

Introduction

- 1 This Joint Witness Statement (JWS) responds to landscape related issues to the potential modification of Area 3 in the Quarry Zone of the PDP following a request from the Hearing Panel requesting more detailed plans and cross sections showing the heights and potential 10m and 20m buffer strip options. The panel also asked for similar visualisation of the building height envelopes permitted by Standard S1 particularly in relation to the 45RL line and what these structures may look like with the reduced Area 3 as sought by Winstone Aggregates
- 2 An updated set of Visualisations was presented for discussion which included:
 - (a) Methodology outlining the process for developing the Visual Simulations;
 - (b) 8 x cross sections through the quarry
 - (c) 12 x visual simulations from identified key viewpoints.¹ For each viewpoint the following is shown:
 - (i) A photo of the Wider context –focal length – 24mm full frame equivalent
 - (ii) Natural field of view – 52mm full frame equivalent
 - (iii) Visual simulation – Proposed 10m setback
 - (iv) Visual simulation – Proposed 20m setback
- 3 The caucusing took place on 20 August 2026 at 17 Garrett St, Wellington.
- 4 Additional information was added to the Visual simulations and presented via email on 27 August 2026. The updated simulations included highlighting the proposed area for Structures / Buildings with RL57 (RL45+12m) and RL75 (RL45+30m)² shown as a dashed line on the proposed Visual Simulations.
- 5 Attendees at the caucusing were:

¹ Viewpoints in the updated simulations include new locations to those used in the LVA attached to the Winstone PDP submission.

² Winstones has confirmed to Mr Compton-Moen that it is seeking a permitted height of RL45+30m for specified structures (radio towers, cell towers, support structures, and cement silos).

- (a) Ms Rose Armstrong – Consultant Landscape Architect for Hutt City Council;
- (b) Mr David Compton-Moen – Consultant Urban Designer and Landscape Architect for the Applicant.

Code of conduct

- 6 Although this is not an Environment Court hearing, in preparing this statement the experts have read and understood the Code of Conduct for Expert Witnesses included in the Environment Court Practice Note 2023 and agree to comply with it.

Areas of agreement

Methodology

- 7 We agree that the number of viewpoints used and their spread across the context is sufficient and fair to represent the likely effects for surrounding areas.

Existing environment evaluation

- 8 We agree there is no high or very high level of natural character in the vicinity of the quarry frontage along the river corridor. Both agree the natural character experience varies considerably along the river corridor depending on position. For example at VP10 taken from the river beach below the quarry the existing view is largely natural compared to views from the southwest where there are open views of the quarry. VP10 is acknowledged as having a stronger natural character experience than a number of the other river-corridor viewpoints.
- 9 We agree that the site is not part of the river margins,³ and also agree that the site contributes to the natural character experience of the river and its margins.

Effects

- 10 We agree that the updated visual simulations show that removal of the bulk of Area 3 would increase the visibility of quarrying and would open up new

³ During the hearing Ms Armstrong was asked by the Panel if she considered Area 3 to be part of the river margins, and responded in the affirmative. After further thought Ms Armstrong considers it would be difficult to define the site "inside" the margins due to its separation from the river by State Highway 2. However, Ms Armstrong remains of the opinion that Area 3 contributes to the natural character experience of the Hutt River due to its scale, elevation and proximity to the river, particularly from within areas close to and to the north-east of Area 3

or more extensive views of quarry faces and working areas from some locations. (We differ, however, as to the magnitude and significance of that change in the context of the existing receiving environment.)

- 11 We agree that on the west side of the river (updated VP1-VP4) the natural character, landscape and visual amenity effects are Low or Low to Moderate adverse. There is only a small difference between the 10m and 20m strip options.
- 12 We agree that retaining 20m of existing landform and vegetation provides greater mitigation than retaining 10m at some viewpoints, and that the degree of benefit varies by location. The benefit of the extra retention to 20m is generally greater close to Area 3. We both consider that at a number of other viewpoints the additional retention is discernable but does not always result in a substantial difference in the level of adverse effect.

Areas of disagreement

- 13 The principal areas of disagreement are:

Existing Environment Evaluation

- 14 Mr Compton-Moen considers that the existing quarry is an established and highly legible part of the receiving environment and contributes to the existing character and quality of views in this part of the Hutt Valley. The quarry is experienced together with State Highway 2, the rail corridor, flood-protection and recreation infrastructure, urban development, electricity transmission infrastructure and other modified elements. These features do not remove the natural and recreational values of the river corridor or western hills, but in his opinion they materially influence landscape sensitivity. Area 3 provides a local vegetated foreground, green edge and screening function, but it is a relatively small, peripheral and already modified part of the wider escarpment and is contiguous with the established quarry. On this basis, he considers that removal of the bulk of Area 3 would be perceived as an incremental extension of an existing activity rather than a new or isolated intrusion into an otherwise unmodified landscape.
- 15 Ms Armstrong accepts that the context includes highly modified areas and that the quarry forms part of the overall context, along with residential areas. She considers the quarry to be more impactful on the near-by context than other infrastructure components. Ms Armstrong considers that the quarry currently has substantially less influence on some parts of the surrounding context than other parts, due to screening provided by Area 3. Ms Armstrong considers the influence of the quarry to be greatest to the south-

west and south of Area 3; with a greatly reduced influence due to screening / partial screening (by Area 3) to the east and north-east of Area 3.

- 16 Ms Armstrong does not consider that Area 3 forms parts of any Outstanding Natural Feature (ONF) or Outstanding Natural Landscape (ONL) and did not suggest this is her Evidence Statement.⁴

Effects of removal of Area 3

- 17 Mr Compton-Moen accepts that removal of the bulk of Area 3 would be a substantial physical change to that particular landform and would create new or more open views of quarrying from some locations. He does not, however, consider that the scale of physical change within Area 3 translates into an equivalent effect on the character, integrity or legibility of the wider western escarpment or the river corridor. The larger vegetated hills, ridge system and skyline would remain the dominant landform framework. When the existing quarry context, viewing distance, intervening vegetation and infrastructure, and the retained landscape strip are taken into account, he considers the adverse visual effects to be generally Low or Low-Moderate rather than Moderate or Moderate-High.
- 18 In relation to the two mitigation options, Mr Compton-Moen considers that the 20m retained landscape strip provides additional mitigation in some locations, which is reflected in his lower ratings for the 20m option at VP3, VP6 and VP11. Across the majority of viewpoints, however, Mr Compton-Moen considers the additional 10m of retained landform does not materially change the overall level of effect. In his opinion, the 10m retained landscape strip is sufficient to maintain a continuous vegetated toe and low-level landform edge, filter views of the quarry floor, plant and vehicle movements, and retain physical and visual separation from the State Highway and river corridor, particularly when combined with supplementary planting and progressive rehabilitation.
- 19 Mr Compton-Moen does not consider that the existing visibility of the quarry increases the landscape importance of retaining the full Area 3 Quarry Amenity Protection Overlay. Rather, the existing quarry is part of the baseline receiving environment against which the change should be assessed. He accepts that Area 3 currently performs a screening and green-edge function, but considers that this is one component of a mixed natural and infrastructural landscape and that the relevant function can be

⁴ Ms Armstrong points this out in response to Mr Compton-Moen's rebuttal evidence to Ms Armstrong Evidence Statement.

retained in a more targeted way through the retained landscape strip and associated landscape management, without retaining the full overlay.

