Testing of overshadowing impact of building heights north of Normanby Road
(proposed primary active street and boulevard)

20 storeys - proposed height controls in GC81

30 storeys

40 storeys - existing mandatory height control

All scenarios: 4 storey podium (15.4m high), 10m upper level street setbacks, 20m tower separation
Testing of overshadowing impact of building heights north of Normanby Road (proposed primary active street and boulevard)

11am
Southern footpath of Normanby Road in full sunlight

12pm
Southern footpath of Normanby Road partially shadowed
(Continuous sunlight along property boundary - shadow is 3m off property boundary)

1pm
Southern footpath of Normanby Road partially shadowed

2pm
Southern footpath of Normanby Road partially shadowed

20 storeys - proposed height controls in GC81
All scenarios: 4 storey podium (15.4m high), 10m upper level street setbacks, 20m tower separation
Testing of overshadowing impact of building heights north of Normanby Road (proposed primary active street and boulevard)

11am
Southern footpath of Normanby Road significantly overshadowed

12pm
Southern footpath of Normanby Road in full shadow adjacent to towers

1pm
Southern footpath of Normanby Road significantly overshadowed

2pm
Southern footpath of Normanby Road partially shadowed

40 storeys - existing mandatory height control
All scenarios: 4 storey podium (15.4m high), 10m upper level street setbacks, 20m tower separation