

Existing View



Note: Vegetation shown at 10 Years of growth

Proposed View

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 : 1762800 mE
NZTM Northing : 5919971 mN
Elevation / Eye Height: 28.9m / 1.6m
Date of Photography : 9:42am 15 October 2025 NZST

Horizontal Field of View : 90° Vertical Field of View : 30° Projection : Rect

Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY

View from 103 Rukutai Street looking Northwest

Project Manager:

Date: 11 November 2025 Revision: 3
Plan prepared by Boffa Miskell Limited

Plan prepared by Boffa Miskell Limited
| Drawn: JMy | Checked: RdL



Proposed View



Note: Vegetation shown at 10 Years of growth

16m Compliant Massing

Line demarking PC120 22m THAB height

THE POINT MISSION BAY View from 103 Rukutai Street looking Northwest

> Date: 11 November 2025 Revision: 3 Plan prepared by Boffa Miskell Limited | Drawn: JMy | Checked: RdL

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NZTM Easting NZTM Northing Elevation / Eye Height: 28.9m / 1.6m Date of Photography : 9:42am 15 October 2025 NZST

Horizontal Field of View Vertical Field of View Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

VS 5B



Existing View



Note: Vegetation shown at 10 Years of growth

Proposed View

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: 1762945 mE NZTM Easting NZTM Northing Elevation / Eye Height: 15.9m / 1.6m Date of Photography : 11:49am 5 February 2025 NZDT Horizontal Field of View Vertical Field of View

: Rectilinear Projection Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY

View from 92 Aotea Street looking Northeast

Project Manager:

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited | Drawn: JMy | Checked: RdL

VS 6A



Proposed View

VS

6B



Note: Vegetation shown at 10 Years of growth

16m Compliant Massing

--- Line demarking PC120 22m THAB height

THE POINT MISSION BAY

View from 92 Aotea Street looking Northeast

Date: 11 November 2025 Revision: 3 Plan prepared by Boffa Miskell Limited

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NZTM Easting 1762945 mE NZTM Northing : 5920042 mN Elevation / Eye Height: 15.9m / 1.6m Date of Photography : 11:49am 5 February 2025 NZDT

Horizontal Field of View Vertical Field of View

Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

| Drawn: JMy | Checked: RdL



Existing View



Note: Vegetation shown at 10 Years of growth

Proposed View

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NZTM Easting : 1763068 mE

NZTM Northing : 5920161 mN

Elevation / Eye Height: 2.6m / 1.6m

Date of Photography : 10:09am 15 October 2025 NZST

Horizontal Field of View : 90° Vertical Field of View : 30°

Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY
View from corner of Atkin Ave & Tagalad Road looking Southwest

Project Manager:

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

| Drawn: JMy | Checked: RdL



Existing View



Note: Vegetation shown at 10 Years of growth

Proposed View

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NZTM Easting : 1763122 mE NZTM Northing : 5919438 mN Elevation / Eye Height: 44.9m / 1.6m

Date of Photography : 1:27pm 5 February 2025 NZDT

Horizontal Field of View : 90° Vertical Field of View : 30° Projection : Rec

Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

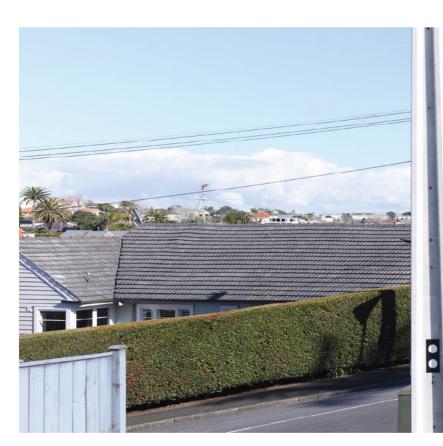
Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY

View from Patterson Reserve looking Northwest

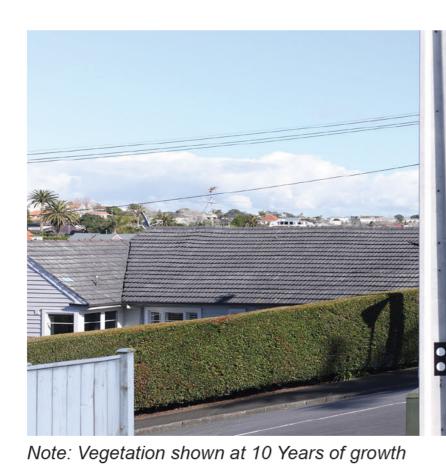
Date: 11 November 2025 Revision: 3
Plan prepared by Boffa Miskell Limited

Plan prepared by Boffa Miskell Limited
| Drawn: JMy | Checked: RdL





Existing View





Proposed View

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NZTM Easting : 1763563 mE NZTM Northing : 5919798 mN Elevation / Eye Height: 30.2m / 1.6m

Date of Photography : 9:48am 22 August 2025 NZST

Horizontal Field of View Vertical Field of View

: Rectilinear Projection Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY

View from corner of Comins Crescent and Nihill Crescent

Project Manager

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited | Drawn: JMy | Checked: RdL



