



Visual Simulation (Proposed Residential) Package for

# Unity Development

## Ashbourne Development, Matamata , Waikato

Drawing Number:	Drawing Description:	Drawing Issue Date:	Drawing Number:	Drawing Description:	Drawing Issue Date:
2149A/ 01	- Site Context	10/06/25	2149A/ 14	- Viewpoint 04 - Existing	10/06/25
2149A/ 02	- Visual Simulation Methodology	10/06/25	2149A/ 15	- Viewpoint 04 - Time of Planting	10/06/25
2149A/ 03	- Master Plan and Viewpoint Locations	10/06/25	2149A/ 16	- Viewpoint 04 - 5 Years	10/06/25
2149A/ 04	- Viewpoint 01 - Existing	10/06/25	2149A/ 17	- Viewpoint 04 - 15 Years	10/06/25
2149A/ 05	- Viewpoint 01 - Time of Planting	10/06/25			
2149A/ 06	- Viewpoint 01 - 5 Years	10/06/25			
2149A/ 07	- Viewpoint 01 - 15 Years	10/06/25			
2149A/ 08	- Viewpoint 02 - Existing	10/06/25			
2149A/ 09	- Viewpoint 02 - Time of Planting	10/06/25			
2149A/ 10	- Viewpoint 02 - 5 Years	10/06/25			
2149A/ 11	- Viewpoint 02 - 15 Years	10/06/25			
2149A/ 12	- Viewpoint 03 - Existing	10/06/25			
2149A/ 13	- Viewpoint 03 - Completed Built Form	10/06/25			

greenwoodassociates.co.nz





Neighbouring Residential Development



Neighbouring Residential Development



Station Road



Station Road



Station Road



Station Road



Within Site viewing East



Within Site viewing West





Methodology for Photo Simulations

- The photomontage images have been produced by Greenwood Associates Landscape Architects and are based on the following factors:
- The camera field of view with a 55mm lens for Viewpoint 01, Viewpoint 02, Viewpoint 03 and Viewpoint 04.
  - The camera position in a 3D space located at the following positions (X,Y Mt Eden 2000) for the respective viewpoints:
    - Viewpoint 01: 487904.68, 694633.09
    - Viewpoint 02: 487914.71, 694549.64
    - Viewpoint 03: 487638.54, 694982.25
    - Viewpoint 04: 487395.29, 695182.03

All coordinates were obtained on site and inputed as datum reference points within Archicad to determine each camera location.

The camera used to obtain images utilised for these simulations was a Nikon D5100 with a fixed lens focal length of 55mm.

