

LA4

**Visual Effects Assessment**

Southern Cross Hospitals Limited

**Brightside Hospital – Private Plan Change Application**

LA4 Landscape Architects  
PO Box 5669, Wellesley Street  
Auckland

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# Visual Effects Assessment

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## Brightside Hospital Private Plan Change Application

### 1. Introduction

- 1.1 LA4 Landscape Architects have been requested by Southern Cross Hospitals Limited to undertake a visual effects assessment of the proposed Private Plan Change (“PPC”) for the Brightside Hospital site at 3 Brightside Road and 149-153 Gillies Avenue, Epsom, Auckland.
- 1.2 The scope of the PPC is to apply the H25 Special Purpose Healthcare Facilities zone (“SPHZ”) to the existing and development sites.
- 1.3 This assessment investigates the existing character of the site and locality, identifies the key landscape features of the area, describes those elements of development that are enabled as a permitted activity under the SPHZ that will be visible from outside the site and assesses their visual effects on the locality. Investigations of the site and surrounding Epsom environment were carried out between July and December 2018.
- 1.4 The assessment is structured as follows:
  - Outline of the assessment process/methodology adopted for the assessment of visual effects;
  - Description of the PPC;
  - Description of the site, landscape context and existing visual environment;
  - Consideration of the statutory framework;
  - Evaluation of the visual effects; and
  - Conclusions.

### 2. The Proposed Private Plan Change

- 2.1 Southern Cross Hospitals Limited (“**Southern Cross**”) own and operate the existing healthcare facility at 3 Brightside Road, Epsom. The demand for the services that Southern Cross provides at this location are increasing and there is a requirement to expand the facility to ensure the business continues to operate effectively and efficiently.
- 2.2 To facilitate the required expansion, Southern Cross has acquired the three adjoining properties at 149-153 Gillies Avenue. The proposal seeks to establish and operate a healthcare facility across the three sites 149-153 Gillies Avenue.
- 2.3 The purpose of the plan change is to enable the efficient operation and expansion of the existing hospital, while managing the effects on the adjacent residential amenity.
- 2.4 The PPC includes:
  - Rezoning 5245m<sup>2</sup> of land within the Southern Cross Hospitals Brightside Road Campus from Mixed Housing Suburban Zone to Healthcare Facility and Hospital Zone; and

- Rezoning 4028m<sup>2</sup> of land in the ownership of Southern Cross Hospitals Limited from Single House zone and Special Character Area – Residential Isthmus B to Healthcare Facility and Hospital Zone.

### **3. The Visual and Landscape Context**

#### **The Site**

- 3.1 The 9273m<sup>2</sup> site is located at 3 Brightside Road and 149-153 Gillies Avenue, Epsom. The existing Brightside Hospital occupies the land at 3 Brightside Road with associated servicing, access, car parking and landscaped grounds in a well vegetated setting with a number of mature trees. The site falls gently in a southwest-northeast direction from the southern boundary within the existing hospital facility.
- 3.2 A single storey weatherboard dwelling with landscaped grounds occupies the property at 153 Gillies Avenue. A basalt rock wall extends along both the Gillies Avenue and Brightside Road frontages. The wall along the Brightside Road frontage is backed with an evergreen Lily Pilly hedge. A large evergreen puriri and deciduous tree are located along the Gillies Avenue frontage. Amenity plantings and grassed areas are located within the grounds including a titoki hedge along the northern boundary.
- 3.3 A double storey weatherboard dwelling with corrugated iron roof is located at 151 Gillies Avenue with several mature trees including a large oak, amenity plantings and lawn areas.
- 3.4 Everdell Guest House is a double storey weatherboard and tile roof boarding house located on the site at 149 Gillies Avenue. This comprises a rambling old dwelling with add-ons, garaging, car parking and vegetated grounds. Tree plantings include pohutukawa, ackmena, cabbage trees, palms, feijoa, cherry blossom and noxious privet. Basalt rock walling extends along the road frontage.
- 3.5 A number of heritage features have been identified by the heritage consultant, including trees, walls, gates and landscape features as outlined in the Heritage Assessment. A number of these features have been incorporated into the landscape development proposals for the site in the concurrent resource consent application to be lodged for the proposed development of 149-153 Gillies Ave.

#### **The Surrounding Landscape Context**

- 3.6 The surrounding landscape context is characterised by residential activities with a mixture of housing typologies, styles and ages including standalone dwellings, duplexes, infill houses and more contemporary new builds. Dwellings are generally one to three storeys in height with no distinctive architectural pattern. Some traditional homes are prevalent along with weatherboard and brick houses. Pitched and flat roof forms are dominant. The dwellings comprise a variety of styles from many differing eras and there is minimal continuity in the surrounding area in terms of subdivision pattern and density, residential types and visual coherence.
- 3.7 Healthcare, childcare, educational and accommodation activities are also part of the urban fabric. Endoscopy Auckland, Auckland Medical Specialists and 161 Medical Group are located further south along Gillies Avenue. Rocklands accommodation is a large three level boarding house complex to the south occupying a number of buildings on the large site. Yapping House backpackers and the Inzone Education Foundation are located to the north in Owens Road.
- 3.8 Gillies Avenue exerts a powerful influence over all its surrounds. The virtually continuous flow of traffic up and down this arterial road and the stop-start of vehicles

near the Owens Road intersection impart a strong sense of activity and dynamism to the area.

- 3.9 Epsom Girls Grammar School occupies a very large site to the northeast on the corner of Gillies Avenue and Silver Road. Childcare and early childhood centres are located in the vicinity. The Pines apartments are located on the 2.7ha site in Owens Road surrounded by mature tree plantings and expansive lawn areas. Vegetation is prominent within the established gardens and streets and the overall character beyond Gillies Ave is that of a suburb with a pleasant leafy aspect.

