

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 collusion 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.