Existing View



Note: Vegetation shown at 10 Years of growth

Proposed View

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NZTM Easting : 1763649 mE NZTM Northing : 5920487 mN Elevation / Eye Height: 2.7m / 1.6m

Horizonta
Vertical Fi

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Pacti

Elevation / Eye Height: 2.7m / 1.6m Projection : Rectilinear

Date of Photography : 10:26am 8 September 2025 NZST Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY
View from Tamaki Drive

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

| Drawn: JMy | Checked: RdL

Project Manager

vs 10



Existing View



Note: Vegetation shown at 10 Years of growth - Proposed building is obscured by existing buildings as shown outlined in red

Date of Photography : 2:32pm 5 February 2025 NZDT

Proposed View

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NZTM Easting : 1763554 mE NZTM Northing Elevation / Eye Height: 3.1m / 1.6m Horizontal Field of View Vertical Field of View

Projection : Rectilinear Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML; Rendered image of proposed building supplied by Warren & Mahoney on 3/11/2025

THE POINT MISSION BAY

View from corner of Selwyn Avenue & Tamaki Drive looking Southwest

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited | Drawn: JMy | Checked: RdL VS

METHODOLOGY TRIPOD BASED VISUAL SIMULATIONS

SITE VISIT & PHOTOGRAPHY

Site photographs were taken with a Canon EOS SLR camera. This was fitted with either a 24mm, 35mm or 50mm focal length lens. A series of photos were taken at predetermined viewpoints, situated on either public or private land depending on the client's requirements. The camera tripod was set up over either a known survey mark or an identifiable ground feature.

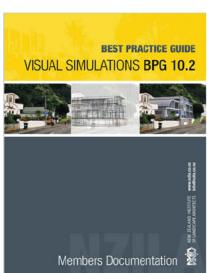
Positions were recorded using an EMLID Reach GPS Unit. The achievable accuracy for this is set out below:

DISTANCE FROM SITE	ACHIEVABLE ACCURACY	EQUIPMENT
Within 1 km (urban)	1-2 centimetres	EMLID Reach GPS
Within 1 km (rural)	1-2 metres	EMLID Reach GPS or Camera GPS
Beyond 1 km (urban or rural)	2-5 metres	Camera GPS









NZILA GUIDELINES AND FOCAL LENGTH

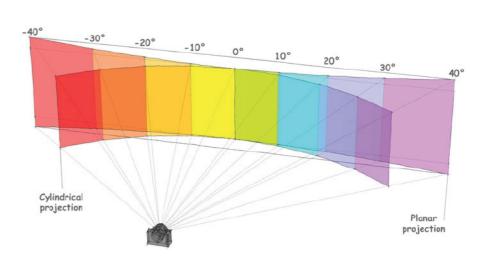
The visual simulations have been produced in accordance with the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) Best Practice Guide - Visual Simulations BPG 10.2 (published in 2010).

As stated in the BPG, the choice of lens makes no difference other than in the field of view and the resolution of the image. For instance, a photo taken with a 28mm lens provides a horizontal field of view (HFoV) of 65° in landscape mode, while a photo taken with a 50mm lens has a HFoV of 40°. It is essentially a cropped version of the same image.

PANORAMAS

90° panoramas were created by digitally stitching of multiple overlapping photos (taken in portrait mode). These were stitched using a "rectilinear" or "planar" projection, meaning they are saved to a single flat image, with an increasing amount of distortion at the edges. This is necessary to allow for the accurate registration of other digital files over the

Diagram courtesy of UK Landscape Institute Technical Guidance Note 06/19



3D MODELLING

Virtual Cameras were created in 3DSMax software (1). LINZ point cloud (LIDAR) data was registered to match the panorama (2). A 3D model from the project architects was then imported from REVIT, (3). A rendering of this model was generated by Warren and Mahoney and superimposed over the panorama using Photoshop. The graphics were then assembled using graphic design software.



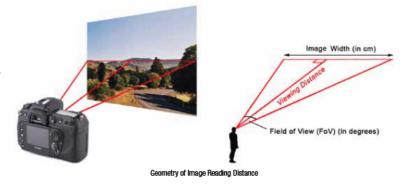




IMAGE READING DISTANCE

Image Reading Distance is the distance at which a print should be held from the eye to emulate a true relationship with the real world (refer to Section 7 of the NZILA BPG).

Note that opening a digital (PDF) version on a computer and using the zoom tool allows closer inspection of the image, but is no longer representative of the view as it would appear in the "real world".



PRIVACY AND AI

Faces, house numbers and vehicle licence plates have been blurred or removed from images wherever practical. This is in accordance with the Privacy Act 2020.

All enhancement tools may have been used to reinstate missing areas of sky or ground in the images. No other manipulation using AI has been used in the preparation of these images.



This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.
While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan supplied by the Client or obtained from external sources, it

THE POINT MISSION BAY