100 Halsey Street

For RP Financial (NZ CRE 100 Halsey Limited)

Graphic Supplement

October 2026

Boffa Miskell

Boffa Miskell

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0 0.5 1 km

1:30,000 @ A3

DRAFT

Data Sources: LINZ (2025 Aerials), Auckland Council (Volcanic Viewshafts), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Site Boundary
- Volcanic Viewshafts
- E10
- E16

100 HALSEY STREET FAST TRACK APPLICATION

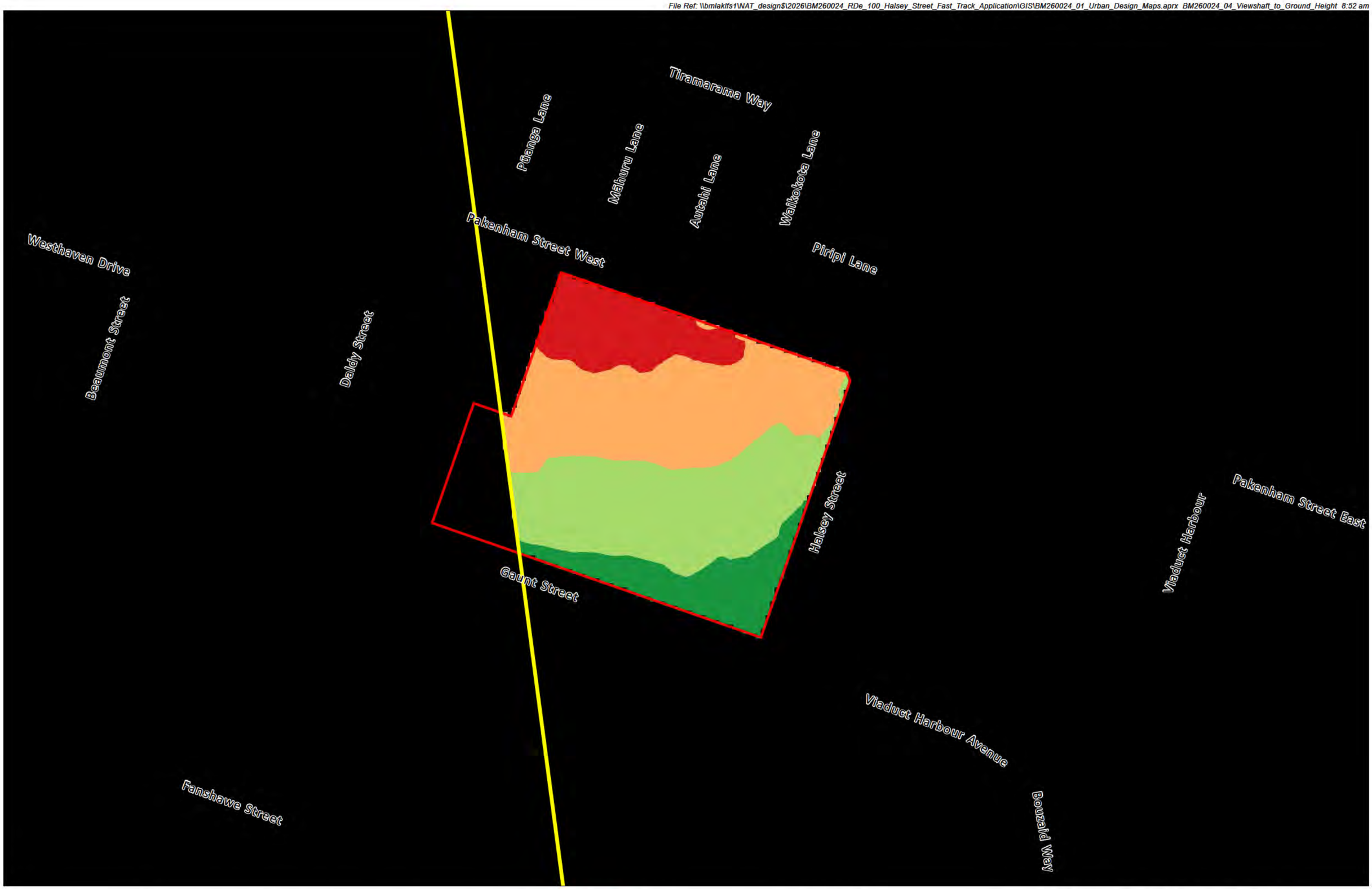
Volcanic Viewshafts

Date: 24 August 2026 | Revision: 0

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: SGa | Checked: RDI

Figure A



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0 25 50 m

1:1,500 @ A3

DRAFT

Data Sources: LINZ (2025 Aerials), Auckland Council (Volcanic Viewshaft), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Site Boundary

Volcanic Viewshafts

E10

Viewshaft to Ground Height (m)

57 - 58

58 - 59

59 - 60

60 - 61

100 HALSEY STREET FAST TRACK APPLICATION

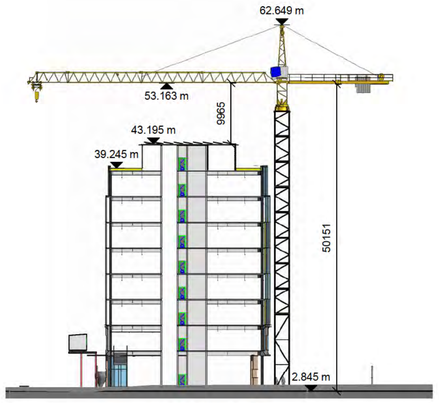
Viewshaft to Ground Height

Date: 24 August 2026 | Revision: 0

Plan prepared by Boffa Miskell Limited

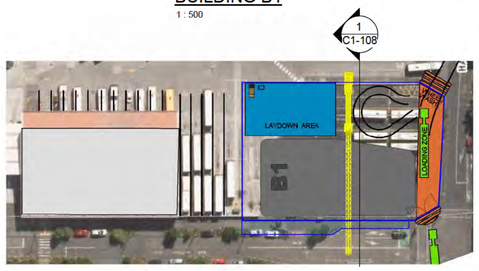
Project Manager [redacted] | Drawn: SGa | Checked: RDl