- 20 Ms Armstrong's opinion remains that the level of adverse effects from removal of Area 3 will be greater in some parts of the context than assessed by Mr Compton-Moen. She considers that Area 3 is successful in screening the quarry from the context to the east and north-east of Area 3, and that its removal will extend and increase the influence of the quarry across these areas (and with the areas being a substantially-sized part of the adjacent context).
- 21 Ms Armstrong considers that, overall, retaining a vegetation strip to 20m would reduce the adverse effect on the experience of the **natural character** of the Hutt River to **Moderate**.⁵ There will still be more extensive and new views of elevated cut faces to the skyline, which will generally have more impact than views of lower quarry areas. While parts of the river corridor currently shielded by Area 3 are limited in extent when considering the length of the Hutt River Trail, they are likely to be valued by the local Taitā community for their higher levels of natural character (due to being shielded from the quarry). Ms Armstrong considers that retention of vegetation to 10m does not sufficiently reduce the impact of removal of Area 3 from within the river corridor to enable a Moderate rating.
- 22 Ms Armstrong considers that while the difference in effect between retention to 10m and 20m will be less noticeable from within Taitā, the 20m retention still provides an improved outcome.⁶ In considering the likely greater difference in effect compared to no retention (as proposed in the original Winstrone's submission), Ms Armstrong considers that retention to 20m will reduce the adverse **landscape** effect to **Moderate**, for parts of Taitā east / north-east of Area 3 (areas currently shielded from the quarry by Area 3). In parts of Taitā facing the quarry to the south /south west of Area 3, the adverse effect will be **Low**.⁷ Overall this can be taken as **Low-Moderate adverse** effect for Taitā as it faces the quarry, noting however that the elevated (**Moderate**) adverse effect will apply across roughly 1/3 of this area. In essence the quarry's influence will extend to all parts of the suburb facing the quarry – as would be seen in moving through the suburb, and with the quarry becoming a new focus on entering Taitā from the north.

⁵ Reduced from Moderate-High adverse with no retention strip (as originally proposed by Winstones). Refer to updated VPs 9 – 12.

⁶ For internal areas as shown by updated VP8, and at the entrance to Taitā from the north (with a likely similar effect to that shown in updated VP7).

⁷ Due to the greater influence of the quarry in this area, resulting from increased distance from Area 3, and a differing orientation in relation to Area 3.

- 23 Ms Armstrong considers that effects in views will be more adverse on the east side of the river than the west; and greater for residential areas to the east and north-east of Area 3 than residential areas to the south and south-west. Relating to public views from within the river corridor, she considers the difference in effect between a 10m and 20m retention strip to be sufficient to warrant retention to 20m. Relating to private views, for those with views of the quarry currently screened by Area 3, Ms Armstrong considers there will be a range of effects from **Low-Moderate** to **Moderate-High** adverse, with retention to 20m. The most elevated adverse effect will be for a small number of dwellings only.⁸ For many dwellings the effect will likely be **Low-Moderate**, with new / expanded views of the quarry replacing views of natural landform and vegetation at Area 3, but with many properties being at an oblique angle in relation to Area 3, or distant.
- 24 In Ms Armstrong's opinion the duration of the effect contributes to the adverse effect ratings (with rehabilitation of cut faces understood as likely to be 40-60 years away.⁹)
- 25 Overall, in Ms Armstrong's opinion removal of all or substantial parts of Area 3 will constitute the removal of a main method by which the quarry manages its operational landscape effects on the adjacent context. If removal of Area 3 is considered needed for wider district / regional-scale reasons, Ms Armstrong recommends retention of the proposed vegetation strip to 20m, to reduce adverse landscape-related effects on surrounding local areas.

Height standard

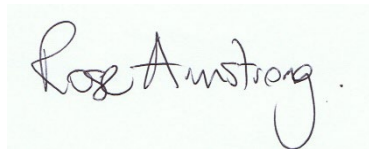
- 26 In regard to the proposed changes to Standard S1, the visual simulations have been developed to show a potential maximum building /structure height of 30m above RL45 as well as the current 12m limit above RL45.
- 27 Mr Compton-Moen considers that while any proposed buildings up to 30m in height will become more visible, it is highly unlikely any structure will pierce the skyline with the exception from VP10 and VP12. The RL75 line is a worst case scenario and it is unlikely any buildings or structures would occupy more than a small portion of the 'building envelope' created by the maximum height limit. Given this aspect, Mr Compton-Moen considers any adverse effects on Landscape Character or visual amenity are Low-Moderate (Minor) at most.

⁸ At and close to Aldersgate Grove in Stokes Valley (where dwellings likely have living areas facing Area 3 at a similar elevation); and for a small number of 2-storey dwellings in Taitā facing Area 3.

⁹ As understood from from Winstone's oral evidence.

28 Ms Armstrong considers that structures to RL75 will be prominent (well above the skyline) in views from the some parts of the western side of the river, (as shown in VP1), however existing structures are already seen above the skyline in some views from this area. From the east side of the river structures to RL75 would usually be back-dropped by landform, although they may be visible at or slightly above the skyline in some limited views. Adverse effects would be reduced by use of recessive colours (understood as now proposed for QUARZ provisions). Adverse effects would increase from a larger number of new structures, and from more bulky structures through to RL75 (noting that cement silos and “support structures” are likely to be more bulky in form than a cell tower and may not be particularly narrow). Given that the intended number and bulk/form of some structures is unknown, Ms Armstrong recommends retention of the notified PDP provisions in relation to height, to provide more certainty on landscape and visual outcomes.

Dated this 31 August 2026

A handwritten signature in black ink that reads "Rose Armstrong". The signature is written in a cursive style with a large, looped 'R' and a trailing flourish.

Ms Rose Armstrong (Landscape)

A handwritten signature in black ink that appears to read "David Compton-Moen". The signature is written in a cursive style with a large, looped 'D' and a long, horizontal trailing line.

