## THE HILLS RESORT ZONE - PRIVATE PLAN CHANGE

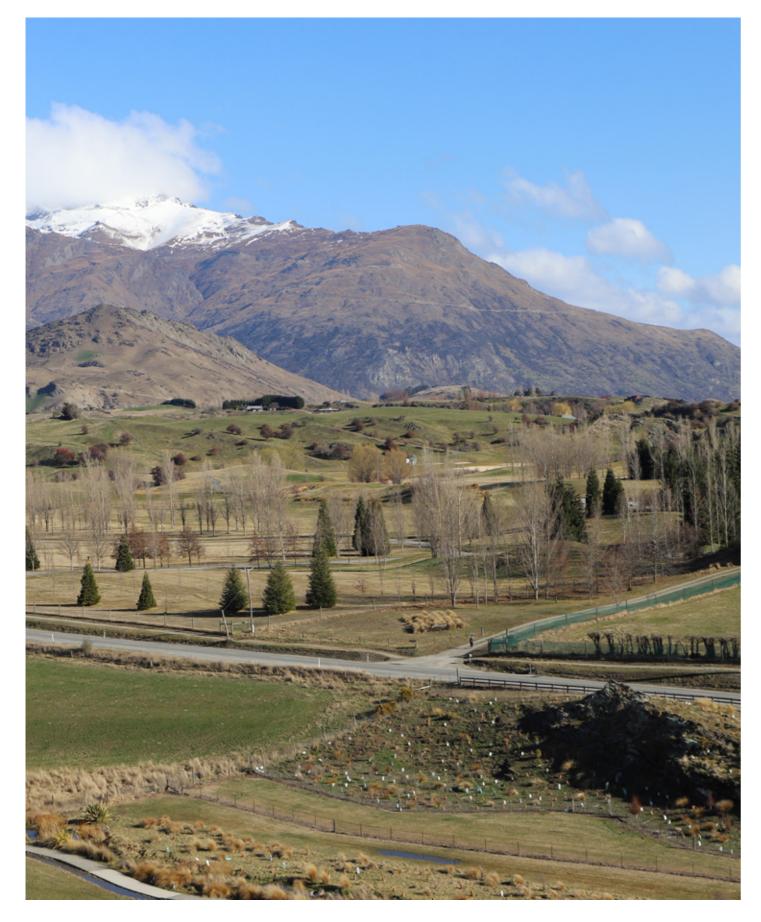


## DRAFT

Boffa Miskell

PLAN CHANGE VISUAL SIMULATIONS 7 MAY 2025

# The Hills



### CONTENTS

MAPS	
FIGURE 1:	Viewpoint Location Plan
FIGURE 2:	Methodology

### VISUAL SIMULATIONS

VP 1A:	View from Feehley Hill looking South - Single 50
VS 1B:	View from Feehley Hill looking South - Single 50
VS 1C:	View from Feehley Hill looking South - Single 50
VP 2A:	View from Fox Terrace Walkway looking Southw
VS 2B:	View from Fox Terrace Walkway looking Southwee Approved)
VS 2C:	View from Fox Terrace Walkway looking Southweet at 5 Years)
VP 3A:	View from Cotter Avenue Walkway looking South
VS 3B:	View from Cotter Avenue Walkway looking South Approved)
VS 3C:	View from Cotter Avenue Walkway looking South at 5 Years)
VP 4A:	View from Cotter Avenue Walkway outside no.49
VS 4B:	View from View from Cotter Avenue Walkway ou (Proposed with Approved)
VS 4C:	View from Cotter Avenue Walkway outside no.49 with Planting at 5 Years)
VP 5A:	View from Arrowtown Lake-Hayes near Hogans 50mm Frame (Existing)
VS 5B:	View from Arrowtown Lake-Hayes near Hogans Frame (Proposed without Planting)
VS 5C:	View from Arrowtown Lake-Hayes near Hogans Frame (Proposed with Planting at 5 Years)
VP 6A:	View from outside 36 Hogans Gully Road looking
VS 6B:	View from outside 36 Hogans Gully Road looking Planting)
VS 6C:	View from outside 36 Hogans Gully Road looking