Figure B

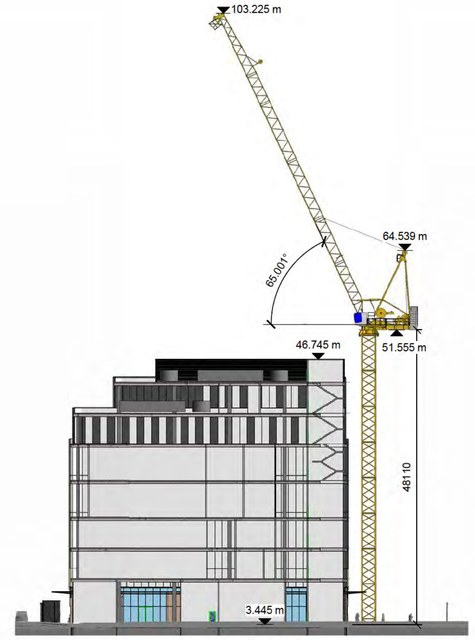


BUILDING B1

1 : 500

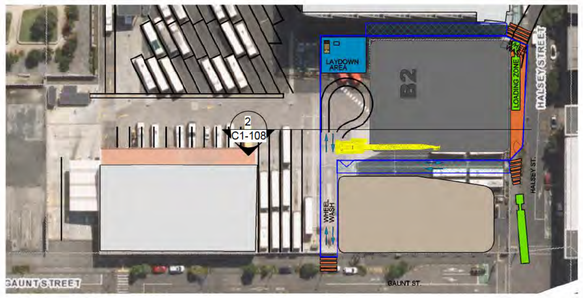


Parameter	Discription
Crane Type	Leibherr 280 ECH
Mast Height	50m
Maximum operating elevation	63m
Out-of-service elevation	63m
Maximum-radius jib elevation	55m
Crane Location	Located within the site boundary
Colour and Finish	Leibherr standard yellow
Lighting	Access and cab lighting, together with ICAO-approved obstacle lights to the jib tip and counter-boom as required



BUILDING B2

1 : 500

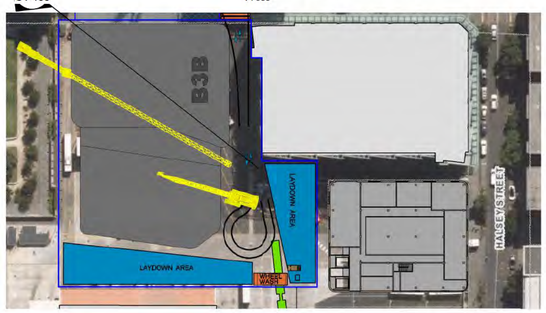


Parameter	Discription
Crane Type	Leibherr 160 HCL
Mast Height	48m
Maximum operating elevation	110m
Out-of-service elevation	103m
Maximum-radius jib	55m
Crane Location	Located within the site boundary
Colour and Finish	Leibherr standard yellow
Lighting	Access and cab lighting, together with ICAO-approved obstacle lights to the jib tip and counter-boom as required



BUILDING B3

1 : 500



Parameter	Discription
Crane Type	Leibherr 280 ECH Leibherr 160 HCL
Mast Height	57m (160HCL) and 55m (280ECH)
Maximum operating elevation	112m (160HCL) and 67m (280ECH)
Out-of-service elevation	108m (160HCL) and 67m (280ECH)
Maximum-radius jib elevation	55m
Crane Location	Located within the site boundary
Colour and Finish	Leibherr standard yellow
Lighting	Access and cab lighting, together with ICAO-approved obstacle lights to the jib tip and counter-boom as required