Mr David Compton-Moen (Landscape)



BELMONT QUARRY, HUTT CITY - PROPOSED DISTRICT PLAN SUBMISSION

VISUALISATION PACKAGE

FOR WINSTONES AGGREGATES LIMITED
Project no. 2023_076 | 31 AUGUST 2026 | REVISION D

PROPOSED DISTRICT PLAN SUBMISSION (BELMONT QUARRY | HUTT CITY)

Project no:	2023_076
Document title:	Visualisation Package
Revision:	D
Date:	26/08/2026
Client name:	Winstone Aggregates Ltd
Author:	TM / DCM
File name:	2023_076 Winstones_Belmont Quarry_Road_Visualisation Pacakge_D

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	18/08/2026	Issue for Comment	TM	DCM	DCM
B	19/08/2026	Minor Amendments	TM	DCM	DCM
C	26/08/2026	Section Adjustment	TM	DCM	DCM
D	31/08/2026	Update to VP3	DCM	DCM	DCM



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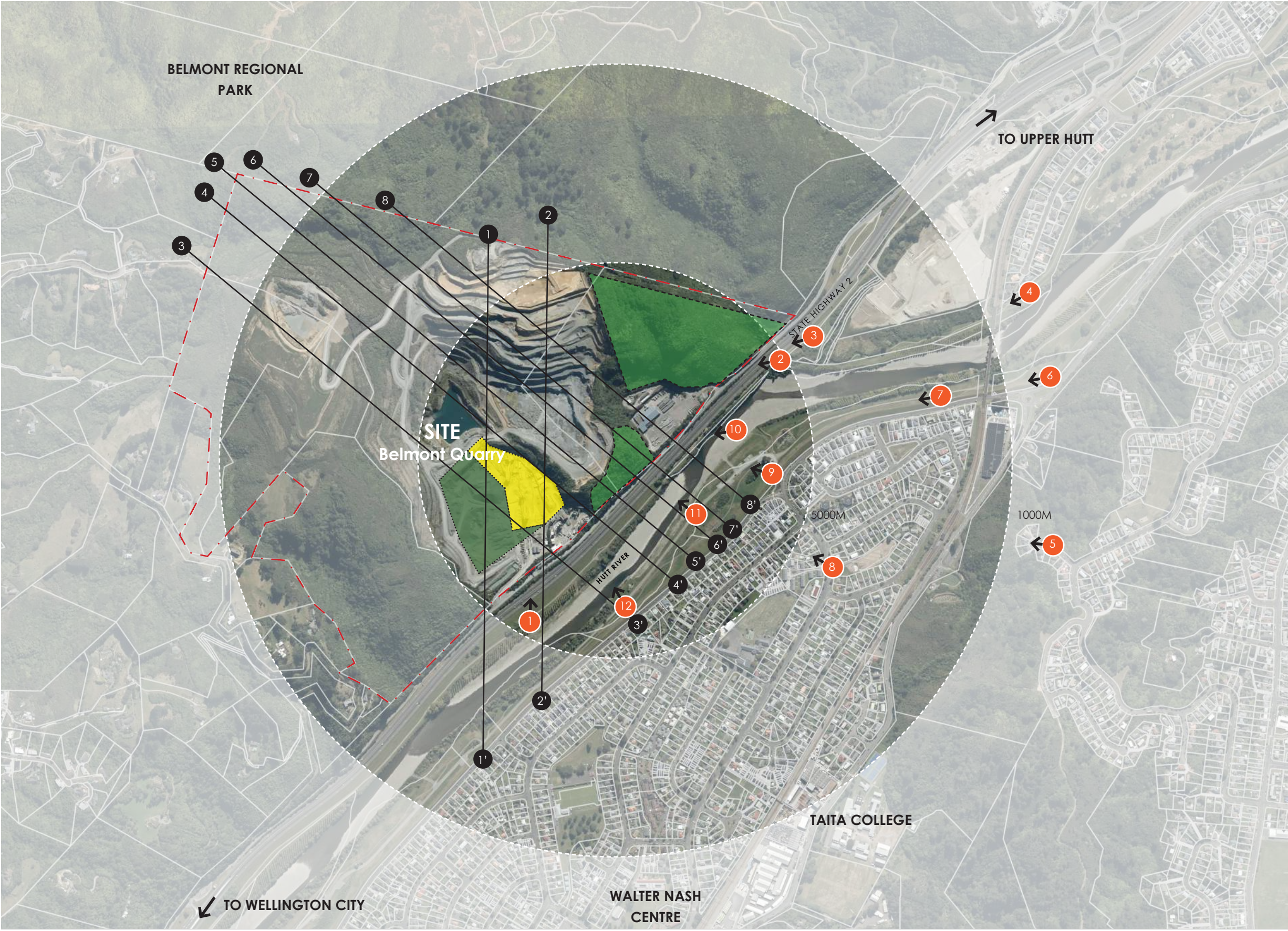
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VIEWPOINT LOCATIONS

- 1 View North from The Hutt River Walking Trail
- 2 View West from The Hutt River Walking Trail
- 3 View West from The Hutt River Walking Trail
- 4 View South West from The Hutt River Walking Trail
- 5 View West from 4 Aldersgate Grove
- 6 View West from Hutt River Stopbank Walking Track
- 7 View West from Hutt River Stopbank Walking Track
- 8 View West from 1341 High Street
- 9 View West from Rimutaka Cycle Trail
- 10 View West from 'Taita Rock' Hutt River
- 11 View West from Rimutaka Cycle Trail
- 12 View West from Hutt River Stopbank Walking Track

- Cross-Section Lines
- Site Boundary
- Existing Plant Location
- Proposed Future Plant Location



A. CROSS-SECTION AND PHOTO LOCATION PLAN A (1:10000 @ A3)

client / project name: BELMONT QUARRY - VISUALISATION PACKAGE
drawing name: **CROSS-SECTION AND PHOTO LOCATION PLAN**
designed by: TM
drawn by: TM
original issue date: 14 AUGUST 2026
scale: 1:10000 @ A3

revision no:
A
B
C
D
amendment:
Issue for Comment
Minor Amendments
Design Changes
VP3 Update