Omm Frame (Existing) Omm Frame (Proposed with Approved) Omm Frame (Proposed with Planting at 5 Years)

vest - Single 50mm Frame (Existing) vest - Single 50mm Frame (Proposed with

west - Single 50mm Frame (Proposed with Planting

thwest - Single 50mm Frame (Existing) thwest - Single 50mm Frame (Proposed with

thwest - Single 50mm Frame (Proposed with Planting

19 looking Southwest - Single 50mm Frame (Existing) utside no.49 Southwest - Single 50mm Frame

19 looking Southwest - Single 50mm Frame (Proposed

Gully Road Intersection looking East - Single

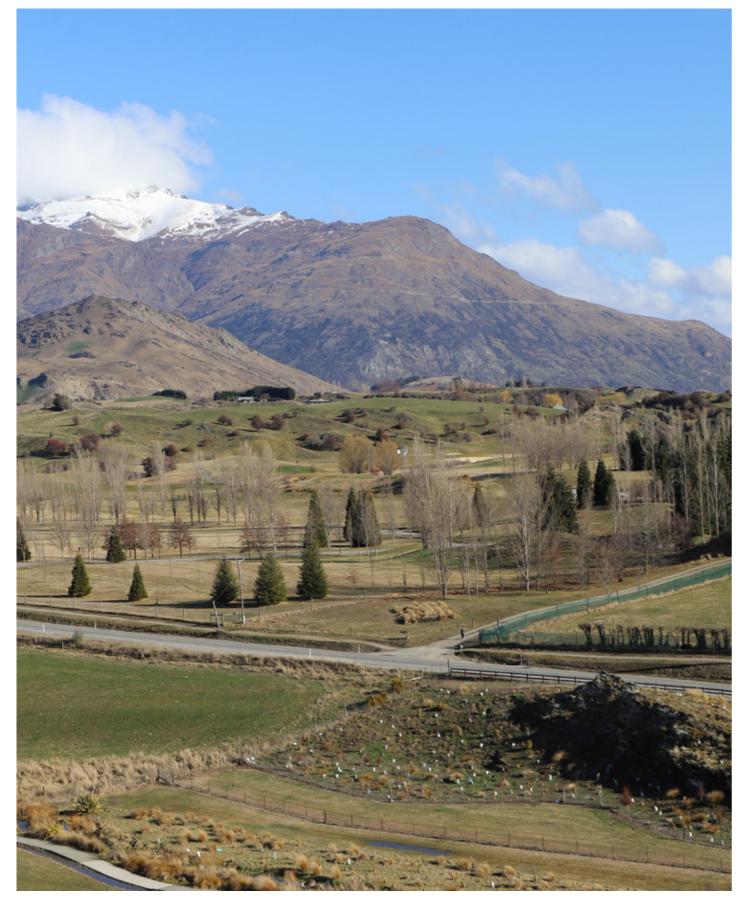
Gully Road Intersection looking East - Single 50mm

Gully Road Intersection looking East - Single 50mm

ng Northeast - Single 50mm Frame (Existing) ng Northeast - Single 50mm Frame (Proposed without

tside 36 Hogans Gully Road looking Northeast - Single 50mm Frame (Proposed with

# The Hills



### **CONTENTS CONTINUED...**

### **VISUAL SIMULATIONS**

VP 7A:	View from outside 58 Hogans Gully Road lookin
VS 7B:	View from outside 58 Hogans Gully Road lookin Planting)
VS 7C:	View from outside 58 Hogans Gully Road lookin Planting at 5 Years)
VP 8A:	View from outside 108 Hogans Gully Road looki
VS 8B:	View from outside 108 Hogans Gully Road looki out Planting)
VS 8C:	View from outside 108 Hogans Gully Road looki Planting at 5 Years)
VP 9A:	View from View from Arrowtown Lake-Hayes op (Existing)
VS 9B:	View from View from Arrowtown Lake-Hayes op (Proposed without Planting)
VS 9C:	View from View from Arrowtown Lake-Hayes op (Proposed with Planting at 5 Years)

ng Northeast - Single 50mm Frame (Existing) ng Northeast - Single 50mm Frame (Proposed without ng Northeast - Single 50mm Frame (Proposed with

king Northwest - Single 50mm Frame (Existing) king Northwest - Single 50mm Frame (Proposed with king Northwest - Single 50mm Frame (Proposed with pposite Ayrburn looking East - Single 50mm Frame pposite Ayrburn looking East - Single 50mm Frame pposite Ayrburn looking East - Single 50mm Frame



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.