L.T. McGuinness LIMITED
BUILDING CONTRACTORS

Job Code

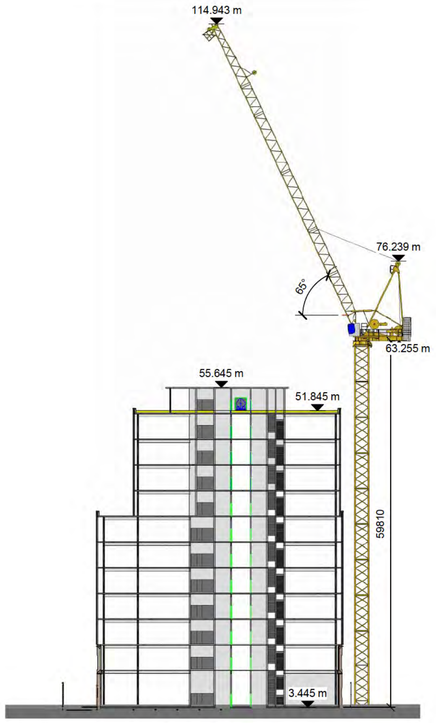
Unnamed

C1-108

Scale As indicated

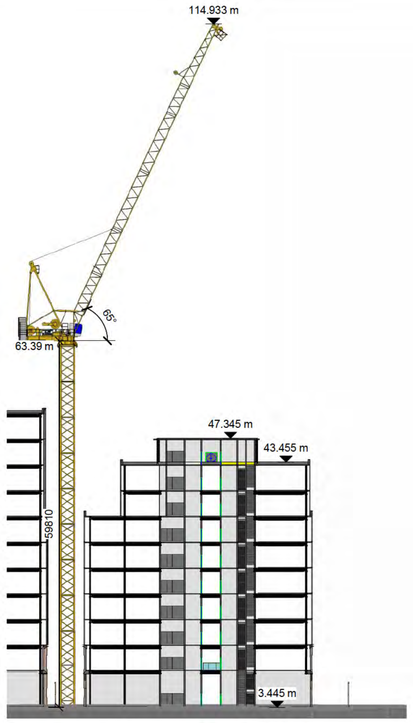
Revisions		
Rev	Description	Date

Designed By	Designer
Drawn by	Author
Reviewed by	Checker
Approved by	Approver



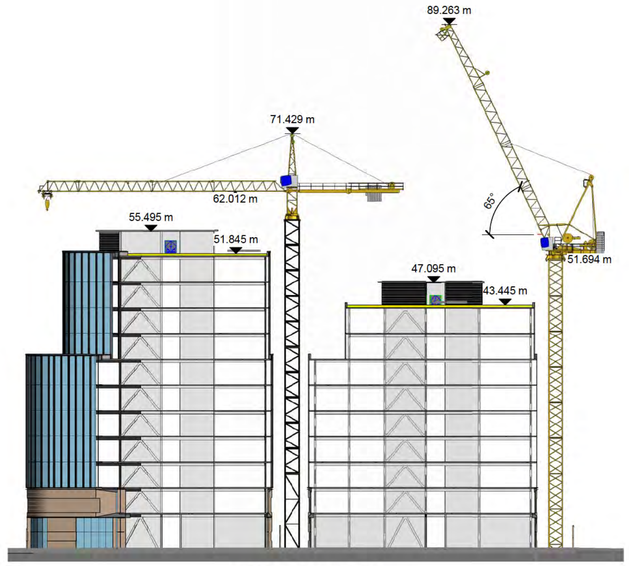
BUILDING B4

1 : 500



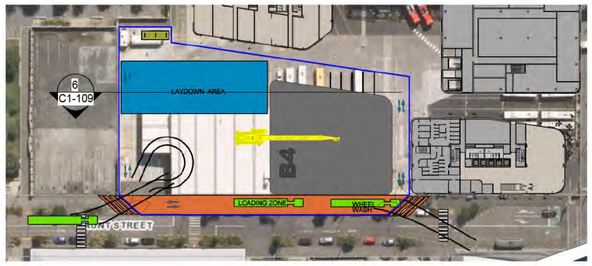
BUILDING B5

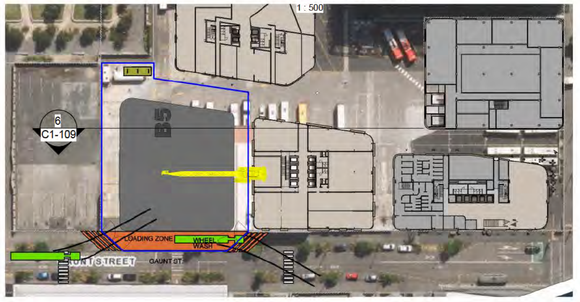
1 : 500

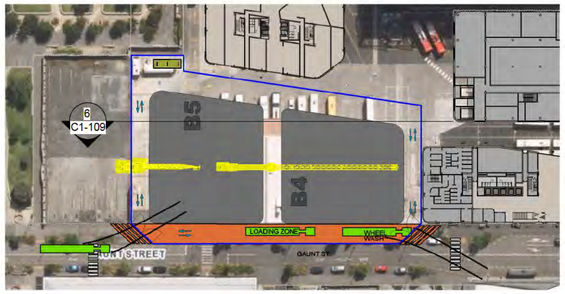


BUILDING B4 + B5

1 : 500







Parameter	Discription
Crane Type	Leibherr 160 HCL
Mast Height	64m
Maximum operating elevation	118m
Out-of-service elevation	114m
Maximum-radius jib	55m
Crane Location	Located within the site boundary
Colour and Finish	Leibherr standard yellow
Lighting	Access and cab lighting, together with ICAO-approved obstacle lights to the jib tip and counter-boom as required

Parameter	Discription
Crane Type	Leibherr 160 HCL
Mast Height	64m
Maximum operating elevation	118m
Out-of-service elevation	114m
Maximum-radius jib	55m
Crane Location	Located within the site boundary
Colour and Finish	Leibherr standard yellow
Lighting	Access and cab lighting, together with ICAO-approved obstacle lights to the jib tip and counter-boom as required

Parameter	Discription
Crane Type	Leibherr 280 ECH Leibherr 160 HCL
Mast Height	52m (160HCL) and 62m (280ECH)
Maximum operating elevation	93m (160HCL) and 71m (280ECH)
Out-of-service elevation	89m (160HCL) and 74m (280ECH)
Maximum-radius jib elevation	55m
Crane Location	Located within the site boundary
Colour and Finish	Leibherr standard yellow
Lighting	Access and cab lighting, together with ICAO-approved obstacle lights to the jib tip and counter-boom as required

L.T. McGuinness LIMITED BUILDING CONTRACTORS

Job Code

Unnamed

C1-109

Scale As indicated

Revisions

Rev	Description	Date

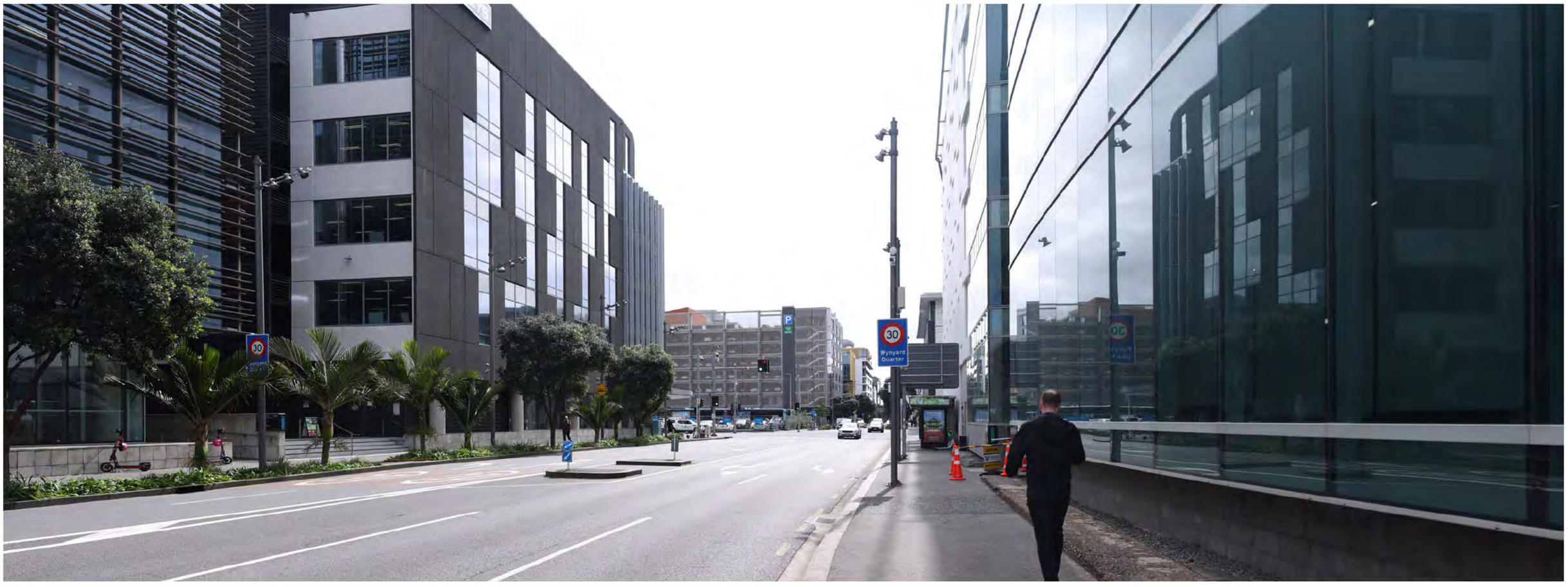
Designed By	Designer
Drawn by	Author
Reviewed by	Checker
Approved by	Approver

