



HEARINGS COMMITTEE (RESOURCE CONSENT HEARING)

Open Agenda

PRE-CIRCULATED APPLICANT EVIDENCE

Meeting Date: Monday 18 July 2022

Time: 9.30am (Applicant Evidence precirculated - Janine and Sing Cheng)

Venue: Breakout Room 2
War Memorial Centre
Marine Parade
Napier

Committee Members Deputy Mayor Brosnan (In the Chair) and Councillor Simpson

Officer Responsible Executive Director City Strategy (Richard Munneke)

Administration Governance Advisor: Carolyn Hunt

ORDER OF BUSINESS

Apologies

Nil

Conflicts of interest

Agenda items

- 1 Precirculated Evidence of the Applicant - Janine and Sing Cheng3

AGENDA ITEMS

1. PRECIRCULATED EVIDENCE OF THE APPLICANT - JANINE AND SING CHENG

<i>Type of Report:</i>	Enter Significance of Report
<i>Legal Reference:</i>	Enter Legal Reference
<i>Document ID:</i>	1478435
<i>Reporting Officer/s & Unit:</i>	Christina Bunny, Senior Resource ConsentsPlanner

1.1 Purpose of Report

The purpose of this report is to enable the pre-circulated Applicant evidence for Janine and Sing Cheng to be uploaded to the website prior to the hearing as is required by the provisions of the Resource Management Act.

Officer's Recommendation

That the Hearings Commissioners resolve:

That the Applicant evidence pre-circulated on behalf Janine and Sing Cheng be uploaded to the website prior to the hearing commencing on 18 July 2022 so it can be viewed by submitters and members of the public.

1.2 Attachments

- 1 Strategy Planning Evidence on behalf of Applicants Janine and Sing Cheng (Doc Id 1478436) [↓](#)

REF RM210183

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER OF

demolition of the existing and
construction of a new dwelling at
69 Hardinge Road, Ahuriri

BY

Janine and Sing Cheng

Applicant

**STATEMENT OF EVIDENCE OF PHILLIPA AUDREY BEACHEN ON BEHALF OF
JANINE AND SING CHENG**

4 July 2022

INTRODUCTION

1. My name is Phillipa Audrey Beachen.
2. I am a Senior Planner at Strategy Planning Limited.
3. My evidence is given in relation to the application for resource consent to demolish the existing dwelling and construct a new dwelling at 69 Hardinge Road, Ahuriri by Janine and Sing Cheng.

QUALIFICATIONS AND EXPERIENCE

4. I have a Master of Urban Planning (Professional) degree.
5. I have 7 years professional planning experience.
6. During this time, I have worked for a private consultancy as a Planner and with Auckland Council as a Processing Planner.
7. I am an Intermediate Member of the New Zealand Planning Institute.

CODE OF CONDUCT

8. I confirm that I have read the 'Code of Conduct' for expert witnesses contained in the Environment Court Practice Note 2014. My evidence has been prepared in compliance with that Code. In particular, unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

BACKGROUND AND ROLE

9. The original application report was prepared by my former colleague Rebecca Sutton. I prepared the s92 response submitted to Council in November 2021 and further information in relation to shading submitted in May 2022. I confirm that I have visited the site on 27th April 2022 and 18th June 2022.

PURPOSE AND SCOPE OF EVIDENCE

10. My evidence is in support of Resource Consent Application RM210183 to demolish an existing dwelling and construct a new dwelling in its place at 69 Hardinge Road, Ahuriri.
11. I will present the following evidence in three main sections. In the first I will respond to matters raised in the Section 42A Report, secondly, I will present an

updated proposal and in the third I will respond to matters raised in the submission.

RESPONSE TO MATTERS RAISED IN THE SECTION 42A REPORT

- 12.** I have reviewed the Councils Section 42A Report dated 27 June 2022. I agree with a number of general statements made by the Reporting Officer including the site and locality description, summary of proposal and reason for consent and activity status. However, I note that the Officer has not provided an assessment against the Existing Environment which I consider to be relevant in this case.
- 13.** I make the following comments:
- 1) The existing environment is made up of existing buildings and activities within the surrounding area as well as granted but unapproved resource consents. In this case, the surrounding environment can be described by a mixture of one and two storey dwellings of a variety of styles and forms.
 - 2) Of particular note to this application is the approved resource consent for a new dwelling at the adjacent site to the east of the subject site 70 Hardinge Road. Resource consent was granted on 7th March 2022 (RM220006) for the construction of a new two storey dwelling on this site. The scale, form and character of this dwelling are therefore considered relevant when assessing how the proposed dwelling will fit into the immediate locality of Hardinge Road.
 - 3) It is also noted that affected party approval was provided by our client (the current applicant) for yard and height in relation to boundary infringements along the common boundary between the sites. The applicants understand the constraints of building along this portion of Hardinge Road and were happy to provide their approval for this.
- 14.** In assessing the effects of the proposal, the Reporting Officer has outlined that the key matters relate to:
- 1) Heritage Values
 - 2) Amenity and Character Effects
 - 3) Earthworks and Construction Effects
 - 4) Infrastructure Effects

- 5) Natural Hazards
 - 6) Reverse Sensitivity Effects
 - 7) Positive Effects
- 15.** It is clear in Paragraph I.5. of the report that adverse effects in relation to heritage values are no more than minor. I support this view, as well as the view that the removal of the Group 3A heritage item can be approved (paragraph 1.8; paragraph 9.1.2).
- 16.** The report outlines that effects in relation to privacy, the open space shortfall, vehicle access, servicing, temporary construction and earthworks, reverse sensitivity and effects on infrastructure are less than minor (pages 23, 25 and 26). I support this view.
- 17.** The Reporting Officer has set out an assessment against potential Character and Amenity Effects throughout Section B of the Section 42A Report. This has been broken down into the following elements:
- 1) Visual Amenity and Character of the streetscape of the surrounding area
 - 2) Dominance Effects of the new building
 - 3) Privacy Effects
 - 4) Shading Effects and the Availability of Sunlight
- 18.** As noted in paragraph 15 above, the Reporting Officer determined effects on privacy to be less than minor. My evidence will set out an assessment of the three remaining matters below.

