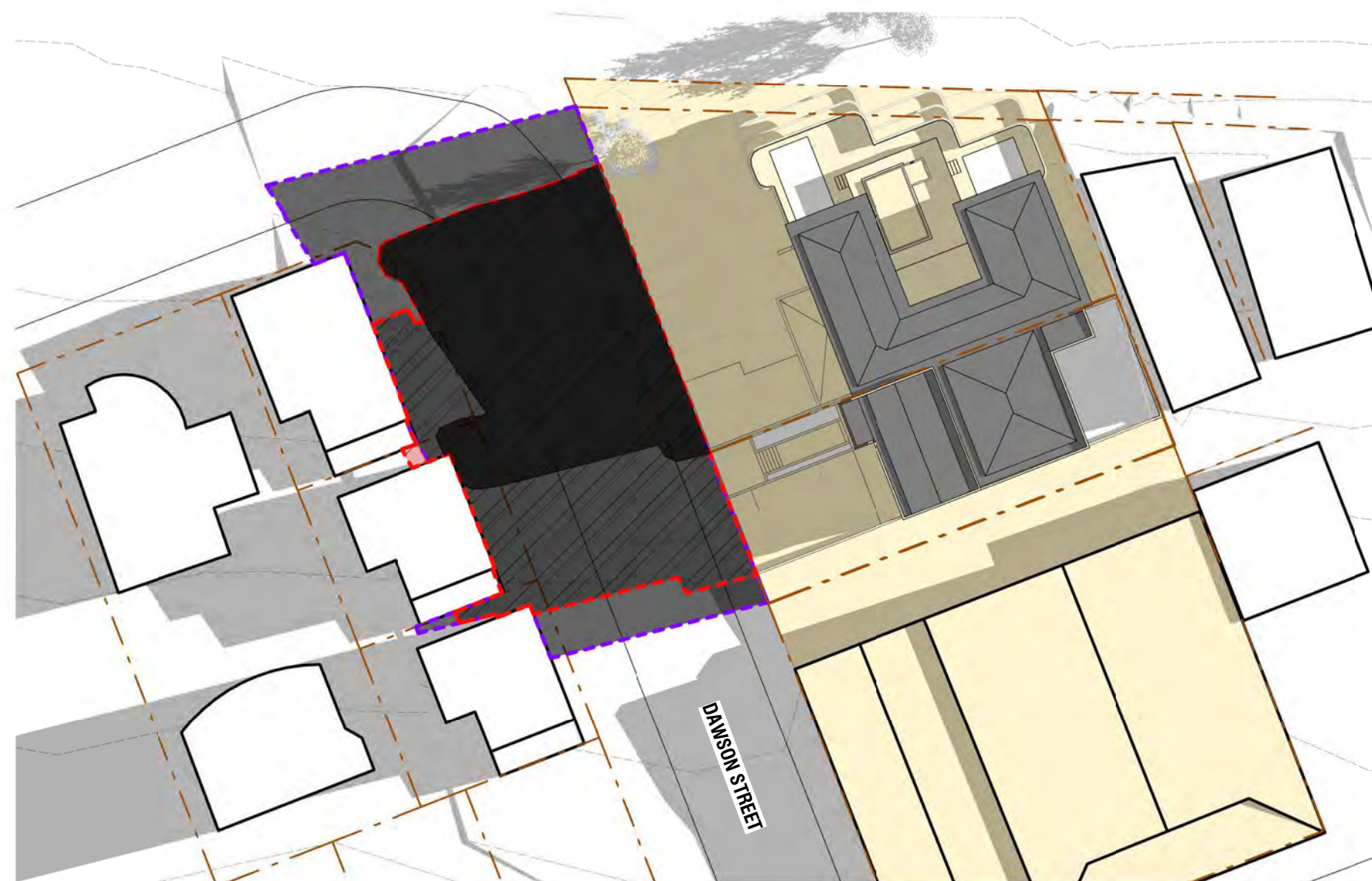
- 8.00AM
- 9.00AM
- 10.00AM



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	Date 1	Revision 1
2	01.04.20	RC RFI

job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.01	2	Shadow Study - March 8.00am	11/02/21 09:57 AM

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1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

FEBRUARY | 2021

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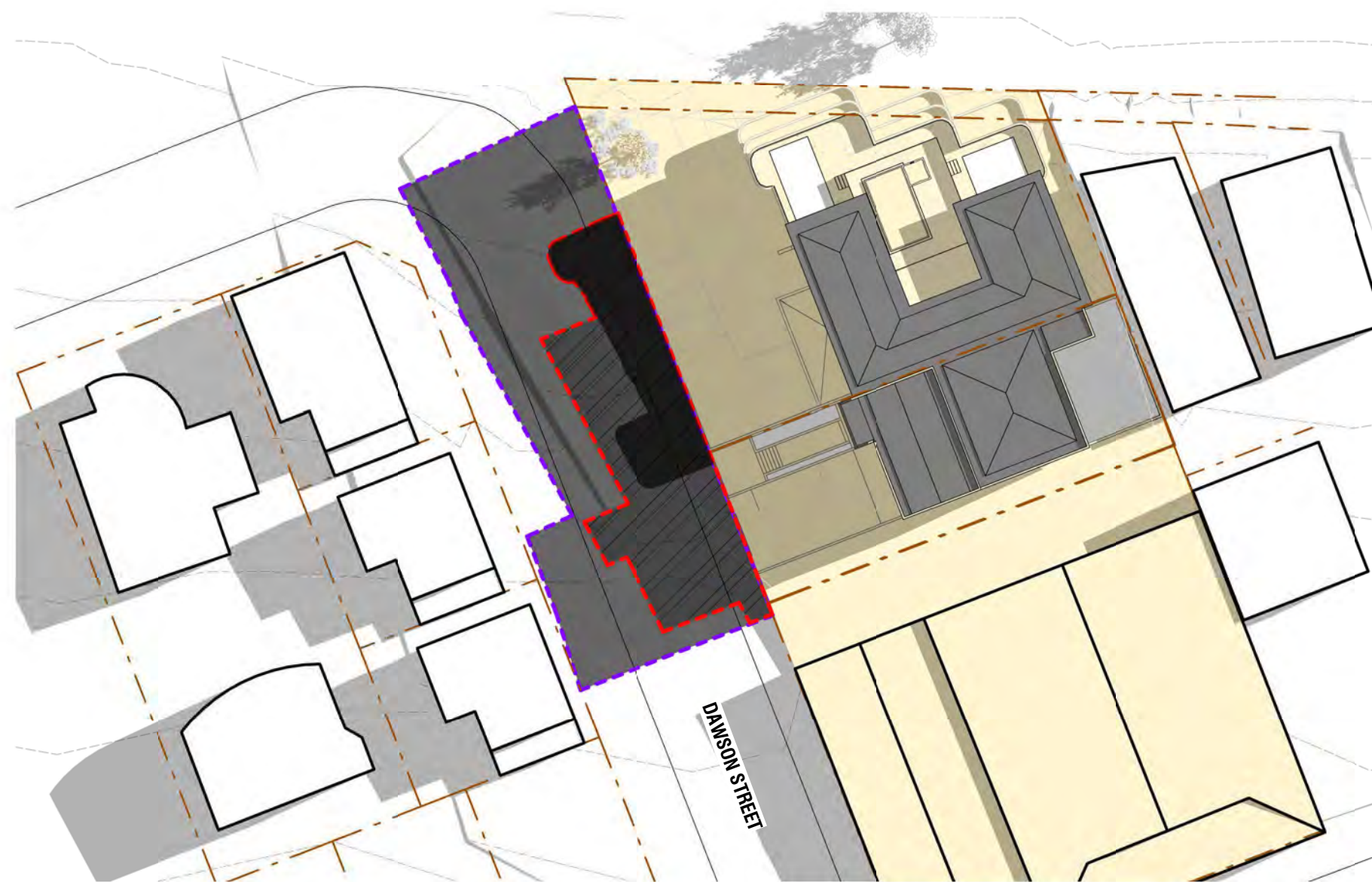
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SHADOW STUDY - MARCH

(Sunrise at 7.30am)

21 MARCH - 9.00AM



Shadow Study - March 9am

Scale 1 : 500 (A3)

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

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	Date 1	Revision 1
2	01.04.20	RC RFI

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As indicated	SK4.02	2	Shadow Study - March 9.00am	11/02/21 09:57 AM

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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	Date 1	Revision 1
2	01.04.20	RC RFI

job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As indicated	SK4.03	2	Shadow Study - March 10.00am	11/02/21 09:58 AM

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JUNE

(Sunrise at 7.45am)

SUNRISE SHADOW STUDY - 21 JUNE

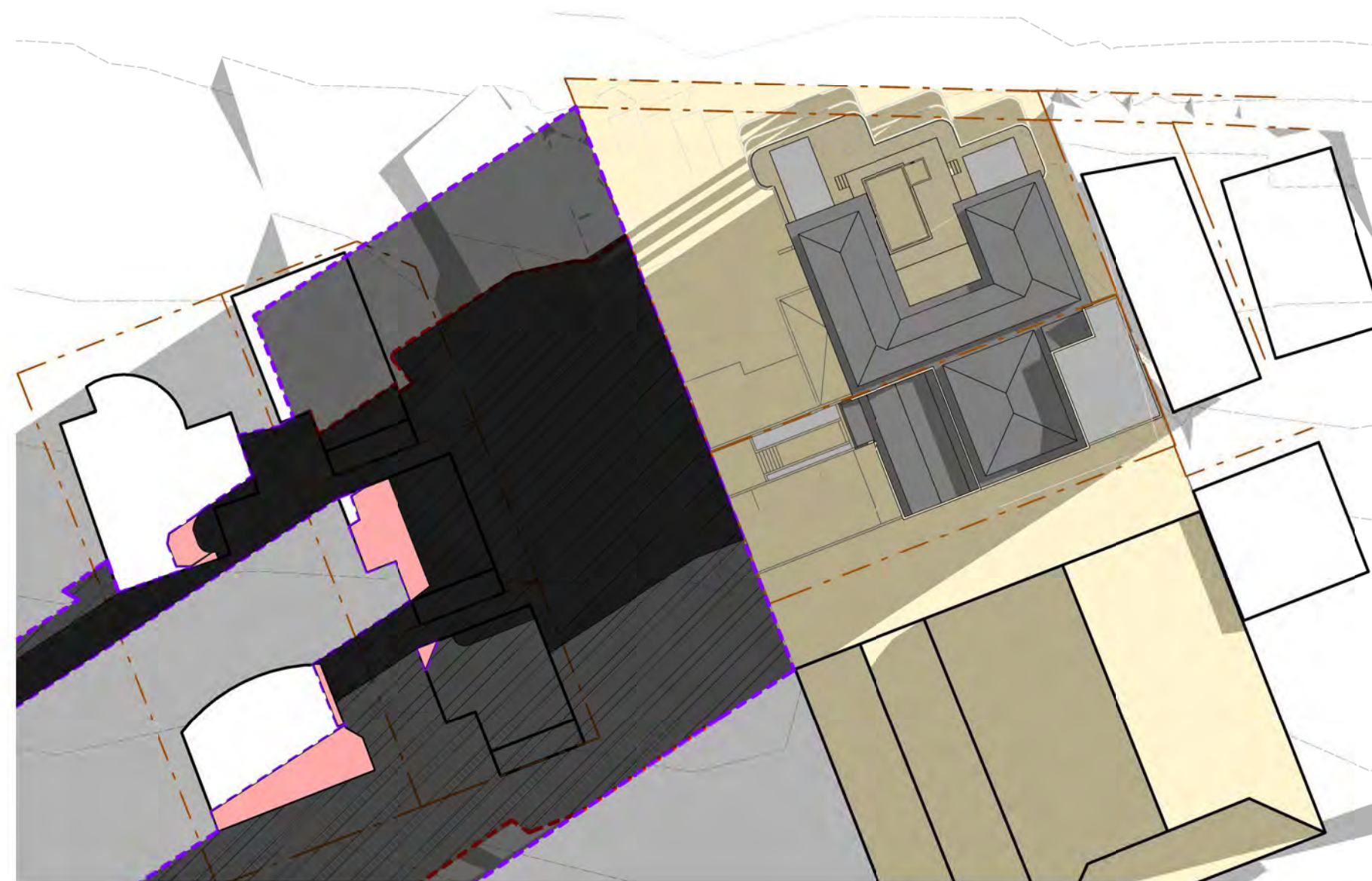
- **8.00AM**
- **9.00AM**
- **10.00AM**



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

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;
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SHOWN APPROXIMATE ONLY AND ARE NOT
BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.04	rev	drawing title Shadow Study - June 8.00am	print date 11/02/21 09:58 AM
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1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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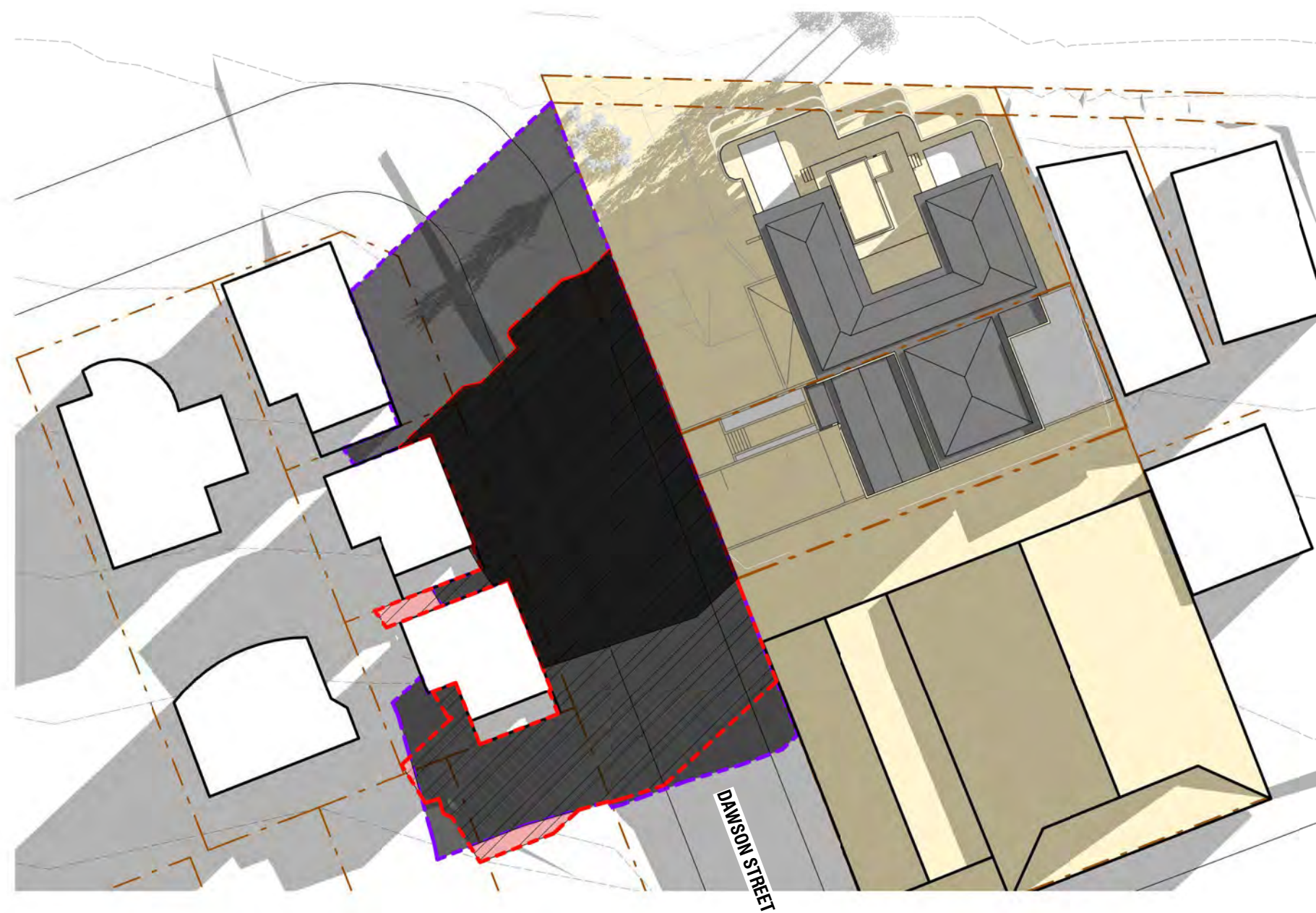
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SHADOW STUDY - JUNE

(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
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job no. 6592	a3 scale As indicated	drawing no. SK4.05	rev	drawing title Shadow Study - June 9.00am	print date 11/02/21 09:58 AM
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1-3 Dawson Street

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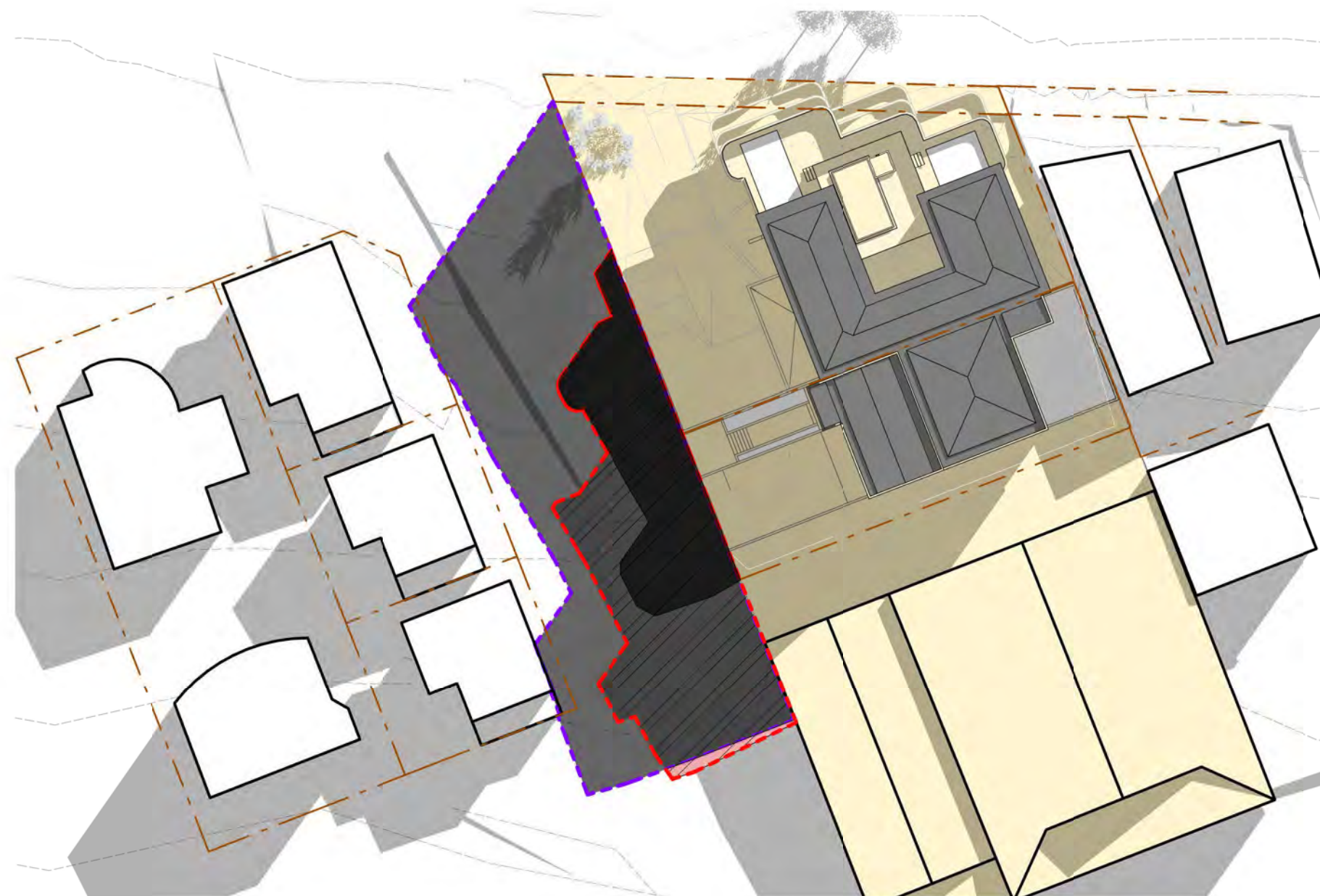
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SHADOW STUDY - JUNE

(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)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.06	rev	drawing title Shadow Study - June 10.00am	print date 11/02/21 09:58 AM
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SEPTEMBER

(Sunrise at 6.15am)

SUNRISE SHADOW STUDY - 21 SEPTEMBER

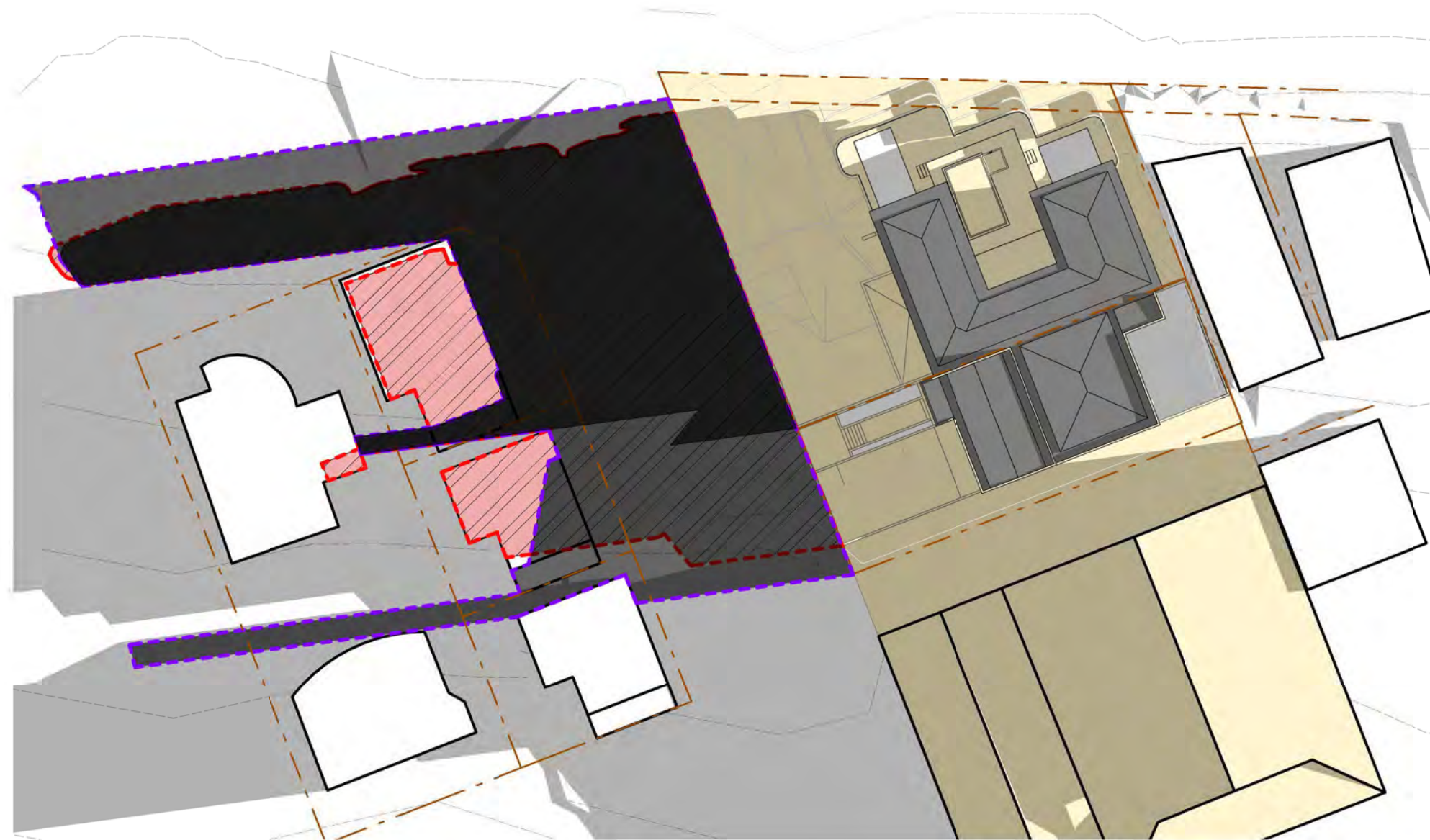
- 7.00AM
- 8.00AM
- 9.00AM



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
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job no. 6592	a3 scale As indicated	drawing no. SK4.07	rev	drawing title Shadow Study - September 7.00am	print date 11/02/21 09:58 AM
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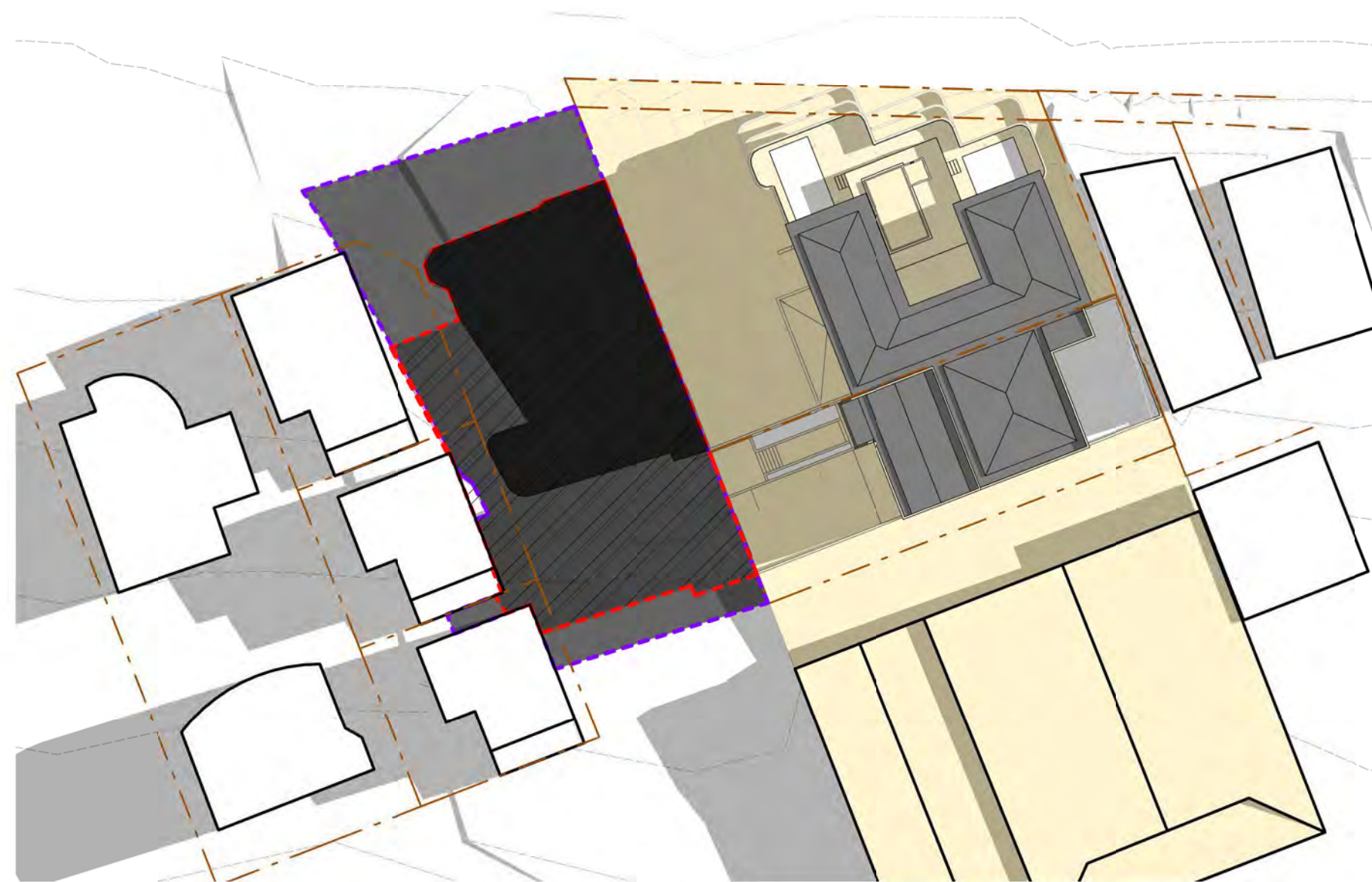
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SHADOW STUDY - SEPTEMBER

(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
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job no. 6592	a3 scale As indicated	drawing no. SK4.08	rev	drawing title Shadow Study - September 8.00am	print date 11/02/21 09:58 AM
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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

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Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.09	rev	drawing title Shadow Study - September 9.00am	print date 11/02/21 09:58 AM
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DECEMBER

(Sunrise at 5.55am)

SUNRISE SHADOW STUDY - 21 DECEMBER

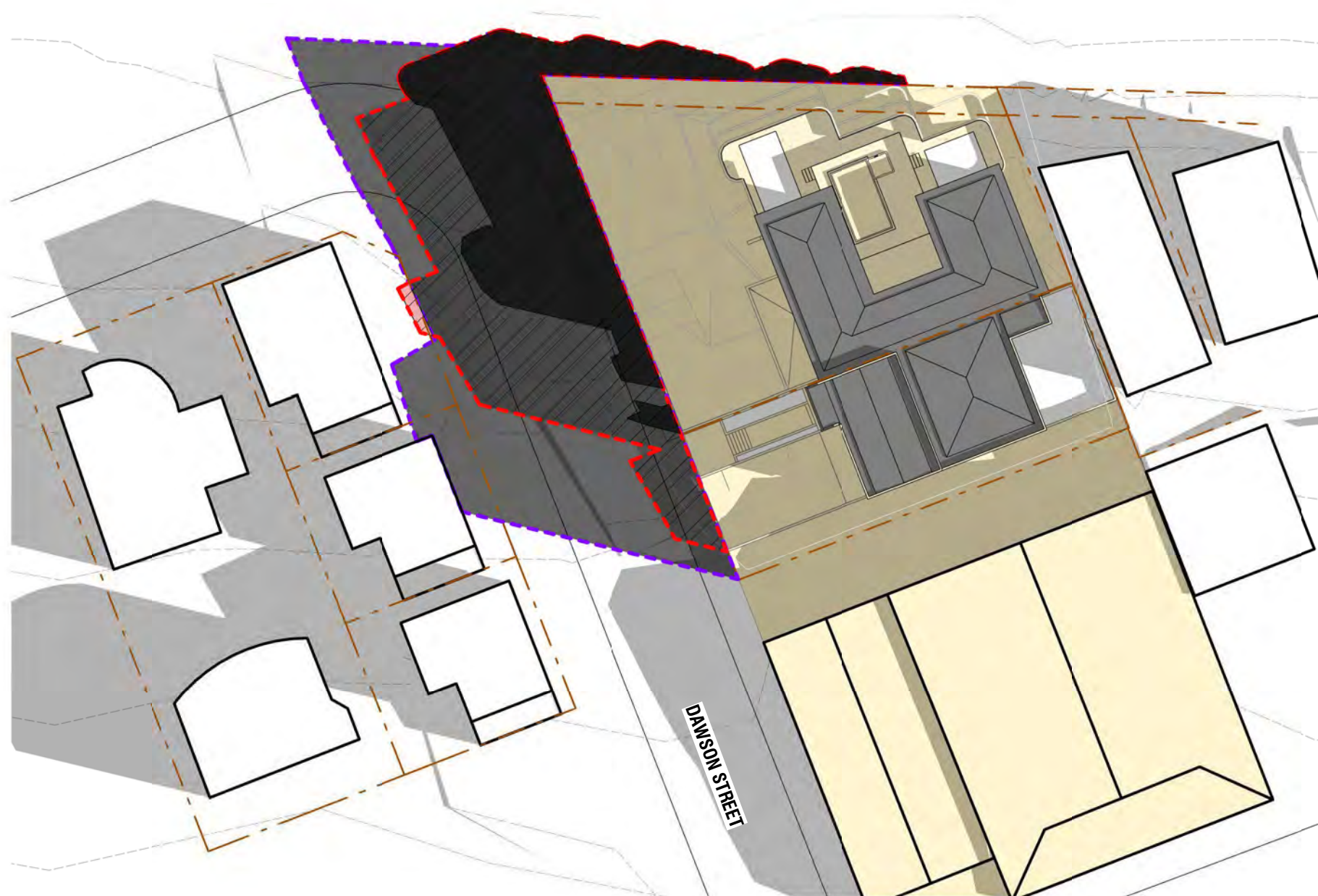
- **7.00AM**
- **8.00AM**
- **9.00AM**



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
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job no. 6592	a3 scale As indicated	drawing no. SK4.10	rev	drawing title Shadow Study - December 7.00am	print date 11/02/21 09:58 AM
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1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

FEBRUARY | 2021

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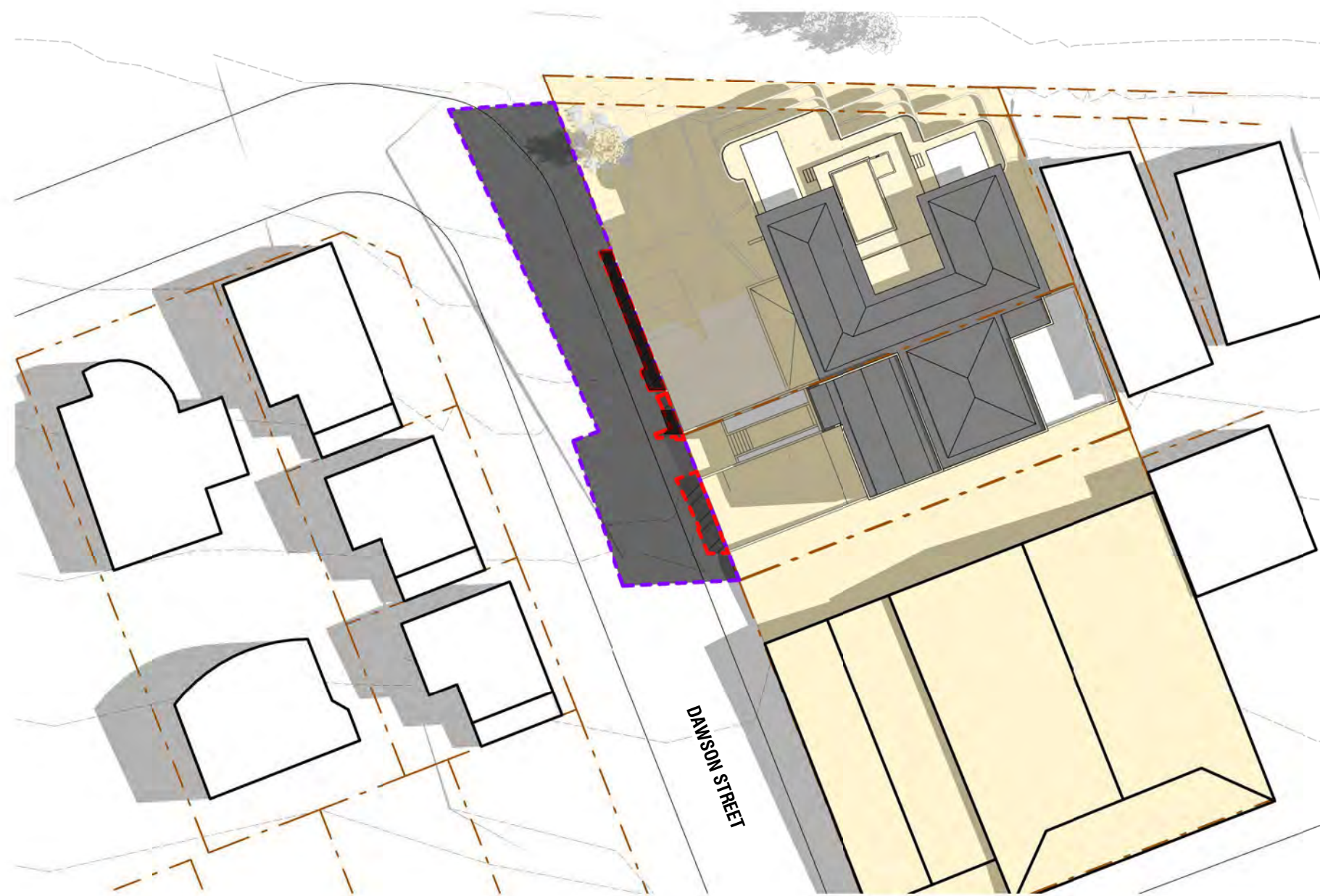
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SHADOW STUDY - DECEMBER

(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

1 Shadow Study - Dec 9am
SK3.02 Scale 1 : 500 (A3)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.12	rev	drawing title Shadow Study - December 9.00am	print date 11/02/21 09:59 AM
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New Plymouth
RESOURCE CONSENT
FEBRUARY | 2021

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P / 06 757 3200 E / office@boon.co.nz W / boon.co.nz

MARCH

(Sunset at 7.30pm)

SUNSET SHADOW STUDY - 21 MARCH

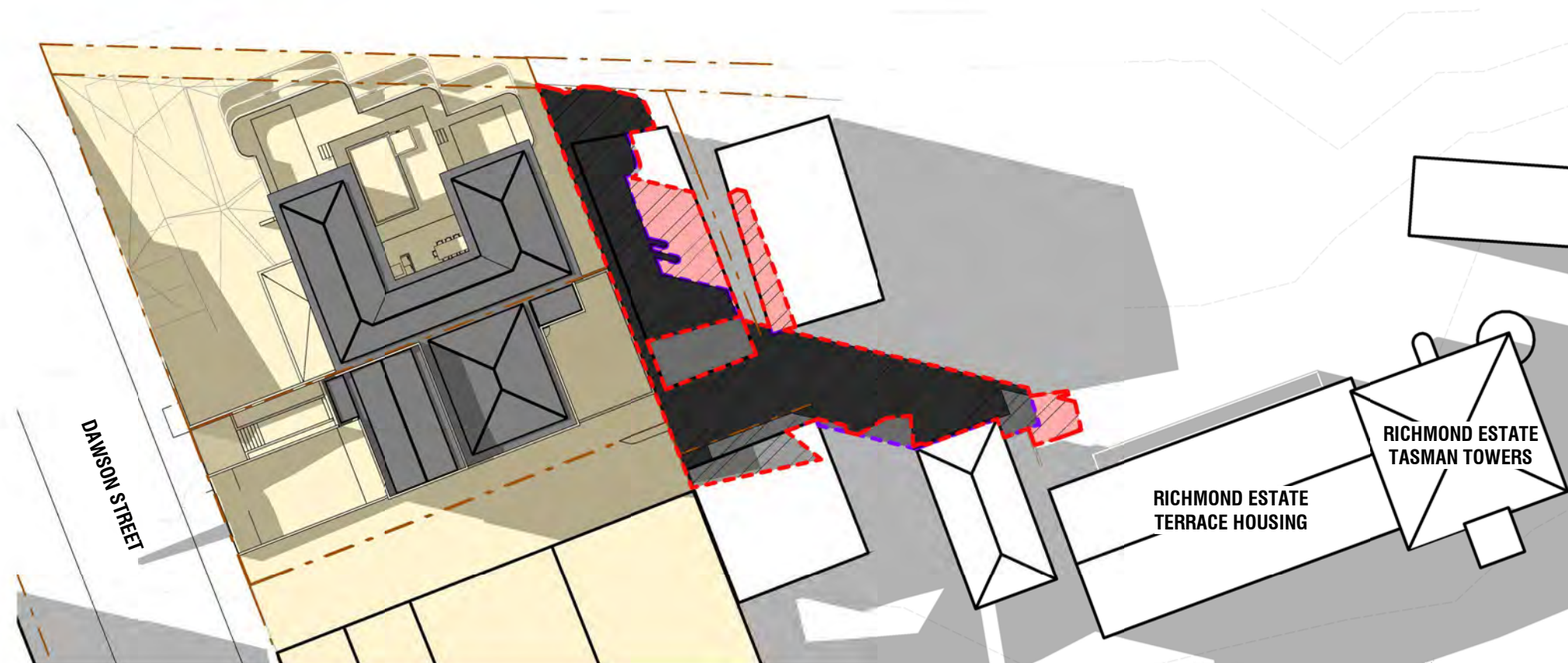
- 5.00PM
- 6.00PM
- 7.00PM



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
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job no. 6592	a3 scale As indicated	drawing no. SK4.13	rev	drawing title Shadow Study - March 5pm	print date 11/02/21 09:59 AM
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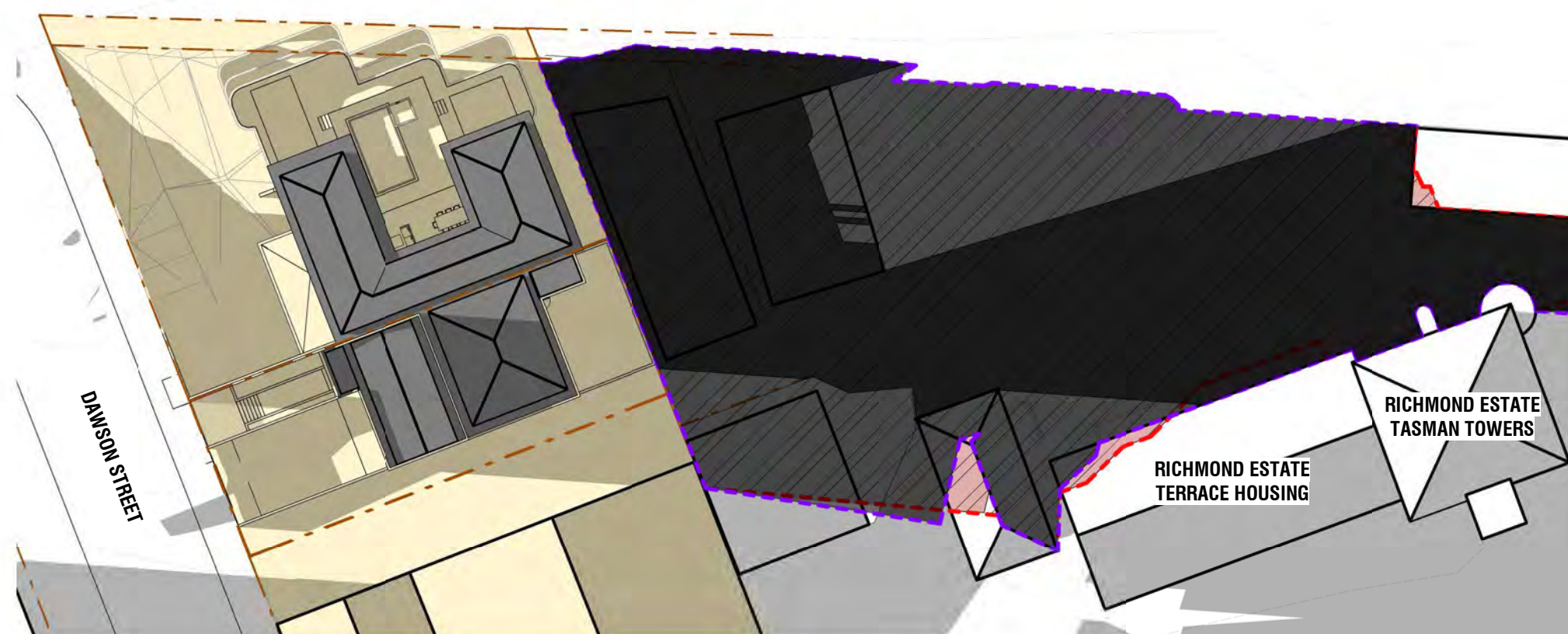
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SHADOW STUDY - MARCH