Boffa Miskell

100 HALSEY STREET FAST TRACK APPLICATION

VISUAL SIMULATIONS

8 OCTOBER 2026



100 HALSEY STREET FAST TRACK APPLICATION



Contents

MAPS

FIGURE 1: Viewpoint Location Map - Visual Simulations

VISUAL SIMULATIONS

FIGURE 2: VS1 - View from Corner of Pakenham West and Daldy Street - Panorama (Existing vs Proposed)
FIGURE 3: VS2 - View from Corner of Halsey and Fanshawe Street - Panorama (Existing vs Proposed)
FIGURE 4: VS3 - View from Viaduct Harbour ‘Te Mata Topaki’ Lookout - Panorama (Existing vs Proposed)

METHODOLOGY

FIGURE 5: Methodology - Visual Simulations



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0 40 80 m

1:2,000 @ A3

Data Sources: LINZ (2025 Aerials), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Visual Simulation Locations

Site Boundary

Land Parcels

100 HALSEY STREET FAST TRACK APPLICATION

Visual Simulation Locations

Date: 05 October 2026 | Revision: 0

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: SGa | Checked: RDI

Figure 1





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Viewpoint Details

NZTM Easting	: 1 756 474 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5 921 109 mN	Vertical Field of View	: 30°
Elevation/Eye Height	: 3.1m / 1.6m	Projection	: Rectilinear
Date of Photography	: 1:35PM 15 September 2026 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Building model sullpiled by Peddle Thorp (16 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

VS1 - View from Corner of Pakenham West and Daldy Street

Date:8 October 2026 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure 2





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Viewpoint Details

NZTM Easting	: 1 756 615 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5 920 806 mN	Vertical Field of View	: 30°
Elevation/Eye Height	: 2.7m / 1.6m	Projection	: Rectilinear
Date of Photography	: 11:15AM 15 September NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand. Building model sullpiled by Peddle Thorp (16 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

VS2 - View from Corner of Halsey and Fanshawe Street

Date:8 October 2026 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure 3





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Viewpoint Details

NZTM Easting	: 1 756 942 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5 921 129 mN	Vertical Field of View	: 30°
Elevation/Eye Height	: 1.9m / 1.6m	Projection	: Rectilinear
Date of Photography	: 11:55AM 6 October NZDT	Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Building model sullpiled by Peddle Thorp (16 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

VS3 - View from Viaduct Harbour 'Te Mata Topaki' Lookout

Date:8 October 2026 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure 4

VISUALISATIONS - METHODOLOGY

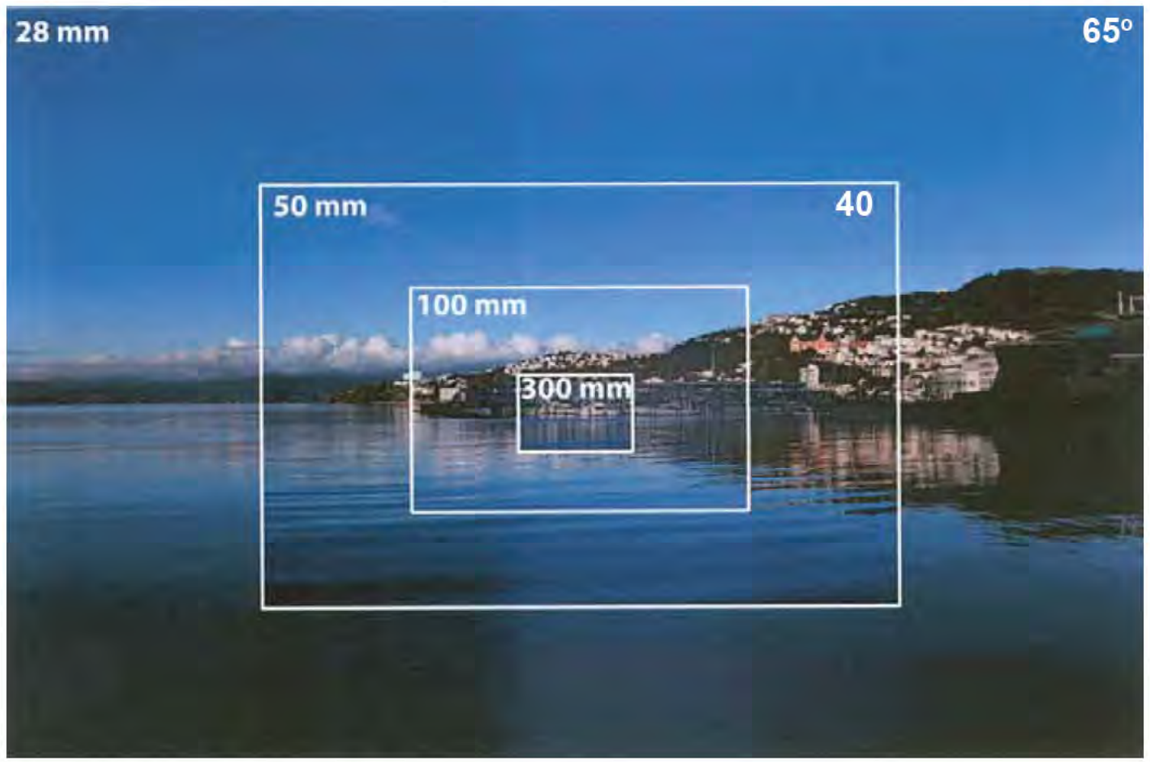
SITE VISIT & PHOTOGRAPHY

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 using an EMLID Reach 2 GPS Rover 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 65º. A 50mm lens will provide a cropped (40º) 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 90º.

