

APPENDIX A : GRAPHIC SUPPLEMENT MAPS, VIEW POINT PHOTOS AND PHOTO ESSAY

OPUA MARINA FAR NORTH PROPOSED DISTRICT PLAN FOR FAR NORTH
HOLDINGS LIMITED (FNHL)

LANDSCAPE ASSESSMENT



17/07/2024

VISUAL SIMULATIONS - METHODOLOGY

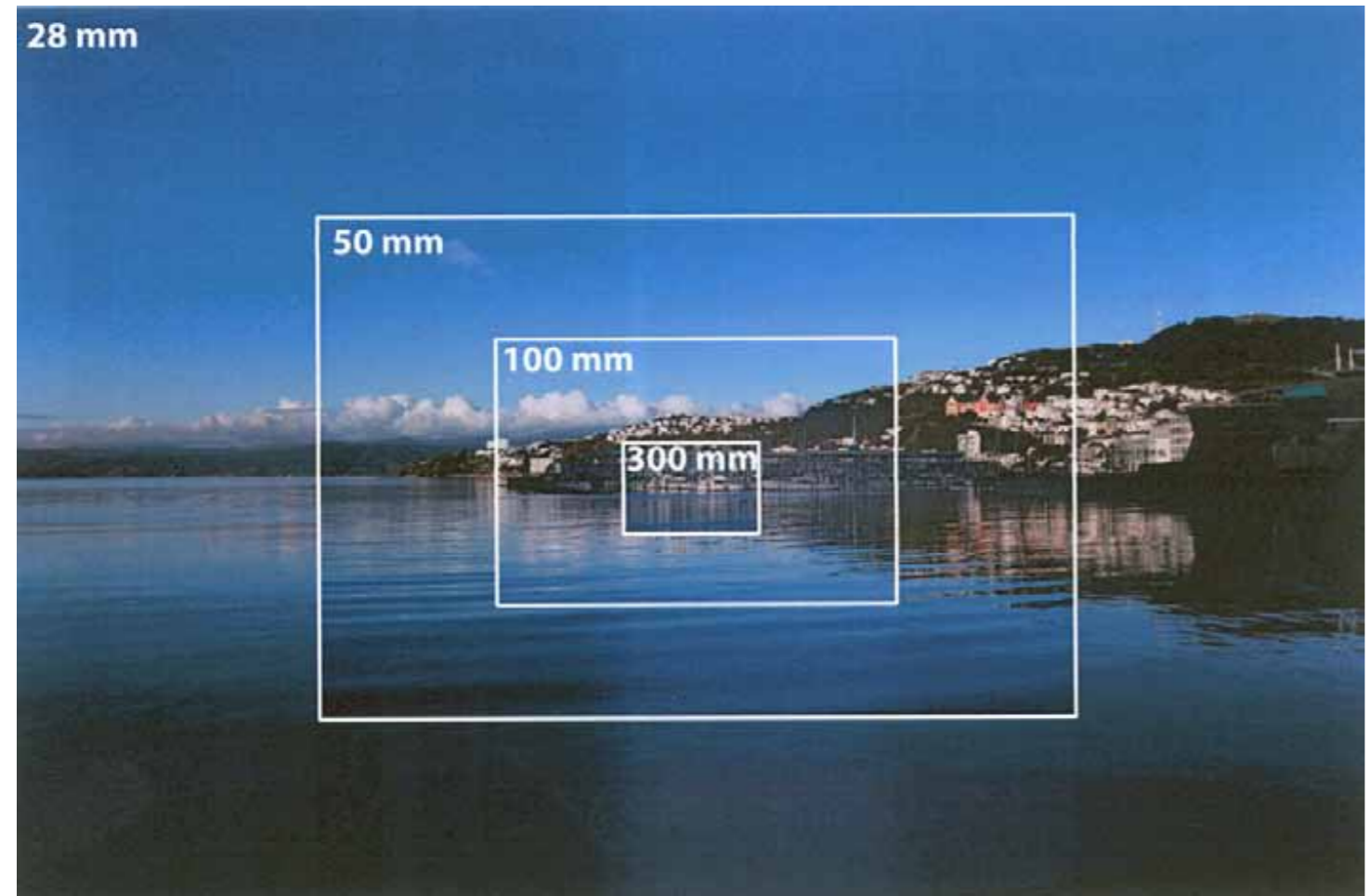
Site Visit and Photography

Site photographs were taken with a Canon digital SLR camera fitted with a 50mm focal length lens, mounted on a tripod and panoramic head. A series of photos were taken at predetermined viewpoints, situated on public land. The locations of each viewpoint were fixed by either hand held GPS or GPS units built in to the cameras.

NZILA Guidelines and Panorama Preparation

The visualisations have been produced in accordance with the NZILA Best Practice Guidelines for Visual Simulations (BPG 10.2).

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



Focal Length and Depth of Field

Compositing

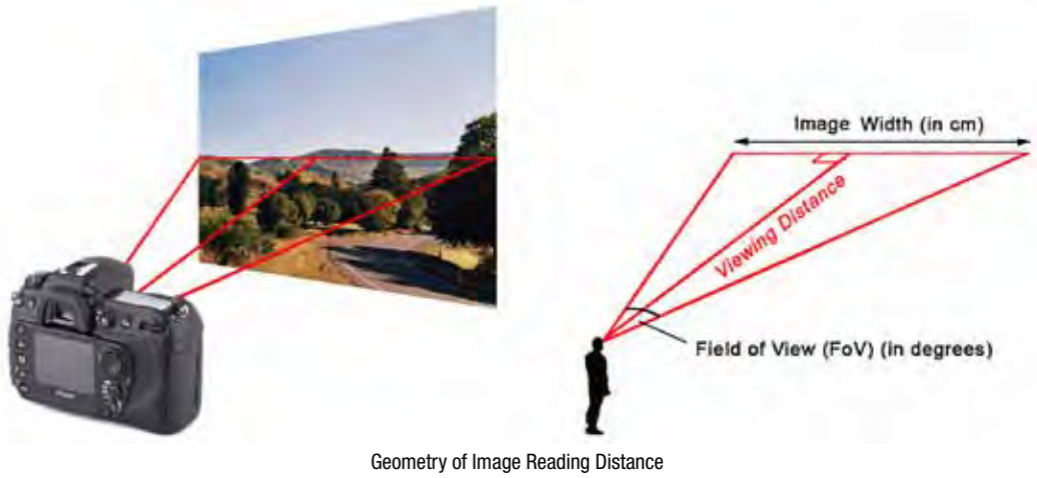
Virtual camera views were then created in 3D modelling software, and a combination of 3D contour data and 3D engineering drawings turned on in each of these views. These were then matched to the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The visualisations were then assembled using graphic design software.

Recommended Image Reading Distance

Views which have a field of view of 90° should be viewed from a distance of 20 cm when printed at A3.
 Views which have a field of view of 65° should be viewed from a distance of 31.5cm when printed at A3.
 Views which have a field of view of 40° should be viewed from a distance of 55 cm when printed at A3.