## 4. Planning Context

- 4.1 The planning context is covered fully in the application. The existing hospital site is zoned Mixed Housing Suburban ('MHSZ') and the three other sites are zoned Single House ('SHZ'). The key landscape and visual amenity planning provisions relevant to this assessment that have been taken into consideration are as follows.

### H3 Residential – Single House Zone

- 4.2 The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in a number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.

#### H3.2. Objectives

- (1) *Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.*
- (2) *Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storey buildings.*
- (3) *Development provides quality on-site residential amenity for residents and for adjoining sites and the street.*
- (4) *Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

#### H3.3. Policies

- (1) *Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.*
- (2) *Require development to:*
  - (a) *be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or*
  - (b) *be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.*
- (3) *Encourage development to achieve attractive and safe streets and public open spaces including by:*
  - (a) *providing for passive surveillance*
  - (b) *optimising front yard landscaping*
  - (c) *minimising visual dominance of garage doors.*
- (4) *Require the height, bulk and location of development to maintain a reasonable*

*level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.*

- (5) *Encourage accommodation to have useable and accessible outdoor living space.*
- (6) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*
- (7) *Provide for non-residential activities that:*
  - (a) *support the social and economic well-being of the community;*
  - (b) *are in keeping with the scale and intensity of development anticipated within the zone;*
  - (c) *avoid, remedy or mitigate adverse effects on residential amenity; and*
  - (d) *will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone*
- (8) *To provide for integrated residential development on larger sites.*

#### **H4 Residential – Mixed Housing Suburban**

- 4.3 The Residential – Mixed Housing Suburban Zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

##### **H4.2. Objectives**

- (1) *Housing capacity, intensity and choice in the zone is increased.*
- (2) *Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).*
- (3) *Development provides quality on-site residential amenity for residents and adjoining sites and the street.*
- (4) *Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

##### **H4.3. Policies**

- (1) *Enable a variety of housing types including integrated residential development such as retirement villages.*
- (2) *Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:*
  - (a) *limiting the height, bulk and form of development;*
  - (b) *managing the design and appearance of multiple-unit residential development;*  
*and*
  - (c) *requiring sufficient setbacks and landscaped areas.*
- (3) *Encourage development to achieve attractive and safe streets and public open spaces including by:*
  - (a) *providing for passive surveillance*
  - (b) *optimising front yard landscaping*
  - (c) *minimising visual dominance of garage doors.*
- (4) *Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.*
- (5) *Require accommodation to be designed to meet the day to day needs of residents*

by:

- (a) *providing privacy and outlook; and*
- (b) *providing access to daylight and sunlight and providing the amenities necessary for those residents.*

- (10) *Recognise the functional and operational requirements of activities and development.*
- (6) *Encourage accommodation to have useable and accessible outdoor living space.*
- (7) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*
- (8) *Enable more efficient use of larger sites by providing for integrated residential development.*
- (9) *Provide for non-residential activities that:*
  - (a) *support the social and economic well-being of the community;*
  - (b) *are in keeping with the scale and intensity of development anticipated within the zone;*
  - (c) *avoid, remedy or mitigate adverse effects on residential amenity; and (d) will not detract from the vitality of the Business –City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.*

### **B5.3 Special Character \*(Subject to Appeal)**

#### **Objectives**

- (1) *Historic heritage values of identified special character areas are protected from inappropriate subdivision use and development.*
- (2) *The character and amenity values of identified special character areas are maintained and enhanced.*

#### **Policies**

- (4) *Manage identified special character areas by all of the following:*
  - (a) *requiring new buildings and additions and modifications to existing buildings to maintain and enhance the special character of the area;*
  - (b) *restricting the demolition of buildings and destruction of features that define, add to or support the special character of the area;*
  - (c) *maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area; and*
  - (d) *avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.*

### **H25. Special Purpose – Healthcare Facility and Hospital Zone**

- 4.4 The Special Purpose – Healthcare Facility and Hospital Zone applies to approximately 20 of Auckland’s hospitals and healthcare facilities. These sites range from generally large, land-extensive facilities to smaller sites, all providing a range of activities related to their primary function. The sites generally consist of extensive and highly visible buildings and substantial parking areas.
- 4.5 The zone enables a range of healthcare related and supporting activities to cater for the diverse requirements of the users, employees and visitors to the hospitals and healthcare facilities.

#### **H25.2. Objectives**

- (1) *The efficient operation and development of hospitals and healthcare facilities to support the community's healthcare needs is enabled.*
- (2) *A comprehensive range of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities are provided for.*
- (3) *The adverse effects of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities on adjacent areas are avoided, remedied or mitigated.*

### **H25.3. Policies**

- (1) *Enable a range of hospital and healthcare facilities to meet the health and well-being needs of the community.*
- (2) *Enable for a range of non-healthcare activities provided they:*
  - (a) *do not compromise the efficient use of the zone for hospital and healthcare activities; and*
  - (b) *avoid, remedy or mitigate significant adverse effects, including traffic effects.*
- (3) *Minimise the effects of supporting activities and services on the amenity values of the adjacent land.*
- (4) *Minimise significant adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties by use of graduated building heights and by locating higher buildings away from the zone boundary.*
- (5) *Provide for additional building height in identified locations, where it:*
  - (a) *enables the efficient operation of the hospital or healthcare facility; and*
  - (b) *can be accommodated without significant adverse effects on adjacent properties.*
- (6) *Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.*
- (7) *Encourage new buildings to be designed to provide a high standard of amenity and safety.*

### **Mass and Development Controls**

4.6 The H25 SPHZ has the following stated standards under section H25.6:

- Building height is a Permitted Activity up to 16m, and there is no Height Variation Control applied to this site. The Volcanic Viewshaft overlay also restricts height to 11.5m – 16m across the western half of the site at 3 Brightside Road. The Volcanic Viewshaft overlay also applies to the balance of the site, while any development at 16m would still sit below this viewshaft restriction.
- Height in relation to boundary restrictions under the H25 zoning are adopted from the zones of the adjacent properties. In this case the 'Residential - Mixed Housing Suburban Zone' and 'Residential – Single House Zone' both have recession planes measured from a point 2.5m vertically above ground level along side and rear boundaries. Under certain circumstances the 'Alternative' height in relation to boundary planes can be utilised, however for the purposes of this exercise the 'standard' measure has been used. There are no restrictions on the three road frontages.
- The clear yard space requirement under the H25 zone is 3m to all boundaries.