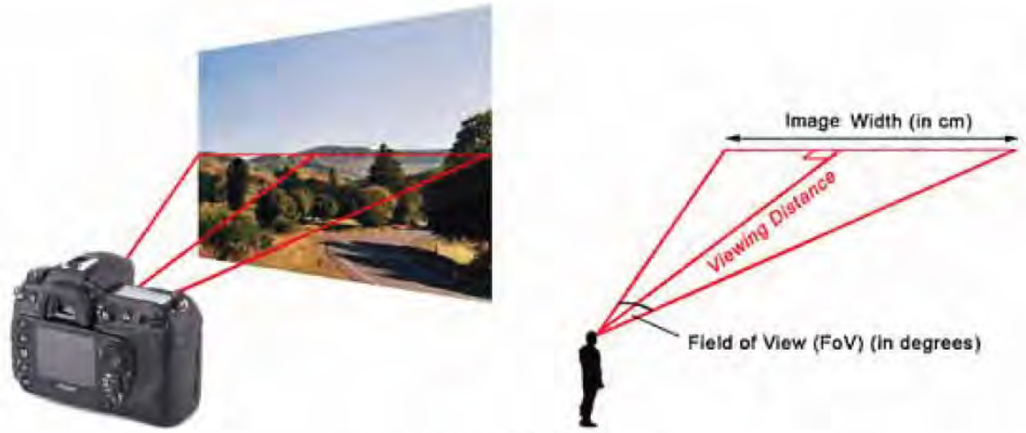


3D MODELLING

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

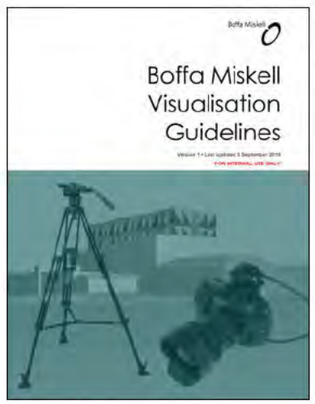
These visualisations have a field of view of 90º and so should be viewed from a distance of 20 cm when printed at A3. This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG. Users are encouraged to 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







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100 HALSEY STREET FAST TRACK APPLICATION

Methodology - Visual Simulations

Date:8 October 2026 Revision: 3

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

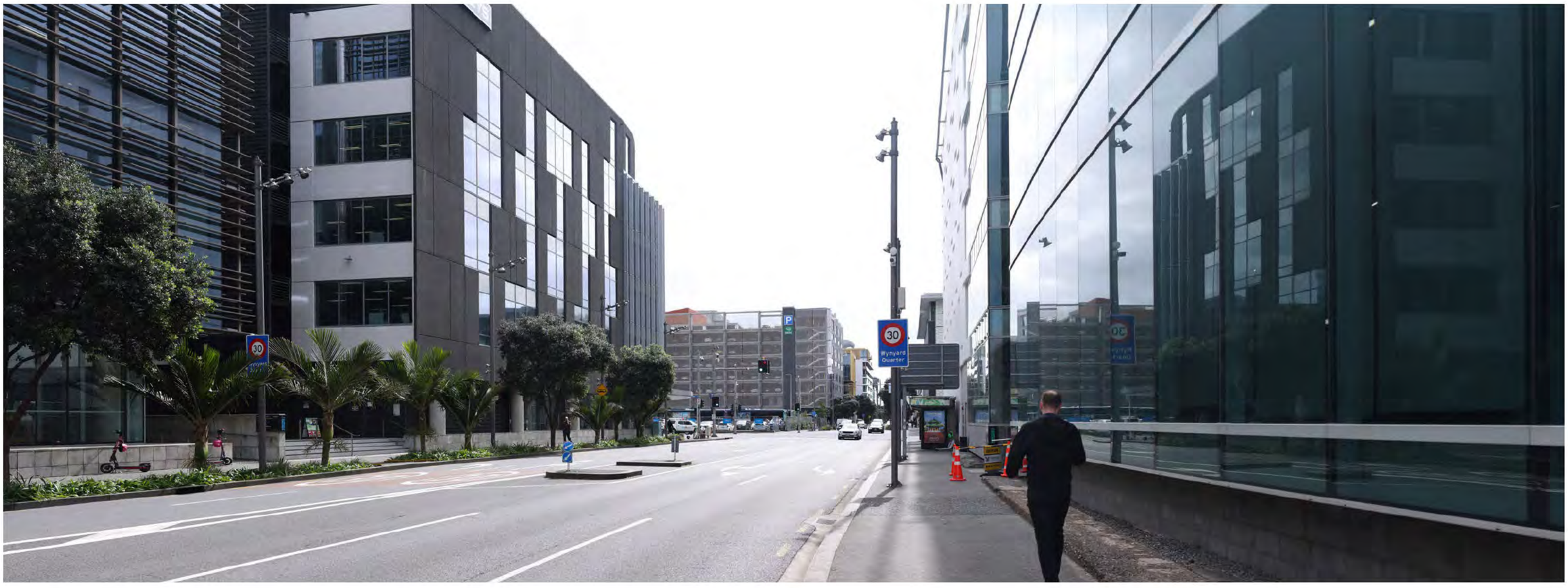
Figure 5

Boffa Miskell

100 HALSEY STREET FAST TRACK APPLICATION

MODEL VIEWS

5 OCTOBER 2026



100 HALSEY STREET FAST TRACK APPLICATION



Contents

MAPS

FIGURE A: Potential Visual Simulation Locations

MODEL VIEWS

FIGURE B: Model Plan View
FIGURE C: Model 3D View
FIGURE D: Model View 1: Westhaven Marina Breakwater (Existing vs Proposed)
FIGURE E: Model View 2: Jellicoe Harbour Breakwater (West) (Existing vs Proposed)
FIGURE F: Model View 3: Viaduct Harbour ‘Te Mata Topaki’ Lookout (Existing vs Proposed)
FIGURE G: Model View 4: St Marys Bay Beach (Existing vs Proposed)
FIGURE H: Model View 5: Westhaven Boardwalk (Existing vs Proposed)



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0 40 80 m

1:5,000 @ A3

Data Sources: LINZ (2025 Aerials), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

