

# HND North Shore, Takapuna, Proposed Fast Track Application - Landscape and Visual Effects Evaluation:

## Introduction

Boffa Miskell landscape architects form part of the project design team for HND Takapuna working alongside Moller Architects (Craig Moller) and Urban Designer Ian Munro. Our role includes landscape design, led by Michael Hawes (landscape architect / Partner) and landscape assessment jointly undertaken by Rachel de Lambert (landscape architect / Partner) and Tom Lines (landscape architect / Principal) both Rachel and Tom are Tuia Pito Ora / NZILA registered landscape architects.

This brief summary report provides an outline of the relevant landscape and visual effects assessment matters in respect of the proposed mixed use proposal.

## Site Locality and Characteristics

The subject site is located in Takapuna, on the North Shore of Auckland. Takapuna is identified as a 'metropolitan centre' in the Auckland Unitary Plan (AUP) and is a location with an abundance of amenity for urban intensification / regeneration.

The site (refer Plate 1 below) is strategically located for redevelopment fronting two key roads being Hurstmere Road, Takapuna's traditional retail 'main street' and The Strand the eastern extent of which terminates on Takapuna Beach.



Plate 1: The subject site in relation key amenities

Hurstmere Green, a popular area of public green open space in the heart of Takapuna forms part of the western interface of the site. To the east, on the seaward side, the site meets a small slip road, Channel View Road, which gives access to a twin isle public surface carpark immediately to the east of which The Strand curves north to define the beachfront lane. Takapuna Reserve, a beachfront public reserve adjacent to the arc of the beach, containing large Pohutukawa trees, areas of



grassland open space, and a destination playground adjoins the eastern side of this part of The Strand. Takapuna Beach provides the open space / amenity focal point of Takapuna.

