

Coastal Protection Project.
Glen Isla Dune, Waihi Beach.
LVA Appendix C - Graphic Attachments.

October 2024

Isthmus.

Land.
People.
Culture.
Isthmus.



Isthmus.

Document record				
Issue	Revision	Author	QA	Date
Draft	A	RA	BC	24.09.30
Draft	B	RA		24.10.09



Contents

01.	Existing Environment.	4
02.	Proposal.	8
03.	Statutory Planning Maps.	14
04.	Visual simulation.	18

01. Existing Environment.



Site photos - Glen Isla Dune, Waihi Beach. 2024.



View across the site looking north, from the site
(Council Reserve at the frontage of Gen Isla Place.)



View across the site looking south from close to Three
Mile Creek.



View across the site looking south from the site, north
end.



View across the site looking south from the beach, close
to Three Mile Creek (at the north end of the site).



View south towards the site from Waihi Beach close to the mouth of Three Mile Creek.

Glen Isla Dune, Waihi Beach.
Photo record 2023/2024.
Cyclone Gabrielle and dune recovery.



Images provided by the Glen Isla Protection Society (GIPS).

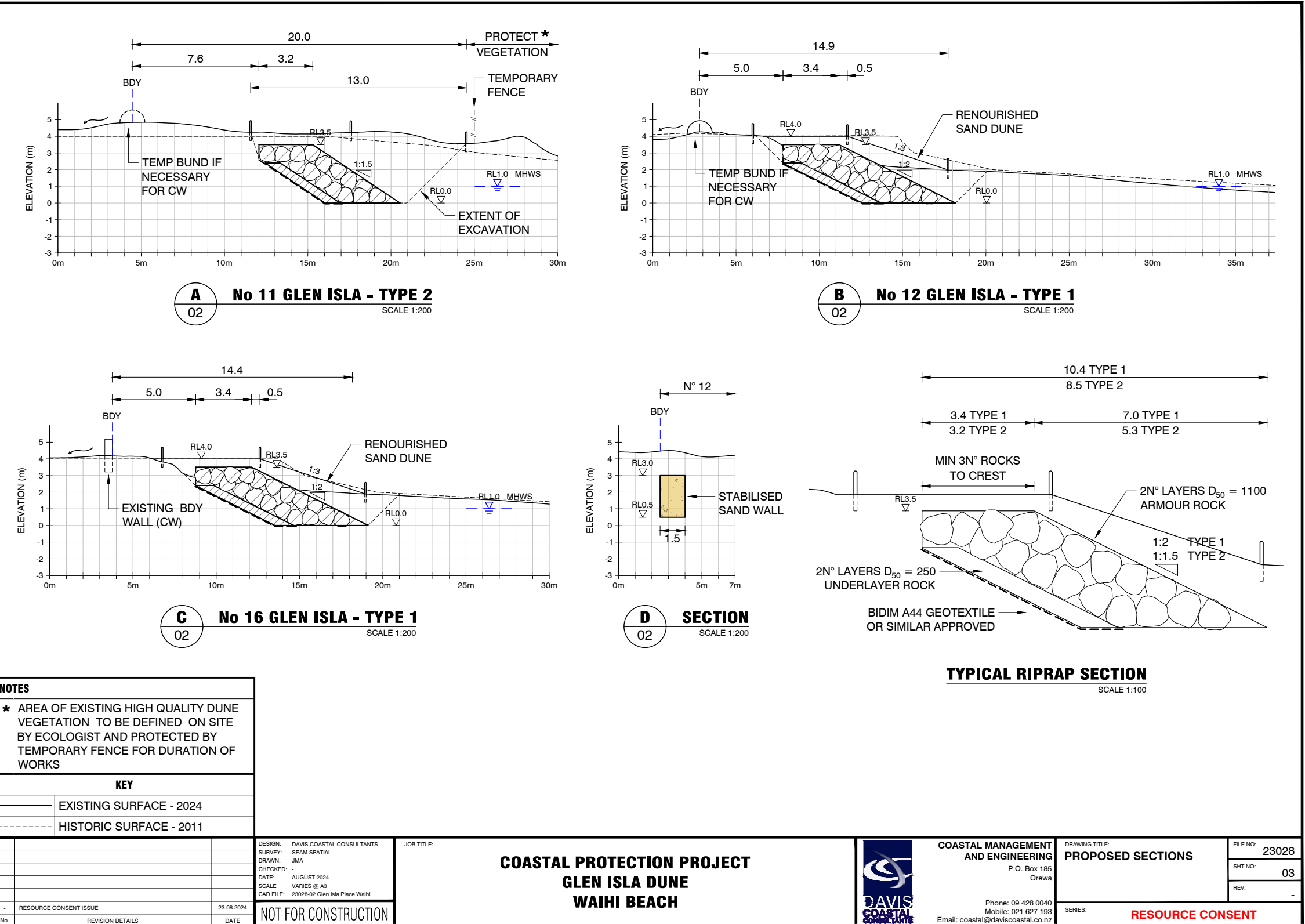
Context photos - Waihi Beach.
2024.