DRAFT

LEGEND

Site Boundary

Land Parcels

Potential Visual Simulation Location

100 HALSEY STREET FAST TRACK APPLICATION

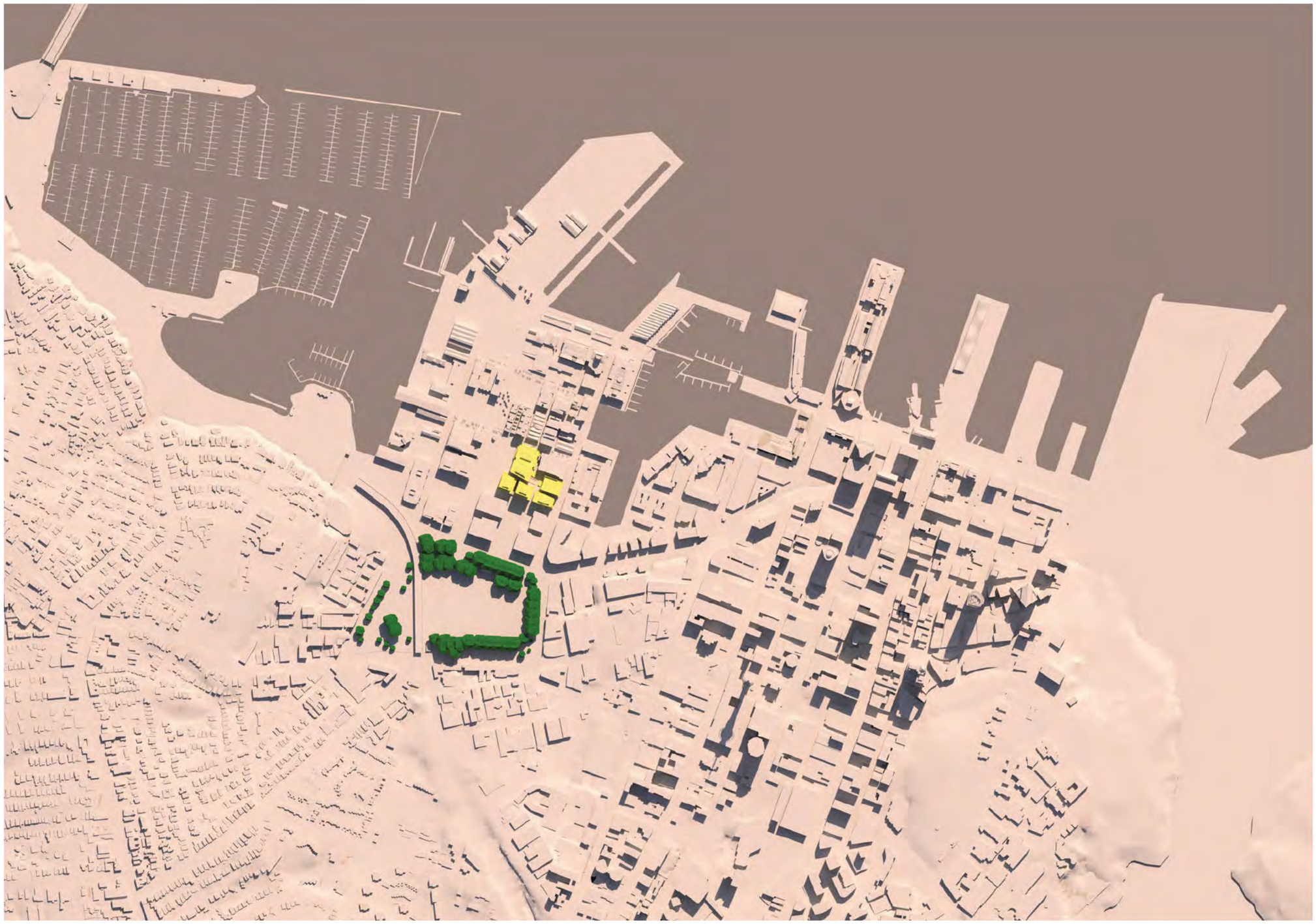
Potential Visual Simulation Locations

Date: 05 October 2026 | Revision: 0

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] Drawn: SGa | Checked: RDI

Figure A



The base 3D city model supplied by McIndoe Urban is in sketch form rather than survey accurate. It has been compiled from various sources including multiple sources outside the McIndoe Urban office. It includes precise descriptions of buildings where that information is available. Where not, it is based on best estimates of building envelopes from public sources such as Geomaps. Buildings within the Wynyard Precinct are placed on a flat ground plane. The complexities of rising topography across Fanshawe Street to the south-east are approximated with reference to Geomaps, however the model continues to give a realistic sketch image of urban form in this backdrop to the Precinct.

