5

appendices

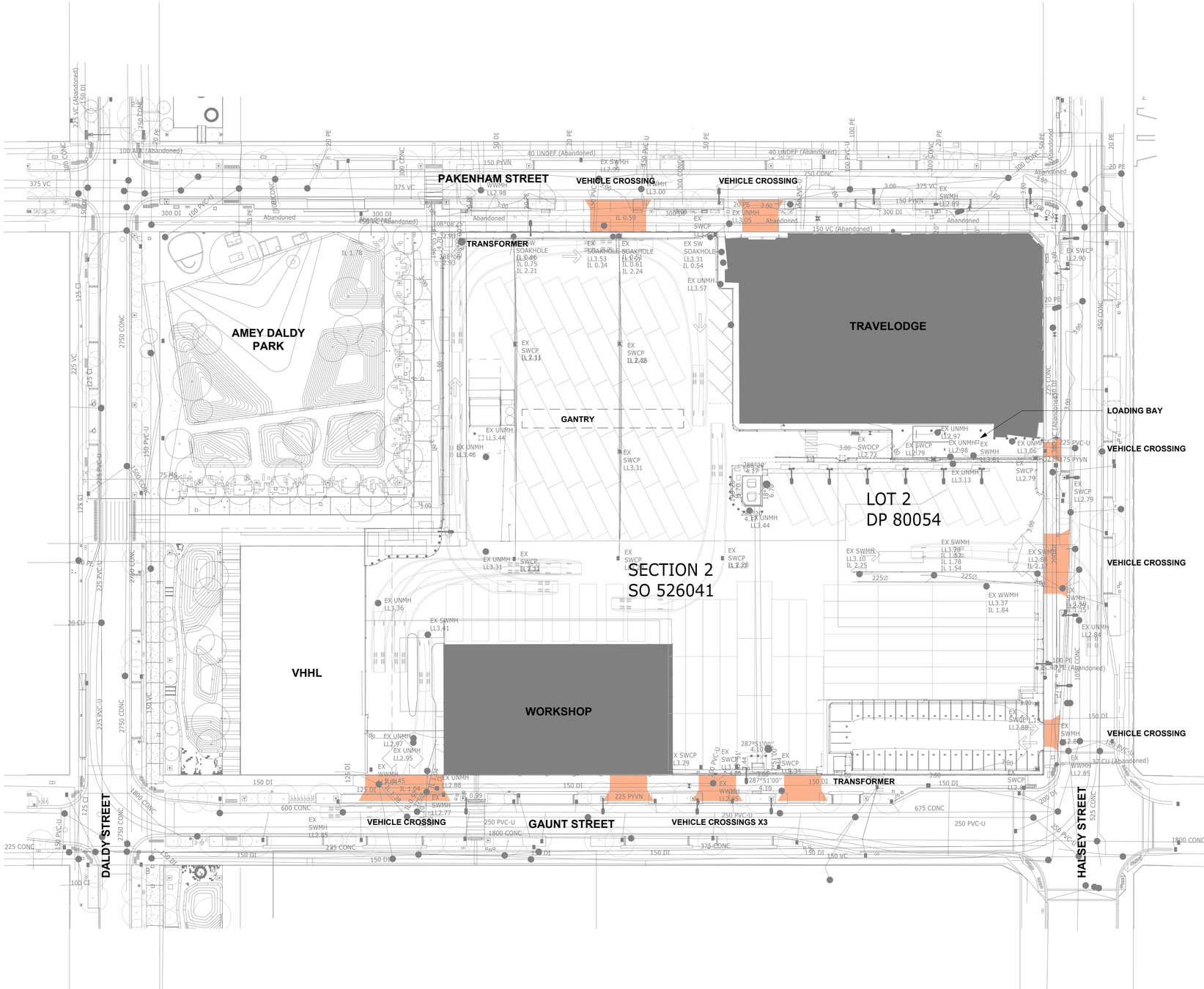
ngā tāpiritanga

peddlethorp

100 HALSEY ST

peddlethorp

SUBSTANTIVE
22/10/2026



1 EXISTING SITE PLAN
SCALE 1 : 500

EXISTING VEHICLE CROSSINGS

A	Substantive Application	22.10.2026	EL/GG	MD

north

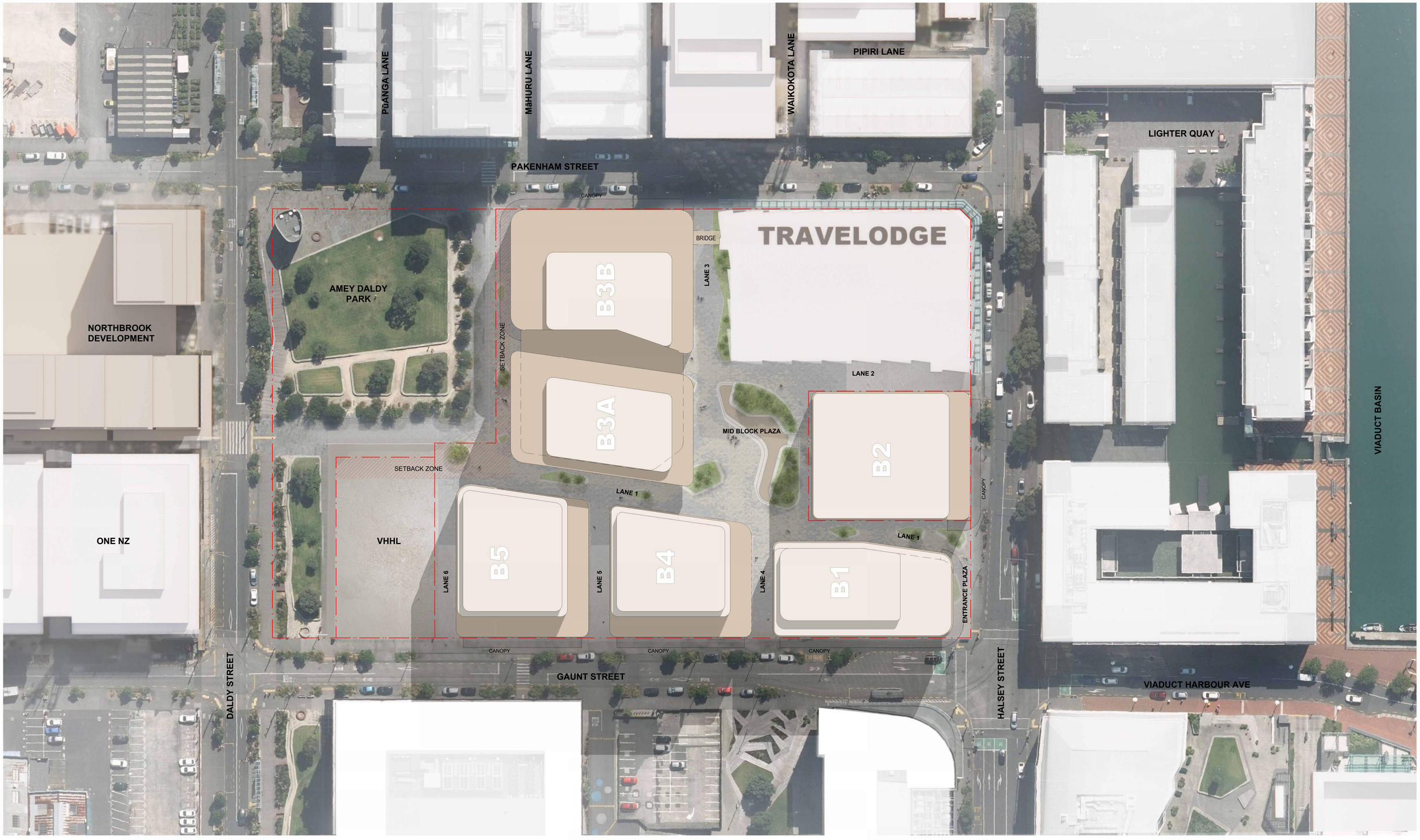
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EXISTING SITE PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-000
REV: A

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1 PROPOSED SITE PLAN
SCALE 1 : 500

0 25 50 m

A	Substantive Application	22.10.2026	EL/GG	MD

north

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PROPOSED SITE PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-100 REV: A

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1 PROPOSED SITE PLAN
SCALE 1 : 500

0 25 50 m

A	Substantive Application	22.10.2026	EL/GG	MD

north

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PROPOSED DETAILED SITE PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-101 REV: A

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1 / 1-320 PROPOSED BASEMENT LEVEL B2 PLAN
SCALE 1 : 500

0 25 50 m

A	Substantive Application	22.10.2026	EL/GG	MD

north

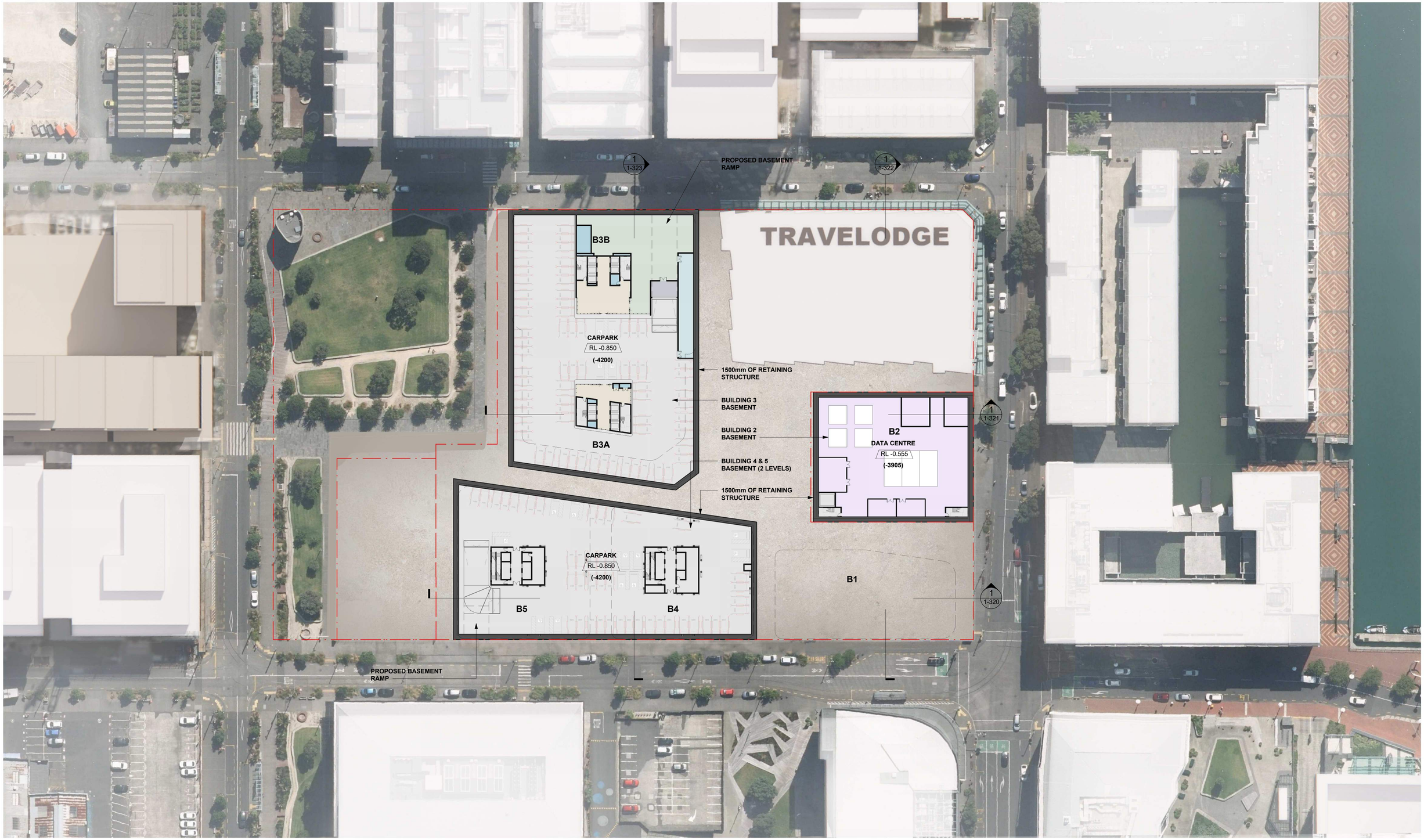
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PROPOSED BASEMENT LEVEL B2 PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-102
REV: A

