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ELECTRICAL SERVICES PREMILINARY DESIGN REPORT

Waikato Racing Development, Tamahere, Waikato

Prepared for:

Waikato Racing Development

Prepared by:

In association with:

Revision History

Revision	Purpose	Date	Prepared By
0	Preliminary Design Draft	21st August 2026	Richard Ismay
A	Preliminary Design Report	16th September 2026	Richard Ismay
B	Preliminary Design Report	1st October 2026	Jean-Jacques Swanepoel

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1. Executive Summary

This report has been prepared to support the substantive Application process for the WTR Waikato Thoroughbred Racing Hub Development and covers the following site electrical services:

1. Site power demand and distribution
2. Site fibre demand and distribution
3. Indicative site exterior and street lighting
4. Indicative site security

Supply applications and design discussions have been undertaken with Waipa Networks and Tuatahi First Fibre for the supply of power and fibre to the site and their recommendations and requirements have been incorporated.

For the purposes of electrical services planning, initially, the entire site has been divided into the four quadrants and the following precincts:

Quadrant 1 (Northwest)

1. Bloodstock precinct
2. Commercial buildings hub
3. Thoroughbred racetrack and back track and stables

Quadrant 2 (Northeast)

4. Thoroughbred racetrack and back track and stables

Quadrant 3 (Southeast)

5. Lifestyle Block residential sub-division precinct

Quadrant 4 (Southwest)

6. Harness Racing precinct
7. Senior Living precinct

For consistency across the site, elements of the electrical master plan will be common across the entire site e.g. street lighting.

The report includes the following elements:

- Summary of assumptions
- Summary of electrical services requirements to each are

2. Introduction

2.1. Background

The Waikato Thoroughbred Racing Hub Development is a large racing hub in Tamahere, Waikato, comprising multiple precincts focused primarily on thoroughbred and harness racing and associated equine activities, a commercial building precinct, a Senior Living Precinct and a lifestyle block subdivision.

To assist in the planning of the electrical infrastructure required across the site, the individual requirements of each precinct, building and element has been estimated and tabulated.

Innerscape are working in conjunction with BCD Group and the wider design team to ensure that infrastructure routes and requirements are co-ordinated.

2.2. Purpose of Report

This report represents our collaboration with the design team throughout the Preliminary Design phase. The objectives of this report are to:

- Provide an overview of the proposed electrical services
- Record and validate any assumptions
- Assist in the co-ordination of services pathways across the site
- Assist in the development of cost planning for the site's development
- To serve as a foundation for the next stage of design development

2.3. Innerscape Services

Innerscape have been engaged to provide a preliminary design of the following electrical services:

- Power infrastructure and power distribution
- Fibre infrastructure and fibre distribution
- Site car park and street lighting
- Site security services

3. Project Risks

The most significant risk to the project in terms of the site electrical infrastructure is ensuring the inground containment routes and distribution capacities are sufficient to develop as the site precinct become more defined.

4. Design assumptions

To progress the design and liaison with the supply authorities while the project is at a conceptual level, various assumptions have been made. The following table summarises assumptions for client validation.

	Site Ownership assumptions
1.	The following breakdown of site ownership is used to establish the number of separate power and fibre account holders and points of connection (refer appendix A). The assumption is that each portion of the site will be independently managed by separate body corporates with power and fibre accounts to enable them to manage services across their precinct: a) Entire site body corporate (shared street lighting, CCTV and civil services) b) Bloodstock precinct c) Commercial buildings precinct d) Harness Racing precinct e) Thoroughbred racetrack and back track and stables precinct f) Lifestyle Block residential sub-division precinct g) Senior Living precinct Note: Two of the internal roads are proposed to be public roads where road lighting and services would be owned and managed by Waipa Networks.
2.	The bloodstock precinct will include just the Bloodstock function / auction space and has the following usage patterns: a) Max of 5 x 2-day bloodstock events a year – remainder of time the site will be inactive b) Bloodstock events likely to have a max occupants of 1000 people per day c) Bloodstock events will not be on at same time as racing, and training. Day to day racing infrastructure would be reduced to about half because of the cross over within the two groups of people d) Events typically start at 10am and finish at about 5pm
3.	The commercial building precinct will be split into three ownership groups with three body corporates: a) Northeastern commercial buildings – 14 x single level buildings with two tenants per building + carpark b) Northwestern commercial buildings - 6 single level buildings with two tenants per building + carpark c) Southwestern commercial building - 3 single level buildings with two tenants per building + carpark
4.	Harnes racetrack precinct will include the following buildings/ structures: a) Main function and events centre – two level hospitality building b) Main thoroughbred racetrack + track lighting + track jumbo AV screens c) Trackside hospitality marques d) Parade ring + tie ups
5.	Thoroughbred racetrack and back track and stables precinct will include the following buildings/ structures: e) Main function and events centre – two level hospitality building f) Main thoroughbred racetrack + track lighting + track jumbo AV screens g) Trackside hospitality marques h) Parade ring + tie ups i) Main public carpark, float car park, tie ups carpark j) Back track + track lighting k) Trainers' facilities with shared power and fibre services l) Equine vet clinic m) Float and car carpark
6.	Lifestyle block sub-division precinct a) Individual owner per lifestyle block
7.	Senior Living Precinct a) Common ownership of the main village building two level b) Individual owner per apartment within the five two level apartment buildings c) Individual owner per villa

	Power load assumptions
1.	All appliances on the entire site will be electric i.e. no gas or solid fuel heating
2.	Street lighting across the site will be privately owned, not connected to the Waipa Networks street lighting network
3.	5% of public or commercial building car spaces will include a load managed VE charger
4.	All Senior Living villas will include a managed EV charger
5.	All lifestyle blocks will include a managed EV charger
6.	Power to the thoroughbred trainers building will be shared i.e. no individual power accounts
7.	Power to the harness trainers building will be shared i.e. no individual power accounts

	Fibre design assumptions
1.	All cabled data supplies across the site will be fibre
2.	A diverse fibre supply is required for the racetracks to guard against a fault in a single fibre supply route
3.	Fibre to the thoroughbred trainers building will be shared i.e. no individual fibre accounts
4.	Fibre to the harness trainers building will be shared i.e. no individual fibre accounts

	Waipa Networks Demarcation assumptions
1.	Street lighting across the site will be privately owned, not connected to the Waipa Networks street lighting network with the exception two vested roads: 1. Main north south road through the senior living precinct 2. Main access colder sac for the lifestyle blocks A number of existing street poles will need to be relocated as part of the local roading upgrades. These poles would be relocated as short distance as practical.
2.	Power to the site will be metered at the customer main switch board
3.	Waipa Networks will provide, install and own all high voltage (HV) cabling across the site and will hold easements over the access routes
4.	Waipa Networks will provide, install and own all transformers on site
5,	Ownership of low voltage (LV) cabling across the site will vary depending on the demarcation noted below: For all the following buildings, the demarcation point will be at the LV terminals of the associated transformer • Bloodstock building • Commercial buildings – two supplies per building • Thoroughbred racing buildings and track • Harness racing buildings and track • Vet clinic • Trainer's facilities • Senior Living central facilities buildings • Senior Living apartment buildings – individual metered supply per apartment The customer will be responsible for wiring beyond the demarcation point. For all the following buildings, the demarcation point will be at the at a boundary disconnection pillar adjacent to the site entrance: • Residential lifestyle blocks • Senior Living villas  The customer will be responsible for wiring beyond the demarcation point.
6.	All body corporates will have their own power account
7.	All commercial buildings will have provision for two tenant power accounts per building
8.	Thoroughbred Racing owned buildings will have a single user power account
9.	Harness Racing owned buildings will have a single user power account
10.	Each age care apartment and villa will have an individual power account.
11.	Age care central facilities buildings will have a joint shared power account.
12.	Each lifestyle block will have an individual power account.
13.	The vet clinic will have an individual power account.
14.	All thoroughbred racing trainers' buildings will share a single power account
15.	All harness racing trainers' buildings will share a single power account

	Tuatahi First Fibre (TFF) Demarcation assumptions
1.	TFF will provide, install and own all fibre cabling across the site and will hold easements over the access routes
2.	The demarcation points between the TFF network and customer network will be as follows: For all the following buildings, the demarcation point will be the optical network termination (ONT) supplied to each customer at a point within each customer's building: • Bloodstock Building server room • Commercial buildings server room • Thoroughbred racing building main sever room • Harness racing building main server room • Vet clinic server room • Trainer's facilities shared server room • Senior Living central facilities buildings main sever room • Senior Living apartment • Residential lifestyle blocks • Senior Living villas The customer will be responsible for wiring beyond the ONT.
3.	All body corporates will have their own fibre account for one or all of the following purposes: • Public indoor and exterior Wi-Fi coverage • CCTV coverage and remote viewing • Alarm monitoring and remote viewing • Mechanical systems maintenance • Access control monitoring and remote viewing

	Site Security assumptions
1.	Each quadrant will standardize an access control system and CCTV system
2.	The racing, commercial, trainers and Senior Living portion of the site will be gated with gates close after operating hours and access cards made available to authorised users.

