

Project Memorandum

Project: 18058 Brightside – Southern Cross Hospitals

Date: 20th March 2019

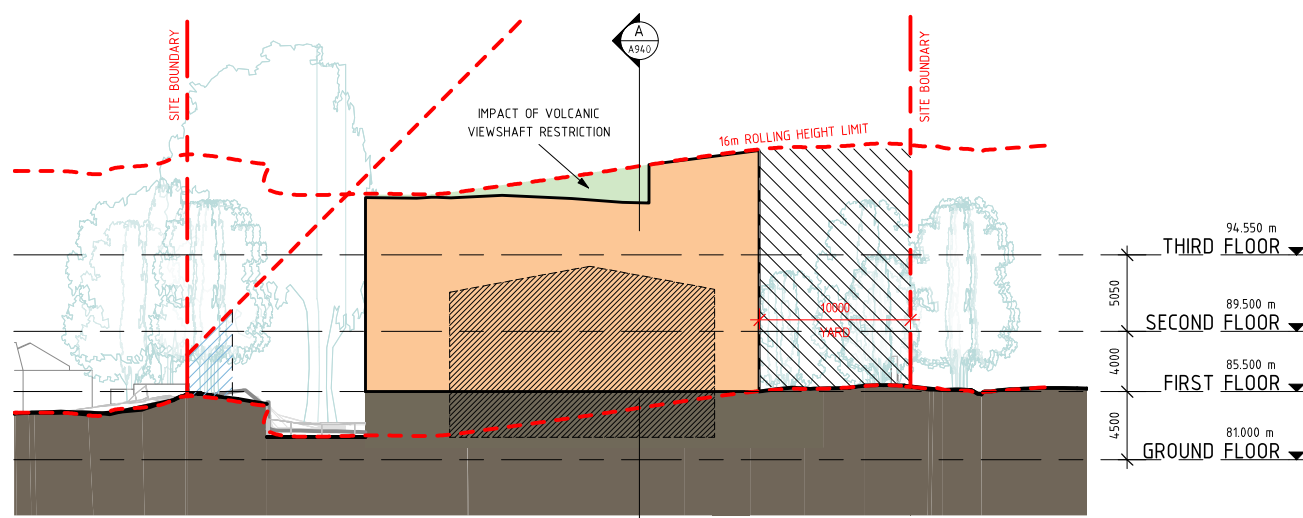
Prepared by: Reuben O'Halloran

VOLCANIC VIEWSHAFT CONTROLS

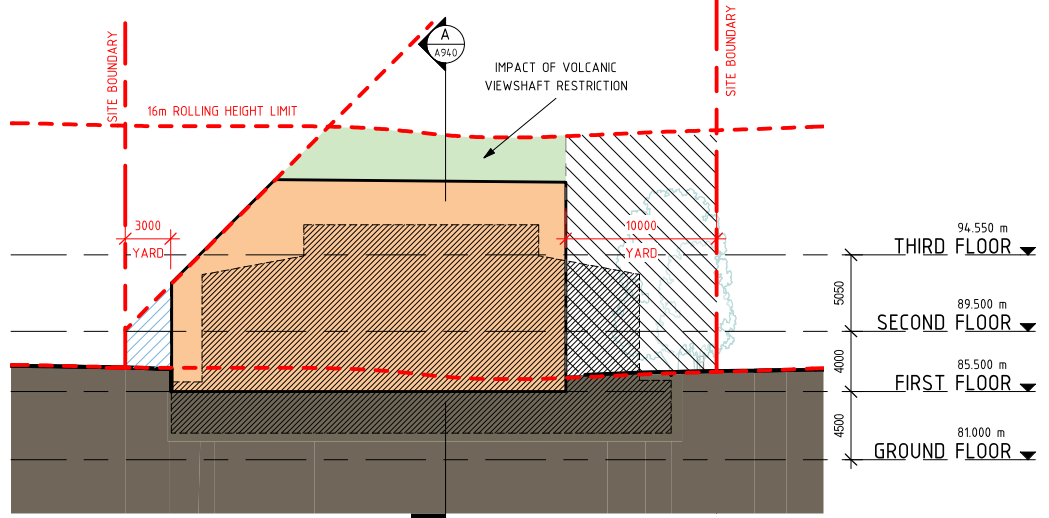
In response to a request for clarification, Archimedia can confirm that the building massing shown in the images contained within the report prepared by LA4, do account for the controls on the site imposed by the volcanic viewshaft.