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1 / 1-320 PROPOSED BASEMENT LEVEL B1 PLAN
SCALE 1 : 500

0 25 50 m

A	Substantive Application	22.10.2026	EL/GG	MD

north

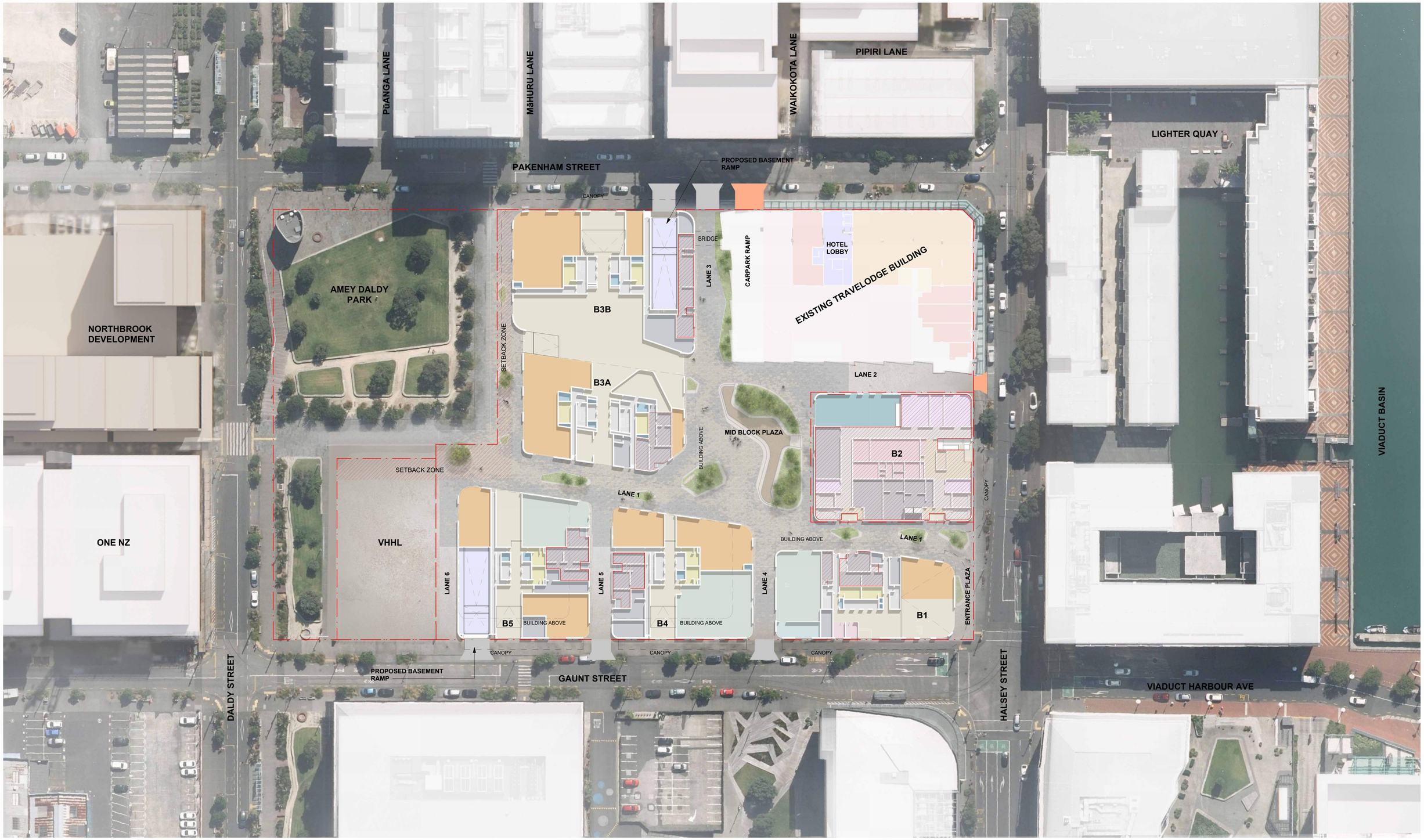
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PROPOSED BASEMENT LEVEL B1 PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-103 REV: A

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1
1-320
PROPOSED GROUND PLANE
SCALE 1 : 500

EXISTING VEHICLE CROSSINGS RETAINED
PROPOSED VEHICLE CROSSINGS

0 25 50 m

A	Substantive Application	22.10.2026	EL/GG MD

RAISED FLOORS
RETAIL
LOBBY
OFFICE
TOILETS
END OF TRIP / BICYCLE
RISERS
CIRCULATION
SERVICES / REFUSE
LOADING DOCK

north

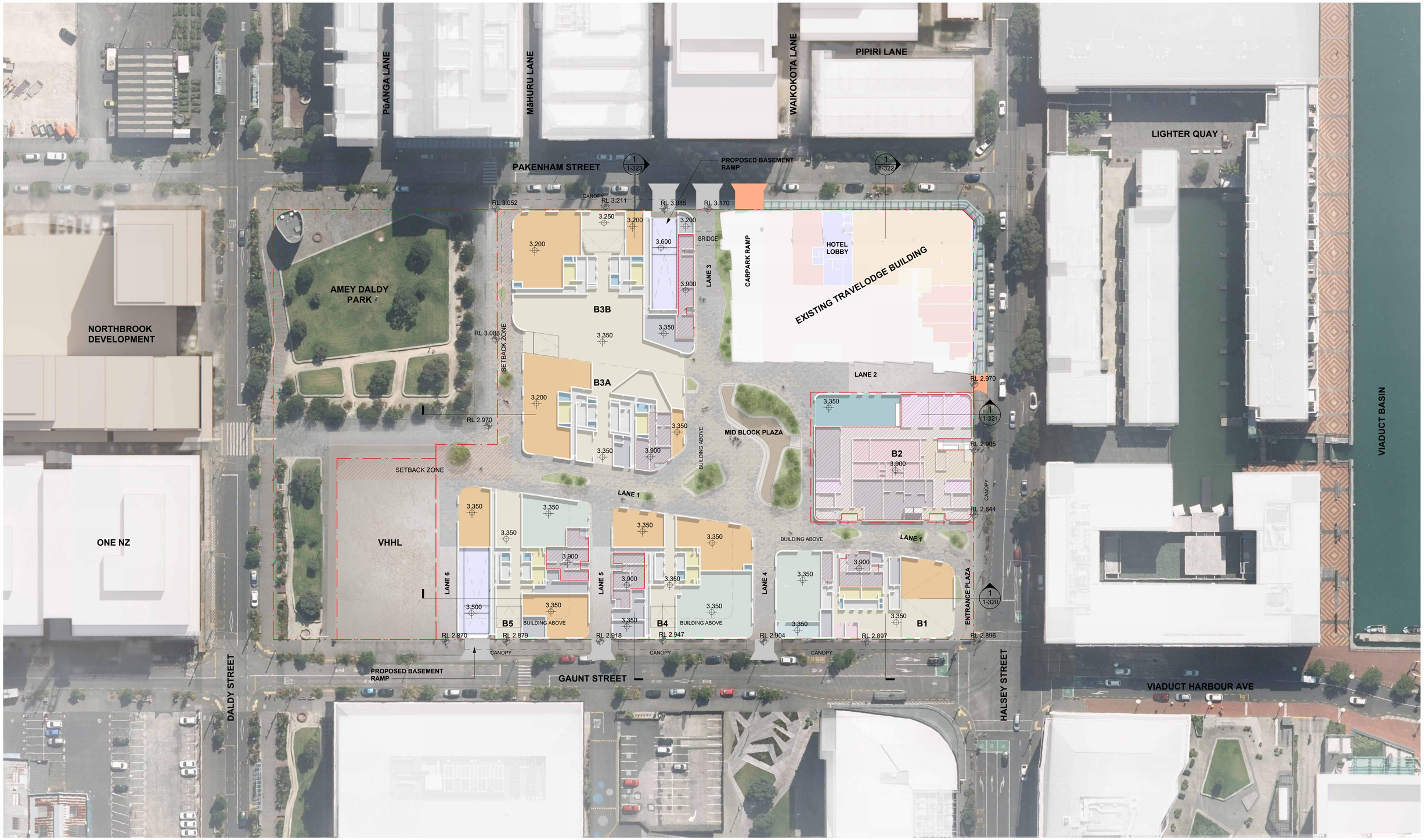
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PROPOSED GROUND PLANE
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-104 REV: A

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1 / 1-320 PROPOSED GROUND PLANE
SCALE 1 : 500

EXISTING VEHICLE CROSSINGS RETAINED
PROPOSED VEHICLE CROSSINGS

0 25 50 m

A	Substantive Application	22.10.2026	EL/GG MD

RAISED FLOORS
RETAIL
LOBBY
OFFICE
TOILETS
END OF TRIP / BICYCLE
RISERS
CIRCULATION
SERVICES / REFUSE
LOADING DOCK

north

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PROPOSED DETAILED GROUND PLANE
100 HALSEY ST