3.	Intruder detection systems will be the responsibly or the building owner or tenant
3.	CCTV to common areas and car parks will be the responsibility of the associated body corporate
4.	CCTV to building surrounds and grounds will be the responsibility of the building owner or tenant.

	Site Lighting assumptions
1.	All exterior lighting types will be standardized across the site
2.	Each quadrant will manage their own street and external security lighting
3.	Street and external security lighting will operate from dust until dawn

5. Preliminary Design

5.1. Power Infrastructure

Power supplies will be via the existing Waipa Networks with transformers adjacent to the largest load concentrations. The transformer groupings are as follows:

Transformer # / Capacity / est. load	Supplying
TX#1 / 250kVA / 185kVA	2 x commercial buildings + site services + car parking
TX#2 / 230kVA / 250kVA	2 x commercial buildings + site services + car parking
TX#3 / 500kVA / 463kVA	Event + Admin buildings + car parks + track lighting + water treatment plant
TX#4 / 300kVA / 290kVA	Bloodstock function centre and surrounding stables (north) – zone 1
TX#5 / 250kVA / 255kVA	Thoroughbred trainer's precinct + vet clinic
TX#6 / 250kVA / 235kVA	22 x Lifestyle blocks (West) – zone 5
TX#7 /250kVA / 175kVA	16 x Lifestyle blocks (East) – zone 5
TX#8 / 500kVA / 465kVA	Harness racing track and associated buildings
TX#9 / 500kVA / 480kVA	Senior Living - central facilities and apartment buildings – zone 4
TX#10 /200kVA / 170kVA	Senior Living – villas (west) – zone 4
TX#11 /200kVA / 170kVA	Senior Living – villas (east) – zone 4

The demarcation is proposed as follows:

1. All high voltage (HV) cabling to be by Waipa Networks
2. Transformers to be by Waipa Networks
3. Trenching to be by the project civil contractor
4. Low voltage (LV) cabling to be as follows:
    a. For commercial buildings all cabling downstream of the transformer is by the developer
    b. For residential buildings and Senior Living villas Waipa Networks will cable up to boundary distribution pillars adjacent each site boundary and the cabling downstream of the distribution pillars is by the developer.

Refer the proposed site layout drawings in the appendix.

5.2. Fibre Infrastructure

Fiber supplies to the site will be distributed from the existing Tuatahi First Fibre (TFF) ducts already installed in the roads bounding three sides of the site. Fibre ducts and fibres will be distributed to fibre distribution hubs and pillars throughout the site.

The demarcation point for commercial buildings will be the optical fibre termination (ONT) supplied and installed by TFF for each commercial account holder.

The demarcation point for residential buildings will be the optical fibre termination (ONT) supplied and installed by TFF for each account holder via an external test point (ETP) on the outside of each building.

Refer the proposed site layout drawings in the appendix for details.

5.3. Site Lighting

All internal lighting will be privately owned and connected and control by the developer power infrastructure rather than the Waipa Networks street lighting on the boundary roads and state highway.

The site lighting layouts have been prepared in three categories:

- Track lighting (as designed by the track lighting specialists)
- Street lighting for all internal roads
- Car park lighting on all internal car parks

Refer the proposed site layout drawings in the appendix for details and luminaire specifications.

APPENDIX A – Electrical Services Preliminary Design Drawings

Owners/Account holders	Building Name	Load Group	Bld size (m2)	Bld Description	Power Accounts	Fibre Accounts	Qty	Diversified W/m2	Power Demand (kW)	Power Demand (kVA)	Power Demand (Amps)	Power Connection	Transformer	Power/fibre connection notes
Zone 1 (North West) Bloodstock Precinct														
(Bloodstock Precinct boy corp)		Misc site services	1		1	1	1	2,000	2.0	2.1	3.0	1x 3Ø 63A	**TX4**	One body corp account
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**300kVA**	inc. above
	Civil power requirements	Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	inc. above
	Bld 12 Bloodstock Function/Auction	Bloodstock function centre	3200	Two storey event centre	2	2	1	64	206.1	216.9	312.4	2 x 3Ø400A		Single tenant
	Car park 3	Car park	1700	Open car park			1	1	1.7	1.8	2.6	inc. above	**290 kVA**	inc. above
	Stable	Stables	1100	Stable			1	4	3.9	4.1	5.8	inc. above		inc. above
	Stable	Stables	960	Stable			1	4	3.4	3.5	5.1	inc. above		inc. above
	Stable	Stables	1100	Stable			1	4	3.9	4.1	5.8	inc. above		inc. above
	Stable	Stables	1100	Stable			1	4	3.9	4.1	5.8	inc. above		inc. above
	Stable	Stables	1100	Stable			1	4	3.9	4.1	5.8	inc. above		inc. above
	Stable	Stables	1100	Stable			1	4	3.9	4.1	5.8	inc. above		inc. above
	Stable	Stables	1189	Stable			1	4	4.2	4.4	6.3	inc. above		inc. above
	Stable	Stables	1340	Stable			1	4	4.7	4.9	7.1	inc. above		inc. above
	Stable	Stables	960	Stable			1	4	3.4	3.5	5.1	inc. above		inc. above
	Stable	Stables	1339	Stable			1	4	4.7	4.9	7.1	inc. above		inc. above
	Stable	Stables	540	Stable			1	4	1.9	2.0	2.9	inc. above		inc. above
	Stable	Stables	1100	Stable			1	4	3.9	4.1	5.8	inc. above		inc. above
	Stable	Stables	1175	Stable			1	4	4.1	4.3	6.2	inc. above		inc. above
	Stable	Stables	1112	Stable			1	4	3.9	4.1	5.9	inc. above		inc. above
Zone 2 (North West) Commercial Precinct														
(West Conmmercial body corp)		Misc site services	1		1	1	1	2,000	2.0	2.1	3.0	1x 3Ø 63A	**TX1**	One body corp account
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**250kVA**	inc. above
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	inc. above
	Car park 1	Car park	2346	Open car park			1	1	2.3	2.5	3.6	inc. above	**185 kVA**	inc. above
Bld 1	Commercial Bld 1	Commercial office	800	Two storey commercial	4	4	1	40	31.9	33.6	48.4	4 x 3Ø 163A		4 tenants
Bld 2	Commercial Bld 2	Commercial office	3200	Two storey commercial	8	8	1	40	127.7	134.4	193.5	8 x 3Ø 63A		8 tenants
	Car park 2	Car park	6440	Open car park			1	1	6.4	6.8	9.8	inc. below	**TX2**	inc. below
Bld 3	Commercial Bld 4	Commercial office	800	Two storey commercial	4	4	1	40	31.9	33.6	48.4	4 x 3Ø 63A	**300kVA**	4 tenants
Bld 4	Commercial Bld 5	Commercial office	5400	Two storey commercial	8	8	1	40	215.5	226.8	326.6	8 x 3Ø 63A	**Load**	8 tenants
													267 kVA	
Zone 3 (North West) Commercial / Thoroughbred Racing														
Thoroughbred Racing Precinct body corp		Misc site services	1		1	2	1	2,000	2.0	2.1	3.0	1x 3Ø 100A	**TX3**	One body corp account
		Civil (water treatment)	1				1	70,000	70.0	73.7	106.1	inc. above	**500kVA**	inc. above
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**Load**	inc. above
	Car parks	Car park	15000	Open car park			1	1	15.0	15.8	22.7	inc. above	**463 kVA**	inc. above
	Function and event centre	Hospitality	1500	Single storey hospitality	1	1	1	98	147.0	154.7	222.8	1 x 3Ø 800A		One body corp account
	Tie ups Bld and parade ring	Stables	3192	Single storey utility			1	4	11.2	11.8	16.9	inc. above		inc. above
	Admin building	Commercial office	640	Single storey commercial			1	40	25.5	26.9	38.7	inc. above		inc. above
	Outdoor event marquees	Hospitality	150	Single storey hospitality			1	98	14.7	15.5	22.3	inc. above		inc. above
	Outdoor event marquees	Hospitality	150	Single storey hospitality			1	98	14.7	15.5	22.3	inc. above		inc. above
	Main track lighting	Track Lighting	1	Main track lighting			1	60,000	60.0	63.2	90.9	inc. above		inc. above
	Main track AV	Track AV	1				1	70,000	70.0	73.7	106.1	inc. above		inc. above
Thoroughbred Trainers Precinct		Misc site services	1		1	1	1	2,000	2.0	2.1	3.0	1 x 3Ø 160A	**TX5**	One body corp account
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**250kVA**	inc. above
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	inc. above
	Training track lighting	Track Lighting	1	Back track lighting			1	60,000	60.0	63.2	90.9	inc. above	**255 kVA**	inc. above
	Trainers car parking	Car park	3800	Open car park			1	1	3.8	4.0	5.8	inc. above		inc. above
	Trainers float parking	Car park	8450	Open car park			1	1	8.5	8.9	12.8	inc. above		inc. above
	Trainers Bld cluster	Stables	5600	Single storey utility Bld			1	4	19.6	20.6	29.7	inc. above		inc. above
	Equine vet cluster	Potential equine vet	3800	Single storey vet clinic	14	14	1	36	136.8	144.0	207.4	14x 3Ø 63A		14 tenants