(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
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job no. 6592	a3 scale As indicated	drawing no. SK4.14	rev	drawing title Shadow Study - March 6pm	print date 11/02/21 09:59 AM
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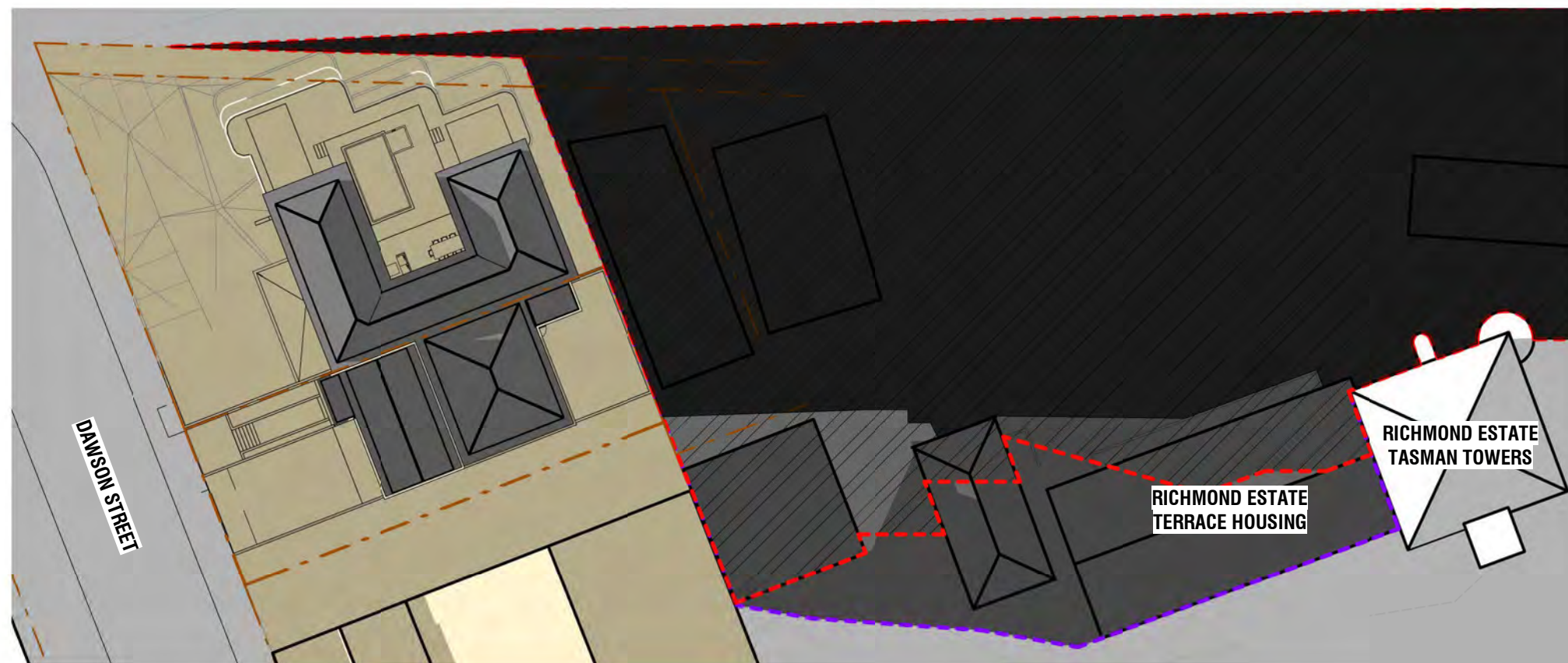
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SHADOW STUDY - MARCH

(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.
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- 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
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job no. 6592	a3 scale As indicated	drawing no. SK4.15	rev	drawing title Shadow Study - March 7pm	print date 11/02/21 09:59 AM
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JUNE

(Sunset at 5.10pm)

SUNSET SHADOW STUDY - 21 JUNE

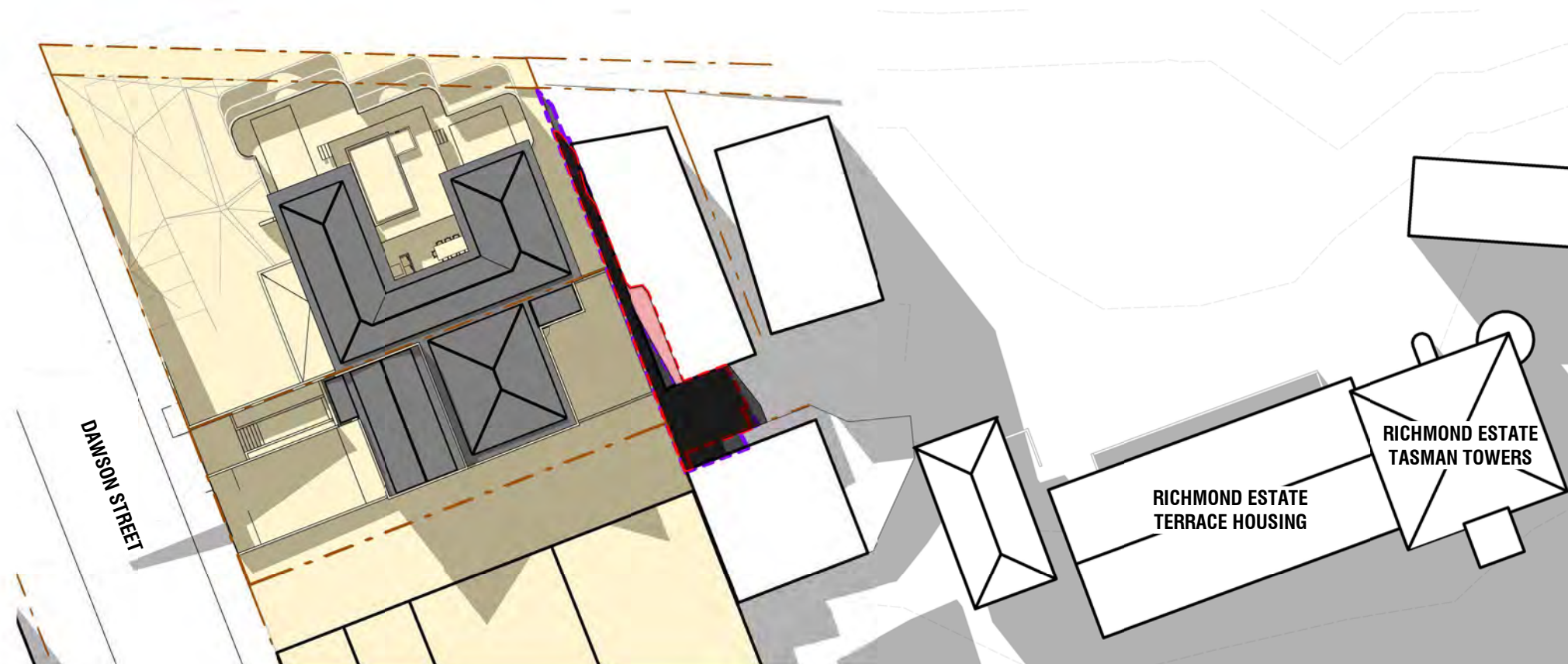
- 3.00PM
- 4.00PM
- 5.00PM



SHADOW STUDY - JUNE

(Sunset at 5.10pm)

21 JUNE - 3.00PM



Shadow Study - June 3pm

Scale 1 : 500 (A3)

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

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
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job no. 6592	a3 scale As indicated	drawing no. SK4.16	rev	drawing title Shadow Study - June 3pm	print date 11/02/21 09:59 AM
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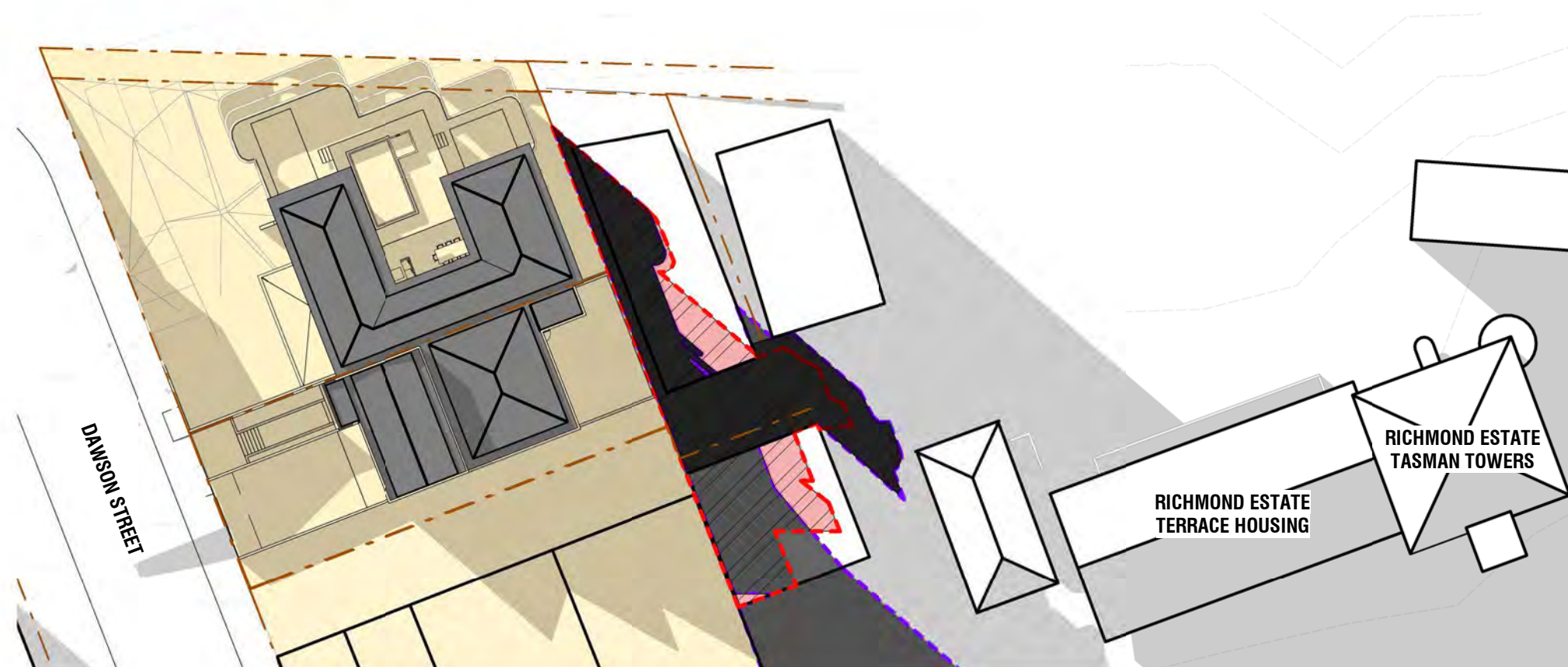
A / 131 Courtenay St, New Plymouth 4310, New Zealand
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SHADOW STUDY - JUNE

(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
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job no. 6592	a3 scale As indicated	drawing no. SK4.17	rev	drawing title Shadow Study - June 4pm	print date 11/02/21 09:59 AM
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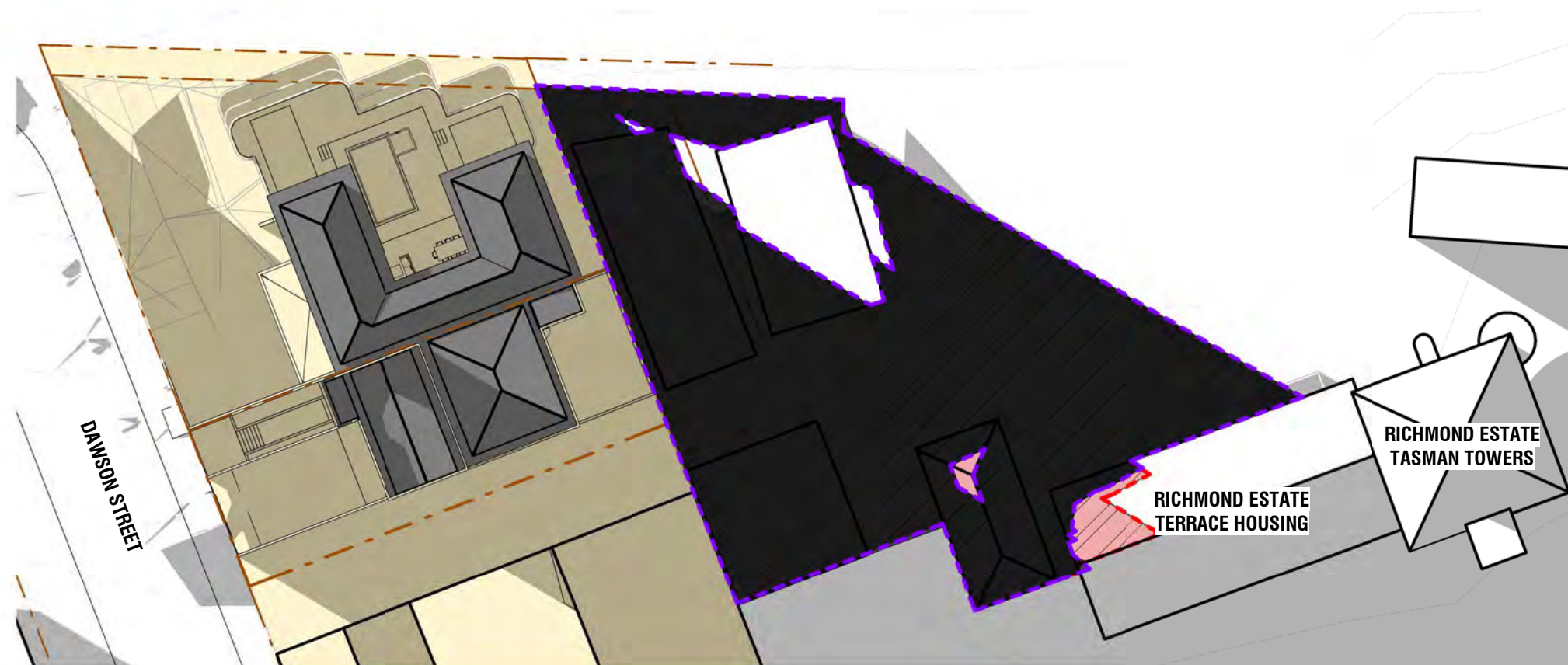
A / 131 Courtenay St, New Plymouth 4310, New Zealand
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SHADOW STUDY - JUNE

(Sunset at 5.10pm)








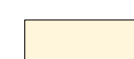
21 JUNE - 5.00PM



Shadow Study - June 5pm

Scale 1 : 500 (A3)

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
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-  Shadow of a 'Permitted Building'
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Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.18	rev	drawing title Shadow Study - June 5pm	print date 11/02/21 09:59 AM
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SEPTEMBER

(Sunset at 6.20pm)

SUNSET SHADOW STUDY - 21 SEPTEMBER

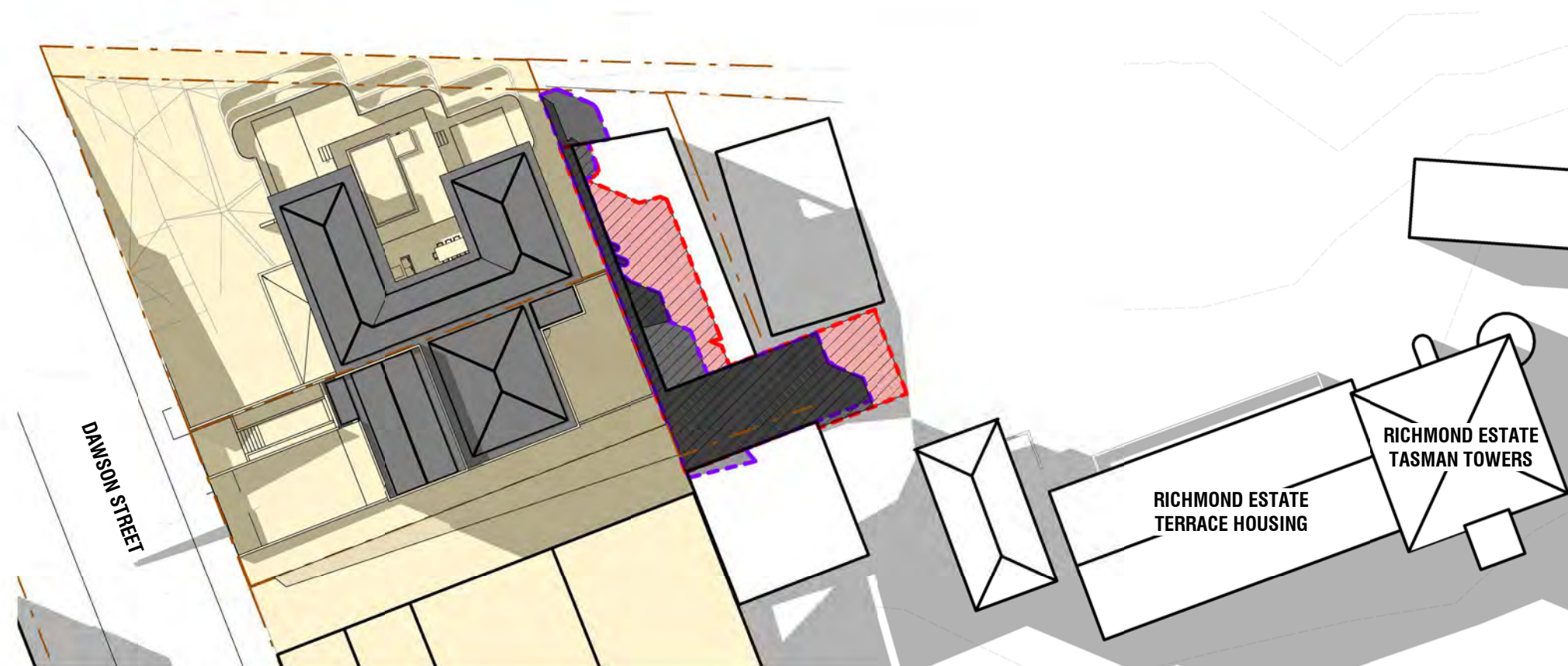
- **4.00PM**
- **5.00PM**
- **6.00PM**



SHADOW STUDY - SEPTEMBER

(Sunset at 6.20pm)

21 SEPTEMBER - 4.00PM



Shadow Study - Sept 4pm

Scale 1 : 500 (A3)

Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
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Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.19	rev	drawing title Shadow Study - September 4pm	print date 11/02/21 09:59 AM
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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
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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
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job no. 6592	a3 scale As indicated	drawing no. SK4.20	rev	drawing title Shadow Study - September 5pm	print date 11/02/21 10:00 AM
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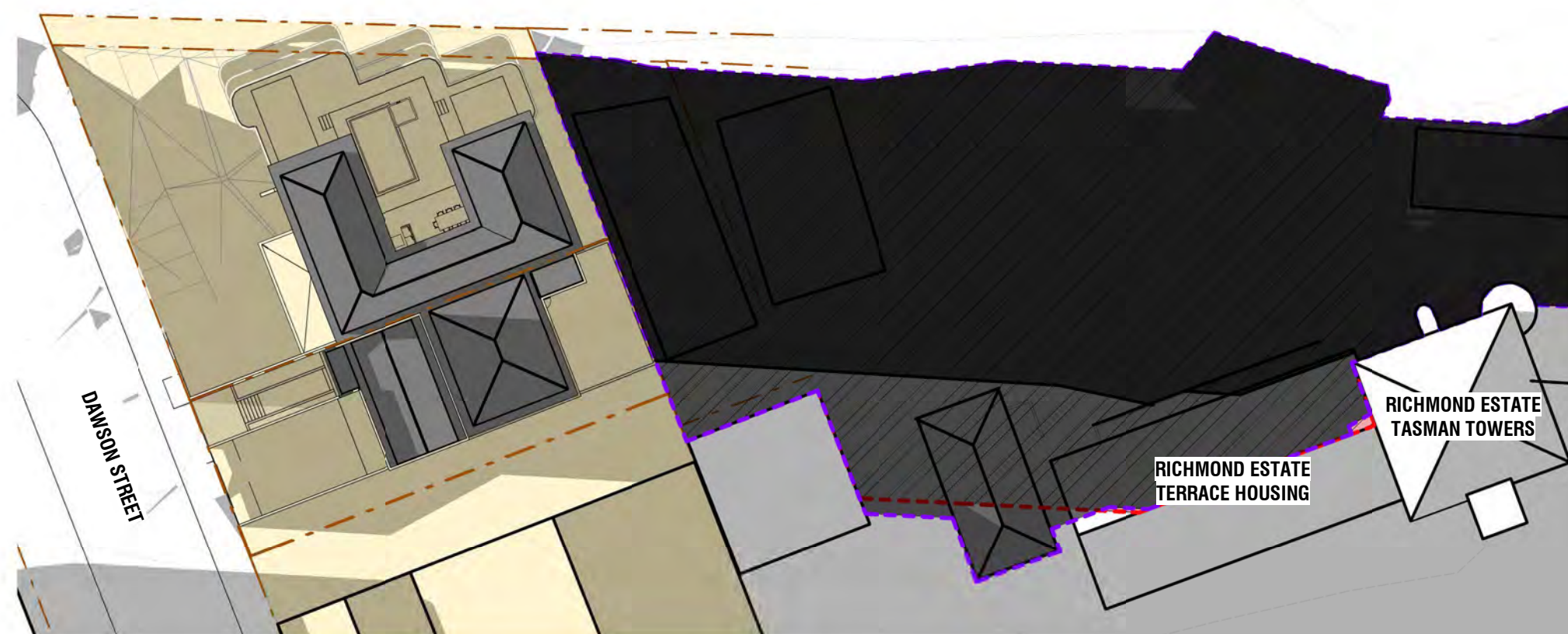
A / 131 Courtenay St, New Plymouth 4310, New Zealand
P / 06 757 3200 E / office@boon.co.nz W / boon.co.nz



SHADOW STUDY - SEPTEMBER

(Sunset at 6.20pm)






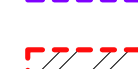


21 SEPTEMBER - 6.00PM



Shadow Study - Sept 6pm

Scale 1 : 500 (A3)

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building'
Compliant under NPDC Operative District Plan:
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.21	rev	drawing title Shadow Study - September 6pm	print date 11/02/21 10:00 AM
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DECEMBER

(Sunset at 8.50pm)

SUNSET SHADOW STUDY - 21 DECEMBER

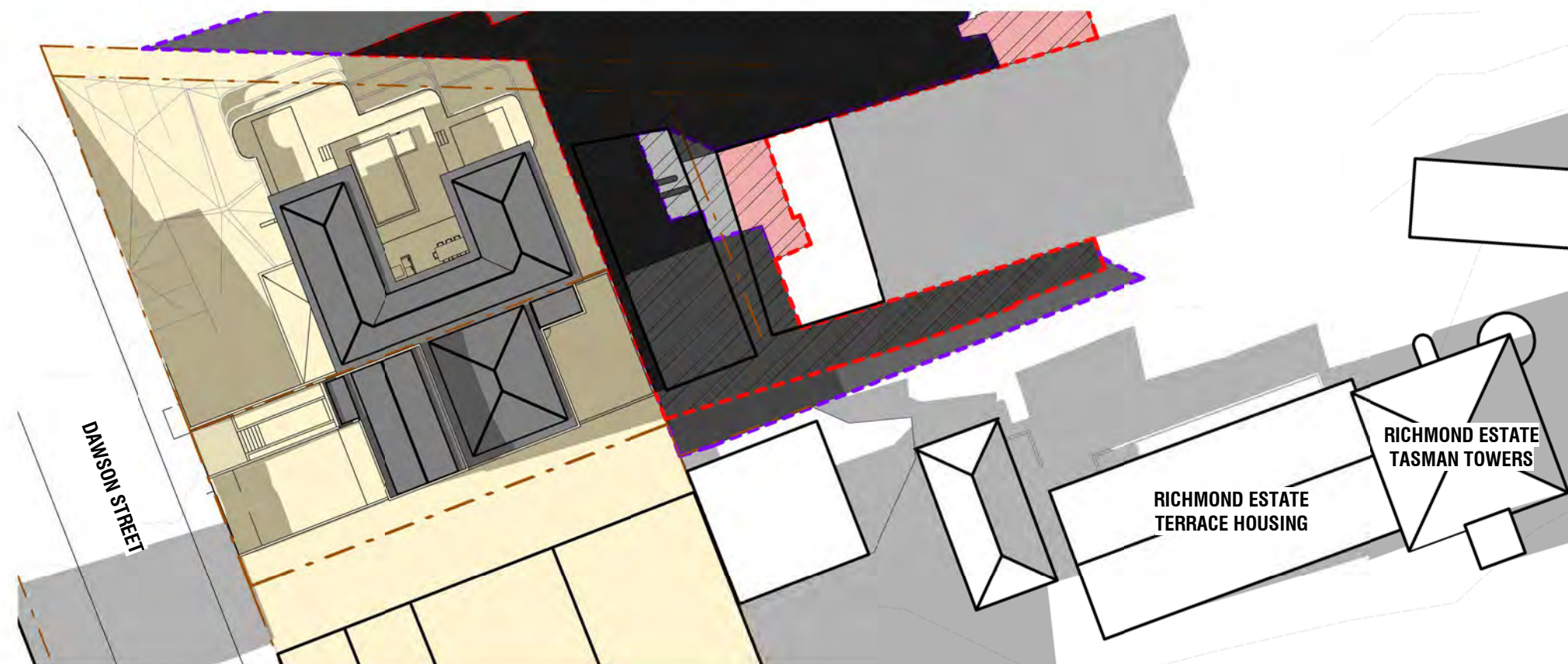
- **6.00PM**
- **7.00PM**
- **8.00PM**



SHADOW STUDY - DECEMBER

(Sunset at 8.50pm)






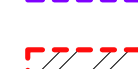


21 DECEMBER - 6.00PM



Shadow Study - sunset Dec 6pm

Scale 1 : 500 (A3)

Shading Diagrams Key

-  Site Boundaries
-  Existing Buildings
-  Proposed Building
-  Existing Shadows
-  Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

Rev	Date	Description
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job no. 6592	a3 scale As indicated	drawing no. SK4.22	rev	drawing title Shadow Study - December 6pm	print date 11/02/21 10:00 AM
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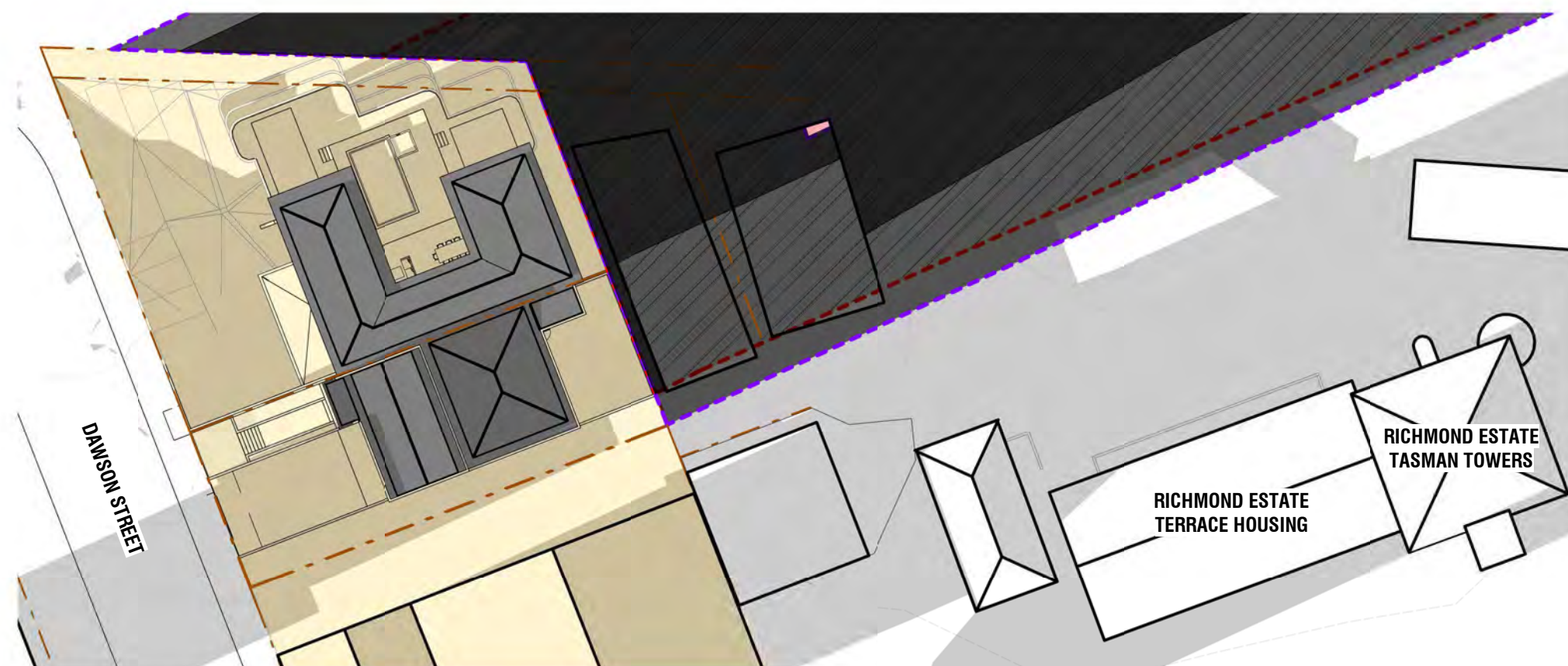
A / 131 Courtenay St, New Plymouth 4310, New Zealand
P / 06 757 3200 E / office@boon.co.nz W / boon.co.nz



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:
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- 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
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job no. 6592	a3 scale As indicated	drawing no. SK4.23	rev	drawing title Shadow Study - December 7pm	print date 11/02/21 10:00 AM
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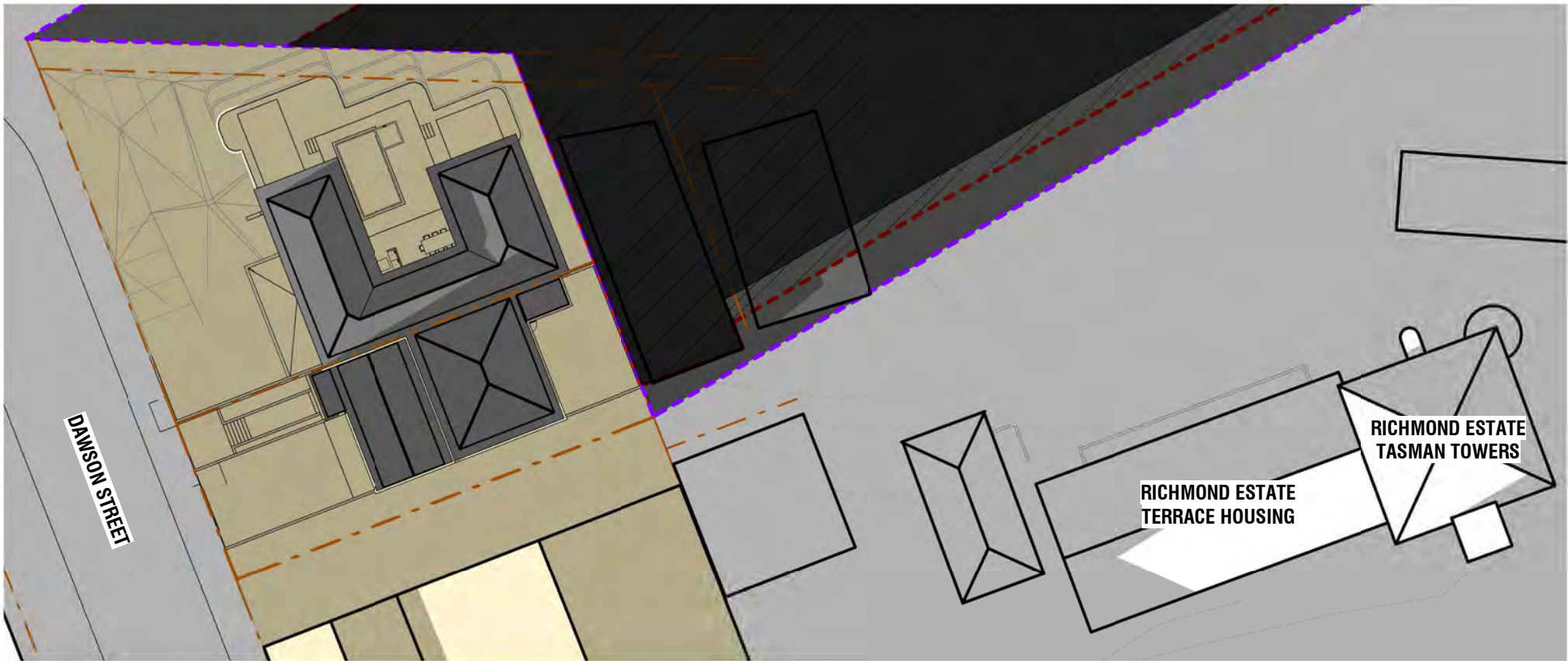
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SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

21 DECEMBER - 8.00PM



Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
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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
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job no. 6592	a3 scale As indicated	drawing no. SK4.24	rev	drawing title Shadow Study - December 8pm	print date 11/02/21 10:00 AM
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APPENDIX G SITE PHOTOS



Figure G 1: Site photo of Regina Place frontage from Coastal Walkway, existing landscaping trees indicated.



Figure G 2: Site photo of Dawson Street frontage, existing landscaping trees indicated.

APPENDIX H WRITTEN APPROVALS



Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

- 1a. I am the ☒ Property owner ☐ Occupier
- 1b. Of the property at (street address) 120 St Aubyn St., NP
- 1c. Full name Michael Douglas Hammond
First name(s) Surname
- 1d. Electronic service address mi kall@xtra.co.nz
- 1e. Telephone 021 865 807
Mobile Landline
- 1f. Postal address or alternative method of service under Section 352 of RMA 1991 1 Mayfly Lane, Northwood, Christchurch 8051
- 1g. I have the authority to sign on behalf of all other owner/occupiers of the property ☒ Yes ☐ No

2. Resource consent application details

- 2a. Applicant's name Regina Properties Limited
First name(s) Surname
- 2b. Site address 1 and 3 Dawson Street, New Plymouth
- 2c. Description of proposal
Apartment addition to building, not meeting rules for building height, landscaping trees, carparking, loading, queuing, manoeuvring, and viewshafts, as per the plans detailed below, and the shadow studies (SK4.13-24) and 3D visualisations (SK9.01-05).

3. Documents and plans

I have read and/or seen:

- ☐ The full resource consent application, including:
- ☐ The full description of the activity and the assessment of environmental effects (AEE).
- ☒ Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
SK0.01	Proposed Site Plan	November 2020
SK2.01-04	Proposed Parking, Ground Floor, Level 1, Level 2	November 2020
SK3.01-05	Proposed Elevations	November 2020
SK4.13-24	Shadow Studies	November 2020

Please turn over

OFFICE USE ONLY

Date received Property ID Application #
Time received Land ID Document #
Received by

4. Privacy statement

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

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

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

<div>Michael Douglas</div> <div>First name(s)</div>	<div>Hammond</div> <div>Surname</div>
<div>M. A. Hammond</div> <div>Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)</div>	<div>18/12/20</div> <div>Date</div>

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.
If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.



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

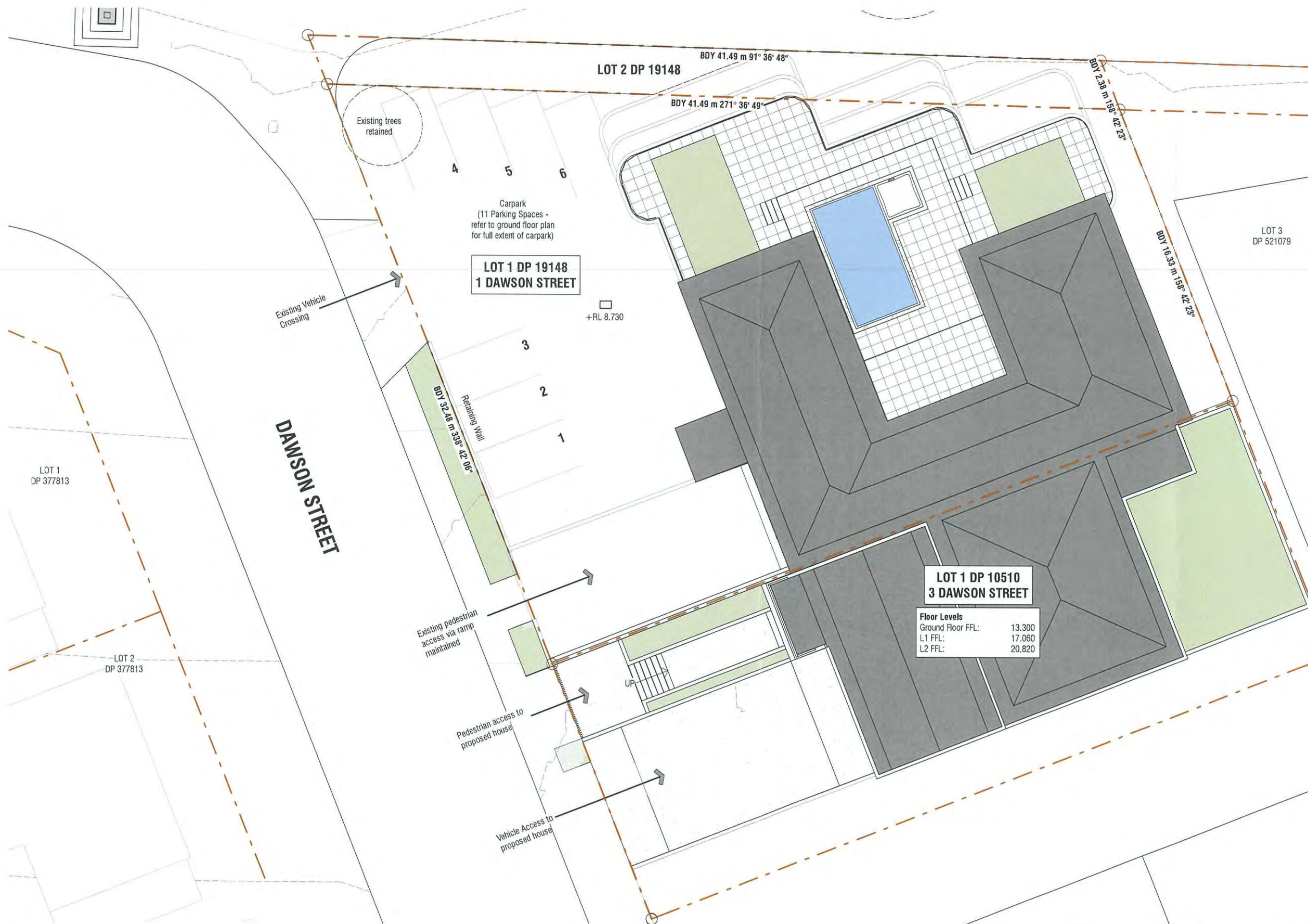
3 DAWSON Site Description

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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

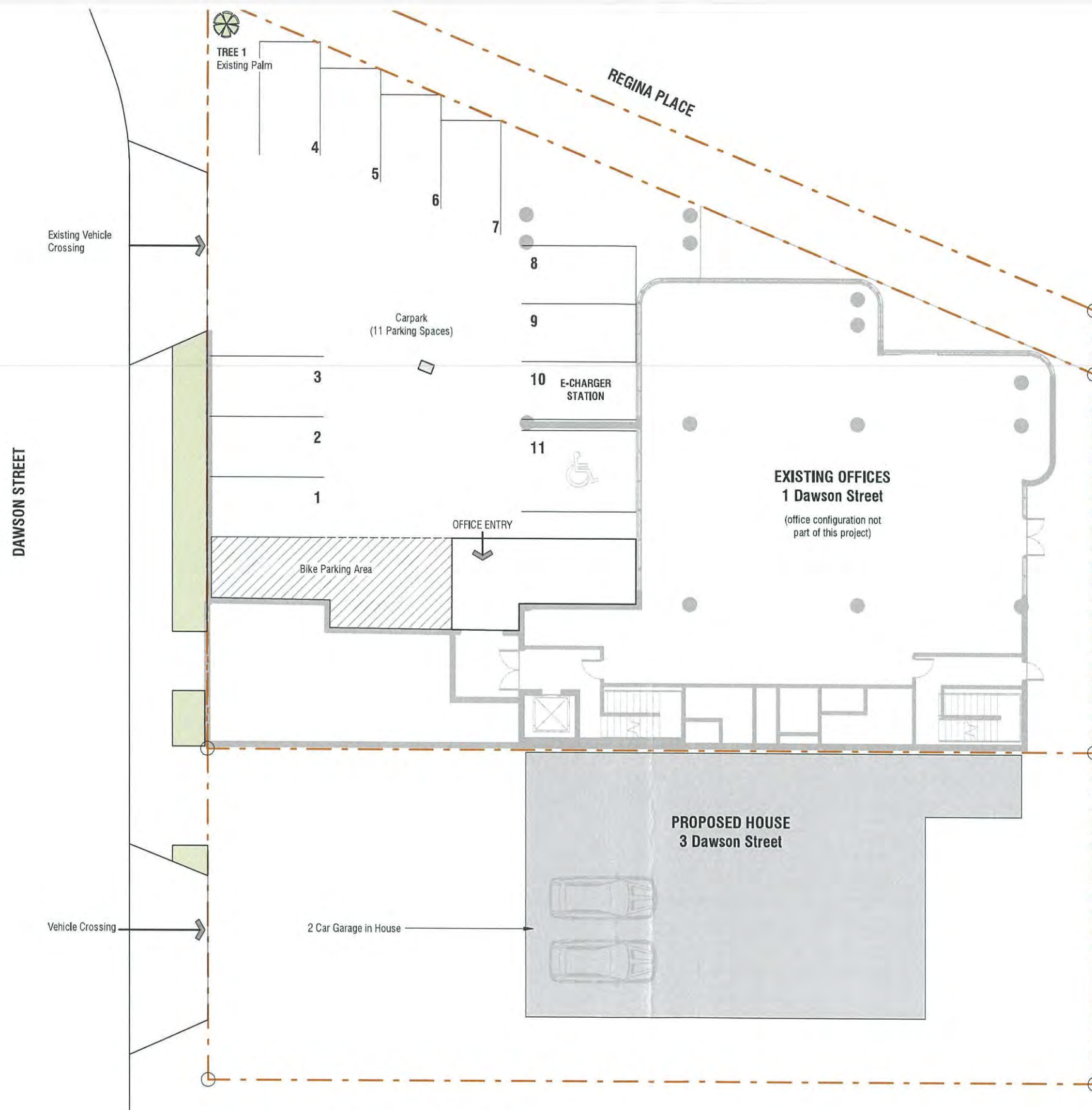
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK0.01	2	Proposed Site Plan	03/12/20 03:21 PM

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Parking Plan
Scale 1 : 200 (A3)

1-3 Dawson Street
New Plymouth
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NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.01	1	Parking Plan	10/12/20 11:01 AM

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Handwritten signature in blue ink.