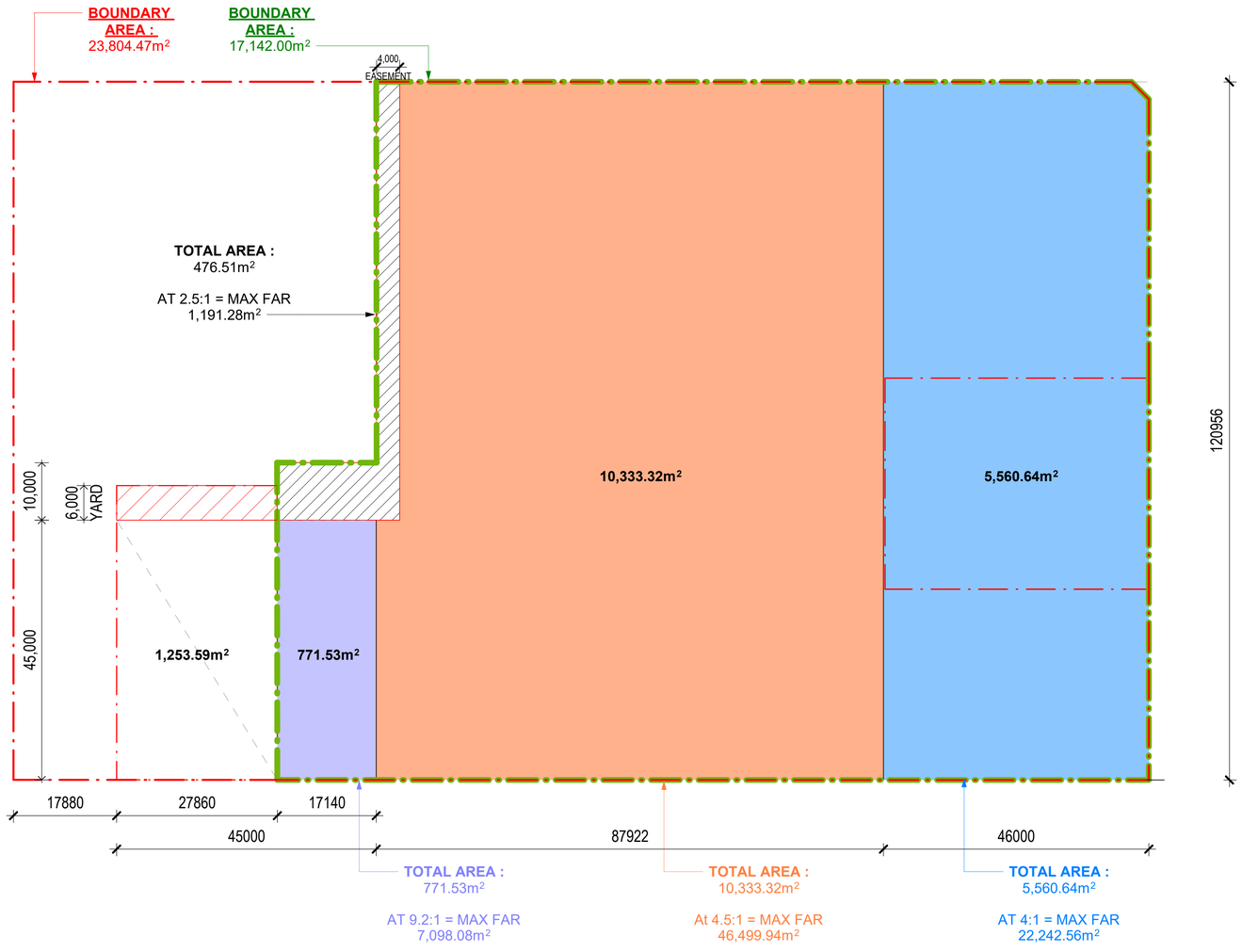
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100 HALSEY SITE TOTAL AREA :
17,142.00m²

100 HALSEY SITE TOTAL FAR :
77,031.85m²



1 AUP FAR AREAS
SCALE 1 : 500

A	Substantive Application	22.10.2026	EL/GG	MD

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AUP FAR AREAS
100 HALSEY ST

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REV: A

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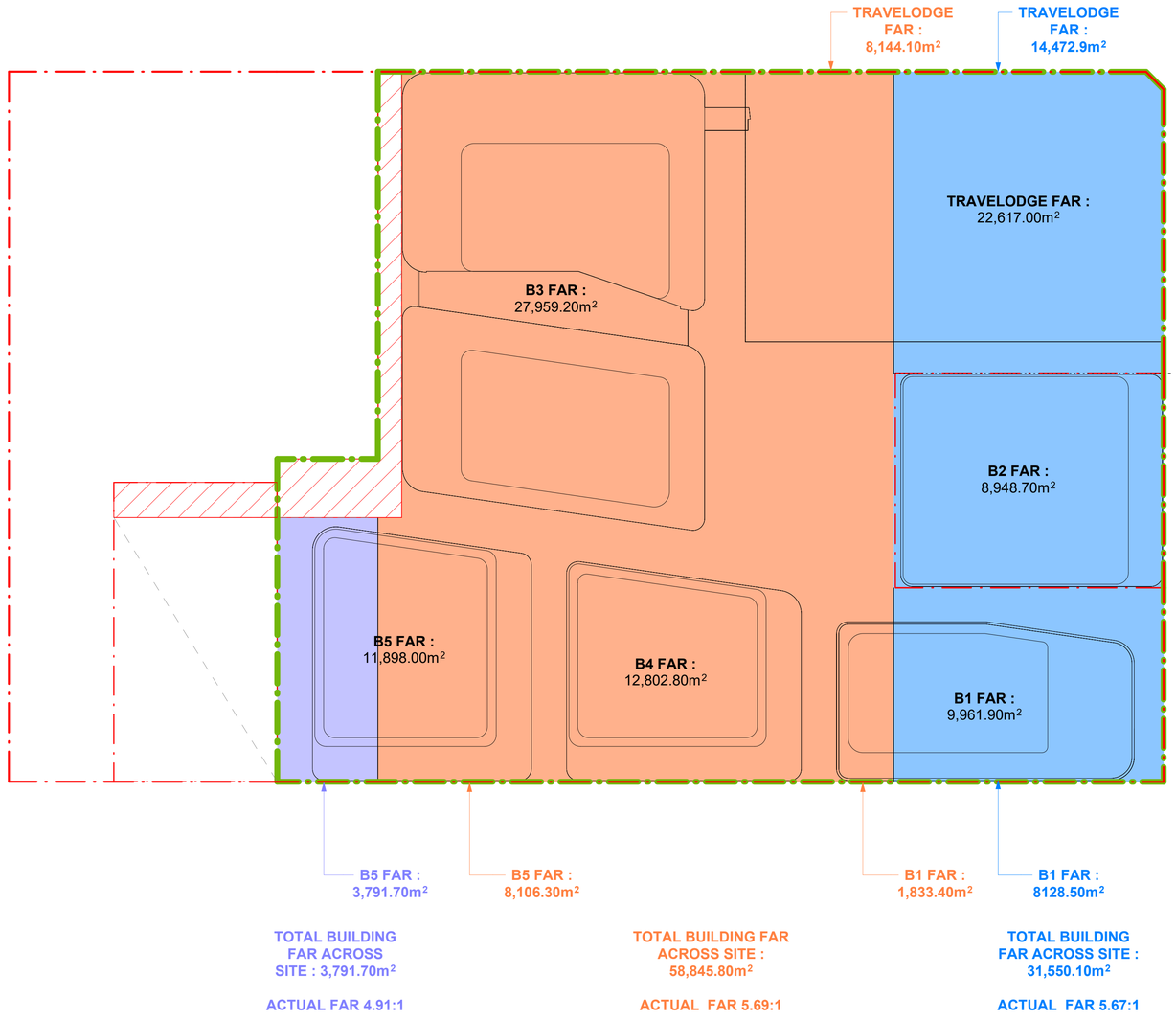
ORIGINAL PRINT SIZE A1. DO NOT SCALE. CONTRACTOR MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. THIS DRAWING IS DERIVED FROM A BUILDING MODEL CREATED BY MULTIPLE AUTHORS AND IS PREPARED FOR AND ON BEHALF OF peddlethorp

100 HALSEY TOTAL BUILDING FAR

TRAVELODGE : 22,617.00m²

B1 TO B5 : 71,570.60m²

FAR GRAND TOTAL : 94,187.60m²



1 AUP FAR AREAS
SCALE 1 : 500

A	Substantive Application	22.10.2026	EL/GG MD

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AUP FAR AREAS
100 HALSEY ST

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100 Halsey St - FAR Schedule

Revision	Date	Issue
B	13/10/2026	Substantive Application

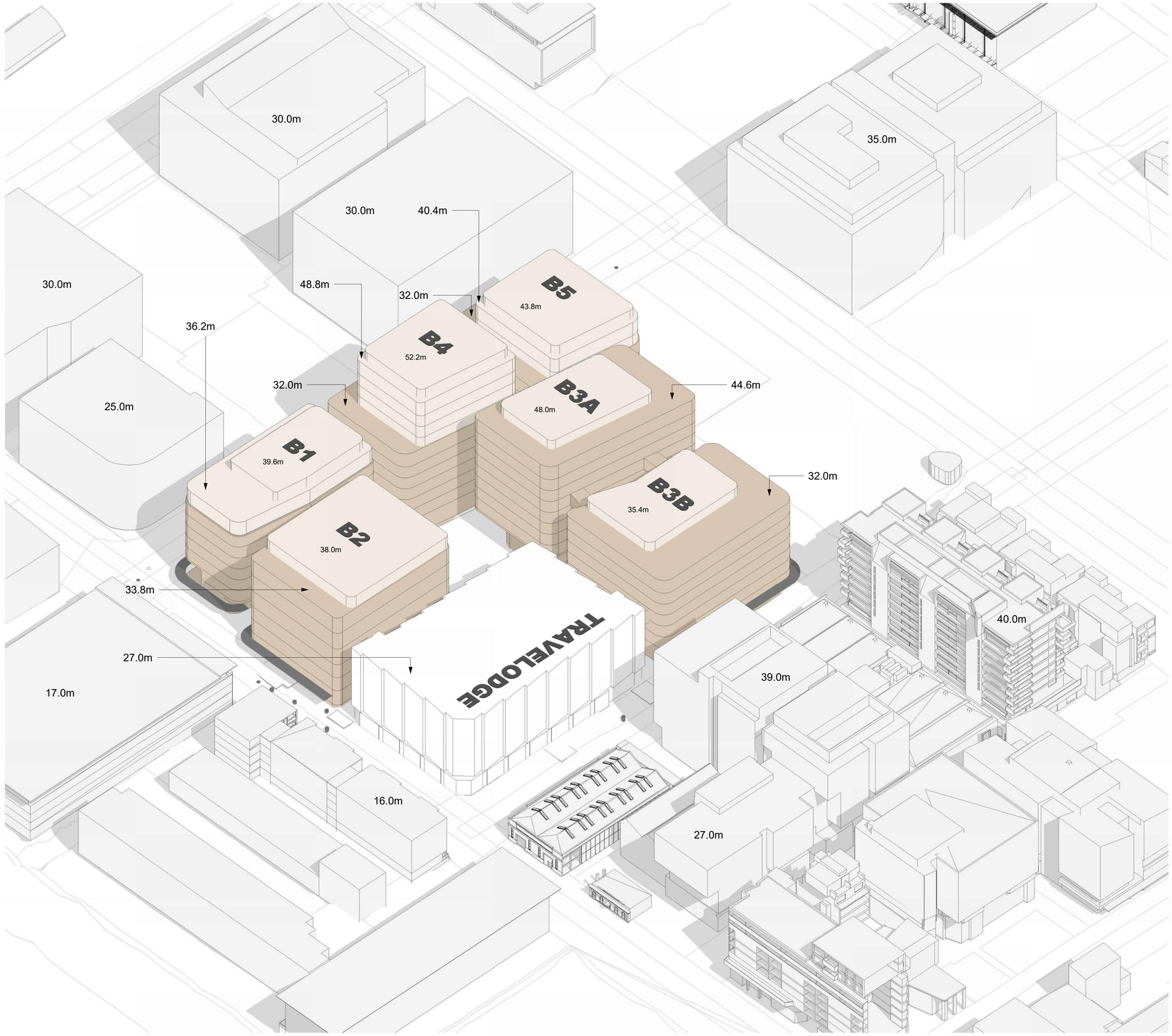
Site Zones	Site Area	Auckland Unitary Plan		Proposed Scheme							
				Building floor area per zone						Total building floor area per zone	Actual FAR
		Max FAR	Max Floor Area	Travelodge	B1	B2	B3	B4	B5		
Eastern zone	5,560.64 m²	4.0 :1	22,242.56 m²	14,472.90 m²	8,128.50 m²	8,948.70 m²				31,550.10 m²	5.67 :1
Central zone	10,333.32 m²	4.5 :1	46,499.94 m²	8,144.10 m²	1,833.40 m²		27,959.20 m²	12,802.80 m²	8,106.30 m²	58,845.80 m²	5.69 :1
South-Western zone	771.53 m²	9.2 :1	7,098.08 m²						3,791.70 m²	3,791.70 m²	4.91 :1
Western setback zone	476.51 m²	2.5 :1	1,191.28 m²							0.00 m²	0.00 :1
total	**17,142.00 m²**		**77,031.85 m²**	**22,617.00 m²**	**9,961.90 m²**	**8,948.70 m²**	**27,959.20 m²**	**12,802.80 m²**	**11,898.00 m²**	**94,187.60 m²**	