- The maximum impervious area for a proposed scheme would be 80% of the total site area.
- Requirements for screening outdoor storage or rubbish collection areas that are visible from a residential zone or public open space adjoining a boundary.

4.7 In addition, new buildings and additions to existing buildings (that increase the building footprint by more than 20%) that are visible from and located within 10m of a public road requires resource consent as a restricted discretionary activity. This control therefore applies along three boundaries of the site.

#### **Comment**

4.8 While development enabled as a permitted activity under the SPHZ exceeds the height and intensity anticipated in the existing residential zones, in terms of the visual bulk and massing, the height, bulk and form within the context of the existing vegetated environs and mitigating effects resulting from them, will maintain and be generally in keeping with the character and amenity values of the surrounding residential neighbourhood.

4.9 The H25 zone maximum development masses would maintain a reasonable level of sunlight access, minimise visual dominance and privacy to neighbouring properties and in particular to those neighbours to the north and north west through the setback provisions and compliance with height in relation to boundary controls.

4.10 The H25 maximum development masses respond well to the streets and surrounding residential environment. In my opinion, the amenity values of the surrounding area would be retained. Development enabled by the PPC would be of an appropriate form and scale for the location adjacent to the existing hospital and surrounded on two sides by the major arterial road and a residential thoroughfare street.

4.11 The height and bulk of development enabled by the PPC would not adversely affect the amenity of the surrounding streets or neighbouring properties. The mass and height would result in a development appropriate to the location within the residential environment. Overall, it is considered any adverse effects associated with the built form, height and massing can be considered to be minor in the context of the receiving environment.

4.12 In my opinion the standards, provisions and assessment criteria within the H25 SPHZ will protect the surrounding residential area and minimise potential adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties while maintaining a high standard of amenity. Of particular relevance to this assessment for new buildings that are visible from and located within 10m of a public road are:

- The effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- The extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
- The extent to which the visual effects of the building can be softened by landscaping; and
- The extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.

### **Similar SPH Zones within Auckland**

- 4.13 There are a number of existing SPH zones within the Auckland region located within a similar residential context to Brightside Hospital. Those most relevant include Mercy Ascot hospital at 98 Mountain Road, Epsom, which is located alongside properties zoned SHZ with Special Character Overlay and MHS, and Greenlane Hospital at 210-216 Green Lane West, Epsom, is located alongside SHZ, THAB and MHU zoned properties. The Greenlane Hospital site is also in proximity to both Special Character and Historic Heritage sites.
- 4.14 These hospital facilities are good examples of health facilities that co-exist comfortably within a surrounding residential context with minimal adverse visual effects.

## **5. Evaluation of Development under the SPHZ**

- 5.1 The key to assessing the visual effects of a permitted development under the SPHZ on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of development on them. In accordance with the Resource Management Act this includes an assessment of the cumulative effects of the proposal combined with existing developments.
- 5.2 Archimedia Architects have prepared diagrams to illustrate the massing permitted under the H25 provisions upon which the following assessment has been based (refer to Appendix B). While the forms represent the full extent of massing available under the zone, it should be noted that depending on the floor heights, internal uses and servicing requirements it will not be feasible to occupy the full volume. In addition, on-site parking restrictions may limit the Gross Floor Area which could be achieved within the confines of the massing.

### **Visual Effects Methodology**

- 5.3 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any changes within the landscape setting, where applicable.
- 5.4 The landscape's ability to visually absorb a proposed development is primarily determined by viewer distance from the subject site, visual character of the backdrop behind the subject site, visual character of the landscape between the viewer and the subject site, and the orientation of the development to the viewer.
- 5.5 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity.
- 5.6 While individual viewers will have different levels of sensitivity to a development (for example, a local resident would be more sensitive to change than a passing visitor) the effect on any viewer is largely dependent on the extent to which the proposal is

visible. It is also important to note that visibility is not necessarily synonymous with adverse visual effects.

- 5.7 The methodology used in this assessment is designed to assess whether or not permitted development under the SPHZ would have adverse visual effects on the nature and quality of the surrounding environment.
- 5.8 The key consideration in this assessment is the potential adverse effects of the development on the surrounding viewing audience with particular regard to:
- a). Urban character and amenity
  - b). Compatibility of building bulk and scale
  - c). Maintenance and enhancement of amenity values
- 5.9 The visual effects assessment has been undertaken in terms of the following criteria:
- a). **Quality of the view** – the relative quality of views towards the site, including landscape character and visual amenity values.
  - b). **Viewpoint / perceptual factors** – the type and size of population exposed to views towards the site, the viewing distance to the site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the site due to its physical character.
  - c). **Urban amenity** – the impact of the development on the wider surrounding urban amenity.
  - d). **Urban form** – the degree to which future development would fit into the existing urban context of the surrounding environs.
  - e). **Visual intrusion / contrast** – the intrusion into or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
  - f). **Mitigation potential** – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