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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.02	2	3 Dawson Proposed Ground Floor	03/12/20 03:22 PM

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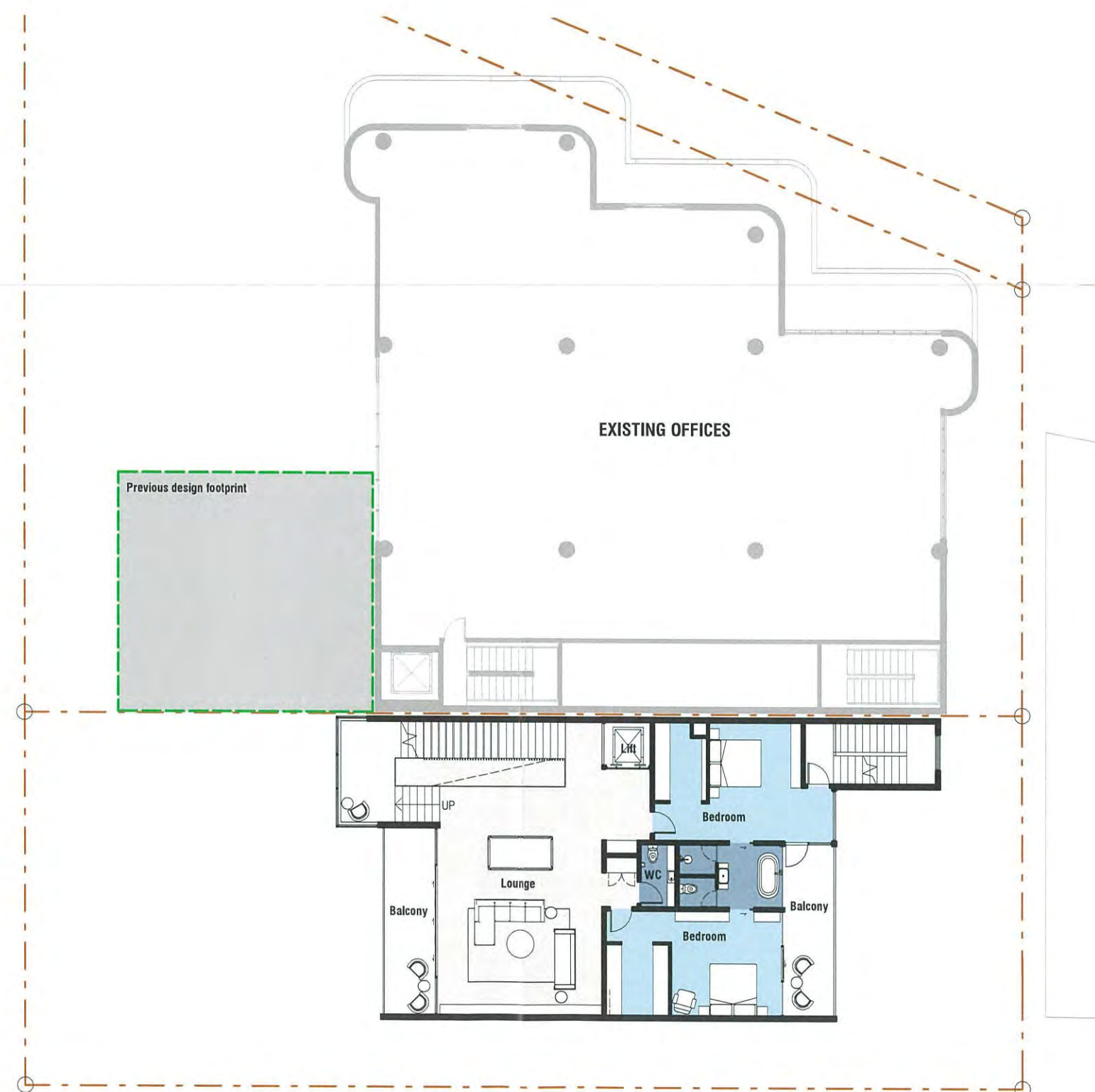
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MA



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)

1-3 Dawson Street
New Plymouth
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NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.03	2	3 Dawson Proposed Level 1	03/12/20 03:22 PM

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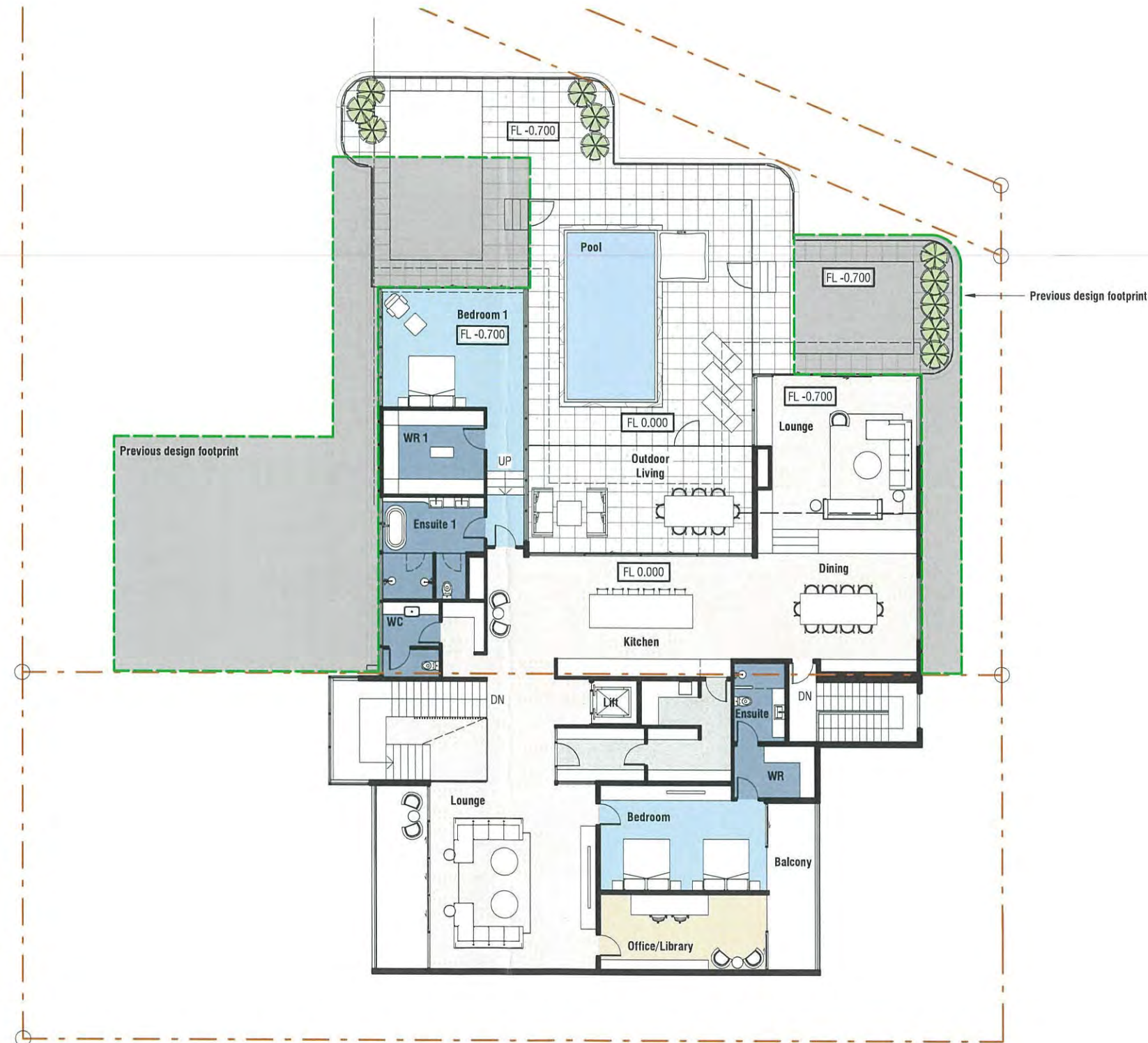
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M D A.



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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.04	2	3 Dawson Proposed Level 2	03/12/20 03:22 PM

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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)

Handwritten signature/initials

job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.01	2	Proposed West Elevation	03/12/20 03:22 PM

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RESOURCE CONSENT
NOVEMBER | 2020

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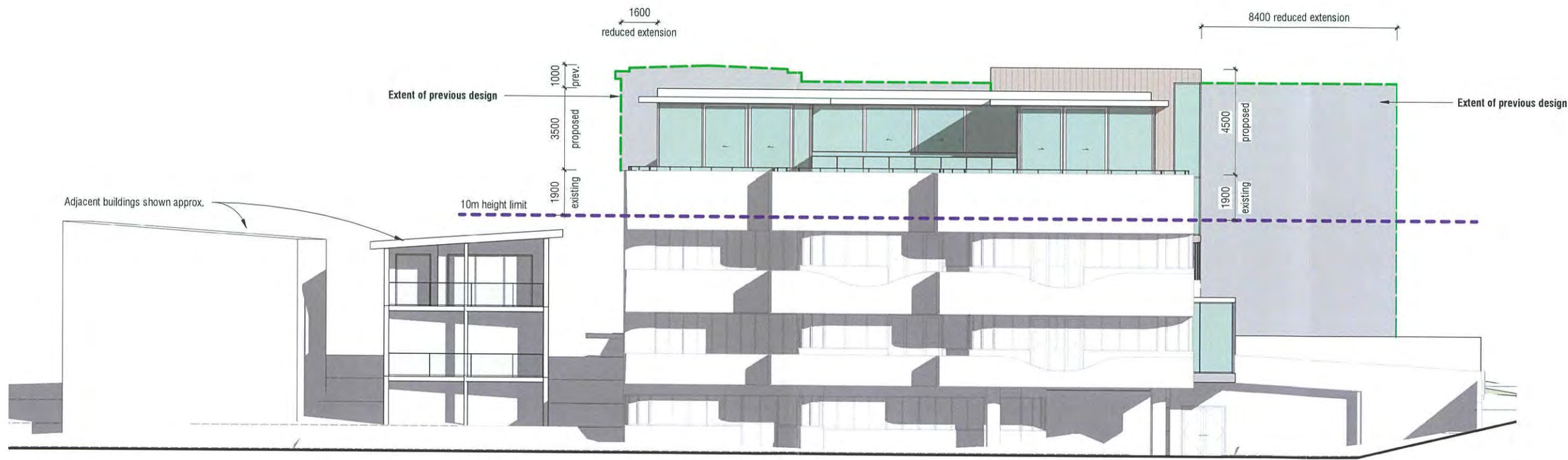
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Resource Consent Key

- 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)

1-3 Dawson Street
New Plymouth
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NOVEMBER | 2020

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job no. 6592	a3 scale 1 : 200	drawing no. SK3.02	rev. 2	drawing title Proposed North Elevation	print date 03/12/20 03:22 PM
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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.



1-3 Dawson Street

New Plymouth

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job no.
6592

a3 scale
1 : 200

drawing no.
SK3.03

rev

2

drawing title
Proposed East Elevation

print date

03/12/20 03:22 PM

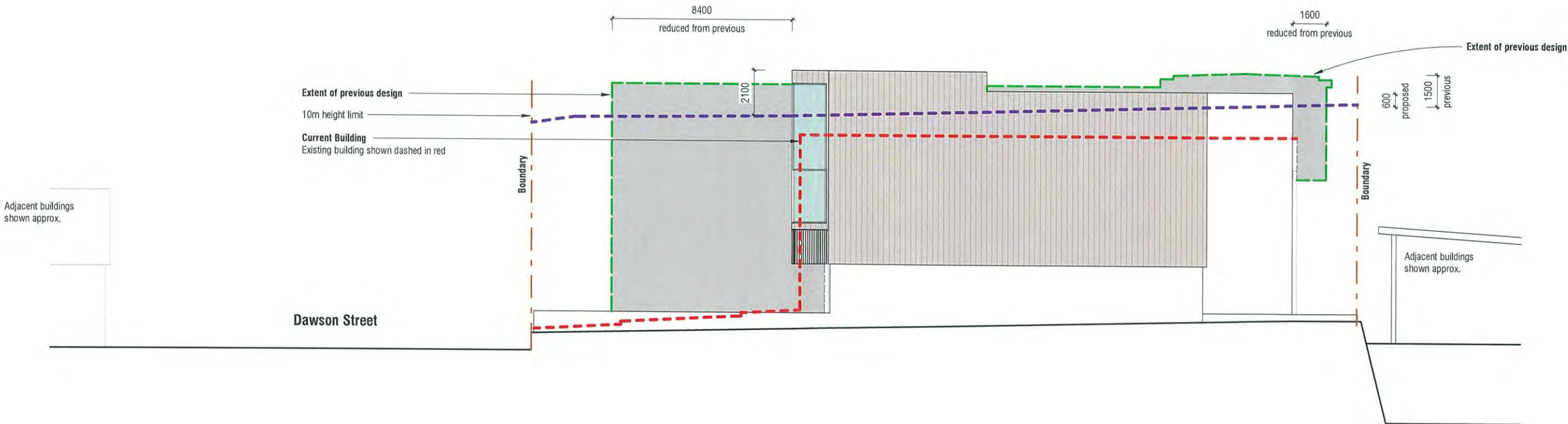
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Resource Consent Key

- 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)

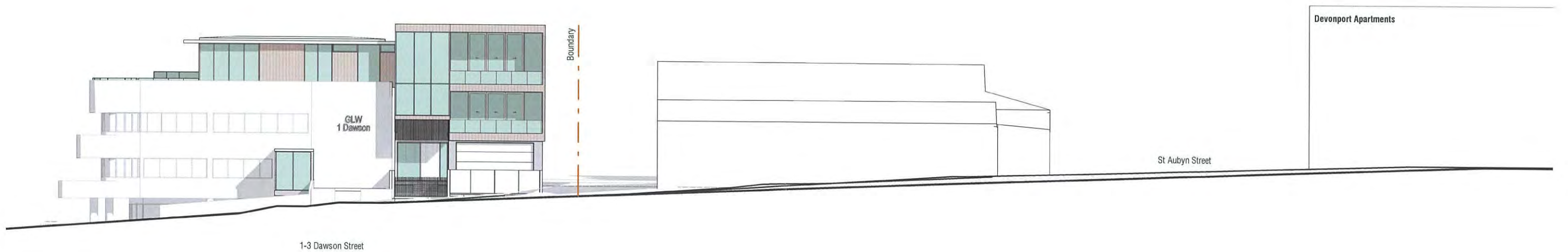
1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.04	2	Proposed South Elevation	03/12/20 03:22 PM

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Dawson Street Elevation
Scale 1 : 300 (A3)

1-3 Dawson Street
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 300	SK3.05	2	Dawson Street Elevation	03/12/20 03:22 PM

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M.D.A.

MARCH

(Sunset at 7.30pm)

SUNSET SHADOW STUDY - 21 MARCH

- 5.00PM
- 6.00PM
- 7.00PM

MDA

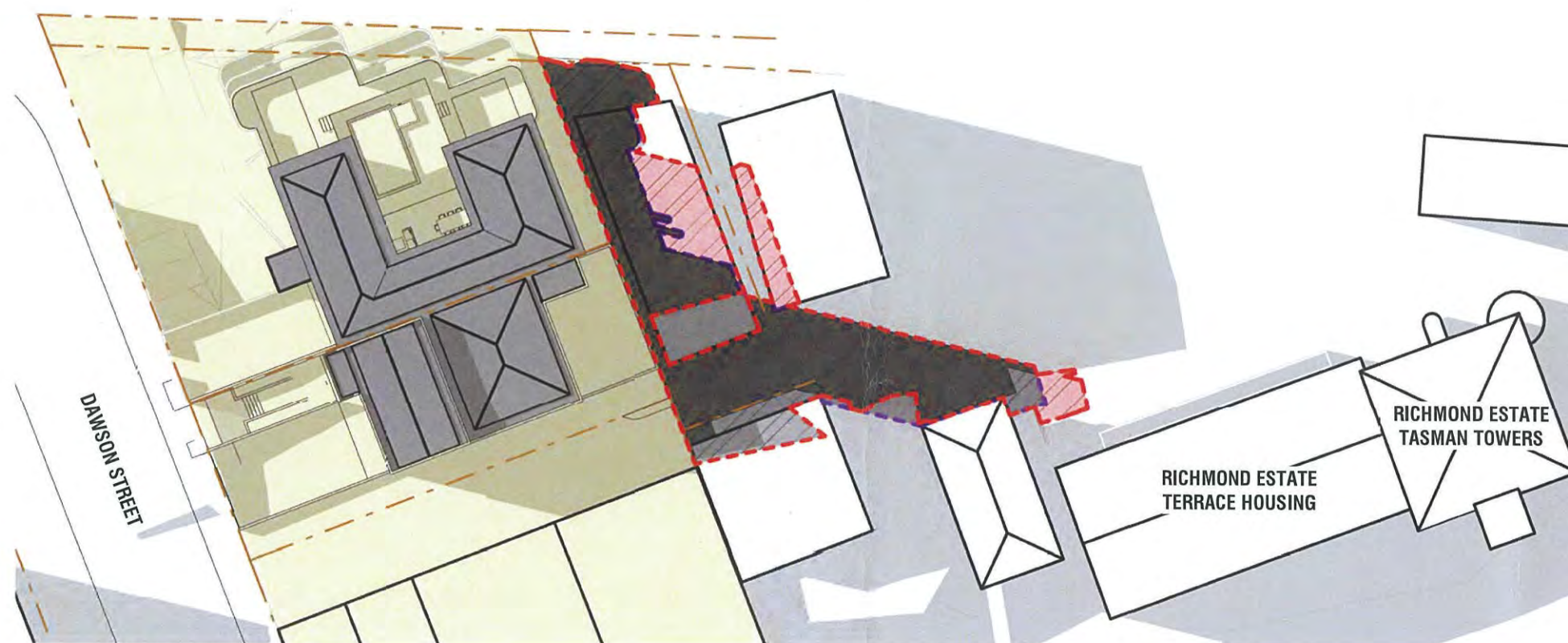


Shading Diagrams Key

- 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.
- Intruding Shadow - beyond shadow of existing/permitted building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - MARCH (Sunset at 7.30pm)

21 MARCH - 5.00PM



Shadow Study - March 5pm

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
SIZE/SHAPE/HEIGHT/LOCATION/LEVELS ETC. ARE
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.13		Shadow Study - March 5pm	2/12/2020 9:38:19 AM
ALL CONTRACT DIMENSIONS ARE INDICATED. ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THESE DRAWINGS IS RESERVED.					

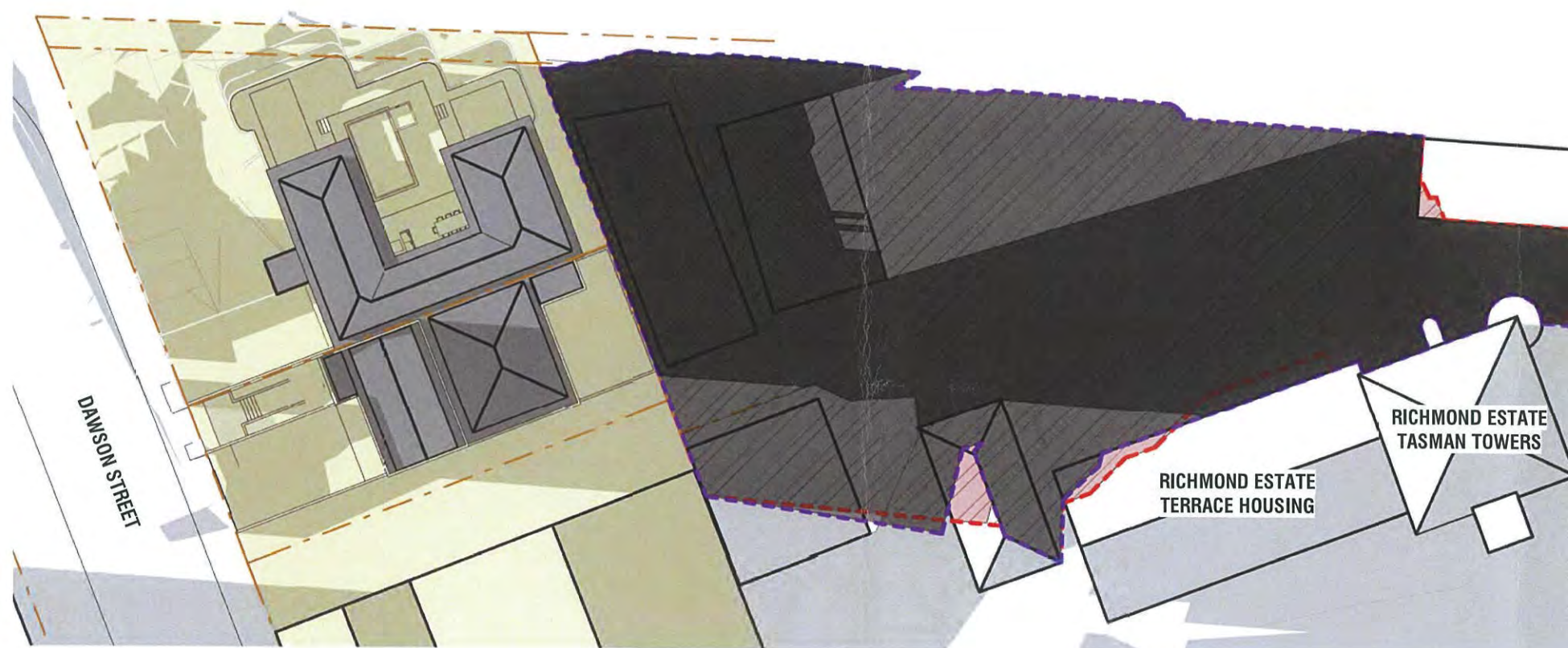


SHADOW STUDY - MARCH (Sunset at 7.30pm)

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 building
- 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;
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
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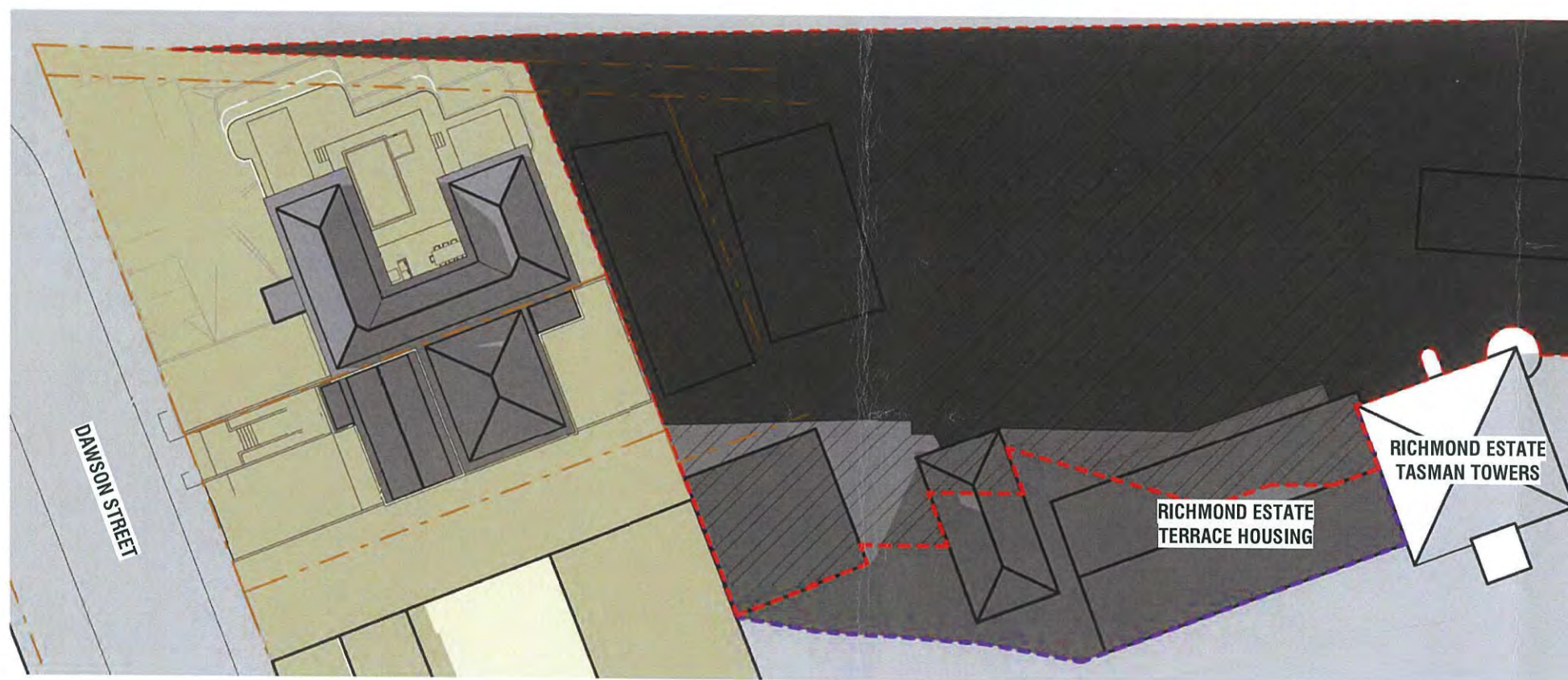
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m d a.



SHADOW STUDY - MARCH (Sunset at 7.30pm)

21 MARCH - 7.00PM



Shadow Study - March 7pm

Scale 1 : 500 (A3)

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 building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

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

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.15		Shadow Study - March 7pm	2/12/2020 9:38:31 AM
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JUNE

(Sunset at 5.10pm)

SUNSET SHADOW STUDY - 21 JUNE

- 3.00PM
- 4.00PM
- 5.00PM

MWA

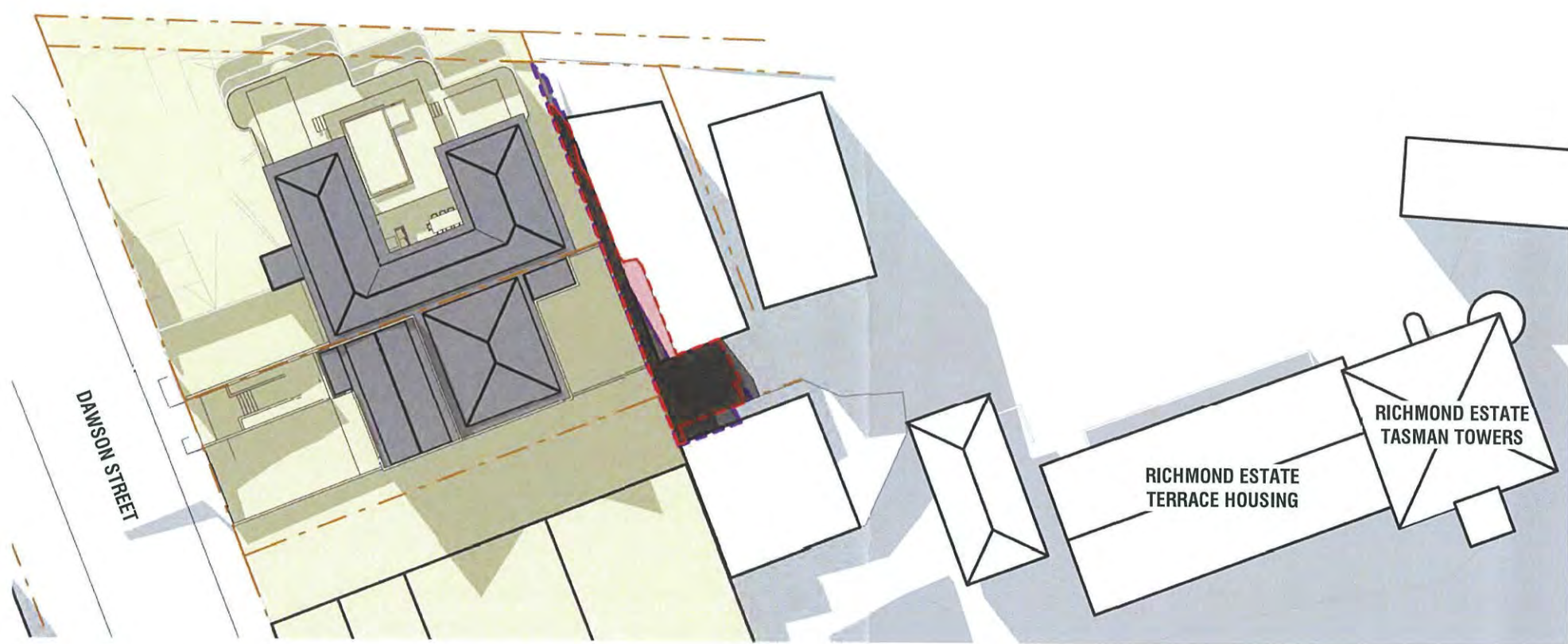


SHADOW STUDY - JUNE
(Sunset at 5.10pm)

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 building
- 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;
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.16		Shadow Study - June 3pm	2/12/2020 9:38:35 AM
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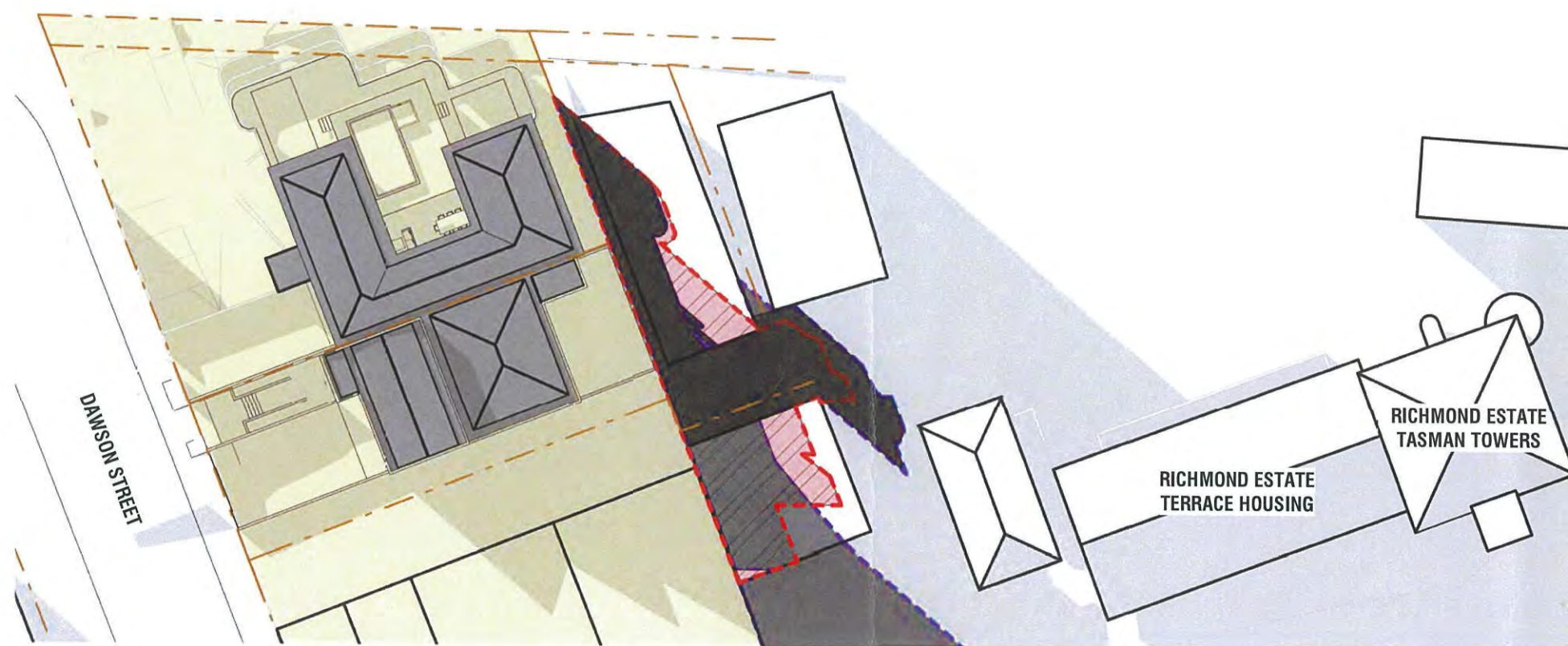


SHADOW STUDY - JUNE (Sunset at 5.10pm)

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.
- Intruding Shadow - beyond shadow of existing/permitted building
- 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)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
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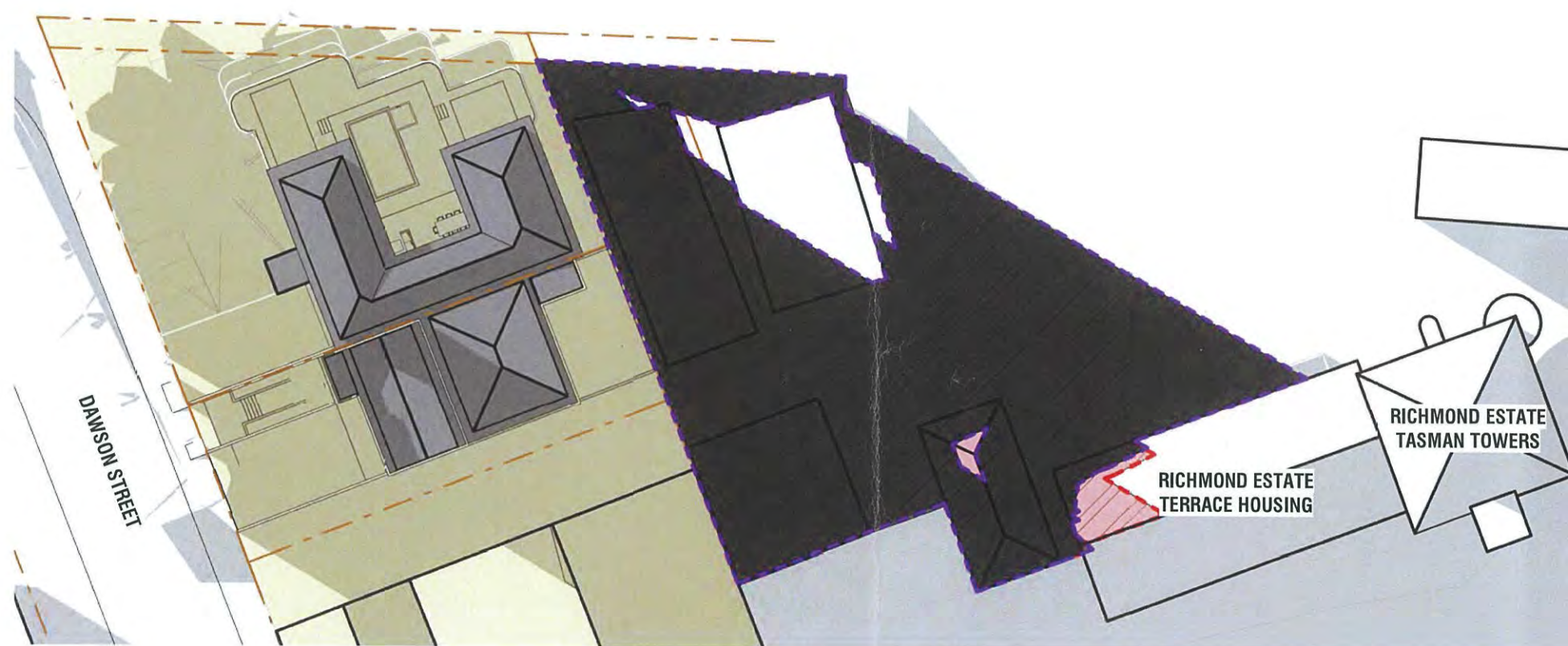


SHADOW STUDY - JUNE (Sunset at 5.10pm)

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.
- Intruding Shadow - beyond shadow of existing/permitted building
- 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)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
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M & A.