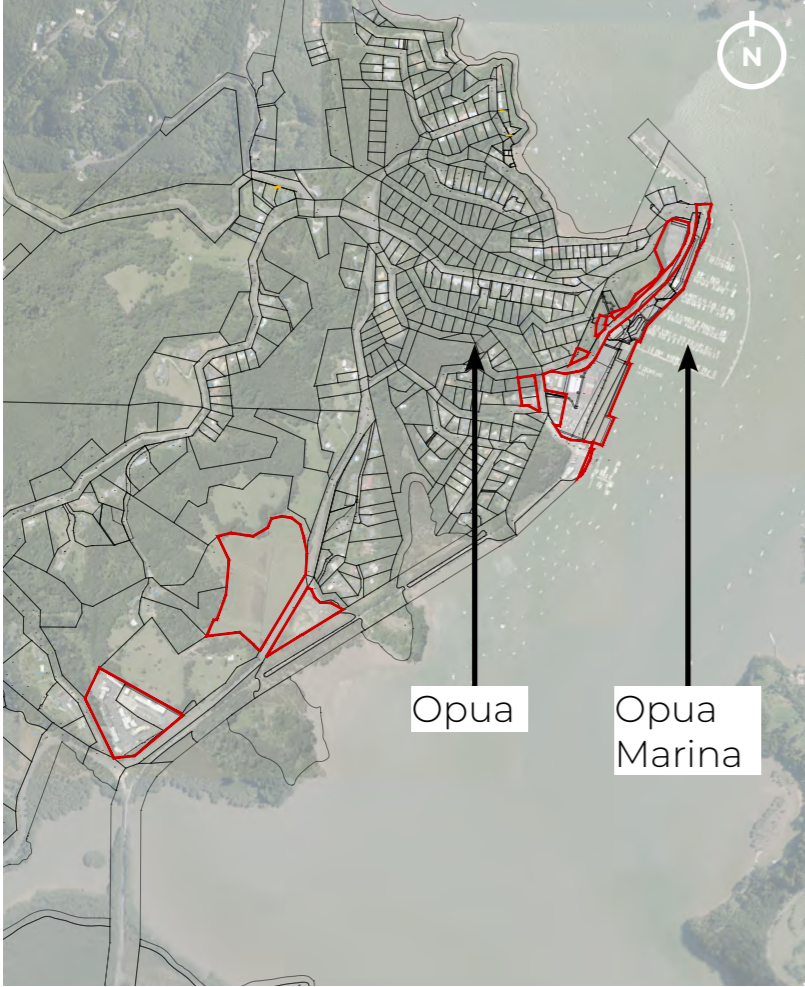
This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG (reproduced below). Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance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

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

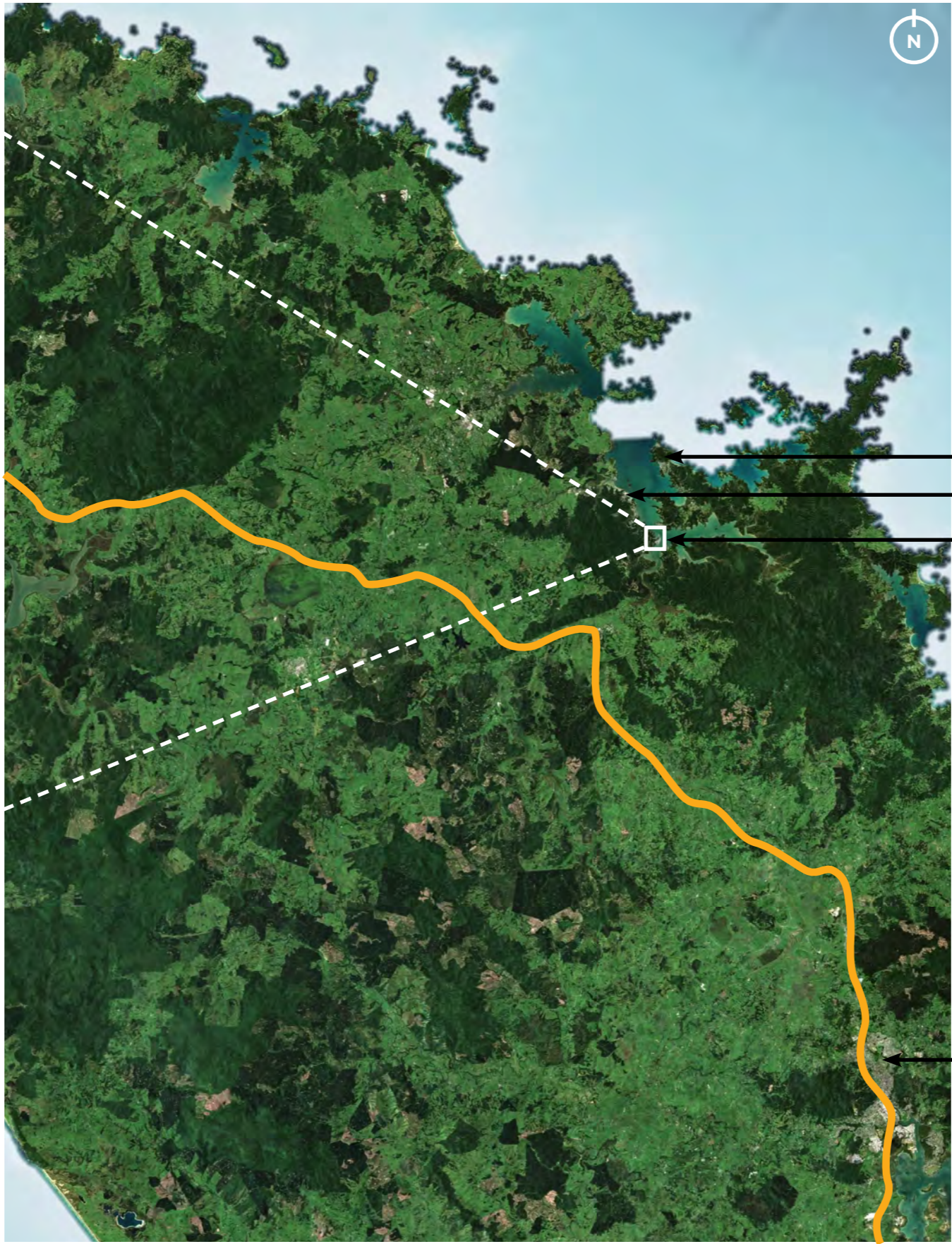


SITE CONTEXT

SH1 North



(Not to scale)



(Not to scale)

KEY:

— State Highway 1

Russell

Paihia

Opua

Whangārei



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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan

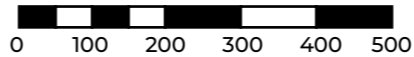
Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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MAP: 01 CONTEXT MAP



Scale @ A3



- █ Far North Holdings Limited property boundaries
- █ Property boundaries



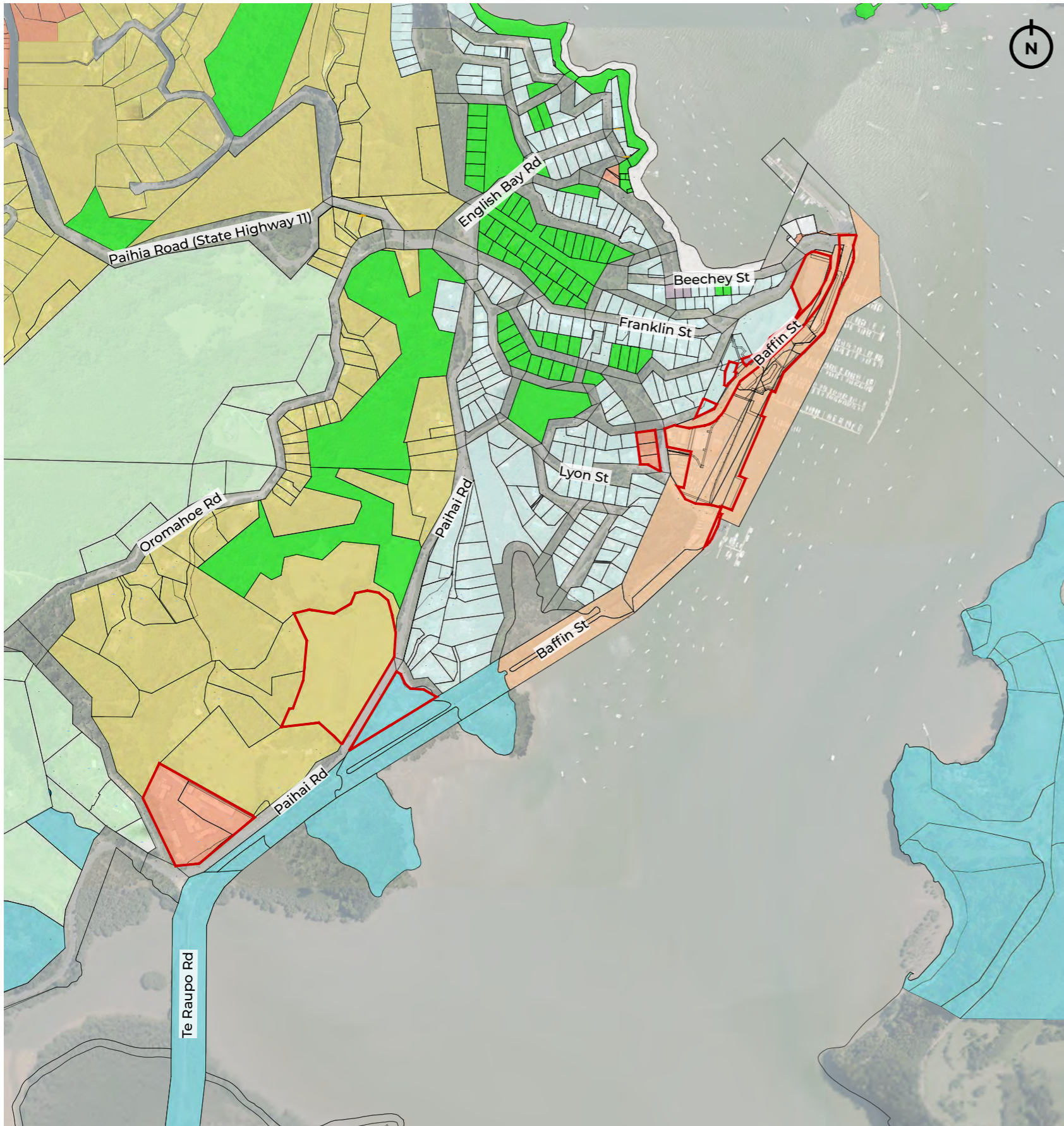
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FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Map: 01 Context Map