Harness Racing		Misc site services	1		1	1	1	2,000	2.0	2.1	3.0	1 x 3Ø 1000A	**TX9**	One body corp account
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**500kVA**	inc. above
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	inc. above
	Car park 3	Car park	10000	Open car park			1	1	10.0	10.5	15.2	inc. above	**465 kVA**	inc. above
	Harness track lighting	Track Lighting	1	Harness track lighting			1	258,000	258.0	271.6	391.1	inc. above		inc. above
	Harness track AV	Track AV	1				1	70,000	70.0	73.7	106.1	inc. above		inc. above
	Bld 29 Harness event buildilng	Hospitality	600				1	98	58.8	61.9	89.1	inc. above		inc. above
	Harness utilty & maintenance	Trainers facility	1500				1	4	6.6	6.9	10.0	inc. above		inc. above
	Bld 31Harness trainers clulster #1	Stables	3500				1	4	12.3	12.9	18.6	inc. above		inc. above
	Bld 32 Harness trainers cluster #2	Stables	3500				1	4	12.3	12.9	18.6	inc. above		inc. above
Quadrant 3 (South East) Lifestyle blocks														
Body Corp #5 (Lifestyle Blocks)		Misc site services	1		1	0	1	2,000	2.0	2.1	3.0	1 x 3Ø 63A	**TX6**	One body corp account
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**250kVA**	
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	
	Life style blocks 1-22 (300m2) house	Life style block residential	300		22	22	22	32	207.9	218.8	315.1	22 x 2Ø 63A	**234 kVA**	7 house accounts
		Misc site services	1		1	0	1	2,000	2.0	2.1	3.0	1 x 3Ø 63A	**TX7**	
		Street lighting	1				1	10,000	10.0	10.5	15.2	inc. above	**250kVA**	
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	
	Life style blocks 23-34 (300m2) house	Life style block residential	300		12	12	12	32	113.4	119.4	171.9	12 x 2Ø 63A	**134 kVA**	31 house accounts
Quadrant 4 (South West) Aged Care														
Senior Living Precinct		Misc site services	1		1	1	1	2,000	2.0	2.1	3.0	1 x 3Ø 750A	**TX9**	One body corp account
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**500kVA**	inc. above
		Civil (water treatment)	1				1	2,000	2.0	2.1	3.0	inc. above	**Load**	inc. above
	Two storey village centre	Senior Living centre	3700	Two storey village centre			1	35	131.0	137.9	198.5	inc. above	**479 kVA**	inc. above
	Two storey village apartments	Senior Living apartment	2800	Two storey apartments			1	34	93.8	98.7	142.2	inc. above		inc. above
	Two storey village apartments	Senior Living apartment	2100	Two storey apartments			1	34	70.4	74.1	106.6	inc. above		inc. above
	Two storey village apartments	Senior Living apartment	1500	Two storey apartments			1	34	50.3	52.9	76.2	inc. above		inc. above
	Two storey village apartments	Senior Living apartment	2400	Two storey apartments			1	34	80.4	84.6	121.9	inc. above		inc. above
	Two storey village apartments	Senior Living apartment	700	Two storey apartments			1	34	23.5	24.7	35.5	inc. above		inc. above
	Bld 39 Individual villas 1 to 90	Senior Living villa	100	Single 2 bed villa + garage	49	49	49	34	164.2	172.8	248.8	49 x 1Ø 63A	**TX11 200kVA**	49 villa accounts
	Bld 39 Individual villas 1 to 90	Senior Living villa	100	Single 2 bed villa + garage	48	48	48	34	160.8	169.3	243.7	48 x 1Ø 63A	**TX12 200kVA**	48 villa accounts
					177	**179**								
					Total Power accounts	**Total Fibre accounts**								

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WTG Greenfield

PENCARROW ROAD, TAMAHERE

ELECTRICAL SERVICES

ELECTRICAL SERVICES - DRAWING INDEX

NUMBER	NAME	REV	DATE	DESCRIPTION
E0081	SCHEDULE - LUMINAIRE	B	16/09/2026	PRELIMINARY DESIGN
E0101	SITE FIBRE DISTRIBUTION LAYOUT	B	16/09/2026	PRELIMINARY DESIGN
E0102	SITE POWER DISTRIBUTION LAYOUT	B	16/09/2026	PRELIMINARY DESIGN
E0103	SITE LIGHTING LAYOUT	B	16/09/2026	PRELIMINARY DESIGN
E0110	SITE PLAN - ZONE 1	A	16/09/2026	PRELIMINARY DESIGN
E0120	SITE PLAN - ZONE 2	B	16/09/2026	PRELIMINARY DESIGN
E0130	SITE PLAN - ZONE 3	B	16/09/2026	PRELIMINARY DESIGN
E0140	SITE PLAN - ZONE 4	A	16/09/2026	PRELIMINARY DESIGN
E0150	SITE PLAN - ZONE 5	B	16/09/2026	PRELIMINARY DESIGN
E0160	SITE PLAN - ZONE 6	B	16/09/2026	PRELIMINARY DESIGN
E0171	SITE PLAN - ZONE 7A	B	16/09/2026	PRELIMINARY DESIGN
E0172	SITE PLAN - ZONE 7B	B	16/09/2026	PRELIMINARY DESIGN
E0173	SITE PLAN - ZONE 7C	B	16/09/2026	PRELIMINARY DESIGN
E0174	SITE PLAN - ZONE 7D	B	16/09/2026	PRELIMINARY DESIGN
TOTAL SHEETS: 14				

designgroup stapleton elliott

COX

SHEET NUMBERING CONVENTION

E0000	COVERSHEET
E0001	LEGEND AND NOTES
E0002 - E0009	SPECIFICATIONS
E0011 - E0059	SCHEMATICS
E0061 - E0079	DETAILS
E0081 - E0099	SCHEDULES
E0100 - E0900	SITE
E1000 - E7000	FLOOR PLANS
E8011 - E8059	TYPICAL VIEWS
E8061 - E8079	CALLOUTS
E8081 - E8099	PLANTROOM VIEWS
E9001 - E9049	SECTIONS
E9051 - E9099	3D VIEWS

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PRELIMINARY DESIGN

Type	Image	Description	Lamps		Accessories + installation notes.	Mounting	Make/ Model	Supplier
			Watts	CCT				
ROAD LIGHTING LUMINAIRES								
A		AEC I-TRON MICRO 5P5 STA1 7030.180-2M on 10m column with pole top mount. Black luminaire on black pole.	68	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC I-TRON	Techlight
B		AEC I-TRON MICRO 5P5 STA1 7030.080-1M on 6m column with pole top mount. Black luminaire on black pole.	15	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC I-TRON	Techlight
C		AEC TWIN OUTREACH I-TRON MICRO 5P5 SO5 7030.150-2M on 10m column with pole top mount (Back to back mounted). Black luminaire on black pole.	56	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC I-TRON	Techlight
C-T		AEC I-TRON MICRO 5P5 S05 7030.150-2M on 10m column with pole top mount. Black luminaire on black pole.	56	3000K	Twin outreach arms, back to back mounted, complete with column, rag bolts and foundation cage.	Back to back column mounted	AEC I-TRON	Techlight
D		AEC I-TRON MICRO 5P5 S05 7030.150-1M on 6m column with pole top mount. Black luminaire on black pole.	29	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC I-TRON	Techlight
CARPARK LIGHTING LUMINAIRES								
E		AEC MX PRO 2 AS-65M OPTICS on 12m column with pole top mount. Black luminaire on black pole.	185	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC MX PRO	Techlight
F		AEC MX PRO 2 AS-65N OPTICS on 12m column with pole top mount. Black luminaire on black pole.	185	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC MX PRO	Techlight
G		AEC MX PRO 1 AS-65N OPTICS on 9m column with 1000mm concrete plinth, pole top mount. Black luminaire on black pole.	132	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC MX PRO	Techlight
H		AEC Q-DROME S05 OPTICS on 8m column with 600mm concrete plinth, pole top mount. Black luminaire on black pole.	132	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC Q DROME	Techlight
H-H		AEC Q-DROME S07 OPTICS on 8m column with 600mm concrete plinth, pole top mount. Black luminaire on black pole.	132	3000K	Twin outreach arms, back to back mounted, complete with column, rag bolts and foundation cage.	Back to back column mounted	AEC Q DROME	Techlight
I		AEC Q-DROME S07 OPTICS on 8m column with 600mm concrete plinth, pole top mount. Black luminaire on black pole.	102	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC Q DROME	Techlight
I-I		AEC Q-DROME S07 OPTICS on 8m column with 600mm concrete plinth, pole top mount. Black luminaire on black pole.	102	3000K	Twin outreach arms, back to back mounted, complete with column, rag bolts and foundation cage.	Back to back column mounted	AEC Q DROME	Techlight
J		AEC Q-DROME S07 OPTICS on 8m column with 600mm concrete plinth, pole top mount. Black luminaire on black pole.	132	3000K	Complete with column, rag bolts and foundation cage.	Column mounted	AEC Q DROME	Techlight
TRACK LIGHTING LUMINAIRES (DESIGN BY OTHERS)								
BT (Back track)		5 x 1500W Floodlights per 28m steel mast	5 x 1500W	TBC	Complete with column, grear pillar, cross arm, rag bolts and foundation cage. (refer details)	Mast and crossarm mounted	Dark Licht (Indicative specificaiton)	Techlight
FT (Harness Track)		6 x 1500W Floodlights per 22m steel mast	6 x 1500W	TBC	Complete with column, grear pillar, cross arm, rag bolts and foundation cage. (refer details)	Mast and crossarm mounted	Dark Licht (Indicative specificaiton)	Techlight
GT (Gallops Track)		10 x 1500W Floodlights per 30m steel mast	10 x 1500W	TBC	Complete with column, grear pillar, cross arm, rag bolts and foundation cage. (refer details)	Mast and crossarm mounted	Dark Licht (Indicative specificaiton)	Techlight
HT (Harness Track)		10 x 1500W Floodlights per 22m steel mast	10 x 1500W	TBC	Complete with column, grear pillar, cross arm, rag bolts and foundation cage. (refer details)	Mast and crossarm mounted	Dark Licht (Indicative specificaiton)	Techlight