SEPTEMBER

(Sunset at 6.20pm)

SUNSET SHADOW STUDY - 21 SEPTEMBER

- 4.00PM
- 5.00PM
- 6.00PM

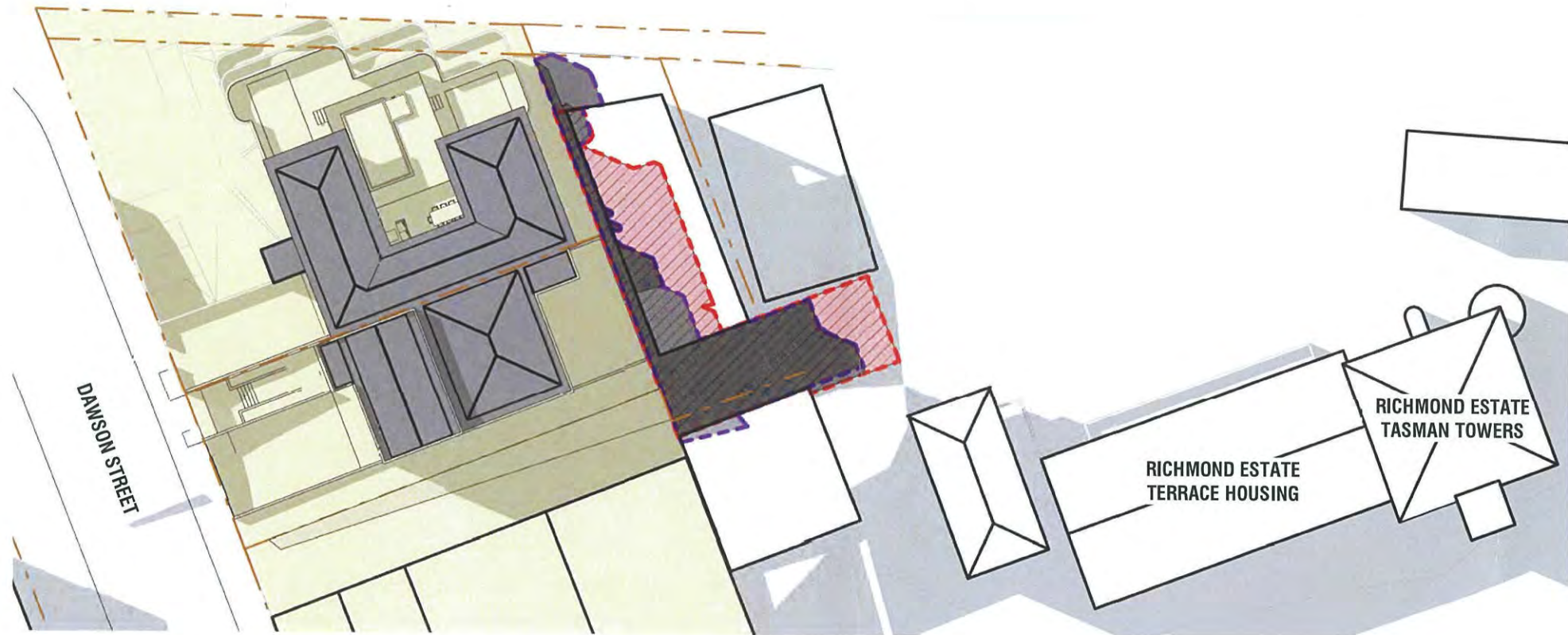


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

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
building
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered
within the boundaries of the
applicant's boundary



Shadow Study - Sept 4pm
Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.19		Shadow Study - September 4pm	2/12/2020 9:38:51 AM
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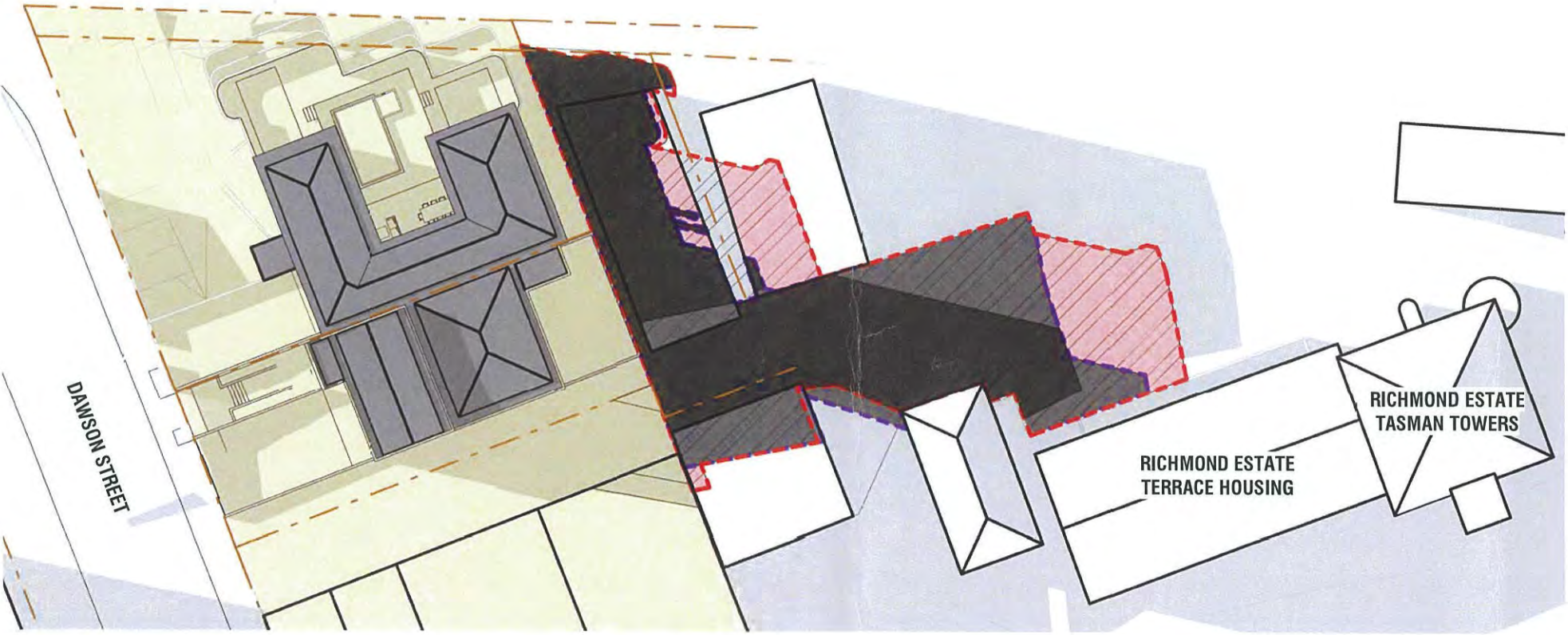


SHADOW STUDY - SEPTEMBER
(Sunset at 6.20pm)

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 building
- 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;
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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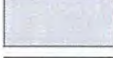




job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.20		Shadow Study - September 5pm	2/12/2020 9:38:55 AM
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MDA



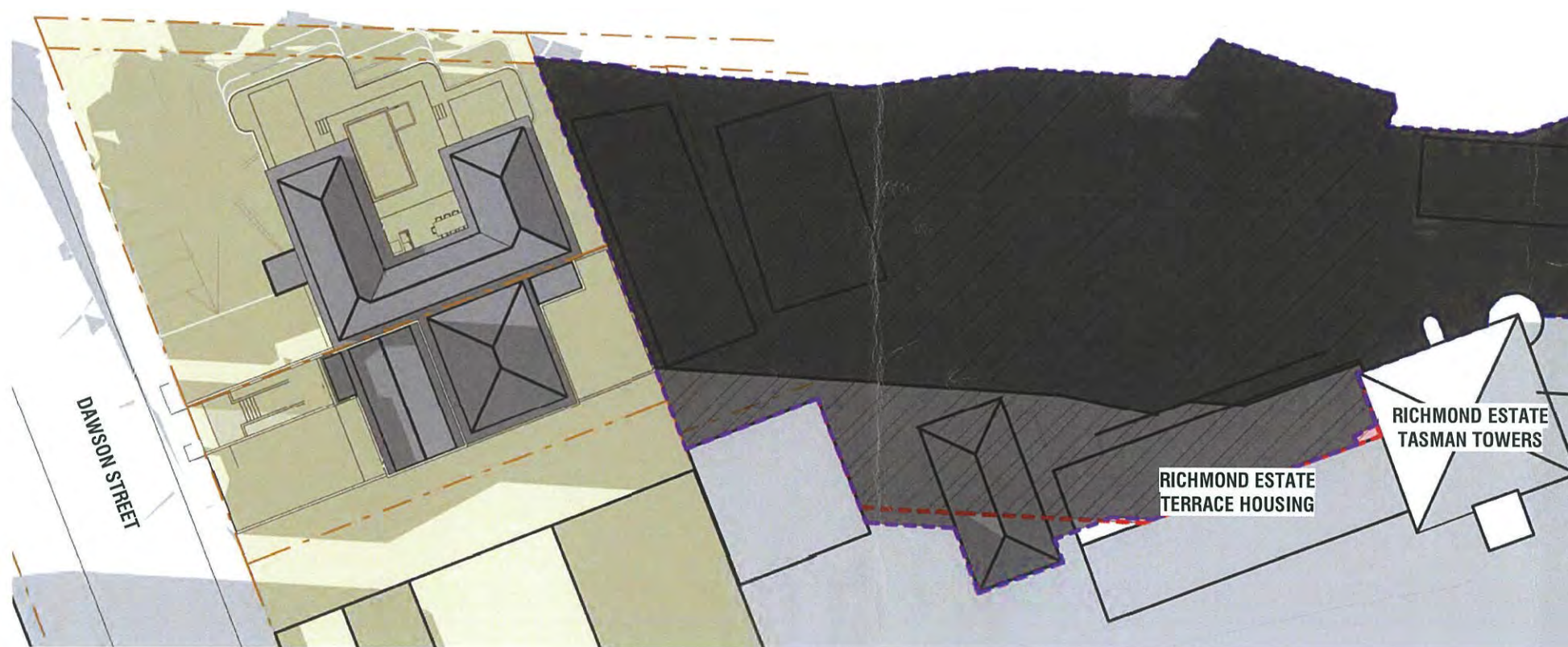
Shading Diagrams Key

-  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 building
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - SEPTEMBER

(Sunset at 6.20pm)

21 SEPTEMBER - 6.00PM



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

1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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job no. 6592	a3 scale As	drawing no. SK4.21	rev indicated	drawing title Shadow Study - September 6pm	print date 2/12/2020 9:39:01 AM
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DECEMBER

(Sunset at 8.50pm)

SUNSET SHADOW STUDY - 21 DECEMBER

- 6.00PM
- 7.00PM
- 8.00PM

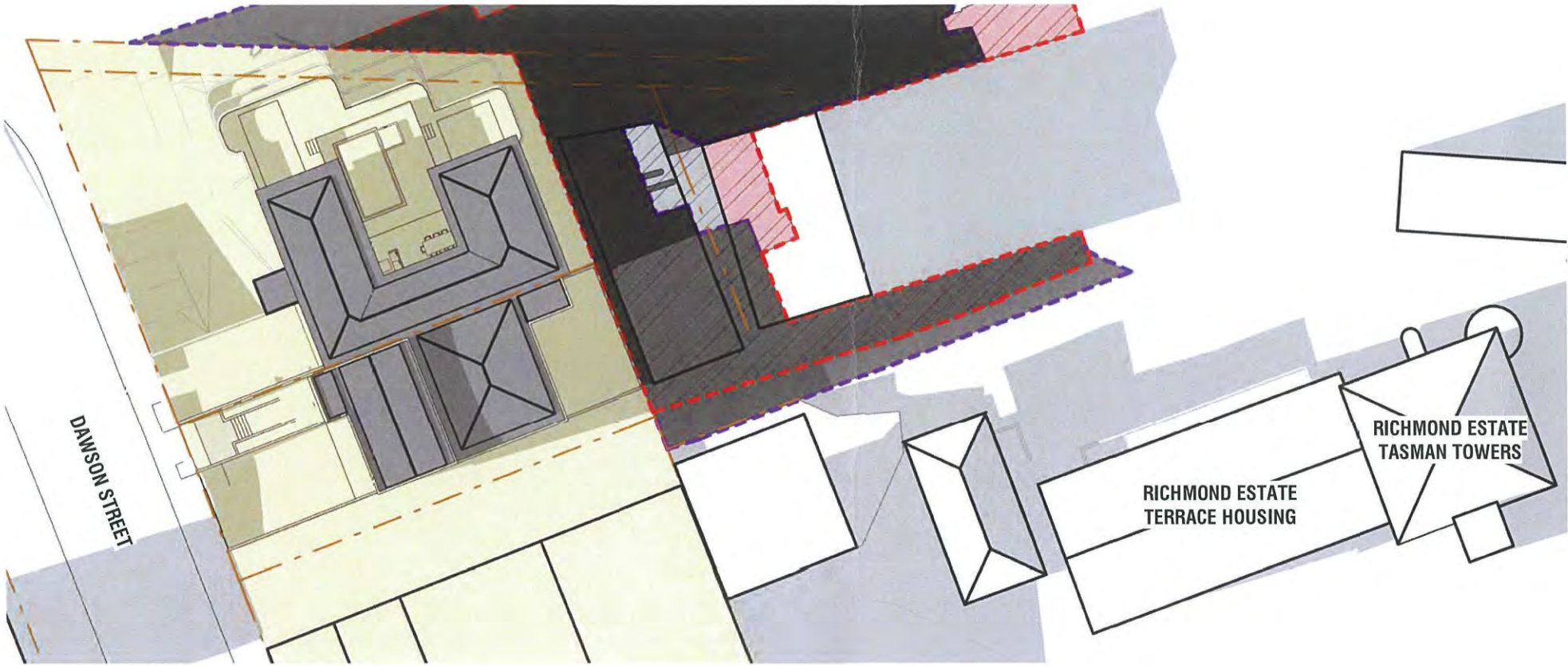


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

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 building
- 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

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.22		Shadow Study - December 6pm	2/12/2020 9:39:06 AM
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m & a

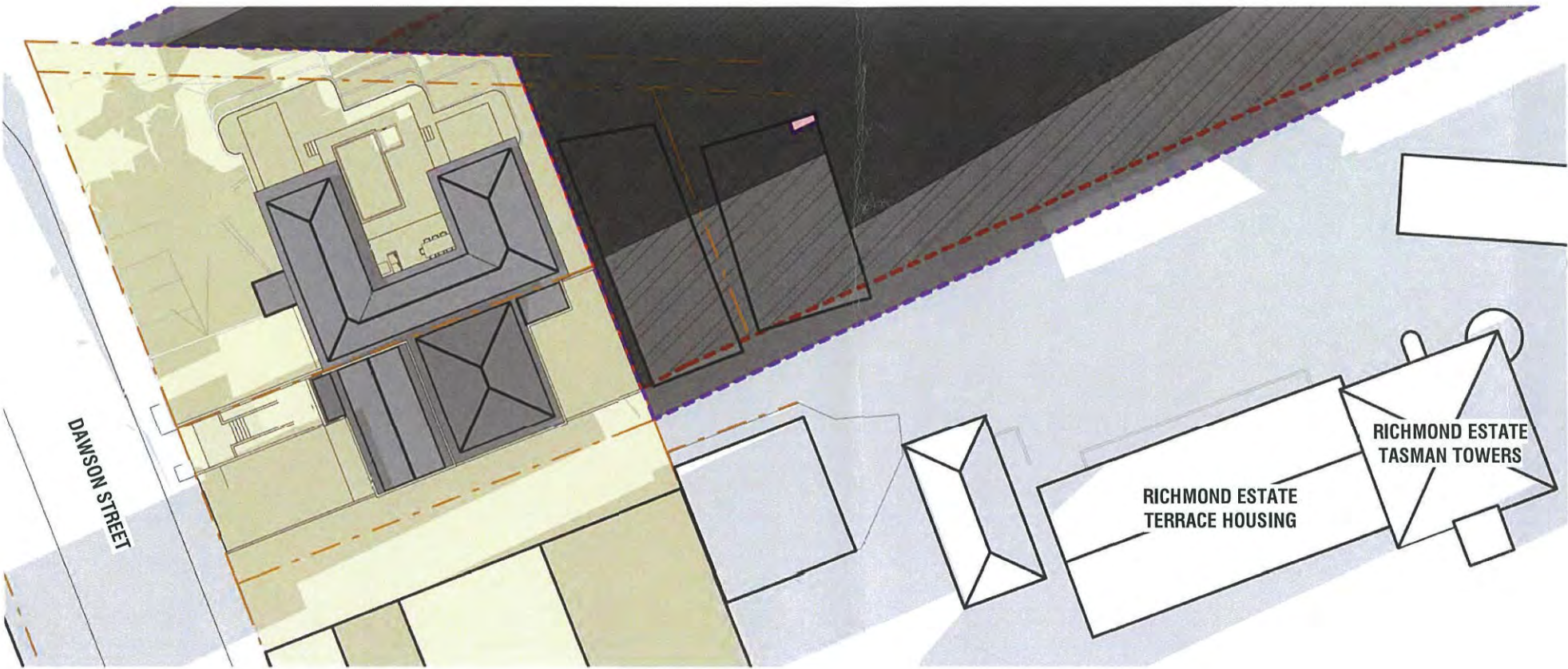


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

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.
- Intruding Shadow - beyond shadow of existing/permitted building
- 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
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BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

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New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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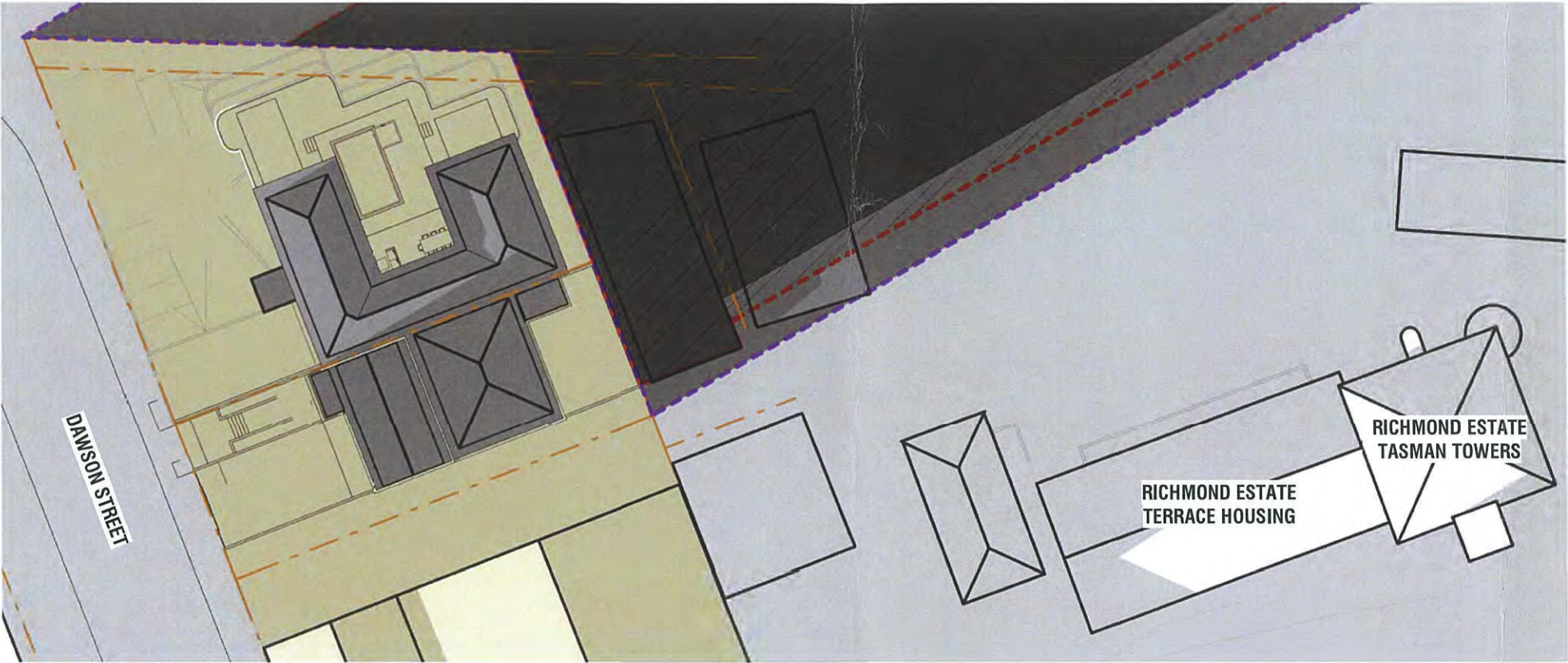


SHADOW STUDY - DECEMBER
(Sunset at 8.50pm)

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 building
- 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

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.24		Shadow Study - December 8pm	2/12/2020 9:39:16 AM
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MA



Dawson Street View

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no. 6592	a3 scale	drawing no. SK9.01	rev	drawing title 3D View - Dawson Street	print date 03/12/20 03:22 PM
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mda



Dawson Street View

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no. 6592	a3 scale	drawing no. SK9.02	rev	drawing title 3D View - Dawson Street	print date 03/12/20 03:22 PM
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MLA



Hine Street View

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

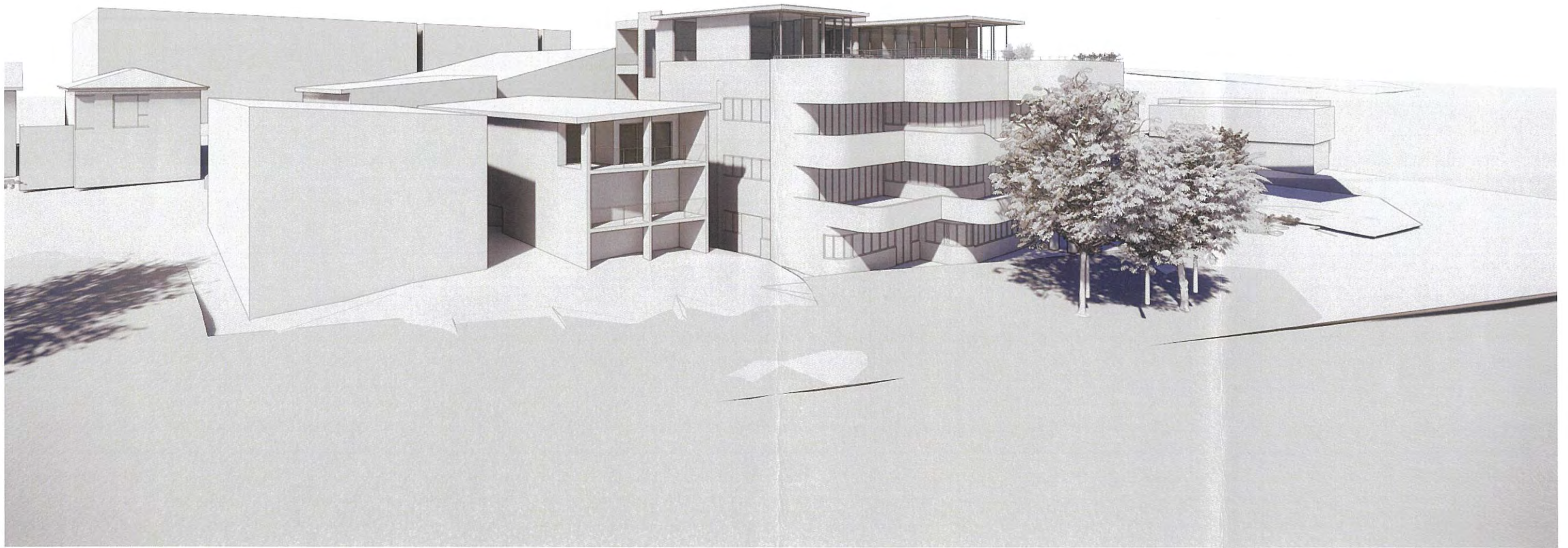
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job no. 6592	a3 scale	drawing no. SK9.03	rev	drawing title 3D View - Hine Street	print date 03/12/20 03:22 PM
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M D A



Elevated North-East View

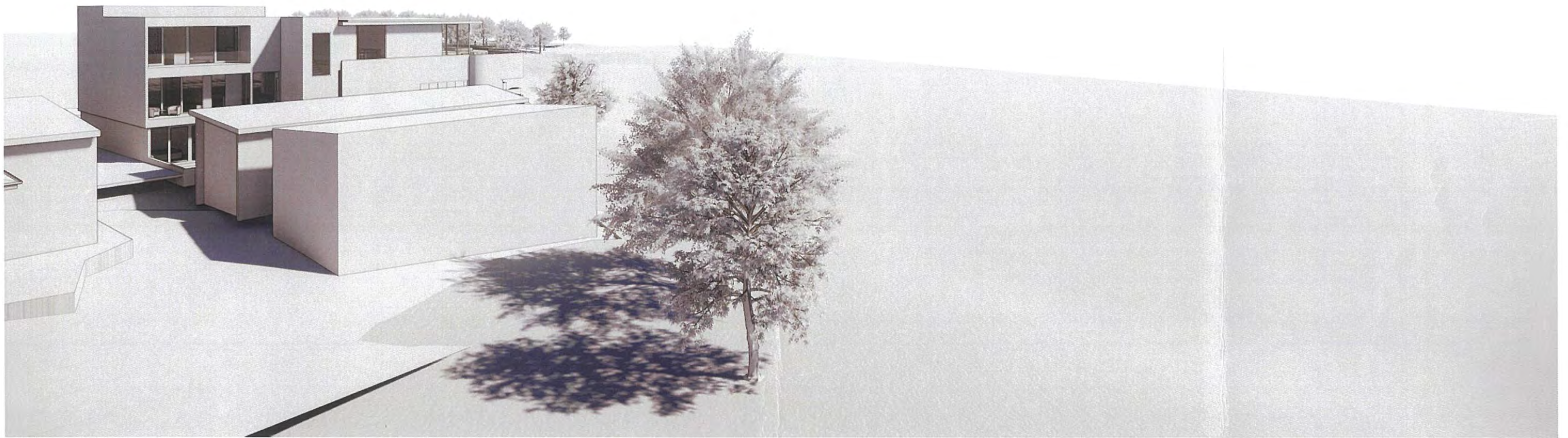
1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592		SK9.04		3D View - North East	03/12/20 03:22 PM

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Elevated Eastern View

MAA

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592		SK9.05		3D View - East	03/12/20 03:22 PM

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Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

- 1a. I am the ☒ Property owner ☐ Occupier
- 1b. Of the property at (street address) 38/127 St Aubyn St.
- 1c. Full name Denise Newland
First name(s) Surname
- 1d. Electronic service address denewcam@gmail.com
- 1e. Telephone 021 122 3937 06 758 0291
Mobile Landline
- 1f. Postal address or alternative method of service under Section 352 of RMA 1991
- 1g. I have the authority to sign on behalf of all other owner/occupiers of the property ☐ Yes ☐ No

2. Resource consent application details

- 2a. Applicant's name Regina Properties Limited
First name(s) Surname
- 2b. Site address 1 and 3 Dawson Street, New Plymouth
- 2c. Description of proposal
Apartment addition to building, not meeting rules for building height, landscaping trees, carparking, loading, queueing, manoeuvring, and viewshafts, as per the plans detailed below, and the 3D visualisations (SK9.01-05).

3. Documents and plans

I have read and/or seen:

- ☐ The full resource consent application, including:
- ☐ The full description of the activity and the assessment of environmental effects (AEE).
- ☒ Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
SK0.01	Proposed Site Plan	November 2020
SK2.01-04	Proposed Parking, Ground Floor, Level 1, Level 2	November 2020
SK3.01-05	Proposed Elevations	November 2020

Please turn over

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Date received Property ID Application #
Time received Land ID Document #
Received by

P70

4. Privacy statement

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

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

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

DENISE NEWLAND

First name(s)

Newland

Surname

Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)

Date

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.
If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.



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

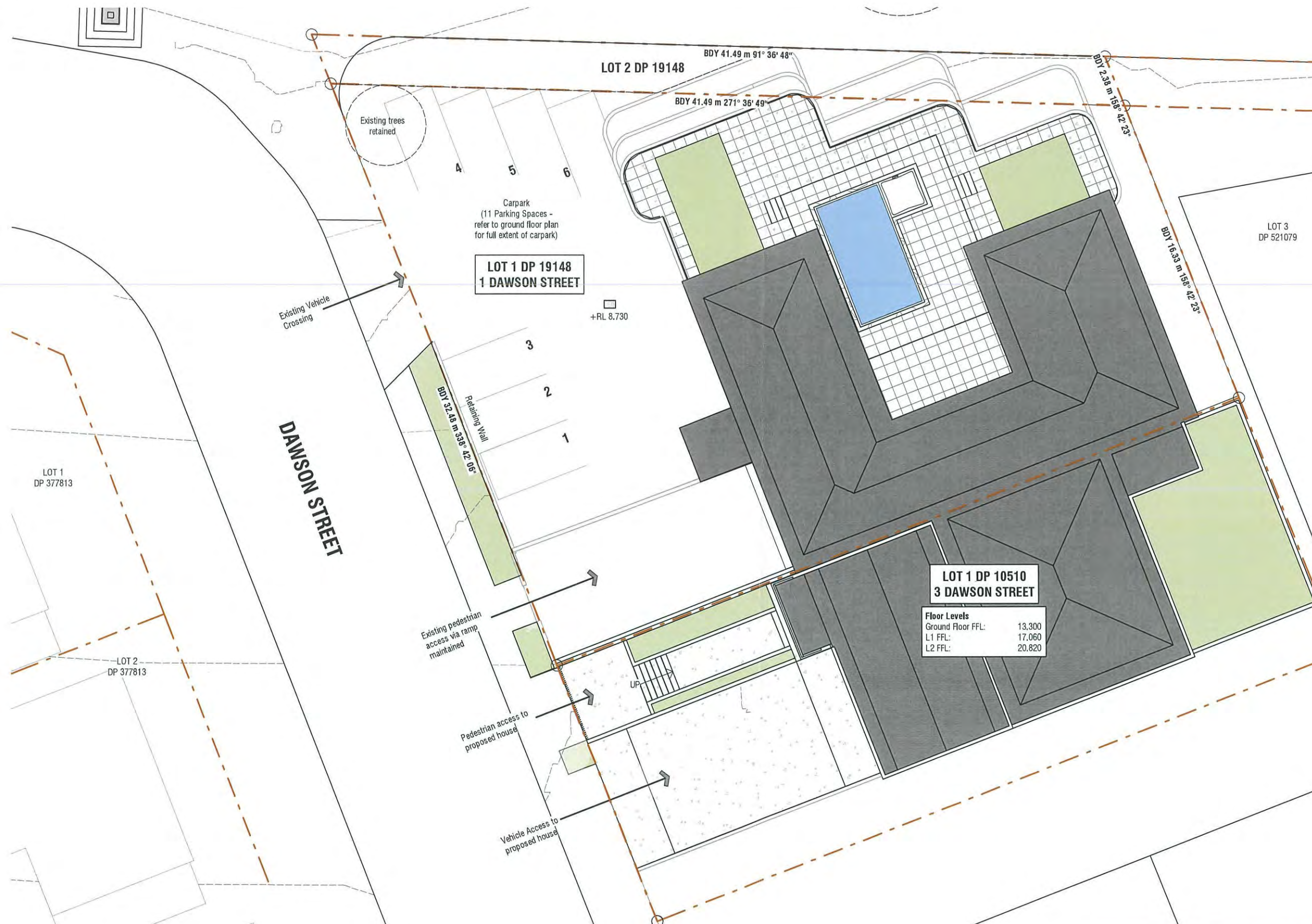
3 DAWSON Site Description

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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK0.01	2	Proposed Site Plan	03/12/20 03:21 PM

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Parking Plan
Scale 1 : 200 (A3)

Shawland

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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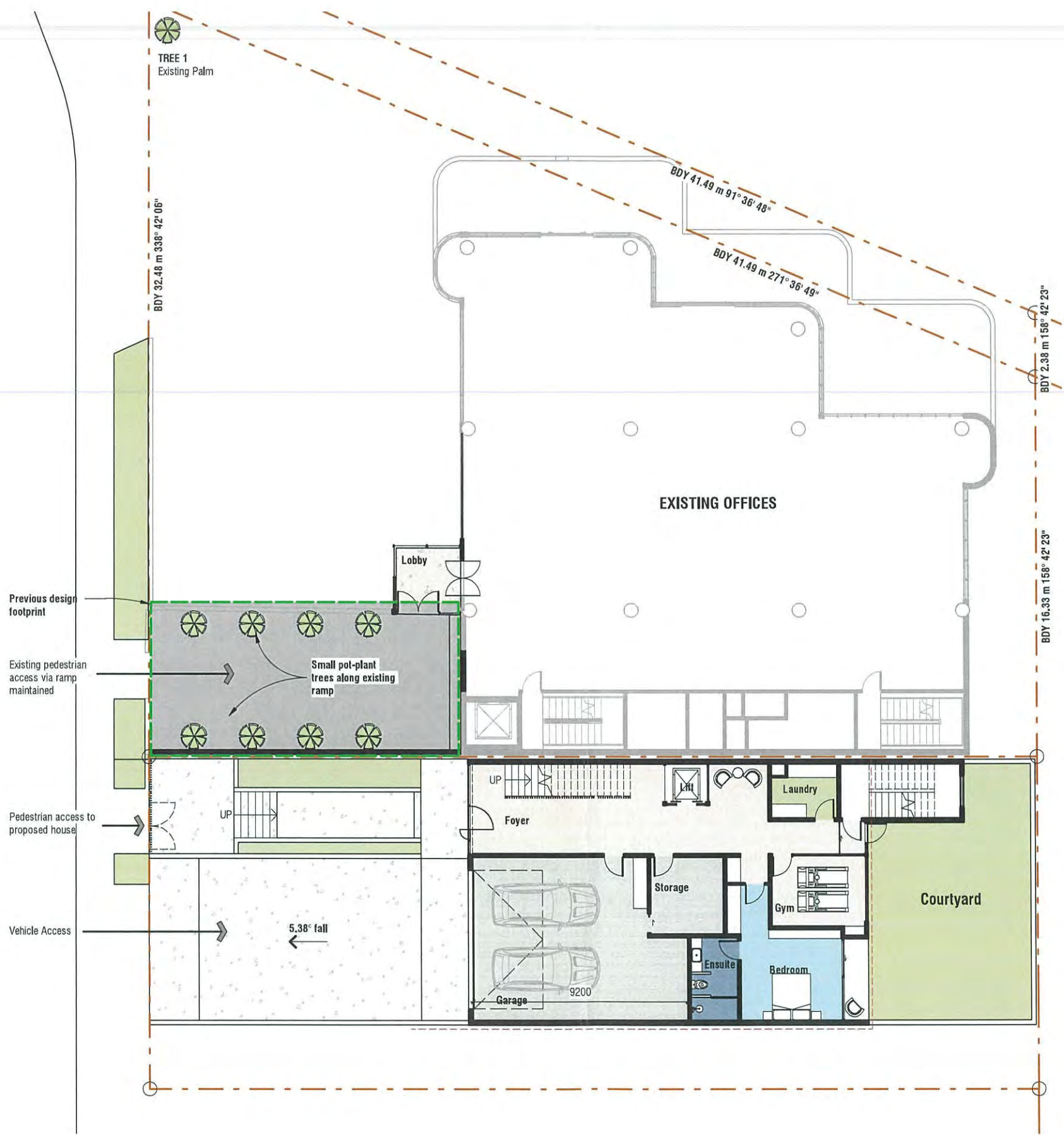
job no.	a3 scale	drawing no.	rev	drawing title	print date
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- Resource Consent Key**
- Property Boundaries
 - Previous Proposed Design Building Footprint
Resource Consent: LUC20/47660
 - Existing Building
1 Dawson Street
 - Proposed Building
1-3 Dawson Street

DAWSON STREET



3 Dawson Ground Floor
Scale 1 : 200 (A3)

Handwritten signature

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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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 03/12/20 03:22 PM
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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)

Handwritten signature

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.03	2	3 Dawson Proposed Level 1	03/12/20 03:22 PM

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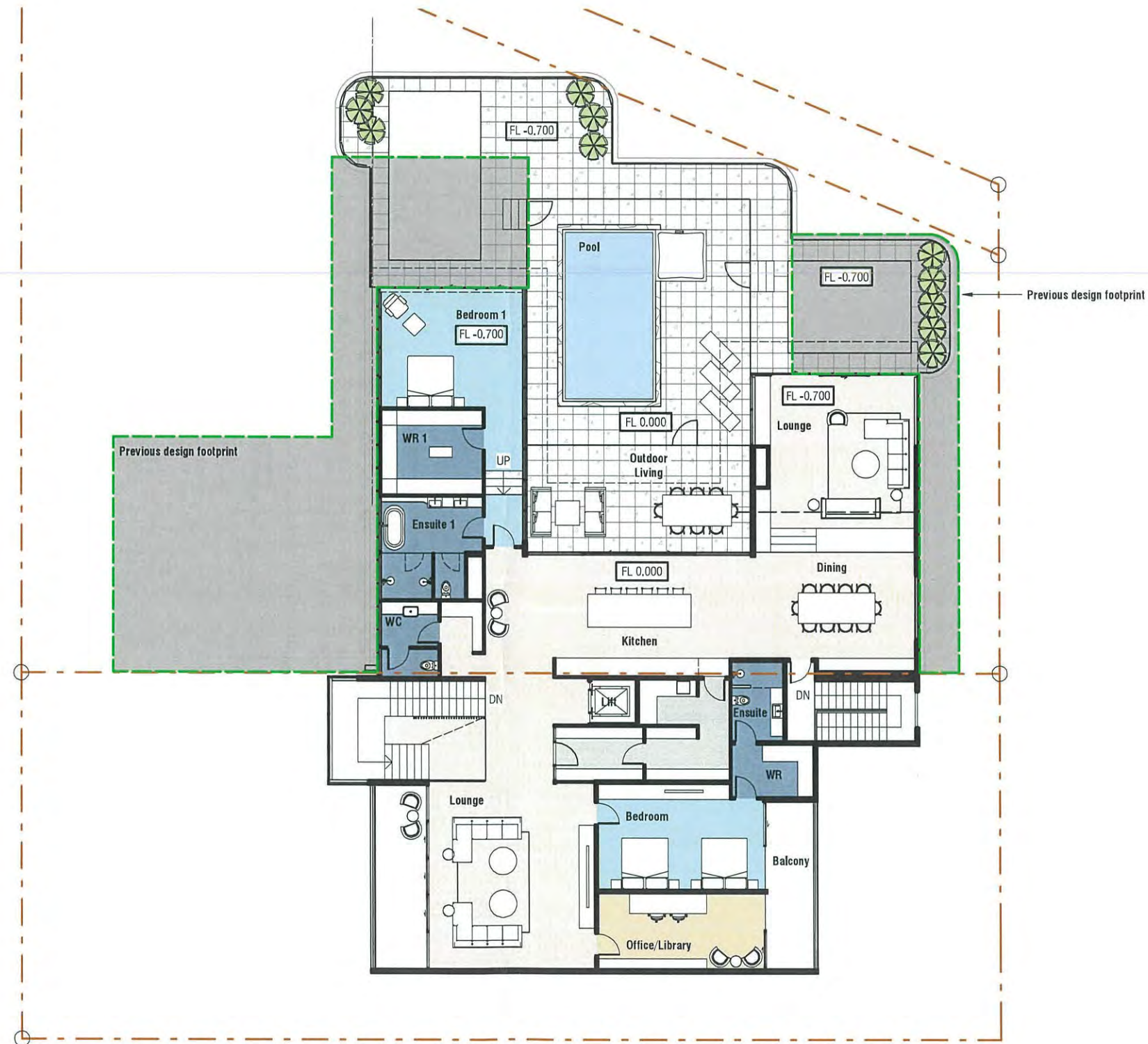
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Resource Consent Key

- 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)

Boon

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.04	2	3 Dawson Proposed Level 2	03/12/20 03:22 PM

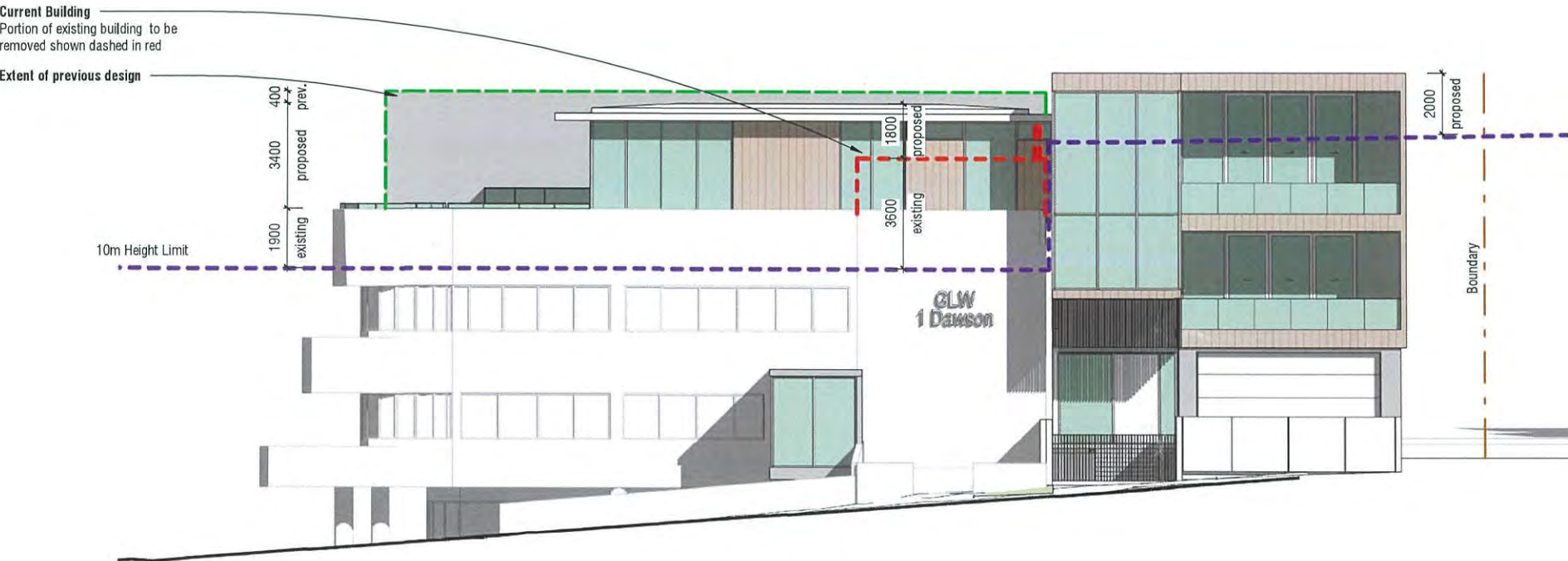
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Resource Consent Key

- 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.



Adjacent buildings shown approx.

Proposed West Elevation
Scale 1 : 200 (A3)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK3.01	2	Proposed West Elevation	03/12/20 03:22 PM

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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)

Signature

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK3.02	2	Proposed North Elevation	03/12/20 03:22 PM

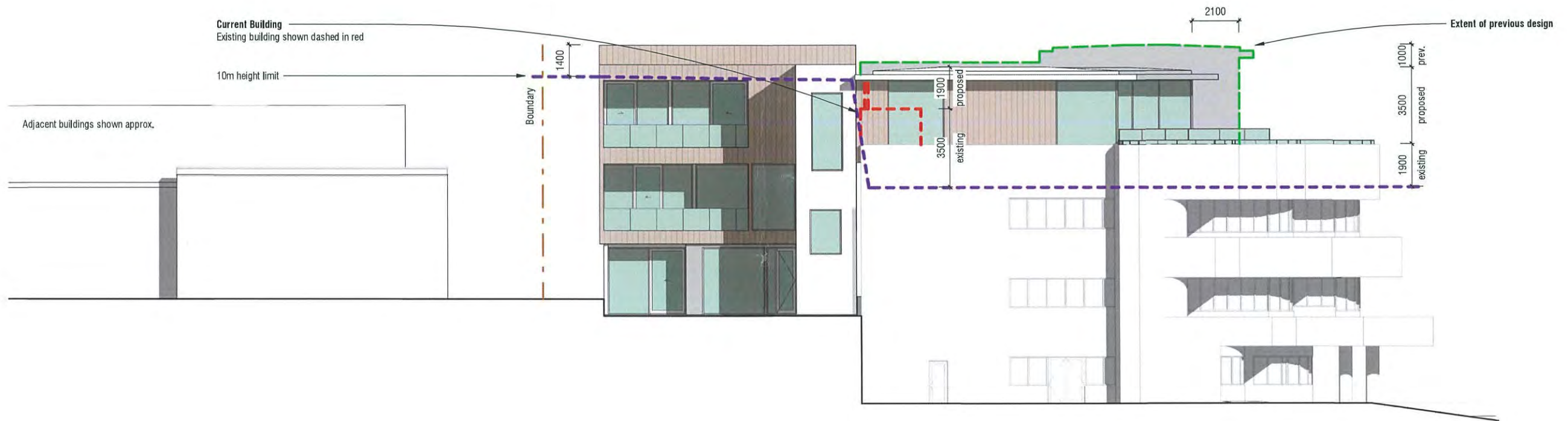
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Resource Consent Key

- 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.