Projection: NZGD 2000 New Zealand Transverse Mercator

Site Boundary Viewpoint Locations

### C150130

Viewpoint Location Plan

Date: 04 April 2025 | Revision: 0 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: SGa | Checked: JMa Figure 1





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 : 5015147 mE NZTM Northing : 1270677 mN Elevation/Eye Height : 530.4m / 1.6m Date of Photography : 4:38pm 30 August 2024 NZST

മ്

₿

Horizontal Field of View : 40° Vertical Field of View : 25° Projection : NA

Image Reading Distance @ A3 is 50 cm

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

### Existing View

THE HILLS

View from Feehley Hill looking South

VS 1A



### Approved Buildings

Boffa Miskell www.boffamiskell.co.nz

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.

å

≣

2	NZTM Easting :	5015147 mE
2	NZTM Northing :	1270677 mN
j	Elevation/Eye Height	: 530.4m / 1.6m
	Date of Photography	:4:38pm 30 August 2024 NZST
÷ .		

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

### Proposed View with Approved Buildings

### THE HILLS View from Feehley Hill looking South

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 1B



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. information provided by the Client or any external source.

NZTM Easting : 5015147 mE NZTM Northing : 1270677 mN Elevation/Eye Height : 530.4m / 1.6m Date of Photography : 4:38pm 30 August 2024 NZST

മ്

₿

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Planting at 5 Years

### THE HILLS View from Feehley Hill looking South

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 1C



Boffa Miskell

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 : 5014673 mE NZTM Northing : 1271124 mN Elevation/Eye Height :413m / 1.6m Date of Photography :3:35pm 30 August 2024 NZST

 Horizontal Field of View
 : 40°

 Vertical Field of View
 : 25°

 Projection
 : NA

 Image Reading Distance @ A3 is 50 cm

View from Fox Terrace Walkway looking Southeast

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

### Existing View

THE HILLS

VS 2A



### Approved Buildings

Boffa Miskell 🥒 www.boffamiskell.co.nz

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.

ŝ	NZTM Easting	-	5014673 mE
ela	NZTM Northing	:	1271124 mN
Ĕ	Elevation/Eye Height	t	:413m / 1.6m
vpoint Details	Date of Photography		: 3:35pm 30 August 2024 NZST
5			

Ś

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

View from Fox Terrace Walkway looking Southeast

Proposed View with Approved Buildings

## THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 2B



Proposed View with Planting at 5 Years

Boffa Miskell

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 : 5014673 mE NZTM Northing : 1271124 mN Elevation/Eye Height :413m / 1.6m Date of Photography :3:35pm 30 August 2024 NZST

طّ

 Horizontal Field of View
 : 40°

 Vertical Field of View
 : 25°

 Projection
 : NA

 Image Reading Distance @ A3 is 50 cm

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

### THE HILLS View from Fox Terrace Walkway looking Southeast

VS 2C



Boffa Miskell

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 : 5014438 mE NZTM Northing : 1271333 mN Elevation/Eye Height :415.6m / 1.6m Date of Photography :3:40pm 30 August 2024 NZST 

 Horizontal Field of View
 : 40°

 Vertical Field of View
 : 25°

 Projection
 : NA

 Image Reading Distance @ A3 is 50 cm

View Cotter Avenue Walkway looking Southwest

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

### Existing View

THE HILLS

VS 3A



### Approved Buildings

Boffa Miskell www.boffamiskell.co.nz

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.

n	NZTM Easting	-	5014438 mE
c la	NZTM Northing	-	1271333 mN
II Detalls	Elevation/Eye Height		: 415.6m / 1.6m
	Date of Photography		: 3:40pm 30 August 2024 NZST
2			

Horizontal Field of View : 40° Vertical Field of View : 25° Projection : NA

Image Reading Distance @ A3 is 50 cm

View Cotter Avenue Walkway looking Southwest

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file ₿

Proposed View with Approved Buildings

## THE HILLS

Date: 7 May 2025 | Revision: 1

Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 3B



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.