approved
DCM
DCM
DCM
DCM
date
18/08/2026
19/08/2026
26/08/2026
31/08/2026



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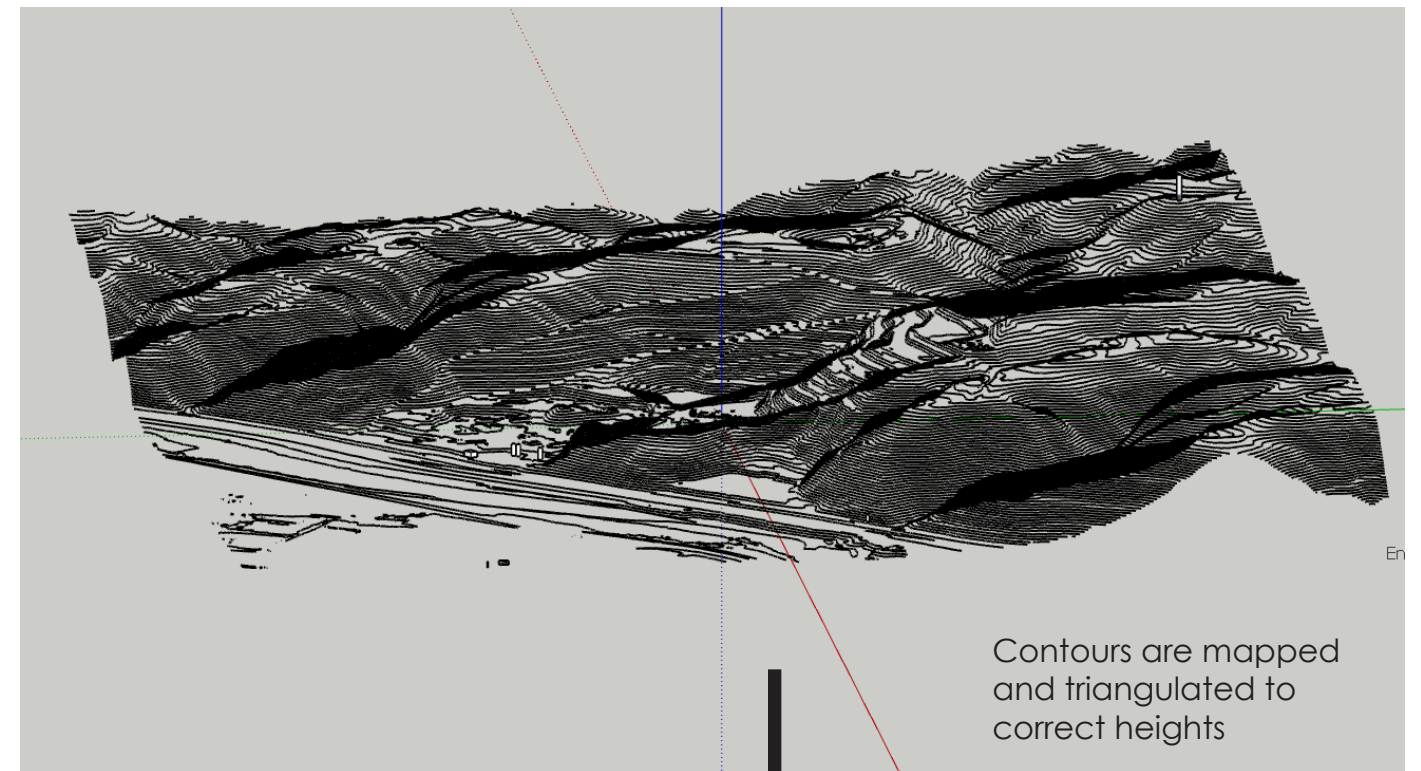
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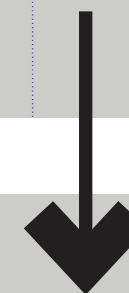
project no / drawing no: **2023_076/01** revision: D



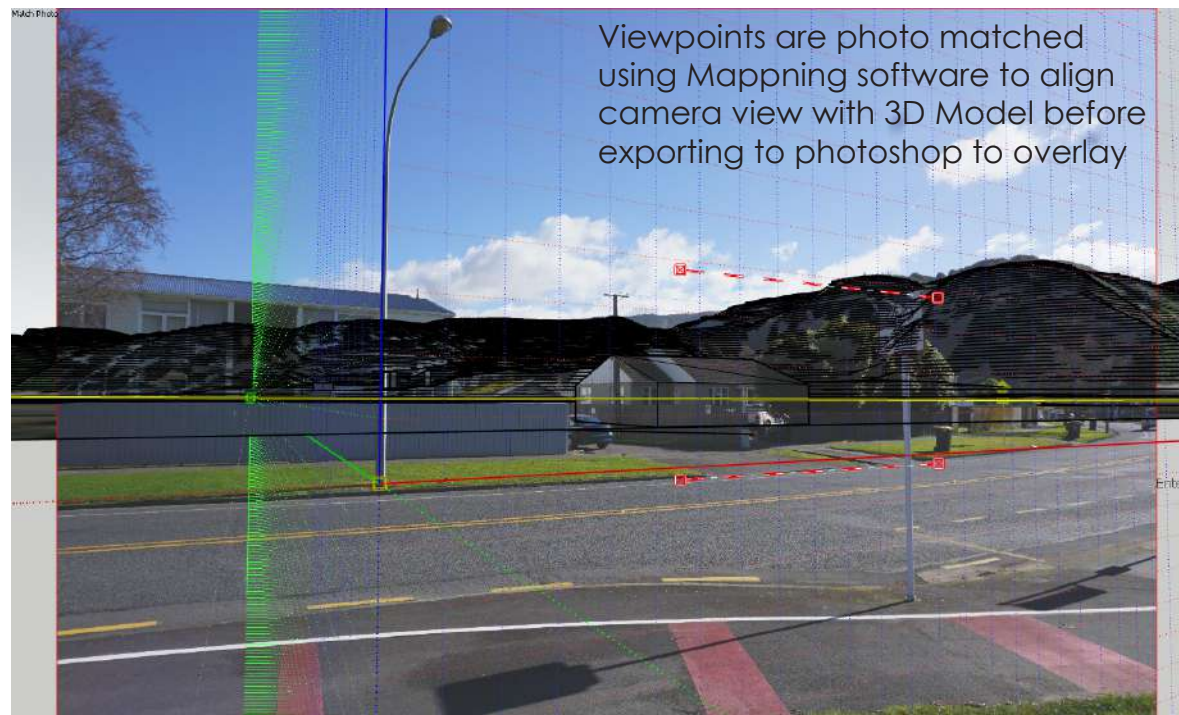
3D and 2D GIS data collated into mapping software



Contours are mapped and triangulated to correct heights



TIN of site is created



Viewpoints are photo matched using Mapping software to align camera view with 3D Model before exporting to photoshop to overlay