02. Proposal.

A wide-angle photograph of a coastal scene. In the foreground, a sandy beach with scattered seaweed leads up to a dune covered in dry, brownish vegetation. Behind the dune, several houses are visible. On the left, a house with grey siding and a gabled roof. In the center, a smaller house with a similar roofline. On the right, a larger, more complex structure featuring a prominent white, box-like addition with a flat roof and a chimney. The sky is a clear, solid blue. The text '02. Proposal.' is overlaid in the top left corner in a large, white, sans-serif font.[illegible]

Proposed structure - cross-sections.



03. Statutory Planning Maps.

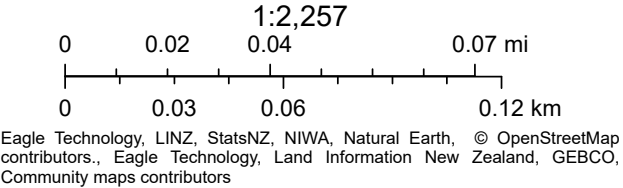


Bay of Plenty Regional Coastal Environment Plan.



13/08/2024, 11:51:15

- Environment - Coastal Environment Zone
- Environment - Indigenous Biological Diversity Area (IBDA) - B



Map Created from BOPRC Online Platform
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors | Bay of Plenty Regional Council | Ben Lee - Environmental Planner | Bay of Plenty Regional Council (Barry Perryman) | Lynda Walter and Karen Greig, InSitu Heritage Ltd under contract to Environmen

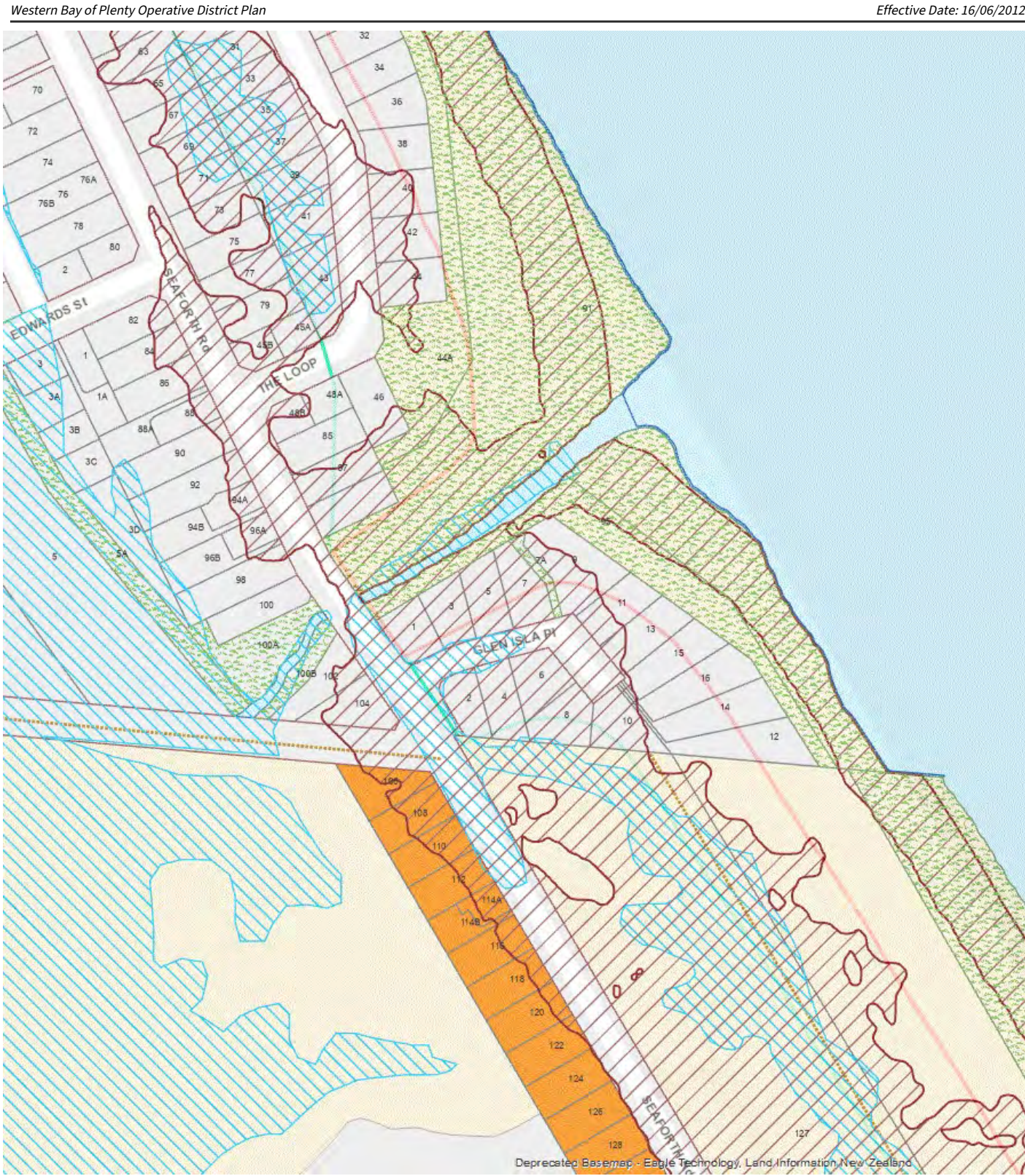
Western Bay of Plenty District Plan.