### **The Visual Catchment and Viewing Audience**

- 5.10 The visual catchment is the physical area that would be exposed to the visual changes associated with a permitted development. The site's location with frontages onto two roads means that the development has high visual exposure to those travelling along Gillies Avenue, Brightside Road and Shiphers Avenue in the vicinity of the site. Beyond here however, the site has a relatively restricted visual catchment due to the intervening vegetation, buildings and structures in the line of sight.
- 5.11 Views towards the site will be gained from parts of the surrounding residential area to the east, west, south and north, however views will be highly variable and affected by the adjacent residential buildings, vegetation and the existing Brightside Hospital obstructing views towards the site. Distant and elevated views will be gained from the summit and eastern slopes of Maungawhau-Mt Eden.
- 5.12 Based on the viewing catchments identified, the following groups comprise the main audience for the site:
- Motorists and pedestrians travelling along Gillies Avenue and Brightside Road in the vicinity of the site;

- Motorists and pedestrians travelling in a westerly direction along Kipling Avenue in the vicinity of the site;
  - Motorists and pedestrians travelling in a northerly direction along Shipherds Avenue;
  - Residents within the surrounding residential properties to the east, west, south and north accessed off Gillies Avenue, Brightside Road, Shipherds Avenue, Kipling Road and Owens Road;
  - Workers and visitors to the site; and
  - Recreational users of Maungawhau-Mt Eden.
- 5.13 Overall the anticipated level of audience exposure would be relatively large due to the location of the site adjacent to the main arterial road.

### ***Visual Amenity Effects Assessment***

- 5.14 The visual effects of the massing permitted under the H25 provisions have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. Eleven viewpoints have been identified from the immediately surrounding area from which the landscape and visual effects have been assessed.
- 5.15 This is achieved by using both descriptive and analytical means. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the proposed development. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads.
- 5.16 The assessment is from each of the following viewpoints:

- Viewpoint 1:** Gillies Avenue | Brightside Road
- Viewpoint 2:** Gillies Avenue | Kipling Avenue
- Viewpoint 3:** Gillies Avenue
- Viewpoint 4:** Brightside Road
- Viewpoint 5:** Kipling Avenue
- Viewpoint 6:** Gillies Avenue
- Viewpoint 7:** Maungawhau – Mt Eden Summit
- Viewpoint 8:** Brightside Road | Owens Road
- Viewpoint 9:** 10 Brightside Road
- Viewpoint 10:** Shipherds Avenue
- Viewpoint 11:** 2 Brightside Road

*Refer to: Site and Viewpoint Location Map  
Viewpoint Renderings*

- 5.17 Photographs have been taken with a 35mm SLR camera with a fixed 50mm lens from the viewpoints. Architectural renderings have been prepared from the viewpoints by Archimedia. A detailed assessment and analysis of potential effects has been carried out using a Visual Effects Matrix (score sheet), which ensures that each view and changes within each view are evaluated thoroughly and consistently.
- 5.18 The key factors contained in that matrix are given in detail in Appendix A. It covers aspects such as the sensitivity of the view to change, the size of the viewing audience that would be affected, the legibility of the proposal, how well the proposal integrates with its surroundings and whether or not the proposal intrudes into any existing views.
- 5.19 The total scores given in the descriptions denote the overall visual effects rating, which has the following range of potential ratings and effects from each viewpoint. In general

terms, visual effects in the no effect to moderate effect range are acceptable in landscape and visual terms, provided mitigation is carried out for close-up viewers, or for particularly intrusive elements. For those units where high effects result, significant mitigation is required, and/or a redesign of parts of the proposal. Where a very high effect is created, the effects would be unacceptable in visual and landscape terms.

- 5.20 The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management 2010:

**Negligible | Very Low | Low | Moderate | High | Very High | Extreme**

Negligible Effect

*The proposal would have no effect on the receiving environment.*

Very Low Effect

*The proposal has discernible effects but too small to adversely affect other persons.*

Low Effect

*The proposal constitutes only a minor component of the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene or create any significant adverse effects.*

Moderate Effect

*The proposal may form a visible and recognisable new element within the overall scene and may be readily noticed by the viewer. The proposal may cause an adverse impact but could potentially be mitigated or remedied.*

High Effect

*The proposal forms a significant and immediately apparent part of the scene that affects and changes its overall character. The proposal may cause a serious adverse impact on the environment but could potentially be mitigated or remedied.*

Very High Effect

*The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character. The proposal causes extensive adverse effects that cannot be avoided, remedied or mitigated.*

Extreme Effect

*The proposal is completely at odds with the surrounding area and dominates the scene to an extreme degree. The proposal very significantly affects and entirely changes the character of the surrounding area. The proposal causes extreme adverse effects that cannot be avoided, remedied or mitigated.*

### ***Visual Amenity Effects Analysis***

- 5.21 The following summaries describe the implications that a development permitted under the H25 provisions has for each of the viewpoints. In so doing they touch on key findings in the matrix analysis and the implications that these might have for areas and audiences in close proximity to any given viewpoint.

#### **Viewpoint 1: Gillies Avenue | Brightside Road**

- 5.22 Viewpoint 1 illustrates the viewing perspective looking in a northerly direction towards the site from the corner of Gillies Avenue and Brightside Road. From this viewpoint the anticipated level of audience exposure would be relatively high due to the number of people travelling in a northerly direction along Gillies Avenue. The transitory nature and speed of the main viewing audience would reduce the sensitivity of this viewpoint.
- 5.23 Views towards the site from locations further south of here will be screened or filtered by the residential dwellings and vegetation on the western side of the street. Similar views will be gained from parts of the residential area on the eastern side of Gillies Avenue.
- 5.24 The utilitarian characteristics of the arterial road corridor are evident with the expanse of the carriageway and network utilities with power poles, overhead wires and streetlights. The vegetated characteristics of the corner site however provide a greater level of visual amenity to the scene.

