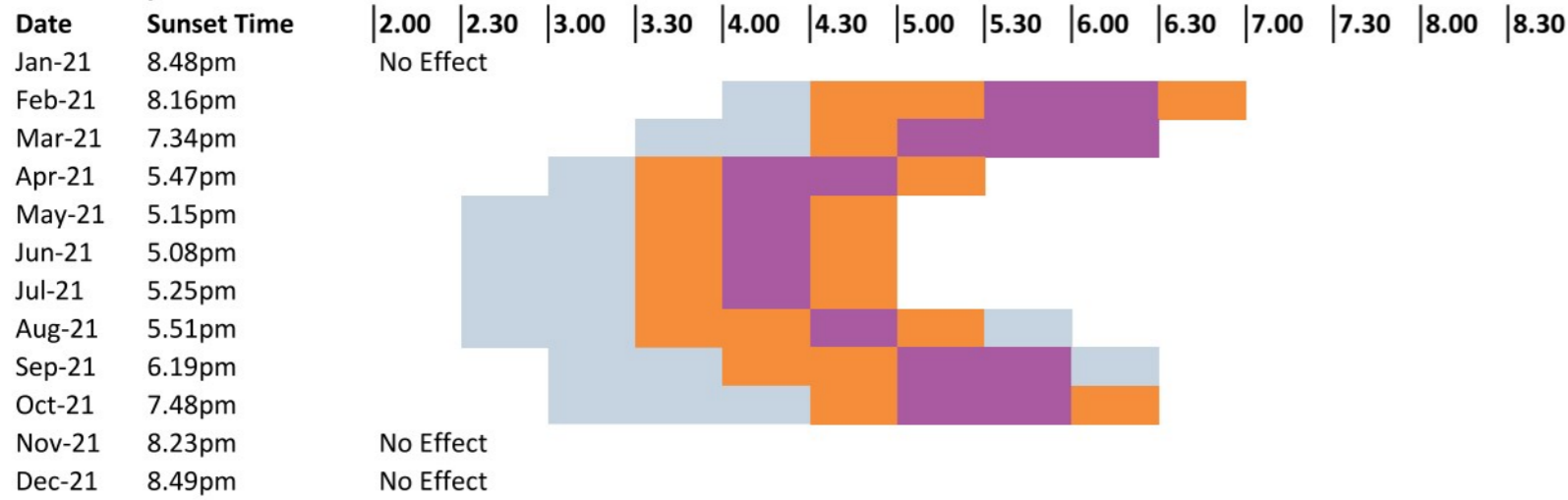


**Analysis of Additional Shading by Proposed and Permitted Developments - 122 St Aubyn Street**

**Proposed Development Shading**

**122 St Aubyn Street**



**Proposed Design - Description of Shading Effects**

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

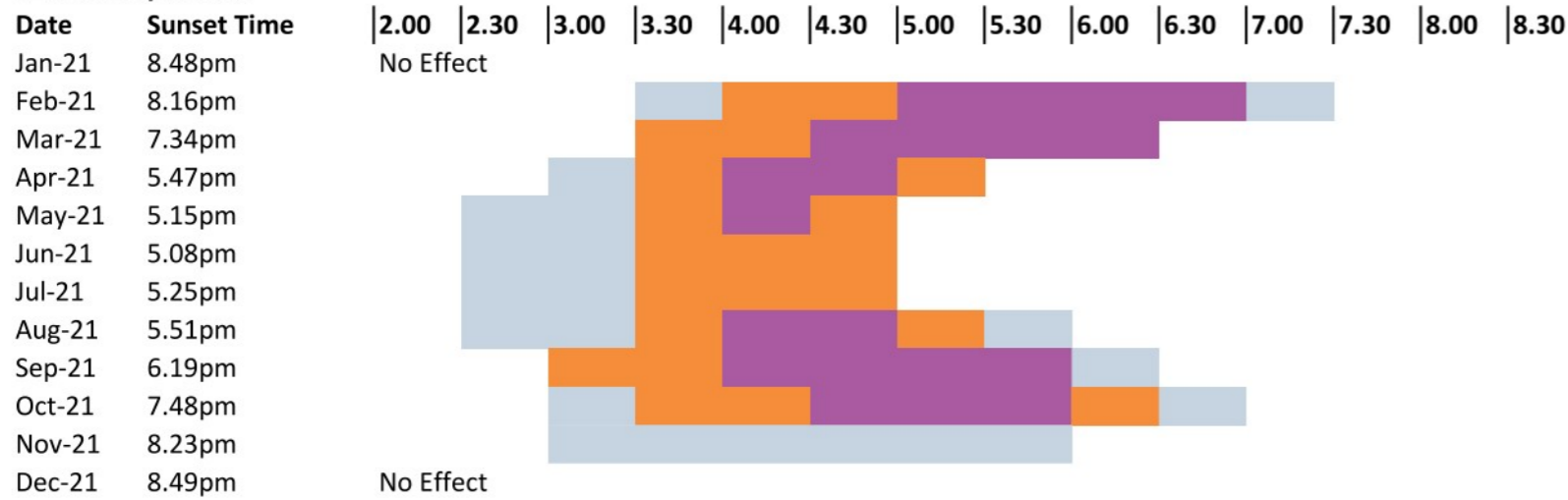
The proposed development will have additional shading affects to the Northern walls of the building from February until October.