Auckland Unitary Plan
Proposed Scheme

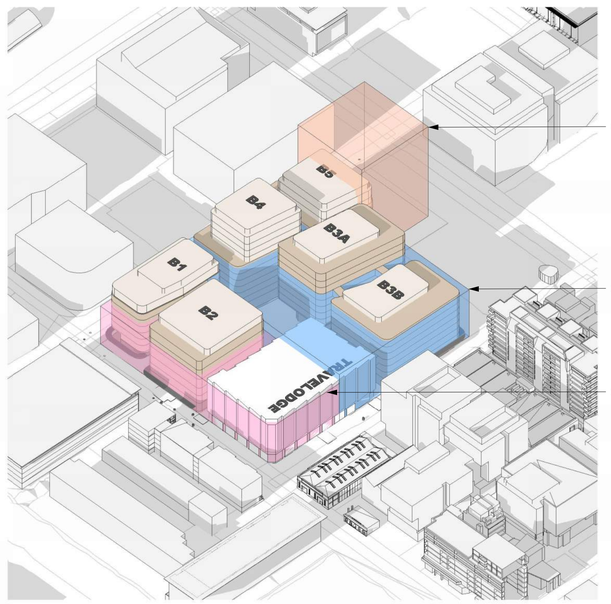
100 Halsey St - Simplified Summary Schedule

Building	Total GFA*	Total Carparks	Total Bicycle parking Visitor	Total Bicycle parking Secure
Building 1	9,878.10 m²	0	10	33
Building 2	10,832.20 m²	0	14	36
Building 3	29,517.30 m²	74	22	98
Building 4	13,122.70 m²	46	12	43
Building 5	12,296.00 m²	70	12	41
SITE TOTAL	**75,646.30 m²**	**190**	**70**	**251**

*Not for FAR calculation purposes



OVERVIEW



MAXIMUM HEIGHT

A	Substantive Application	22.10.2026	**EL/GG**	**MD**

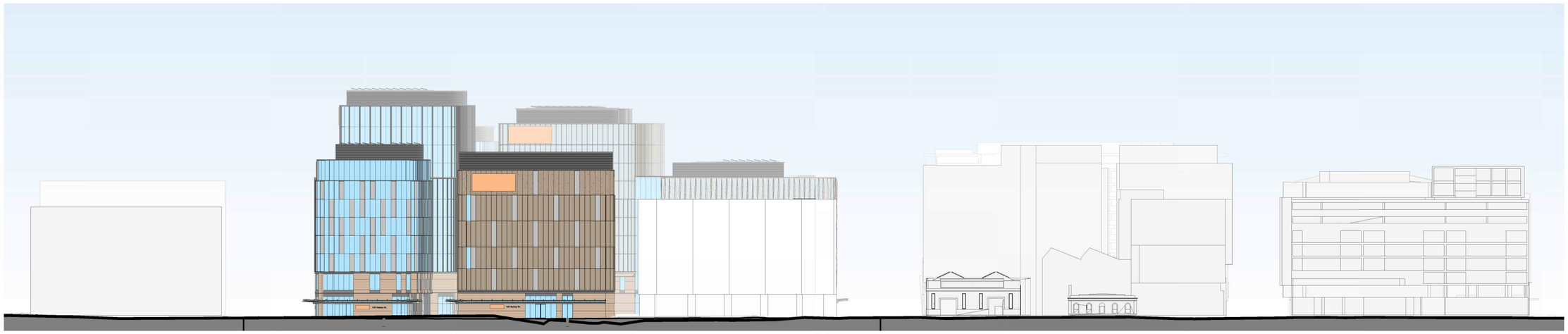
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MASSING 3D
100 HALSEY ST

SHEET NUMBER: **2153 - 0 - 1-201** REV: **A**

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1 EAST ELEVATION - HALSEY ST
SCALE 1 : 500



2 WEST ELEVATION - DALDY ST
SCALE 1 : 500

A	Substantive Application	22.10.2026	EL/GG	MD

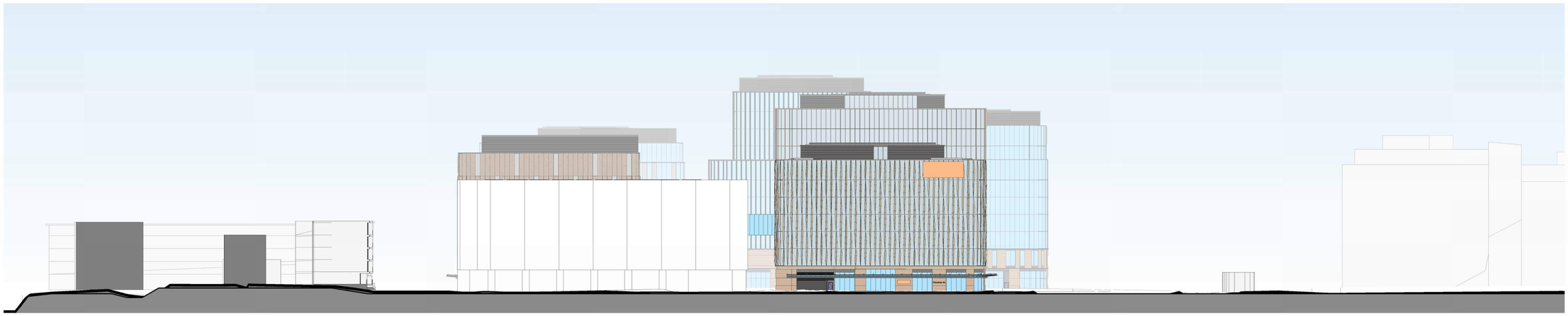
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SITE ELEVATIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-300 REV: A

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1 NORTH ELEVATION - PAKENHAM ST
SCALE 1 : 500



2 SOUTH ELEVATION - GAUNT ST
SCALE 1 : 500

A	Substantive Application	22.10.2026	EL/GG	MD

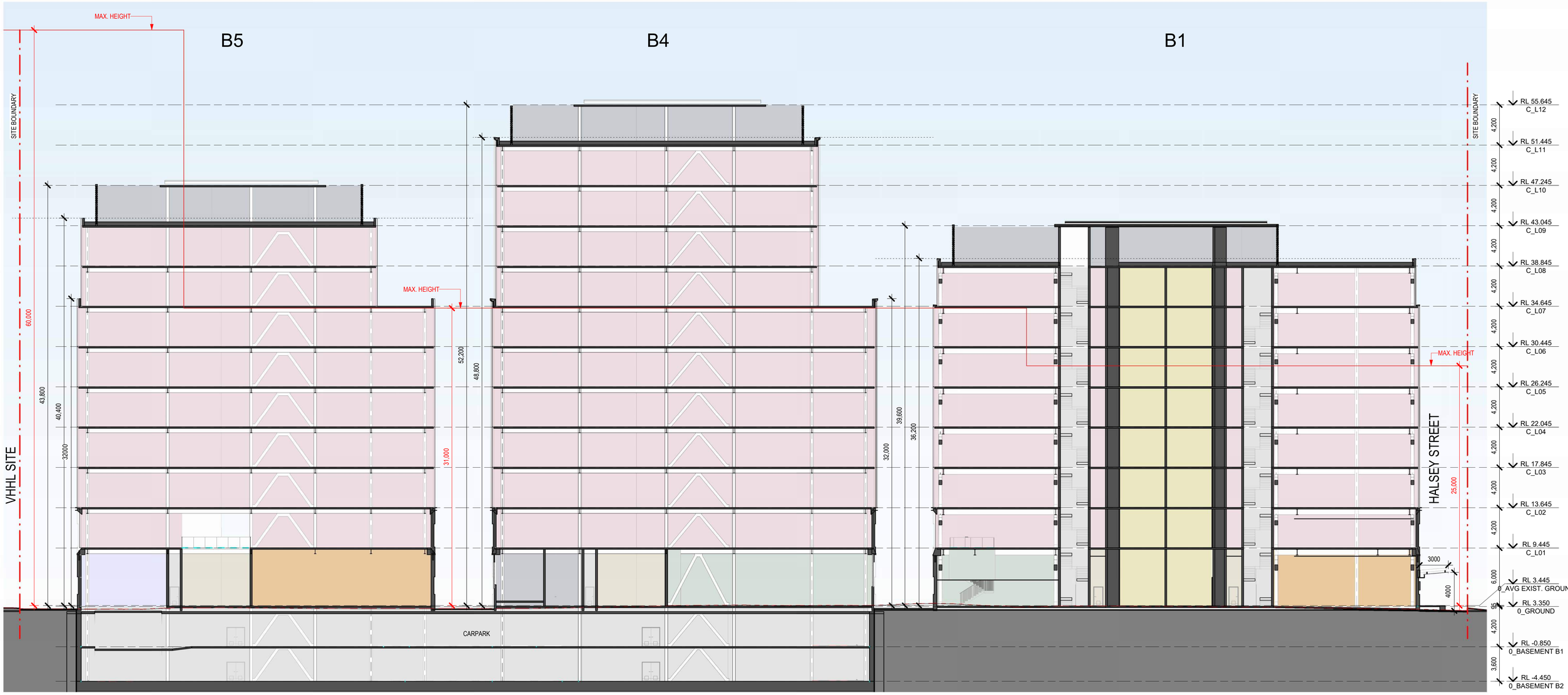
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SITE ELEVATIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-301 REV: A

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1 / 1-101 SITE E-W SECTION
SCALE 1 : 200