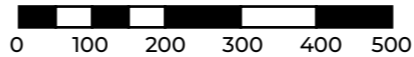
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MAP: 02 OPERATIVE DISTRICT PLAN MAP 2009



Scale @ A3



- Far North Holdings Limited property boundaries
- Property boundaries

Operative District Plan Zones

- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Industrial
- Recreational Activities
- Rural Production



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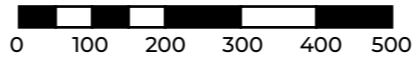
FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Map: 02 Operational District Plan map
 Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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 Page 2 of 6

MAP: 03 OPERATIVE DISTRICT PLAN 2009 - MARINE EXEMPTION AREA



Scale @ A3



- Far North Holdings Limited property boundaries
- Property boundaries
- Maritime Exemption Area: Opua Marina



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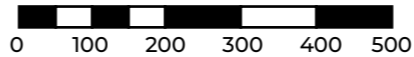
FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Map: 04 Marine Exemption Area Map
 Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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 Page 3 of 6

MAP: 04 COASTAL ZONE MAP (PROPOSED REGIONAL PLAN 2024)



Scale @ A3



- Far North Holdings Limited property boundaries
- Property boundaries

Proposed Regional Plan Zones

- Coastal Commercial Zone
- Marina Zone
- Mooring Zone

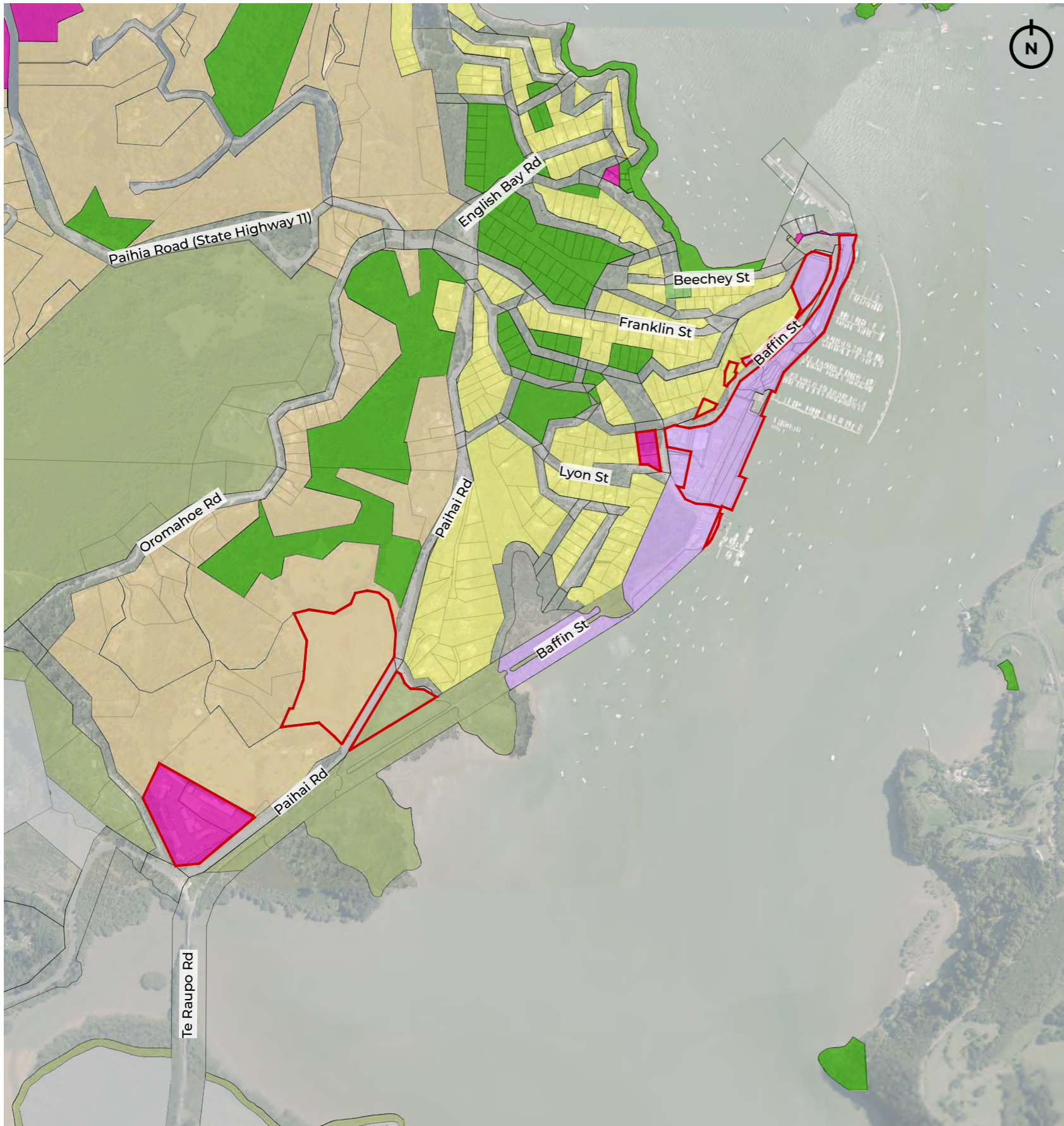


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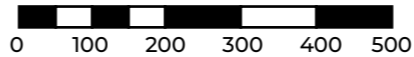
FAR NORTH HOLDINGS LIMITED
Opa Marina Far North District Plan
Map: 03 Coastal Zone Map
 Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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 Page 4 of 6

MAP: 05 PROPOSED DISTRICT PLAN MAP



Scale @ A3



— Far North Holdings Limited property boundaries

— Property boundaries

Zones

- General Residential
- Light Industrial
- Mixed Use
- Māori Purpose - Rural
- Natural Open Space
- Open Space
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement

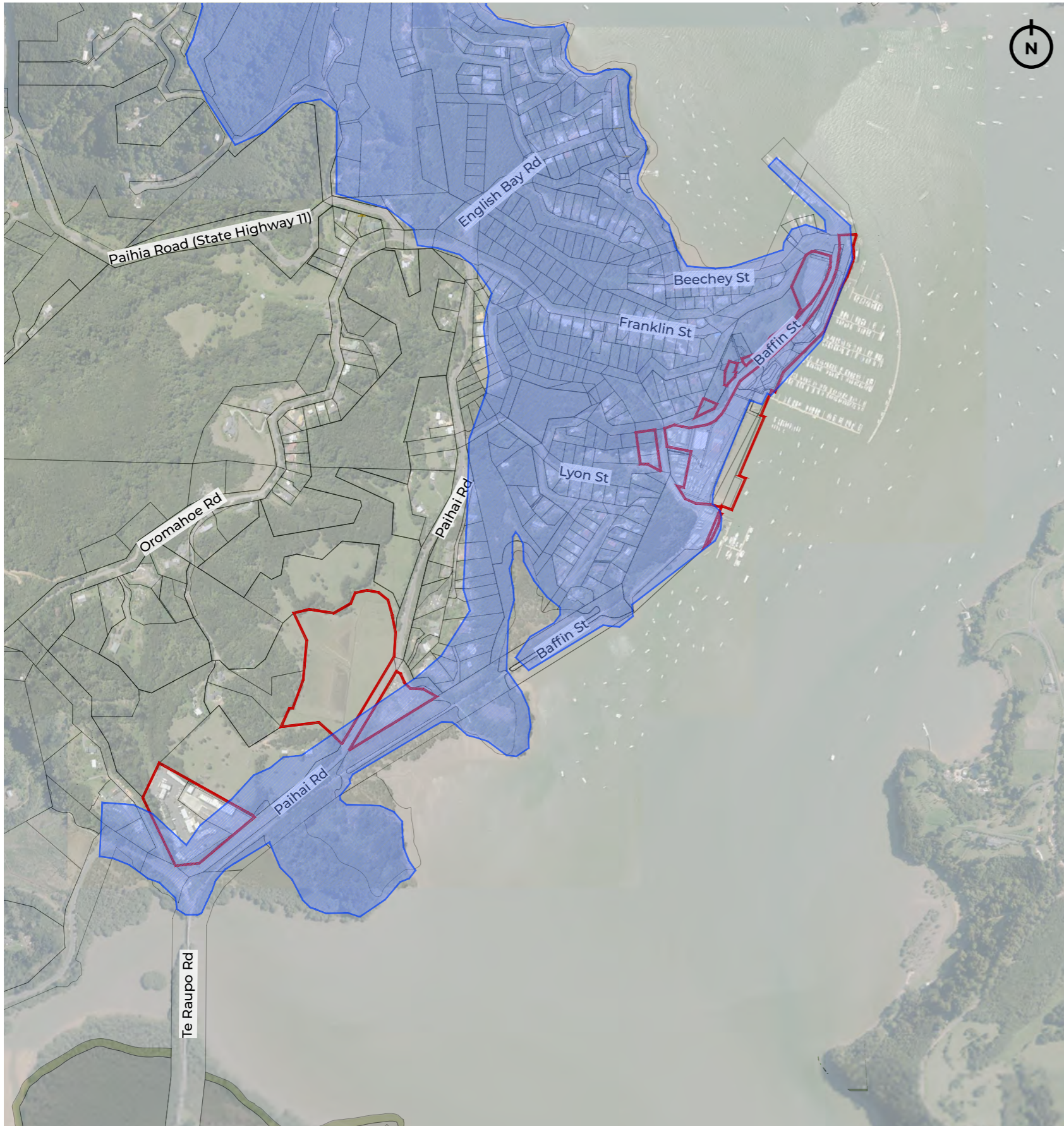


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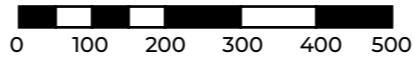
FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Map: 05 Proposed District Plan map
 Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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 Page 5 of 6

MAP: 06 PROPOSED DISTRICT PLAN - COASTAL ENVIRONMENT OVERLAY



Scale @ A3



- Far North Holdings Limited property boundaries
- Property boundaries
- Coastal Environment



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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Map: 06 Coastal Environment Map
 Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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ZONE OF THEORETICAL VISIBILITY METHODOLOGY

The Zone of Theoretical Visibility (ZTV) employs the vertices of the Opuia Marina site boundaries as observer points, projecting outward in all directions to establish a comprehensive visualization classification of areas with varying degrees of visibility for the building heights.

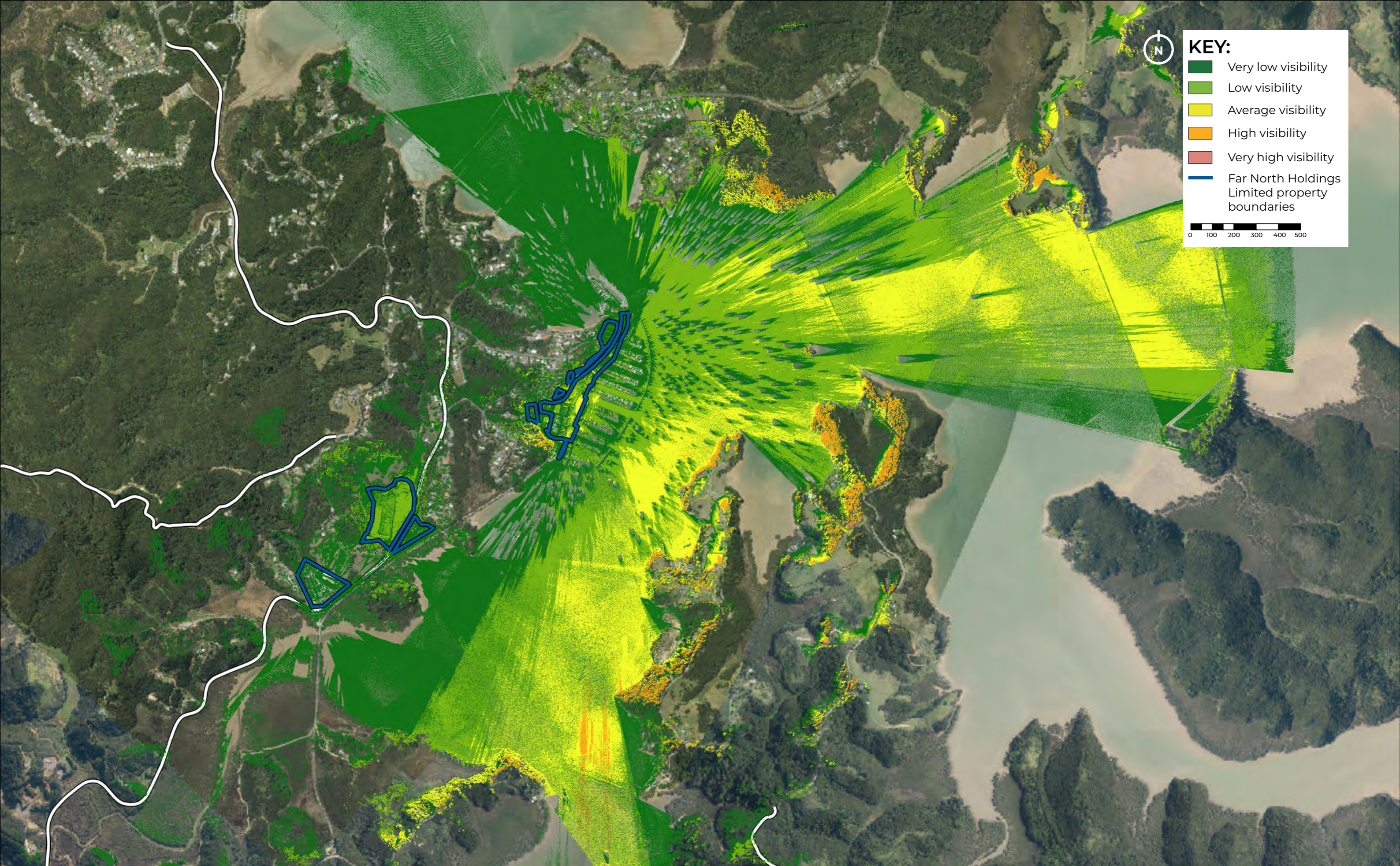
ArcGIS Pro's Viewshed tool is instrumental in generating the ZTV imagery, utilising a Digital Surface Model (DSM) derived from topography-based elevation data. The Viewshed tool enhances the accuracy and precision of the visibility analysis, contributing valuable insights for optimizing the design and strategic planning. The DSM is downloaded from LINZ (Land Information New Zealand).