The control heights above existing ground levels were sourced from the Auckland Council GIS system and combined with the other relevant massing controls for the proposed re-zoning (boundary setbacks, HIRB, and max height), to create the masses shown in the 3D diagrams contained within our report (refer to pages 18 and 20). The effect of the view shaft is evident in the vertical step cutting diagonally across the 3 Brightside site. This is the area where the relative view shaft heights are lower than the maximum height allowed under the H25 Zone. This has also been highlighted on the sections on drawing sheet A980-[C] (attached).

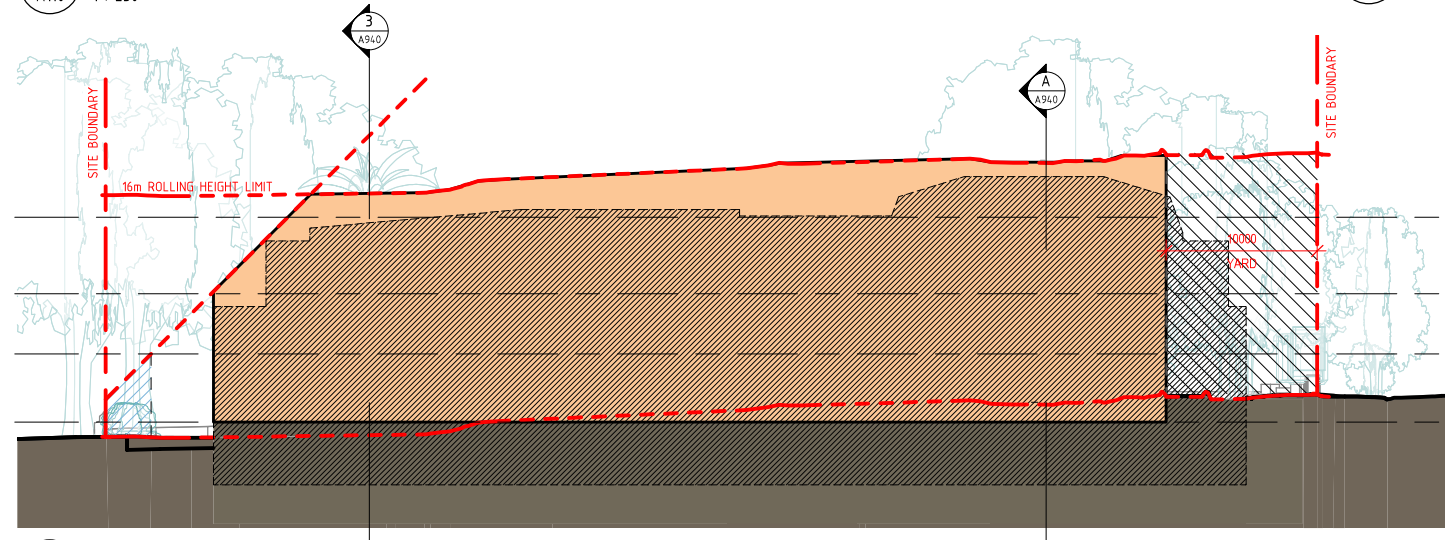
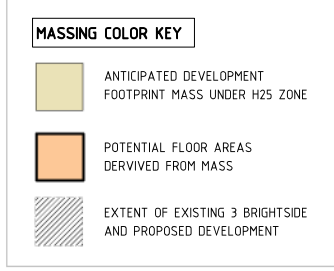
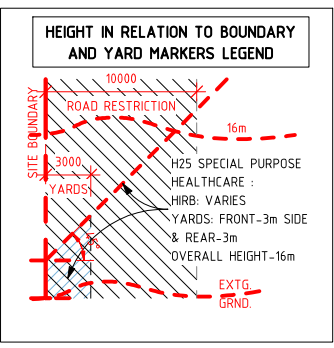
These masses were then rendered and combined with site photographs to create the photomontages contained within the Archimedia *Private Plan Change Report* and the *LA4 Visual Effects Assessment*.