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

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

**Permitted Development Shading**

**122 St Aubyn Street**

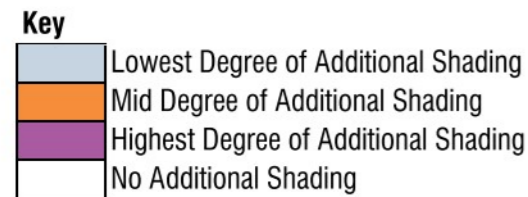


**Permitted Baseline - Description of Shading Effects**

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

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

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



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

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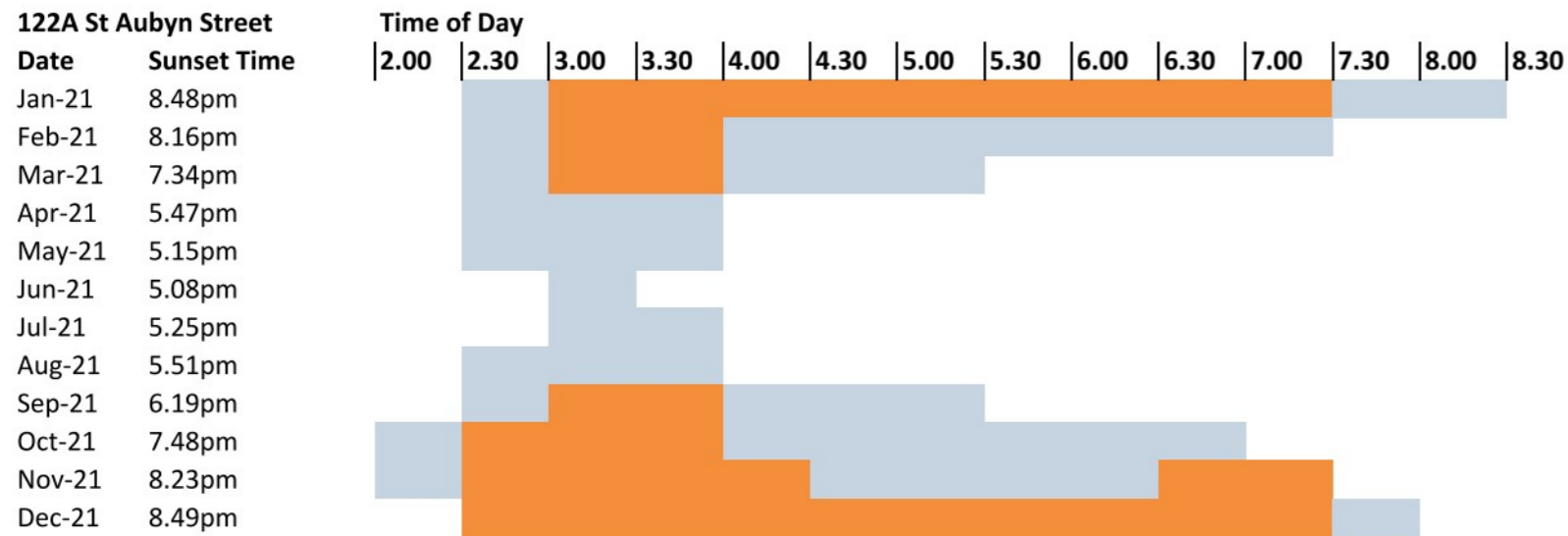
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job no. <b>6592</b>	a3 scale	drawing no. <b>SK5.05</b>	rev <b>3</b>	drawing title <b>Shading Effect Summary - 122</b>	print date <b>28/07/21 12:44 PM</b>
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**Analysis of Additional Shading by Proposed and Permitted Developments - 122A St Aubyn Street**