Two scenarios were evaluated, with observer offsets of 5m and 16m, with a Refractivity coefficient of 0.13. The ZTV imagery projects up to 3000m from any observer vertex.

The ZTV output classifies observers into 5 classes (Very Low Visibility, Low Visibility, Average Visibility, High Visibility and Very High Visibility) based on 1 to 173 observed vertices of the Opuia Marina site boundaries, creating a smooth gradient indicating overall visibility.



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KEY:

- Very low visibility
- Low visibility
- Average visibility
- High visibility
- Very high visibility
- Far North Holdings Limited property boundaries

0 100 200 300 400 500

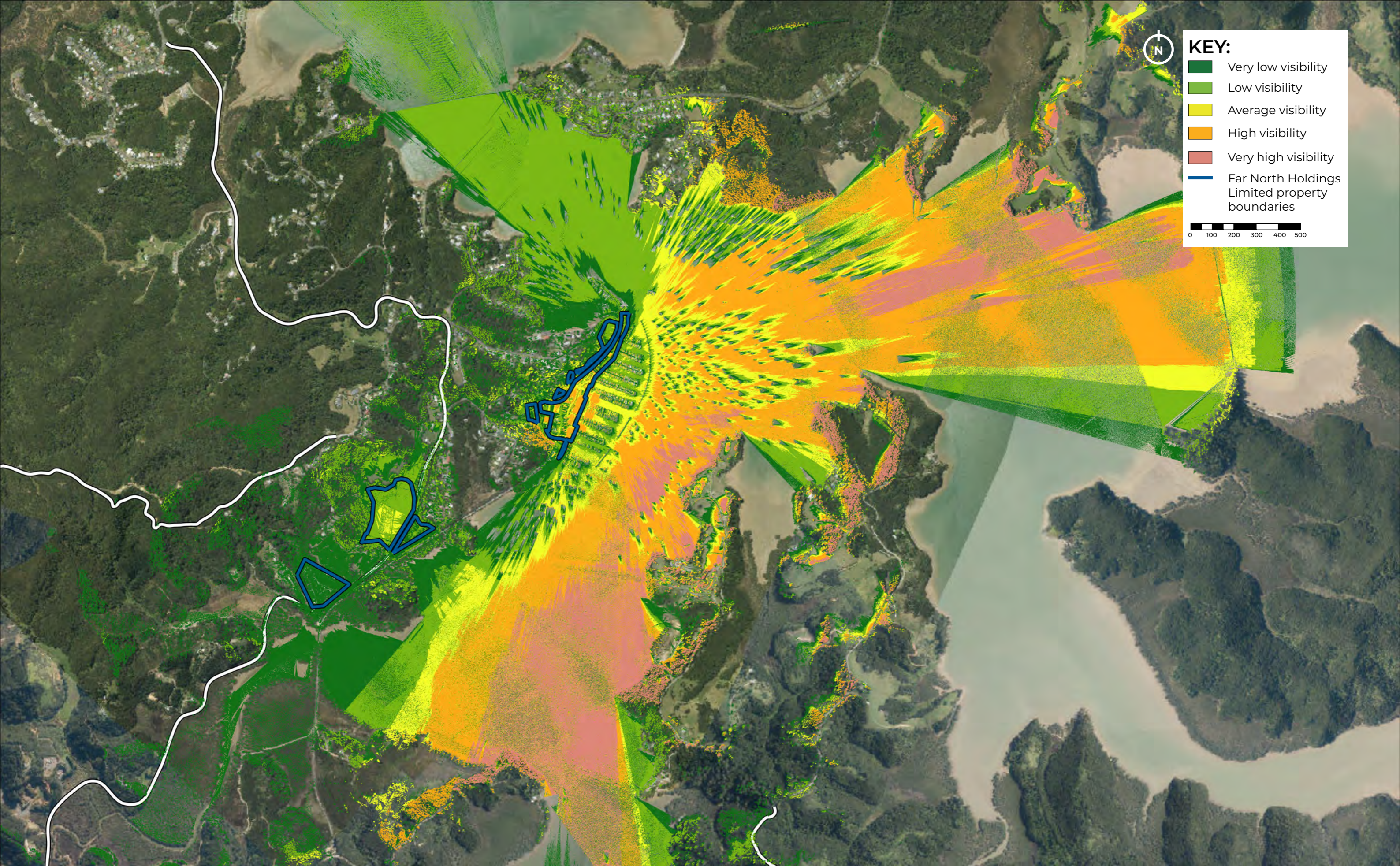


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FAR NORTH HOLDINGS LIMITED
 Opuā Marina Far North District Plan
 Zone of Theoretical Visibility. Building Height 5m

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

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 Page 2 of 3



KEY:

- Very low visibility
- Low visibility
- Average visibility
- High visibility
- Very high visibility
- Far North Holdings Limited property boundaries

0 100 200 300 400 500



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FAR NORTH HOLDINGS LIMITED
 Opuā Marina Far North District Plan
 Zone of Theoretical Visibility. Building Height 16m

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

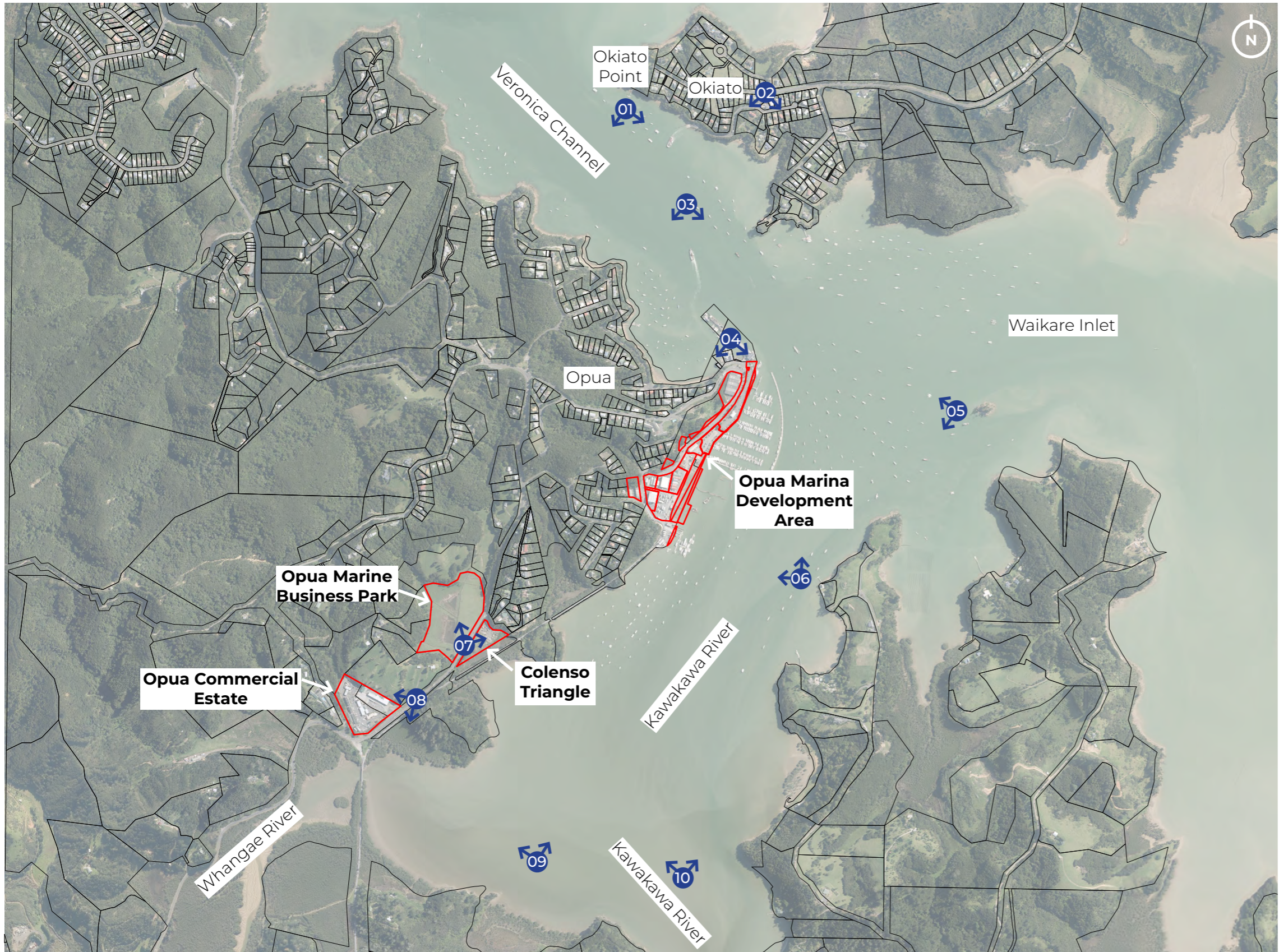
MS - 04
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VIEW POINT PHOTOS