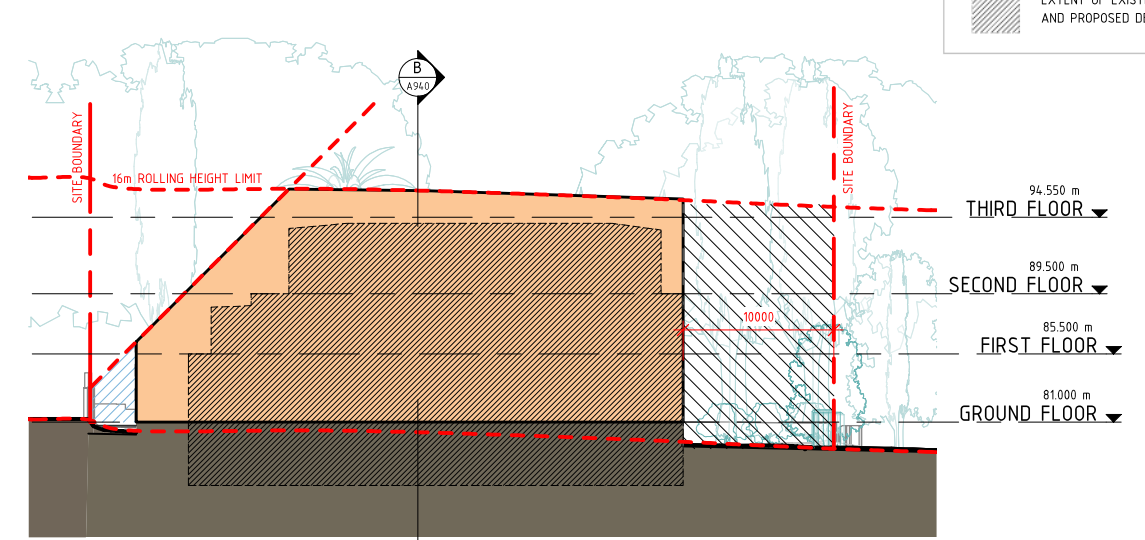
2 CROSS SECTION 2
A110 1: 250



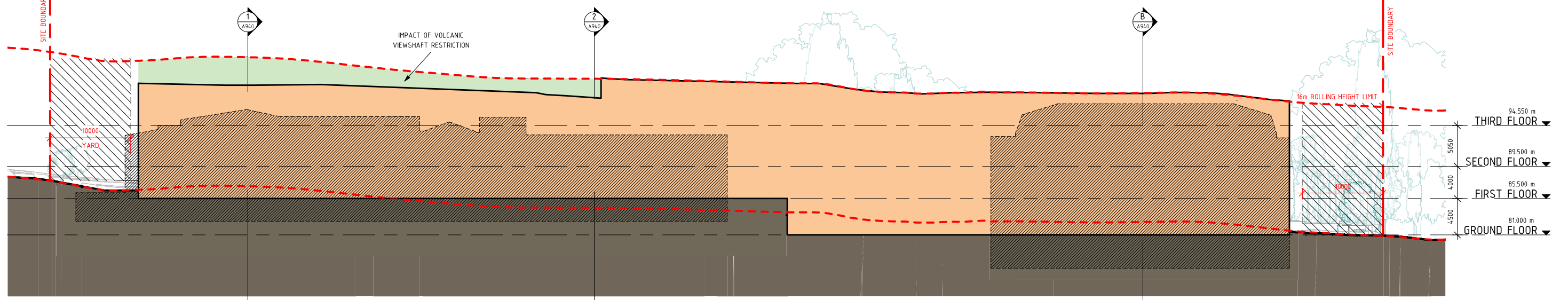
1 CROSS SECTION 1
A110 1: 250



B LONG SECTION B
A110 1: 250



3 CROSS SECTION 3
A110 1: 250



A LONG SECTION A
A110 1: 250

PLOTTED: 17/01/2019 10:09:13 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

Client
SOUTHERN CROSS HOSPITALS LTD

Consultants

Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

FOR PRIVATE PLAN CHANGE REQUEST

Sheet Title MASSING SECTIONS	Scale @ A1 1: 250	Scale @ A3
Date 17.01.19	Project number 18058	Sheet Number A940
QA Checked	Signed	Revision C

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