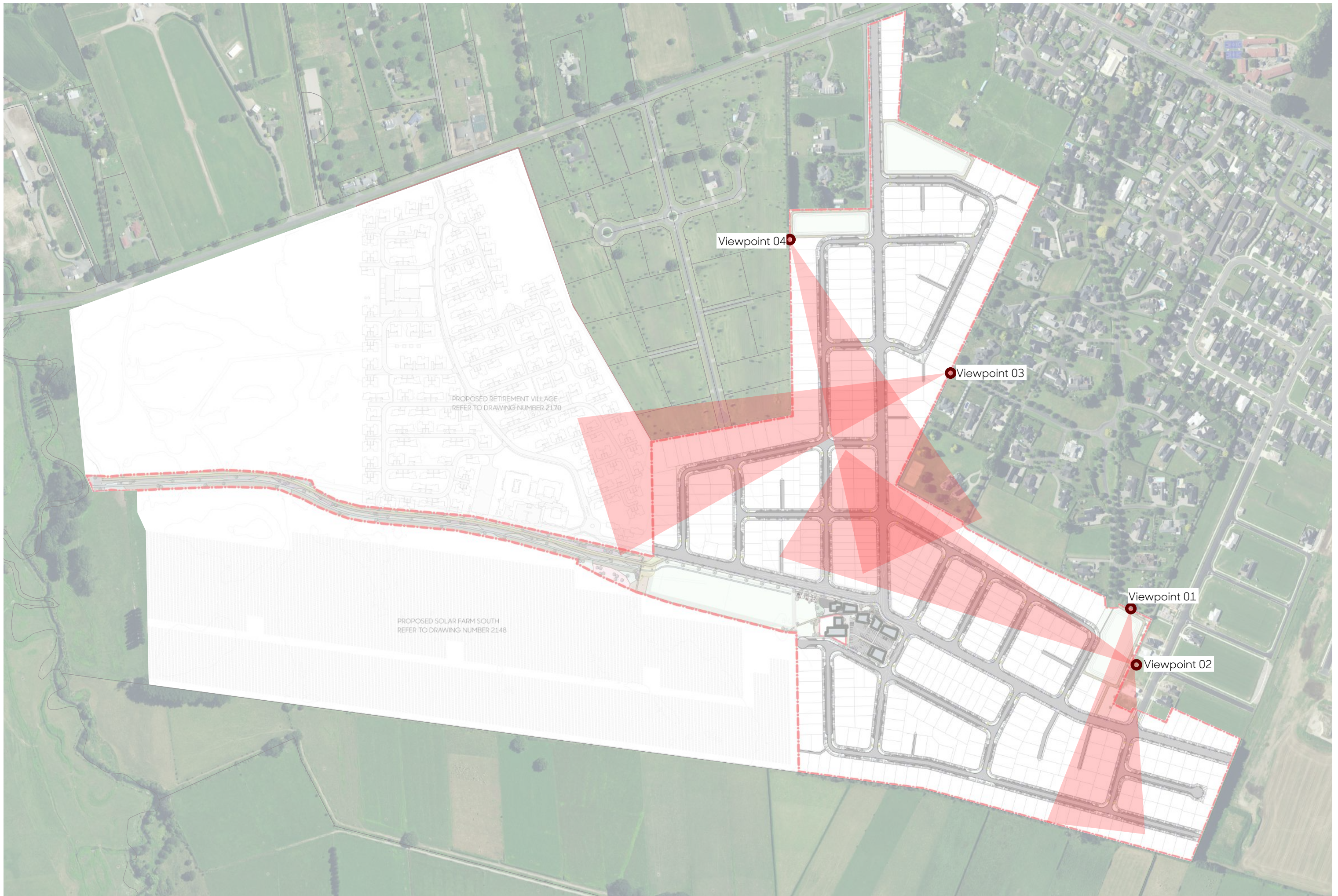
The camera position was set as per the obtained coordinates listed above (refer drawing 2194A/03 'Master Plan and Viewpoint Locations'). The position and approximate camera angle were then translated into a 3D scene within the modelling software.

The scene was cross-referenced by using ArchiCad to export an accurate scaled 3D model. To place the model in context, a map of site is placed within the 3D software to allow an accurate positioning of the building models. To further examine accuracy of proposed buildings location, multiple reference points (each viewpoint) was utilised in support of camera alignment.

Individual renders of the 3D model were then created from the relevant camera position and angle. The camera was positioned 68m above sea level for Viewpoint 01 and Viewpoint 02, 67m above sea level for Viewpoint 03 and 68.5m for Viewpoint 04 all include the eye level height of the photographer. The 3D renders were then overlaid onto the original images using Photoshop with any part of the render not required then deleted.

Note: All visualisations are to be viewed at 550mm from the eye when printed on A3 standard paper.  
All coordinates given in this document are Mt Eden 2000.  
All building footprints were supplied by Vision Design and Build Limited and Unity Developments.









Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 04 - Viewpoint 01 - Existing

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 8th November 2024

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 3m Approx.  
Elevation: +68.00  
Co-ordinates Mt Eden 2000: **X**487904.68, **Y**694633.09

Issue Date  
10/06/25  
Issue  
FINAL



















Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 08 - Viewpoint 02 - Existing

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 8th November 2024

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 1m Approx.  
Elevation: +68.00  
Co-ordinates Mt Eden 2000: **X**487914.71 **Y**694549.64