Visual Amenity and Character of the Streetscape of the Surrounding Area

- 19.** Effects on visual amenity and the character of the surrounding area and streetscape have been considered by the Reporting Officer in Section B.4 of the Section 42A Report and I agree with the views expressed. In particular I note:
- 1) I agree that the buildings location on the site and in relation to the streetscape will not appear out of character, specifically noting the approved dwelling at 70 Hardinge Road (paragraph B.4.VII., page 22)

- 2) I agree that sufficient mitigating factors have been provided such that potential adverse visual effects in relation to streetscape amenity are reduced (paragraph B.4.VIII., page 22).
 - 3) I agree that the streetscape characteristics, including a prevalence of more prominent buildings along Hardinge Road, results in a streetscape able to absorb the proposal without generating wider character effects (paragraph B.4.IX, page 22).
 - 4) I agree that the proposal will not be inconsistent with the wider streetscape characteristics.
 - 5) I note that in relation to the Reporting Officers comment on page 22 that there will be an evident change in appearance, this will be inevitable for any new build on this site. Noting that the removal of the existing building has been supported by the Reporting Officer, it is considered that any subsequent build will result in an unavoidable change in appearance within the localised area and that change in itself is not a substantive matter.
20. Although not detracting from her overall views on visual amenity and character effects, the Reporting Officer noted on page 21:
- 1) *“When considering the increased dominance of the building due to the cumulative effect of more than one infringement, there is a presence of a larger and bulkier building along Hardinge Road.”*
21. While I do not argue the presence of infringements proposed by the building, it is important to raise that cumulative infringements to yards and height in relation to boundary infringements on one or both boundaries are not uncommon along Hardinge Road for both original and new architecture.
22. As demonstrated in **Figures 1 and 2** below, while infringements occur, the bulk and scale of the proposed dwelling is not a great departure from the existing bulk of both the current dwelling on the subject site and that of the submitters dwelling to the west.

Figure 1: *Photomontage of the new dwelling in comparison to the existing dwelling.*



Figure 2: *Photomontage of the proposed dwelling in the existing streetscape.*



23. Further, when taking the existing environment into consideration, and the approved two storey dwelling at 70 Hardinge Road to the east, the bulk of the dwelling is consistent with the bulk of the existing environment. An indication of how the streetscape will look with both of these dwellings constructed is illustrated in **Figure 3** below.

Figure 3: Photomontage of the proposed dwelling in the existing environment.



24. In summary, I support the Reporting Officers view that potential effects on wider streetscape character and amenity will not be more than minor.

Dominance Effects of the New Building

25. The Reporting Officer is of the view that the proposal will result in dominance effects on the submitters property at 68 Harding Road that cannot be considered as minor. Specifically, the Officer notes:

- 1) *"This dominance is most evident on the submitter's property along the southern portion of the site where the building adjoins an outdoor deck at the rear of their property and along the eastern façade of the submitters dwelling. This increased dominance is considered to have potential adverse effects on the amenity values of this site" (paragraph B5.III., page 23).*
- 2) *"The key issue is the appropriateness of bulk within the side yard, and height recession planes adjacent to the western boundary" (paragraph B.5.VI, page 23).*
- 3) *"I consider the addition of the first floor, outside of the permitted building envelope would have potential adverse effects on the submitters outlook, and results in an increased prominence of the building on the submitters property, particularly in comparison to a building within the permitted building envelope" (paragraph B.5.VII., page 23).*

26. Noting these comments made by the reporting officer, the applicant has amended the proposal to increase the setback of the dwelling along the southern portion referred to by the reporting officer to comply with the 1m yard setback requirements. This is introduced below prior to considered shading effects and the availability of sunlight.

27. It is also considered relevant to note that while the proposal will result in a two storey dwelling, the overall height of the dwelling is only 0.7m higher than the dwelling at 68 Hardinge Road. Additionally, the difference in the height between the gutter line at the boundary reduces to around 0.6m. Noting this, along with the comments made in paragraphs 21 – 23 above relating to the appropriateness of the proposed bulk, it is considered that the dominance of the building is in keeping with the character of the area and the subsequent amenity anticipated for this area – particularly following the design amendments, which provide mitigation of bulk in the portions of the site that have been identified to have the largest impact on the submitter.
28. As such, in my opinion, the proposed bulk of the dwelling is not a departure from the existing character and style of dwellings along Hardinge Road and the dominance of the dwelling has been mitigated appropriately to reduce adverse effects on the submitter.

PROPOSED AMENDMENTS TO THE APPLICATION

29. In response to the matters raised by the Reporting Officer in relation to the effects on the neighbour at 68 Hardinge Road, the applicant has amended the design. A copy of the updated development plans are attached at **Appendix 1**. However, the changes are summarised as follows:
- 1) The rear 9.25m of the western façade will be stepped in to achieve the 1m setback requirement from the common boundary with 68 Hardinge Road.
 - 2) The portion of the dwelling setback will achieve a 1.49m separation distance from the submitters dwelling as it relates to the identified bedroom, bathroom and laundry windows, as well as the rear deck.
 - 3) The proposed changes will ‘push’ the height in relation to boundary infringement along this portion of the dwelling back away from the common boundary and as a result reduce the height of this infringement.
 - 4) **Figures 4** and **5** below demonstrate the changes to the design from the original proposal.

Figure 4: Proposed amendment to the design circled showing increased setback from the common boundary achieving the 1m side yard setback required under Condition 8.16(b) and reduced height in relation to boundary infringement (red).

