

Existing View



Extent of 40° View

Proposed View



This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Clients 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 : 1 757 608.7 mE NZTM Northing : 5 922 741.9 mN Elevation/Eye Height : 0.28m / 1.7m Date of Photography : 2:58pm 16 Dec 2015 NZST Horizontal Field of View : 90° Vertical Field of View

Projection : Rectilinear Image Reading Distance @ A3 is 20 cm **BAYSWATER MARINA**

VP E - View from Bayswater Ferry

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





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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

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NZTM Easting : 1 757 251 mE NZTM Northing : 5 923 586 mN Elevation/Eye Height : 1.35m / 1.7m Date of Photography : 2:27pm 08 June 2018 NZST Horizontal Field of View : 90° Vertical Field of View

: Rectilinear Image Reading Distance @ A3 is 20 cm **BAYSWATER MARINA**

VP F - View from Bayswater Ferry

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