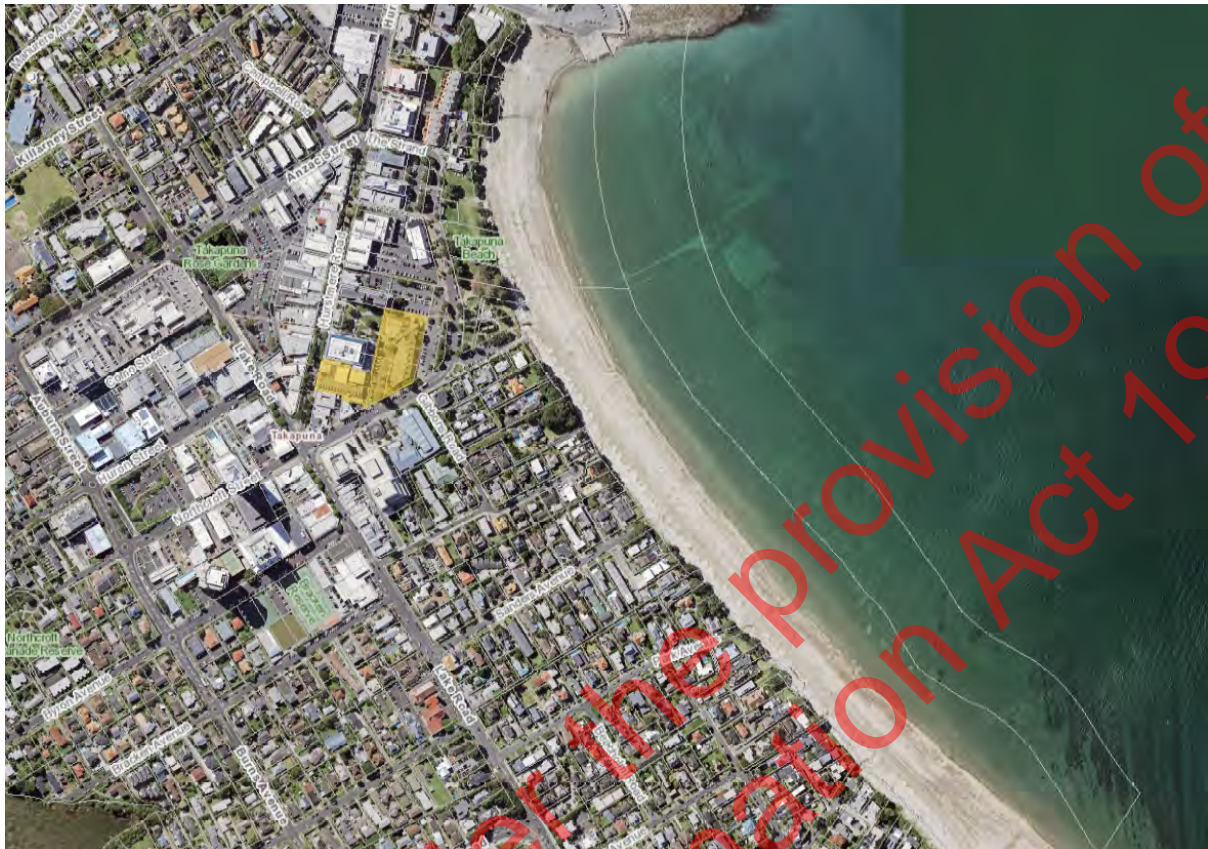


Plate 2: Site in context of Takapuna Metropolitan Centre and Takapuna Beach

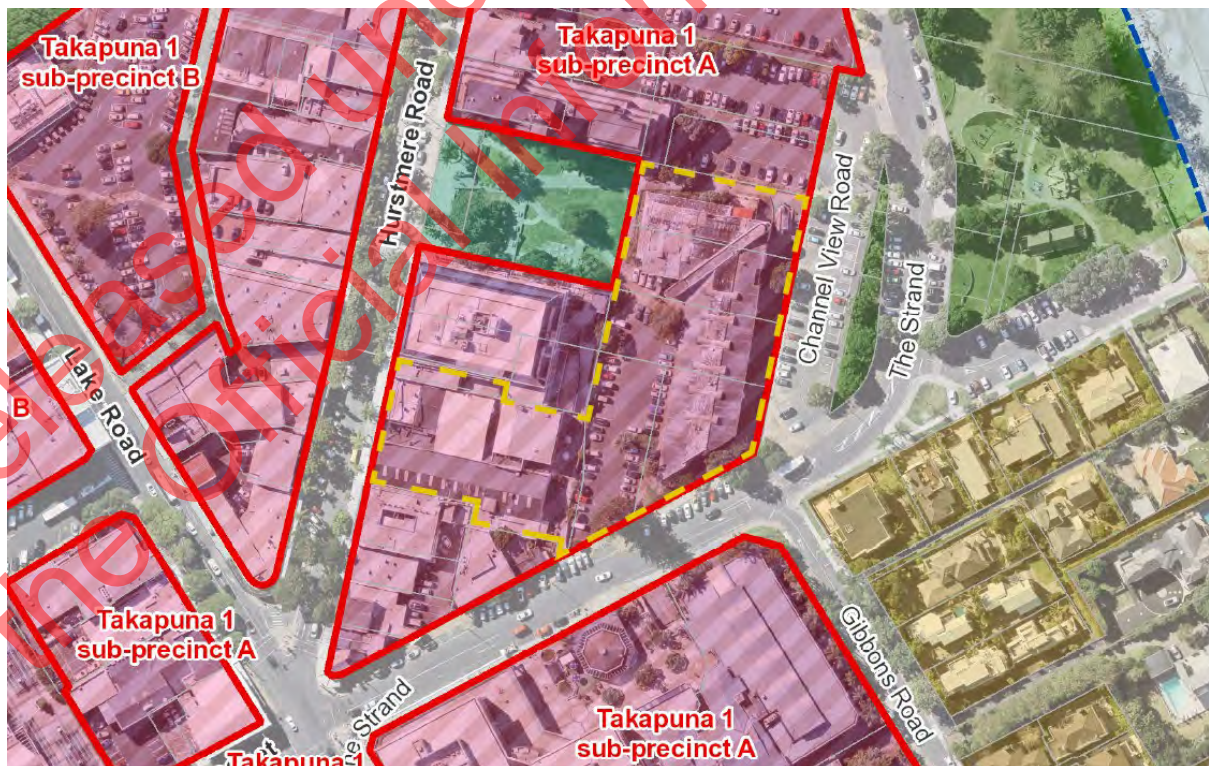


Plate 3: The subject site in relation to Auckland Unitary Plan Zones and Precinct Overlay Sub-Precincts