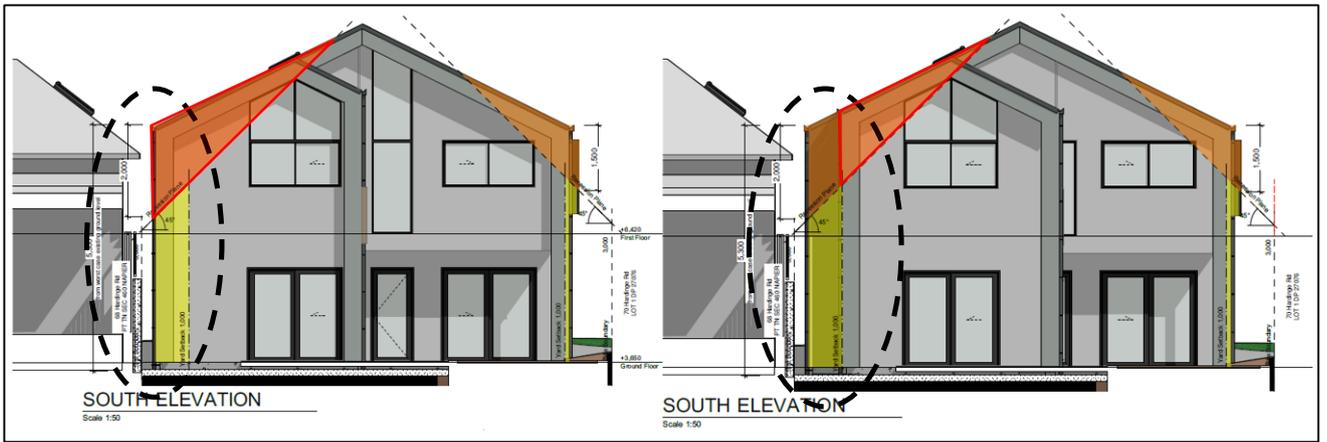
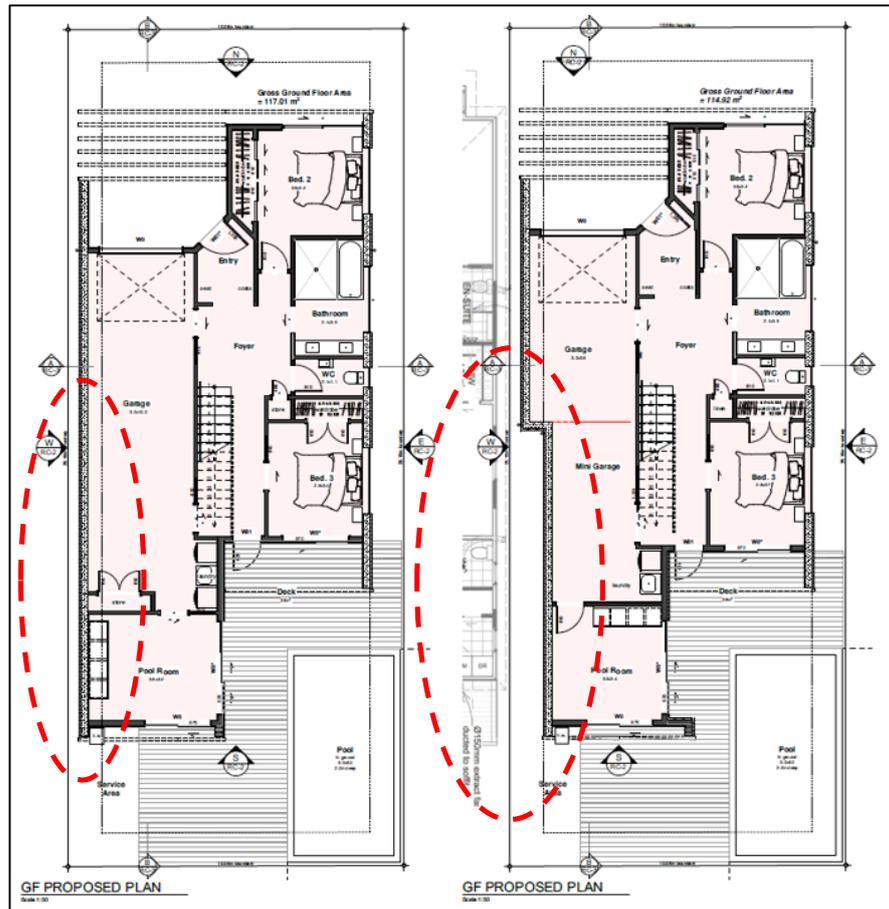


Figure 5: Amended floor plan demonstrating the extent of the dwelling to be setback 1.0m from the boundary in comparison to the floor plan of the adjacent dwelling.



30. The applicant has also added two high level second story windows along this façade now that it is setback by 1.0m and can meet fire rating standards. The windows will provide ventilation and light to both the upstairs bathroom and master bedroom. The bathroom window will be frosted and as such will not give rise to privacy effects. The bedroom window will have a sill height of 1.5m and be located above the bed in the master bedroom. 1.5m is around the average eye level of a person which, when located above the bed, will prevent any overlooking down into the submitters site and the line of view will instead be straight toward their gutter line.
31. These changes outlined have no implication on the activity status of the application and have been specifically developed to respond to the matters raised.

Shading Effects and the Availability of Sunlight

Shading

32. In relation to shading effects, I agree with the following views of the Reporting Officer:
- 1) *“During the summer and winter months, the shading studies provided illustrate that shading is consistent with that of a building within the permitted building envelope” (paragraph B.7.I.v, page 24).*
 - 2) *“The shading diagrams show a lesser effect on the skylight or to the front of the neighbours site” (paragraph B.7.I.vi, page 24).*
33. I would like to provide further assessment in relation to the following comments made by the Reporting Officer:
- 1) *“I consider there is a noticeable increase in shading on the submitter’s property as a result of the proposal” (paragraph B.7.I.v, page 24).*
 - 2) *“Shading in March and September is more than that cast from a permitted building, particularly to the south of the dwelling at 68 Hardinge Road” (paragraph B.7.I.v, page 24).*
 - 3) *“The information provided shows that there is an increase in shading of the rear of the submitters property than what can occur as a permitted activity, and therefore a reduction in availability of sunlight afforded to the submitters property” (paragraph B.7.I.vii, page 24).*

34. Updated shading studies to reflect the amended design are attached at **Appendix 2** and reproduced in **Figure 6** below.

Figure 6: Comparison of shading from a permitted scenario versus that of what is proposed.



35. The shading studies compare shadow cast by a permitted building envelope, versus the proposed dwelling. Shading caused by the dwelling and fences on the submitters site is also demonstrated. It is clear that these diagrams illustrate two things:

- 1) Up until 9.00am, the main contributor to shading within the submitters rear yard is their own 2.00m high concrete boundary wall; and
- 2) In all scenarios, shading cast by the proposed dwelling is less than what would be cast from a permitted building envelope.