**Proposed Development Shading**



**Proposed Design - Description of Shading Effects**

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

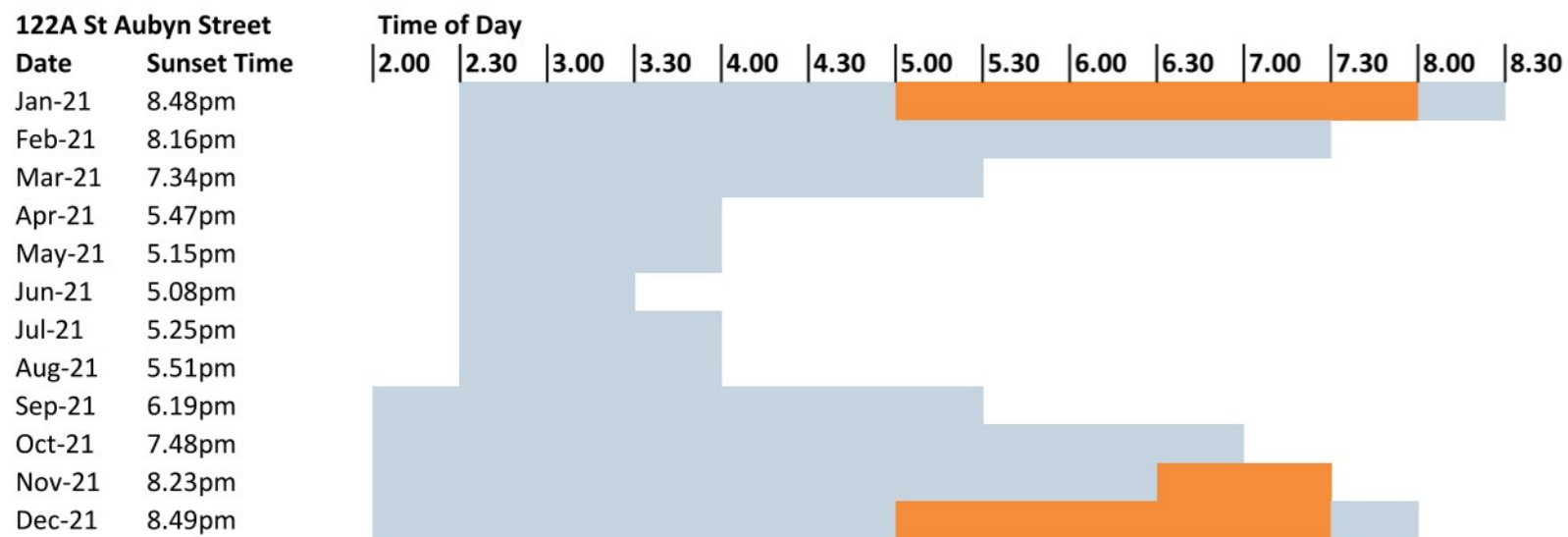
The proposed development will affect the Western wall and Roof Top of 122A St Aubyn Street during each month of the year. The additional shading affects will typically be a widening of the existing shading.

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

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

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

**Permitted Development Shading**



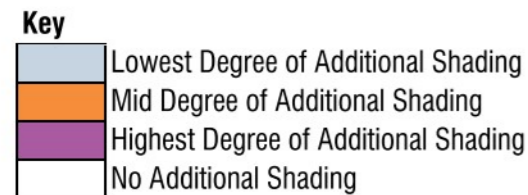
**Permitted Baseline - Description of Shading Effects**

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

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

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

In other months the shading effects would be the same.