<u>s</u>	NZTM Easting	-	5014438 mE
eta	NZTM Northing	:	1271333 mN
Ē	Elevation/Eye Height	t	:415.6m / 1.6m
vpoint Details	Date of Photography		: 3:40pm 30 August 2024 NZST
5			

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file ٧ïe

Proposed View with Planting at 5 Years

### THE HILLS View Cotter Avenue Walkway looking Southwest

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 3C



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 : 5014068 mE NZTM Northing : 1271762 mN മ് Elevation/Eye Height :424m / 1.6m Date of Photography : 3:48pm 30 August 2024 NZST

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

View Cotter Avenue Walkway outside no. 49 looking Southwest

Ś Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

### Existing View

THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 4A



### Approved Buildings

Boffa Miskell www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on 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 information provided by the Client or any external source.

s	NZTM Easting	5014068 mE
etai	NZTM Northing	: 1271762 mN
D E	Elevation/Eye Height	: 424m / 1.6m
wpoint Details	Date of Photography	: 3:48pm 30 August 2024 NZST
≥		

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

View Cotter Avenue Walkway outside no. 49 looking Southwest

Vie Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Approved Buildings

## THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 4B



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. Ś information provided by the Client or any external source.

Boffa Miskell

www.boffamiskell.co.nz

E S	NZTM Easting	:	5014068 mE
eta	NZTM Northing	:	1271762 mN
ב	Elevation/Eye Heigh	t	:424m / 1.6m
vpoint Details	Date of Photography	/	: 3:48pm 30 August 202
5			

Horizontal Field of View : 40° Vertical Field of View : 25° : NA Projection 024 NZST Image Reading Distance @ A3 is 50 cm

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Planting at 5 Years

THE HILLS

### View Cotter Avenue Walkway outside no. 49 looking Southwest

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 4C





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 : 5012858 mE NZTM Northing : 1270146 mN å Elevation/Eye Height : 349m / 1.6m Date of Photography : 5:08pm 30 August 2024 NZST

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

Viev Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Existing View

THE HILLS View Arrowtown Lake-Hayes Road near Hogans Gully Road intersection looking East Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited

Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

VS 5A



NB: Approved Buildings not visible

Boffa Miskell www.boffamiskell.co.nz

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.

Viev	Data Sources: P	hotography - BML; CAD Layout - F	lills-Base-Structure-Plan	-20250314.dwg
vpoint	Date of Photograph	y : 5:08pm 30 August 2024 NZST	Image Reading Distance	@ A3 is 50 cm
L L L	Elevation/Eye Heig	ht : 349m / 1.6m	Projection	: NA
t Detai	NZTM Northing	: 1270146 mN	Vertical Field of View	: 25°
<u>s</u>	NZTM Easting	: 5012858 mE	Horizontal Field of View	: 40°

THE HILLS View Arrowtown Lake-Hayes Road near Hogans Gully Road intersection looking East Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Buildings

VS 5B



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 : 5012858 mE NZTM Northing : 1270146 mN å Elevation/Eye Height : 349m / 1.6m Date of Photography : 5:08pm 30 August 2024 NZST

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

Viev Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

THE HILLS View Arrowtown Lake-Hayes Road near Hogans Gully Road intersection looking East Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

Proposed View with Planting at 5 Years

VS 5C





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 : 5012763 mE NZTM Northing : 1270566 mN Elevation/Eye Height : 350.4m / 1.6m Date of Photography : 5:05pm 30 August 2024 NZST

å

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

View from outside 36 Hogans Gully Road looking Northeast

Vie Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Existing View

THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 6A



### NB: Approved Buildings not visible

Boffa Miskell www.boffamiskell.co.nz

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.

s	NZTM Easting	: 5012763 mE	H
etal	NZTM Northing	: 1270566 mN	Ve
n L	Elevation/Eye Heig	ht :350.4m / 1.6m	Pr
wpoint Details	Date of Photograph	y : 5:05pm 30 August 2024 NZST	In
≥			

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

View from outside 36 Hogans Gully Road looking Northeast

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file Ś

Proposed View with Buildings

## THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 6B



View from outside 36 Hogans Gully Road looking Northeast

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

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. information provided by the Client or any external source.

