

188 BEAUMONT STREET

SHADING ANALYSIS

JULY 2026



SHADING ASSESSMENT METHODOLOGY

The following pages set out a series of shading effect assessment tables for the winter and summer solstices, and the spring equinox. The assessment tables are based on the shading diagrams provided by WAM Architects. The diagrams illustrate shading from the proposal, as well as shading from other existing buildings within the local area.

The tables apply the UDIA Systematic Shading Assessment Methodology (S-SAM) to evaluate shading effects.

Sensitivity
The shading diagrams illustrate that shading from the proposal extends across the neighbouring commercial building and boat yard to the south, across Beaumont Street and the carpark at the intersection of Beaumont and Madden Streets. These spaces are considered ‘Least Sensitive’ on the S-SAM sensitivity scale (as shown to the right).

The two areas that are ‘Most Sensitive’ are the residential apartments at 30 Madden Street, and the public open space at Silo Park, as identified on the following page.

Silo Park
Silo Park is located to the north of the proposal, and includes public promenades, public seating, play area, basketball courts, and an open grassed space that is often used for community events in summer. Silo Park is considered ‘Most Sensitive’ on the sensitivity scale.

30 Madden Street
30 Madden Street consists of several apartment blocks, and a short row of three terraced houses. Private outdoor spaces (in the form of balconies) are oriented to the north, west and east. It is assumed private living areas are located internally adjacent to the balconies. These are considered ‘Most Sensitive on the sensitivity scale.

The following tables have considered shading effects to Silo Park and 30 Madden Street, being the most sensitive receivers.

Rating Scale
City, Centre and Wider Urban Neighbourhood
HIGH A change to the amount of shade over a large area and/or with an effect over a large number of buildings and public open spaces, and for an extended period*.
MODERATE A change in shading over a large area and/or with an effect over a large number of buildings, and which is fleeting*; or shading on a small proportion of an identified public open space for an extended period.
LOW A change in shading over a small area or low number of buildings or a relatively small proportion of a public open space. The shading is fleeting.
NEGLIGIBLE A change in shading which is limited in extent to the point of being barely perceptible in a particular area or space, and which is fleeting.
NIL Where no additional shade is cast on the area or space under consideration.

Source: UDIA S-SAM

* The S-SAM defines ‘extended period’ as meaning for well over an hour. ‘Fleeting’ shade is taken as being experienced for around an hour or less.

Sensitivity Scale
MOST SENSITIVE Residential Neighbours: Primary living room Outdoor living space related to the primary living room if shaded at the times when it is most likely to be occupied. Public Realm: Public open spaces (shade sensitive at times most likely to be occupied) Public promenades
MODERATELY SENSITIVE Residential Neighbours: Other identified outdoor living spaces. Windows to other habitable rooms: living and dining etc. Rear gardens. Neighbourhood: Main streets (if associated with shopfronts and outdoor dining) Public Realm: Footpaths if associated with shopfronts
LEAST SENSITIVE Residential Neighbours: Areas already shaded by boundary fencing and/or existing vegetation. Unoccupied side or rear yards. Driveways, blank walls, roofs. Public Realm: Footpaths - all other Road carriageways Neighbourhood: Commercial and industrial uses