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1	29.03.2021	RC RFI
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3	28.07.2021	RC RFI

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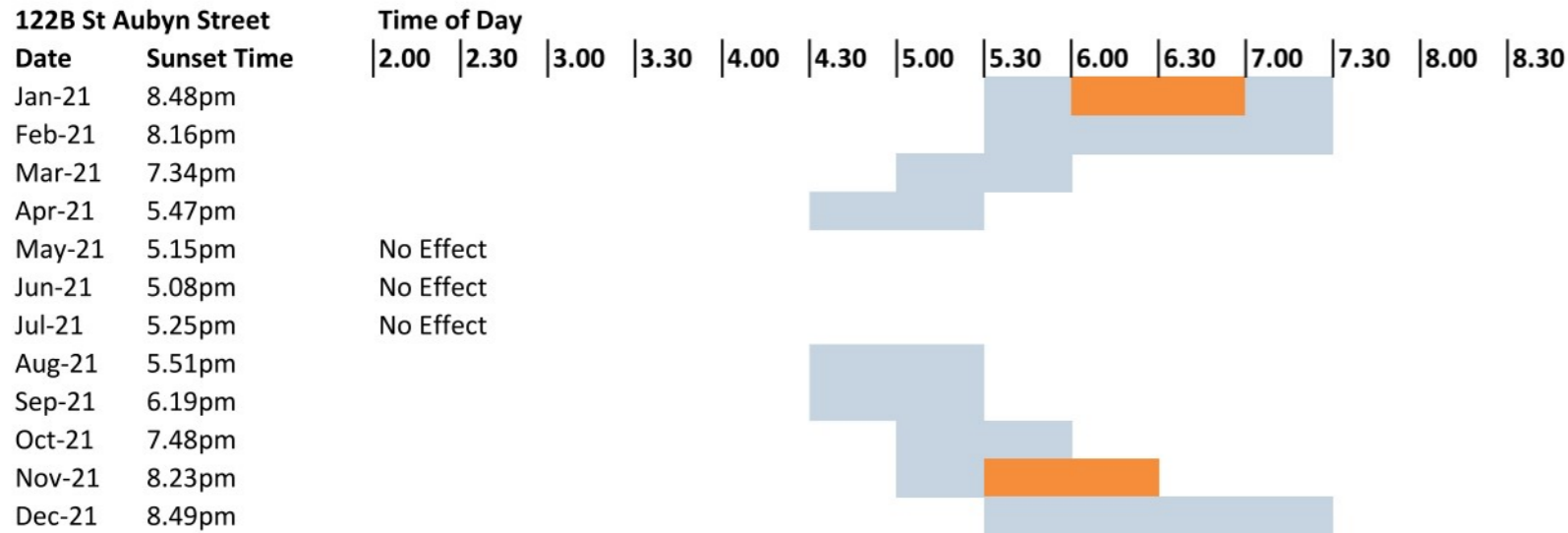
job no. <b>6592</b>	a3 scale	drawing no. <b>SK5.06</b>	rev <b>3</b>	drawing title <b>Shading Effect Summaries - 122A</b>	print date <b>28/07/21 12:44 PM</b>
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P / 06 757 3200 E / office@boon.co.nz W / boon.co.nz

