



This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

NZTM Easting : 1 756 437.7 mE NZTM Northing : 5 924 548.8 mN Elevation/Eye Height : 10.7m / 1.7m Date of Photography : 4:10pm 16 Dec 2015 NZST Horizontal Field of View : 40° Vertical Field of View 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 C - View from Onewa Road On-Ramp



Existing View

Extent of 40° View



Proposed View

Figure 11



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NZTM Easting : 1 758 767 mE NZTM Northing : 5 923 219 mN Elevation/Eye Height : 2.51m / 1.7m Date of Photography : 2:16pm 16 Dec 2015 NZST Horizontal Field of View : 90° Vertical Field of View Projection

: Rectilinear Image Reading Distance @ A3 is 20 cm VP D - View from Ngataringa Park

Project Manager: rachel.delambert@boffamiskell.co.nz | Drawn: JMy| Checked: PMo

BAYSWATER MARINA

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





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VP D - View from Ngataringa Park

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VP D - View from Ngataringa Park