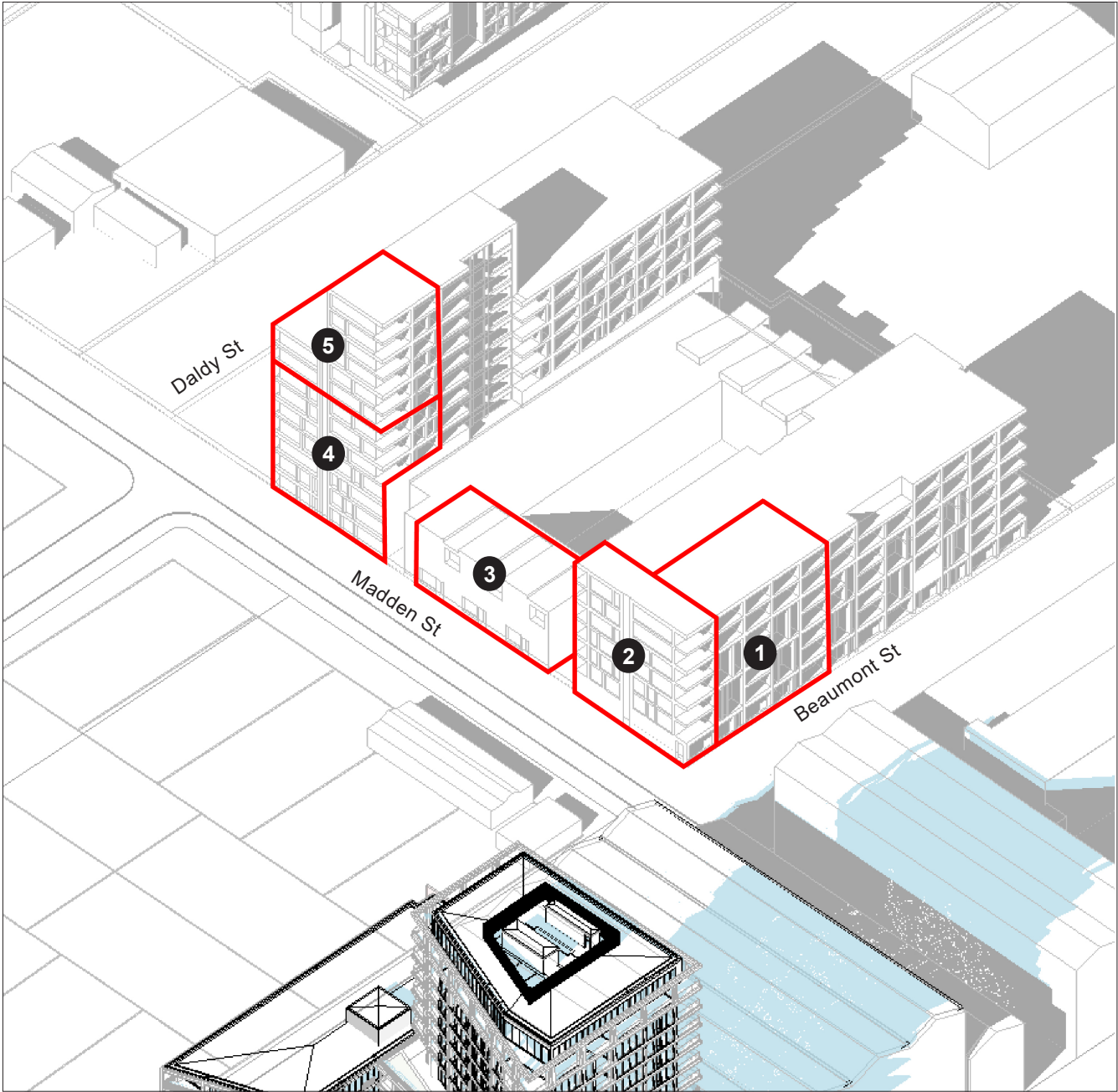
Source: UDIA S-SAM

SHADING ASSESSMENT METHODOLOGY

AREAS ASSESSED

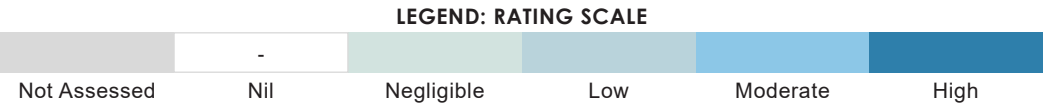


30 MADDEN ST



- 1 Beaumont St west facing apartments
- 2 Corner apartments Beaumont and Madden Streets
- 3 Madden St terraced houses
- 4 Corner apartments Madden and Daldy Streets, Levels 1-7
- 5 Corner apartments Madden and Daldy Streets, Levels 8-13

SPRING EQUINOX



**Sunrise:** 06:11

**Sunset:** 18:17

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and mitigating factors
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SHADING TO PUBLIC REALM

Silo Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Negligible	Not assessed within an hour of sunset	After sunset
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Shading effects: Silo Park will be largely unaffected by shading from the proposal in the spring, aside from a sliver of shadow across the southeastern corner from 5pm. Much of the park will be shaded by 6pm, however shading in the hour before sunset is given little weight because shading effects generally cannot be avoided at this time.