A. VISUALISATION PROCESS

client / project name: BELMONT QUARRY - VISUALISATION PACKAGE
drawing name: **VISUALISATION PROCESS**
designed by: TM
drawn by: TM
original issue date: 14 AUGUST 2026
scale: NTS

revision no:
A
B
C
D

amendment:
Issue for Comment
Minor Amendments
Design Changes
VP3 Update

approved
DCM
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DCM

date
18/08/2026
19/08/2026
26/08/2026
31/08/2026

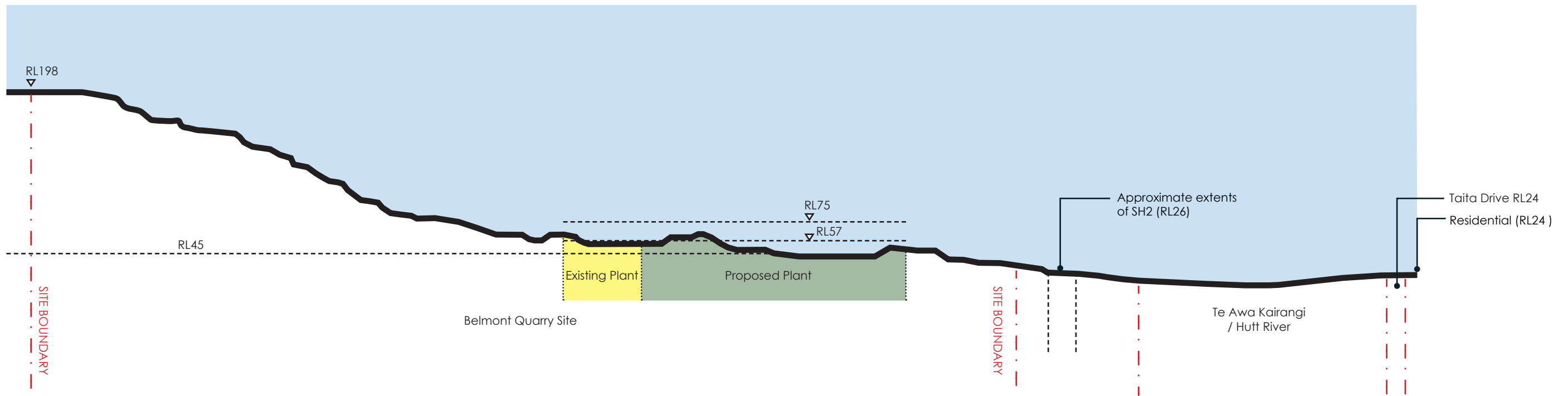


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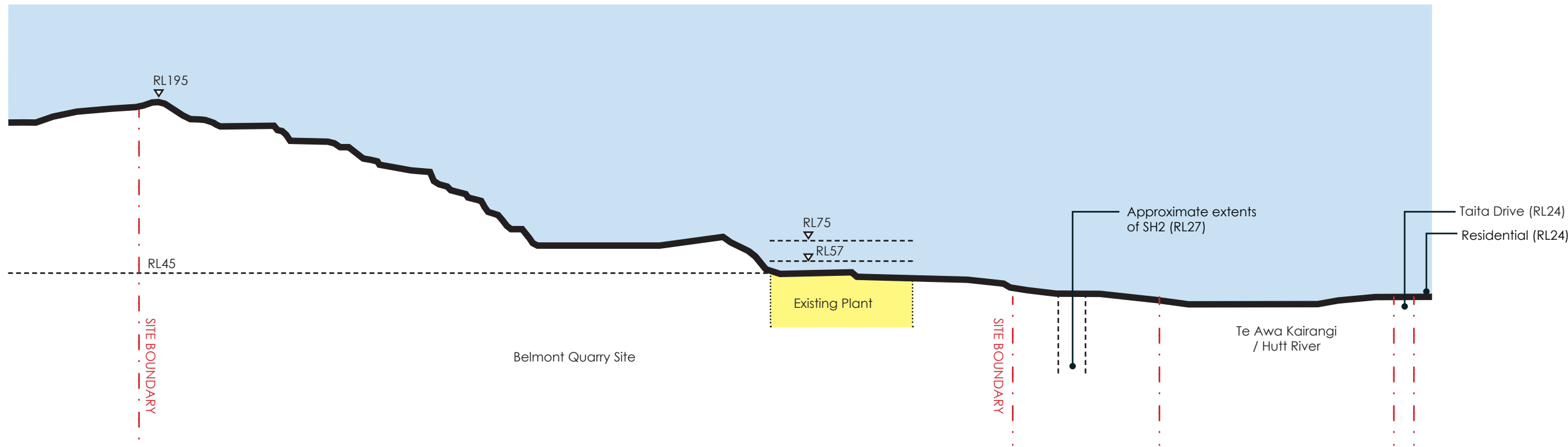


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project no / drawing no: **2023_076/02** revision: D



A. SECTION 1-1' (1:4000@A3)



B. SECTION 2-2' (1:4000@A3)

client / project name: BELMONT QUARRY - VISUALISATION PACKAGE
drawing name: **CROSS-SECTIONS**
designed by: TM
drawn by: TM
original issue date: 14 AUGUST 2026
scale: 1:4000 @ A3

revision no:	amendment:
A	Issue for Comment
B	Minor Amendments
C	Design Changes
D	VP3 Update