WSP

VIEWPOINT LOCATION MAP



Scale 1:15,000 @ A3

- Far North Holdings Limited property boundaries
-  Viewpoint location



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FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan

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Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 01

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM THE VERONICA CHANNEL, WEST OF OKIATO POINT, LOOKING SOUTHEAST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

- Far North Holdings Limited property boundaries
- ↔ Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.303969, 174.116315
Eye Height: 1.5m
Date of Photography: 1:25pm, 01 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 94°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 192mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 01

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 01

Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE VERONICA CHANNEL, WEST OF OKIATO POINT, LOOKING SOUTHEAST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

-  Far North Holdings Limited property boundaries
-  Viewpoint location



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Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 192mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 01

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 01

Indicative Possible Built Form Extents under the FNHL submission to the PDP (16m height)



VIEW FROM THE VERONICA CHANNEL, WEST OF OKIATO POINT, LOOKING SOUTHEAST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

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-  Viewpoint location



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Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 192mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 01

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH


VIEWPOINT: 02

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

 Far North Holdings Limited property boundaries

 Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.304331, 174.121447
 Eye Height: 1.5m
 Date of Photography: 10:19am, 02 JULY 2024 NZST
 Photo taken using Canon EOS 800D

Horizontal Field of View: 46°
 Vertical Field of View: 55°
 Projection: Rectilinear
 Image Reading Distance @ A3: 387mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 02

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 02
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VIEWPOINT: 02

Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opuia Settlement Area



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

— Far North Holdings Limited property boundaries

➡ Viewpoint location



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Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 387mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 02

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 02
Page 2 of 3

VIEWPOINT: 02

Indicative Possible Built Form Extents under the FNHL submission to the PDP (16m height)



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

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➔ Viewpoint location



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Projection: Rectilinear
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FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 02

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 02
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VIEWPOINT: 03

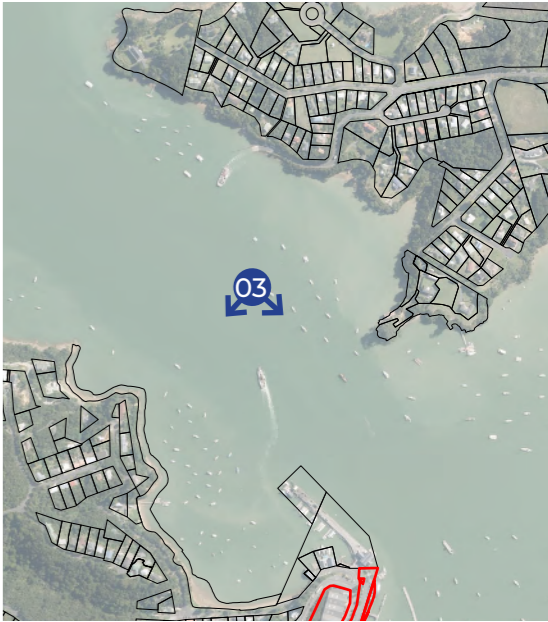
Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM THE OPUA - OKIATO CAR FERRY, LOOKING SOUTHEAST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

- Far North Holdings Limited property boundaries
-  Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.308481, 174.118207
Eye Height: 1.5m
Date of Photography: 9:08am, 02 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 42°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 535mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 03

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 03
Page 1 of 3


VIEWPOINT: 03

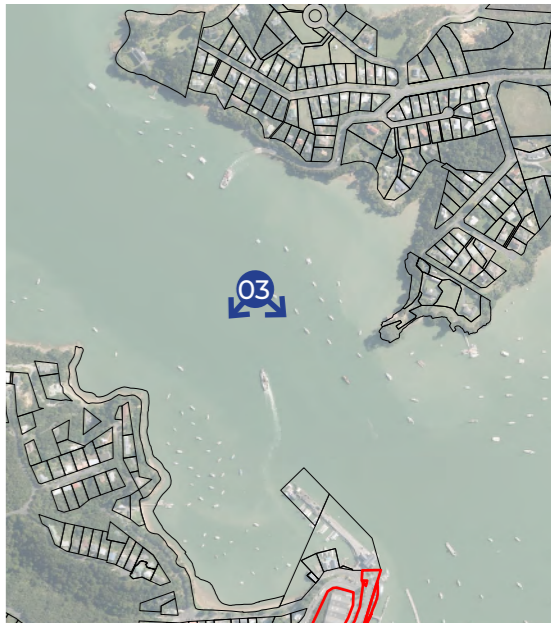
Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE OPUA - OKIATO CAR FERRY, LOOKING SOUTHEAST TOWARDS OPUA MARINA DEVELOPMENT AREA

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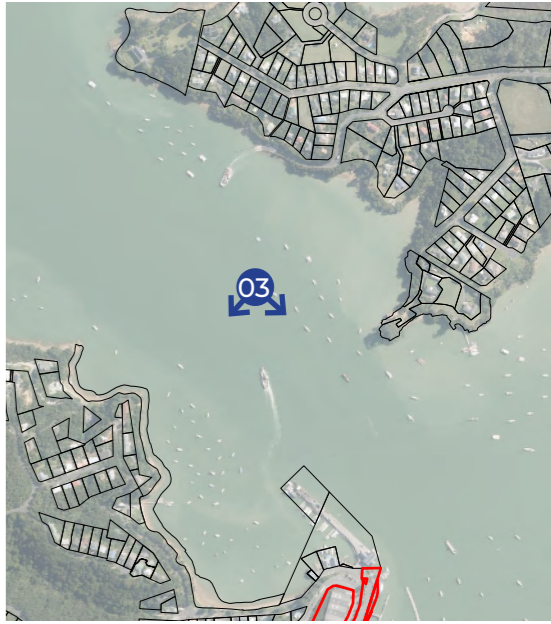
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Viewpoint : 03

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 04

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM THE OPUA WHARF LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

- Far North Holdings Limited property boundaries
- Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.312237, 174.121195
 Eye Height: 1.5m Elevation: 26.35m
 Date of Photography: 3:10pm, 08 JULY 2024 NZST
 Photo taken using Canon EOS 800D
 Photomerge: Adobe Photoshop 2 photos

Horizontal Field of View: 60°
 Vertical Field of View: 55°
 Projection: Rectilinear
 Image Reading Distance @ A3: 355mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 04

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 04
 Page 1 of 3

VIEWPOINT: 04

Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE OPUA WHARF LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