Issue Date  
10/06/25  
Issue  
FINAL



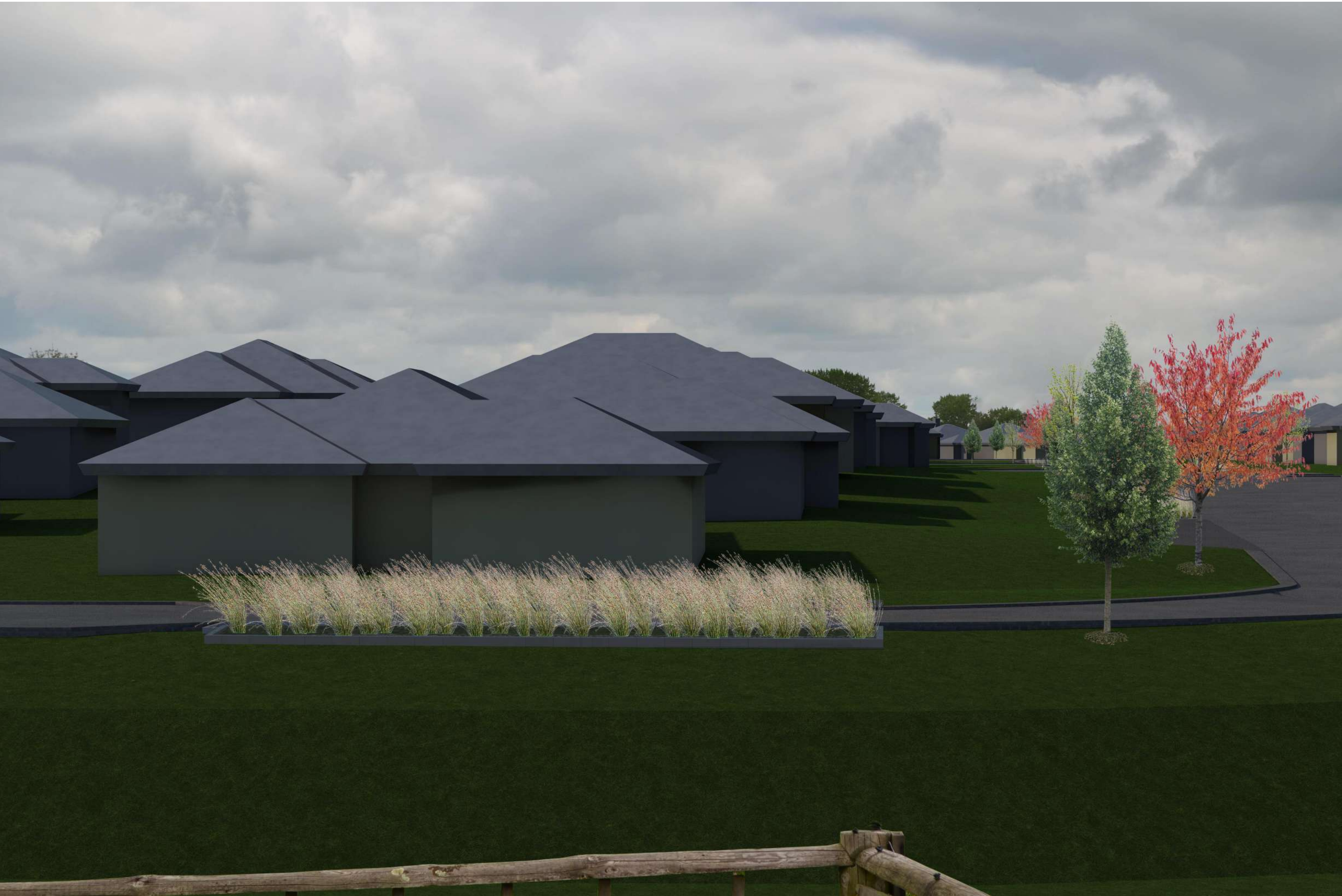








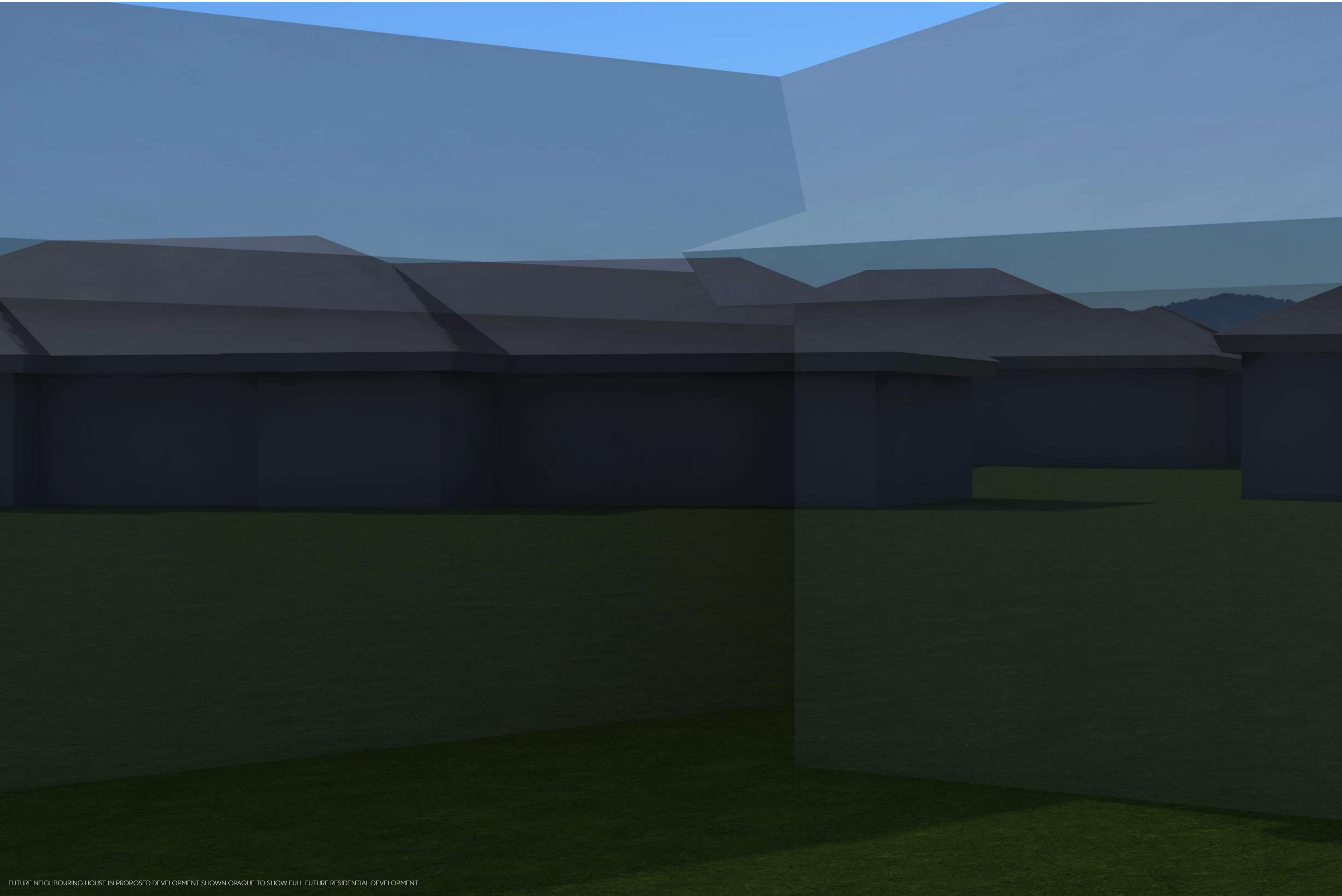












FUTURE NEIGHBOURING HOUSE IN PROPOSED DEVELOPMENT SHOWN OPAQUE TO SHOW FULL FUTURE RESIDENTIAL DEVELOPMENT

Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 13 - Viewpoint 03 - Completed Built Form

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 21st May 2025

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 1m Approx.  
Elevation: +67.00  
Co-ordinates Mt Eden 2000: **X**487638.54 **Y**694982.25

Issue Date  
10/06/25  
Issue  
FINAL







Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 14 - Viewpoint 04 - Existing