RAISED FLOORS
RETAIL
LOBBY
OFFICE
TOILETS
END OF TRIP / BICYCLE
RISERS
CIRCULATION
SERVICES / REFUSE
LOADING DOCK

A	Substantive Application	22.10.2026	EL/GG	MD

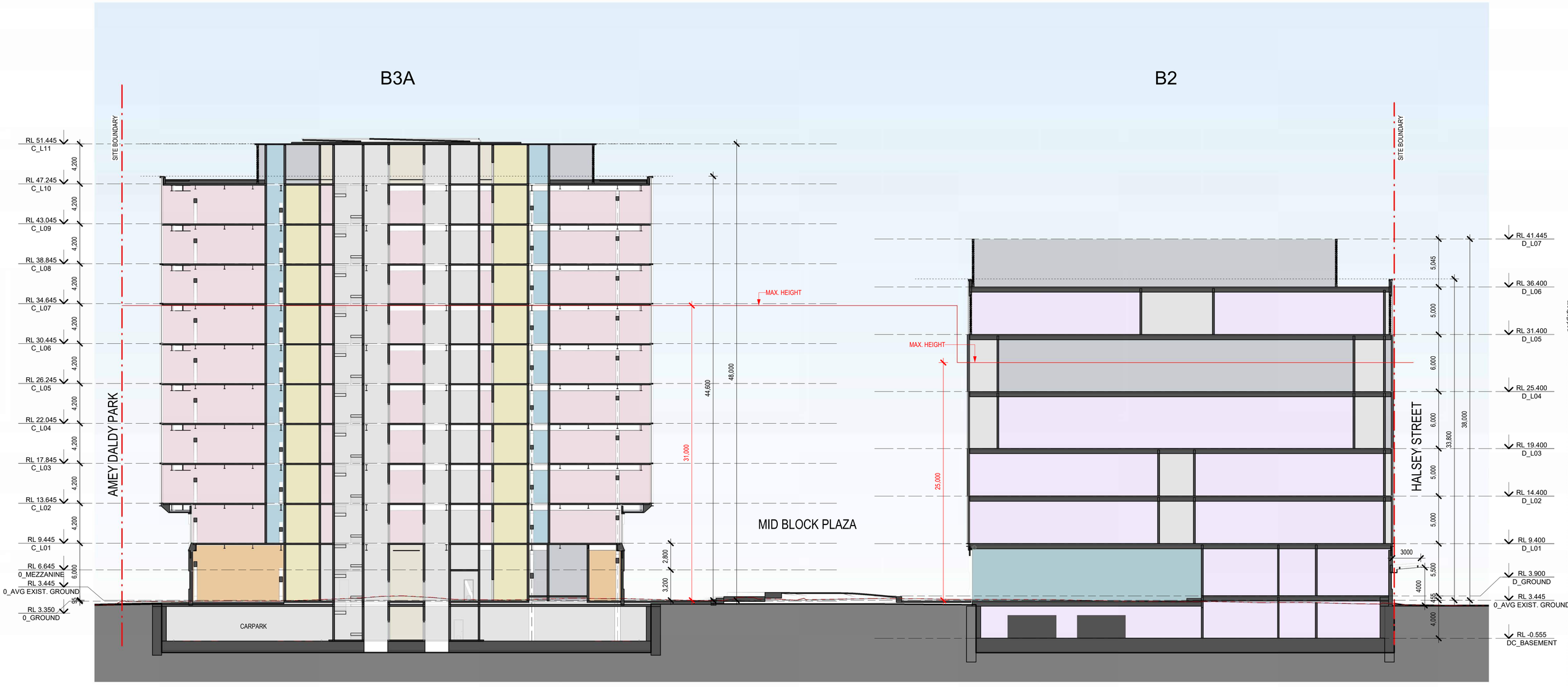
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SITE SECTIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-320
REV: A

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1 / 1-101 SITE E-W SECTION
SCALE 1 : 200

RAISED FLOORS
RETAIL
LOBBY
OFFICE
TOILETS
END OF TRIP / BICYCLE
RISERS
CIRCULATION
SERVICES / REFUSE
LOADING DOCK

A	Substantive Application	22.10.2026	EL/GG	MD

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SITE SECTIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-321
REV: A

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1 / 1-101 SITE N-S SECTION
SCALE 1 : 200

RAISED FLOORS
RETAIL
LOBBY
OFFICE
TOILETS
END OF TRIP / BICYCLE
RISERS
CIRCULATION
SERVICES / REFUSE
LOADING DOCK

A	Substantive Application	22.10.2026	EL/GG	MD

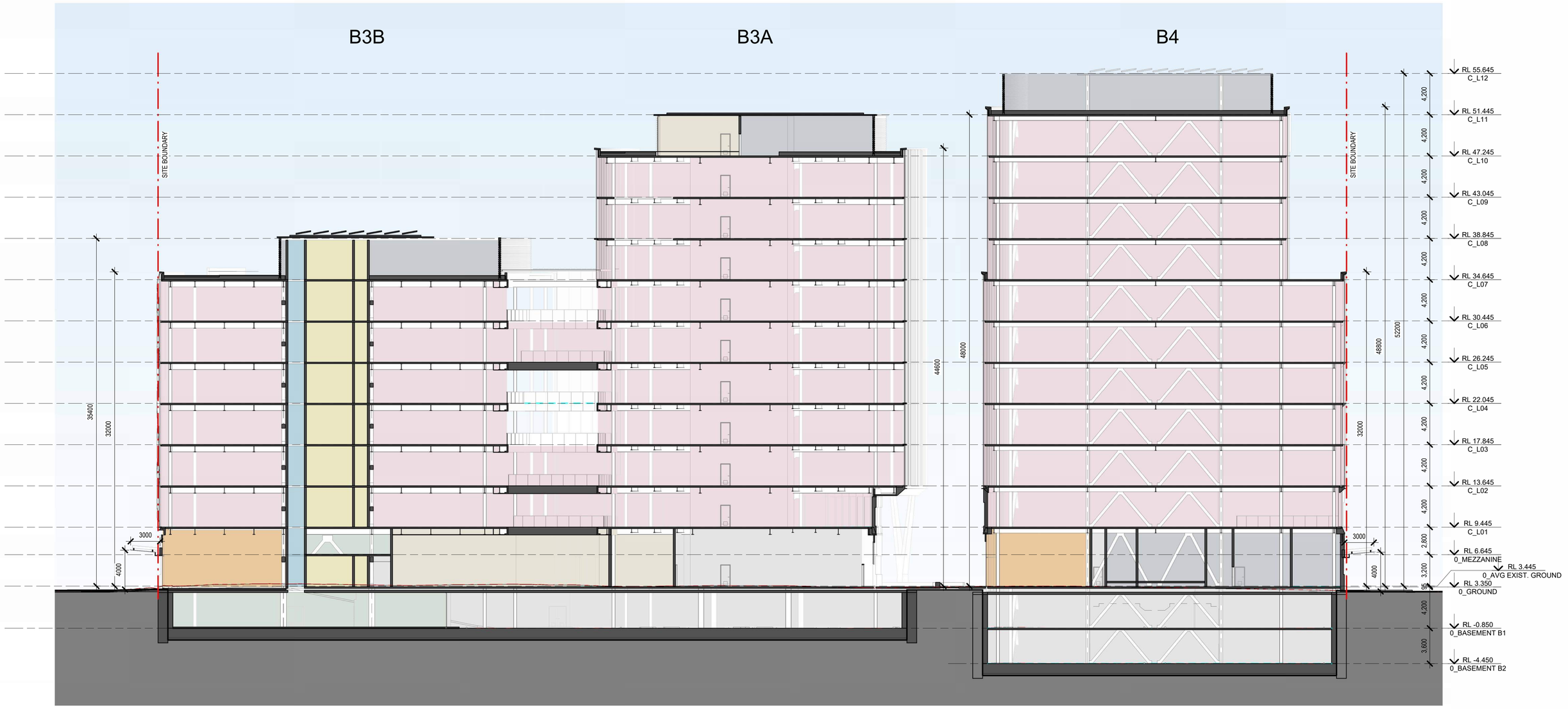
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SITE SECTIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 0 - 1-322
REV: A

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1 / 1-101 SITE N-W SECTION
SCALE 1 : 200

RAISED FLOORS
RETAIL
LOBBY
OFFICE
TOILETS
END OF TRIP / BICYCLE
RISERS
CIRCULATION
SERVICES / REFUSE
LOADING DOCK

A	Substantive Application	22.10.2026	EL/GG	MD

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SITE SECTIONS
100 HALSEY ST

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REV: A

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100 HALSEY ST

BUILDING 1

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SUBSTANTIVE
22/10/2026



1 / 3-100 B1 - GROUND
SCALE 1 : 100

0 5 m 10 m

Key Plan

NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
2. FOR ADDITIONAL NOTES AND GRAPHIC CONVENTIONS REFER TO:
   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	EL/GG MD

north

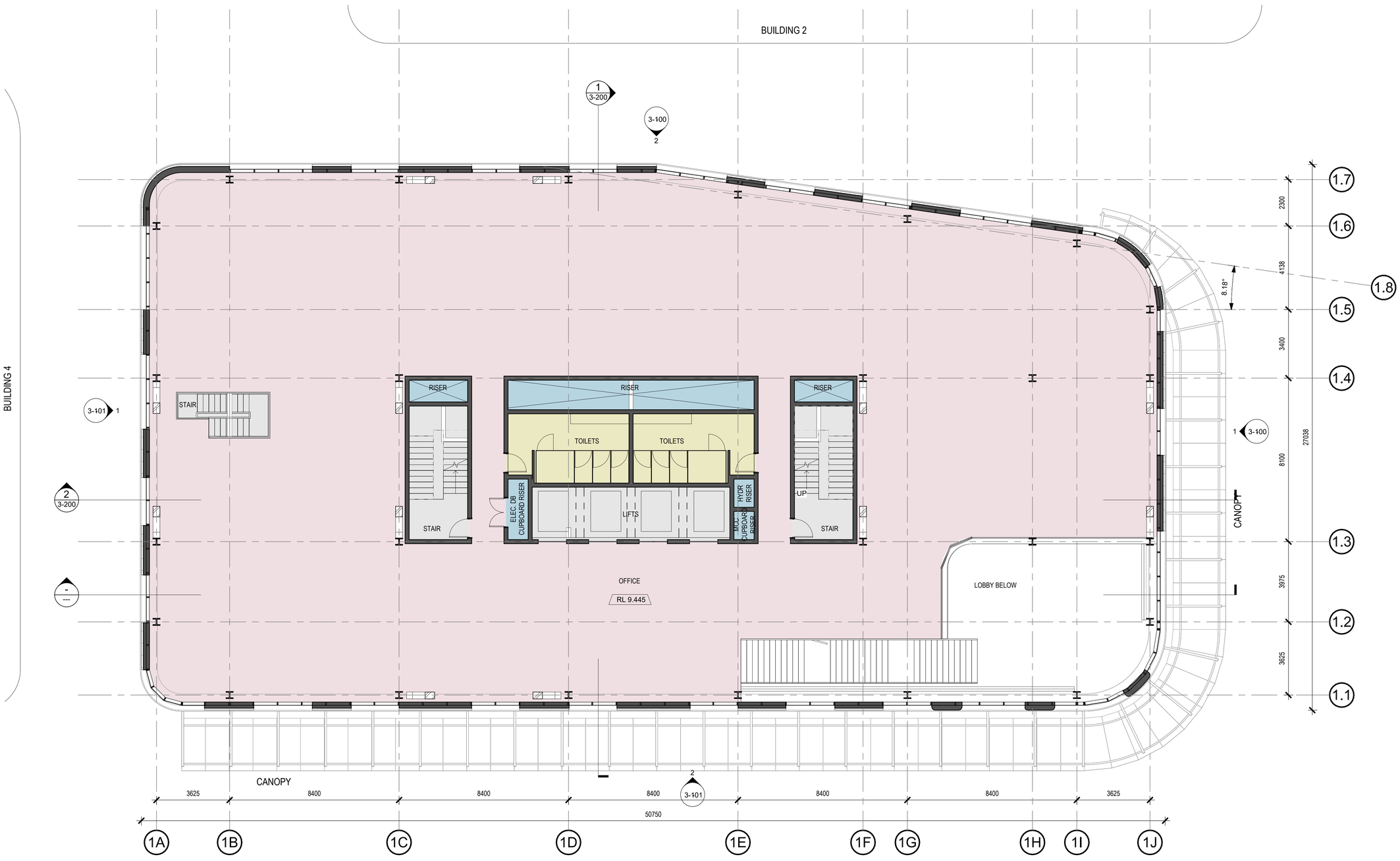
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BUILDING 1 - GROUND FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 1 - 2-109
REV: A