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Viewpoint Details

Not to scale

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

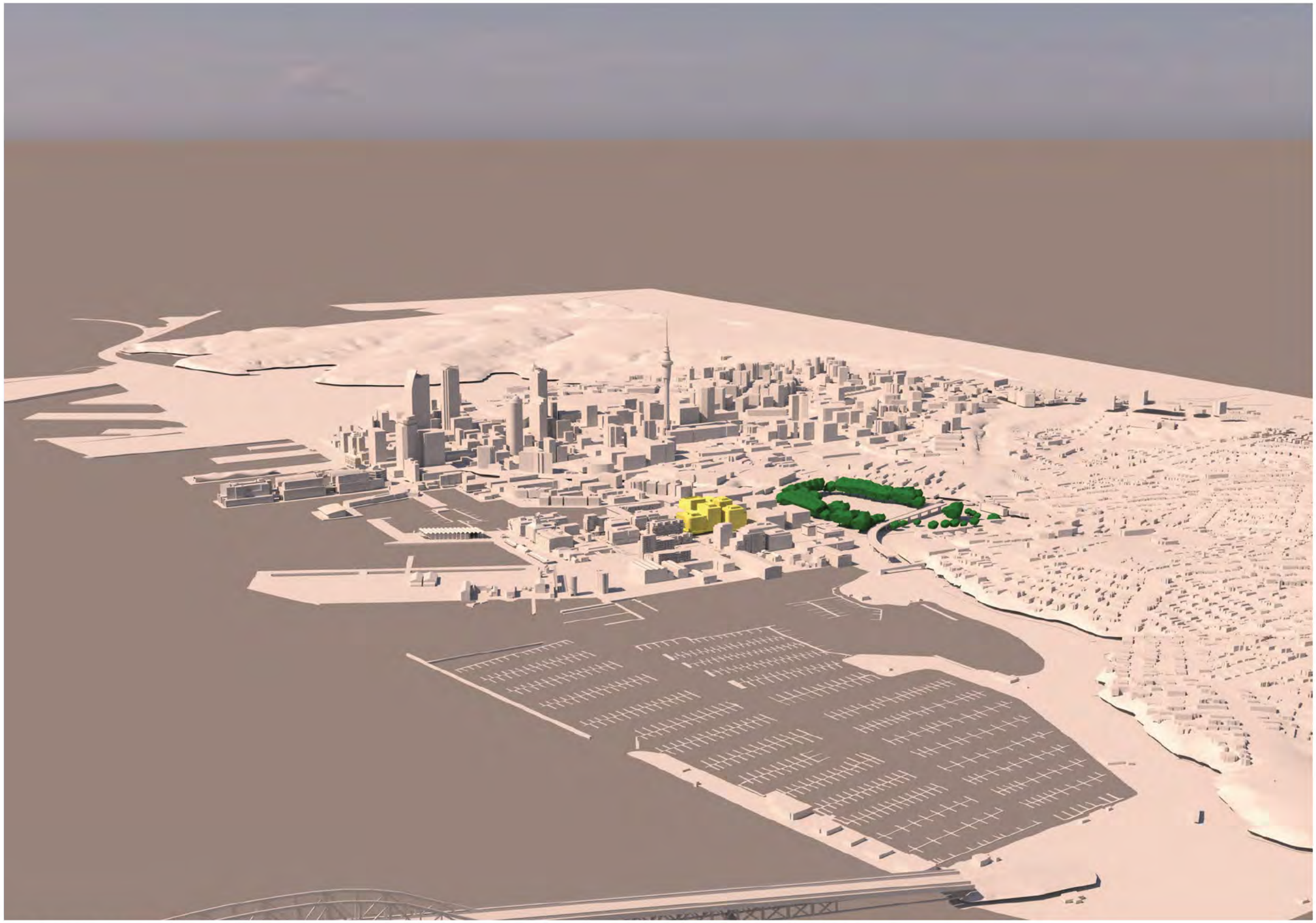
Model Plan View

Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure B



The base 3D city model supplied by McIndoe Urban is in sketch form rather than survey accurate. It has been compiled from various sources including multiple sources outside the McIndoe Urban office. It includes precise descriptions of buildings where that information is available. Where not, it is based on best estimates of building envelopes from public sources such as Geomaps. Buildings within the Wynyard Precinct are placed on a flat ground plane. The complexities of rising topography across Fanshawe Street to the south-east are approximated with reference to Geomaps, however the model continues to give a realistic sketch image of urban form in this backdrop to the Precinct.

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Viewpoint Details

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

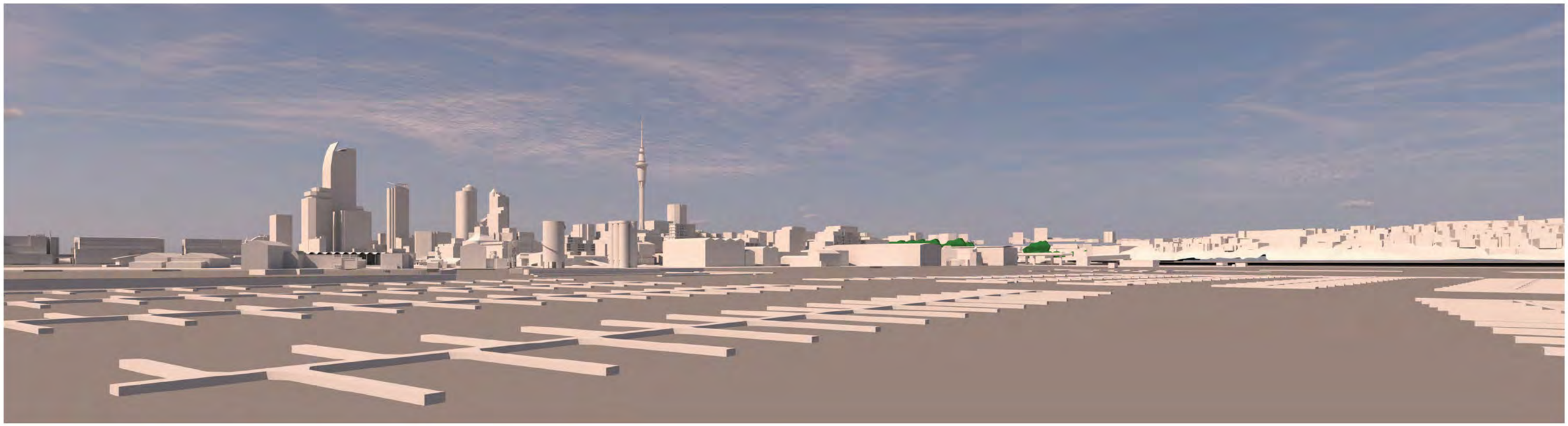
Model 3D View

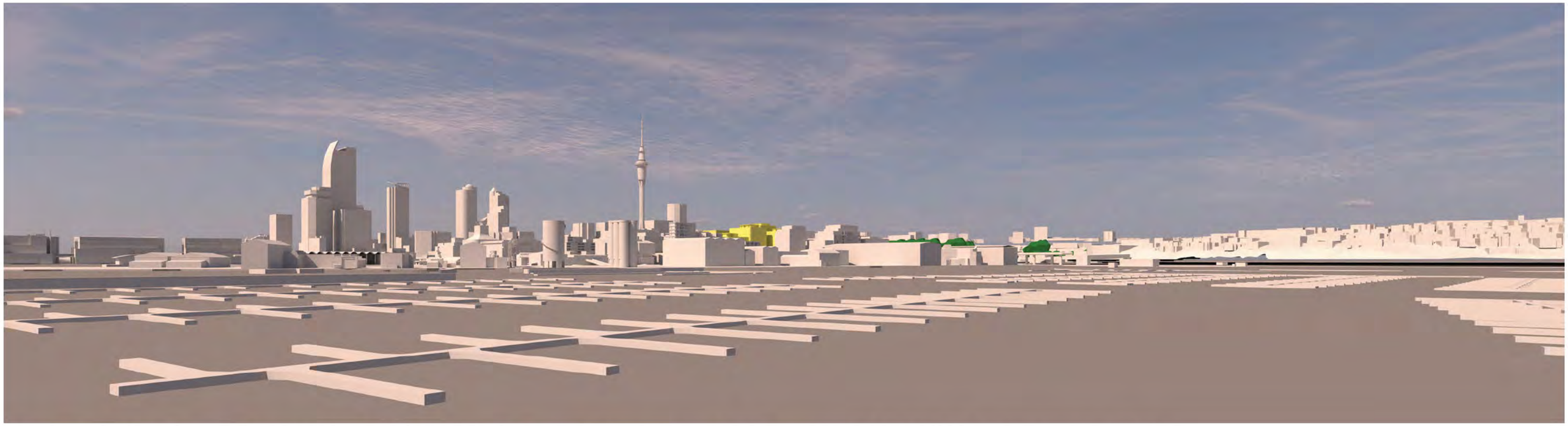
Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure C





The base 3D city model supplied by McIndoe Urban is in sketch form rather than survey accurate. It has been compiled from various sources including multiple sources outside the McIndoe Urban office. It includes precise descriptions of buildings where that information is available. Where not, it is based on best estimates of building envelopes from public sources such as Geomaps. Buildings within the Wynyard Precinct are placed on a flat ground plane. The complexities of rising topography across Fanshawe Street to the south-east are approximated with reference to Geomaps, however the model continues to give a realistic sketch image of urban form in this backdrop to the Precinct.