Signature

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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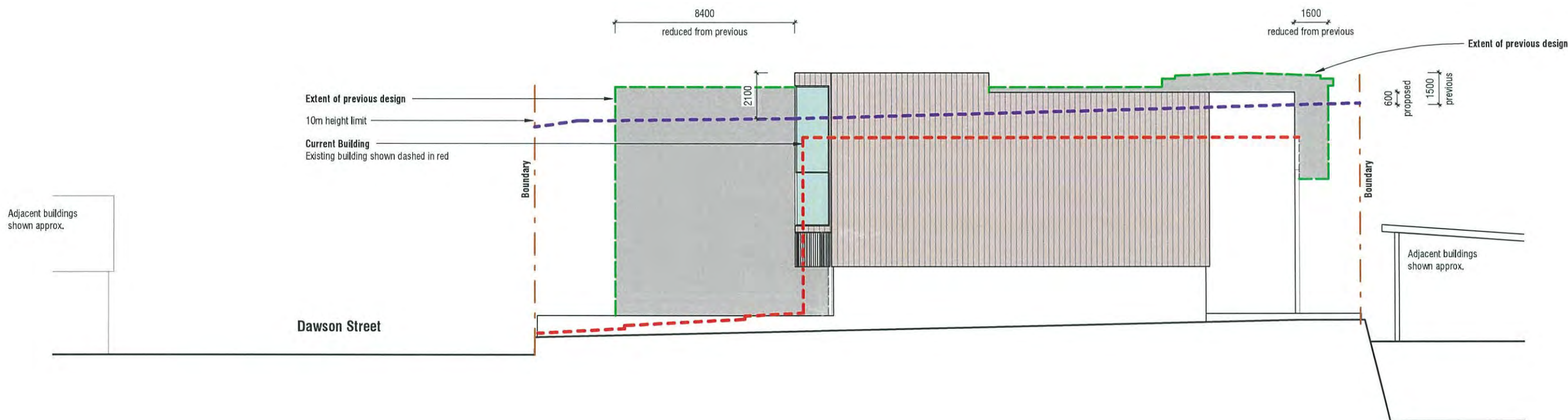
job no. 6592	a3 scale 1 : 200	drawing no. SK3.03	rev 2	drawing title Proposed East Elevation	print date 03/12/20 03:22 PM
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Resource Consent Key

- 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)

Boon

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

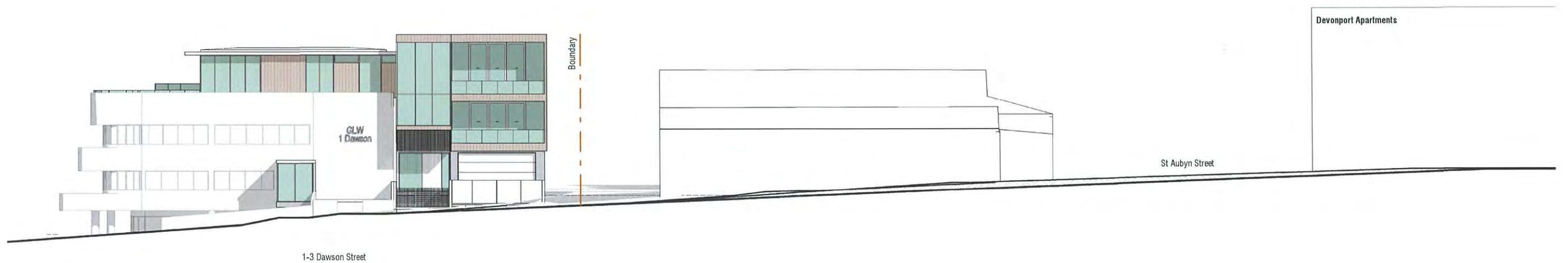
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.04	2	Proposed South Elevation	03/12/20 03:22 PM

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Dawson Street Elevation

Scale 1 : 300 (A3)

Handwritten signature

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 300	SK3.05	2	Dawson Street Elevation	03/12/20 03:22 PM

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Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

1a. I am the



Property owner



Occupier

1b. Of the property at
(street address)

2 and 4 Dawson Street

1c. Full name

NANCIE MAUGHAN

STOKES.

First name(s)

Surname

1d. Electronic service
address

bnstoke@gmail.com

1e. Telephone

Mobile

06-7696212

Landline

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

2 DAWSON STREET, NEW PLYMOUTH CENTRAL
NEW PLYMOUTH

1g. I have the authority to sign on behalf of all other owner/occupiers of the property



Yes



No

2. Resource consent application details

2a. Applicant's name

Regina Properties Limited

First name(s)

Surname

2b. Site address

1 and 3 Dawson Street, New Plymouth

2c. Description of proposal

Apartment addition to building, not meeting rules for building height, landscaping trees, carparking, loading, queuing, manoeuvring, and viewshafts, as per the plans detailed below, and the shadow studies (SK4.01-12) and 3D visualisations (SK9.01-05).

3. Documents and plans

I have read and/or seen:



The full resource consent application, including:



The full description of the activity and the assessment of environmental effects (AEE).



Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
SK0.01	Proposed Site Plan	November 2020
SK2.01-04	Proposed Parking, Ground Floor, Level 1, Level 2	November 2020
SK3.01-05	Proposed Elevations	November 2020
SK4.01-12	Shadow Studies	November 2020

Please turn over

OFFICE USE ONLY

Date received

Property ID

Application #

Time received

Land ID

Document #

Received by

4. Privacy statement

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




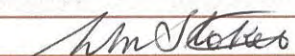

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

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

 <div>NANCIE MAUGHAN</div> <div>First name(s)</div>	<div>STOKES.</div> <div>Surname</div>	
 <div></div> <div>Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)</div>	<div>5/2/2021</div> <div>Date</div>	

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
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7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.

If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.



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

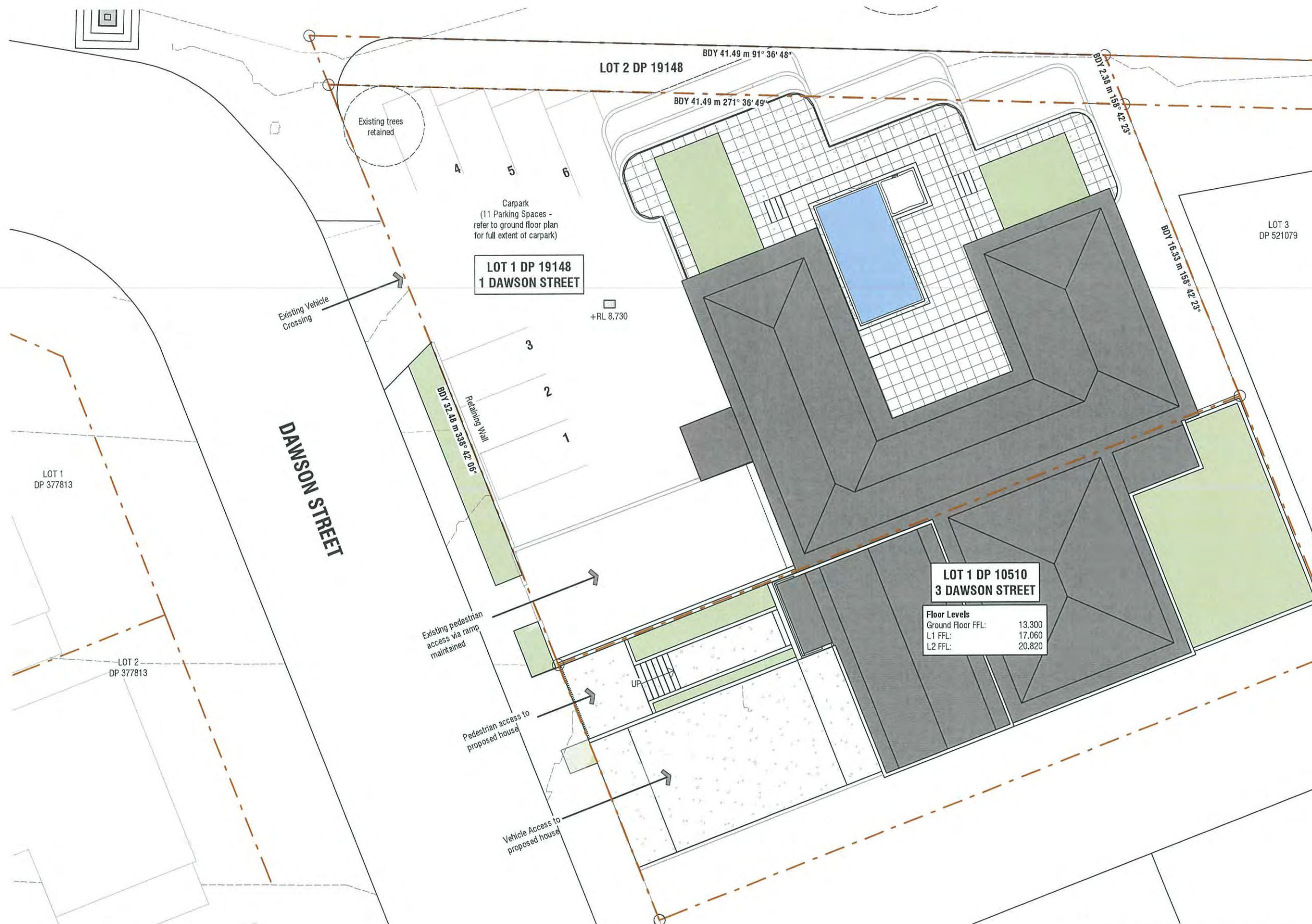
3 DAWSON Site Description

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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

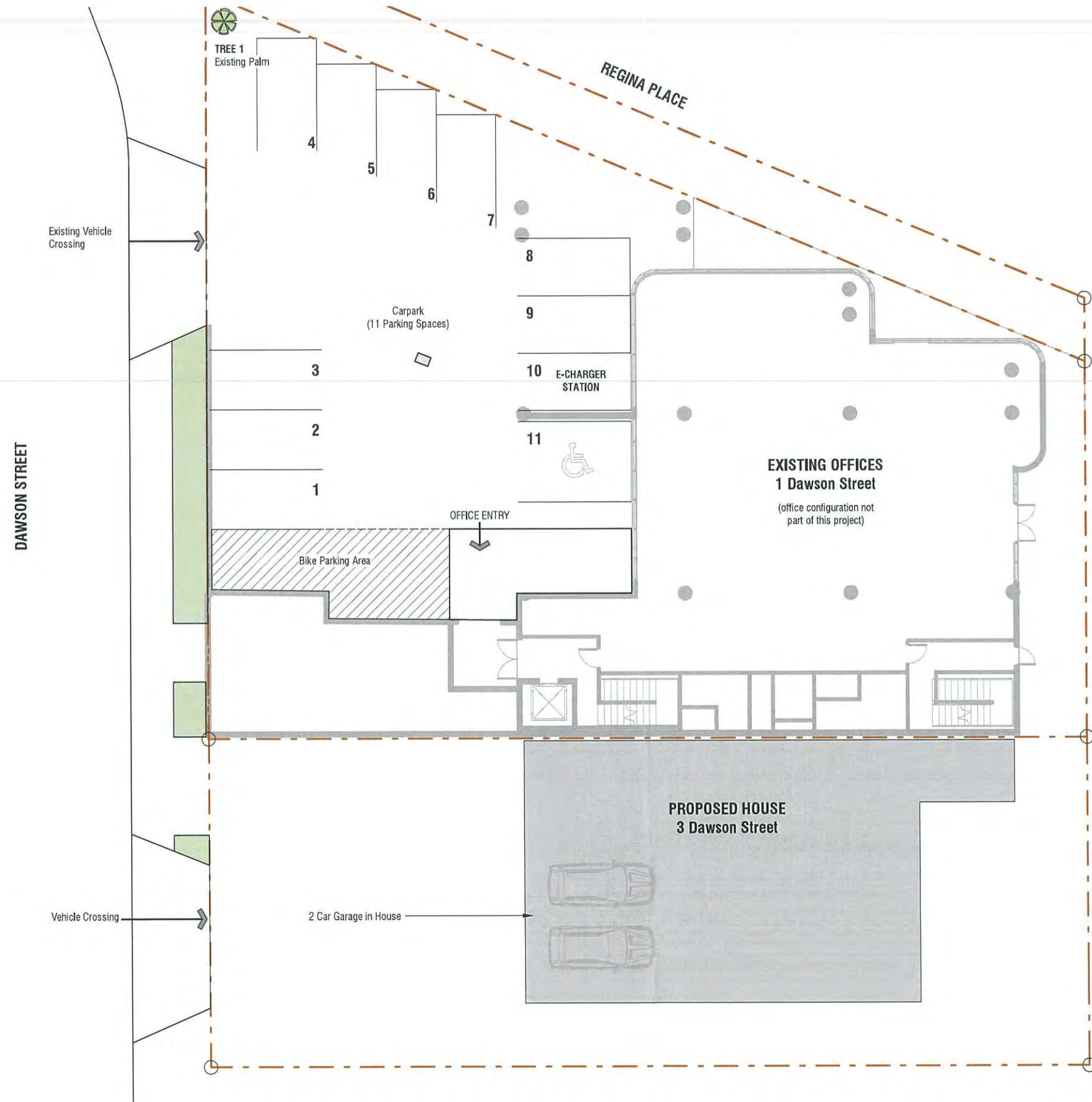
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job no. 6592 a3 scale As drawing no. SK0.01 rev 2 drawing title Proposed Site Plan print date 03/12/20 03:21 PM

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Parking Plan
Scale 1 : 200 (A3)

1-3 Dawson Street
New Plymouth
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.01	1	Parking Plan	10/12/20 11:01 AM
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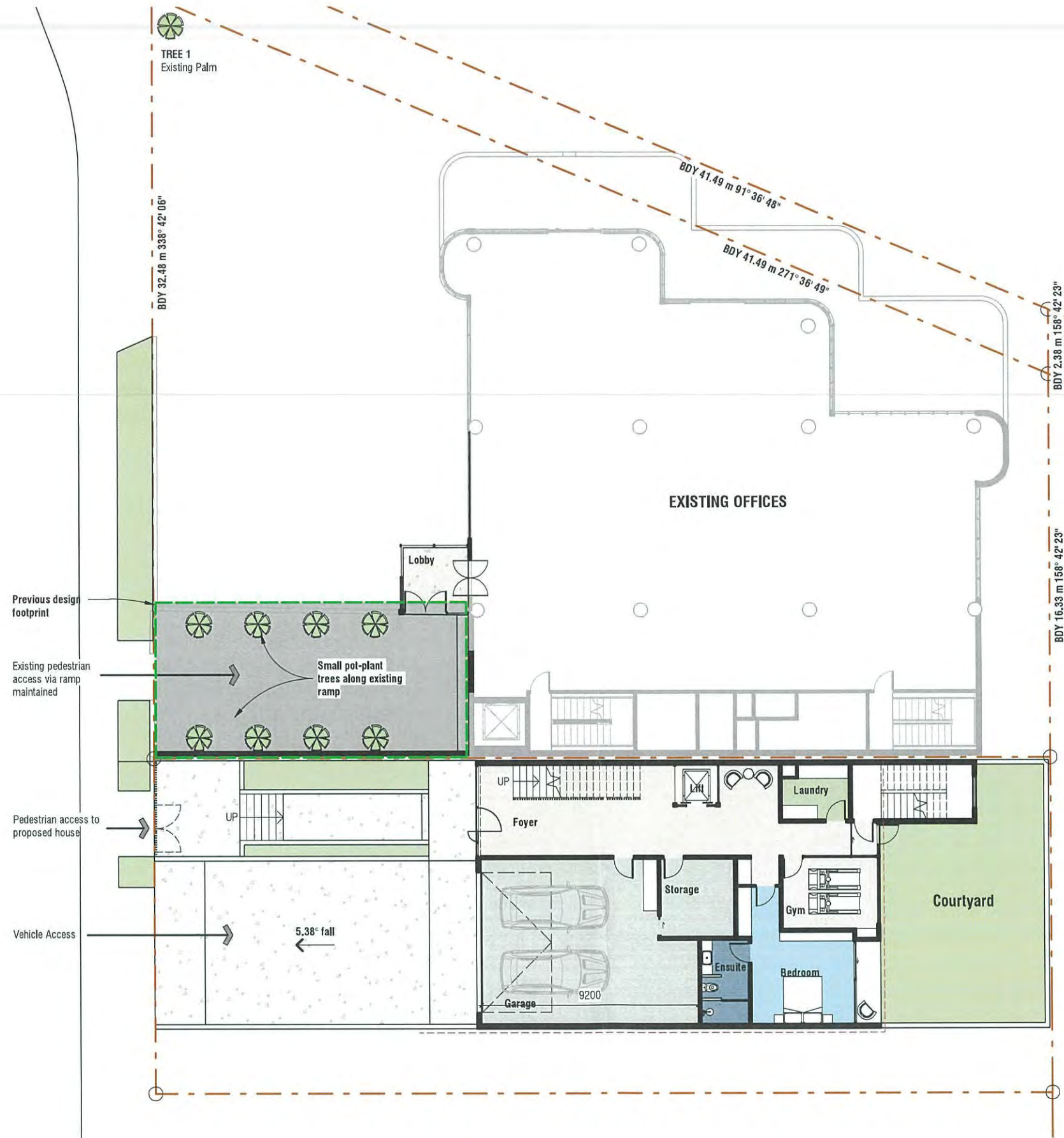
Amst 5/2/2021



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)

1-3 Dawson Street

New Plymouth

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.02	2	3 Dawson Proposed Ground Floor	03/12/20 03:22 PM

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h/mel 5/12/2020



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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.03	2	3 Dawson Proposed Level 1	03/12/20 03:22 PM

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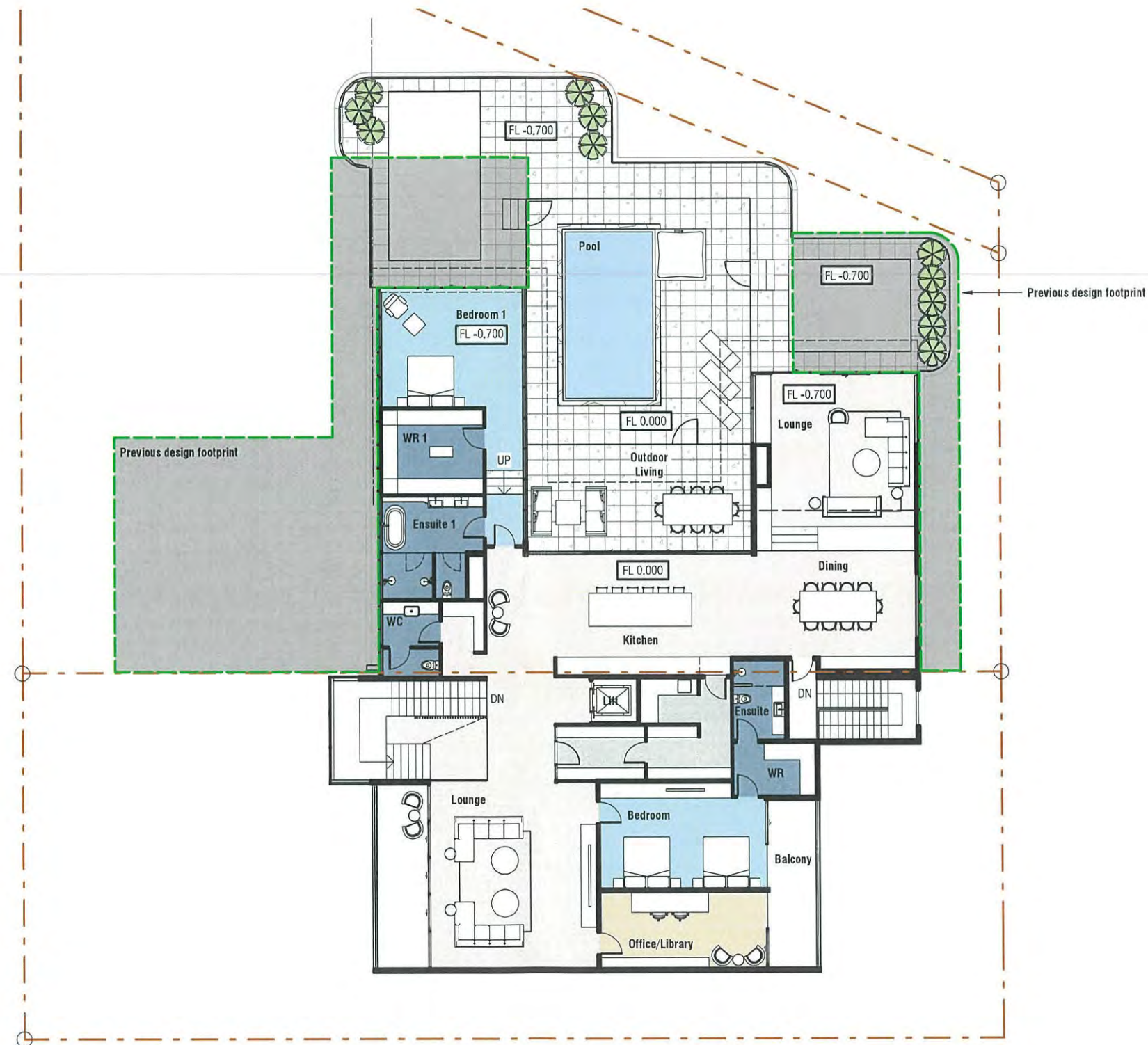
A/131 Courtenay St, New Plymouth 4310, New Zealand
P/06 757 3200 E/office@boon.co.nz W/boon.co.nz

MMS 5/2/2021



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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.04	2	3 Dawson Proposed Level 2	03/12/20 03:22 PM

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Resource Consent Key

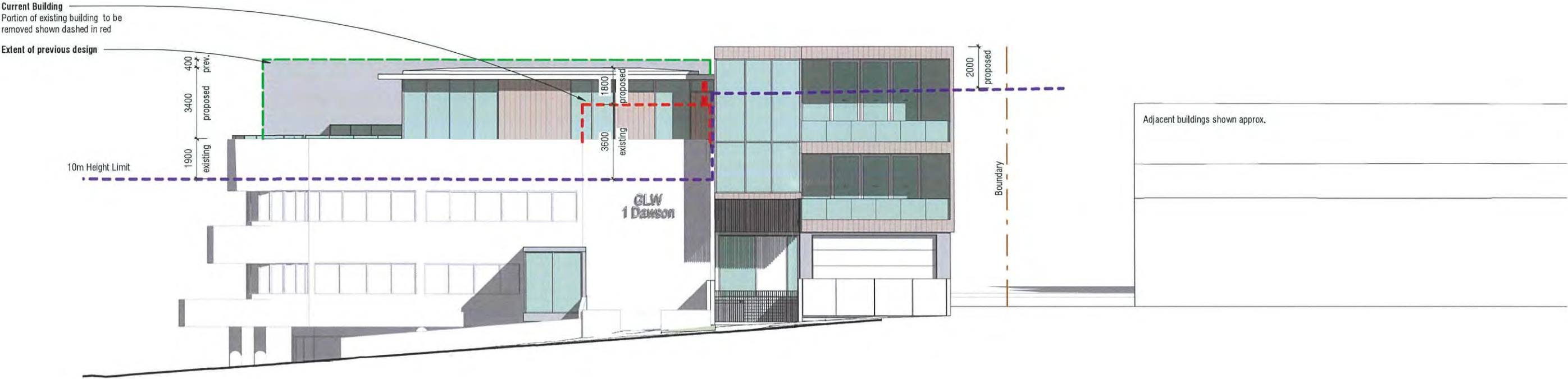
Property Boundaries

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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.01	2	Proposed West Elevation	03/12/20 03:22 PM

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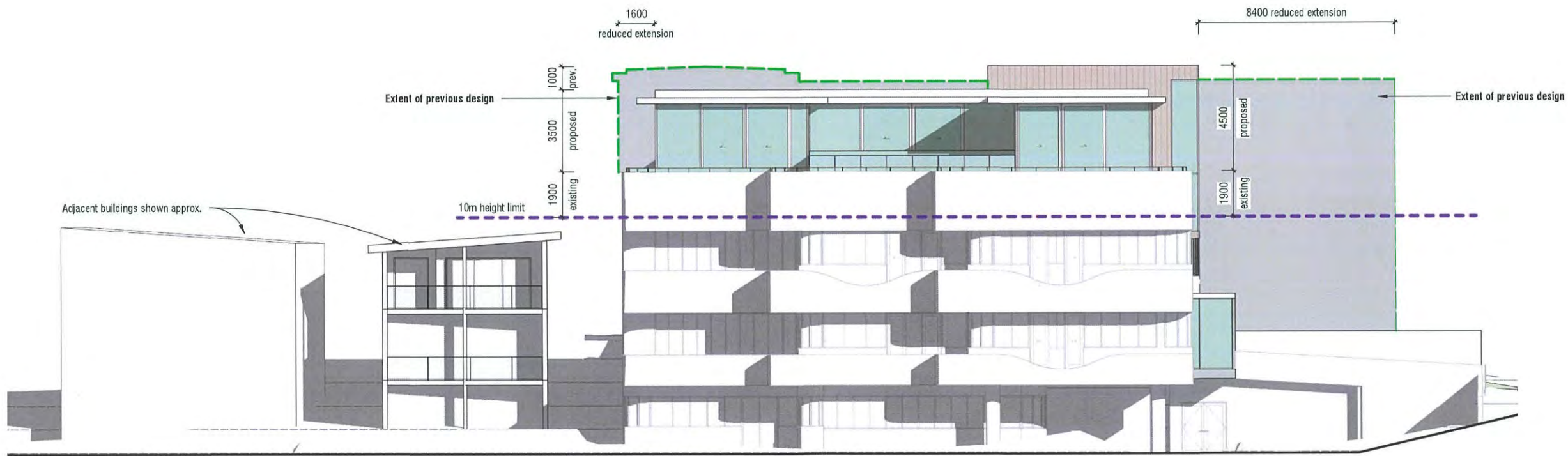
A/131 Courtenay St, New Plymouth 4310, New Zealand
P/06 757 3200 E/office@boon.co.nz W/boon.co.nz

Handwritten signature and date: 5/12/2020

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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.02	2	Proposed North Elevation	03/12/20 03:22 PM

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Resource Consent Key

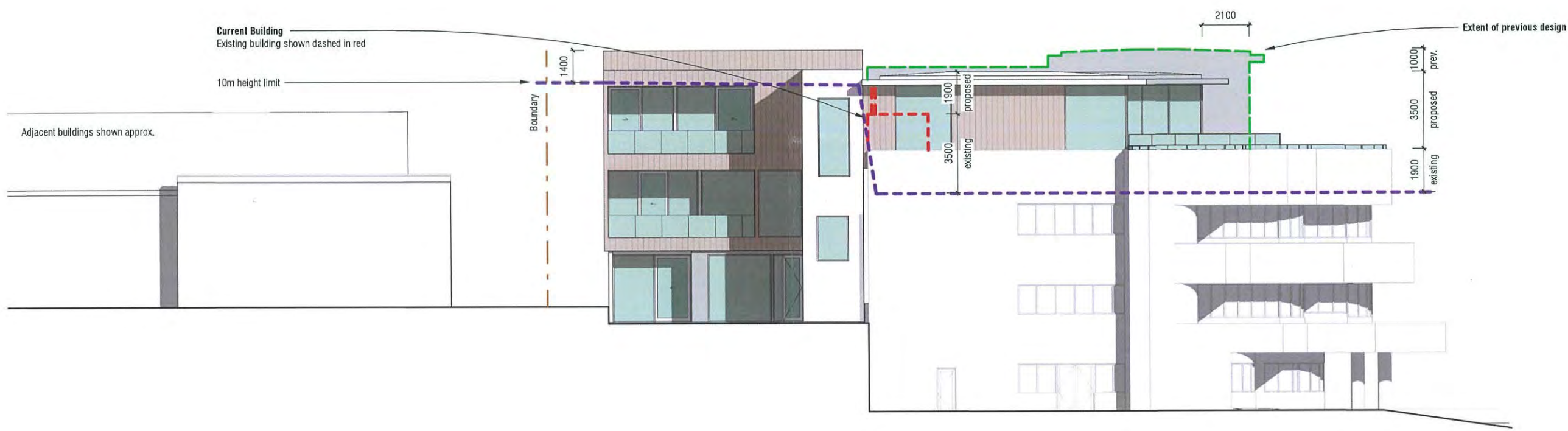
Property Boundaries

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.



1-3 Dawson Street

New Plymouth

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.03	2	Proposed East Elevation	03/12/20 03:22 PM

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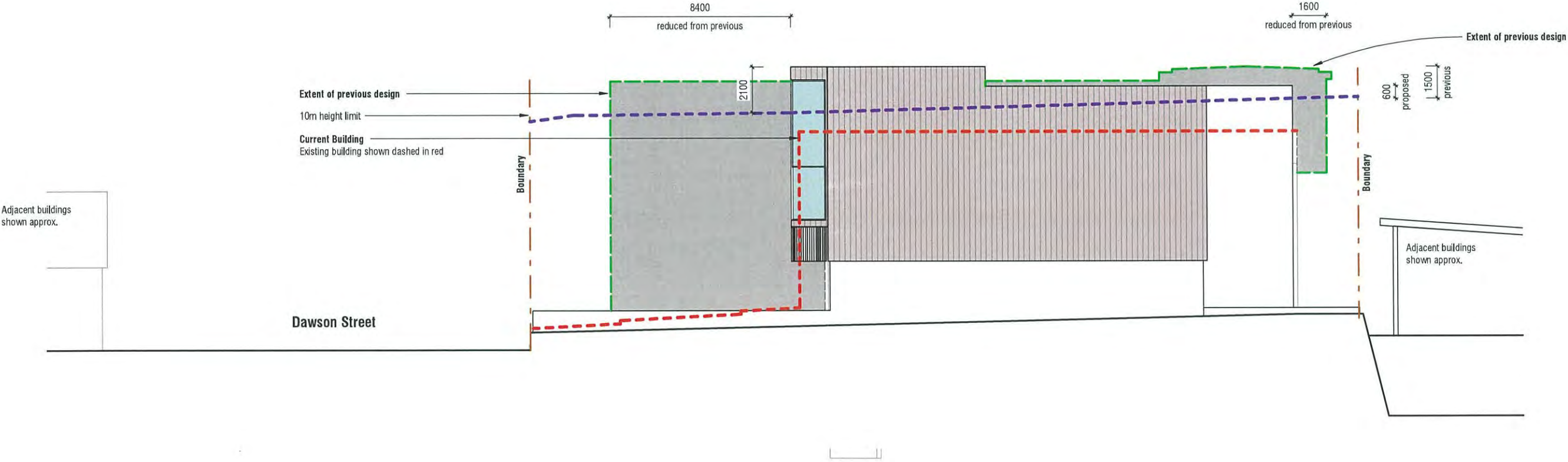
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5/12/2021

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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

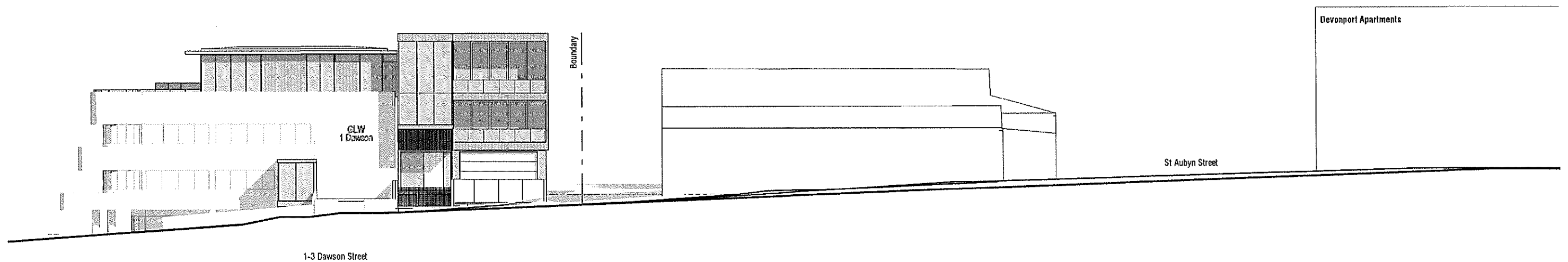
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.04	2	Proposed South Elevation	03/12/20 03:22 PM

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h/m 5/2/2021



Dawson Street Elevation
 Scale 1 : 300 (A3)

1-3 Dawson Street
 New Plymouth
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 300	SK3.05	2	Dawson Street Elevation	03/12/20 03:22 PM

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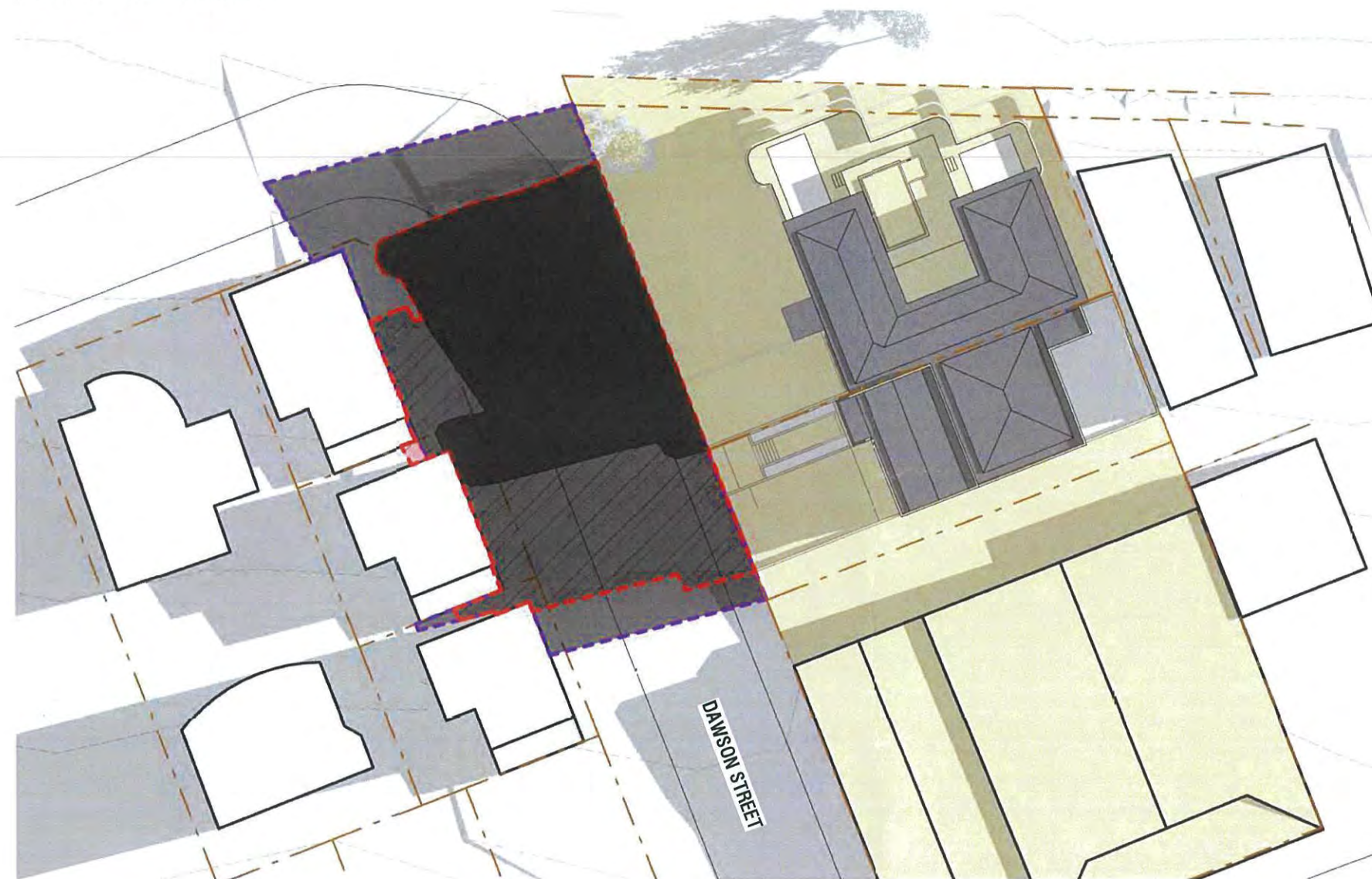
Shading Diagrams Key

- 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 building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - MARCH

(Sunrise at 7.30am)

21 MARCH - 8.00AM



Shadow Study - March 8am

Scale 1 : 500 (A3)

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

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
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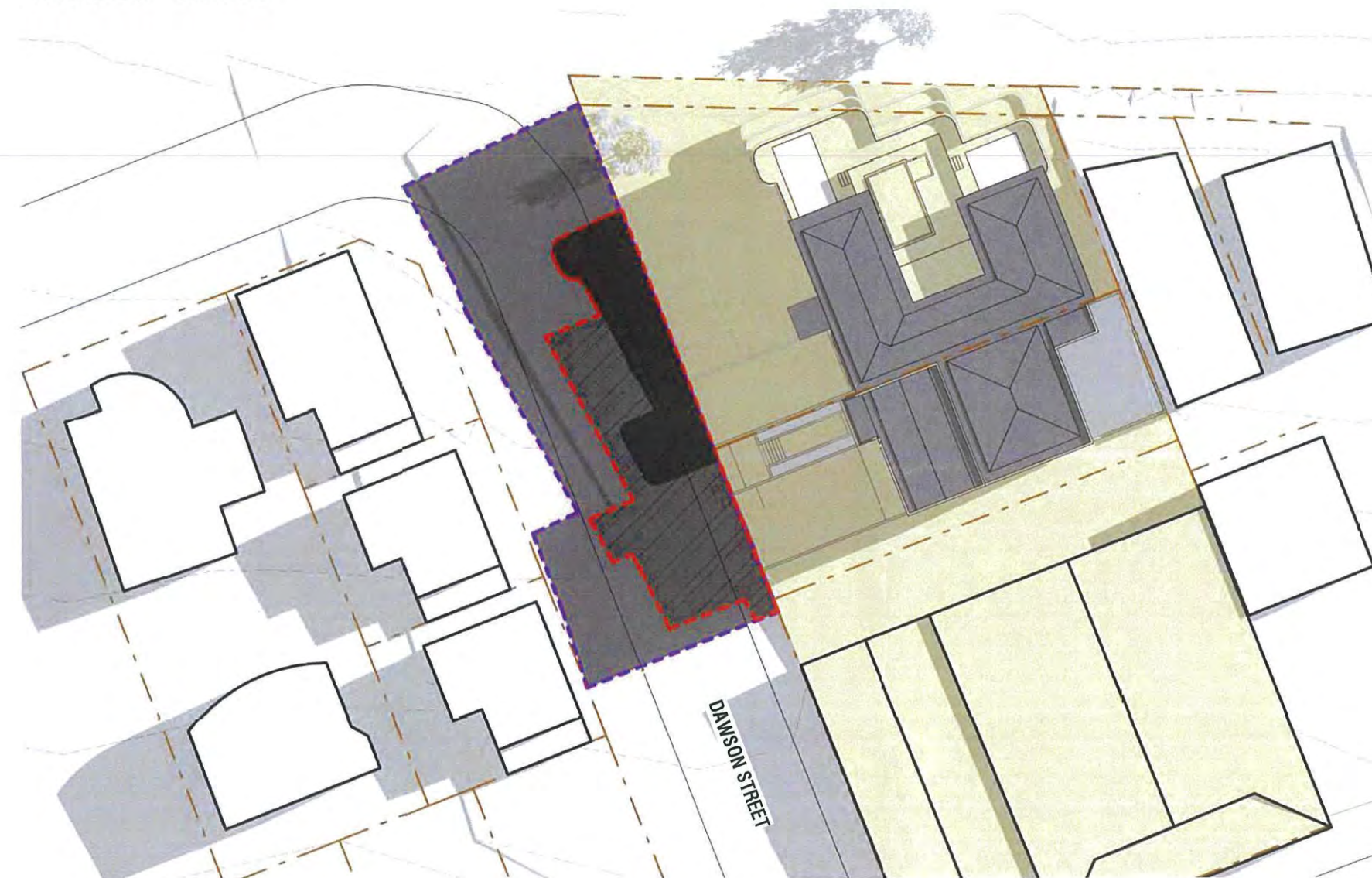
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Handwritten signature and date 5/12/2021



SHADOW STUDY - MARCH (Sunrise at 7.30am)

21 MARCH - 9.00AM



Shadow Study - March 9am
Scale 1 : 500 (A3)

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 building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

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

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.02	2	Shadow Study - March 9.00am	2/12/2020 9:37:27 AM

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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 building
-  Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - MARCH (Sunrise at 7.30am)