NZTM Easting : 5012763 mE NZTM Northing : 1270566 mN å Elevation/Eye Height : 350.4m / 1.6m Date of Photography : 5:05pm 30 August 2024 NZST

Vie

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

www.boffamiskell.co.nz

Boffa Miskell

Proposed View with Planting at 5 Years

## THE HILLS

VS 6C





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 : 5012745 mE NZTM Northing : 1270725 mN ല് Elevation/Eye Height : 355.1m / 1.6m Date of Photography : 5:04pm 30 August 2024 NZST

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

View from outside 58 Hogans Gully Road looking Northeast

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

### Existing View

THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 7A



### NB: Approved Buildings not visible

Boffa Miskell www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on 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 information provided by the Client or any external source.

<u>s</u>	NZTM Easting	: 5012745 mE	Hor
oint Details	NZTM Northing	: 1270725 mN	Ver
ב	Elevation/Eye Heig	ht :355.1m / 1.6m	Pro
	Date of Photograph	y :5:04pm 30 August 2024 NZST	Ima
≥	-		_

: 40° orizontal Field of View rtical Field of View : 25° ojection : NA nage Reading Distance @ A3 is 50 cm

View from outside 58 Hogans Gully Road looking Northeast

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file ₩

Proposed View with Buildings

## THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 7B



View from outside 58 Hogans Gully Road looking Northeast

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

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. information provided by the Client or any external source.

NZTM Easting : 5012745 mE NZTM Northing : 1270725 mN ല് Elevation/Eye Height : 355.1m / 1.6m Date of Photography : 5:04pm 30 August 2024 NZST

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

www.boffamiskell.co.nz

Boffa Miskell

Proposed View with Planting at 5 Years

## THE HILLS

VS 7C



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 : 5012670 mE NZTM Northing : 1271180 mN Elevation/Eye Height : 387m / 1.6m Date of Photography :4:59pm 21 January 2025 NZDT

طّ

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file Ś

### Existing View

THE HILLS

### View from outside 108 Hogans Gully Road looking Northwest

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 8A



### NB: Approved Buildings not visible

Boffa Miskell

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.

Å

2	NZTM Easting	2	: 5012670 mE
2	NZTM Northing	2	: 1271180 mN
j	Elevation/Eye Heigh	nt	: 387m / 1.6m
	Date of Photography	y	:4:59pm 21 January 2025 NZDT

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

View from outside 108 Hogans Gully Road looking Northwest

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Buildings

## THE HILLS

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited VS 8B



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 : 5012670 mE NZTM Northing : 1271180 mN طّ Elevation/Eye Height : 387m / 1.6m Date of Photography : 4:59pm 21 January 2025 NZDT

Ś

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

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Planting at 5 Years

### THE HILLS View from outside 108 Hogans Gully Road looking Northwest

Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 8C



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 : 5013132 mE NZTM Northing : 5013132 mN Elevation/Eye Height :350m / 1.6m Date of Photography : 5:10pm 30 August 2024 NZST

ല്

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

THE HILLS View from Arrowtown Lake-Hayes Road opposite Ayrburn looking Northwest Date: 7 May 2025 | Revision: 1

Viev Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Existing View

Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf VS 9A



NB: Approved Buildings not visible



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.

n	NZTM Easting	: 5013132 mE	Horiz
c a	NZTM Northing	: 5013132 mN	Vertic
politi Detalis	Elevation/Eye Heigl	nt : 350m / 1.6m	Proje
	Date of Photograph	y :5:10pm 30 August 2024 NZST	Image
2			

zontal Field of View : 40° tical Field of View : 25° ection : NA ge Reading Distance @ A3 is 50 cm

THE HILLS View from Arrowtown Lake-Hayes Road opposite Ayrburn looking Northwest Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited

Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file Ś

Proposed View with Buildings

Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

VS 9A



THE HILLS View from Arrowtown Lake-Hayes Road opposite Ayrburn looking Northwest Date: 7 May 2025 | Revision: 1 Plan prepared by Boffa Miskell Limited

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.