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ARCHITECT: designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SCHEDULE - LUMINAIRE

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0081

REVISION: B

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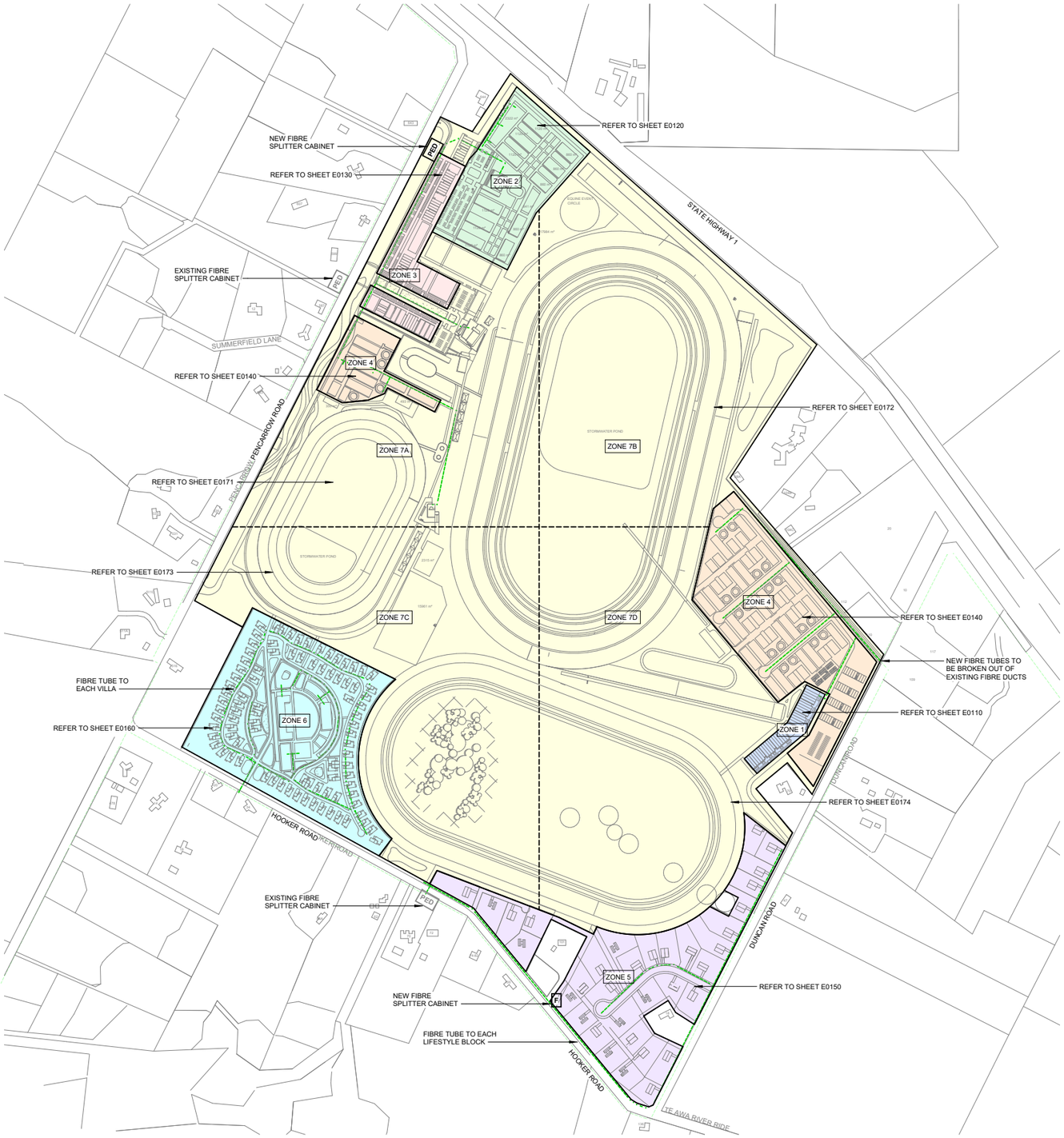
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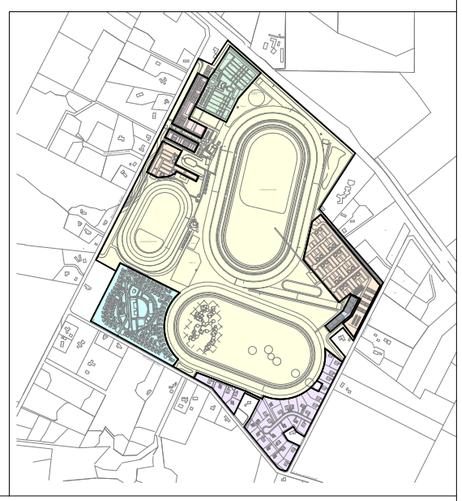
GENERAL NOTES:

1. NOTE THIS LAYOUT IS INDICATIVE ONLY AND SUBJECT TO TUATAHI FIRST FIBRE (TFF) DESIGN DEVELOPMENT AND APPROVAL AND LEGAL EASEMENT AGREEMENT.

LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL





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ARCHITECT: innerscape. designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES
SITE FIBRE DISTRIBUTION LAYOUT

DRAWN: Author
DESIGN: Designer SCALE A1: N.T.S.
APPROVE: Approver PROJECT NO. 26.159

DRAWING NO. E0101

REVISION: B

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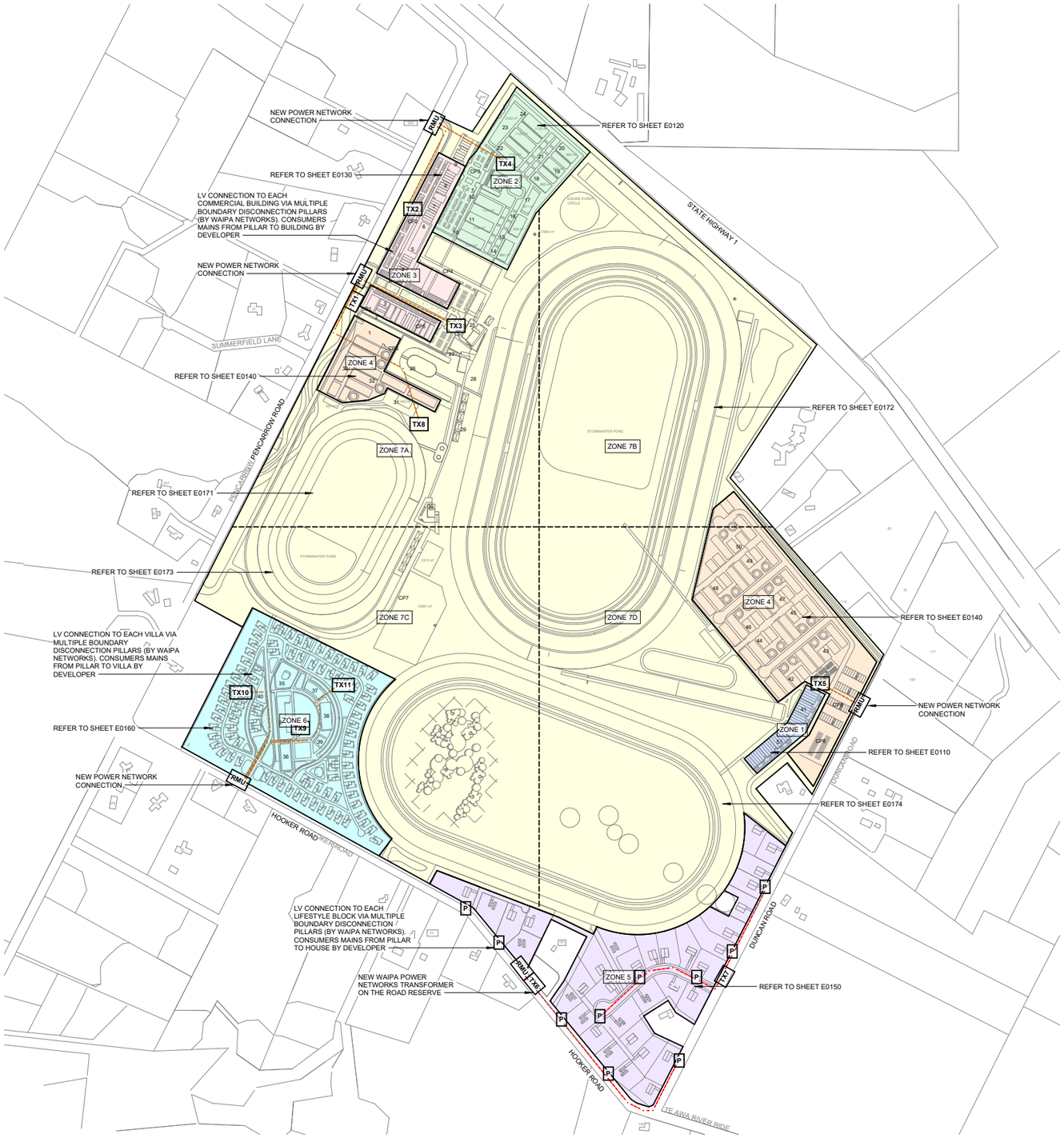
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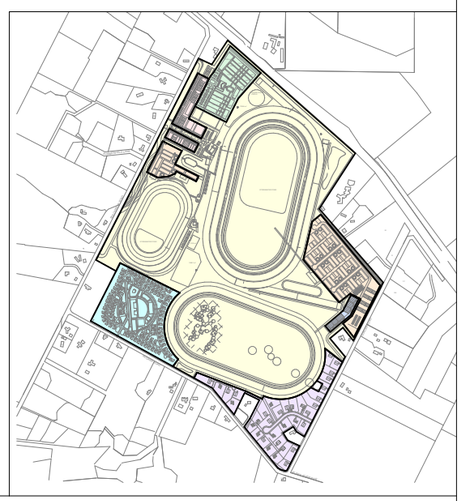
GENERAL NOTES:

1. NOTE THIS LAYOUT IS INDICATIVE ONLY AND SUBJECT TO WAIPA NETWORKS DESIGN DEVELOPMENT AND APPROVAL AND LEGAL EASEMENT AGREEMENT.

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)





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ARCHITECT: innerscape. designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

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REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE POWER DISTRIBUTION LAYOUT

DRAWN: Author
DESIGN: Designer SCALE A1: N.T.S.
APPROVE: Approver PROJECT NO. 26.159

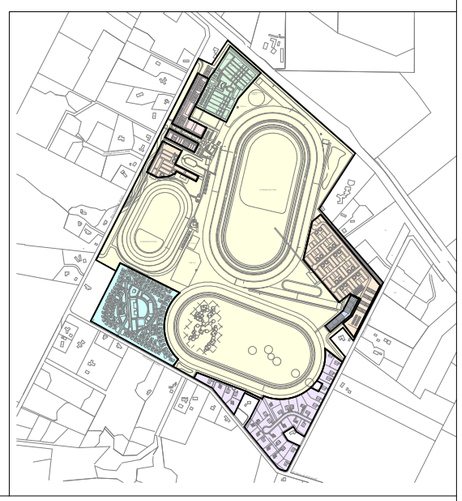
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ARCHITECT:

designgroup stapleton elliott

CLIENT:

COX

PROJECT:

WTG Greenfield

ADDRESS:

PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE:

ELECTRICAL SERVICES SITE LIGHTING LAYOUT

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0103

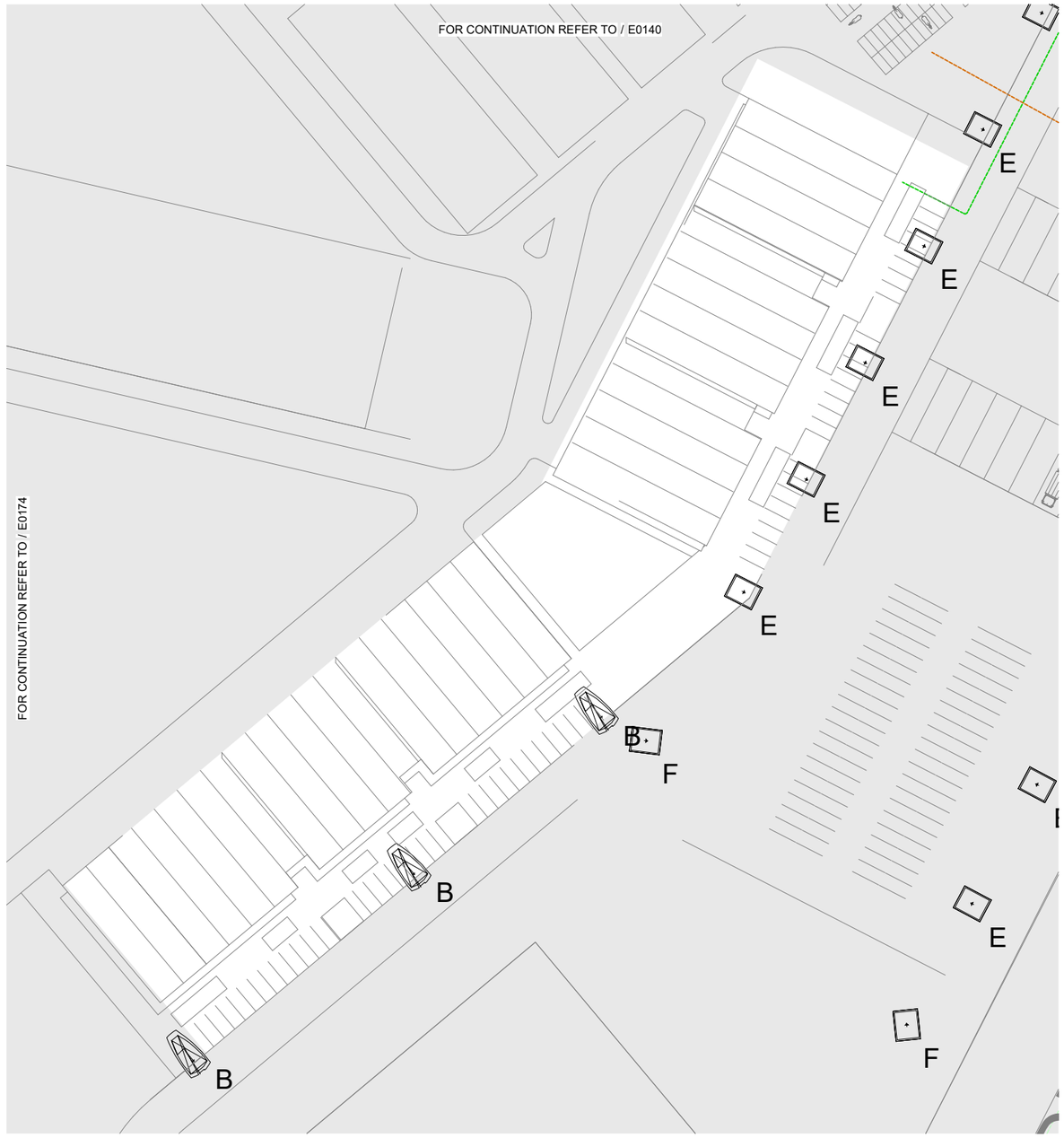
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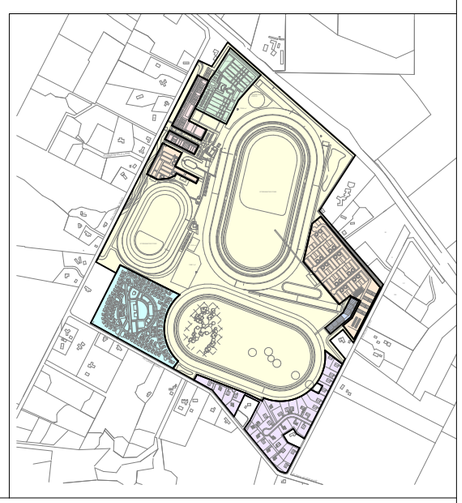


LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)



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ARCHITECT: innerscape. / designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 1

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0110

REVISION: A

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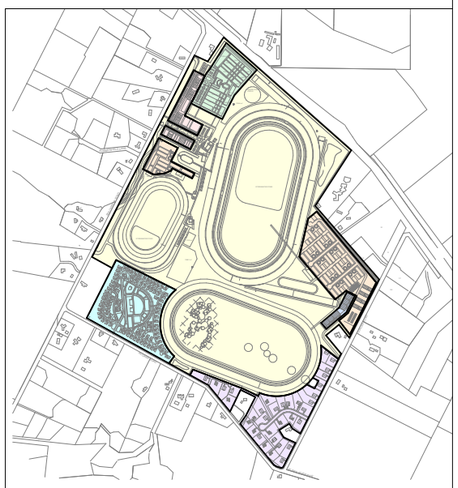
LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)