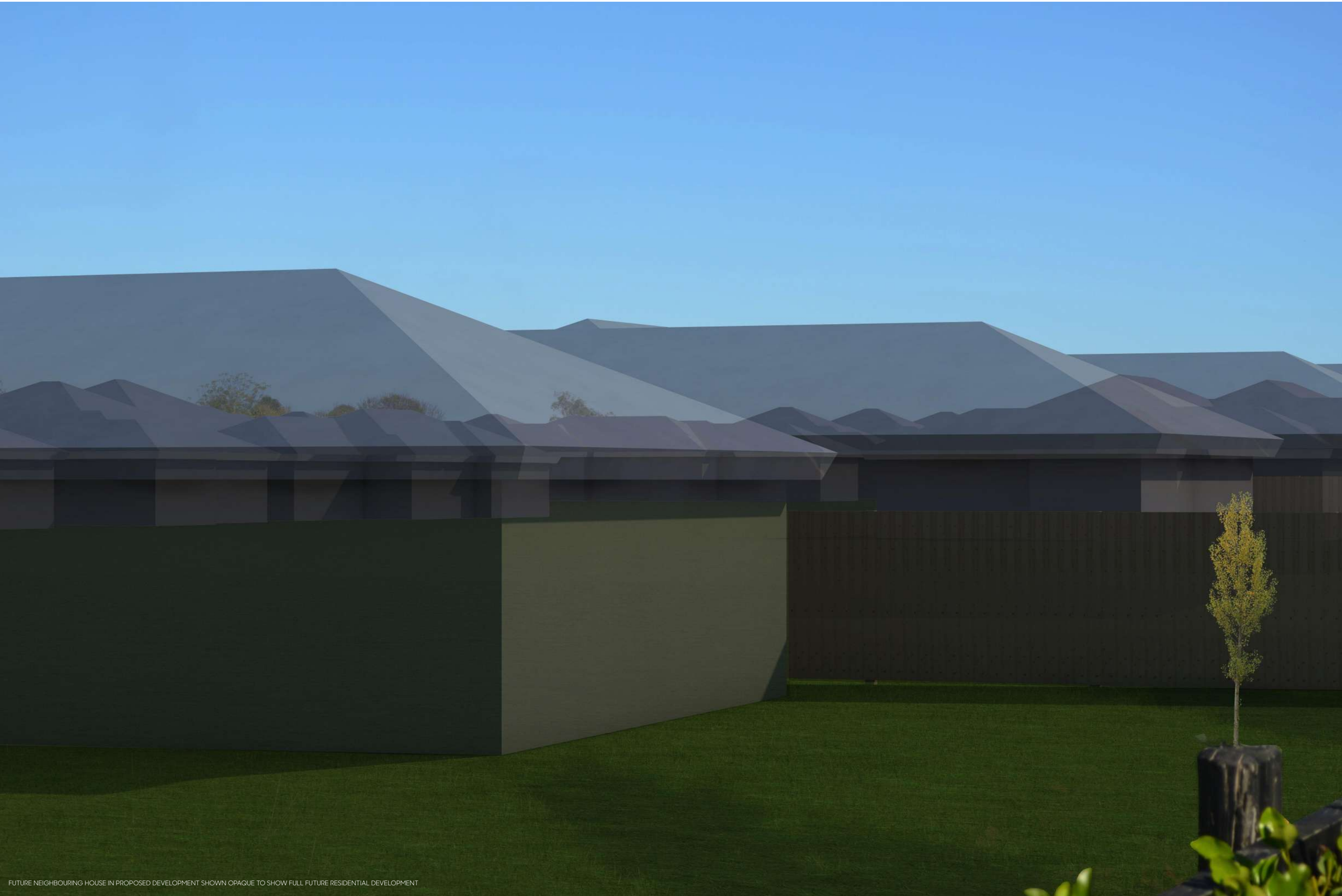
Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 21st May 2025

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 2m Approx.  
Elevation: +68.50  
Co-ordinates Mt Eden 2000: X:487395.29 Y:695182.03

Issue Date  
10/06/25  
Issue  
FINAL







FUTURE NEIGHBOURING HOUSE IN PROPOSED DEVELOPMENT SHOWN OPAQUE TO SHOW FULL FUTURE RESIDENTIAL DEVELOPMENT

Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 15 - Viewpoint 04 - Time of Planting