Outstanding Landscape Feature.



Western Bay of Plenty District Plan.

Zoning + Coastal Hazard Overlays.



04. Visual simulation.



N

Scale

1:400@A1 | 1:800@A3

Legend

○

Camera Position

Proposed Berried Rock Riprap Wall





Viewpoint 1 - Current State.

Waihi beach, looking at Glen Isla dune from the south,



Isthmus.

Coastal Protection Project | Glen Isla Dune, Waihi Beach | October 2024

Original Photo RA | 50mm | DSLR Nikon D810 | 1112hrs 12 July 2024 | 1861432E 5854348N (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: Approx 0m
Field of View Approximately 110 ° horizontal (across 2 x A3 pages) & 34 ° vertical

Isthmus.

Coastal Protection Project | Glen Isla Dune, Waihi Beach | October 2024



Viewpoint 1 - Proposed.

Waihi beach, looking at Glen Isla dune from the south,



Isthmus.

Coastal Protection Project | Glen Isla Dune, Waihi Beach | October 2024

Original Photo RA | 50mm | DSLR Nikon D810 | 1112hrs 12 July 2024 | 1861432E 5854348N (NZTM)

Reading distance for correct scale: 400mm | Viewpoint Elevation: Approx 0m

Field of View Approximately 110 ° horizontal (across 2 x A3 pages) & 34 ° vertical

Isthmus.

Coastal Protection Project | Glen Isla Dune, Waihi Beach | October 2024

Photosimulation Methodology Statement

- Photos were taken with a 50mm fixed lens on DSLR camera. Locations were fixed using a handheld GPS unit with accuracy of 5m. These points were cross referenced using the Auckland Council GIS information. Reference points in the landscape, such as trees and existing structures were also located to assist referencing of photo to digital model.
- A sequence of photos was taken from each viewpoint and stitched to form panoramas. Photos were overlapped by approximately 30% and edges cropped prior to stitching to eliminate edge distortion.
- A digital model was created. Computer images were generated within the digital scene from the same locations as the photos. The image was overlaid and aligned with the photo using key reference points and visual matching. (Photos were imported in RAW format to avoid degradation of the image, requiring resizing to match the computer image).
- The wire-frame was then switched off leaving the proposed activity in its correct location and scale relative to the photo. Lower parts of the proposed activity were erased using Photoshop software where they would be behind foreground items.
- The time and weather when the photo was taken was entered to the program in order to replicate lighting conditions.
- The completed photomontage is presented over two pages:
 - The photos are produced to replicate correct scale at the nominated reading distance (in this case 400mm).
 - Each photomontage is printed across two facing pages to illustrate a field of view of approximately 110° at a reading distance of 400mm. This approximates the field of human binocular vision. (But not peripheral vision which extends to approximately 200°)

Notes on use of Photosimulations:

- The Photosimulations are a useful tool but they cannot not precisely reproduce real life for the following reasons:
 - 2D Photography flattens an image compared to binocular vision.
 - Photography is static, whereas the human vision can scan and remember information.
 - Photographs are passive, whereas the eye seeks out detail.
 - The human eye can see more contrast than can be reproduced through photography.