Shading effect: Negligible

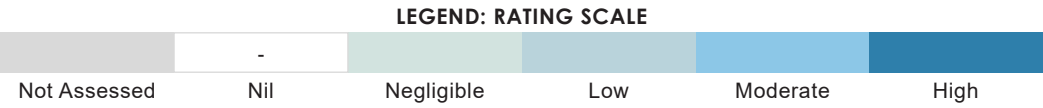
RESIDENTIAL NEIGHBOURS: 30 MADDEN STREET

1 Beaumont St west facing apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Not assessed within an hour of sunset	After sunset
2 Corner apartments Beaumont and Madden Sts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
3 Madden St terraced houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
4 Corner apartments Madden and Daldy Sts Levels 1-7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5 Corner apartments Madden and Daldy Sts Levels 8-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

Shading effects: There will be no shading to any apartments at 30 Madden Street caused by the proposal at the spring equinox.

Shading effect: NIL

SUMMER SOLSTICE

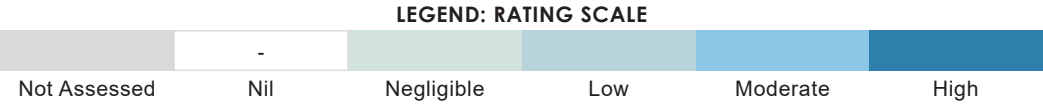


**Sunrise:** 05:57

**Sunset:** 20:39

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and mitigating factors	
SHADING TO PUBLIC REALM																									Shading effects: Silo Park will be uneffected by shading from the proposal throughout most of the day until 5pm. From 5-6pm a relatively small portion of shading extends from Beaumont / Jellicoe St intersections, starting from the toilet block (least sensitive) and extending across the playground by 6pm. Between 6.30-7.30pm, shading extends across the area of Silo Park that often hosts evening events in the summer. As such, this has been assessed as Moderate at this time. On balance, taking into account full sunlight to Silo Park throughout most of the day, the overall effect has been assessed as Low.	
Silo Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Negligible	Low	Moderate	Not assessed within an hour of sunset				
RESIDENTIAL NEIGHBOURS: 30 MADDEN STREET																									Shading effect: Low	
1 Beaumont St west facing apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Not assessed within an hour of sunset	Shading effects: There will be no shading to any apartments at 30 Madden Street caused by the proposal at the summer solstice.
2 Corner apartments Beaumont and Madden Sts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
3 Madden St terraced houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
4 Corner apartments Madden and Daldy Sts Levels 1-7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5 Corner apartments Madden and Daldy Sts Levels 8-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
																									Shading effect: NIL	

WINTER SOLSTICE





Sunrise: 07:34



Sunset: 17:12

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and mitigating factors
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SHADING TO PUBLIC REALM

Silo Park	Not assessed within an hour after sunrise	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Not assessed within an hour of sunset	After sunset						Shading effect: Negligible	
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RESIDENTIAL NEIGHBOURS: 30 MADDEN STREET

1 Beaumont St west facing apartments	Not assessed within an hour after sunrise	-	-	-	-	-	-	-	-			-	-	-	-	Not assessed within an hour of sunset	After sunset	Shading effects: There will be no shading to any apartments at 30 Madden Street casued by the proposal throughout the morning until early afternoon. After 1pm, apartments lower than 7 storeys will receive up to approximately 1 - 1.25hrs of additional shade from the proposal. Apartments higher than 7 storeys will be unaffected. As the shading is over a low number of buildings (being the tree buildings wthin 30 Madden Street), the shading effect has been assessed as 'Low.'	
2 Corner apartments Beaumont and Madden Sts		-	-	-	-	-	-	-	-			Low		-	-				-
3 Madden St terraced houses		-	-	-	-	-	-	-	-	-	-				-				-
4 Corner apartments Madden and Daldy Sts Levels 1-7		-	-	-	-	-	-	-	-	-	-				-				-
5 Corner apartments Madden and Daldy Sts Levels 8-13		-	-	-	-	-	-	-	-	-	-				-				-

Shading effect: Low

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project’s interconnections with the wider environmental, social, cultural and economic context.