The site is zoned Business – Metropolitan Centre Zone in the AUP and also sits within the Takapuna 1 Sub-precinct A Overlay, it has a height control of 24.5m. The Metropolitan Centre Zone in Takapuna includes various Sub-precincts anticipating heights of 36.5m (Sub-precinct B), Unlimited (Sub-precinct C), and 12.5m (Sub-precinct D).

The site itself is irregular in shape, being broadly 'L' shaped, and has an approximate 7m level change with the topography rising in elevation from east to west – climbing up from the beach. It has frontage to Hurstmere Road with established buildings either side, as well as frontage to The Strand, Channel View Road (car park) Hurstmere Green and the pedestrian accessway that connects Hurstmere Green east of Takapuna Beach. This walkway is located along a key axis in the overall masterplan of Takapuna which visually connects the 'heart' of Takapuna, located in the triangle to the west of Hurstmere Road, to Rangitoto. This central portion of Takapuna is subject to a reference masterplan and future proposed re-development of the surface carpark by Eke Panuku.

The site currently contains a number of one and two storey commercial buildings with a central surface carpark accessed from The Strand, the eastern building also has a parking basement accessed off Channel View Road. The site contains few landscape features of note, apart from a scheduled Norfolk Island Pine<sup>1</sup> in the south eastern corner adjacent to The Strand.

Across The Strand to the south there is a small plaza with a centrally located café pavilion, this plaza was formed as part of the construction of the then North Shore City Council offices, the Council offices have subsequently relocated and the building sold, however the library remains located in the building on the corner of The Strand and Gibbons Road. There are two basement car park accesses off this part of The Strand one accessing parking in an undercroft under the library and the other parking under the plaza podium.

### **Proposal**

The proposal is fully described in the set of architectural drawings prepared by Moller Architects and in the Urban Design and Planning assessment reports.

In summary, the proposal is to develop a high quality mixed-use development containing 'premium' freehold and serviced apartments, a fine grain of lane based pedestrian connectivity, ground level retail and hospitality / F&B offerings and associated vehicle parking and services. It is envisaged that the redevelopment of this strategic site will contribute to the quality, compact urban regeneration of Takapuna as envisaged by its metropolitan centre zone and befitting its prime beachfront location.

The Proposal comprises a cluster of buildings, arranged around a public realm upgrade, including east / west and north / south enclosed 'arcade' and open laneway connections. Each building has been sited and designed in respect to its location within the site and outlook with the serviced apartments addressing the lower levels of Hurstmere Road and the series of 'through' apartments designed to give Takapuna an urban residential heart. The approximately 300 apartments will include studio, one bedroom, two-bedroom + study, three bedroom, and three bedroom + study typologies and include upper level penthouse apartments to capitalise on the site's unique beachfront amenity.

Pedestrian through-site linkages will activate the ground/podium level running east to west, connecting Hurstmere Road to The Strand, and onwards to Takapuna Beach and north to south, connecting Hurstmere Green to The Strand. Activity along the street frontages of Hurstmere Road,

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<sup>1</sup> Tree ID 1398

The Strand, Channel View Road and the through-site link will be a mix of retail and hospitality / F&B as well as building entries.

The proposal will infringe the 24.5m rolling height control for the site with proposed buildings being up to 12 storey's in height. With provision of one additional floor through the bonus provisions of the Precinct / AUP different portions of the development are two, three and four storeys over height. The maximum height infringement is 19.4m. The distribution of height within the proposal, and those portions of the development that are over height to a varying extent, has been carefully considered in respect of building composition and the site's urban context as well as in respect of potential close proximity and long distance effects including shading and the potential for visual dominance. This has included 3D modelling and testing of views and a collaborative Urban Design, architectural and landscape effects evaluation. The form of the development is stepped with the landform - greater height to the west - with the tallest upper level components reduced in footprint and set back to reduce their presence.