36. Noting the above, the level of shading can be determined to be within the levels anticipated by the Plan as a Permitted Activity. I therefore consider that the scale of shading in this particular circumstance will not be of a degree that would compromise residential amenity values.

Availability of Sunlight

- 37.** In Section B.7.II. of the Section 42A Report, the Reporting Officer raises the ability for adequate sunlight to reach windows along the eastern façade of the submitters dwelling which relate to a bathroom, laundry and bedroom and the south facing deck at the rear of the dwelling.
- 38.** It is expressed by the Officer that these portions of the submitters dwelling currently have unobstructed access to sunlight, and the increase in the footprint of the dwelling to the south of the site will compromise sunlight to these areas.
- 39.** It is important to note two things here:
- 1) While these windows of the submitters currently enjoy unobstructed access to sunlight, the permitted baseline is particularly relevant here noting that a dwelling could be constructed by right for the length of the submitters dwelling, provided it is setback 1m from the boundary and meets height in relation to boundary controls. As such, some level of obstruction to sunlight is anticipated for by the Plan.
 - 2) Secondly, the submitters dwelling itself infringes the side yard setback, being situated only 0.417m from the common boundary. As such, the location of the submitters dwelling is such that it is already situated in a manner which compromises the level of sunlight and useability of their windows.
- 40.** The amendment to the design now complies with the 1m setback as it relates to the portion of the submitters dwelling which the Reporting Officer identified to be compromised.
- 41.** The effect to be assessed here is now therefore only that arising from the portion of the structure that infringes the height in relation to boundary control.
- 42.** With the neighbours dwelling already only being 0.417m from the boundary however, availability to sunlight, and indeed outlook, is already inevitably compromised, and it may be that the difference in the availability of sunlight under the proposal compared a permitted building envelope will be negligible. Indeed, it would seem that the distance between the structures will have the greatest influence on the perception of space and the availability of sunlight between the structures, and in this case, it is the submitters dwelling influencing that space, not the applicant's proposal which complies with the yard setback control.

43. Further, it has been demonstrated that the main cause of the restriction of sunlight toward the submitters site is from the apex of the roofline, and not the infringements to height in relation to boundary.
44. As such, it is considered that the proposed modulation in the western façade of the proposed dwelling to provide for a permitted building setback adjacent to the windows and rear deck on the submitters dwelling does provide adequate mitigation in regard to the availability of sunlight.

Summary of Effects in Respect to Amendments

45. I consider that this amended design has addressed the Reporting Officer's concerns. Specifically:
 - 1) Adverse dominance, outlook and availability to sunlight effects have now been mitigated to an appropriate level.
 - 2) Cumulative effects on the submitters property have been decreased noting that the main portion of the dwelling perceived by the submitters site now meets the required 1m side yard setback and there is no longer non-compliance with more than one condition at the southern end of this boundary.
 - 3) Further to the above, the bulk of the building along this shared boundary has been noticeably decreased and is now situated outside of the portion of the site not generally expected to be developed.
 - 4) The reduced scale of the building provides for improved amenity values of the submitter's property compared to what was originally proposed and thus maintains the wellbeing of the City's residents. Specifically, the ability for the submitters property to achieve adequate levels of daylight and sunlight. The application is therefore considered to have regard to Objective 4.5 and Policies 4.5.4 and 4.5.5. Specifically:
 - a. It has been demonstrated that building height and bulk is not incompatible with the height and bulk of the surrounding residential area as sought by Policy 4.5.4.
 - b. The building has been designed and located, as confirmed by computer modelling, to ensure that adequate levels of sunlight and

daylight reach adjacent residential properties throughout the year as provided for in Policy 4.5.5.

46. I further note that in terms of the high-level windows introduced, sufficient mitigation has been offered including frosting the glass for the ensuite window and the height of the window in the bedroom such that the privacy of the submitter will not be compromised. I consider that the views of the Officer determining adverse privacy effects less than minor to still be applicable.

Draft Conditions Circulated

47. I have read the draft conditions attached to the Officers Section 42A Report at Appendix G and agree with all conditions proposed.

RESPONSE TO MATTERS RAISED IN THE SUBMISSION

48. One submission was received in opposition to the proposal by the landowner of 68 Hardinge Road.
49. The submission has been well summarised in Section 6.2.2 of the Officers Report and I agree with this summary. The points raised have been traversed throughout the assessments in Sections 7 and 8 of the S42A Report.
50. I consider that a number of the matters raised by the submitter in relation to the proposal have been addressed and resolved by the Officer, however I make the following additional comments.
- 1) Shading assessments have determined that shading effects are not well beyond the level anticipated by the District Plan (as the submitter suggests). The Reporting Officer noted on page 24 *"During the summer and winter months, the shading studies provided illustrate that shading is consistent with that of a building within the permitted building envelope"*. The evidence provided above additionally confirms that shading during March and September will also not be beyond the level anticipated by the Plan.
 - 2) The shading studies provided have demonstrated that shading generated by the height in relation to boundary infringements will have no implication on the skylight on the submitters roof. It has been demonstrated that all shading in relation to the skylight comes from the apex of the roof and would be worse under a compliant scenario. Shading effects on the skylight are in fact less than what is allowed under the District Plan.
 - 3) I consider that the matters raised by the submitter in relation to dominance

and amenity, specifically daylight and sunlight admission, have been addressed through the amendments proposed to the design noting that the proposal can demonstrate that appropriate amenity outcomes can be achieved.

