

Extent of 40° View





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NZTM Easting : 1 755 780.9 mE NZTM Northing : 5 923 983.9 mN Elevation/Eye Height : 17m / 1.7m Date of Photography : 12:59pm 16 Dec 2015 NZDT Horizontal Field of View : 90° Vertical Field of View : 30° Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

Data sources: Photography - BML; LiDAR AC 2016/ 2017 Aerials - AC 2017; Models - 839_PBA_Site_Central.rvt from PBA and MASTER_BaysterMarinaLandscape.max from Chris McGrath; Terraced housing roof forms modified based on Bayswater Marine Village Design Manual for Terraced Housing from McIndoe Urban

VP A - View from Richmond Avenue, Northcote point

Existing View

Proposed View

BAYSWATER MARINA

Date: 11 August 2021 Revision: 0 Plan prepared for Empire Capital by Boffa Miskell Limited Project Manager: rachel.delambert@boffamiskell.co.nz | Drawn: JMy| Checked: PMo Figure 3



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NZTM Easting : 1755780.9 mE NZTM Northing : 5 923 983.9 mN Elevation/Eye Height : 17m / 1.7m Date of Photography : 12:59pm 16 Dec 2015 NZDT Horizontal Field of View : 40° Vertical Field of View : 25° Projection : NA Image Reading Distance @ A3 is 50 cm

Data sources: Photography - BML; LiDAR AC 2016/ 2017 Aerials - AC 2017; Models - 839_PBA_Site_Central.rvt from PBA and MASTER_BaysterMarinaLandscape.max from Chris McGrath; Terraced housing roof forms modified based on Bayswater Marine Village Design Manual for Terraced Housing from McIndoe Urban

BAYSWATER MARINA VP A - View from Richmond Avenue, Northcote point

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Figure 4



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 NZTM Easting
 : 1 755 780.9 mE

 NZTM Northing
 : 5 923 983.9 mN

 Elevation/Eye Height
 :17m / 1.7m

 Date of Photography
 :12:59pm 16 Dec 2015 NZDT

Horizontal Field of View: 40°Vertical Field of View: 25°Projection: NAImage Reading Distance @ A3 is 50 cm

Data sources: Photography - BML; LiDAR AC 2016/ 2017 Aerials - AC 2017; Models - 839_PBA_Site_Central.rvt from PBA and MASTER_BaysterMarinaLandscape.max from Chris McGrath; Terraced housing roof forms modified based on Bayswater Marine Village Design Manual for Terraced Housing from McIndoe Urban

BAYSWATER MARINA VP A - View from Richmond Avenue, Northcote point

Date: 11 August 2021 Revision: 0 Plan prepared for Empire Capital by Boffa Miskell Limited

Figure 5