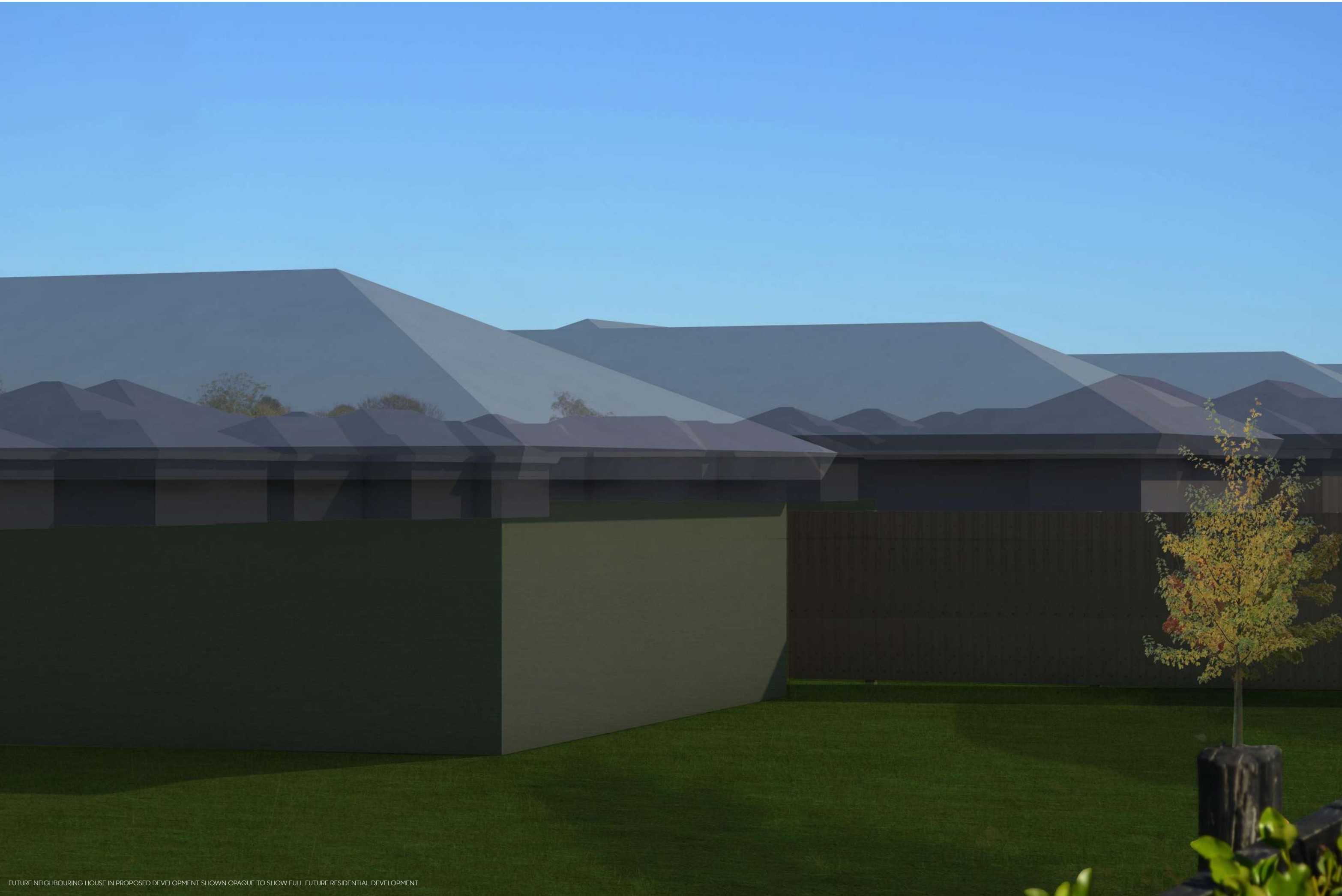
Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 21st May 2025

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 2m Approx.  
Elevation: +68.50  
Co-ordinates Mt Eden 2000: **X**487395.29 **Y**695182.03

Issue Date  
10/06/25  
Issue  
FINAL







FUTURE NEIGHBOURING HOUSE IN PROPOSED DEVELOPMENT SHOWN OPAQUE TO SHOW FULL FUTURE RESIDENTIAL DEVELOPMENT

Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 16 - Viewpoint 04 - 5 Years

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 21st May 2025

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 2m Approx.  
Elevation: +68.50  
Co-ordinates Mt Eden 2000: X:487395.29 Y:695182.03

Issue Date  
10/06/25  
Issue  
FINAL







FUTURE NEIGHBOURING HOUSE IN PROPOSED DEVELOPMENT SHOWN OPAQUE TO SHOW FULL FUTURE RESIDENTIAL DEVELOPMENT

Client  
Unity Development

Project  
Ashbourne Development, Matamata , Waikato

Drawing  
2149A 17 - Viewpoint 04 - 15 Years

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 21st May 2025

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm from eye at A3  
Distance to site: 2m Approx.  
Elevation: +68.50  
Co-ordinates Mt Eden 2000: X:487395.29 Y:695182.03

Issue Date  
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