

I strongly object to the proposal due to the following:

1) I do not believe the proposal is simply an amendment to the approved plan but rather due the significant changes to height and density levels this requires a whole new proposal and impact assessment.

2) I do not believe that the impacts of the changes have been adequately assessed and subsequently there is insufficient information to make a determination, for example has there been an assessment on:

- a) the impact of blast vibration from the nearby quarry on the new upper levels of the hotel?
- b) the re engineered foundations to support the new hotel height?
- c) the reflected visual impacts from the added height level of the hotel on residents?
- d) the potential for 'whistling noise" from wind as it passes around the added levels of the hotel and the impact on residents?
- e) the additional acid sulfates created during the added construction requirements of the added buildings and levels?
- f) ability of emergency services to deal with a fire etc at the added height of the hotel or spread through the high density housing?
- g) the impact of the local sea birds and migratory birds?
- h) shading effects on efficiency of solar cells on nearby residents? How are they going to compensate the owners for additional power costs?
- i) storm water runoff from the extra homes and drains etc?
- j) sewerage treatment by the increase of people in the area?
- k) the solastalgia effect on existing residents?
- l) the potential impact of a 1 in 500 year storm, or an earthquake or even a tsunami?
- m) the impact of the added accommodation to the existing tourism providers including hotels, holiday parks, holiday home rentals and air bnb accommodation?
- n) a detailed assessment of traffic that includes the impact of the high density residents parking on the narrow roads?
- o) the developers background of corruption or donations?

3) The changes to Shell Cove reek of corruption and I ask that all meetings between the developer and Councillors and / or council staff be publicly disclosed including minutes.

4) The information surrounding the proposal is disingenuous as displayed by the visual examples in the concept plan in view 3 where the height changes are displayed from different distances and the background tree height increase with the height of the building levels thus creating an illusion of a lower impact. Therefore a decision cannot be reasonably made!

5) Finally the changes will impact on the quiet and peaceful enjoyment of existing residents of their community with added light pollution, noise, shading, wind effects and pollution.