#### ***Implications of permitted development***

- 5.25 From this close viewing location, there will be a highly noticeable change in visual amenity due to the currently less developed nature of the site. The more vegetated character will be replaced with a greater level of built form and development.
- 5.26 Development permitted under the H25 provisions will not adversely affect the existing urban amenity due to the highly modified nature of the surrounding environs and mitigating effect provided by the existing puriri, tulip and pohutukawa trees along the street frontage. The development will appear continuous with the existing urban fabric, albeit of a greater height and form than currently exists.
- 5.27 From this viewpoint the height and massing will have minimal adverse visual effects as depicted in the architectural rendering due to the form and scale provided by the mature vegetation within the site. The height infringement does not obstruct any views or visually dominate the streetscape.
- 5.28 Overall, development permitted under the H25 provisions would have moderate adverse visual effects from this viewpoint, however, would not appear incongruous in the context of the adjacent Brightside Hospital, other development along Gillies Ave, and the surrounding residential environment.

#### **Viewpoint 2: Gillies Avenue | Kipling Avenue**

- 5.29 Viewpoint 2 illustrates the viewing perspective looking in a north easterly direction from the intersection of Gillies Avenue and Kipling Avenue. Motorists and pedestrians in the vicinity would be exposed to these views, as well as some of the residents in the dwellings on the southern side of Kipling Avenue.
- 5.30 Again, from here, the urban landscape displays rather utilitarian characteristics resultant from the road corridor, power poles, overhead lines, signage and vehicles

queuing at the traffic lights. The quality of the view is enhanced with the mature tree plantings and vegetation within the residential properties.

- 5.31 From this viewpoint the anticipated level of audience exposure would be relatively high due to the volume of traffic travelling along the road. However, the viewing audience is largely transitory, either on foot, on bicycles or in vehicles.

***Implications of permitted development***

- 5.32 From this viewing location, again, the most noticeable visual change will be the construction of built development in close proximity to the viewer. From here, parts of the eastern elevation will be highly visible. The currently vegetated character of the site will be replaced with built development. The mature tree plantings within the site and adjoining site to the north will assist in mitigating potential adverse visual effects of development.
- 5.33 Development permitted under the H25 provisions will not adversely affect the existing urban amenity due to the modified nature of the surrounding environs, location of the site adjoining the arterial road and mitigating effect provided by the existing pohutukawa trees along the street frontage. From here, development will appear continuous with the existing urban fabric, albeit of a greater height and form than currently exists.
- 5.34 Development would not intrude into or obstruct views to landscape features or adversely impact upon key landscape elements and patterns within this urbanised and highly modified landscape. The yard setbacks from the street within the provisions would reduce the potential dominance effect of development.
- 5.35 Overall, development permitted under the H25 provisions would have moderate adverse visual effects from this viewpoint. Development would sit comfortably into the landscape setting without adversely affecting the visual amenity values.

**Viewpoint 3: Gillies Avenue and Viewpoint 6: Gillies Avenue**

- 5.36 Viewpoint 3 is taken from Gillies Avenue just south of the intersection with Owens Road looking in a south westerly direction. Viewpoint 6 is taken further south along Gillies Avenue. These views are again typically urban, with the road traversing the residential area with housing on either side. The diverse characteristics of the area are evident here with varying housing typologies, style and fencing treatment. The vegetated characteristics of the environs are dominant in the view along with the pohutukawas, eugenias and palms within the properties. The double storey brick multi-unit residence in Viewpoint 3 is in the adjacent property to the north at 147 Gillies Avenue.
- 5.37 From these viewpoints the anticipated level of audience exposure would be very high due to the volume of traffic along the road. The majority of viewers will be transient and the view therefore brief. Similar views will be gained from several of the residential properties in the vicinity on the eastern side of Gillies Road.

***Implications of permitted development***

- 5.38 From these viewing locations along the arterial road, as illustrated in the architectural renderings, large parts of a development permitted under the H25 provisions will be

screened from view by the existing vegetation within the site and adjacent property to the north.

- 5.39 The retention of the mature tree species along the street frontage and set back of the built form minimises the potential adverse visual effects. The treed frontage to the site substantially softens views of development behind.
- 5.40 Development permitted under the H25 provisions will not adversely impact upon key landscape elements and patterns in the surrounding area. Overall, development within the site would have low to moderate adverse visual effects from these viewpoints.

#### **Viewpoint 4: Brightside Road**

- 5.41 This viewpoint is taken from Brightside Road adjacent to the existing facility, looking in an easterly direction towards the site. Pedestrians and motorists travelling along the road and residents within some of the properties within the street would experience this view. From this viewpoint the anticipated level of audience exposure would be moderate encompassing local residents accessing their dwellings and visitors to the residential properties and Brightside Hospital.
- 5.42 The residential characteristics of the street are evident here with the standalone residential dwellings and multi-unit complex on the southern side of the street. The vegetated nature of the area is prevalent with the street tree plantings and mature vegetation within the residential properties.
- 5.43 This view is typically urban and characteristic of the surrounding Epsom environs with standalone dwellings interspersed with multi-unit residential complexes. Dwellings within the vicinity are typically between one and three storeys. The existing hospital, albeit occupying half the length of the street, is well integrated into its setting with mature tree plantings and setback nature.