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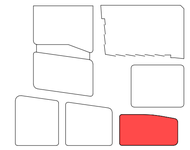
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1 / 3-100 B1 - L01
SCALE 1 : 100

0 5 m 10 m

Key Plan



NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
2. FOR ADDITIONAL NOTES AND GRAPHIC CONVENTIONS REFER TO:
   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	**EL/GG MD**

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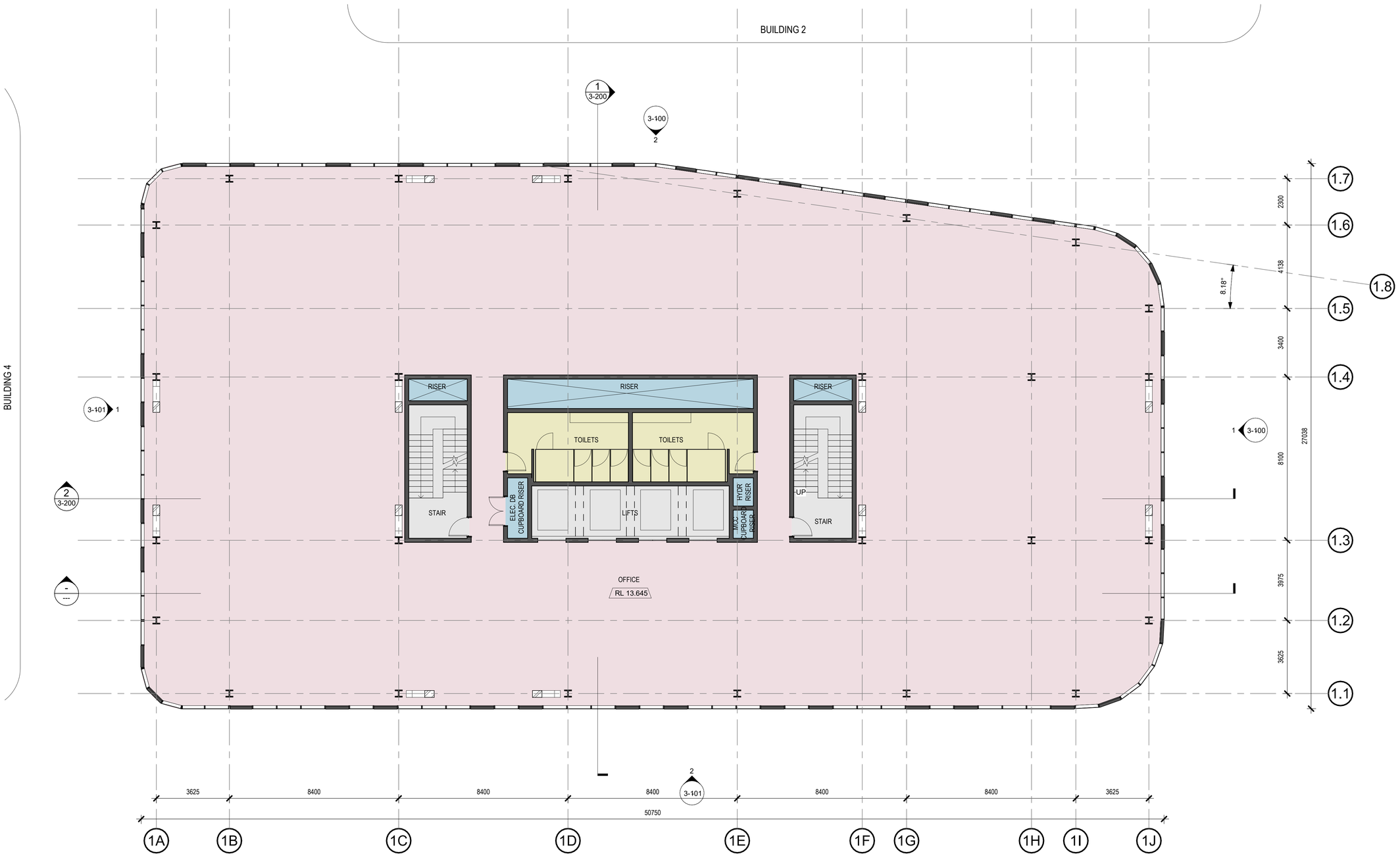
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BUILDING 1 - L01 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 1 - 2-111** REV: **A**

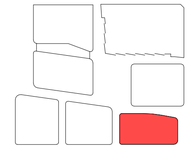
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1 / 3-100 B1 - L02
SCALE 1 : 100

0 5 m 10 m

Key Plan



NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
2. FOR ADDITIONAL NOTES AND GRAPHIC CONVENTIONS REFER TO:
   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	**EL/GG MD**

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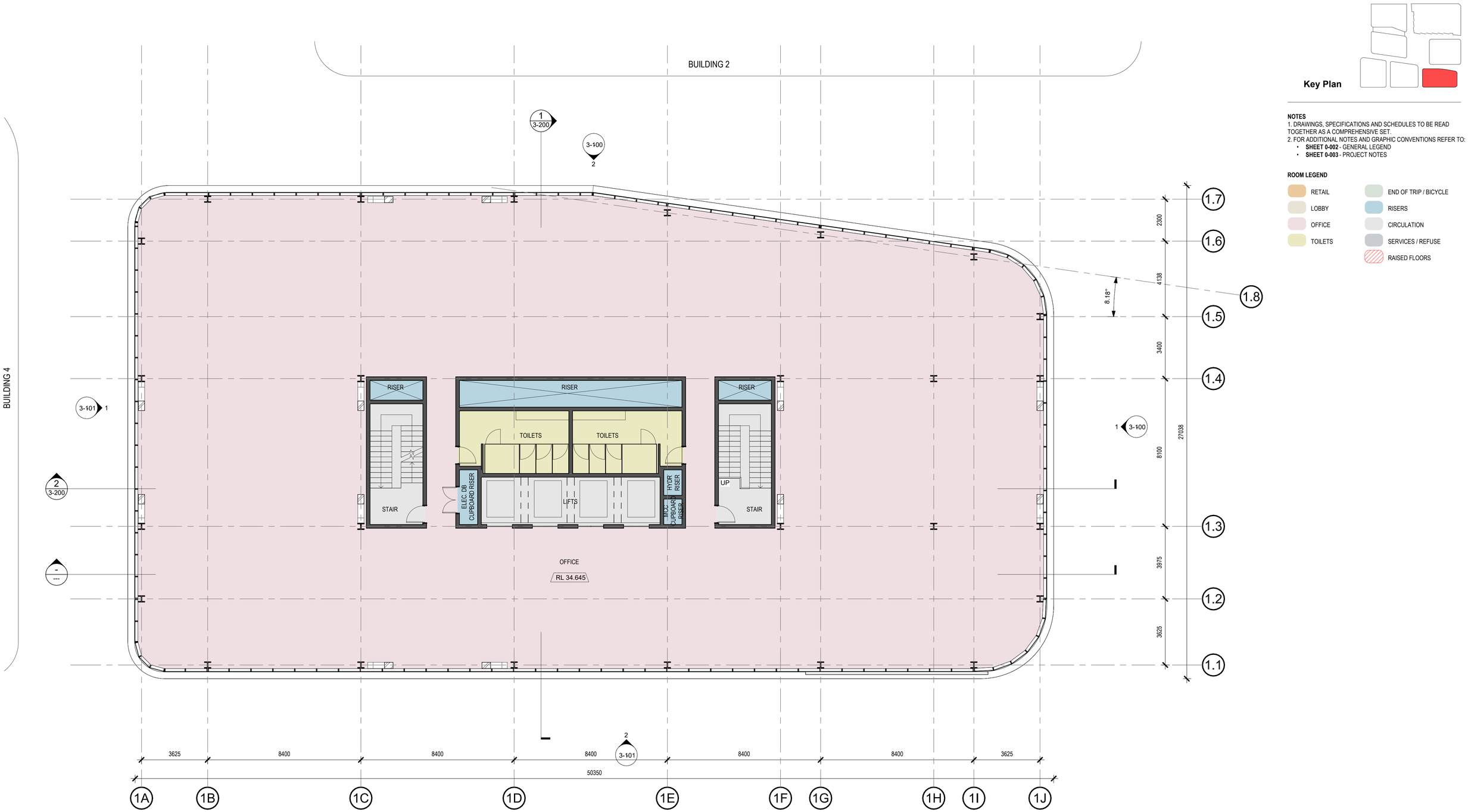
BUILDING 1 - L02 TO L06 TYPICAL FLOOR PLAN

100 HALSEY ST

SHEET NUMBER: **2153 - 1 - 2-112** REV: **A**

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1 / 3-100 B1 - L07
SCALE 1 : 100

0 5 m 10 m

Key Plan

NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
2. FOR ADDITIONAL NOTES AND GRAPHIC CONVENTIONS REFER TO:
   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	**EL/GG MD**

north

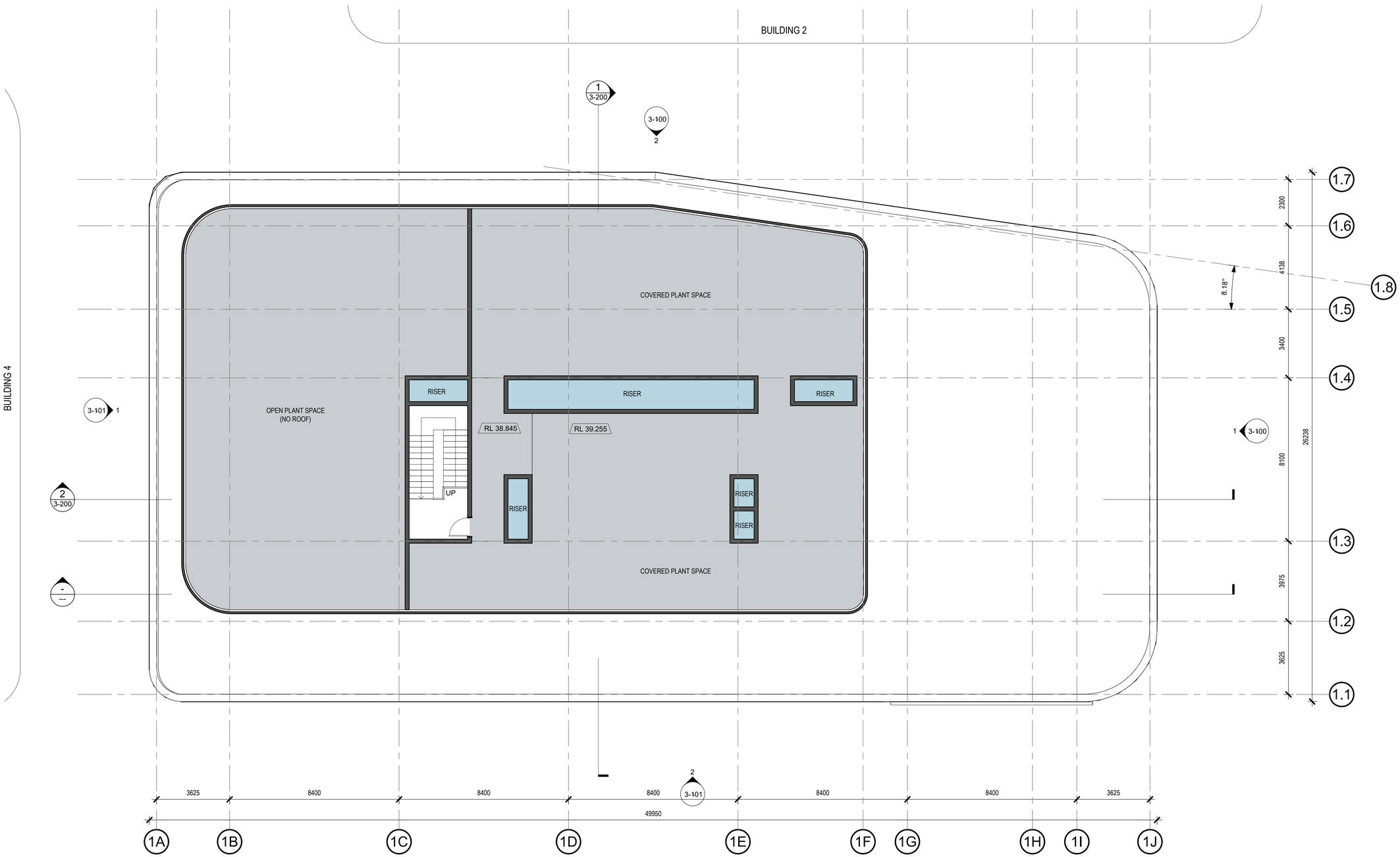
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BUILDING 1 - L07 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 1 - 2-117** REV: **A**