#### **Preliminary Considerations in Relation to Landscape and Visual Effects:**

As outlined above, the site is located within a Metropolitan Centre Zone in the AUP with Takapuna comprising precinct overlays demonstrating a range of anticipated heights with the anticipation of future intensification of built development within the Takapuna centre.

To assist in gaining an understanding the proposed bulk and massing of the development, and how it relates to the existing environment and proposed future anticipated AUP precinct height overlays, a series of visual simulations have been produced. These visual simulations demonstrate the anticipated visual change from a range of key viewpoints, representative of public locations attaining clear views of the site (refer Appendix 1) within Takapuna and surrounds.

The visual simulations have been updated and tested as the design has progressed to ensure matters such as visual dominance are avoided, and that the project reflects high quality design, whilst complementing the unique coastal character of Takapuna and associated Metropolitan Centre. As the design progresses further in detail and architectural façade design, the visual simulations will continue to be updated to include the final built form, materiality and ground treatments and used as a tool to understand the nature and level of the landscape and visual effects associated with the proposal.

In relation to direct landscape effects, such as earthworks and vegetation removal, there will be very limited effects to the site. There are no particular landscape features of note within the site apart from the significant, scheduled Norfolk Island Pine tree located on The Strand frontage. The site is occupied by a number of buildings and a carpark and historic earthworks within the site have altered the topography to facilitate existing development. Vegetation is also limited and of common stock, with some incidental trees requiring removal within the internal carpark and site edges to make efficient use of the site for urban re-development. The scheduled Norfolk Island Pine, located in the southern portion of the site, will be protected and retained being incorporated into the development as a feature of its frontage to The Strand.

Due to the proposal's location in an established urban / suburban context and popular beachfront context, any development within this site will be visible to a large number of people and viewed by both public and private viewing audiences. Public viewing audiences notably include those along roads, within reserves, from the beach and within the coastal marine area. Private viewing audiences include surrounding workers within the Takapuna commercial area in addition to residents, particularly those to the south east who will have the most proximate views. It is noted that the



applicant company / an associated company owns the residential property closest to the site, the house at number 2B Gibbons Road, located diagonally across the street on the eastern corner of The Strand and Gibbons Road opposite the library. This house and those adjacent are however also oriented strongly east toward views of Takapuna Beach, Rangitoto and the Hauraki Gulf.

The proposal has been carefully designed to make efficient use of the site, with the design team being cognisant of bulk and massing. Whilst further design development is still to occur, the facades including the side walls have been designed to sufficiently modulate any large blank walls through the introduction of glazing (noting fire regulation requirements) depth and modulation to the façade. The bulk and massing is also broken up by articulating a clear bottom, middle and top to the built form in addition to pulling back portions building footprint and / or setting back mid and upper levels.

The residential nature of the clearly proposal is expressed through the pattern of balconies and associated sun screen elements that will introduce occupier variation to the façade. The upper, above height, levels of the series of buildings have been reduced in scale and footprint, and set back from the mid-levels to assist in reducing their potential visual dominance particularly in more proximate views from the street and adjacent reserve.

The street frontage, widened 'Rangitoto Axis' pedestrian pathway and series of public pedestrian lanes / arcades are well activated with retail / F&B and will enhance the finer grained urban amenity of Takapuna providing options for access and through linkages. Channel View Road will also provide an address to the eastern buildings giving life to this currently blank façade. The applicant is in discussions with Auckland Transport to improve the streetscape public realm amenity of the Rangitoto Axis pathway and Channel View Road, as well as The Strand frontage, as associated works.

In summary, the large, strategically located site, which enjoys significant amenity connected both to its urban town centre and beachfront location, provides a significant opportunity to establish a high quality mixed use development contributing to Takapuna's transformation into a Metropolitan Centre.