- 4) It is further noted that the submission raises that the proposal is directly contrary to Objective 4.5 and Policies 4.5.4 and 4.5.5. As well as Objective 56.2 and Policy 56.2.2. Noting that the proposal is for a Discretionary Activity, pursuant to S104(1) of the Resource Management Act, it is a matter of having *regard* to the relevant provisions of the Plan – not testing the proposal as to whether it is *contrary* to Objectives and Policies of the Plan, I consider the application has had regard to these provisions in the following ways.
- 5) In relation to Policy 4.5.4 which seeks to control building height and bulk to ensure it is compatible with the height and bulk of the surrounding area, its height complies with the 7.5m District Plan height limit and it is clear from the analysis above that the proposed dwelling has had regard to the built form of the surrounding area.
- 6) The reporting officer outlines on page 9 that the character of Hardinge Road is mixed in style and form and I concur with this view. I further add that there are a number of both existing and consented dwellings along Hardinge Road which represent a height and bulk which are achieved by the proposed dwelling. As such, the proposed dwelling has been designed to be in keeping with this mixed character.
- 7) It can also be determined however that through specific elements of the design the proposed dwelling has regard to the height and bulk of the more original, character dwellings in the locality. Specifically, the dwelling has utilised the same frontage width as the existing dwelling, presents a simple gable roof form and has been set down as low as possible to reduce the overall height of the building.
- 8) Noting these elements, it can be determined that the proposal has had regard to Policy 4.5.4.
- 9) In terms of Policy 4.5.5 which seeks to control buildings so they are designed and located in a manner to ensure that adequate levels of sunlight and daylight reach adjacent properties throughout the year, my preceding comments above, specifically in relation to the amended design, determine that the proposal has had regard to this policy noting that adequate levels of

sunlight and daylight, as demonstrated by computer modelling, will reach the submitters property.

- 10) Through determining the above, the proposal has therefore demonstrated its ability to achieve and have regard to the overarching objective (Objective 4.5) and it will maintain, and in many respects enhance, qualities and characteristics that contribute to the wellbeing of the City's residents and the amenity of the residential zones.
- 11) Objective 56.2 and its associated policies seek to identify, conserve and enhance heritage features to ensure that the heritage of the City is reflected in the future, while Policy 56.2.2 specifically seeks to avoid the loss of heritage value associated with heritage resources listed in the Plan. The provisions are given effect to by the Plan through categorising different heritage items into different groups and applying a hierarchical rule framework for their management.
- 12) The dwelling is not a heritage item in itself, rather it is collated within a 'group of items' where contribution is afforded by the group rather than individual buildings. Protection for these items is less than for those buildings which are listed individually. It is worth noting that the 'group' goes further than the two dwellings immediately adjacent to the subject site to the west, and instead encapsulates a larger pool of character dwellings along Hardinge Road and Waghorne Street.
- 13) The site is identified within the Hardinge Road Character Area, the Plan outlines that the direction in the policy framework for this area is to *encourage* preservation through education and identify desired architectural and design characteristics through the assessment criteria.
- 14) The strict application of the provisions outlined by the Submitter for preservation of heritage are in fact more appropriately applied to listed heritage items.
- 15) The more relevant objectives and policies for the proposal, and where the Hardinge Road Character Area is explicitly referred to, are set out at Objective 56.3 and Policies 56.3.1 to 56.3.3. I agree with the Reporting Officer that the proposal is consistent with these provisions and that regard has been given appropriately.
- 16) Further, I agree with the view of the Reporting Officer that the protection afforded by the District Plan to Group 3A heritage items is restricted when

removal is deemed an appropriate option and there is provision within the Plan to allow for this to happen (Paragraph A.7.III.i). In this case, the Reporting Officer has supported the removal of the Group 3A Heritage Item and I support this view.

17) In relation to the Purposes and Principles contained within Part 2 of the Resource Management Act 1991, it is the view of the Reporting Officer that on balance, the proposal is consistent with Part 2 matters (paragraph 8.7.5, page 33) and I agree with this.

CONCLUSIONS

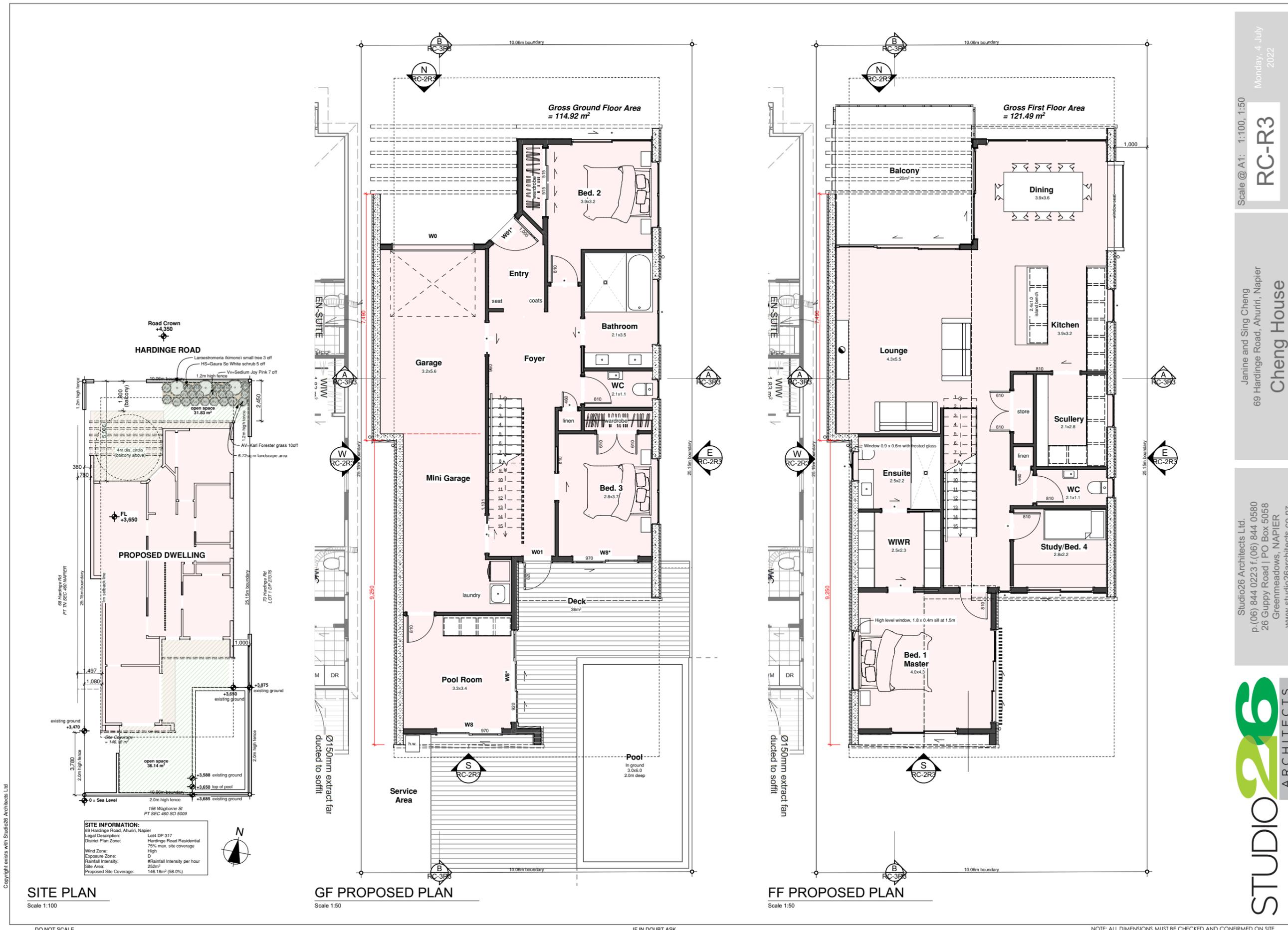
51. Overall, I consider that the proposal will not conflict with the direction envisaged by the District Plan for future development along Hardinge Road.
52. An architecturally designed dwelling will contribute to the amenity of Hardinge Road which represents high profile builds on desirable sites which, when opposite a high use recreation strip, sets a high public image for Napier.
53. It is clear from the Officers Report that the key issues which contributed to the decision for decline were shading, admission to sunlight and dominance as a result of the cumulative infringements to both height in relation to boundary and yard infringements, particularly along the western boundary in relation to the submitters property. Through the amendments to the proposed design, I consider that each of these components have been mitigated sufficiently to warrant granting the consent.
54. Specifically, it has been demonstrated that all shading will be within the level permitted by the District Plan, while the proposed modulated façade which complies with the 1m side yard setback sufficiently mitigates dominance and admission to sunlight to a level which will not compromise amenity levels.
55. The applicant can therefore be approved for the following reasons:
 - 1) The Reporting Officer has confirmed that the removal of a Group 3A Heritage Item may be granted.
 - 2) The design of the proposed dwelling recognises the surrounding character values and will not be out of character in the wider area. Accordingly, the Reporting Officer has determined adverse effects on the wider streetscape character and amenity to not be more than minor.
 - 3) Privacy of the submitters site will not be compromised.