Boffa Miskell

www.boffamiskell.co.nz

NZTM Easting : 5013132 mE NZTM Northing : 5013132 mN ല് Elevation/Eye Height :350m / 1.6m Date of Photography : 5:10pm 30 August 2024 NZST Horizontal Field of View : 40° Vertical Field of View : 25° Projection : NA Image Reading Distance @ A3 is 50 cm

Viev Data Sources: Photography - BML; CAD Layout - Hills-Base-Structure-Plan-20250314.dwg - RBT; 3D Models - BML created using above CAD file

Proposed View with Planting at 5 Years

Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf

VS 9A

### **VISUALISATIONS - METHODOLOGY**

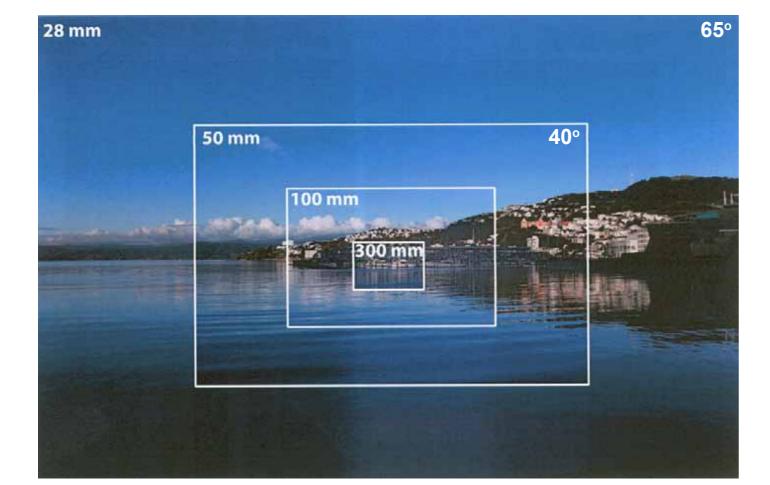
### SITE VISIT & PHOTOGRAPHY

Site photographs were taken hand-held with a Canon digital SLR camera fitted with a 50mm focal length lens. A series of photos were taken at predetermined viewpoints, situated on public land. The locations of each viewpoint were fixed using the in-built camera GPS unit.

### NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell's internal Visualisation Guidelines.

Camera lenses with different focal lengths capture images with differing fields of view. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens provides a horizontal field of view of 65°. A 50mm lens will provide a cropped (40°) version of the same view. So panoramas can be created by taking multiple 28mm or 50mm photos (in "portrait" mode), and using digital stitching software to merge and crop to create a single panorama. The panoramas used in these visualisations have a field of view of 90°.





This plan has been prepared by Boffa Miskell Limited o the specific instructions of our Client. It is solely for ou Client's use in accordance with the agreed scope of work any use or reliance by a third party is at that party's ow Where information has been supplied by the Client other external sources, it has be sumed that it is accurate. No liability or responsibilit accepted by Boffa Miskell Limited for any errors of nissions to the extent that they arise from inaccurate nation provided by the Client or any external source.

### **3D MODELLING**

Virtual camera views were then created in 3D modelling software, and 3D terrain data and architectural modelling were imported. These views were then registered over the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The visualisations were then assembled using graphic design software.

### **IMAGE READING DISTANCES**

These visualisations have a field of view of 90° and so should be viewed from a distance of 20 cm when printed at A3. 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. 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.



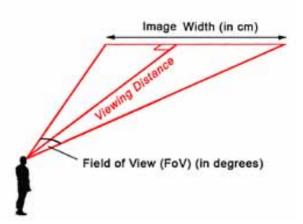
Geometry of Image Reading Distance





Members Documentation

Date: 8 April 2025 | Revision: 0 Plan prepared by Boffa Miskell Limited Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: JMa | Checked: YPf





### THE HILLS

### Visual Simulations - Methodology

Figure 2

### Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.



### www.boffamiskell.co.nz

Christchurch Queenstown Dunedin 03 441 1670

03 470 0460