Whilst the proposal seeks to infringe the 24.5m height limit established under the Takapuna Precinct, careful consideration of the site's context and relationships to adjacent amenities has informed the nature of the proposal. The bulk and massing of the proposed cluster of buildings continues to be carefully considered, particularly in respect of reducing visual dominance and delivering a high-quality development that is sensitive to the existing and cognisant of the future anticipated built context of Takapuna.

Whilst the development will constitute a significant change to the established, and significantly under-developed character of the site and this part of Takapuna's waterfront it signals an anticipated urban future and quality residential / mixed use amenity that will contribute to the centre's urban transformation. Takapuna is well placed to accommodate such residential intensity with access to public transport and the ability to live locally making use of the established range of services and amenities at hand. Whilst the proposed development will be seen and will change the urban balance of Takapuna it will complement the already established 'tall tower' character of the centre with a well-designed complex of mid-rise buildings offering future residents a prime beachfront location in the heart of the North Shore's best placed urban mixed use centre.

*Rachel de Lambert & Tom Lines*

**Boffa Miskell, 9 June 2021**

## ***Appendix 1 – Visual Simulations***

Released under the provision of  
the Official Information Act 1982



# 6-10 THE STRAND DEVELOPMENT

PROPOSED VISUAL SIMULATION LOCATIONS  
JUNE 2021





# 6 - 10 The Strand Development



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# 6 - 10 The Strand Development