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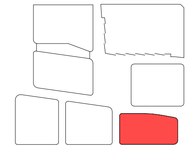
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1 / 3-100 B1 - L08
SCALE 1 : 100

0 5 m 10 m

Key Plan



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ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	**EL/GG MD**

north

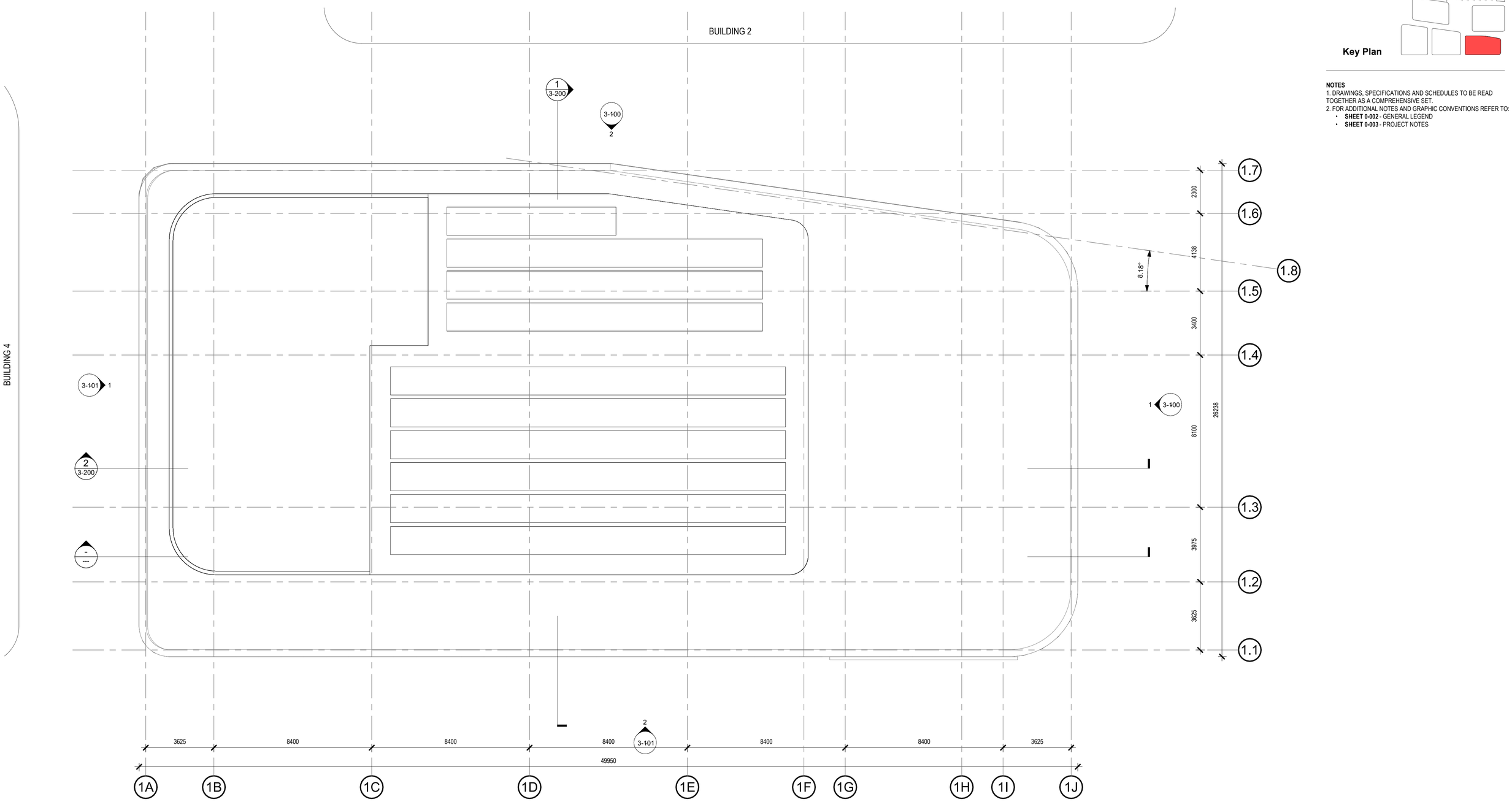
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BUILDING 1 - L08 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 1 - 2-118** REV: **A**

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1 3-100 B1 - L09
SCALE 1 : 100

0 5 m 10 m

Key Plan

NOTES
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   - **SHEET 0-003** - PROJECT NOTES

A	Substantive Application	22.10.2026	**EL/GG**	**MD**

north

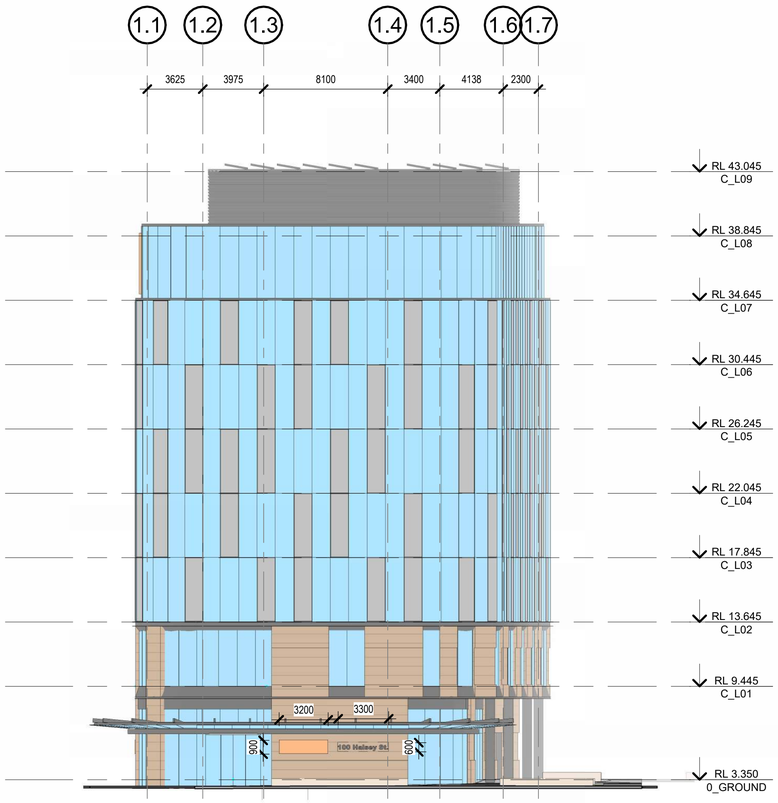
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BUILDING 1 - L09 ROOF PLAN
100 HALSEY ST

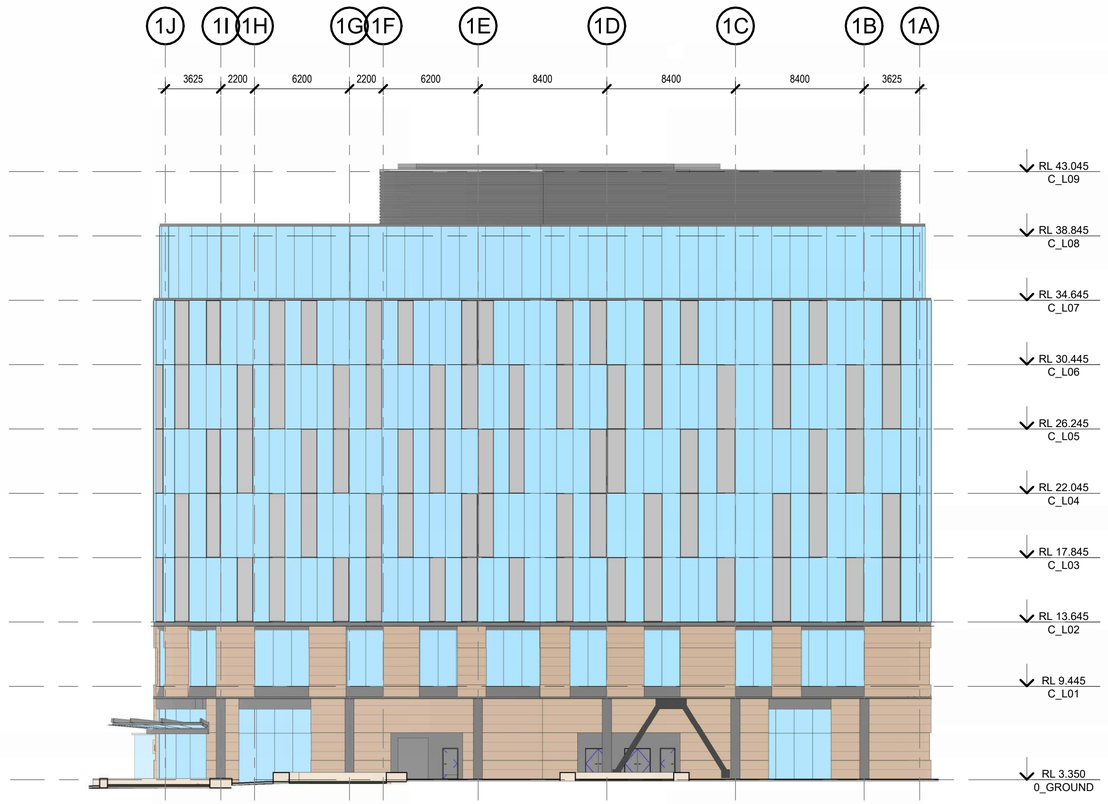
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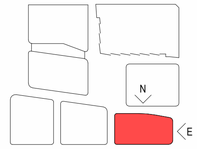


1 2-109 EAST ELEVATION
SCALE 1 : 200



2 2-109 NORTH ELEVATION
SCALE 1 : 200

Key Plan



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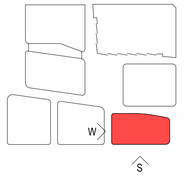
A	Substantive Application	22.10.2026	EL/GG	MD