21 MARCH - 10.00AM



Shadow Study - March 10am

Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
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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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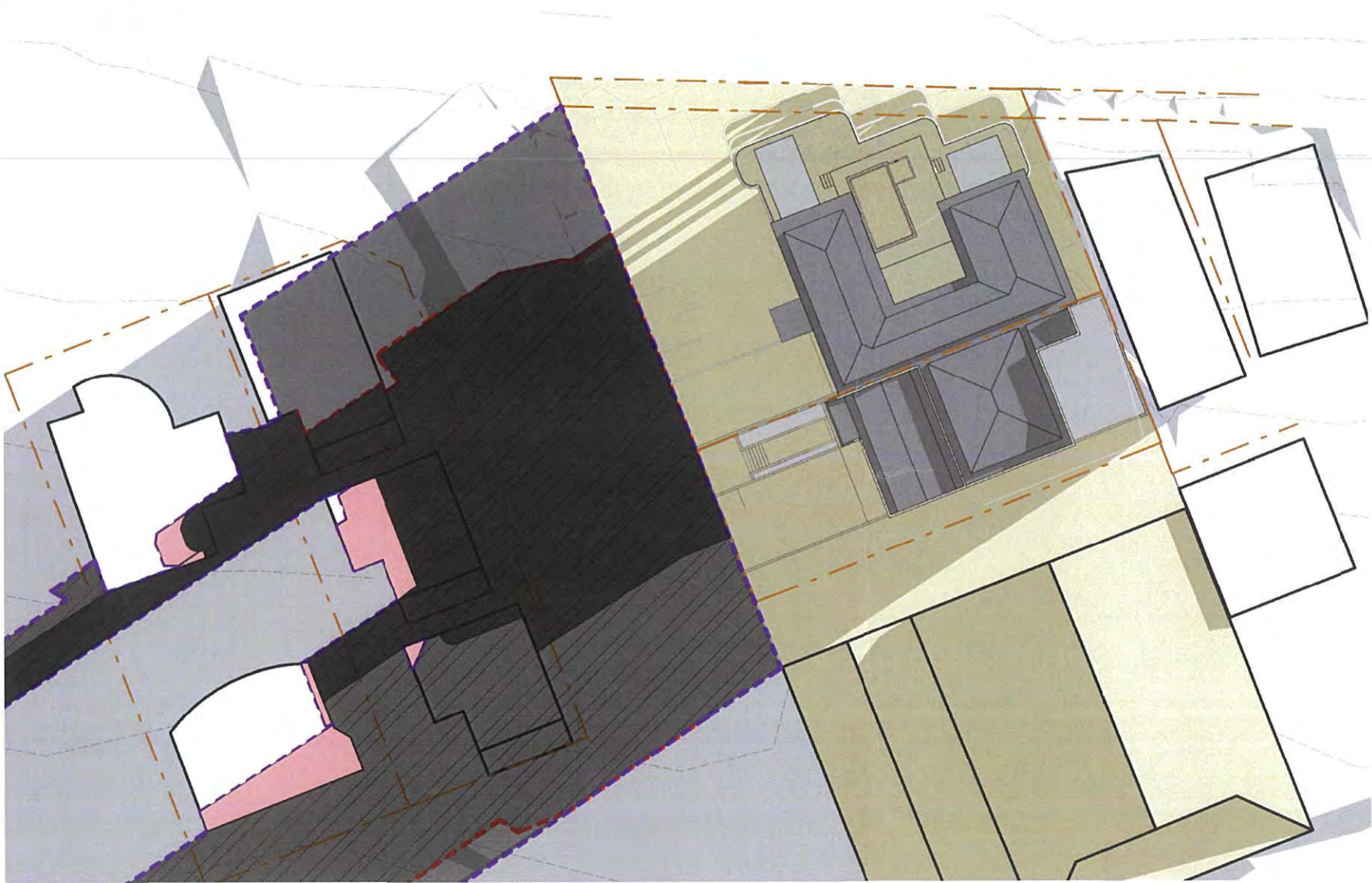
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h/h 5/2/2021



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

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;
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BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.04		Shadow Study - June 8.00am	03/12/20 03:26 PM
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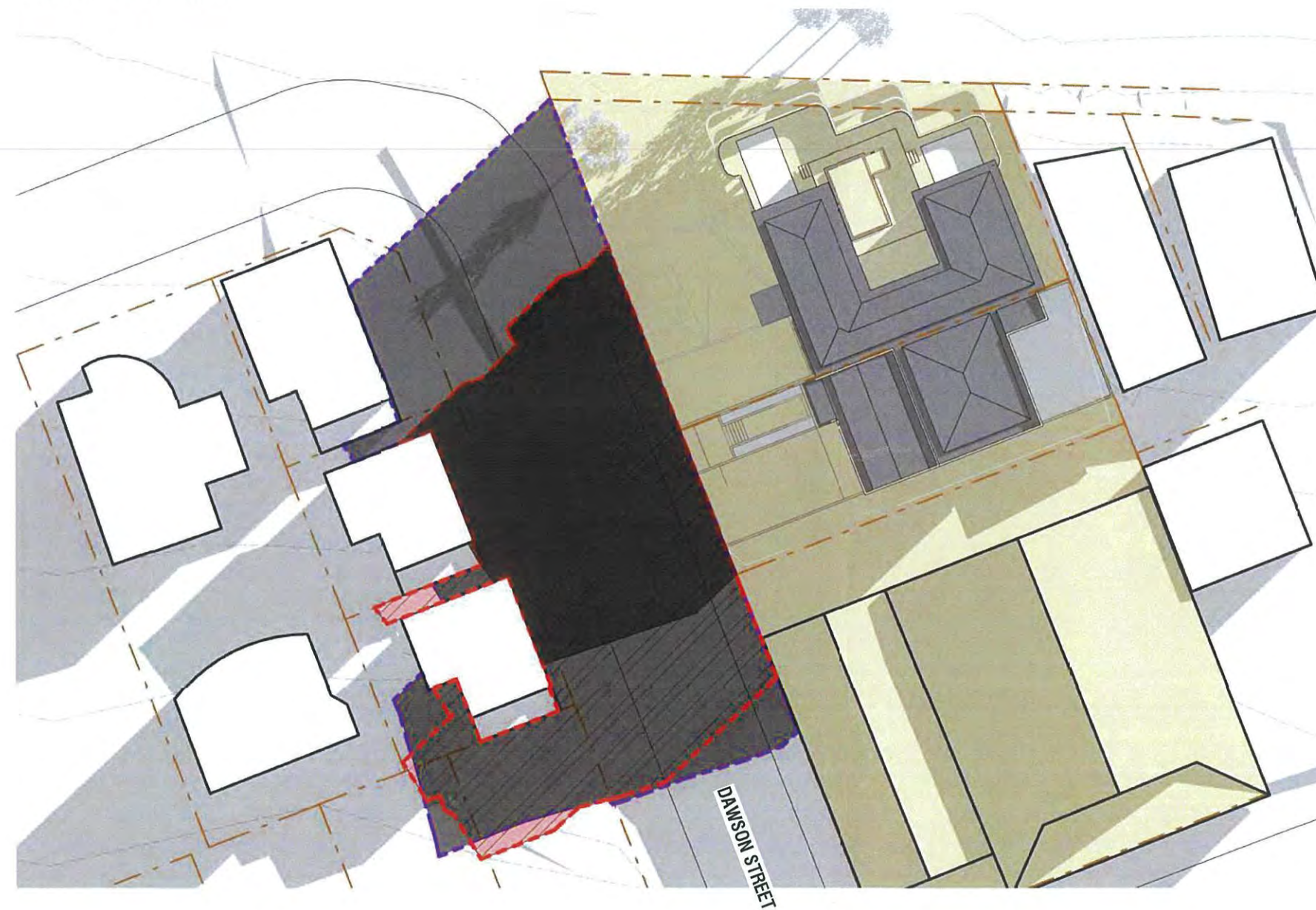


Shading Diagrams Key

- 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 building
- 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 - 9.00AM



Shadow Study - June 9am

Scale 1 : 500 (A3)

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1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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6592	As	SK4.05		Shadow Study - June 9.00am	2/12/2020 9:37:44 AM

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5/12/2020

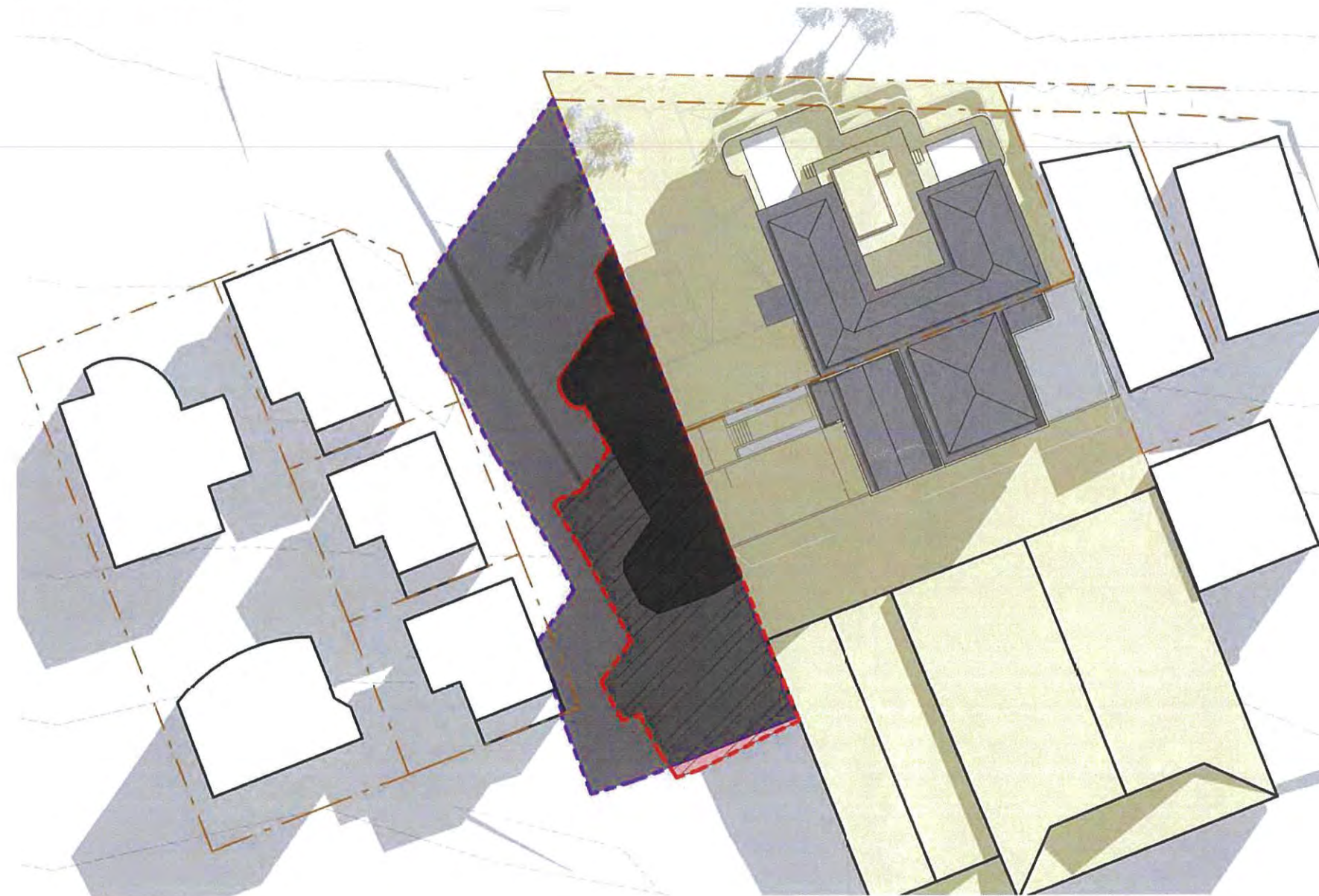


Shading Diagrams Key

-  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 building
-  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 - 10.00AM



Shadow Study - June 10am

Scale 1 : 500 (A3)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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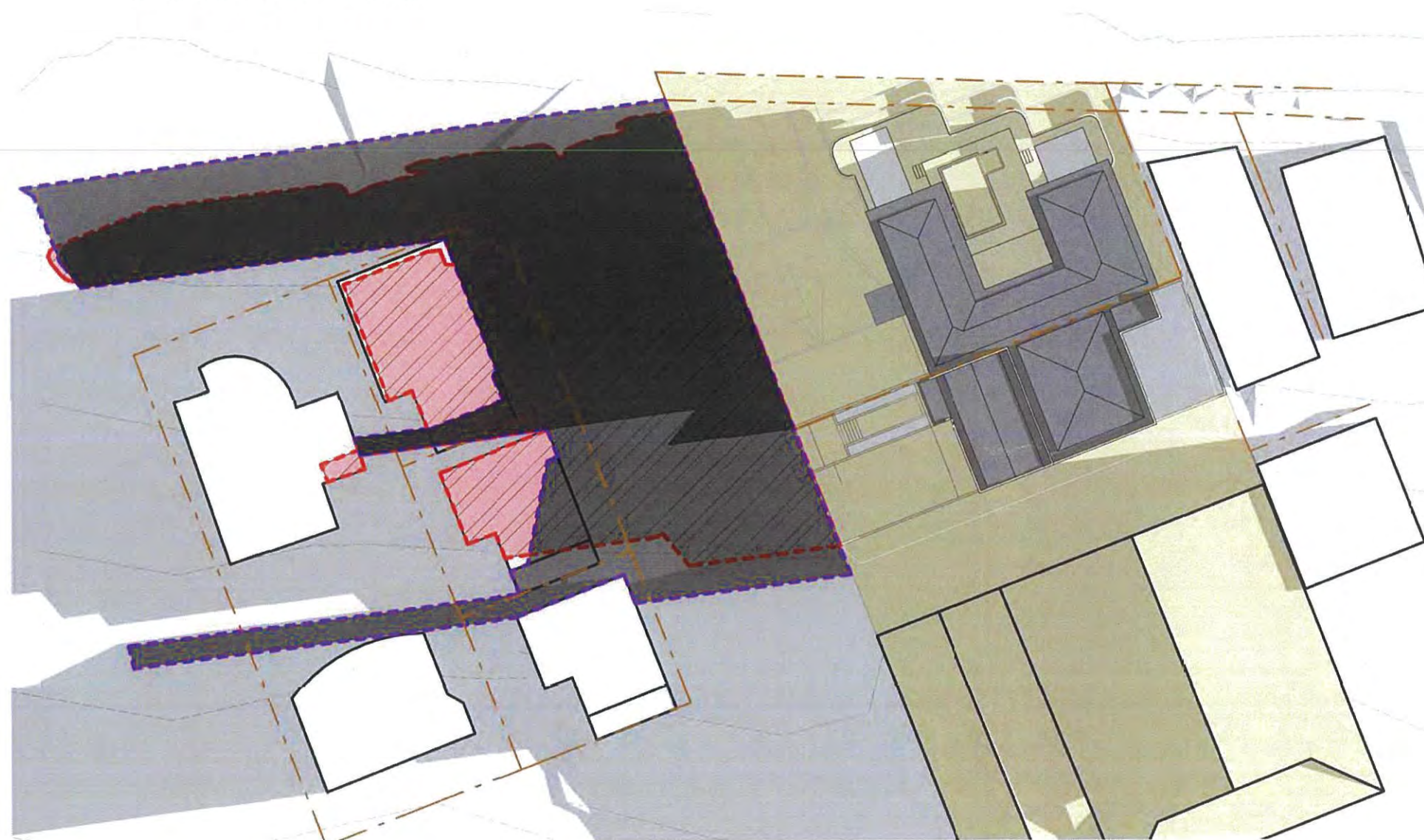
job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.06		Shadow Study - June 10.00am	2/12/2020 9:37:49 AM
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SHADOW STUDY - SEPTEMBER (Sunrise at 6.15am)

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 building
- 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)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.07		Shadow Study - September 7.00am	2/12/2020 9:37:54 AM

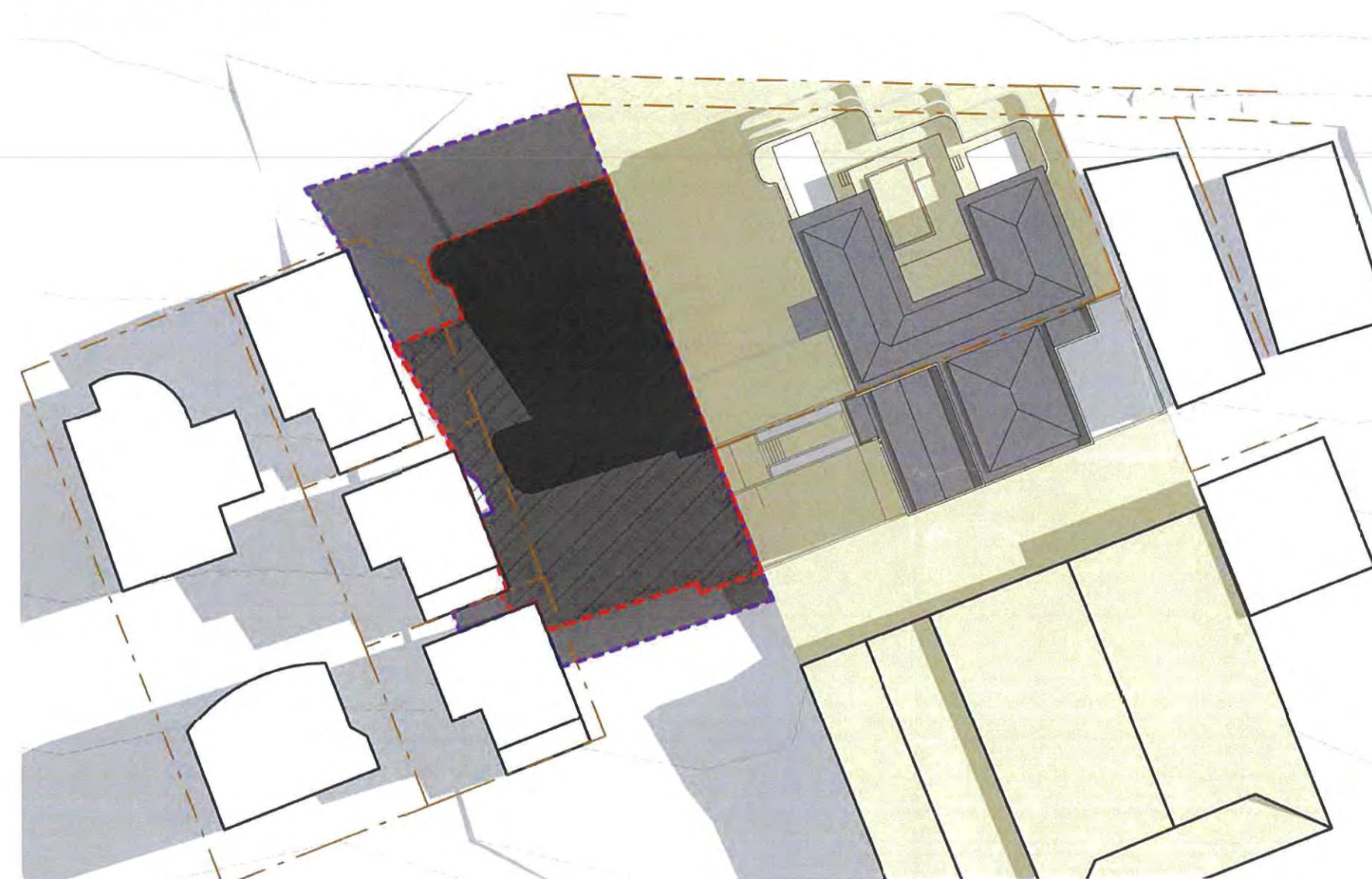
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SHADOW STUDY - SEPTEMBER (Sunrise at 6.15am)

21 SEPTEMBER - 8.00AM



Shadow Study - Sept 8am

Scale 1 : 500 (A3)

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 building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

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

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.08		Shadow Study - September 8.00am	2/12/2020 9:37:58 AM
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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 building
- 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

1-3 Dawson Street
New Plymouth
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NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.09		Shadow Study - September 9.00am	2/12/2020 9:38:02 AM

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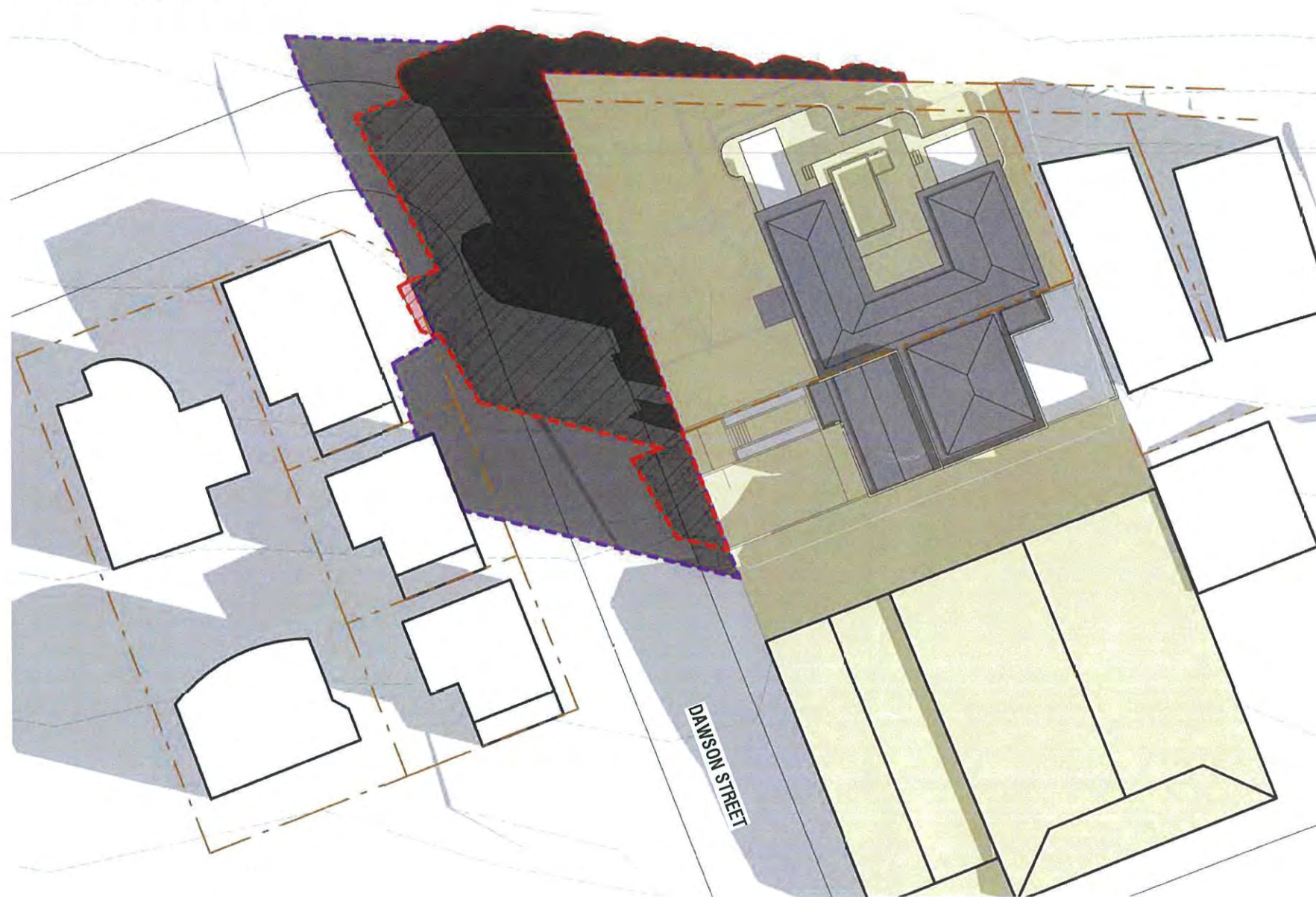
Handwritten signature and date: 5/2/2021



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 building
- 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

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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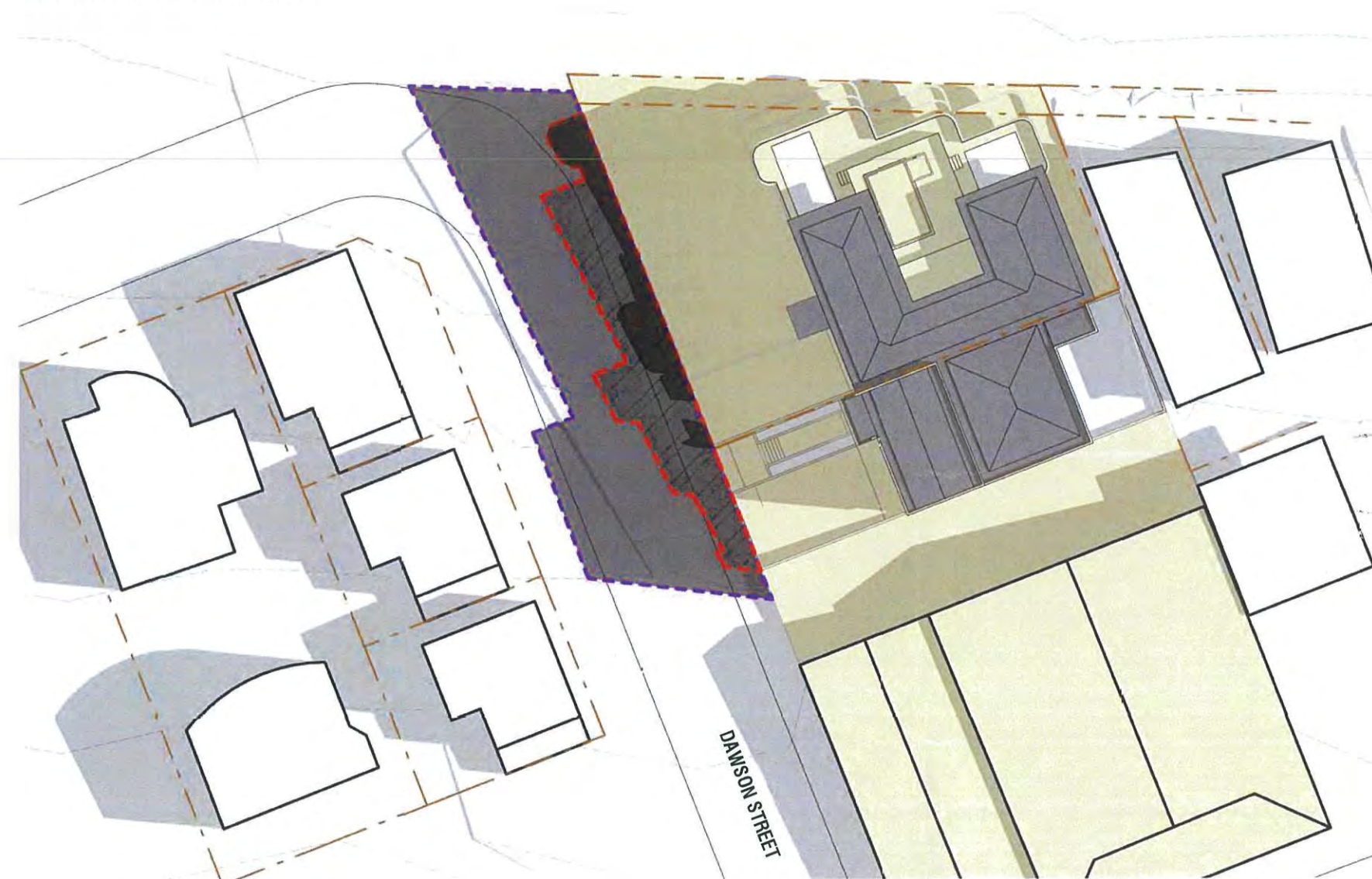
job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.10		Shadow Study - December 7.00am	2/12/2020 9:38:06 AM
ALL CONTRACTOR DIMENSIONS TO BE INDICATED ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THESE DRAWINGS IS RESERVED.					

hms 5/2/2021



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.
- Intruding Shadow - beyond shadow of existing/permitted building
- 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

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.11		Shadow Study - December 8.00am	2/12/2020 9:38:10 AM
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Handwritten signature and date: 5/2/2021



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 building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

1 Shadow Study - Dec 9am
SK3.02 Scale 1 : 500 (A3)

NB: ALL EXISTING NEIGHBOURING BUILDINGS;
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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.12		Shadow Study - December 9.00am	2/12/2020 9:38:14 AM

ALL CONTRACT DOCUMENTS INDICATED ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THESE DRAWINGS IS RESERVED.

Handwritten signature and date: 5/12/2020



Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

- 1a. I am the ☒ Property owner ☐ Occupier
- 1b. Of the property at (street address) 3 HINE STREET
- 1c. Full name MICHAEL & INGRID MCKIE
First name(s) Surname
- 1d. Electronic service address MCKIES @ XTRA.CO.NZ
- 1e. Telephone 0274446240
Mobile Landline
- 1f. Postal address or alternative method of service under Section 352 of RMA 1991 SAME
- 1g. I have the authority to sign on behalf of all other owner/occupiers of the property ☐ Yes ☐ No

2. Resource consent application details

- 2a. Applicant's name Regina Properties Limited
First name(s) Surname
- 2b. Site address 1 and 3 Dawson Street, New Plymouth
- 2c. Description of proposal
Apartment addition to building, not meeting rules for building height, landscaping trees, carparking, loading, queueing, manoeuvring, and viewshafts, as per the plans detailed below, and the shadow studies (SK4.01-12) and 3D visualisations (SK9.01-05).

3. Documents and plans

I have read and/or seen:

- ☐ The full resource consent application, including:
- ☐ The full description of the activity and the assessment of environmental effects (AEE).
- ☒ Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date <u>29/12/20</u>
SK0.01	Proposed Site Plan	November 2020
SK2.01-04	Proposed Parking, Ground Floor, Level 1, Level 2	November 2020
SK3.01-05	Proposed Elevations	November 2020
SK4.01-12	Shadow Studies	November 2020

Please turn over

OFFICE USE ONLY

Date received		Property ID		Application #	
Time received		Land ID		Document #	
Received by					

4. Privacy statement

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

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

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

MICHAEL & INGRID

First name(s)

MC416

Surname

[Signature]

Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)

29/12/20

Date

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.
If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.



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

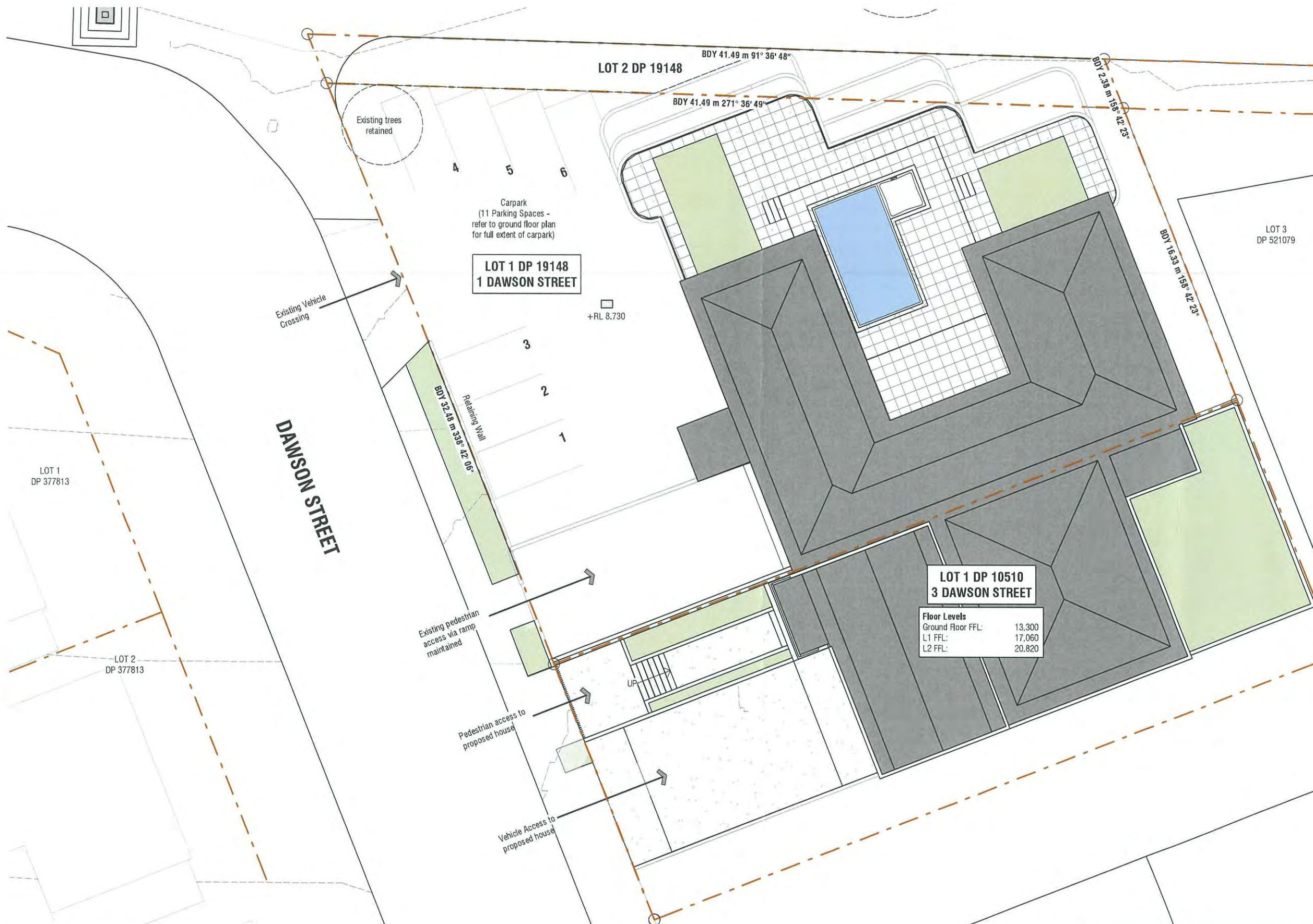
3 DAWSON Site Description

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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

job no. 6592 a3 scale As drawing no. SK0.01 rev 2 drawing title Proposed Site Plan

print date 03/12/20 03:21 PM

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Parking Plan
Scale 1 : 200 (A3)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.01	1	Parking Plan	10/12/20 11:01 AM

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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)

1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.02	2	3 Dawson Proposed Ground Floor	03/12/20 03:22 PM

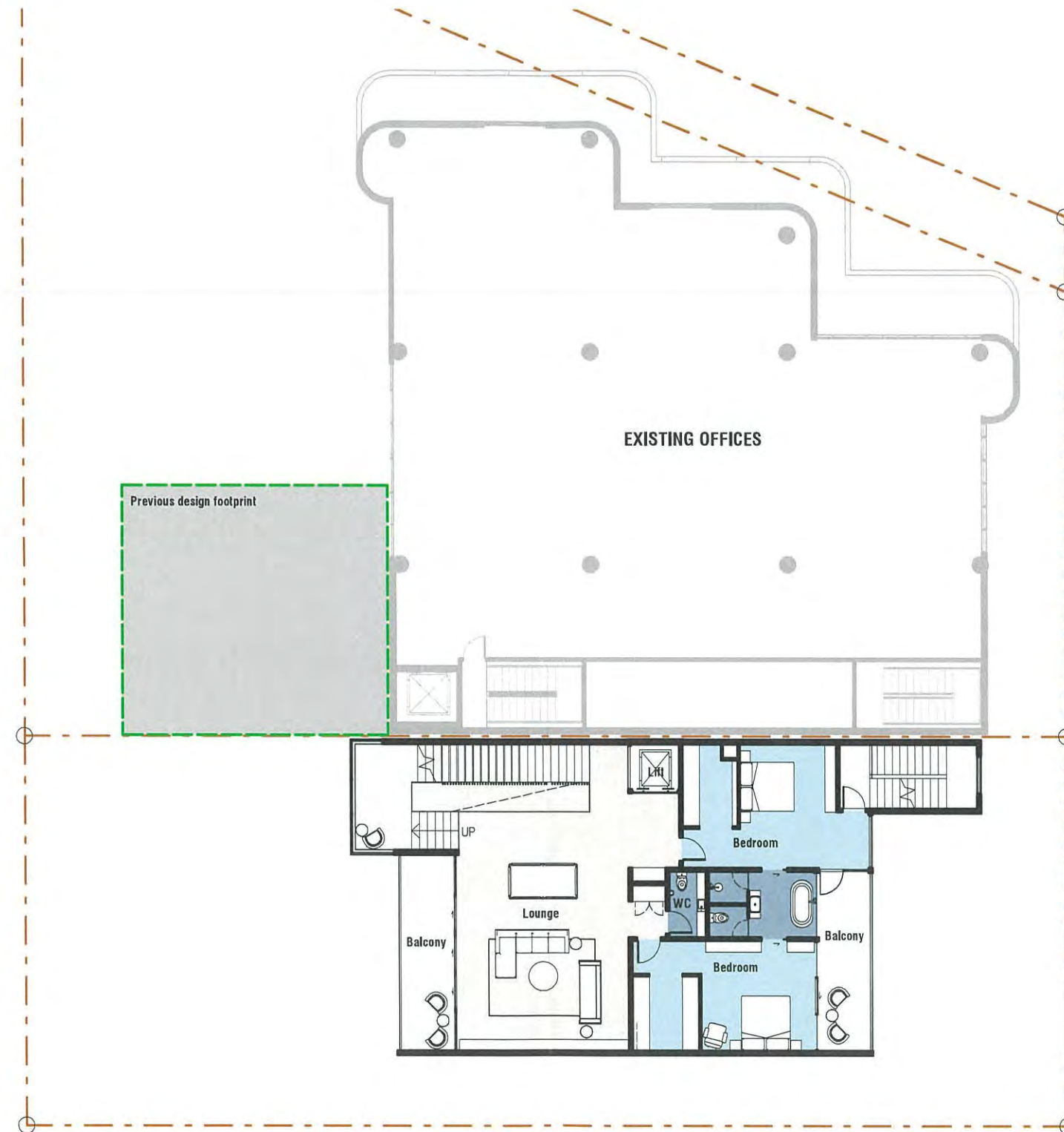
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Resource Consent Key

- 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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.03	2	3 Dawson Proposed Level 1	03/12/20 03:22 PM

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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.