## Contents

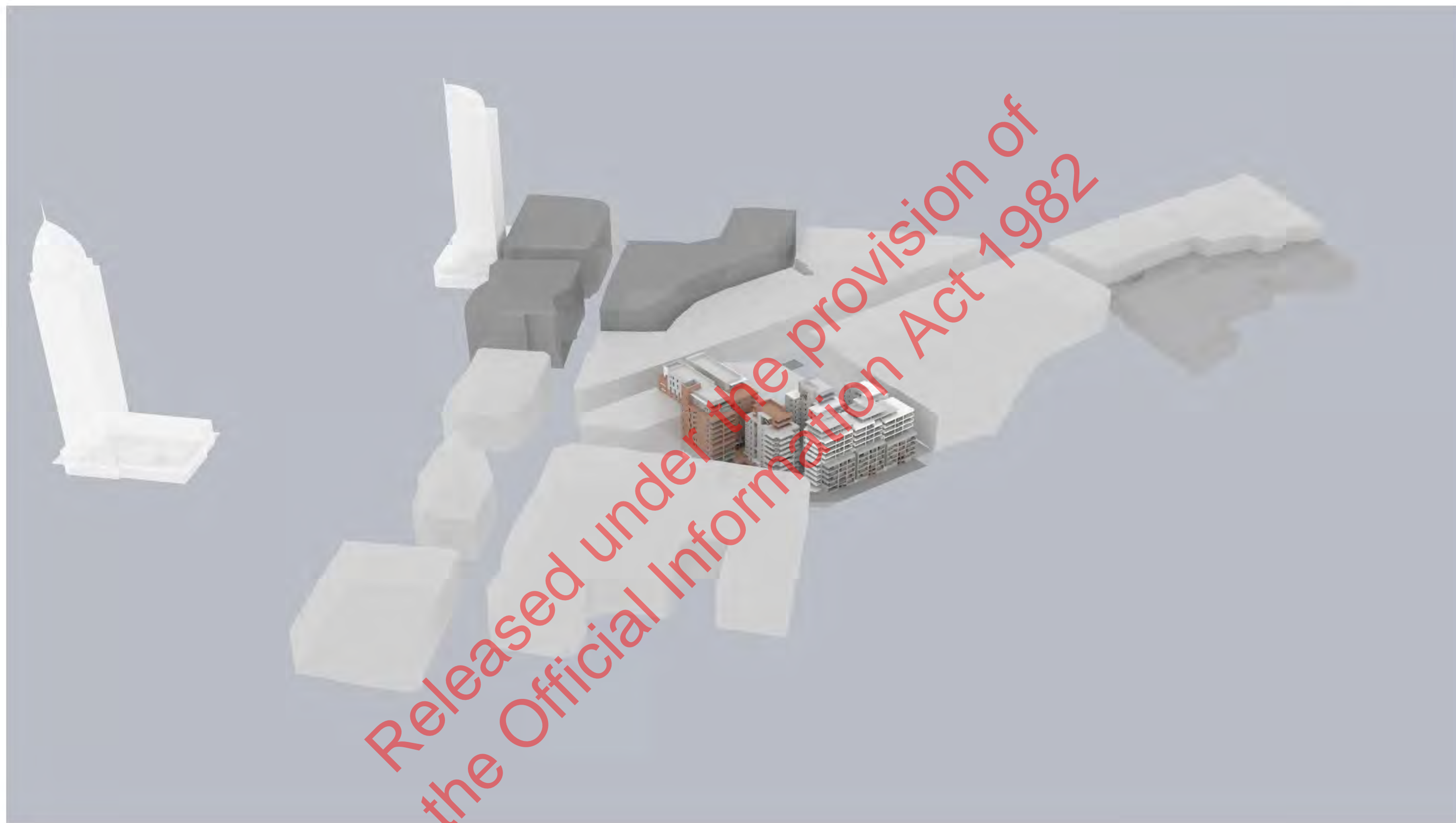
### VISUAL SIMULATIONS

VS 5A:	View from The Strand (1/2) - Panorama (Existing vs Proposed)
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VS 17D:	View from Takapuna Memorial Garden - Single Frame (Proposed)
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LEGEND

	Precinct A (24.5 m)
	Precinct B (36.5 m)
	Precinct C (72.5 m)
	Precinct D (12.5 m)

6-10 THE STRAND DEVELOPMENT

Precinct Height Overlays

Date: 12 May 2021 Revision:4

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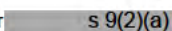
Project Manager  | Drawn: AWe | Checked: TLI

Figure 2





Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.






Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.

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Viewpoint Details

NZTM Easting : 1 758 469 mE

NZTM Northing : 5 927 555 mN

Elevation/Eye Height : 2.5m / 1.6m

Date of Photography : 3:36pm 18 February 2021 NZDT

Horizontal Field of View : 90°

Vertical Field of View : 30°

Projection : Rectilinear

Image Reading Distance @ A3 is 20 cm

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

LEGEND

Precinct A (24.5 m)

Precinct B (36.5 m)

Precinct C (72.5 m)

Precinct D (12.5 m)

HND TAKAPUNA

View from Takapuna Beach Boat Ramp

Date: 12 May 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager s 9(2)(a) | Drawn: AWe | Checked: TLI

VS1B





Existing View





Proposed View





Proposed View (AUP Precinct)

## LEGEND

	Precinct A (24.5 m)
	Precinct B (36.5 m)
	Precinct C (72.5 m)
	Precinct D (12.5 m)

## HND TAKAPUNA

## View from Takapuna Beach Boat Ramp

Date: 14 June 2021 Revision:4

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Project Manager

s 9(2)(a)

Drawn: AWe | Checked: TLI






Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.

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	NZTM Easting	: 1 758 125 mE	Horizontal Field of View	: 90°																
	NZTM Northing	: 5 927 209 mN	Vertical Field of View	: 30°																
Elevation/Eye Height	: 17.55m / 1.6m	Projection	: Rectilinear																	
Date of Photography	: 4:11pm 18 February 2021 NZDT	Image Reading Distance @ A3 Is	20 cm																	





Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.