approved	date
DCM	18/08/2026
DCM	19/08/2026
DCM	26/08/2026
DCM	31/08/2026

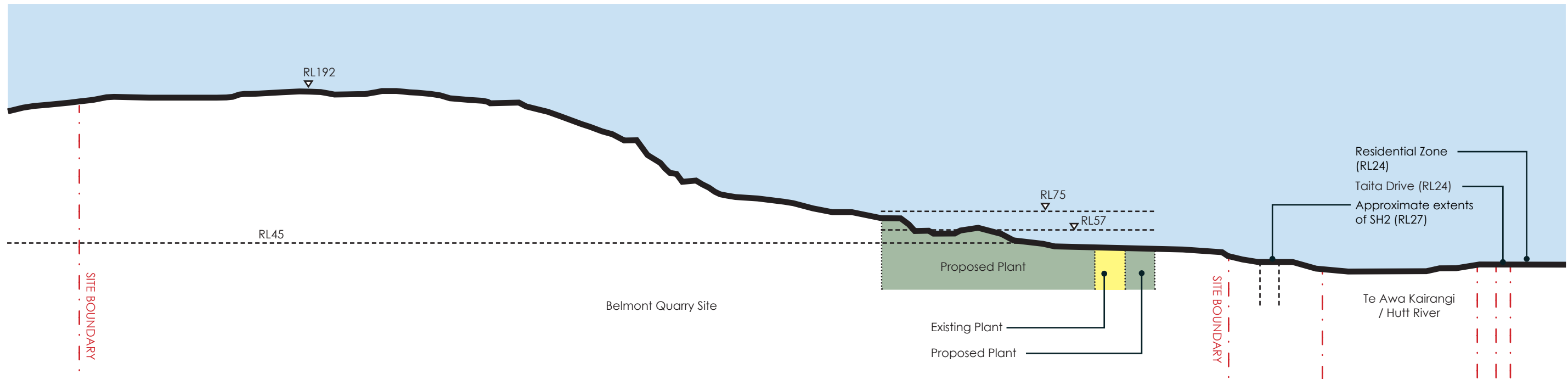


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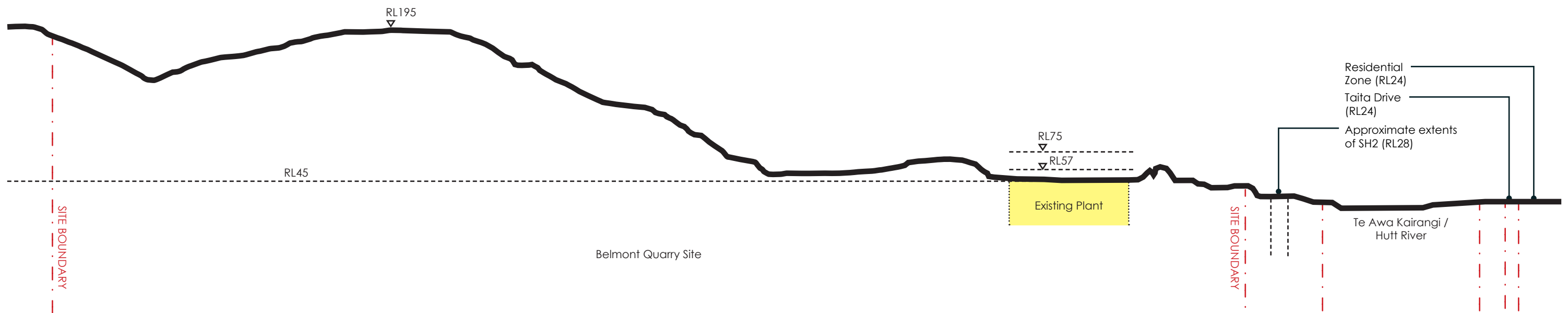


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A. SECTION 3-3' (1:4000@A3)



B. SECTION 4-4' (1:4000@A3)

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drawing name: **CROSS-SECTIONS**
designed by: TM
drawn by: TM
original issue date: 14 AUGUST 2026
scale: 1:4000 @ A3

revision no:
A Issue for Comment
B Minor Amendments
C Design Changes
D VP3 Update

approved
DCM
DCM
DCM
DCM
date
18/08/2026
19/08/2026
26/08/2026
31/08/2026

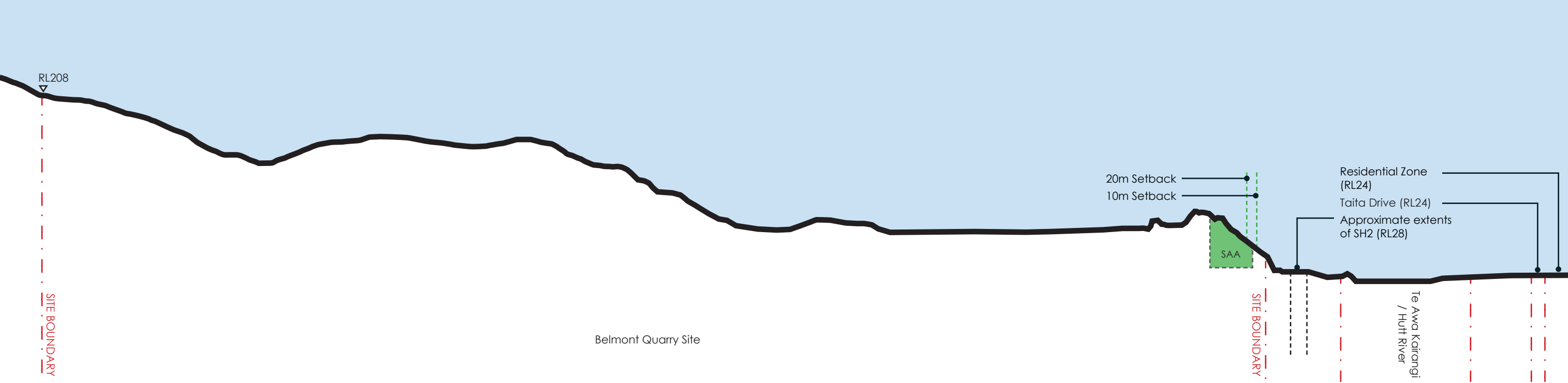


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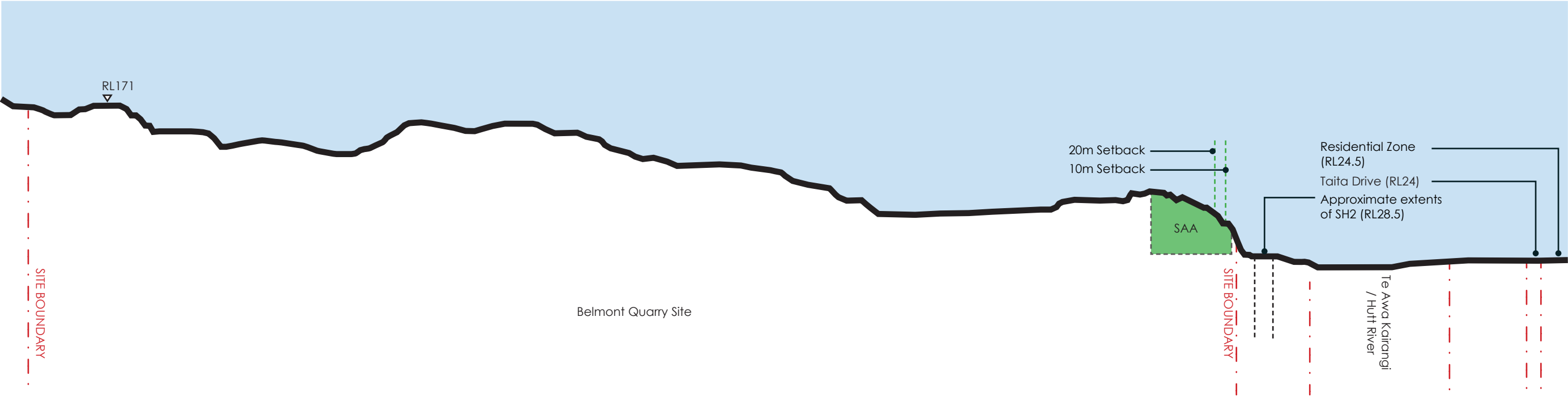


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project no / drawing no: **2023_076/04** revision: D