1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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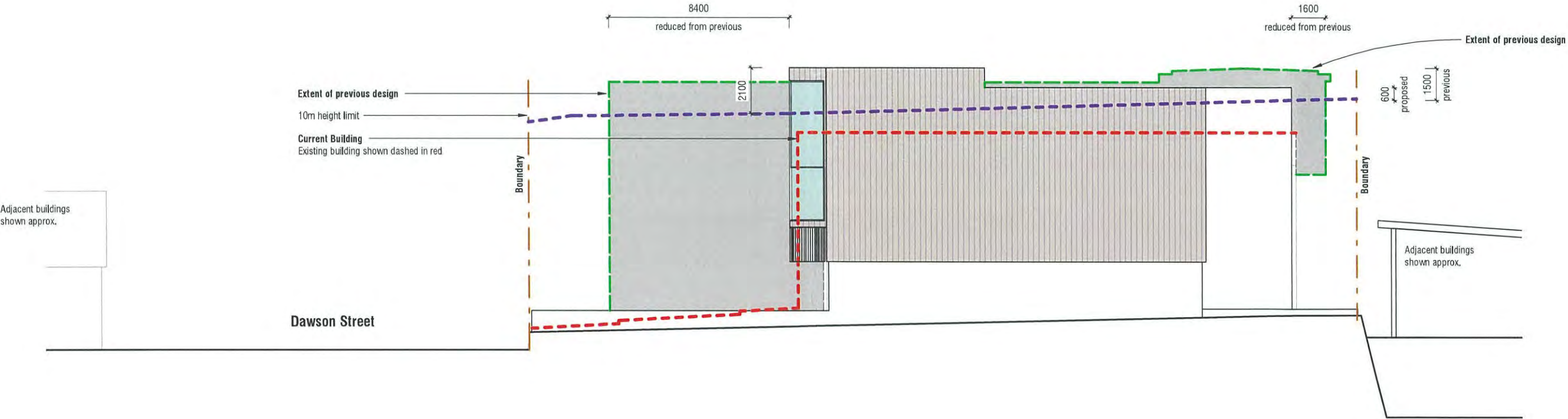
job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK3.03	2	Proposed East Elevation	03/12/20 03:22 PM

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Resource Consent Key

- Property Boundaries
 - Extent of previous design
Resource Consent: LUG20/47660
 - 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)

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.04	2	Proposed South Elevation	03/12/20 03:22 PM

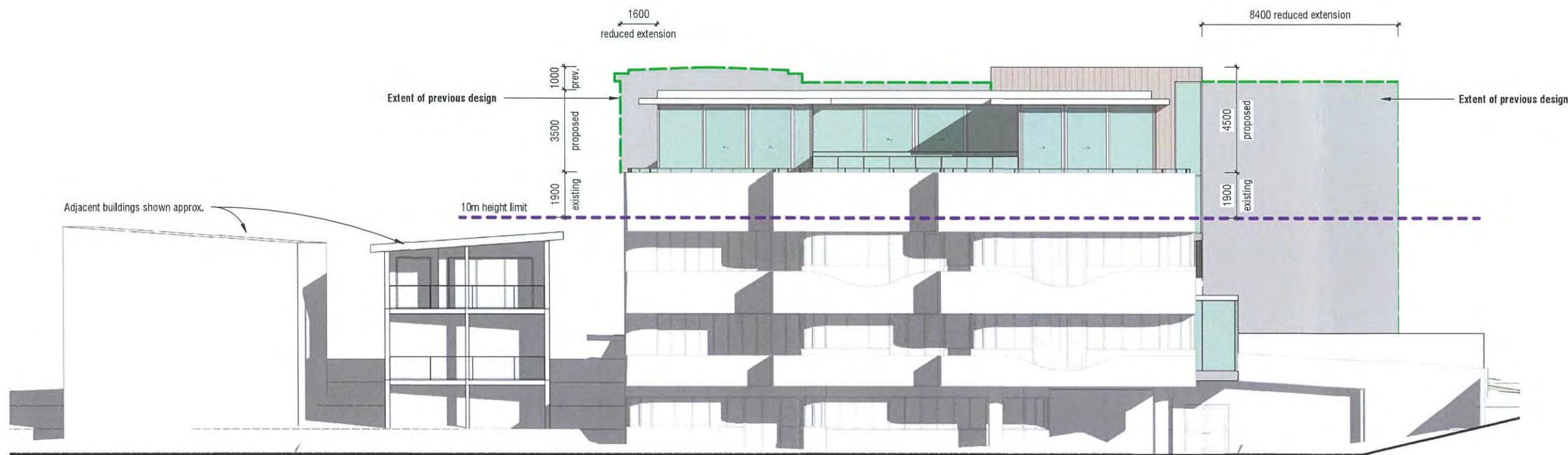
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Resource Consent Key

- 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)

1-3 Dawson Street
New Plymouth
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NOVEMBER | 2020

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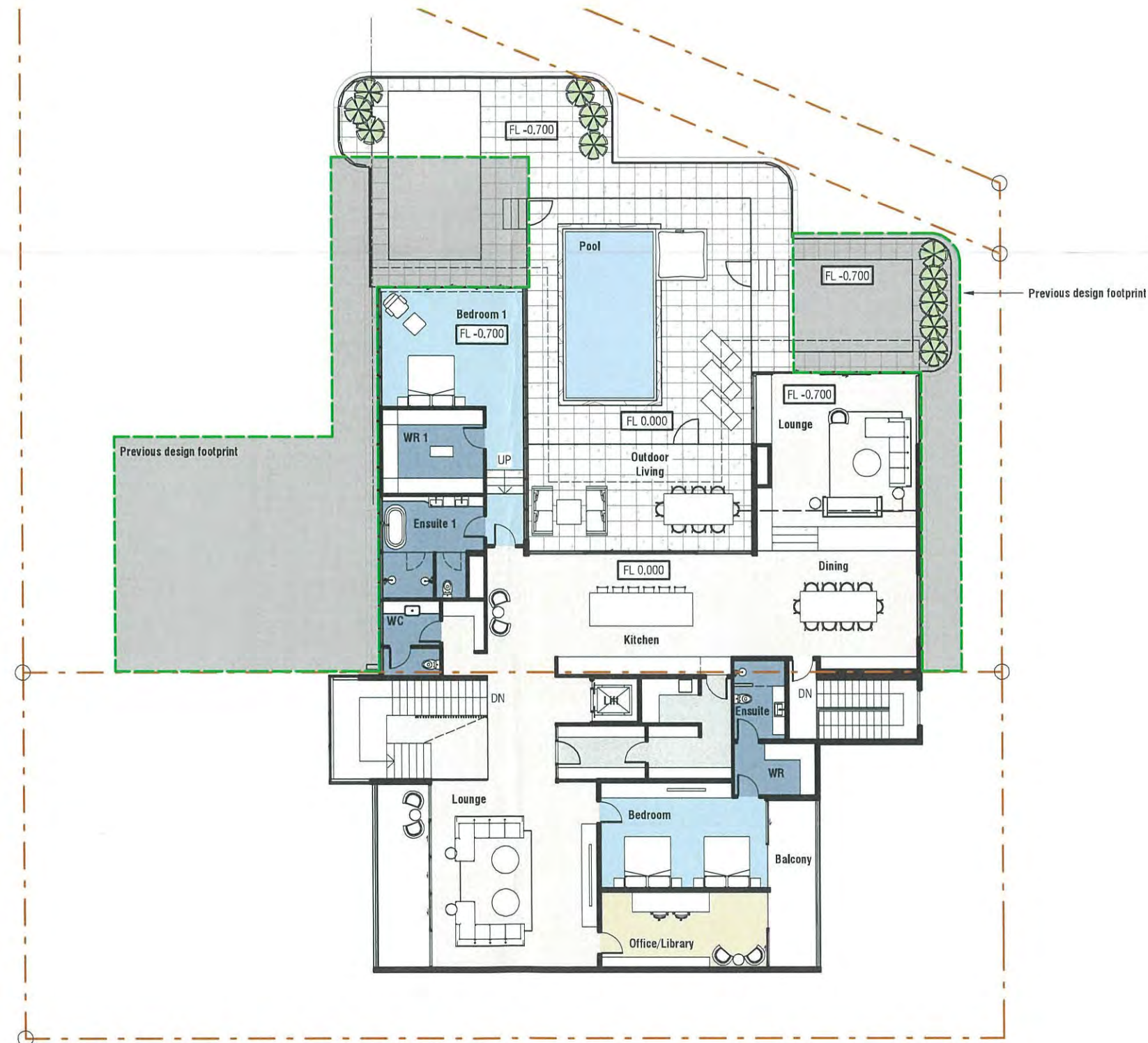
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Resource Consent Key

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



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

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK2.04	2	3 Dawson Proposed Level 2	03/12/20 03:22 PM

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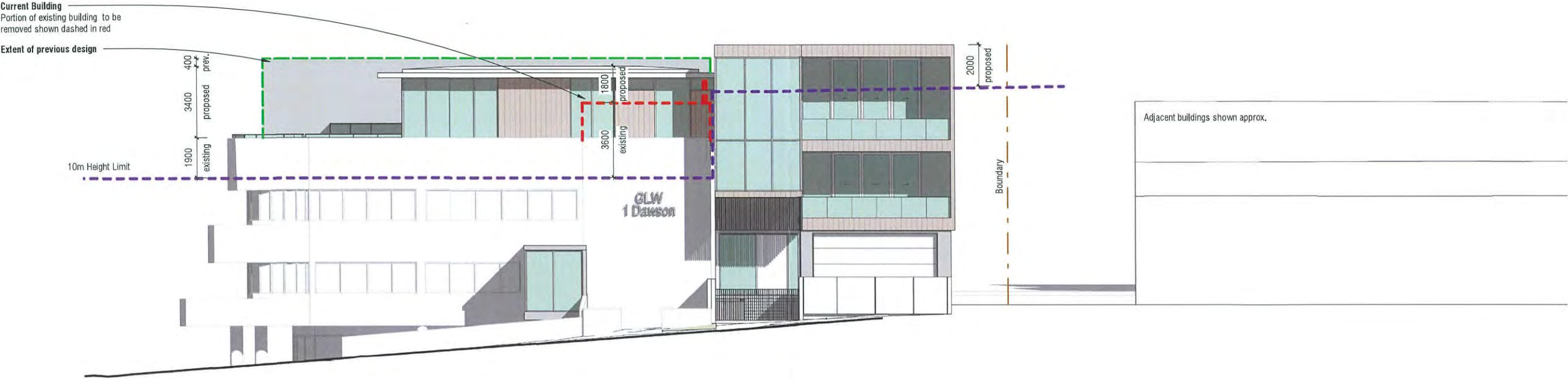
in gm
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Resource Consent Key

- 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)

job no.	a3 scale	drawing no.	rev	drawing title	print date
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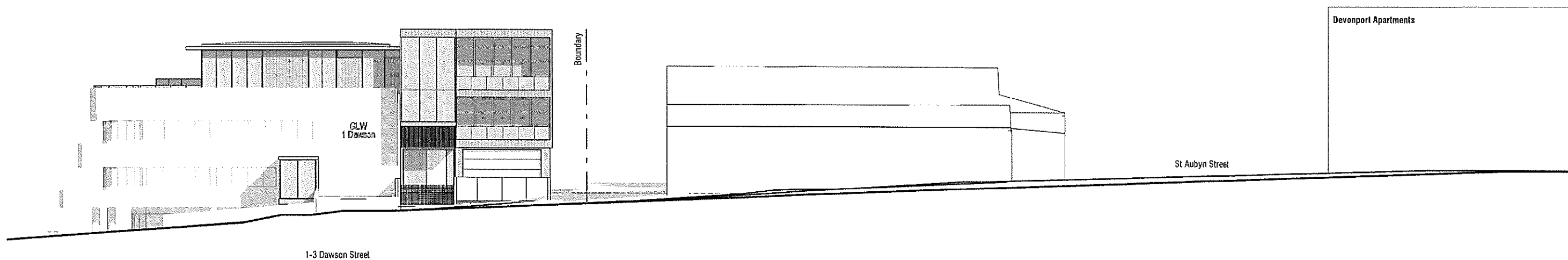
ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THESE DRAWINGS IS RESERVED.

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

gm

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Dawson Street Elevation
Scale 1 : 300 (A3)

in gm

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 300	SK3.05	2	Dawson Street Elevation	03/12/20 03:22 PM

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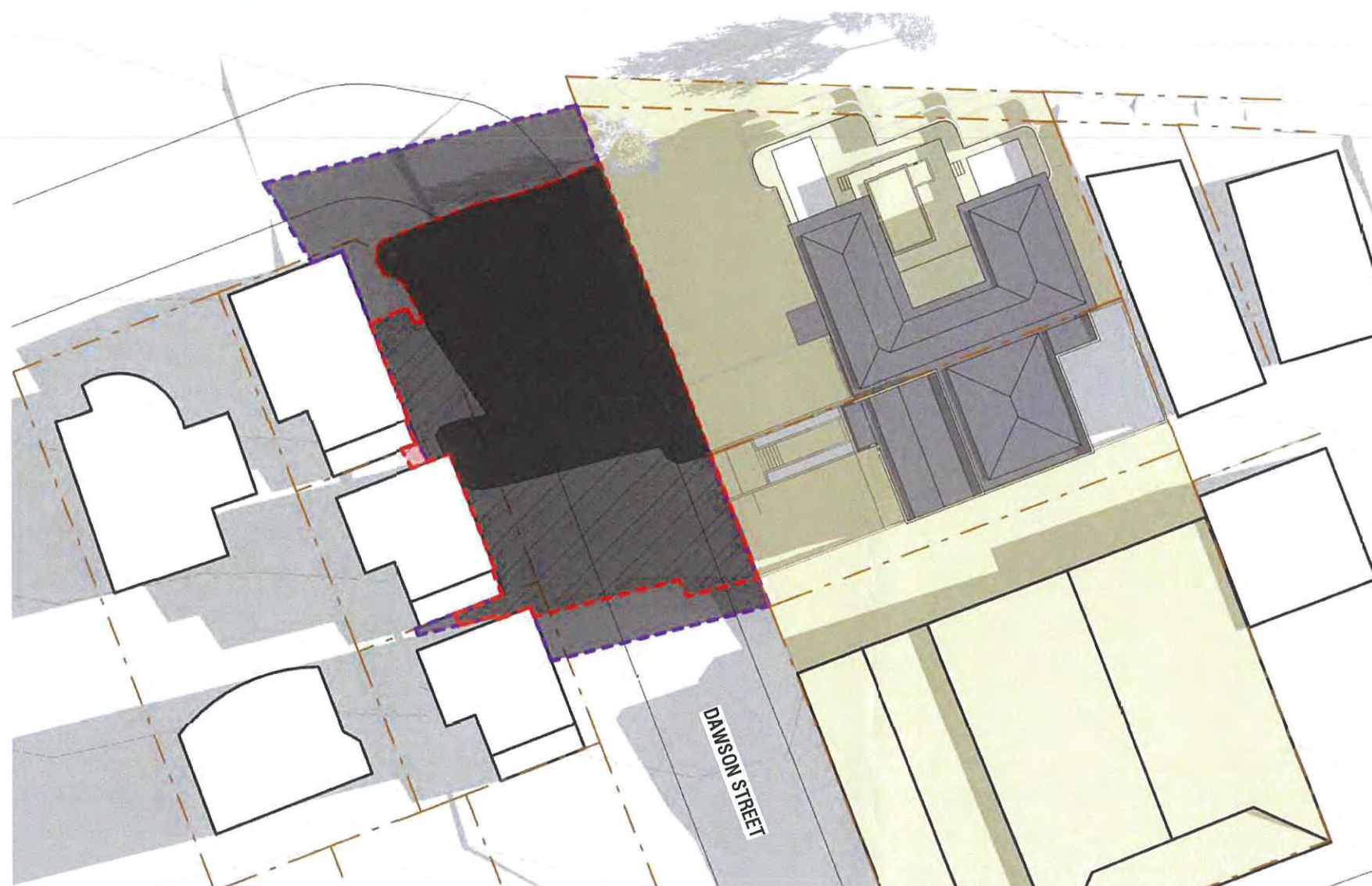
Shading Diagrams Key

- 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 building
- Extent of Ownership 1-3 Dawson St. Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - MARCH

(Sunrise at 7.30am)

21 MARCH - 8.00AM



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

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.01	2	Shadow Study - March 8.00am	2/12/2020 9:37:23 AM

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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 - 10.00AM



Shading Diagrams Key

- Site Boundaries
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- Proposed Building
- Existing Shadows
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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

~ Jm

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.03	2	Shadow Study - March 10.00am	2/12/2020 9:37:31 AM

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Shading Diagrams Key

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- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - MARCH
(Sunrise at 7.30am)

21 MARCH - 9.00AM



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

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.02	2	Shadow Study - March 9.00am	2/12/2020 9:37:27 AM

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JUNE

(Sunrise at 7.45am)

SUNRISE SHADOW STUDY - 21 JUNE

- 8.00AM
- 9.00AM
- 10.00AM

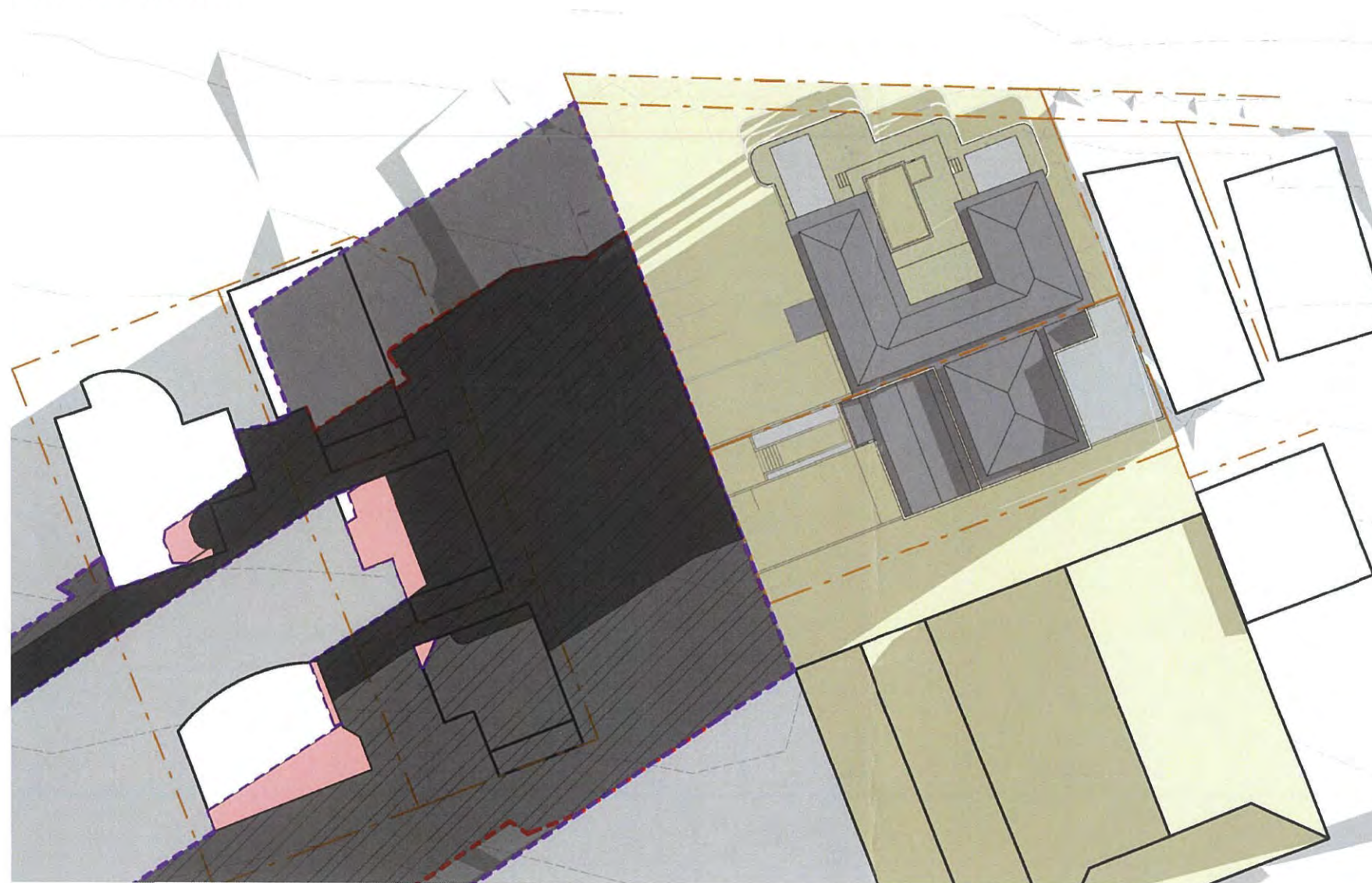


Shading Diagrams Key

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- Shadow of Proposed Development Hatched area includes Existing and Proposed buildings.
- Intruding 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: Intruding 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;
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BASED ON SURVEYED INFORMATION

ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.04		Shadow Study - June 8.00am	03/12/20 03:26 PM

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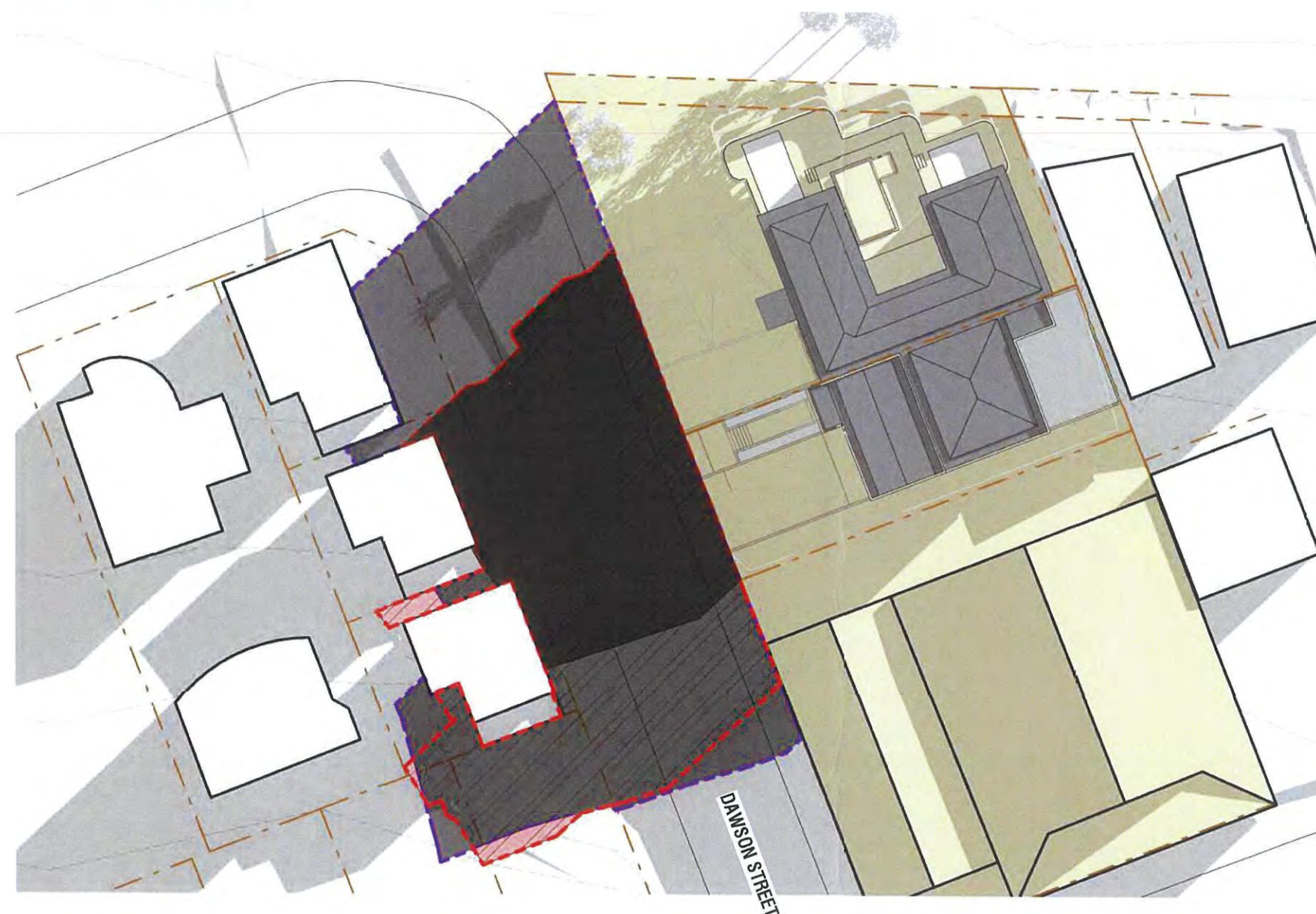


Shading Diagrams Key

- Site Boundaries
- Existing Buildings
- Proposed Building
- Existing Shadows
- Shadow of a 'Permitted Building' Compliant under NPDC Operative District Plan:
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- 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 - 9.00AM



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

~ gm

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.05		Shadow Study - June 9.00am	2/12/2020 9:37:44 AM
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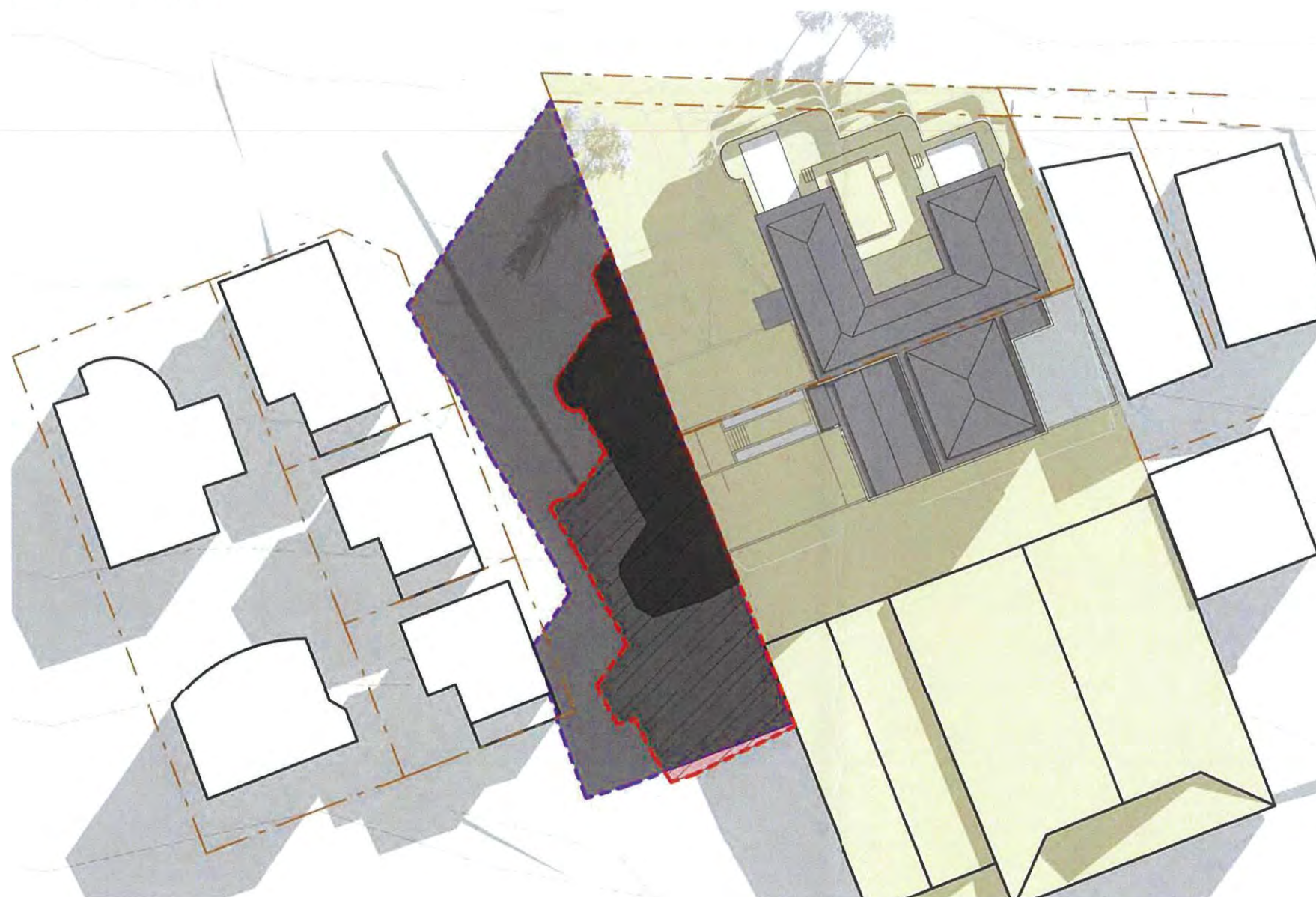


Shading Diagrams Key

- 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
building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered
within the boundaries of the
applicant's boundary

SHADOW STUDY - JUNE (Sunrise at 7.45am)

21 JUNE - 10.00AM



Shadow Study - June 10am

Scale 1 : 500 (A3)

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1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.06		Shadow Study - June 10.00am	2/12/2020 9:37:49 AM
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SEPTEMBER

(Sunrise at 6.15am)

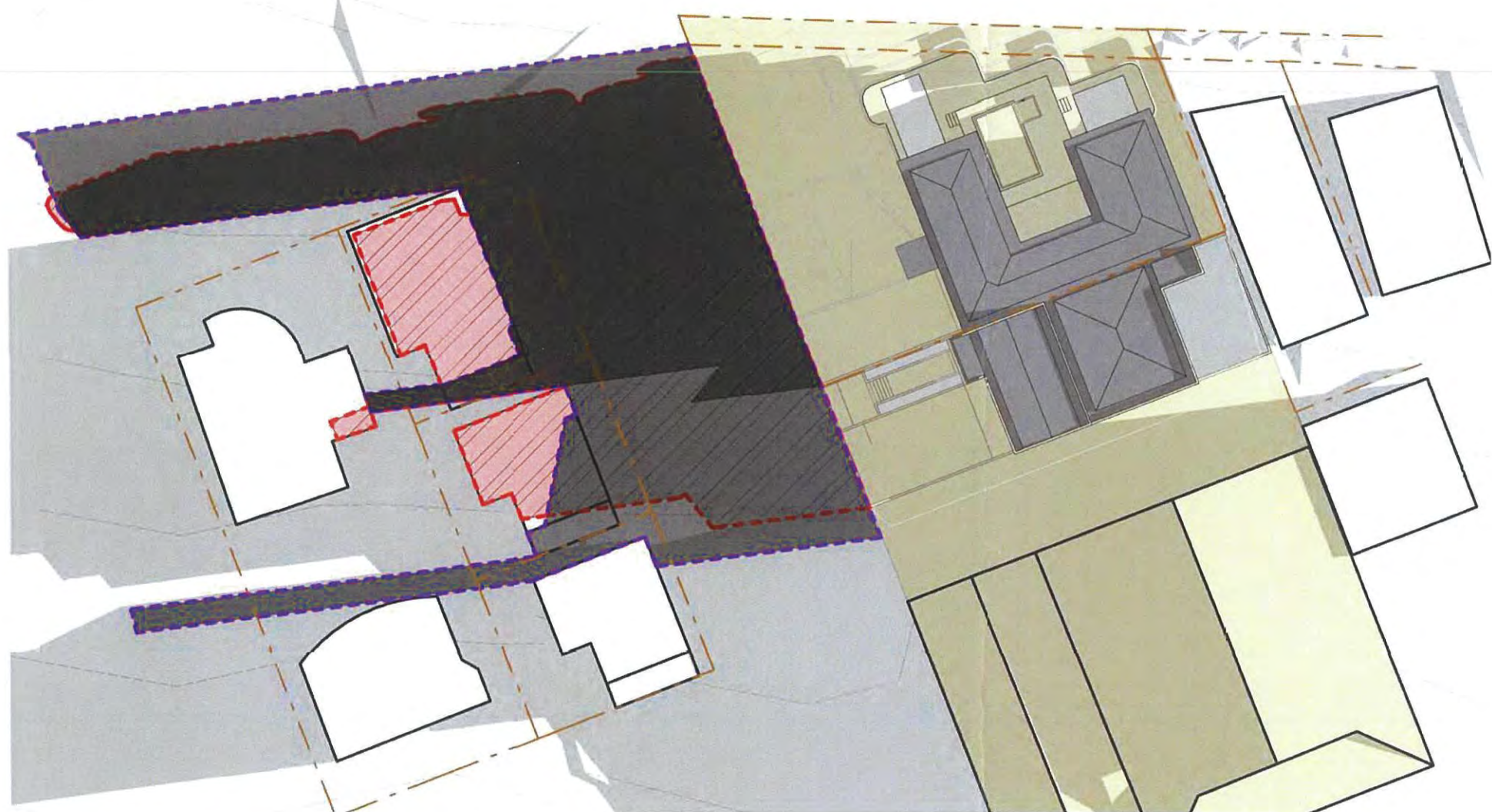
SUNRISE SHADOW STUDY - 21 SEPTEMBER

- 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.
- Intruding Shadow - beyond shadow of existing/permitted building
- 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)

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~ Jw

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.07		Shadow Study - September 7.00am	2/12/2020 9:37:54 AM

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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 building
- 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)

h m

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New Plymouth
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NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.08		Shadow Study - September 8.00am	2/12/2020 9:37:58 AM
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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.
- Intruding Shadow - beyond shadow of existing/permitted building
- 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)

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ALL SHADOWS SHOWN ARE APPROXIMATE ONLY

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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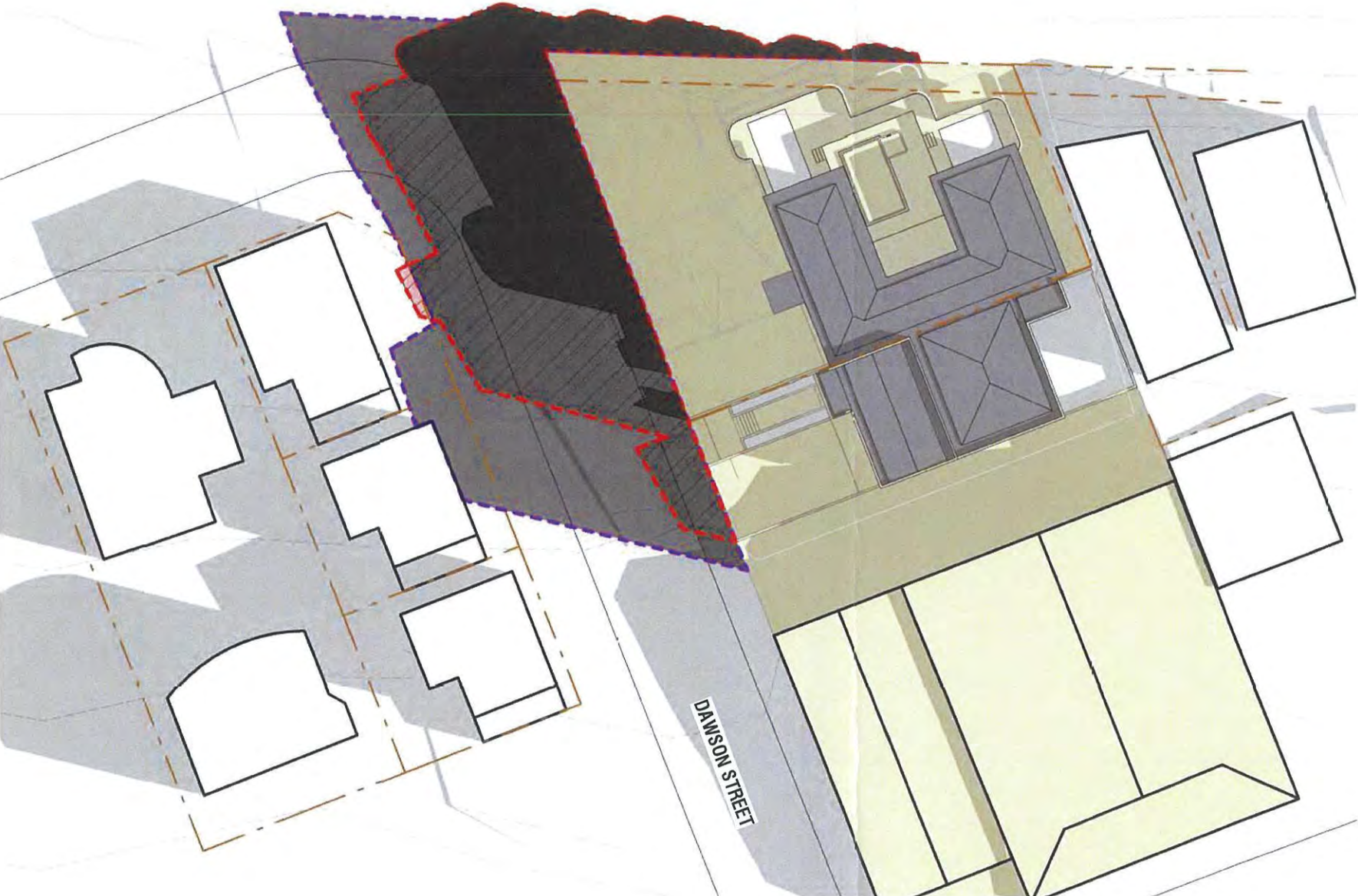
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SHADOW STUDY - DECEMBER
(Sunrise at 5.55am)

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 building
- 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)

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~ JH

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.10		Shadow Study - December 7.00am	2/12/2020 9:38:06 AM
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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 - 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 building
 - 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)

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1-3 Dawson Street
New Plymouth
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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	As	SK4.11		Shadow Study - December 8.00am	2/12/2020 9:38:10 AM

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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.
- Intruding Shadow - beyond shadow of existing/permitted building
- Extent of Ownership
1-3 Dawson St.
Affect of shadows not considered within the boundaries of the applicants boundary

SHADOW STUDY - DECEMBER

(Sunrise at 5.55am)

21 DECEMBER - 9.00AM



1 Shadow Study - Dec 9am
SK3.02 Scale 1 : 500 (A3)

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1-3 Dawson Street

New Plymouth

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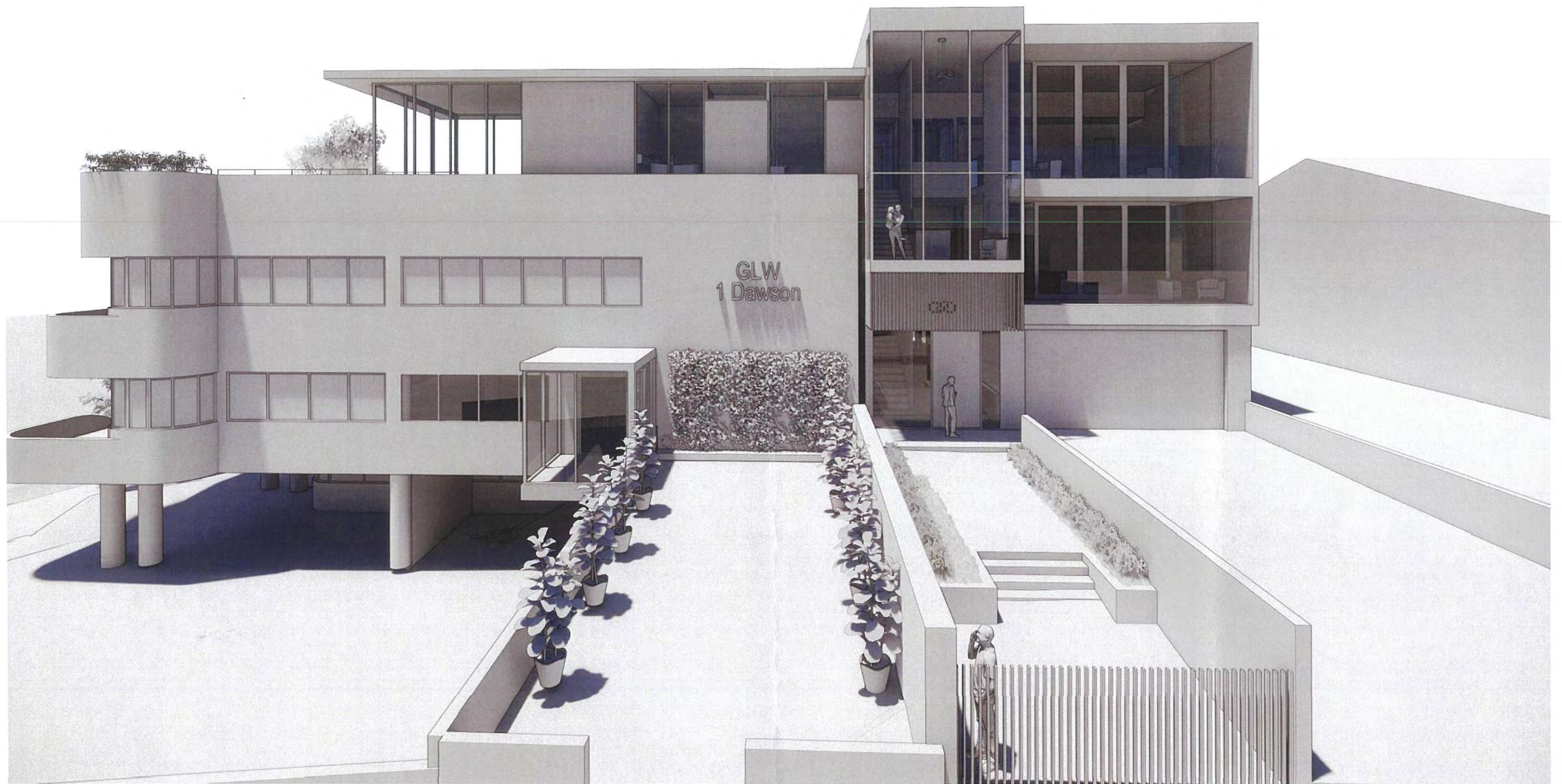
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	As	SK4.12		Shadow Study - December 9.00am	2/12/2020 9:38:14 AM

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Dawson Street View

m jw

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no. 6592	a3 scale	drawing no. SK9.01	rev	drawing title 3D View - Dawson Street	print date 03/12/20 03:22 PM
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Dawson Street View

m ju

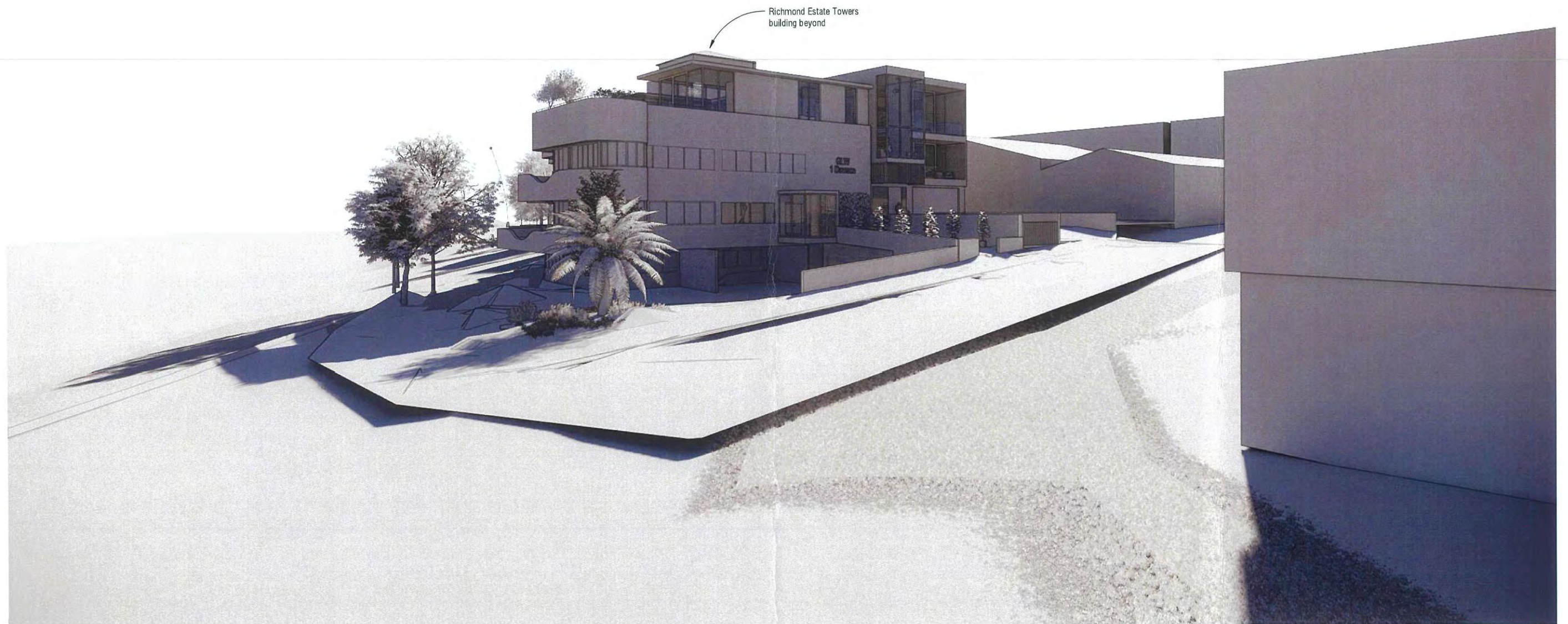
1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no. 6592	a3 scale	drawing no. SK9.02	rev	drawing title 3D View - Dawson Street	print date 03/12/20 03:22 PM
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Hine Street View

~ Jv

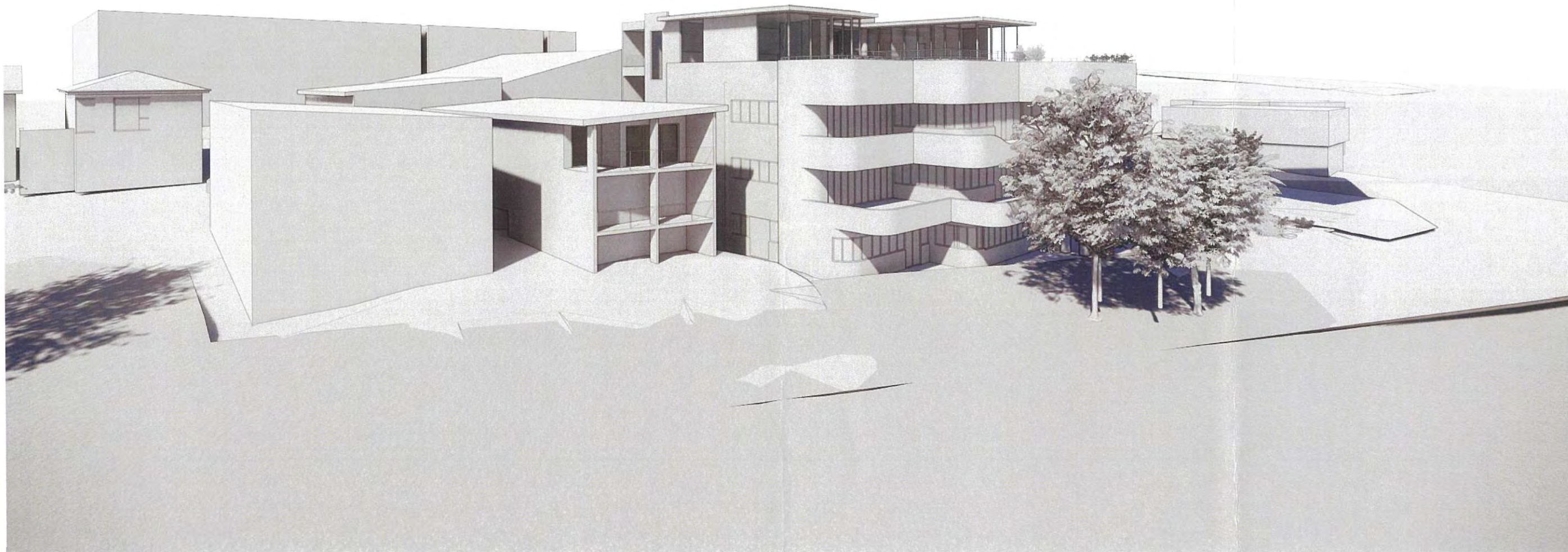
1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no. 6592	a3 scale	drawing no. SK9.03	rev	drawing title 3D View - Hine Street	print date 03/12/20 03:22 PM
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Elevated North-East View

~ for

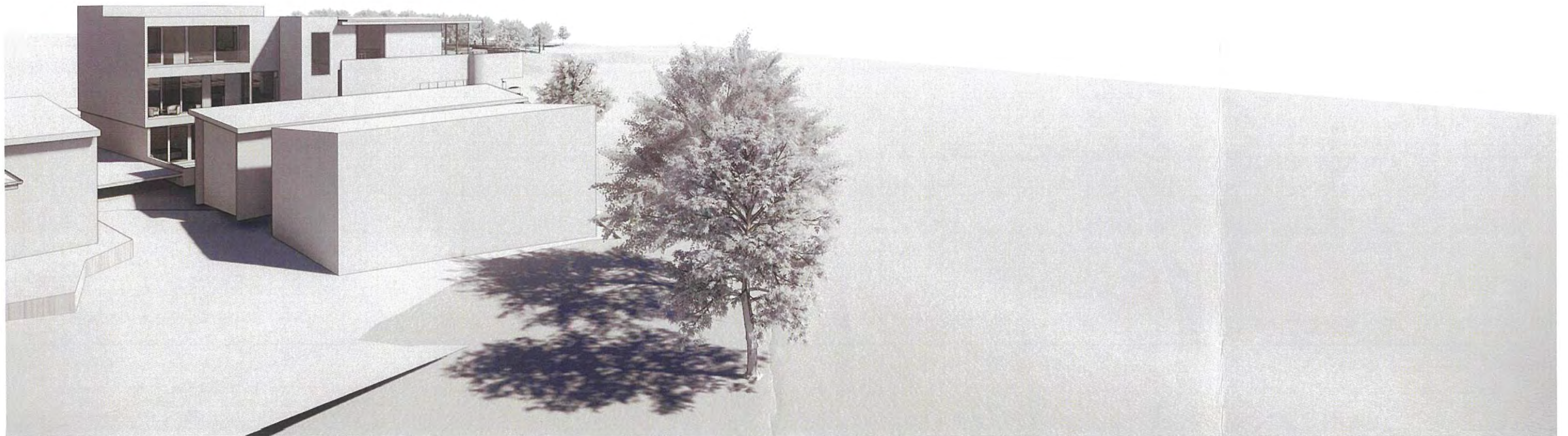
1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no. 6592	a3 scale	drawing no. SK9.04	rev	drawing title 3D View - North East	print date 03/12/20 03:22 PM
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Elevated Eastern View

~ Jw

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592		SK9.05		3D View - East	03/12/20 03:22 PM

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Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

- 1a. I am the ☒ Property owner ☐ Occupier
- 1b. Of the property at (street address)
- 1c. Full name
First name(s) Surname
- 1d. Electronic service address
- 1e. Telephone
Mobile Landline
- 1f. Postal address or alternative method of service under Section 352 of RMA 1991
- 1g. I have the authority to sign on behalf of all other owner/occupiers of the property ☐ Yes ☐ No

2. Resource consent application details

- 2a. Applicant's name
First name(s) Surname
- 2b. Site address
- 2c. Description of proposal

3. Documents and plans

I have read and/or seen:

- ☐ The full resource consent application, including:
- ☐ The full description of the activity and the assessment of environmental effects (AEE).
- ☒ Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
SK0.01	Proposed Site Plan	November 2020
SK2.01-04	Proposed Parking, Ground Floor, Level 1, Level 2	November 2020
SK3.01-05	Proposed Elevations	November 2020

Please turn over

OFFICE USE ONLY

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

4. Privacy statement

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

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

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

Tian Wen

First name(s)

Chow

Surname

[Signature]

Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)

[Signature]

Date

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.