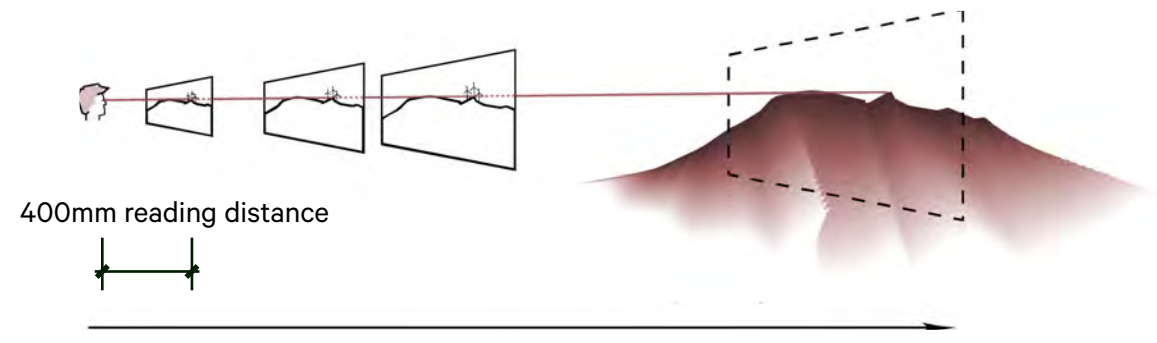


Figure 01: The relationship between reading distance and real life scale.

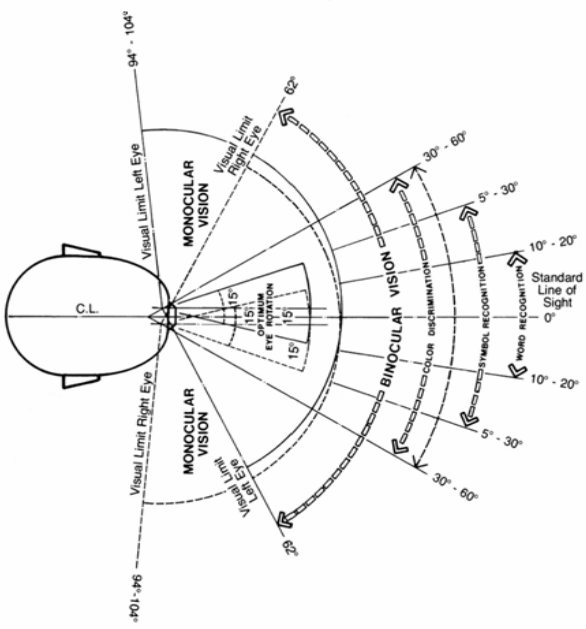


Figure 02: Binocular vision is approximately 124°. Field of view is approximately 110° across 2 x A3 pages at correct scale image for 400mm reading distance (vertical field of view is approximately 33°)

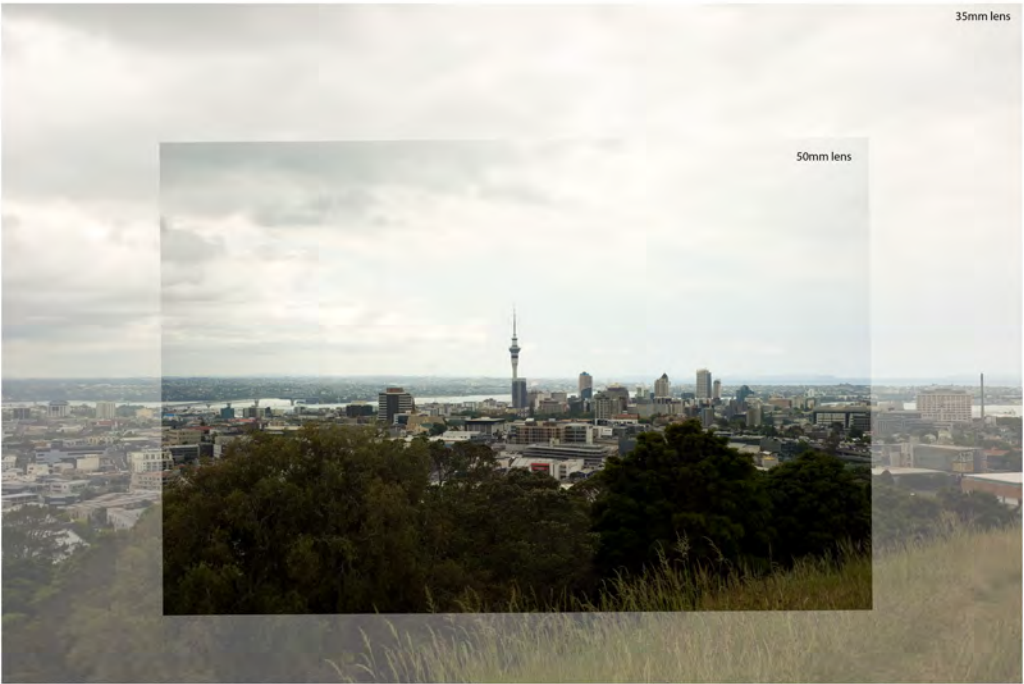


Figure 03: Comparison of 35mm lens and 50mm lens

Two images from the same location. With 35mm and 50mm lenses perspective is influenced by field of view, not by lens focal length. The overlaid portion is identical.

Page intentionally blank

Visual Simulation Methodology