A. SECTION 5-5' (1:4000@A3)



B. SECTION 6-6' (1:4000@A3)

client / project name: BELMONT QUARRY - VISUALISATION PACKAGE
drawing name: **CROSS-SECTIONS**
designed by: TM
drawn by: TM
original issue date: 14 AUGUST 2026
scale: 1:1500 @ A3

revision no:	amendment:
A	Issue for Comment
B	Minor Amendments
C	Design Changes
D	VP3 Update

approved	date
DCM	18/08/2026
DCM	19/08/2026
DCM	26/08/2026
DCM	31/08/2026

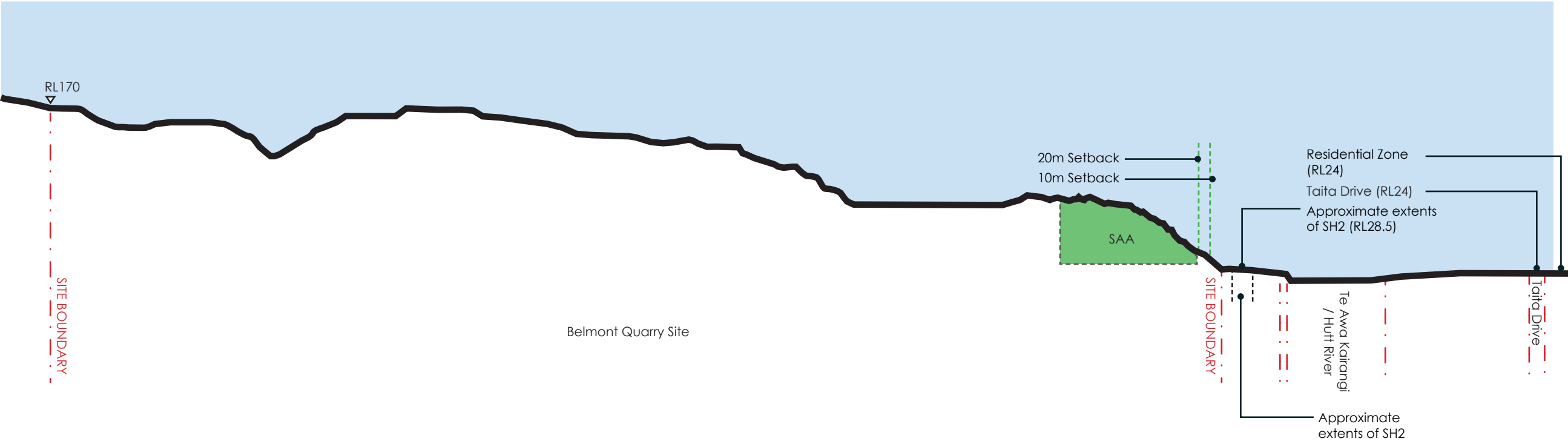


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project no / drawing no: **2023_076/05** revision: D



A. SECTION 7-7' (1:4000@A3)



B. SECTION 8-8' (1:4000@A3)

client / project name: BELMONT QUARRY - VISUALISATION PACKAGE
drawing name: **CROSS-SECTIONS**
designed by: TM
drawn by: TM
original issue date: 14 AUGUST 2026
scale: 1:1500 @ A3

revision no:
A
B
C
D
amendment:
Issue for Comment
Minor Amendments
Design Changes
VP3 Update

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project no / drawing no: **2023_076/06** revision: D



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2025 at 11:21am
 Height of 1.70 metres

Coordinates: -41.171261, 174.957319
 Distance to proposal site: 600m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP1 WIDER CONTEXT - VIEW NORTH FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm $\approx$ 52mm full frame equivalent
Date: 6th August 2025 at 11:21am
Height of 1.70 metres

Coordinates: -41.171261, 174.957319
Distance to proposal site: 600m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP1 NATURAL FIELD OF VIEW - VIEW NORTH FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2025 at 11:21am
 Height of 1.70 metres

Coordinates: -41.171261, 174.957319
 Distance to proposal site: 600m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. PROPOSED VIEW

VP1 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2025 at 11:21am
 Height of 1.70 metres

Coordinates: -41.171261, 174.957319
 Distance to proposal site: 600m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. PROPOSED VIEW

VP1 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2025 at 11:34am
 Height of 1.70 metres

Coordinates: -41.165368, 174.964802
 Distance to proposal site: 450m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP2 WIDER CONTEXT - VIEW WEST FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm $\approx$ 52mm full frame equivalent
Date: 6th August 2025 at 11:34am
Height of 1.70 metres

Coordinates: -41.165368, 174.964802
Distance to proposal site: 450m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP2 NATURAL FIELD OF VIEW - VIEW WEST FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2025 at 11:34am
 Height of 1.70 metres

Coordinates: -41.165368, 174.964802
 Distance to proposal site: 450m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP2 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2025 at 11:34am
 Height of 1.70 metres
 Coordinates: -41.165368, 174.964802
 Distance to proposal site: 450m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP2 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm $\approx$ 24mm full frame equivalent
Date: 6th August 2025 at 11:36 am
Height of 1.70 metres

Coordinates: -41.164643, 174.966076
Distance to proposal site: 600m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP3 WIDER CONTEXT - VIEW WEST FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2025 at 11:36 am
 Height of 1.70 metres

Coordinates: -41.164643, 174.966076
 Distance to proposal site: 600m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP3 NATURAL FIELD OF VIEW - VIEW WEST FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2025 at 11:36 am
 Height of 1.70 metres

Coordinates: -41.164643, 174.966076
 Distance to proposal site: 600m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP3 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2025 at 11:36 am
 Height of 1.70 metres

Coordinates: -41.164643, 174.966076
 Distance to proposal site: 600m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP3 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm $\approx$ 24mm full frame equivalent
Date: 6th August 2025 at 11:45 am
Height of 1.70 metres

Coordinates: -41.163837, 174.972292
Distance to proposal site: 1100m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP4 WIDER CONTEXT - VIEW SOUTH WEST FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm $\approx$ 52mm full frame equivalent
Date: 6th August 2025 at 11:45 am
Height of 1.70 metres

Coordinates: -41.163837, 174.972292
Distance to proposal site: 1100m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP4 NATURAL FIELD OF VIEW - VIEW SOUTH WEST FROM THE HUTT RIVER WALKING TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2025 at 11:45 am
 Height of 1.70 metres

Coordinates: -41.163837, 174.972292
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP4 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2025 at 11:45 am
 Height of 1.70 metres
 Coordinates: -41.163837, 174.972292
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP4 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2026 at 12:08 pm
 Height of 1.70 metres

Coordinates: -41.169653, 174.972961
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP5 WIDER CONTEXT - VIEW WEST FROM 4 ALDERSGATE GROVE



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 12:08 pm
 Height of 1.70 metres

Coordinates: -41.169653, 174.972961
 Distance to proposal site: 1100m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP5 NATURAL FIELD OF VIEW - VIEW WEST FROM 4 ALDERSGATE GROVE



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2026 at 12:08 pm
 Height of 1.70 metres
 Coordinates: -41.169653, 174.972961
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP5 VISUAL SIMULATION - PROPOSED VIEW 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:08 pm
 Height of 1.70 metres

Coordinates: -41.169653, 174.972961
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP5 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 14th August 2025 at 12:30pm
 Height of 1.70 metres