Proposed View (AUP Precinct)

Viewpoint Details

NZTM Easting : 1 758 125 mE  
NZTM Northing : 5 927 209 mN  
Elevation/Eye Height : 17.55m / 1.6m  
Date of Photography : 4:11pm 18 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

LEGEND

- Precinct A (24.5 m)
- Precinct B (36.5 m)
- Precinct C (72.5 m)
- Precinct D (12.5 m)

HND TAKAPUNA

View from 38 Hurstmere Road

Date: 14 June 2021 Revision:4

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Project Manager

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Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View

Viewpoint Details

NZTM Easting : 1 758 357 mE  
NZTM Northing : 5 927 256 mN  
Elevation/Eye Height : 5.3m / 1.6m  
Date of Photography : 3:12pm 18 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

HND TAKAPUNA  
View from Takapuna Beach Reserve

Date: 14 June 2021 Revision:4

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Proposed View (AUP 'Precinct')

Viewpoint Details

NZTM Easting : 1 758 357 mE  
NZTM Northing : 5 927 256 mN  
Elevation/Eye Height : 5.3m / 1.6m  
Date of Photography : 3:12pm 18 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

LEGEND

- Precinct A (24.5 m)
- Precinct B (36.5 m)
- Precinct C (72.5 m)
- Precinct D (12.5 m)

HND TAKAPUNA

View from Takapuna Beach Reserve

Date: 14 June 2021 Revision:4

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Drawn: AWe | Checked: TLI





Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.






Existing View



Proposed View - Precinct Bulk & Building

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Viewpoint Details

NZTM Easting : 1 758 461 mE

NZTM Northing : 5 927 208 mN

Elevation/Eye Height : -0.07m / 1.6m

Date of Photography : 9 54am 21 February 2021 NZDT

Horizontal Field of View : 90°

Vertical Field of View : 30°

Projection : Rectilinear

Image Reading Distance @ A3 is 20 cm

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

LEGEND

Precinct A (24.5 m)

Precinct B (36.5 m)

Precinct C (72.5 m)

Precinct D (12.5 m)

HND TAKAPUNA

View from Takapuna Beach (low tide)

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VS4B





Existing View





Proposed View





Proposed View (AUP Precinct)

Viewpoint Details

NZTM Easting : 1 758 461 mE  
NZTM Northing : 5 927 208 mN  
Elevation/Eye Height : -0.07m / 1.6m  
Date of Photography : 9 54am 21 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

LEGEND

- Precinct A (24.5 m)
- Precinct B (36.5 m)
- Precinct C (72.5 m)
- Precinct D (12.5 m)

HND TAKAPUNA

View from Takapuna Beach (low tide)

Date: 14 June 2021 Revision:4

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Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.









Proposed View

Viewpoint Details

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Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

HND TAKAPUNA  
View from The Strand (1/2)

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

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Drawn: AWe | Checked: TLI





Proposed View (AUP Precinct)

Viewpoint Details

NZTM Easting : 1 758 396 mE  
NZTM Northing : 5 927 167 mN  
Elevation/Eye Height : 4.1m / 1.6m  
Date of Photography : 10:03am 21 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

LEGEND

- Precinct A (24.5 m)
- Precinct B (36.5 m)
- Precinct C (72.5 m)
- Precinct D (12.5 m)

HND TAKAPUNA

View from The Strand (1/2)

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager

s 9(2)(a)

Drawn: AWe | Checked: TLI





Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.









Proposed View

Viewpoint Details

NZTM Easting : 1 758 135 mE  
NZTM Northing : 5 927 023 mN  
Elevation/Eye Height : 18.8m / 1.6m  
Date of Photography : 2:34pm 18 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

HND TAKAPUNA  
View from Northcroft Street/ Lake Road

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager

s 9(2)(a)

Drawn: AWe | Checked: TLI





Proposed View (AUP Precinct)

## LEGEND

	Precinct A (24.5 m)
	Precinct B (36.5 m)
	Precinct C (72.5 m)
	Precinct D (12.5 m)

## HND TAKAPUNA

## View from Northcroft Street/ Lake Road

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager

s 9(2)(a)

Drawn: AWe | Checked: TLI

VS7E





Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View

Viewpoint Details

NZTM Easting : 1 758 307 mE  
NZTM Northing : 5 927 321 mN  
Elevation/Eye Height : 12.7m / 1.6m  
Date of Photography : 3 57pm 18 February 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

HND TAKAPUNA  
View from The Strand (2/2)

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager

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Drawn: AWe | Checked: TLI





Proposed View





## LEGEND

	Precinct A (24.5 m)
	Precinct B (36.5 m)
	Precinct C (72.5 m)
	Precinct D (12.5 m)

## HND TAKAPUNA

## View from The Strand (2/2)

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager

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Drawn: AWe | Checked: TLI





Existing View



Proposed View - Bulk and Massing

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View



Proposed View - Precinct Bulk & Building

Bulk and massing of proposal illustrated, materiality and landscape treatment has not been applied.