#### ***Implications of permitted development***

- 5.44 As illustrated in the architectural rendering, development permitted under the H25 provisions would be screened to a large degree by the mature tree plantings within the site and street berm.
- 5.45 Development permitted under the H25 provisions would not adversely impact on the surrounding residential amenity and pattern of development and would sit comfortably into the existing urban fabric characterised by a mix of architectural styles from differing eras. The cumulative visual effect of development extending along the entire length of the street would not be adverse nor dominate the residential area.
- 5.46 Overall development permitted under the H25 provisions would have low adverse visual effects from here and would integrate well into the surrounding residential environment.

#### **Viewpoint 5: Kipling Avenue**

- 5.47 Viewpoint 5 illustrates the viewing perspective looking in a westerly direction along Kipling Avenue in close proximity to the site at the end of the street. The viewing audience from here similarly comprises motorists and pedestrians travelling in a westerly direction along the road. The majority of viewers will therefore be transient, in vehicles or on foot and therefore the sensitivity of the view to change is reduced. Residents within some of the properties at the western end of the street will also gain similar levels of exposure.

### ***Implications of permitted development***

- 5.48 As illustrated in the architectural rendering, development permitted under the H25 provisions would be highly visible from here due to the close proximity of the viewer to the site and the increased height, bulk and scale of development on the site than currently exists. The site and surrounding environs however has the capacity to absorb such change as proposed due to the vegetated characteristics of the site and surrounding area and the site's location adjacent to the heavily trafficked main arterial road.
- 5.49 Development permitted under the H25 provisions would not adversely impact on the surrounding urban amenity and pattern of development and would sit comfortably into the existing urban fabric characterised by a mix of residential activities on both sides of the road.
- 5.50 Permitted development would introduce a new built form and scale greater than currently existing within the site, would be viewed in the context of the surrounding environment and urban fabric and would not appear incongruous in this setting adjacent to the arterial road. Large scale built forms are not an uncommon sight along Gillies Avenue as evidenced by the large and unmitigated Epsom Girls Grammar School to the north flanking Gillies Avenue. Healthcare facilities are also an integral component of the Epsom environment.
- 5.51 Overall the visual effects of development permitted under the H25 provisions from here would be moderate. While readily visible, development would not appear out of character and would be viewed as an integral part of the established mixed residential settlement pattern adjacent to the existing Brightside Hospital.

### **Viewpoint 6: Gillies Avenue**

- 5.52 Refer to section 5.36 above.

### **Viewpoint 7: Maungawhau – Mt Eden Summit**

- 5.53 Viewpoint 7 illustrates the viewing perspective looking in a south easterly direction from the Maungawhau – Mt Eden Summit. The viewing audience from here comprises recreational users of Maungawhau.
- 5.54 As illustrated, the view from here is extensive and panoramic encompassing 360-degree views across Auckland. The eye is drawn towards the iconic volcanic landforms of Mt Hobson, Mt Wellington and to the right of the view One Tree Hill. The vegetated characteristics of the Epsom residential area are evident from here with dwellings set into well-established properties.

### ***Implications of permitted development***

- 5.55 As illustrated in the architectural rendering, development permitted under the H25 provisions would integrate well into its surroundings. The site and surrounding environs has a good capacity to absorb changes due to the vegetated characteristics of the site and surrounding area. Overall from here development permitted under the H25 provisions would have negligible adverse visual effects.

### **Viewpoint 8: Brightside Road – Owens Road**

- 5.56 This viewpoint is taken from the western side of Brightside Road immediately south of the intersection with Owens Road looking in a south easterly direction towards the existing hospital facility. Pedestrians and motorists travelling along the road and

residents within some of the properties within the street would experience this view. From this viewpoint the anticipated level of audience exposure would be moderate encompassing local residents accessing their dwellings and visitors to the residential properties and Brightside Hospital. The vegetated nature of the area is prevalent with the street tree plantings and mature vegetation within the hospital site and residential properties.

- 5.57 This view is typically urban with standalone dwellings interspersed with multi-unit residential complexes. Dwellings within the vicinity are typically between one and three storeys. The existing hospital is well integrated into its setting with the mature tree screening the majority of the facility.

#### ***Implications of permitted development***

- 5.58 As illustrated in the architectural rendering, development permitted under the H25 provisions would be well integrated into the site through the mature tree plantings within the site and adjoining properties.
- 5.59 Development permitted under the H25 provisions would not adversely impact on the surrounding residential amenity and pattern of development and would sit comfortably into the existing suburban fabric.
- 5.60 Overall development permitted under the H25 provisions would have low adverse visual effects from here and would integrate well into the surrounding residential environment.

#### **Viewpoint 9: 10 Brightside Road**

- 5.61 Viewpoint 9 is taken from adjacent to 10 Brightside Road looking in a north easterly direction towards the site. From this viewpoint the anticipated level of audience exposure would be relatively low, being opposite the direction of flow along the road and footpath. Similar views will be gained from parts of the residential area on the western and south western sides of Brightside Road.
- 5.62 The utilitarian characteristics of the road corridor are evident with the expanse of the carriageway and network utilities with power poles, overhead wires and streetlights. The vegetated characteristics of the corner site however provide a greater level of visual amenity to the scene.

#### ***Implications of permitted development***

- 5.63 From this close viewing location, there will be a noticeable change in visual amenity due to the current nature of the site. The low key development will be replaced with built development with a larger form and mass than currently exists.
- 5.64 Development permitted under the H25 provisions will not adversely affect the existing urban amenity due to the highly modified nature of the surrounding environs and mitigating effect provided by the existing street trees along the northern side of Brightside Road. The development will fit in with the existing urban fabric, albeit of a greater height, scale and form than currently exists.
- 5.65 From this viewpoint the height and massing will have minimal adverse visual effects as depicted in the architectural rendering due to the form and scale provided by the

mature vegetation within the street. The height infringement does not obstruct any views or visually dominate the streetscape.

