

THE HILLS RESORT ZONE - PRIVATE PLAN CHANGE

VISUAL SIMULATIONS

13 MARCH 2026



The Hills



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Existing View



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



Existing View



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



Existing View



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



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Existing View



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



Existing View



Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)

VISUALISATIONS - METHODOLOGY

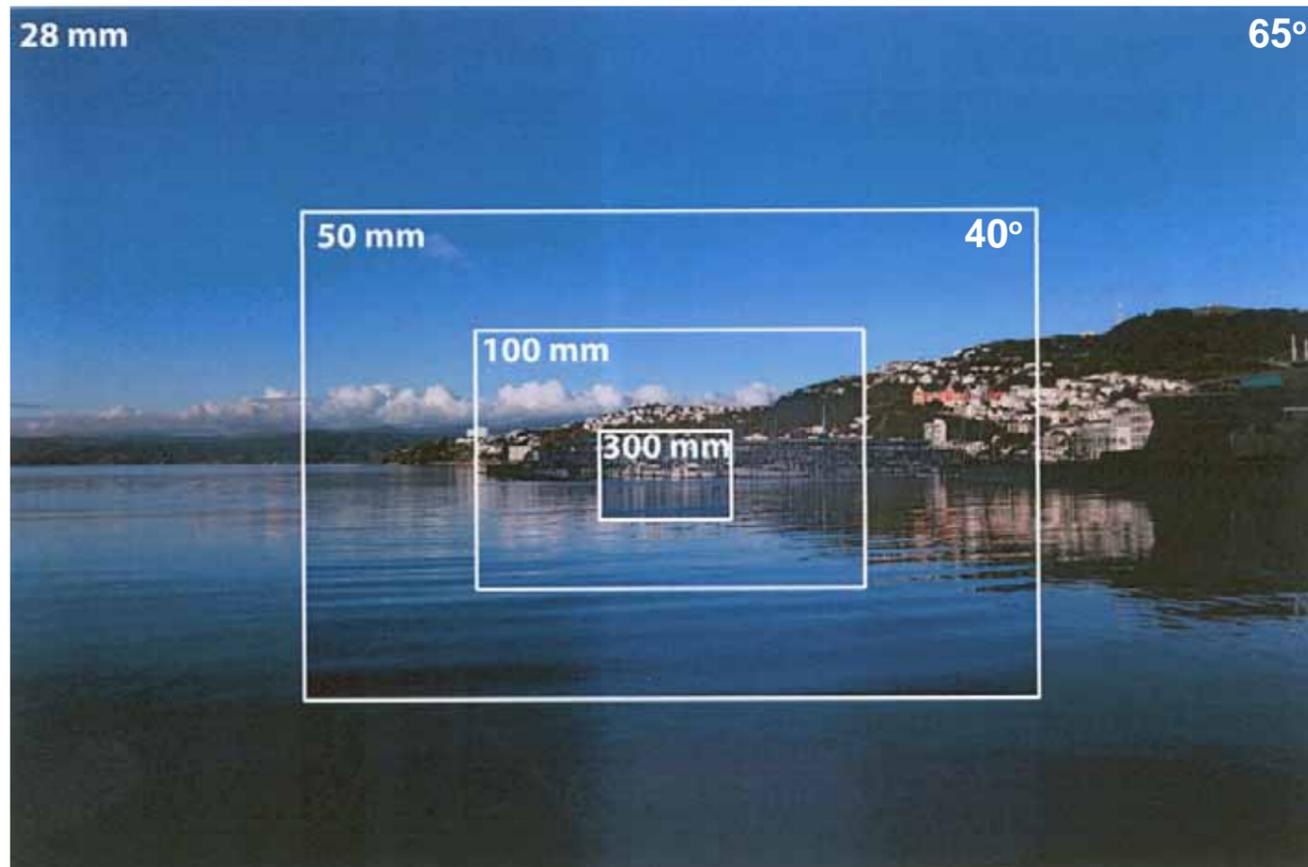
SITE VISIT & PHOTOGRAPHY

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.

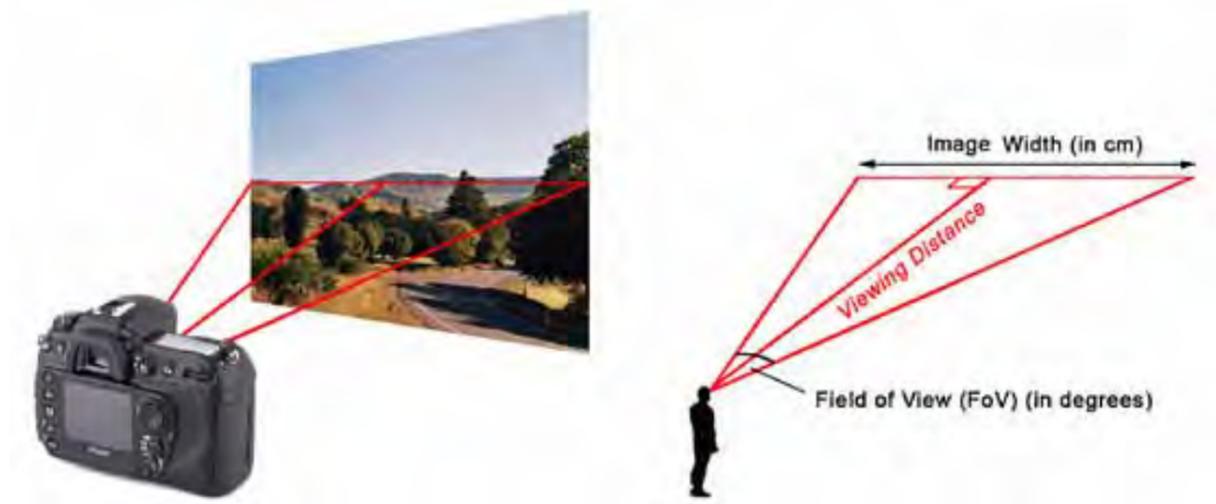


3D MODELLING

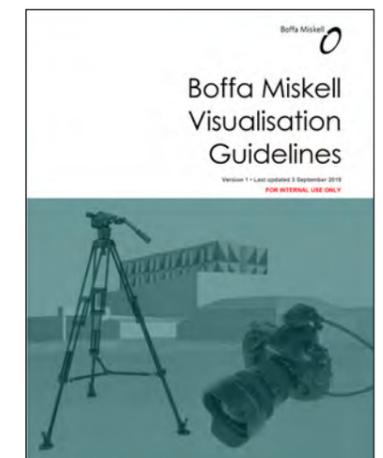
Virtual camera views were then created in 3D modelling software, and 3D terrain data and architectural modelling were imported. These views were then registered over the corresponding photograph, using identifiable features in the landscape and the characteristics of the camera to match the two together.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

IMAGE READING DISTANCES

These visualisations have a field of view of 40° and so should be viewed from a distance of 50 cm when printed at A3. This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and as 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





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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.

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