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Viewpoint Details

Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

Model View 1: Westhaven Marina Breakwater

Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure D





The base 3D city model supplied by McIndoe Urban is in sketch form rather than survey accurate. It has been compiled from various sources including multiple sources outside the McIndoe Urban office. It includes precise descriptions of buildings where that information is available. Where not, it is based on best estimates of building envelopes from public sources such as Geomaps. Buildings within the Wynyard Precinct are placed on a flat ground plane. The complexities of rising topography across Fanshawe Street to the south-east are approximated with reference to Geomaps, however the model continues to give a realistic sketch image of urban form in this backdrop to the Precinct.

Boffa Miskell

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Viewpoint Details

Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

Model View 2: Jellicoe Harbour Breakwater (West)

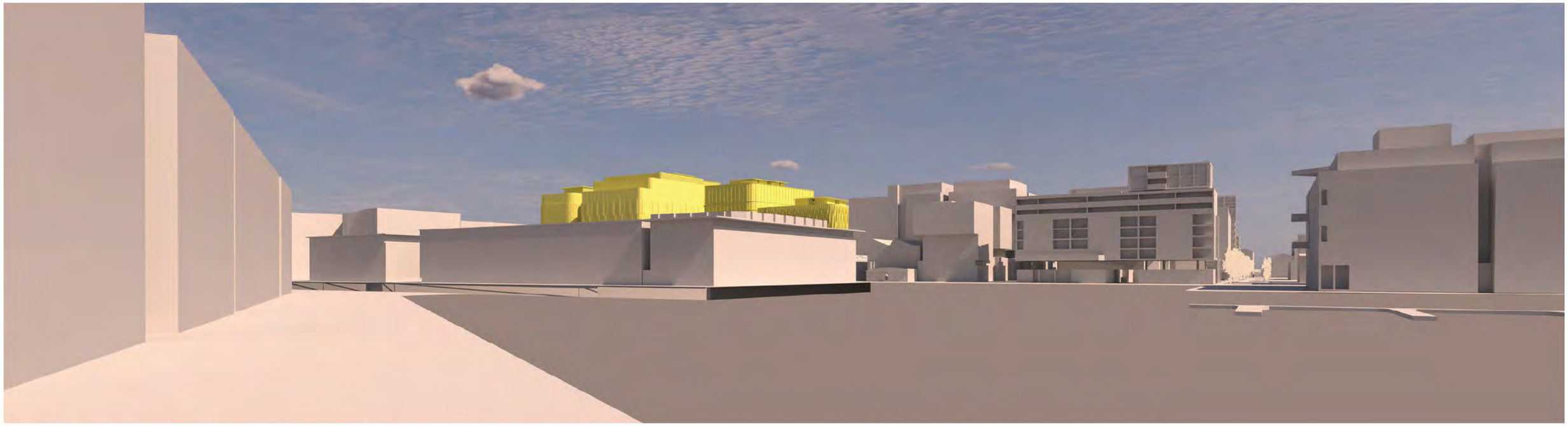
Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure E





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Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

Model View 3: Viaduct Harbour 'Te Mata Topaki' Lookout

Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: CMu | Checked: RDI

Figure F





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Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

100 HALSEY STREET FAST TRACK APPLICATION

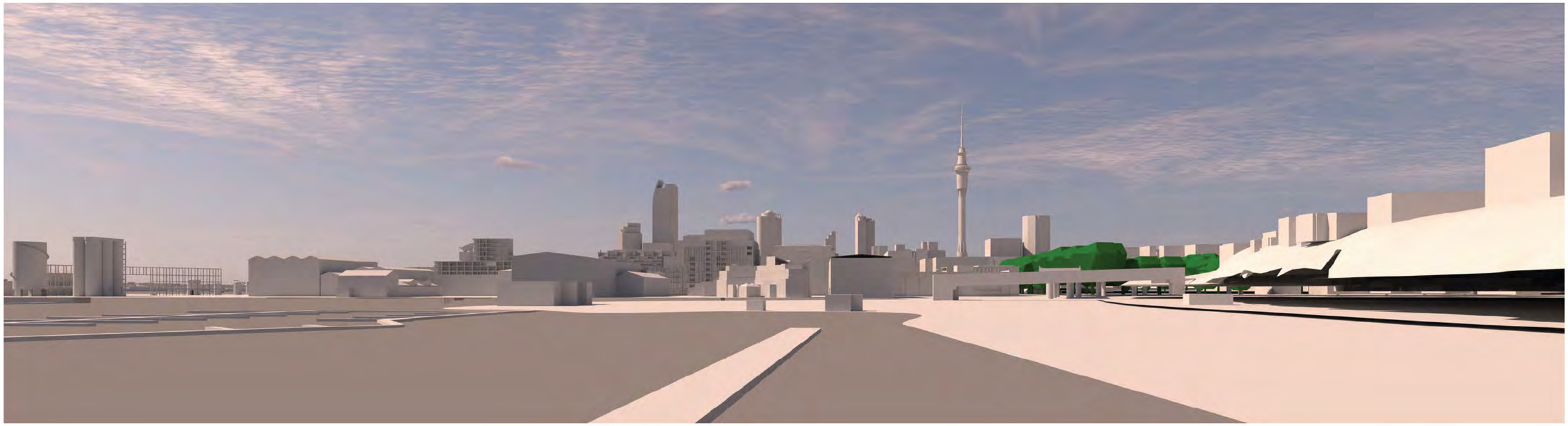
Model View 4: St Marys Bay Beach

Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager [redacted] | Drawn: CMu | Checked: RDI

Figure G





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Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: LiDAR and topographical data sourced from Land Information New Zealand.
Context building model sullpiled by McIndoe Urban (23 September 2026)

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Model View 5: Westhaven Boardwalk

Date: 5 October 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager [redacted] | Drawn: CMu | Checked: RDI

Figure H