- 5.66 Overall, development permitted under the H25 provisions would have low to moderate adverse visual effects from this viewpoint and would not appear incongruous in the context of the existing Brightside Hospital which has been part of the environment for a number of years, and the surrounding residential environment.

#### **Viewpoint 10: Shipherds Avenue**

- 5.67 Viewpoint 5 illustrates the viewing perspective looking in a northerly direction along Shipherds Avenue adjacent to 10 Brightside Road. The viewing audience from here comprises motorists and pedestrians travelling in a northerly direction along the road. The majority of viewers will therefore be transient, in vehicles or on foot and therefore the sensitivity of the view to change is reduced. Residents within some of the properties at the northern end of the street will also gain similar levels of exposure.

#### ***Implications of permitted development***

- 5.68 As illustrated in the architectural rendering, development permitted under the H25 provisions would be visible from here due to the close proximity of the viewer to the site and the increased height, bulk and scale of development on the site than currently exists. The site and surrounding environs however has the capacity to absorb such change as proposed due to the vegetated characteristics of the site and surrounding area.
- 5.69 Development permitted under the H25 provisions would not adversely impact on the surrounding urban amenity and pattern of development and would sit comfortably into the existing urban fabric characterised by the existing hospital facility and the mix of residential activities within the surrounding area.
- 5.70 Permitted development would introduce a new built form and scale greater than currently existing within the site, would be viewed in the context of the surrounding environment and urban fabric and would not appear incongruous in this setting adjacent to the road.
- 5.71 Overall the visual effects of development permitted under the H25 provisions from here would be low to moderate. While readily visible, development would not appear out of character and would be viewed as an integral part of the established mixed residential settlement pattern characterised by the existing Brightside Hospital.

#### **Viewpoint 11: 2 Brightside Road**

- 5.72 This viewpoint is taken from adjacent to 2 Brightside Road adjacent to the existing facility, looking in a north westerly direction towards the site. Pedestrians and motorists travelling along the road and residents within some of the properties within the street would experience this view. From this viewpoint the anticipated level of audience exposure would be moderate encompassing local residents accessing their dwellings and visitors to the residential properties and Brightside Hospital.
- 5.73 The vegetated nature of the area is prevalent with the street tree plantings and mature vegetation and tree plantings within the hospital site and residential properties. The existing hospital is well integrated into its setting with mature tree plantings and setback nature.

### ***Implications of permitted development***

- 5.74 As illustrated in the architectural rendering, development permitted under the H25 provisions would be extremely difficult to view from here due to the screening effect of the mature tree plantings within the site and street berm.
- 5.75 Development permitted under the H25 provisions would not adversely impact on the surrounding residential amenity and pattern of development and would sit comfortably into the existing surrounding environment. The cumulative visual effect of development extending along the entire length of the street would not be adverse nor dominate the residential area.
- 5.76 Overall development permitted under the H25 provisions would have very low adverse visual effects from here and would integrate well into the surrounding residential environment.

### **Summary of Visual Effects**

- 5.77 As outlined in the above analysis, the greatest visual impacts arise in relation to streets and private properties closest to the site. The main change would be the introduction of more intensive development of greater height, form and scale within the site than currently exists.
- 5.78 From locations close to the site development permitted under the H25 provisions would be prominent due to the proposed height and proximity to the viewer. Development within the site would introduce new built form with height and scale greater than currently existing within the site. Development would be seen however in the context of the existing hospital facility, surrounding residential area and the arterial road network.

## **6. Conclusions**

- 6.1 Development permitted under the H25 provisions would result in a noticeable visual change from the current residential characteristics of the land, to one with more intensive built characteristics. The site is part of an established and varied predominantly residential environment surrounding the existing hospital facility. The site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of increased development through the physical characteristics and prevailing attributes and urban fabric within the area.
- 6.2 The surrounding area has a high level of activity through the range of healthcare, transport and residential uses prevailing. Development permitted under the H25 provisions would be visible from various locations in the surrounding urban environment due to the height, form and scale greater than currently existing within the site. Development within the site would however have minimal adverse landscape and visual effects and could be readily accommodated in this location.
- 6.3 In my opinion the standards, provisions and assessment criteria within the H25 SPHZ will protect the surrounding residential area and minimise potential adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties while maintaining a high standard of amenity.
- 6.4 Having undertaken a comprehensive visual effects assessment of the implications of development permitted under the H25 provisions, I conclude that the visual effects will be minor in the context of the existing landscape and visual environment for the reasons

identified. The visual amenity and quality of the environment surrounding the site will not be adversely affected by development permitted by the H25 provisions.



**Rob J Pryor**  
NZILA Registered Landscape Architect  
January 2019



## APPENDIX A: VISUAL EFFECTS MATRIX

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the proposed development. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

### PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

- A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.
- A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.
- A3. Analysis of **Perceptual Factors**. In this section the type and size of population represented by the viewpoint, the viewing distance to the development site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

### PART B - INTRUSION AND QUALITATIVE CHANGE

- B1. Analysis of **Intrusion / Contrast**: the degree to which a proposal's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the proposal would intrude into existing views.
- B2. Analysis of the proposal's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

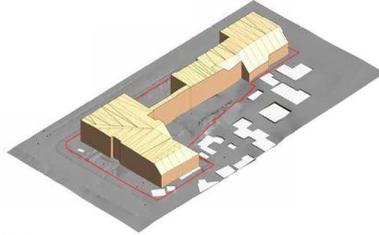
Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.