- 4) There will be no shading effects on the submitter beyond the level anticipated by the District Plan.
- 5) Admission to sunlight effects have been mitigated.
- 6) Dominance effects have been mitigated.
- 7) The proposal has been found to have regard to the relevant objectives and policies of the District Plan.
- 8) The Reporting Officer has determined the proposal is consistent with Part 2 of the Resource Management Act 1991.

Phillipa Audrey Beachen

4 July 2022

Appendix 1 – Updated Proposed Plans



Scale @ A1: 1:100, 1:50
RC-R3

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STUDIO 26
ARCHITECTS

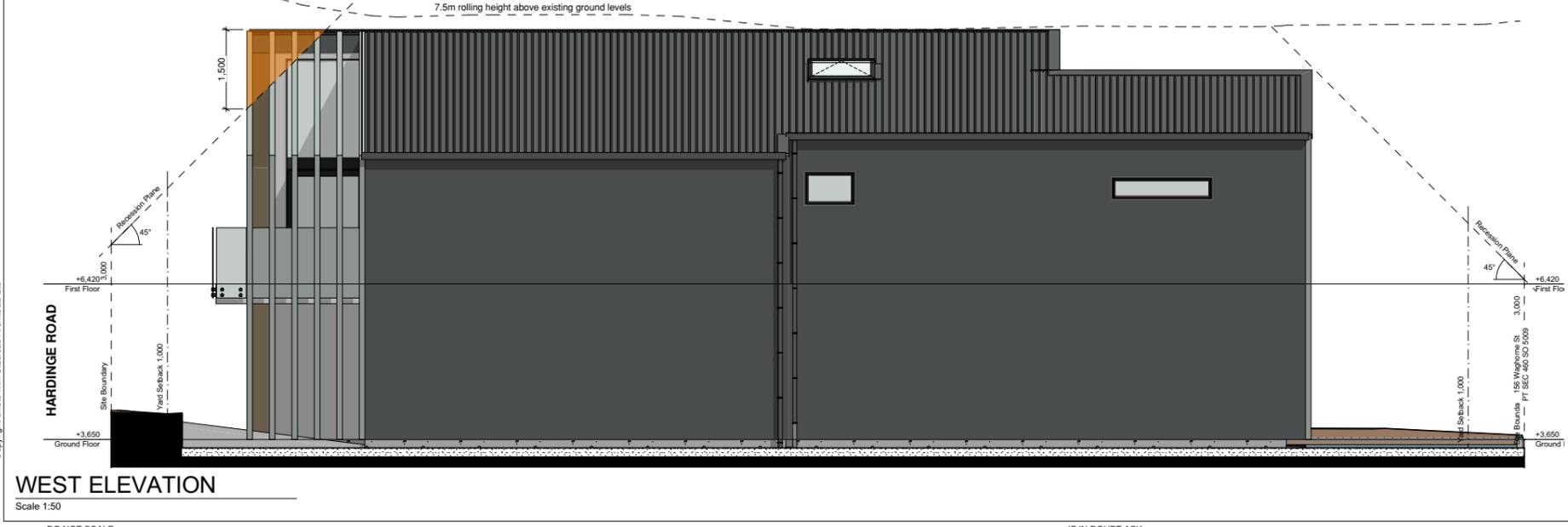
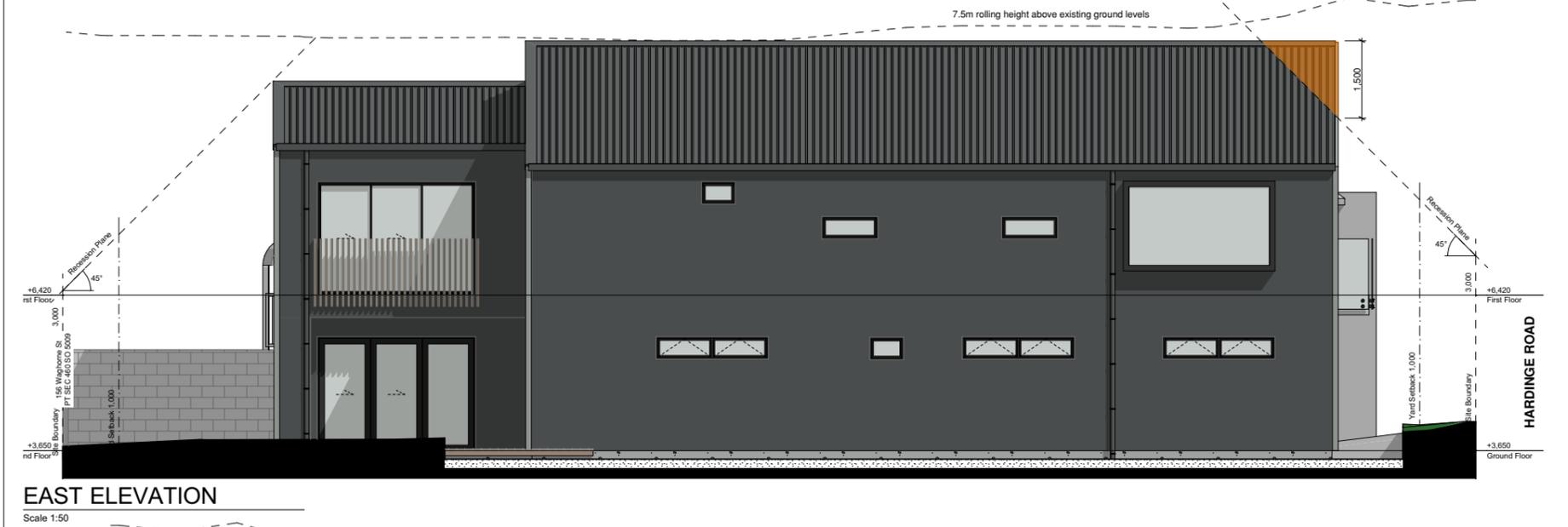
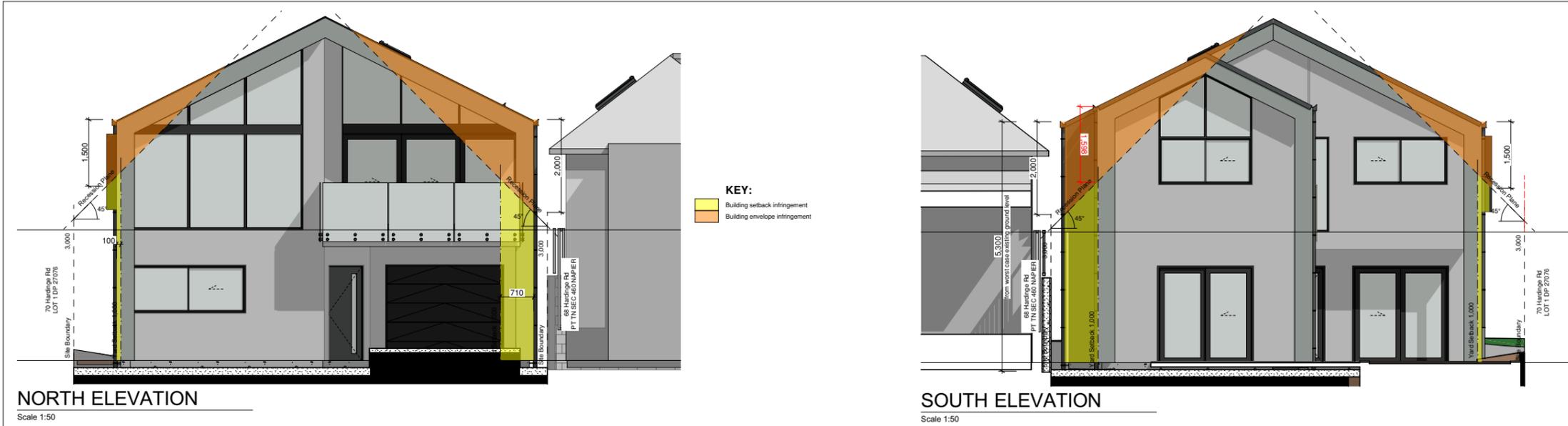
Monday, 4 July 2022

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Scale @ A1: 1:50
RC-2R3
 Monday, 4 July 2022

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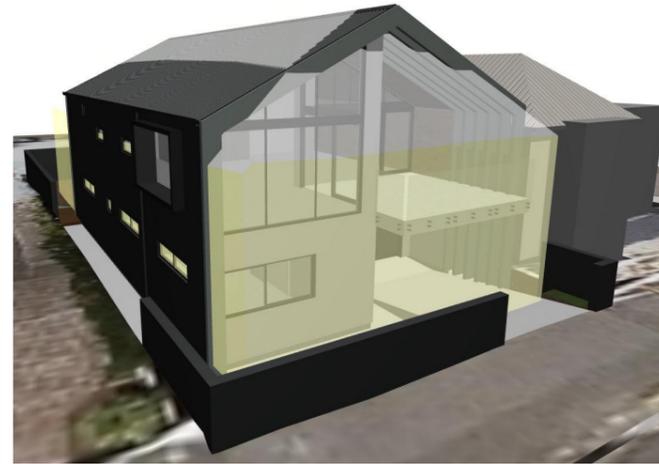
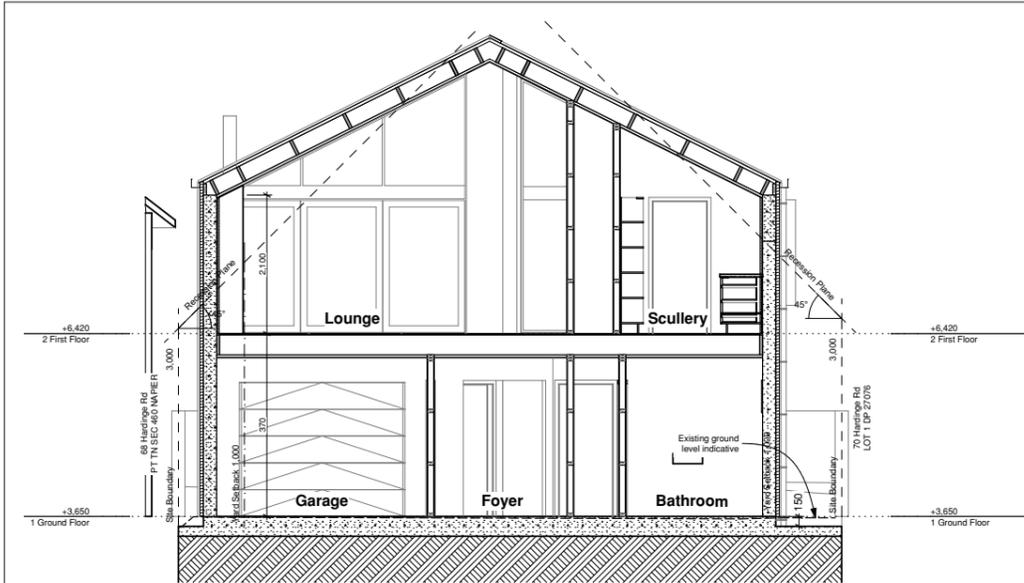