If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.



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

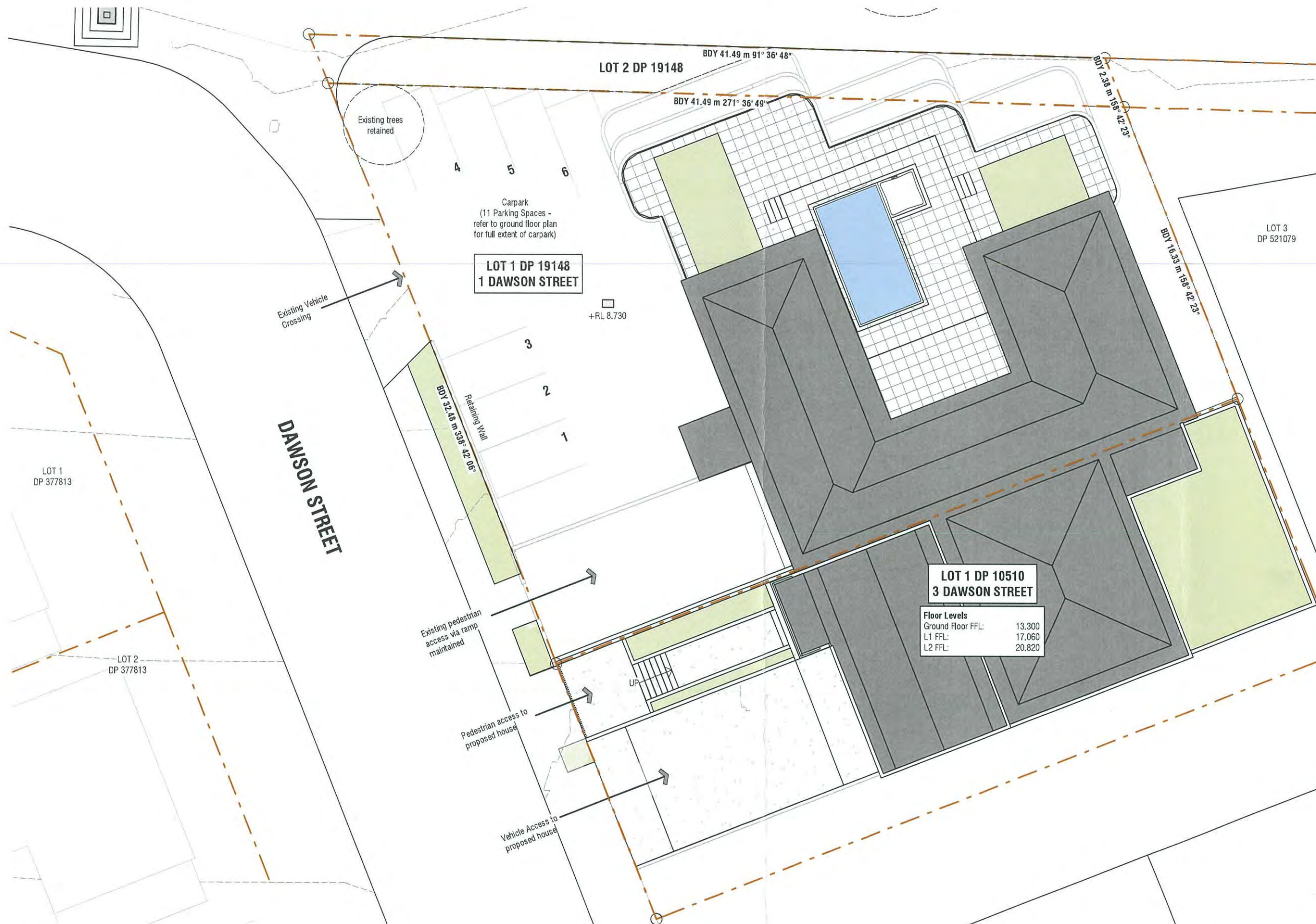
3 DAWSON Site Description

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)

1-3 Dawson Street

New Plymouth

RESOURCE CONSENT

NOVEMBER | 2020

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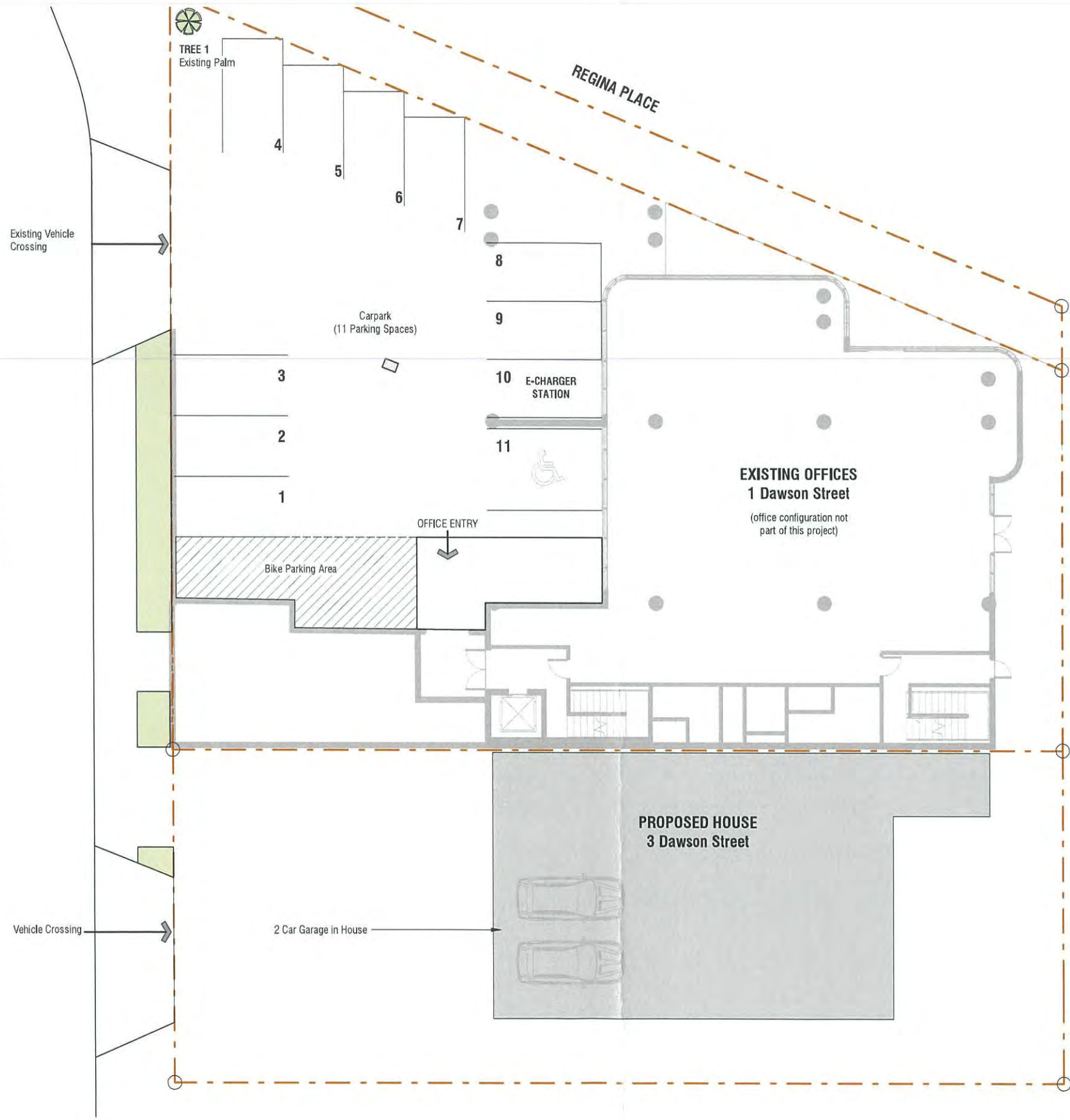
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6592	As	SK0.01	2	Proposed Site Plan	03/12/20 03:21 PM

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DAWSON STREET

REGINA PLACE



Parking Plan
Scale 1 : 200 (A3)

1-3 Dawson Street	
New Plymouth	
RESOURCE CONSENT	
NOVEMBER 2020	

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job no. 6592	a3 scale 1 : 200	drawing no. SK2.01	rev 1	drawing title Parking Plan	print date 10/12/20 11:01 AM
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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

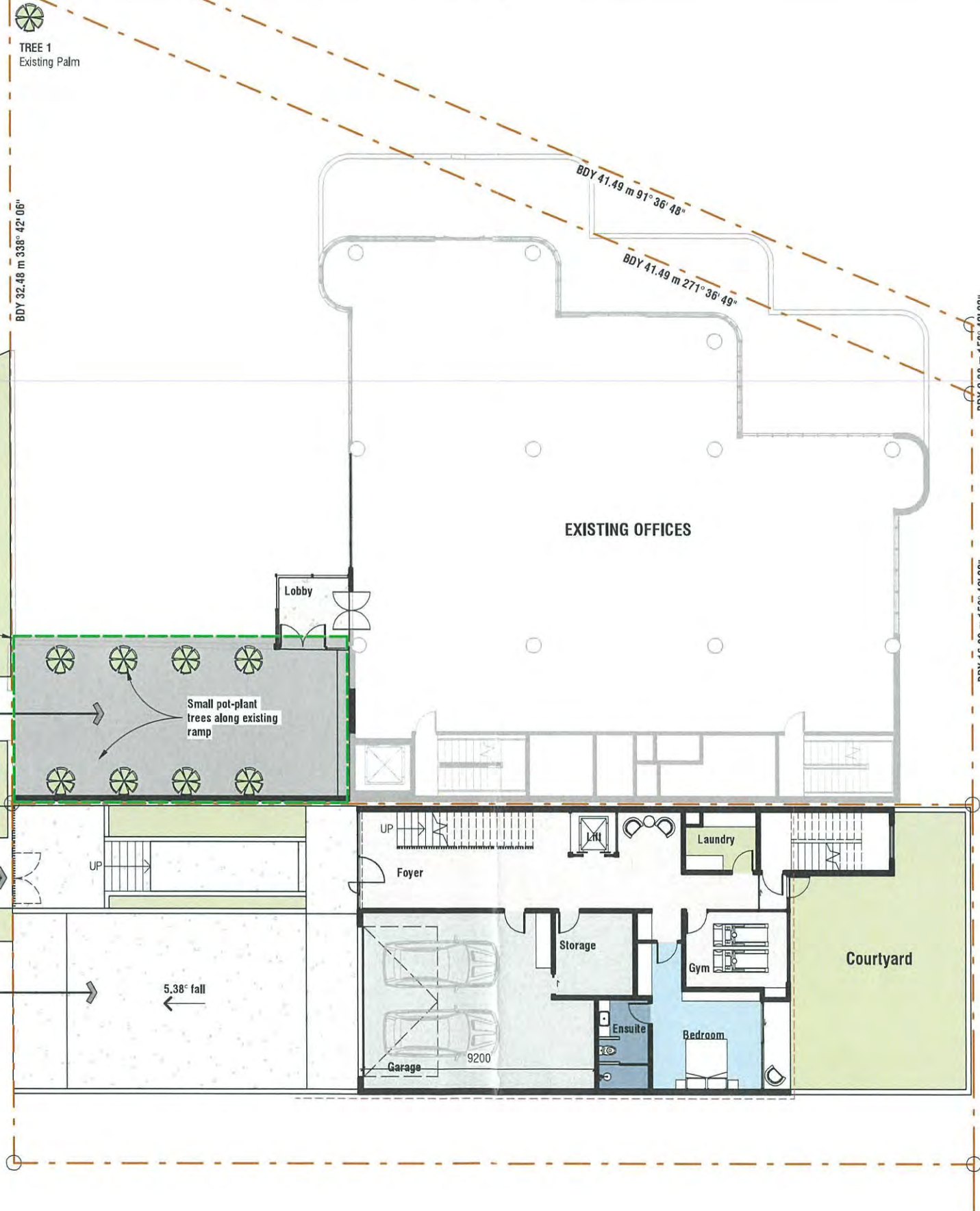
DAWSON STREET

Previous design footprint

Existing pedestrian access via ramp maintained

Pedestrian access to proposed house

Vehicle Access



3 Dawson Ground Floor
Scale 1 : 200 (A3)

Handwritten signature/initials in blue ink.

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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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 03/12/20 03:22 PM
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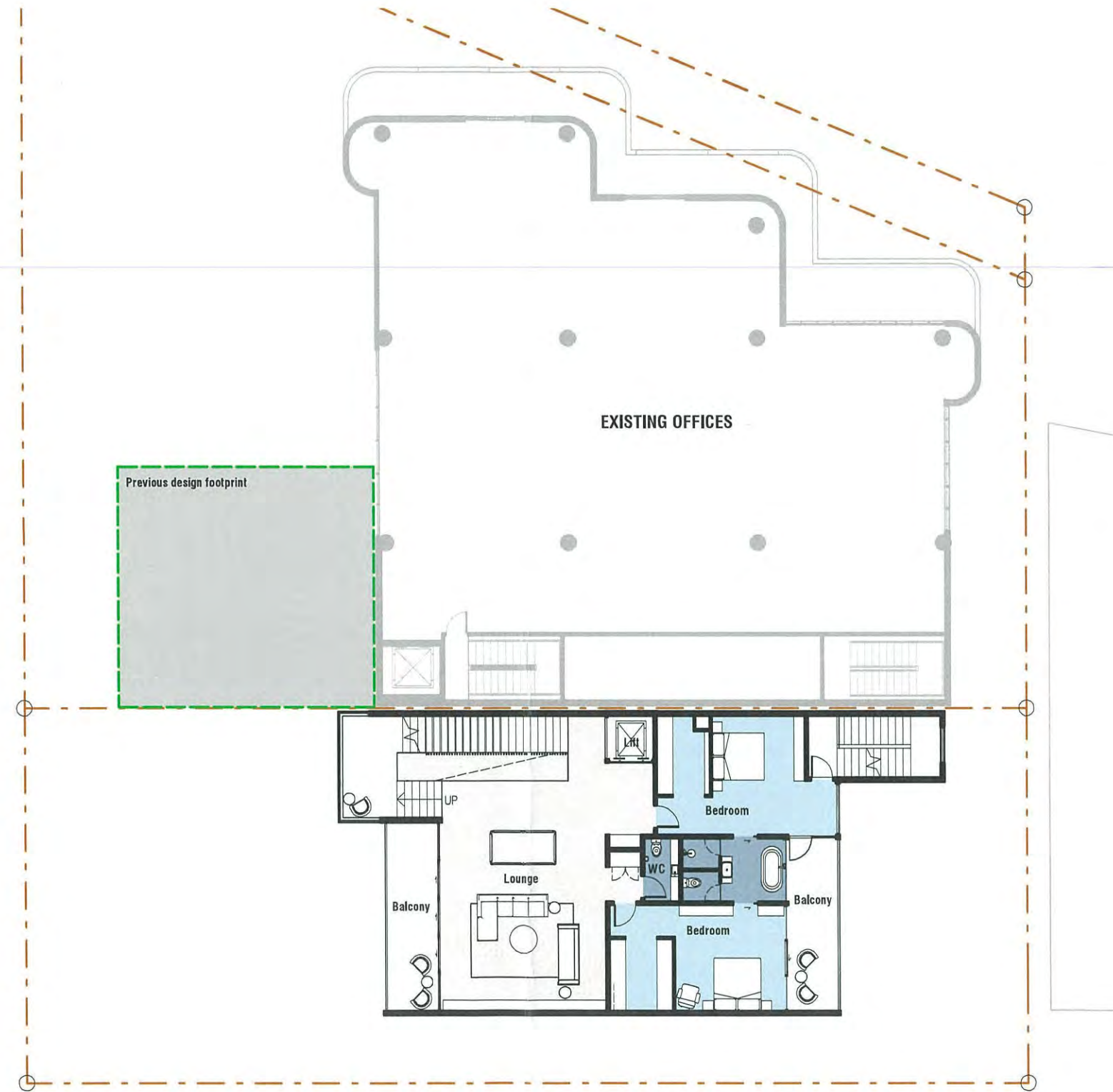
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Resource Consent Key

- 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)

Handwritten signature in blue ink.

1-3 Dawson Street

New Plymouth

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NOVEMBER | 2020

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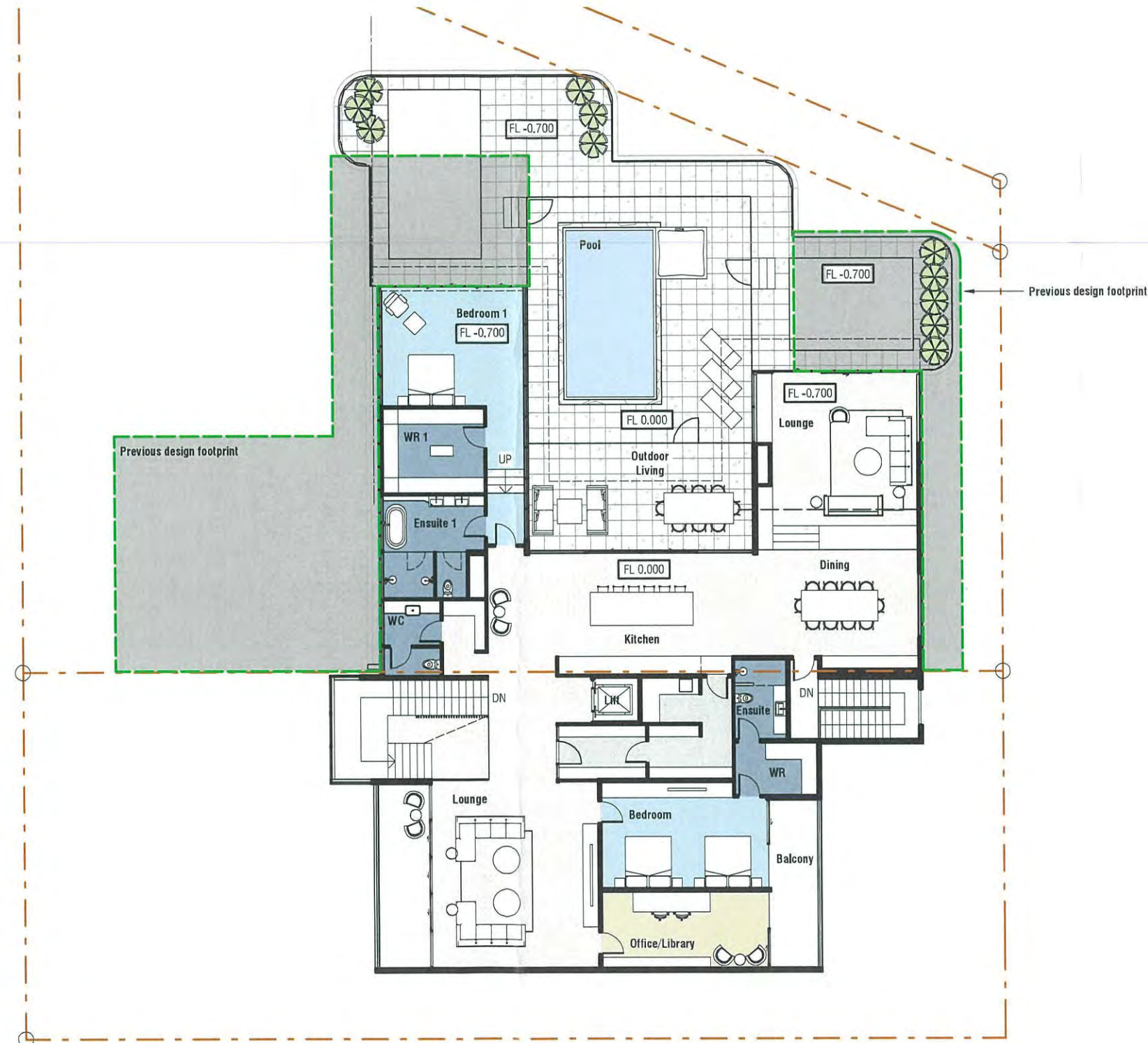
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6592	1 : 200	SK2.03	2	3 Dawson Proposed Level 1	03/12/20 03:22 PM
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Resource Consent Key

- 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)

Handwritten signature/initials in blue ink.

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK2.04	2	3 Dawson Proposed Level 2	03/12/20 03:22 PM

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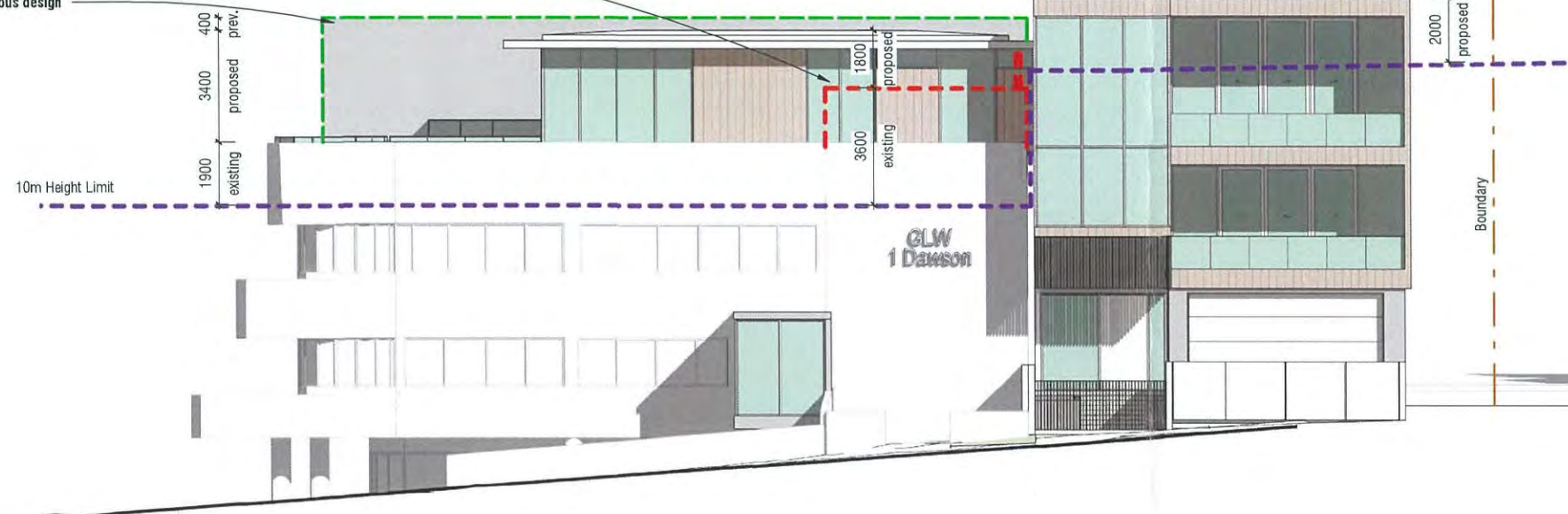
Resource Consent Key

- 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.

Current Building
Portion of existing building to be
removed shown dashed in red

Extent of previous design



Proposed West Elevation

Scale 1 : 200 (A3)

Handwritten signature

1-3 Dawson Street
New Plymouth
RESOURCE CONSENT
NOVEMBER | 2020

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.01	2	Proposed West Elevation	03/12/20 03:22 PM

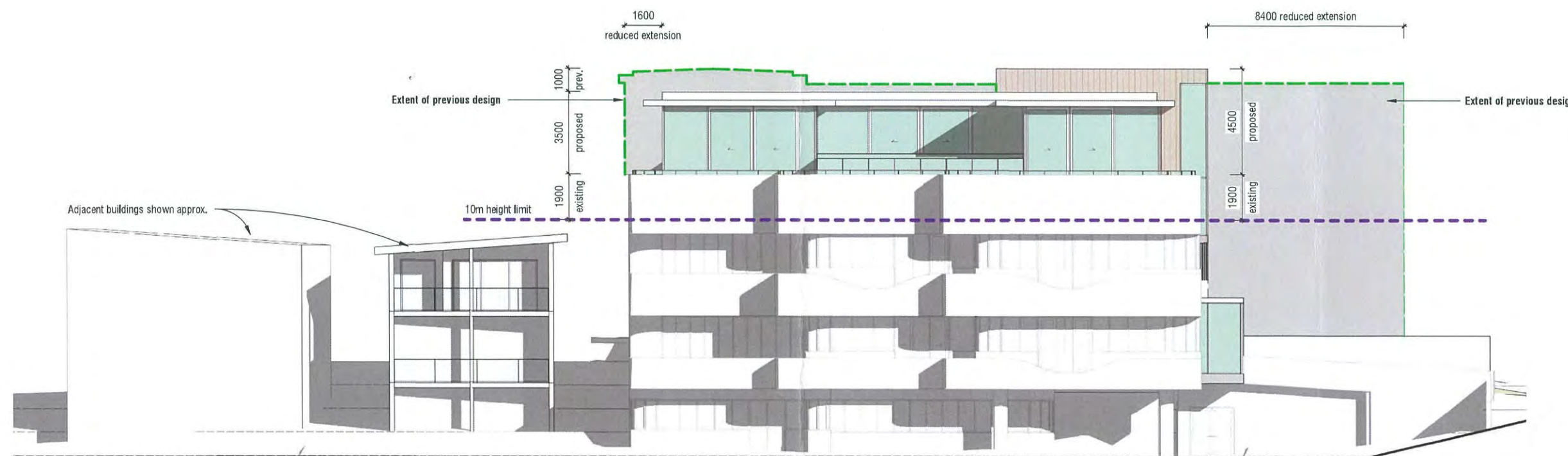
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Resource Consent Key

- 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)

[Handwritten signature]

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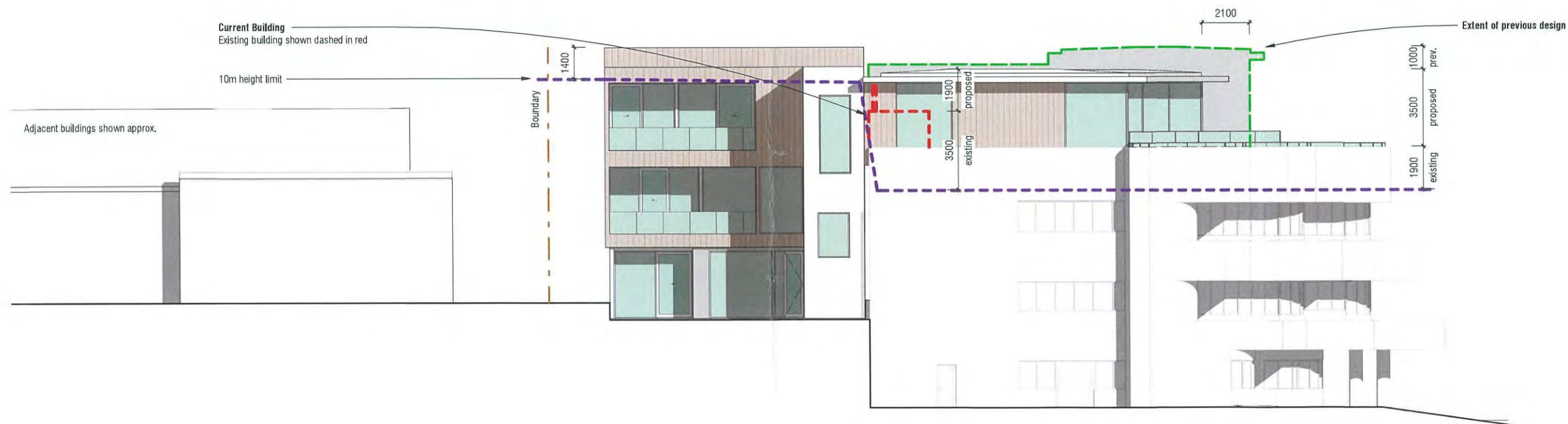
job no. 6592	a3 scale 1 : 200	drawing no. SK3.02	rev 2	drawing title Proposed North Elevation	print date 03/12/20 03:22 PM
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Resource Consent Key

- 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.



Handwritten signature in blue ink.

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job no.	a3 scale	drawing no	rev	drawing title	print date
6592	1 : 200	SK3.03	2	Proposed East Elevation	03/12/20 03:22 PM

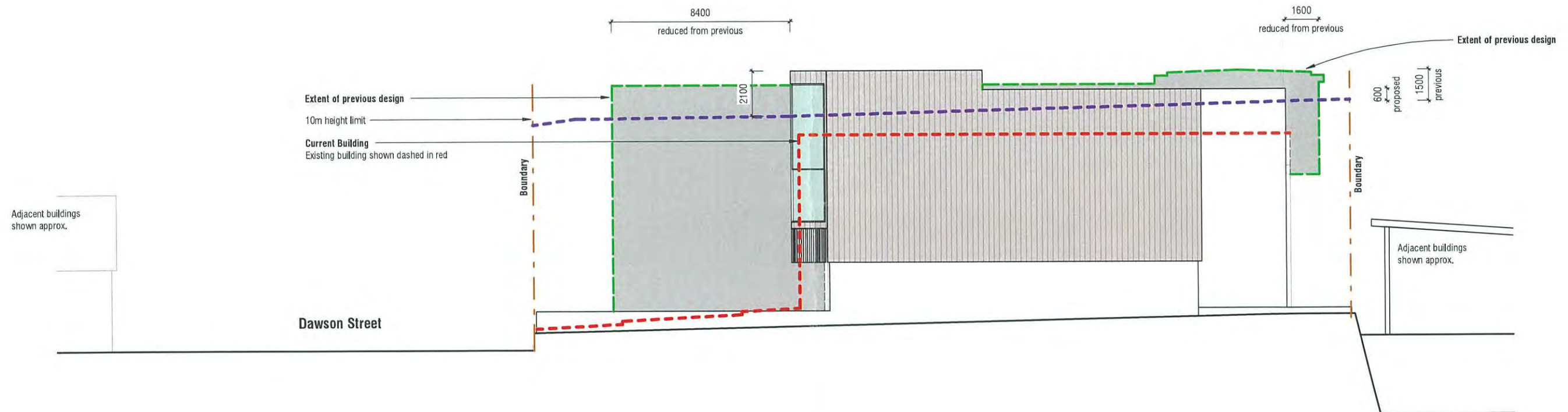
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Resource Consent Key

- 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)

Handwritten signature

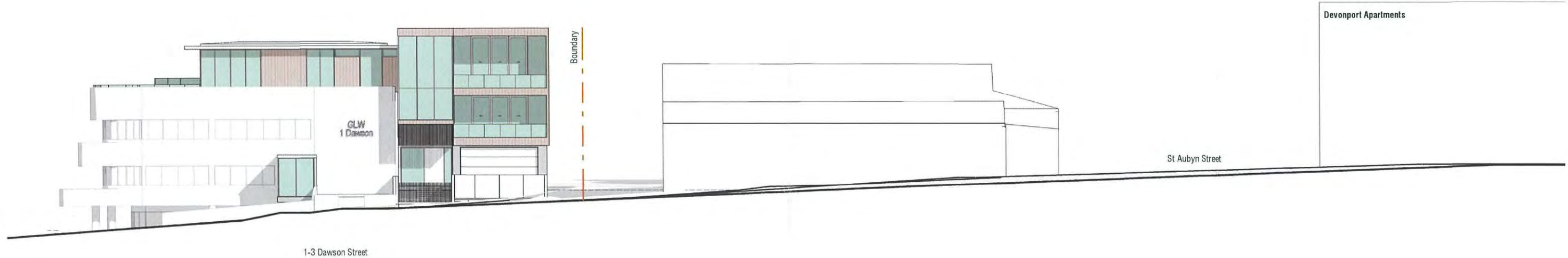
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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 200	SK3.04	2	Proposed South Elevation	03/12/20 03:22 PM

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Dawson Street Elevation
Scale 1 : 300 (A3)

Handwritten signature

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592	1 : 300	SK3.05	2	Dawson Street Elevation	03/12/20 03:22 PM

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Dawson Street View

[Handwritten signature]

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job no. 6592	a3 scale	drawing no. SK9.01	rev	drawing title 3D View - Dawson Street	print date 03/12/20 03:22 PM
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Dawson Street View

Handwritten signature

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job no. 6592	a3 scale	drawing no. SK9.02	rev	drawing title 3D View - Dawson Street	print date 03/12/20 03:22 PM
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Hine Street View

je

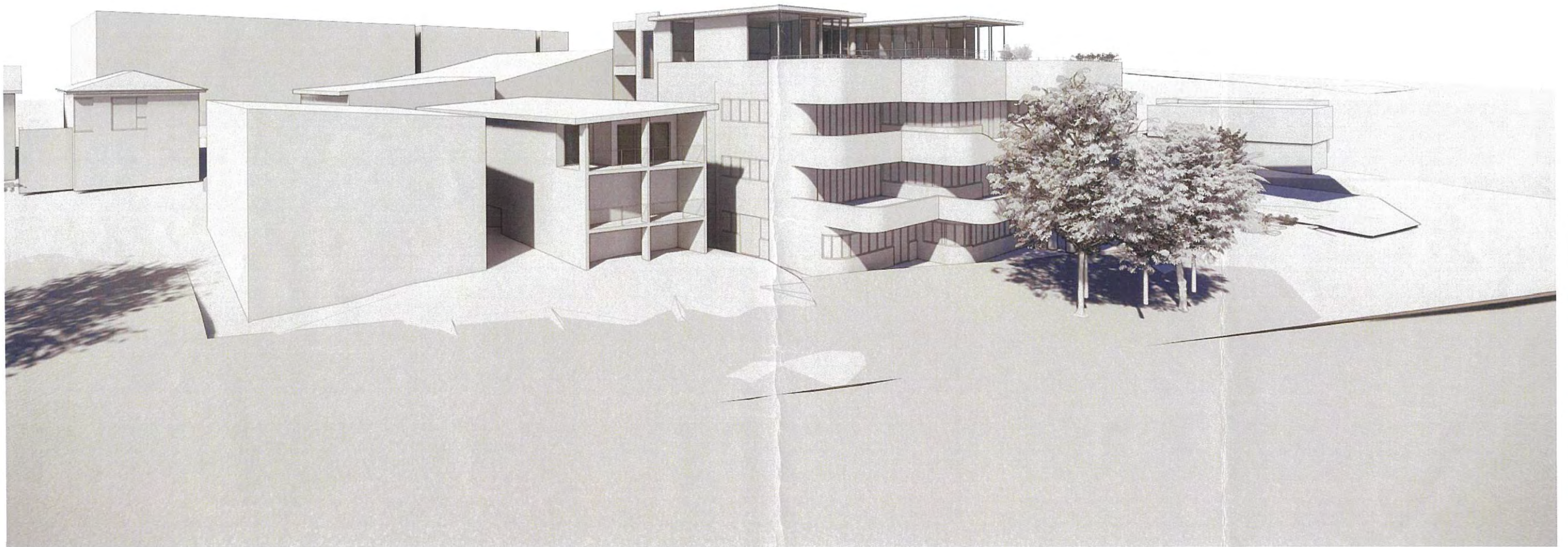
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job no. 6592	a3 scale	drawing no. SK9.03	rev	drawing title 3D View - Hine Street	print date 03/12/20 03:22 PM
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Elevated North-East View

je

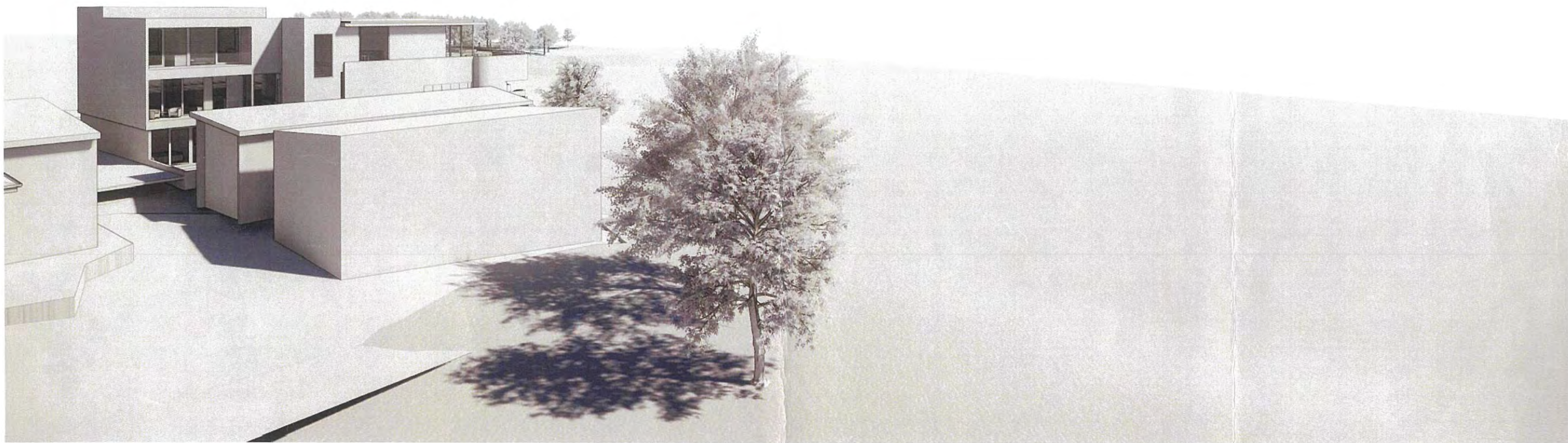
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job no. 6592	a3 scale	drawing no. SK9.04	rev	drawing title 3D View - North East	print date 03/12/20 03:22 PM
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Elevated Eastern View

AE

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job no. 6592	a3 scale	drawing no. SK9.05	rev drawing title 3D View - East	print date 03/12/20 03:22 PM
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