## APPENDIX B: MAXIMISED BULK AND MASS POTENTIAL

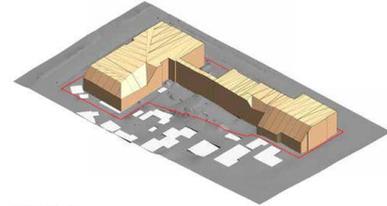
### 2.7.3 MAXIMISED BULK & MASS POTENTIAL

The adjacent diagrams illustrate the massing permitted under the H25 restrictions, and footprint control in the proposed outline plan.

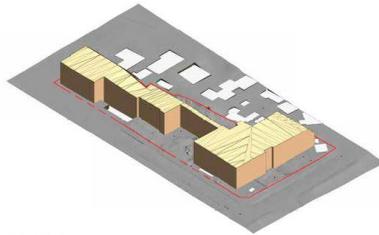
While these forms represent the full extent of the massing available under the zone, it should be noted that depending on the floor heights, internal uses, and servicing requirements it may not be feasible to fully occupy these. On-site parking restrictions for instance may limit the Gross Floor Area which could be achieved within the confines of the massing.



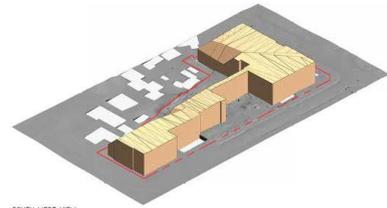
NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW



SOUTH-WEST VIEW





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**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **SITE AND VIEWPOINT LOCATIONS**

Project No.	18742
Drawing No.	VL01
Rev.	-



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	18.01.19
-	Revision				


**LA4 Landscape Architects**  
 26 Kilcherer Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz www.la4.co.nz

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	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 1: GILLIES AVENUE / BRIGHTSIDE ROAD**

Project No.	18742
Drawing No.	VP01
Rev.	-



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	18.01.19



LA4 Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 1: GILLIES AVENUE / BRIGHTSIDE ROAD ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR01
Rev.	-



No.	Revision	By	Chk	Appd	Date
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LA4 Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 2: GILLIES AVENUE / KIPLING AVENUE**

Project No.	18742
Drawing No.	VP02
Rev.	-



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**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 2: GILLIES AVENUE / KIPLING AVENUE ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR02
Rev.	-



No.	Revision	By	Chk	Appd	Date
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**LA4 Landscape Architects**  
 26 Kilcherer Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 3: GILLIES AVENUE**

Project No.	18742
Drawing No.	VP03
Rev.	-



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**LA4 Landscape Architects**  
 26 Kilcher Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 3: GILLIES AVENUE ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR03
Rev.	-



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**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 4: BRIGHTSIDE ROAD**

Project No.	18742
Drawing No.	VP04
Rev.	-



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**LA4** Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 4: BRIGHTSIDE ROAD ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR04
Rev.	A



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LA4 Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 5: KIPLING AVENUE**

Project No.	18742
Drawing No.	VP05
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LA4 Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 1904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 5: KIPLING AVENUE ARCHITECTURAL RENDER**

Project No.	18742
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**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 6: GILLIES AVENUE**

Project No.	18742
Drawing No.	VP06
Rev.	-



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**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 6: GILLIES AVENUE ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR06
Rev.	-



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**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 7: MT EDEN SUMMIT**

Project No.	18742
Drawing No.	VP07
Rev.	-



No.	Revision	JC	RP	RP	18.01.19
		By	Chk	Appd	Date


**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

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	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 7: MT EDEN SUMMIT ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR07
Rev.	A



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	18.01.19
-	Revision				


**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz www.la4.co.nz

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	Drafting	JC
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	Appraisal	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 8: BRIGHTSIDE ROAD & OWENS ROAD**

Project No.	18742
Drawing No.	VP08
Rev.	-



No.						
	Preliminary	JC	RP	RP	18.01.19	
	Revision	By	Chk	Appd	Date	


**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

ORIGINAL 1:5000 @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 8: BRIGHTSIDE ROAD & OWENS ROAD ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR08
Rev.	-



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	18.01.19



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 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

ORIGINAL  
 1:5000  
 @ A3

Design	RP
Drafting	JC
Drafting Checked	RP
Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 9: 10 BRIGHTSIDE ROAD**

Project No.	18742
Drawing No.	VP09
Rev.	-



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	18.01.19


**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

ORIGINAL 1:5000 @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 9: 10 BRIGHTSIDE ROAD ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR09
Rev.	-



No.					
-	Preliminary	JC	RP	RP	18.01.19
	Revision	By	Chk	Appd	Date



LA4 Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

ORIGINAL 1:5000 @ A3	Design RP
	Drafting JC
	Drafting Checked RP
	Approval RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 10: SHIPHERDS AVENUE**

Project No.	18742
Drawing No.	LP10
Rev.	-



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	18/01/19

**LA4** Landscape Architects  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

ORIGINAL 1:5000 @ A3	Design RP
	Drafting JC
	Drafting Checked RP
	Approval RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 10: SHIPHERDS AVENUE ARCHITECTURAL RENDER**

Project No.	18742
Drawing No.	AR10
Rev.	-





No.	Revision	JC	RP	RP	18.01.19
-	Preliminary				


**LA4 Landscape Architects**  
 26 Kitchener Street, Auckland  
 P.O. Box 5669, Wellesley Street, Auckland  
 p: 09 358 0904 f: 09 358 0895  
 e: la4@la4.co.nz  
 www.la4.co.nz

ORIGINAL 1:5000 @ A3	Design RP
	Drafting JC
	Drafting Checked RP
	Approval RP

Client: **SOUTHERN CROSS HOSPITALS LTD**

Project: **BRIGHTSIDE HOSPITAL PRIVATE PLAN CHANGE**

Title: **VIEWPOINT 11: 2 BRIGHTSIDE ROAD ARCHITECTURAL ROAD**

Project No.	18742
Drawing No.	AR11
Rev.	-