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

**Proposed Development Shading**



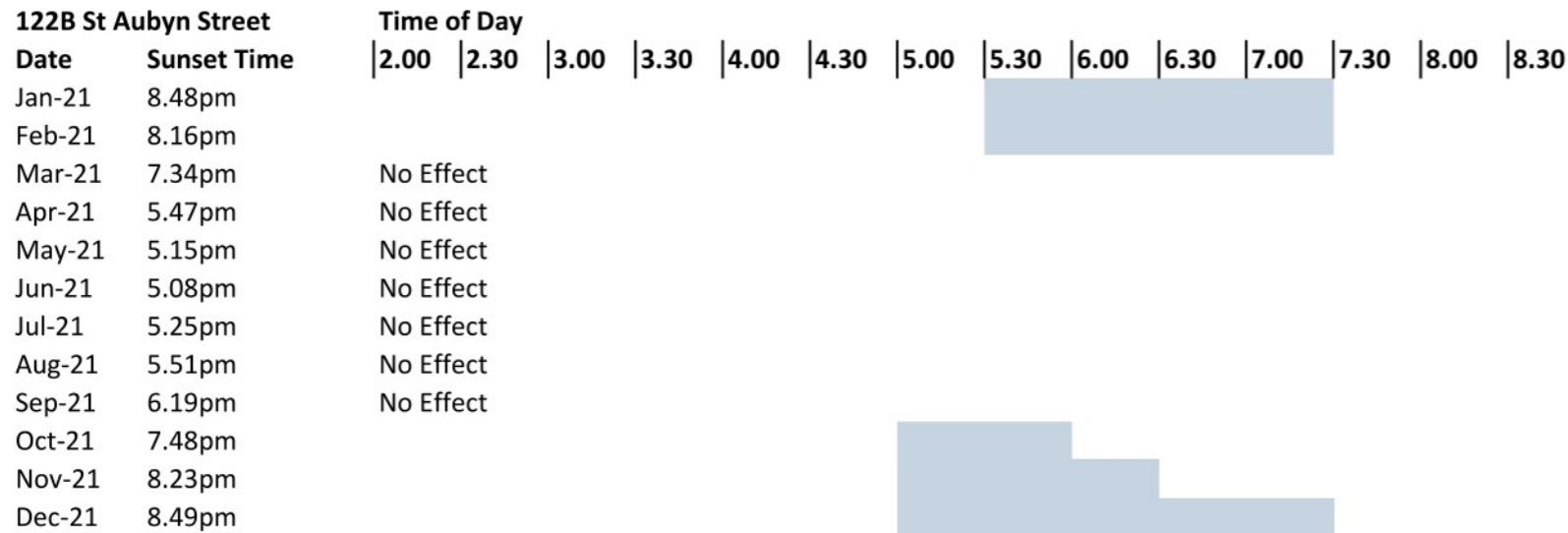
**Proposed Design - Description of Shading Effects**

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

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

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

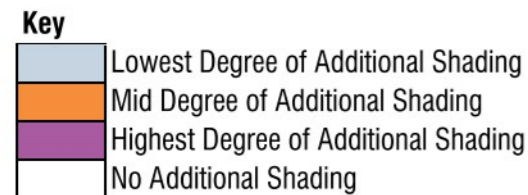
**Permitted Development Shading**



**Permitted Baseline - Description of Shading Effects**

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

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



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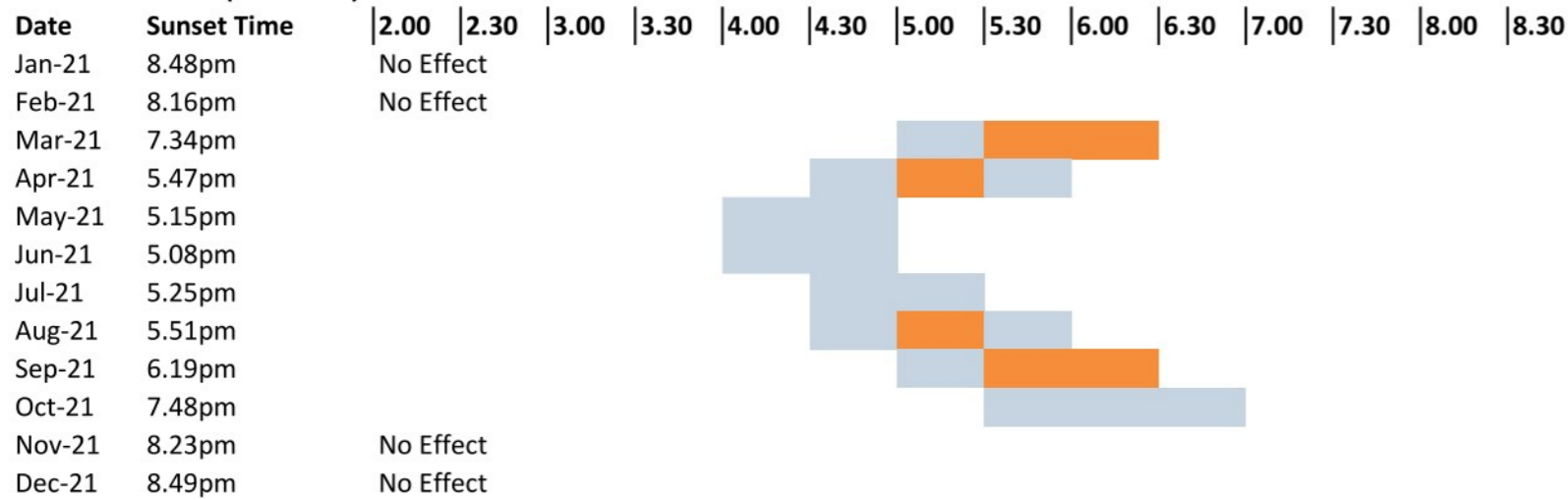
job no. <b>6592</b>	a3 scale	drawing no. <b>SK5.07</b>	rev <b>1</b>	drawing title <b>Shading Effect Summaries - 122B</b>	print date <b>28/07/21 12:44 PM</b>
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**Analysis of Additional Shading by Proposed and Permitted Developments - Richmond Estate Apartments**