- Far North Holdings Limited property boundaries
- Viewpoint location



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Coordinates: -35.312237, 174.121195
 Eye Height: 1.5m Elevation: 26.35m
 Date of Photography: 3:10pm, 08 JULY 2024 NZST
 Photo taken using Canon EOS 800D
 Photomerge: Adobe Photoshop 2 photos

Horizontal Field of View: 60°
 Vertical Field of View: 55°
 Projection: Rectilinear
 Image Reading Distance @ A3: 355mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 04

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 04
 Page 2 of 3

VIEWPOINT: 04

Indicative Possible Built Form Extents under the FNHL submission to the PDP (16m height)



VIEW FROM THE OPUA WHARF LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

- Far North Holdings Limited property boundaries
- Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.312237, 174.121195
 Eye Height: 1.5m Elevation: 26.35m
 Date of Photography: 3:10pm, 08 JULY 2024 NZST
 Photo taken using Canon EOS 800D
 Photomerge: Adobe Photoshop 2 photos

Horizontal Field of View: 60°
 Vertical Field of View: 55°
 Projection: Rectilinear
 Image Reading Distance @ A3: 355mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 04

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 05

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM THE INTERSECTION OF KAWAKAWA RIVER AND WAIKARE INLET, TO THE WEST OF MOTUTOKAPE ISLAND, LOOKING WEST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

-  Far North Holdings Limited property boundaries
-  Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.314239, 174.128290
Eye Height: 1.5m
Date of Photography: 1:03pm, 01 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 64°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 328mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 05

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH


VIEWPOINT: 05

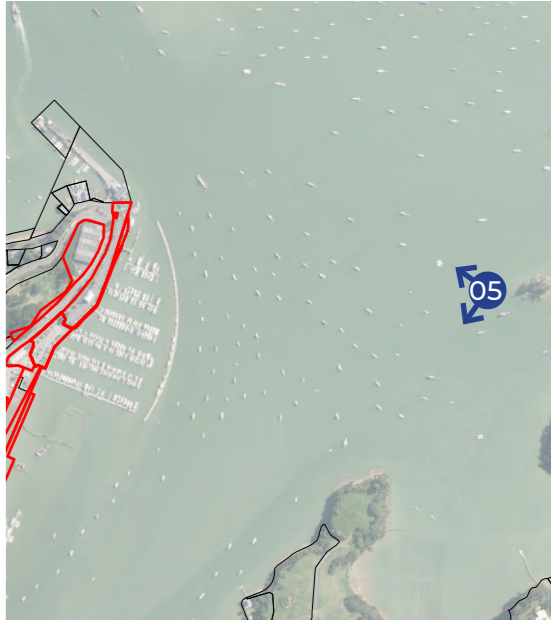
Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE INTERSECTION OF KAWAKAWA RIVER AND WAIKARE INLET, TO THE WEST OF MOTUTOKAPE ISLAND, LOOKING WEST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

- Far North Holdings Limited property boundaries
-  Viewpoint location



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Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

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Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 328mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 05

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 05

Indicative Possible Built Form Extents under the FNHL submission to the PDP (16m height)



VIEW FROM THE INTERSECTION OF KAWAKAWA RIVER AND WAIKARE INLET, TO THE WEST OF MOTUTOKAPE ISLAND, LOOKING WEST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

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Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 328mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 05

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 06

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM THE KAWAKAWA RIVER, LOOKING NORTHWEST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

-  Far North Holdings Limited property boundaries
-  Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.319424, 174.123618
Eye Height: 1.5m
Date of Photography: 12:55pm, 01 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 71°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 282mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 06

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 06
Page 1 of 3



VIEWPOINT: 06

Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE KAWAKAWA RIVER, LOOKING NORTHWEST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

-  Far North Holdings Limited property boundaries
-  Viewpoint location



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Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 71°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 282mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 06

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 06

Indicative Possible Built Form Extents under the FNHL submission to the PDP (16m height)



VIEW FROM THE KAWAKAWA RIVER, LOOKING NORTHWEST TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

-  Far North Holdings Limited property boundaries
-  Viewpoint location



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Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 282mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 06

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH



VIEWPOINT: 07

Indicative Possible Built Form Extents under the ODP (8m height)



VIEW FROM SH11, LOOKING NORTHEAST TOWARDS OPUA MARINE BUSINESS PARK

KEY:

-  Far North Holdings Limited property boundaries
-  Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.322006, 174.110232
Eye Height: 1.5m
Date of Photography: 3:16pm, 08 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 2 photos

Horizontal Field of View: 71°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 293mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 07

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH


VIEWPOINT: 07

Indicative Possible Built Form Extents under the PDP (8m height) | Including FNDC's response to the S42A submissions within the Opuia Settlement Area



VIEW FROM SH11, LOOKING NORTHEAST TOWARDS OPUA MARINE BUSINESS PARK

KEY:

- Far North Holdings Limited property boundaries
-  Viewpoint location



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Coordinates: -35.322006, 174.110232
Eye Height: 1.5m
Date of Photography: 3:16pm, 08 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 2 photos

Horizontal Field of View: 71°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 293mm

FAR NORTH HOLDINGS LIMITED
Opuia Marina Far North District Plan
Viewpoint : 07

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 07

Indicative Possible Built Form Extents under the FNHL submission to the PDP (12m height)



VIEW FROM SH11, LOOKING NORTHEAST TOWARDS OPUA MARINE BUSINESS PARK

KEY:

- Far North Holdings Limited property boundaries
- 📍 Viewpoint location



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Photomerge: Adobe Photoshop 2 photos

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Vertical Field of View: 55°
Projection: Rectilinear
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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 07


Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 08

Indicative Possible Built Form Extents under the ODP (10m height)



KEY:

- Far North Holdings Limited property boundaries
-  Viewpoint location



VIEW FROM THE SH11, LOOKING SOUTHWEST TOWARDS OPUA COMMERCIAL ESTATE



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VIEWPOINT DETAILS:

Coordinates: -35.323621, 174.108250
Eye Height: 1.5m Elevation: 26.35m
Date of Photography: 3:20pm, 08 JULY 2024 NZST
Photo taken using Canon EOS 800D

Horizontal Field of View: 36°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 633mm

FAR NORTH HOLDINGS LIMITED
Opuu Marina Far North District Plan
Viewpoint : 08

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 08
Page 1 of 3

VIEWPOINT: 08

Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



KEY:

- Far North Holdings Limited property boundaries
- Viewpoint location



VIEW FROM THE SH11, LOOKING SOUTHWEST TOWARDS OPUA COMMERCIAL ESTATE



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 Photo taken using Canon EOS 800D

Horizontal Field of View: 36°
 Vertical Field of View: 55°
 Projection: Rectilinear
 Image Reading Distance @ A3: 633mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 08

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 08

Indicative Possible Built Form Extents under the FNHL submission to the PDP (12m height)



KEY:

- Far North Holdings Limited property boundaries
- Viewpoint location



VIEW FROM THE SH11, LOOKING SOUTHWEST TOWARDS OPUA COMMERCIAL ESTATE



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 Photo taken using Canon EOS 800D

Horizontal Field of View: 36°
 Vertical Field of View: 55°
 Projection: Rectilinear
 Image Reading Distance @ A3: 633mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 08

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 09

Indicative Possible Built Form Extents under the ODP
(Opua Commercial Estate = 10m height ; Colenso Triangle = 8m height)



VIEW FROM THE INTERSECTION OF KAWAKAWA RIVER AND WHANGAE RIVER, LOOKING NORTHWEST TOWARDS OPUA COMMERCIAL ESTATE AND COLENZO TRIANGLE

KEY:

— Far North Holdings Limited property boundaries

➔ Viewpoint location



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VIEWPOINT DETAILS:

Coordinates: -35.327797, 174.111923
Eye Height: 1.5m
Date of Photography: 12:32pm, 01 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 81°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 236mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 09