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ARCHITECT: designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 2

DRAWN: Author
DESIGN: Designer SCALE A1: N.T.S.
APPROVE: Approver PROJECT NO. 26.159

DRAWING NO. E0120

REVISION: B

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GENERAL NOTES:

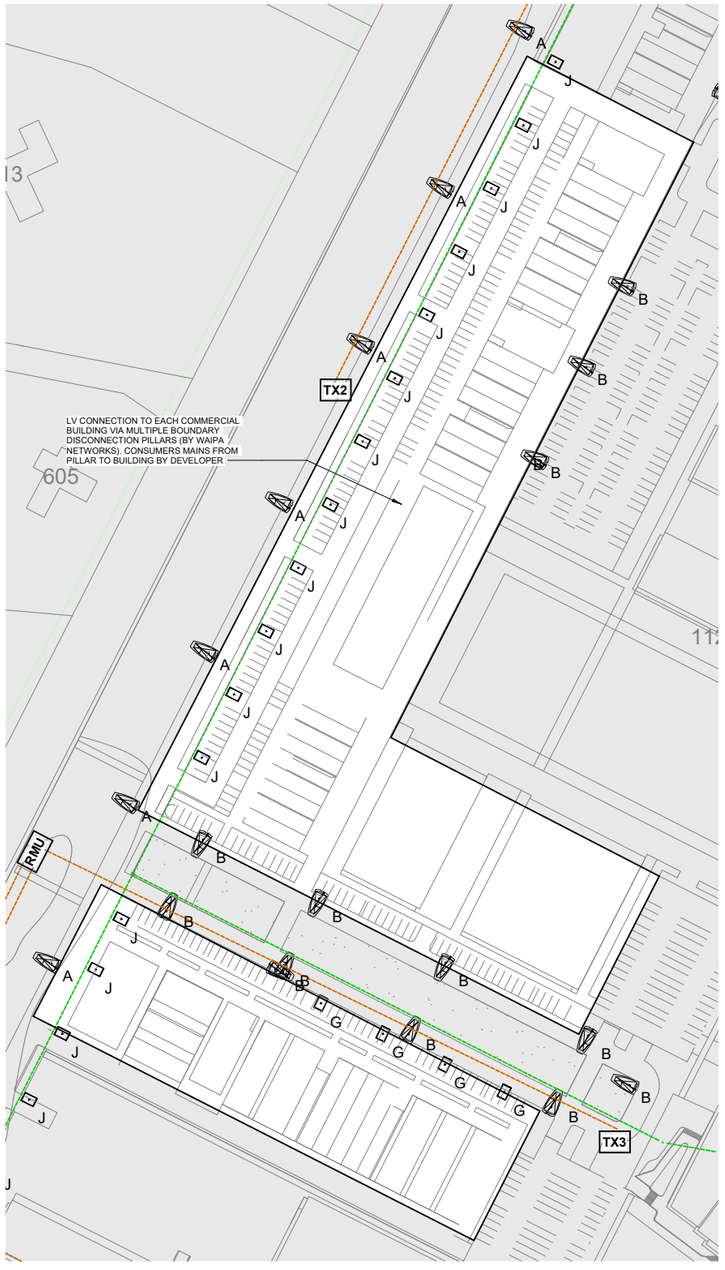
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2. NOTE THIS LAYOUT IS INDICATIVE ONLY AND SUBJECT TO WAIPA NETWORKS DESIGN DEVELOPMENT AND APPROVAL AND LEGAL EASEMENT AGREEMENT.

LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

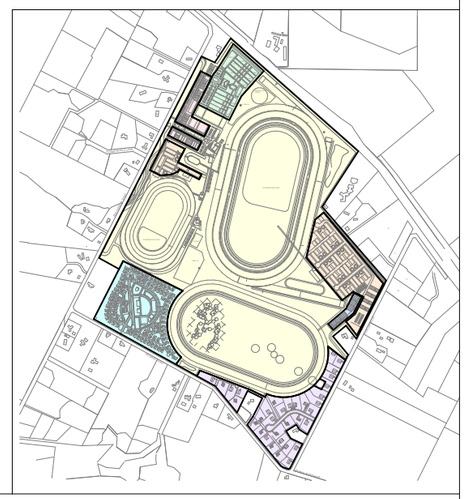
- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)



FOR CONTINUATION REFER TO / E0120

FOR CONTINUATION REFER TO / E0171

FOR CONTINUATION REFER TO / E0171



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ARCHITECT: innerscape. designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 3

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0130

REVISION: B

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GENERAL NOTES:

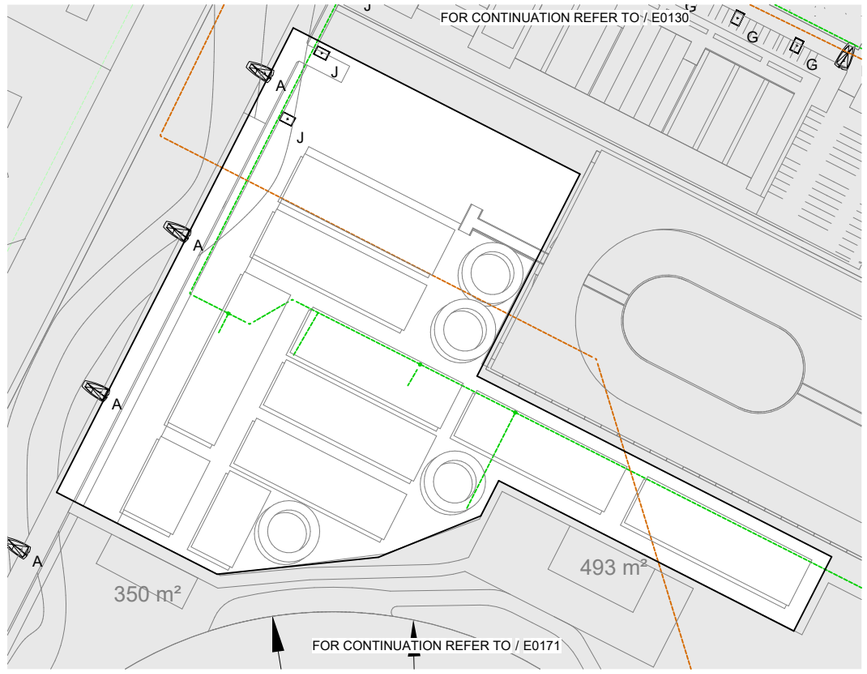
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2. NOTE THIS LAYOUT IS INDICATIVE ONLY AND SUBJECT TO WAIPA NETWORKS DESIGN DEVELOPMENT AND APPROVAL AND LEGAL EASEMENT AGREEMENT.

LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

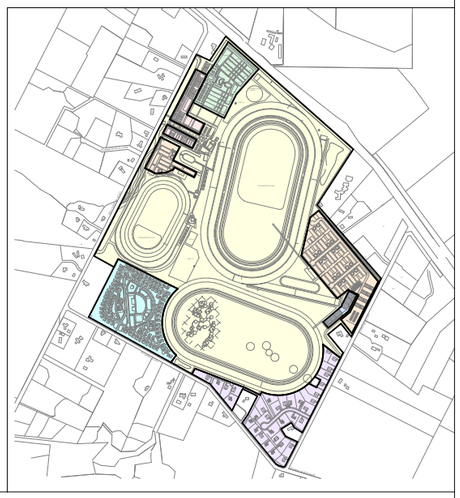
- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)





NEW FIBRE TUBES TO BE BROKEN OUT OF EXISTING FIBRE DUCTS

NEW POWER NETWORK CONNECTION



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ARCHITECT: designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 4

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0140

REVISION: A

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FOR CONTINUATION REFER TO / E0174



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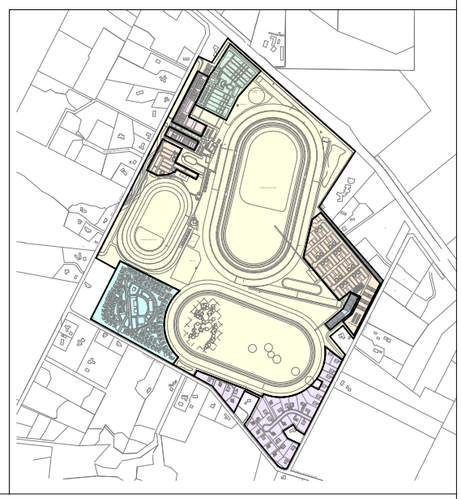
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2. NOTE THIS LAYOUT IS INDICATIVE ONLY AND SUBJECT TO WAIPA NETWORKS DESIGN DEVELOPMENT AND APPROVAL AND LEGAL EASEMENT AGREEMENT.

LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)



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ARCHITECT: innerscape. designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
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B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 5

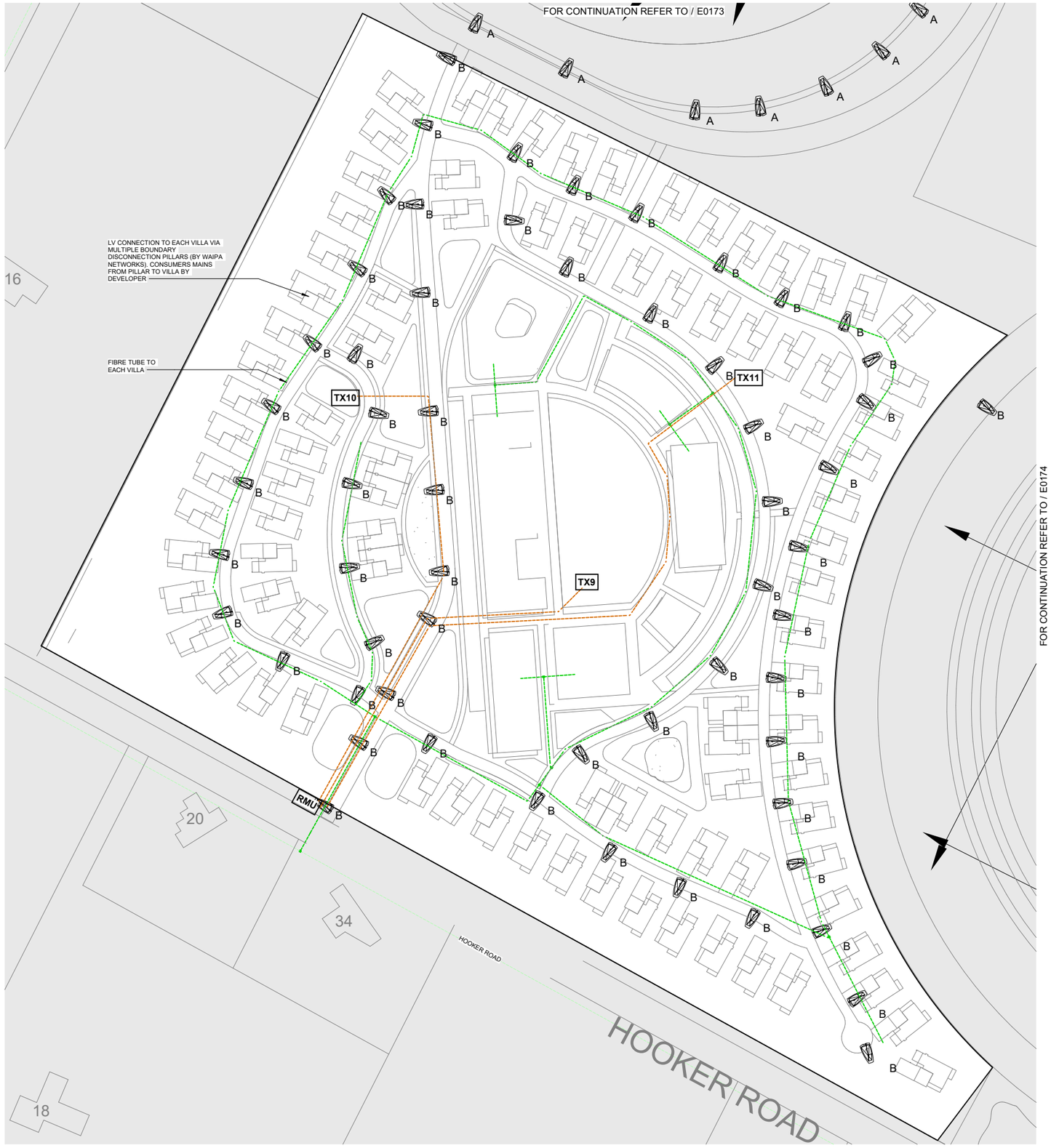
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PROJECT NO. 26.159

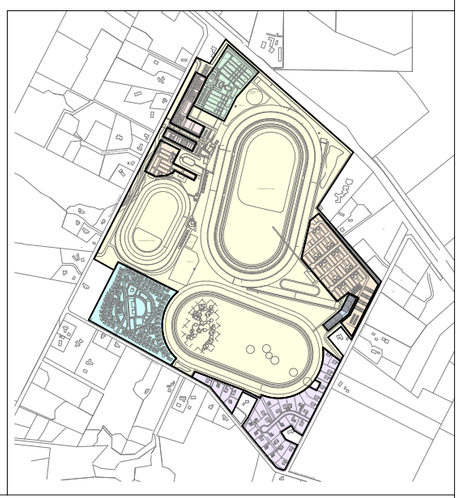
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REVISION: B

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2. NOTE THIS LAYOUT IS INDICATIVE ONLY AND SUBJECT TO WAIPA NETWORKS DESIGN DEVELOPMENT AND APPROVAL AND LEGAL EASEMENT AGREEMENT.

LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)

DO NOT SCALE

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ARCHITECT: innerscape. designgroup stapleton elliott

CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 6

DRAWN: Author
DESIGN: Designer SCALE A1: N.T.S.
APPROVE: Approver PROJECT NO. 26.159

DRAWING NO. E0160

REVISION: B

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1/10/2026 12:45:58 pm

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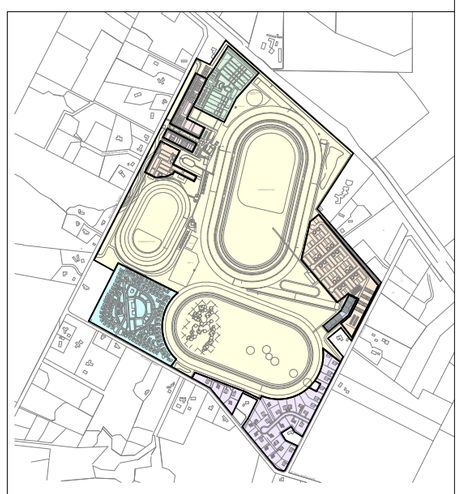
LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)





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CLIENT: COX

PROJECT: WTG Greenfield

ADDRESS: PENCARROW ROAD, TAMAHERE

DRAWING REVISIONS

REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 7A

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0171

REVISION: B

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1/10/2026 12:46:00 pm

GENERAL NOTES:

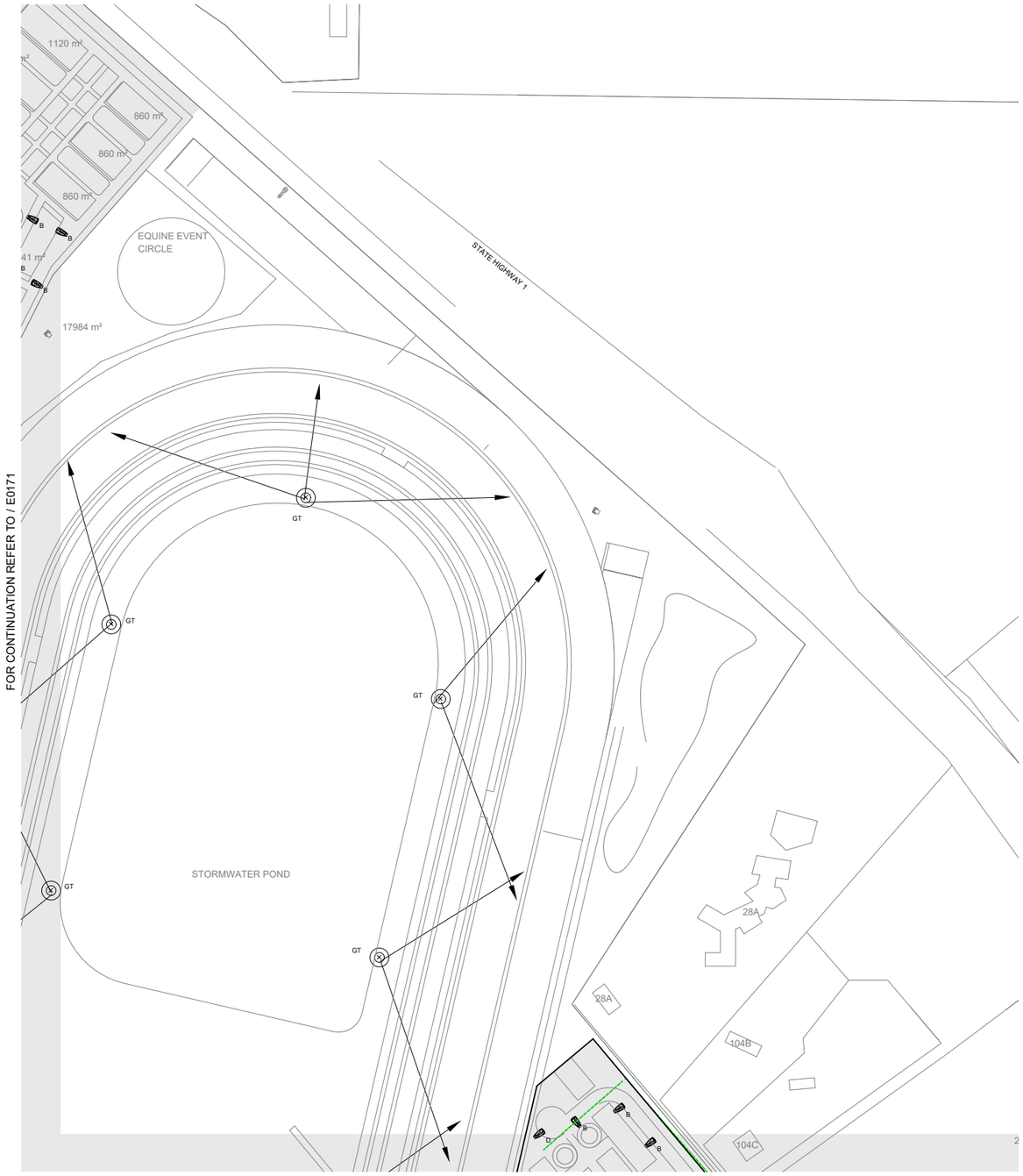
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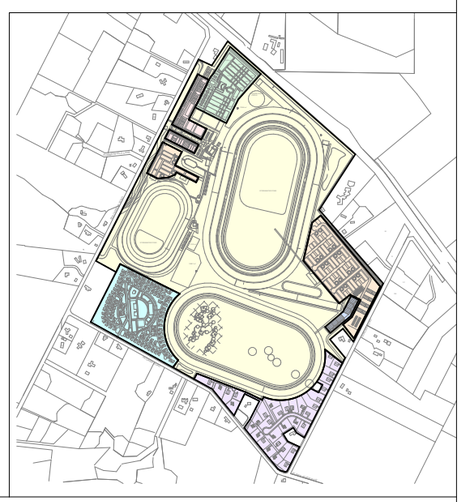
LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)