Coordinates: -41.165732, 174.973099
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP6 WIDER CONTEXT - VIEW WEST FROM HUTT RIVER STOPBANK WALKING TRACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 14th August 2025 at 12:30pm
 Height of 1.70 metres
 Coordinates: -41.165732, 174.973099
 Distance to proposal site: 1100m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP6 NATURAL FIELD OF VIEW - VIEW WEST FROM HUTT RIVER STOPBANK WALKING TRACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 14th August 2025 at 12:30pm
 Height of 1.70 metres

Coordinates: -41.165732, 174.973099
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP6 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 14th August 2025 at 12:30pm
 Height of 1.70 metres

Coordinates: -41.165732, 174.973099
 Distance to proposal site: 1100m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP6 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:12pm
 Height of 1.70 metres

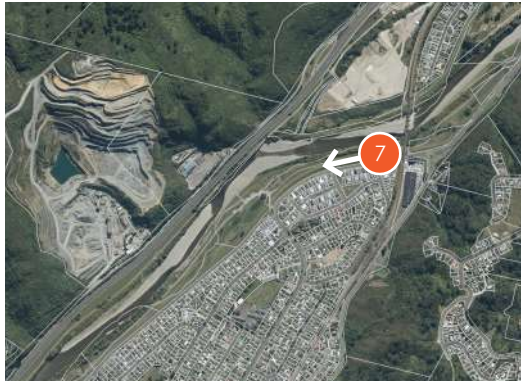
Coordinates: -41.166236, 174.970146
 Distance to proposal site: 800m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP7 WIDER CONTEXT - VIEW WEST FROM HUTT RIVER STOPBANK WALKING TRACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 11:41am
 Height of 1.70 metres

Coordinates: -41.166236, 174.970146
 Distance to proposal site: 800m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP7 NATURAL FIELD OF VIEW - VIEW WEST FROM HUTT RIVER STOPBANK WALKING TRACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:12pm
 Height of 1.70 metres

Coordinates: -41.166236, 174.970146
 Distance to proposal site: 800m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP7 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:12pm
 Height of 1.70 metres

Coordinates: -41.166236, 174.970146
 Distance to proposal site: 800m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP7 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 1:07pm
 Height of 1.70 metres

Coordinates: -41.170234, 174.966373
 Distance to proposal site: 600m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

V81 WIDER CONTEXT - VIEW WEST FROM 1341 HIGH STREET



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 1:07pm
 Height of 1.70 metres

Coordinates: -41.170234, 174.966373
 Distance to proposal site: 600m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP8 NATURAL FIELD OF VIEW - VIEW WEST FROM 1341 HIGH STREET



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 1:07pm
 Height of 1.70 metres

Coordinates: -41.170234, 174.9663737
 Distance to proposal site: 600m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. PROPOSED VIEW

VP8 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 1:07pm
 Height of 1.70 metres

Coordinates: -41.170234, 174.9663737
 Distance to proposal site: 600m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. PROPOSED VIEW

VP8 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:59pm
 Height of 1.70 metres

Coordinates:-41.168029, 174.964683
 Distance to proposal site: 400m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP9 WIDER CONTEXT - VIEW WEST FROM RIMUTAKA CYCLE TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 12:59pm
 Height of 1.70 metres

Coordinates: -41.168029, 174.964683
 Distance to proposal site: 400m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP9 NATURAL FIELD OF VIEW - VIEW WEST FROM RIMUTAKA CYCLE TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2026 at 12:59pm
 Height of 1.70 metres

Coordinates:-41.168029, 174.964683
 Distance to proposal site: 400m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP9 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm ≈ 24mm full frame equivalent
 Date: 6th August 2026 at 12:59pm
 Height of 1.70 metres

Coordinates:-41.168029, 174.964683
 Distance to proposal site: 400m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

= extent of 50mm equivalent view



B. PROPOSED VIEW

VP9 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:56pm
 Height of 1.70 metres

Coordinates: -41.167570, 174.963143
 Distance to proposal site: 300m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP10 WIDER CONTEXT - VIEW WEST FROM 'TAITA ROCK' HUTT RIVER



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 12:56pm
 Height of 1.70 metres

Coordinates: -41.167570, 174.963143
 Distance to proposal site: 300m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP10 NATURAL FIELD OF VIEW - VIEW WEST FROM 'TAITA ROCK' HUTT RIVER



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm $\approx$ 24mm full frame equivalent
Date: 6th August 2026 at 12:56pm
Height of 1.70 metres

Coordinates: -41.167570, 174.963143
Distance to proposal site: 300m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP10 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:56pm
 Height of 1.70 metres

Coordinates: -41.167570, 174.963143
 Distance to proposal site: 300m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP10 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm $\approx$ 24mm full frame equivalent
Date: 6th August 2026 at 12:51pm
Height of 1.70 metres

Coordinates: -41.168791, 174.962290
Distance to proposal site: 200m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP11 WIDER CONTEXT - VIEW WEST FROM RIMUTAKA CYCLE TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 12:51pm
 Height of 1.70 metres

Coordinates: -41.168791, 174.962290
 Distance to proposal site: 200m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP11 NATURAL FIELD OF VIEW - VIEW WEST FROM RIMUTAKA CYCLE TRAIL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm $\approx$ 24mm full frame equivalent
Date: 6th August 2026 at 12:51pm
Height of 1.70 metres

Coordinates: -41.168791, 174.962290
Distance to proposal site: 200m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP11 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 6th August 2026 at 12:51pm
Height of 1.70 metres

Coordinates: -41.168791, 174.962290
Distance to proposal site: 200m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP11 VISUAL SIMULATION - PROPOSED 20M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:46pm
 Height of 1.70 metres

Coordinates: -41.170769, 174.960861
 Distance to proposal site: 350m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP12 WIDER CONTEXT - VIEW WEST FROM HUTT RIVER STOPBANK WALKING TRACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 35mm $\approx$ 52mm full frame equivalent
 Date: 6th August 2026 at 12:46pm
 Height of 1.70 metres

Coordinates: -41.170769, 174.960861
 Distance to proposal site: 350m
 Horizontal Field of View: 37°
 Vertical Field of View: 10°
 Recommended Viewing Distance at A3: 550mm



B. EXISTING VIEW

VP12 NATURAL FIELD OF VIEW - VIEW WEST FROM HUTT RIVER STOPBANK WALKING TRACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:46pm
 Height of 1.70 metres

Coordinates: -41.170769, 174.960861
 Distance to proposal site: 350m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP12 VISUAL SIMULATION - PROPOSED 10M SETBACK



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Single frame photo
 Focal length: 16mm $\approx$ 24mm full frame equivalent
 Date: 6th August 2026 at 12:46pm
 Height of 1.70 metres

Coordinates: -41.170769, 174.960861
 Distance to proposal site: 350m
 Horizontal Field of View: 73.7°
 Vertical Field of View: 20°
 Recommended Viewing Distance at A3: 290mm



B. PROPOSED VIEW

VP12 VISUAL SIMULATION - PROPOSED 20M SETBACK