



04 July 2018

Urban Perspectives  
**by email**

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Attention: Alistair Aburn

Dear Alistair,

**Summerset Village – 32A Hathaway Ave, Lower Hutt  
RMA 180108**

I write in response to matters raised in Council's s92 request in relation to the application for land use consent for Summerset's proposed Boulcott Retirement Village.

I understand that there have been some minor changes to the positions of the villas along the boundaries with the residential zoned properties to achieve compliance with the building length controls that apply, and that as a consequence Council have requested an updated shading analysis.

With regard to shading, I have received confirmation from DGSE, the project architects, of the changes that have been made to the villa locations. Their advice is that two of the villa blocks along the northern boundary to the west of the Military Road entry have been moved some 400mm away from the boundary. A minimal change of this nature will not affect the shading analysis.

Given the buildings have been moved away from the boundary, and that there are no other changes to the size, position or height of the villa blocks, I can safely conclude that the shading assessment that I prepared as part of the consent application remains valid and does not need to be updated.

Yours faithfully  
**Spencer Holmes Limited**

**Hudson Moody**  
**Director – Surveying & Planning**