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 09
Page 1 of 3


VIEWPOINT: 09

Indicative Possible Built Form Extents under the PDP (Opua Commercial Estate = 12m height ; Colenso Triangle = 12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE INTERSECTION OF KAWAKAWA RIVER AND WHANGAE RIVER, LOOKING NORTHWEST TOWARDS OPUA COMMERCIAL ESTATE AND COLENZO TRIANGLE

KEY:

 Far North Holdings Limited property boundaries

 Viewpoint location



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Projection: Rectilinear
Image Reading Distance @ A3: 236mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 09

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 09
Page 2 of 3

VIEWPOINT: 09

Indicative Possible Built Form Extents under the FNHL submission to the PDP
(Opua Commercial Estate = 12m height ; Colenso Triangle = 12m height)



VIEW FROM THE INTERSECTION OF KAWAKAWA RIVER AND WHANGAE RIVER, LOOKING NORTHWEST TOWARDS OPUA COMMERCIAL ESTATE AND COLENZO TRIANGLE

KEY:

— Far North Holdings Limited property boundaries

➡ Viewpoint location



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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 09

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VP - 09
Page 3 of 3

VIEWPOINT: 10

Indicative Possible Built Form Extents under the ODP
(Opua Commercial Estate = 10m height ; Colenso Triangle = 8m height ; Marine Business Park = 8m height)



VIEW FROM THE KAWAKAWA RIVER, LOOKING NORTHWEST TOWARDS OPUA MARINE BUSINESS PARK, COLENZO TRIANGLE AND OPUA MARINA DEVELOPMENT AREA



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VIEWPOINT DETAILS:

Coordinates: -35.330342, 174.119388
Eye Height: 1.5m
Date of Photography: 12:38pm, 01 JULY 2024 NZST
Photo taken using Canon EOS 800D
Photomerge: Adobe Photoshop 3 photos

Horizontal Field of View: 64°
Vertical Field of View: 55°
Projection: Rectilinear
Image Reading Distance @ A3: 328mm

FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 10

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 10

Indicative Possible Built Form Extents under the PDP (Opua Commercial Estate = 12m height ; Colenso Triangle = 12m height Marine Business Park = 8m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM THE KAWAKAWA RIVER, LOOKING NORTHWEST TOWARDS OPUA MARINE BUSINESS PARK, COLENZO TRIANGLE AND OPUA MARINA DEVELOPMENT AREA



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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 10

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

VIEWPOINT: 10

Indicative Possible Built Form Extents under the FNHL submission to the PDP
(Opua Commercial Estate = 12m height ; Colenso Triangle = 12m height ; Marine Business Park = 8m height)



VIEW FROM THE KAWAKAWA RIVER, LOOKING NORTHWEST TOWARDS OPUA MARINE BUSINESS PARK, COLENZO TRIANGLE AND OPUA MARINA DEVELOPMENT AREA



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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Viewpoint : 10

Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

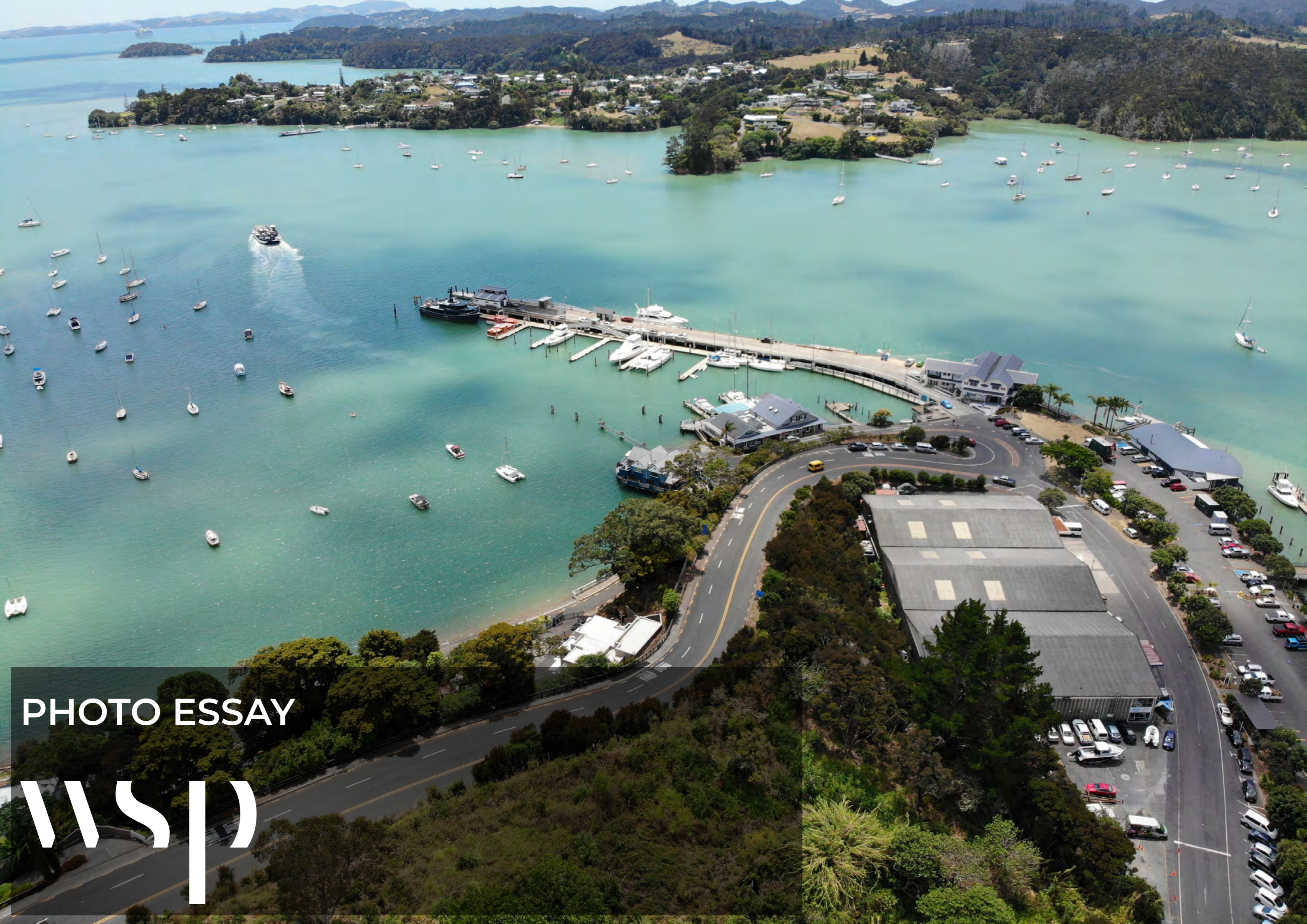


PHOTO ESSAY

WSP

PHOTO ESSAY - COASTAL ENVIRONMENT



Opua Marina - looking west from Franklin Street



Rocky coastal cliffs, built development and moored boats



Moored boats with a hilly backdrop showcasing the wider coastal environment



Opua Marina, berths and wharf



Built structures on the coast and in the ocean



Headlands, benign mangrove fringed in-shore waters and infrastructure in and above the ocean



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FAR NORTH HOLDINGS LIMITED
Opua Marina Far North District Plan
Photo Essay - Coastal Environment
Date: 17.07.2024 | Revision 01 | Drawn: JD | Verified: CH

PE - 01
Page 1 of 3

PHOTO ESSAY - BUILT ENVIRONMENT ON THE COASTAL HILLS



Built development in the hills around Opua



Built development in the hills around Opua and Opua Marina



Built development in the hills around Opua



Built development in the hills around Opua



Built development in the hills around Opua



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PHOTO ESSAY - BUILT ENVIRONMENT - NEARBY TOWNS



Paihia - relationship between the water and built development



Paihia - existing built development near the coastline



Paihia - existing built development near the coastline with a natural backdrop



Waitangi - existing built development near the coastline



Waitangi - existing built development near the coastline



Waitangi - built development on the coastline



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