**Proposed Development Shading**

**Richmond Estate (Collective)**



**Proposed Design - Description of Shading Effects**

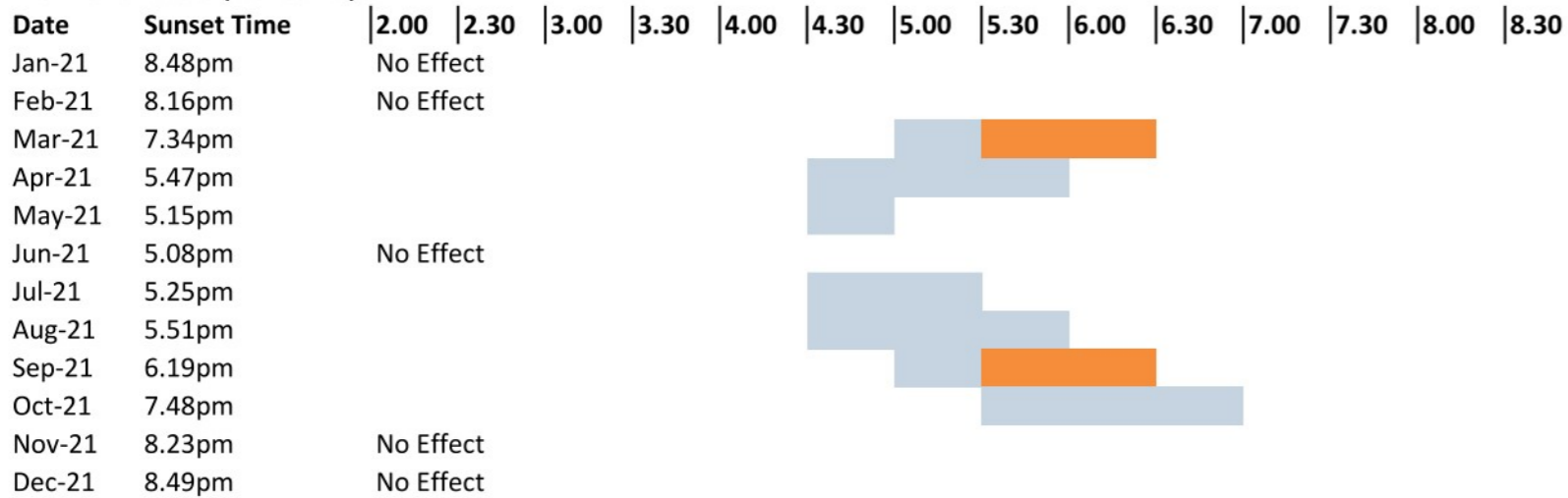
The Richmond Estate apartments are approximately 50m to the South-East of the existing building at 1 Dawson Street, and are already subject to shading effects in the afternoon in the winter months of the year.

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

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

**Permitted Development Shading**

**Richmond Estate (Collective)**



**Permitted Baseline - Description of Shading Effects**

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

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

**Key**

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

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1	28.07.2021	RC RFI

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job no.	a3 scale	drawing no.	rev	drawing title	print date
6592		SK5.08	1	Shading Effect Summaries - Richmond	28/07/21 12:44 PM

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