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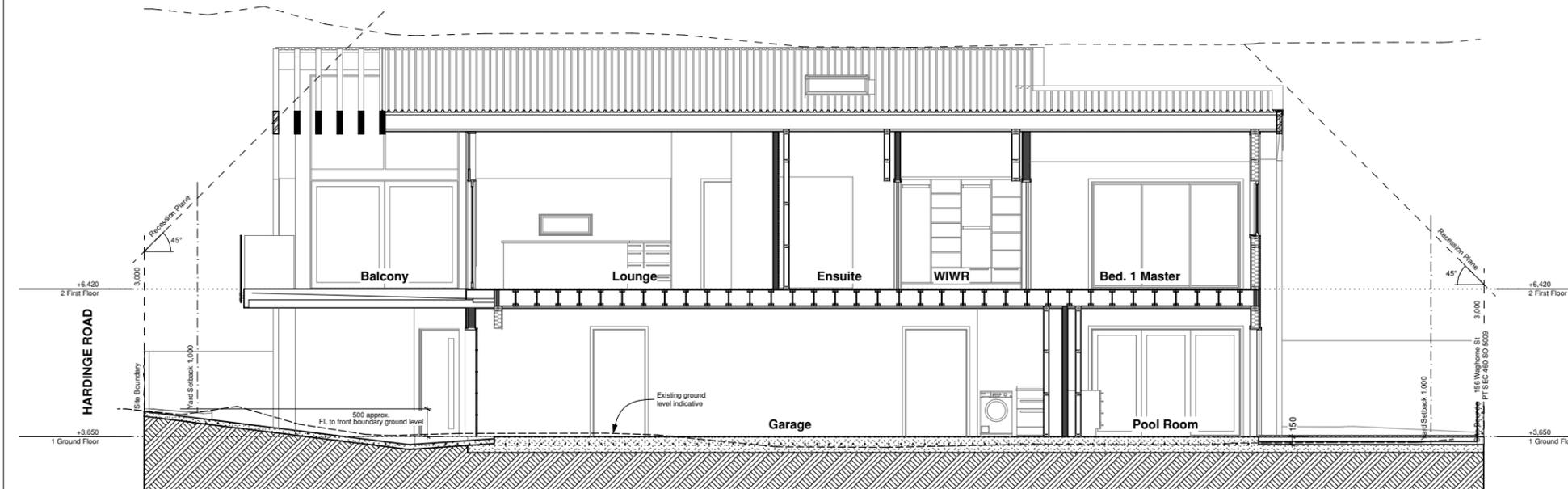
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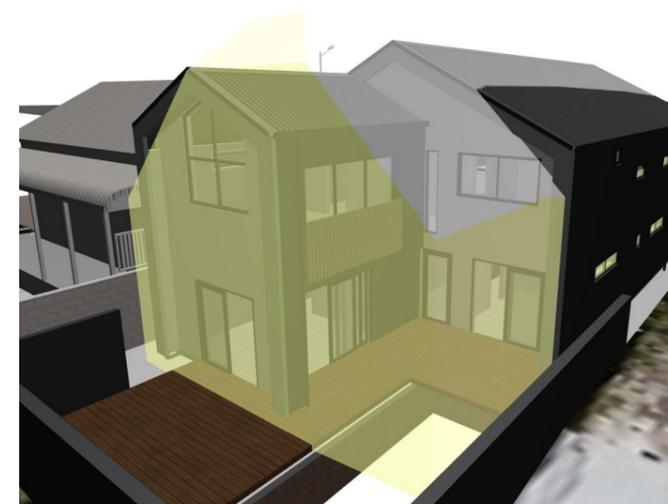
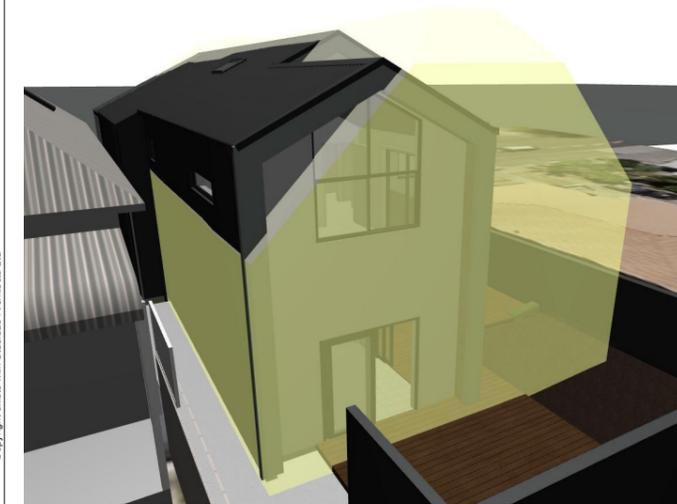
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SECTION A
Scale 1:50



SECTION B
Scale 1:50



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Monday, 4 July
2022

RC-3R3

Janine and Sing Cheng
69 Hardinge Road, Ahuriri, Napier

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Appendix 2 – Updated Shading Studies

Appendix 2 – Shading Comparison Studies – Shading Scenario during Autumn and Spring Equinox (21st March and November)

Permitted

Proposed

Permitted

Proposed