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REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 7B

DRAWN: Author
DESIGN: Designer SCALE A1: N.T.S.
APPROVE: Approver PROJECT NO. 26.159

DRAWING NO. E0172

REVISION: B

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FOR CONTINUATION REFER TO / E0171



FOR CONTINUATION REFER TO / E0174

GENERAL NOTES:

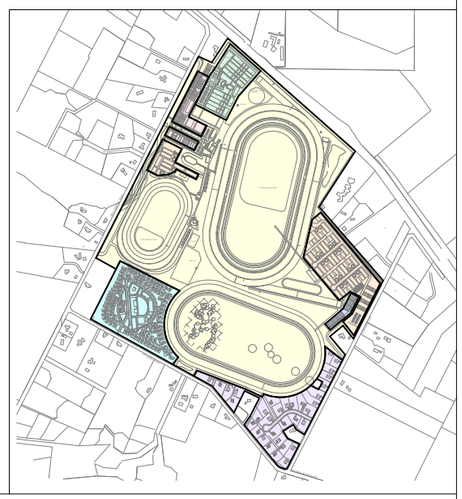
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LEGEND - FIBRE

- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)



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PROJECT: WTG Greenfield

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REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 7C

DRAWN: Author
DESIGN: Designer
APPROVE: Approver
SCALE A1: N.T.S.
PROJECT NO. 26.159

DRAWING NO. E0173

REVISION: B

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LEGEND - FIBRE

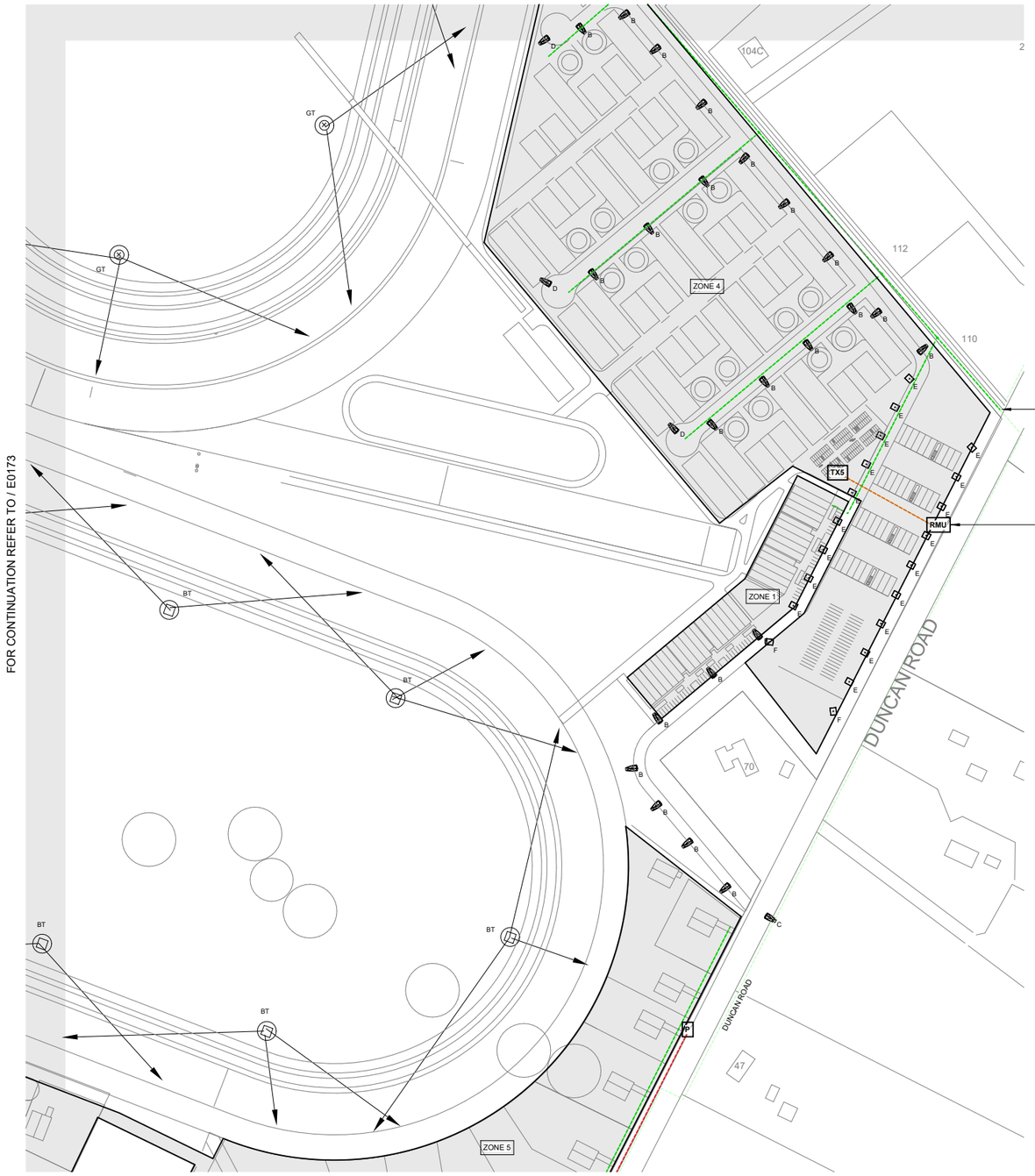
- EXISTING INGROUND TFF FIBRE
- NEW INGROUND TFF FIBRE
- PED — NEW TFF FIBRE SPLITTER CABINET
- F — NEW TFF FIBRE SPLITTER PEDESTAL

LEGEND - POWER

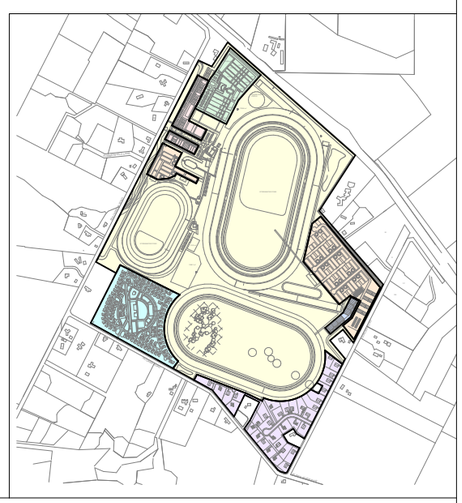
- NEW INGROUND HV POWER (BY WAIPA NETWORKS)
- NEW INGROUND LV (BY WAIPA NETWORKS)
- TXxx — NEW WAIPA NETWORKS TRANSFORMER ('xx' DENOTES NUMBER)
- RMU — NEW WAIPA NETWORKS HB SWITCH (RMU)
- P — NEW WAIPA NETWORKS BOUNDARY DISCONNECTION (GYRO PILLAR)

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FOR CONTINUATION REFER TO / E0173



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PROJECT: WTG Greenfield

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REV	DATE	DESCRIPTION
A	21/08/2026	PRELIMINARY DESIGN - WIP
B	16/09/2026	PRELIMINARY DESIGN

TITLE: ELECTRICAL SERVICES SITE PLAN - ZONE 7D

DRAWN: Author
DESIGN: Designer SCALE A1: N.T.S.
APPROVE: Approver PROJECT NO. 26.159

DRAWING NO. E0174

REVISION: B

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