Existing View

Note: Vegetation shown at 10 Years of growth

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1762800 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5919971 mN	Vertical Field of View	: 30°
Elevation / Eye Height:	28.9m / 1.6m	Projection	: Rectilinear
Date of Photography	: 9:42am 15 October 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 103 Rukutai Street looking Northwest

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: RdL

VS
5A

Proposed View

Note: Vegetation shown at 10 Years of growth

Proposed View with 16m Compliant Massing

16m Compliant Massing

Line demarking PC120 22m THAB height

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1762800 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5919971 mN	Vertical Field of View	: 30°
Elevation / Eye Height:	28.9m / 1.6m	Projection	: Rectilinear
Date of Photography	: 9:42am 15 October 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 103 Rukutai Street looking Northwest

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: RdL

VS
5B

Existing View

Note: Vegetation shown at 10 Years of growth

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1762945 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920042 mN	Vertical Field of View	: 30°
Elevation / Eye Height:	15.9m / 1.6m	Projection	: Rectilinear
Date of Photography	: 11:49am 5 February 2025 NZDT	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

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: RdL

VS
6A

Proposed View

Note: Vegetation shown at 10 Years of growth

16m Compliant Massing — — — *Line demarking PC120 22m THAB height*

Proposed View with 16m Compliant Massing

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1762945 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920042 mN	Vertical Field of View	: 30°
Elevation / Eye Height:	15.9m / 1.6m	Projection	: Rectilinear
Date of Photography	: 11:49am 5 February 2025 NZDT	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

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: RdL

VS
6B

Existing View

Note: Vegetation shown at 10 Years of growth

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1763068 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920161 mN	Vertical Field of View	: 30°
Elevation / Eye Height:	2.6m / 1.6m	Projection	: Rectilinear
Date of Photography	: 10:09am 15 October 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 corner of Atkin Ave & Tagalad Road looking Southwest

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: RdL

VS
7

Existing View

Note: Vegetation shown at 10 Years of growth

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1763122 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5919438 mN	Vertical Field of View	: 30°
Elevation / Eye Height	: 44.9m / 1.6m	Projection	: Rectilinear
Date of Photography	: 1:27pm 5 February 2025 NZDT	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

Project Manager [redacted] | Drawn: JMy | Checked: RdL

VS
8

Existing View

Note: Vegetation shown at 10 Years of growth

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1763563 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5919798 mN	Vertical Field of View	: 30°
Elevation / Eye Height:	30.2m / 1.6m	Projection	: Rectilinear
Date of Photography	: 9:48am 22 August 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 corner of Comins Crescent and Nihill Crescent

Date: 11 November 2025 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager [redacted] | Drawn: JMy | Checked: RdL

VS
9

Existing View

Note: Vegetation shown at 10 Years of growth

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1763649 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920487 mN	Vertical Field of View	: 30°
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

Project Manager [redacted] | Drawn: JMy | Checked: RdL

VS
10

Existing View

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

Proposed View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting	: 1763554 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920397 mN	Vertical Field of View	: 30°
Elevation / Eye Height	: 3.1m / 1.6m	Projection	: Rectilinear
Date of Photography	: 2:32pm 5 February 2025 NZDT	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

Project Manager [redacted] | Drawn: JMy | Checked: RdL

VS
11

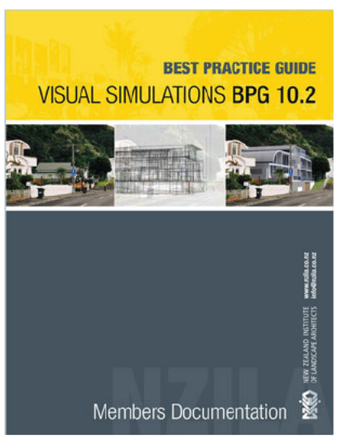
METHODOLOGY
TRIPOD BASED VISUAL SIMULATIONS

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



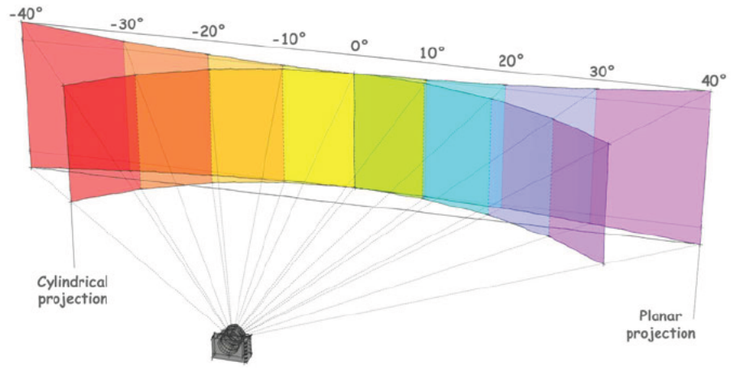
NZILA GUIDELINES AND FOCAL LENGTH

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 65º in landscape mode, while a photo taken with a 50mm lens has a HFoV of 40º. It is essentially a cropped version of the same image.

PANORAMAS

90º 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 panorama.
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.

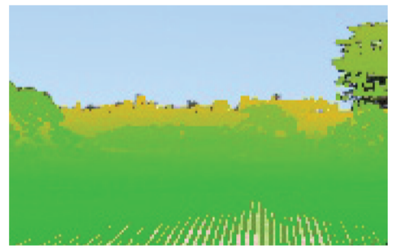
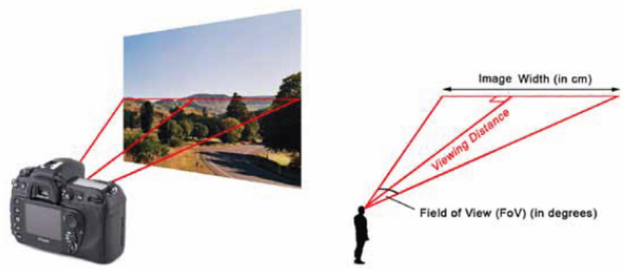


IMAGE READING DISTANCE

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".



Geometry of Image Reading Distance

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.

AI 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.