

Plan Change 21 – Addendum to Appendix 1 of the Section 42A Report

1. This addendum relates to Appendix 1 of the Section 42A Report. Boffa Miskell have advised that on reflection, they consider they have overestimated the shading effects at mid-winter and have slightly adjusted their effect ratings. The adjustments are shown in an updated version of Appendix 1 which is included in this addendum. To summarise:
 - In mid-winter, at 10am the effects should be moderate not moderate-high;
 - In mid-winter at 12pm the effects should be low, not moderate-low;
 - In mid-winter at 2pm the effects should be moderate-low, not moderate; and
 - In mid-winter at 4pm the effects should be very low, not low.
2. Boffa Miskell have also updated their advice to include a table which gives a definition of the effect ratings (Page 5) and added in an overall/summary rating for each time of year.
3. I note that this advice was not a fundamental factor relied on in the Section 42A Report when arriving at the view that a reduction to maximum height limit is appropriate. No changes to the analysis made in the Section 42a Report are therefore required as a result of the updates made by Boffa Miskell to Appendix 1.

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