Existing View

Viewpoint Details

NZTM Easting : 1 758 221 mE  
NZTM Northing : 5 927 072 mN  
Elevation/Eye Height : 17.3m / 1.6m  
Date of Photography : 9:37am 1 June 2021 NZDT

Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017\_BM

Horizontal Field of View : 40°  
Vertical Field of View : 25°  
Projection : NA  
Image Reading Distance @ A3 is 50 cm

HND TAKAPUNA  
View from Takapuna Memorial Garden

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager

s 9(2)(a)

Drawn: AWe | Checked: TLI









Proposed View (AUP Precinct)

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Viewpoint Details	NZTM Easting	: 1 758 221 mE	Horizontal Field of View	: 40°
	NZTM Northing	: 5 927 072 mN	Vertical Field of View	: 25°
	Elevation/Eye Height	: 17.3m / 1.6m	Projection	: NA
	Date of Photography	: 9:37am 1 June 2021 NZDT	Image Reading Distance @ A3 is	50 cm
	Data sources: Photography - BML; LiDAR - AC 2016/ Aerials - AC 2017; Model from Moller Architects - 5488-model-17 htb REV T5 REV1 2017_BM			

LEGEND	
	Precinct A (24.5 m)
	Precinct B (36.5 m)
	Precinct C (72.5 m)
	Precinct D (12.5 m)

HND TAKAPUNA

View from Takapuna Memorial Garden

Date: 14 June 2021 Revision:4

Plan prepared for HND Holding Ltd. by Boffa Miskell Limited

Project Manager s 9(2)(a) Drawn: AWe | Checked: TLI



## VISUAL SIMULATIONS - METHODOLOGY

### SITE VISIT & PHOTOGRAPHY

Site photographs were taken with a Canon digital SLR camera fitted with a 50mm focal length lens, mounted on a tripod and panoramic head. A series of photos were taken at predetermined viewpoints, situated on public land. The locations of each viewpoint were fixed by field measurements and LIDAR.

### NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the NZILA Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell's internal Visualisation Guidelines.

Camera lenses of different focal lengths capture images with differing fields of view. To understand how illusions are created by different lens sizes, one must understand depth of field and how "depth of field" and "field of view" are related. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens will provide a horizontal field of view of 65° using a 50mm lens will provide a "cropped" (40°) version of the same view. The same image size can also be achieved by taking multiple 50mm photos in "portrait" mode, and using digital stitching software to merge and crop to 65° or 40°.



### COMPOSITING

Virtual camera views were then created in 3D modelling software, and a combination of 3D LIDAR (point cloud) data and 3D engineering drawings imported to each of these views. These were then matched to the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The simulations were then assembled using graphic design software.

### RECOMMENDED IMAGE READING DISTANCE

According to the NZILA Guidelines, views which have a field of view of 40° should be viewed from a distance of 55 cm when printed at A3. For convenience, Boffa Miskell has adopted an image reading distance of 50cm.

This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG (reproduced below). Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance in order to verify the methodology.

LENS	HORIZ FoV <sup>1</sup>	PAPER SIZE	ACTUAL IMAGE SIZE <sup>2</sup>	READING DISTANCE <sup>3</sup>
28mm	65°	A4	277mm W x 185mm H	215mm
		A3	400mm W x 267mm H	315mm
		A2	574mm W x 383mm H	450mm
50mm	40°	A4	277mm W x 185mm H	380mm
		A3	400mm W x 267mm H	550mm
		A2	574mm W x 383mm H	790mm