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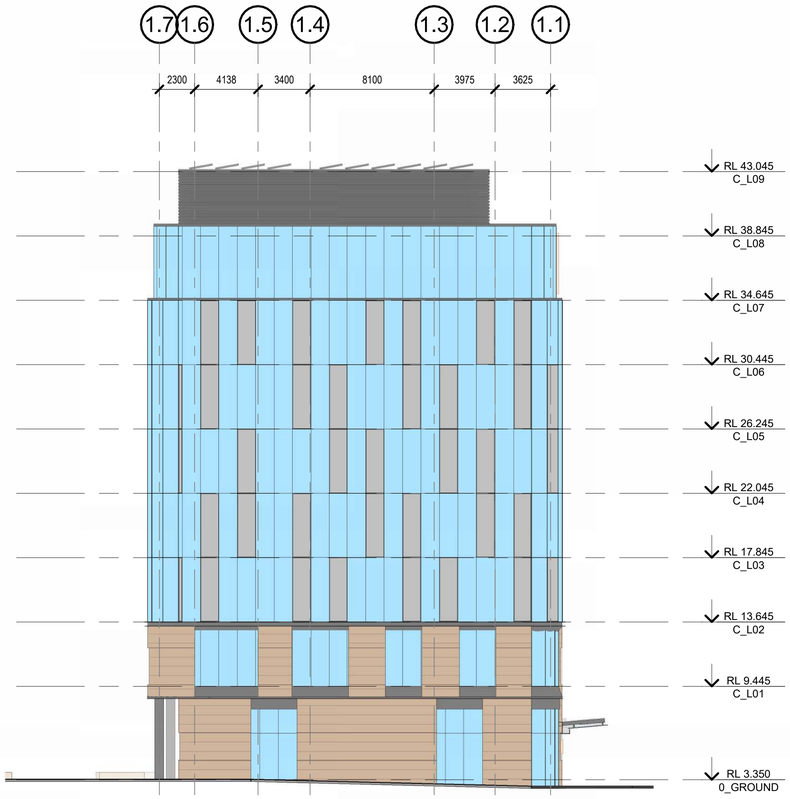
BUILDING 1 - ELEVATIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 1 - 3-100
REV: A

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Key Plan



1 2-109 WEST ELEVATION
SCALE 1 : 200



2 2-109 SOUTH ELEVATION
SCALE 1 : 200

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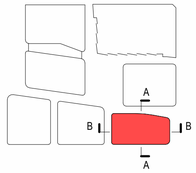
A	Substantive Application	22.10.2026	**EL/GG MD**

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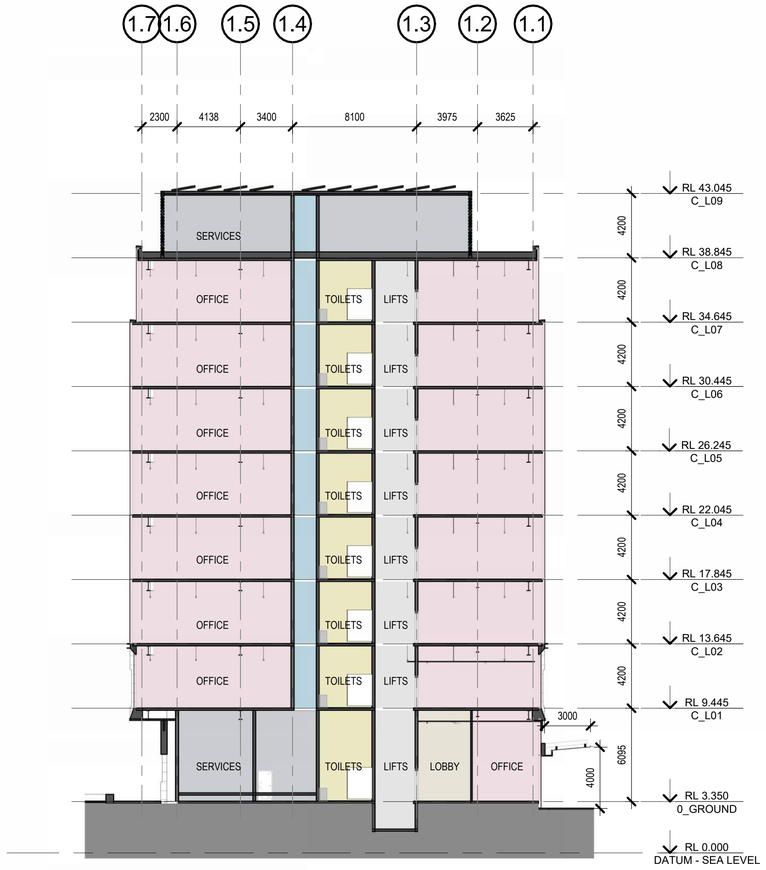
BUILDING 1 - ELEVATIONS
100 HALSEY ST

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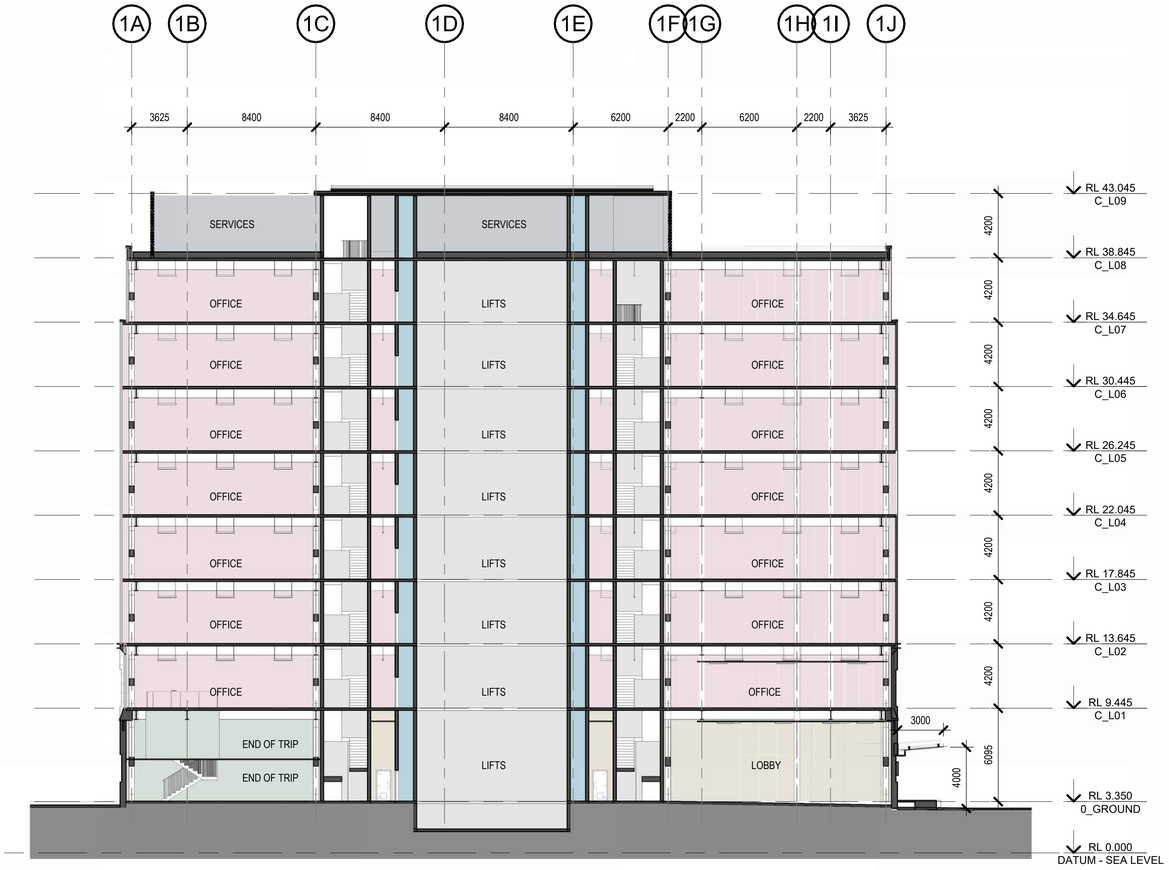
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Key Plan



1 SECTION A-A
2-109 SCALE 1 : 200



2 SECTION B-B
2-109 SCALE 1 : 200

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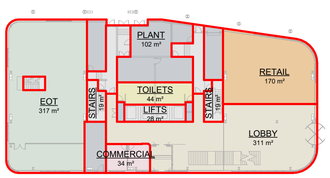
A	Substantive Application	22.10.2026	EL/GG	MD

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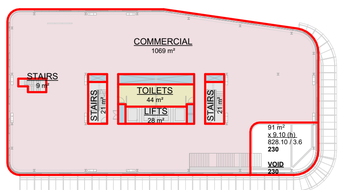
BUILDING 1 - SECTIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 1 - 3-200
REV: A

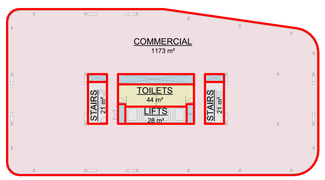
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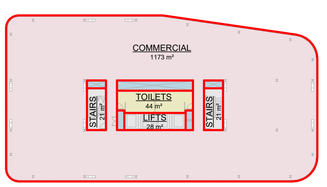
1 3-100 0_GROUND
SCALE 1 : 500



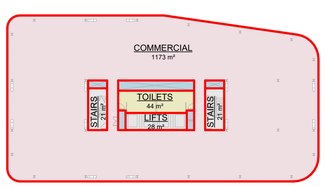
2 3-100 C_L01
SCALE 1 : 500



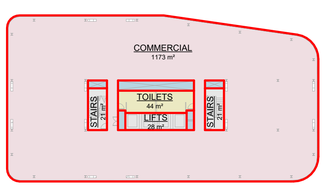
3 3-100 C_L02
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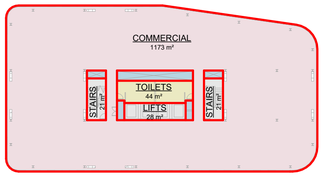
4 3-100 C_L03
SCALE 1 : 500



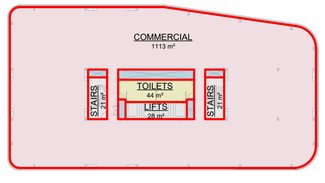
5 3-100 C_L04
SCALE 1 : 500



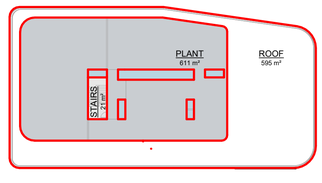
6 3-100 C_L05
SCALE 1 : 500



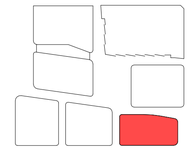
7 3-100 C_L06
SCALE 1 : 500



8 3-100 C_L07
SCALE 1 : 500



9 3-100 C_L08
SCALE 1 : 500



Key Plan

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

Area Schedule Notes

1. The measurement of the area shown in the schedule is intended to be the external face of the external walls and is inclusive of all enclosed spaces of the building
2. For the purpose of GFA calculations according to AUP guidelines, please refer to the definition below.

Gross floor area (Auckland Unitary Plan - J1 Definitions)
For all purposes other than for the calculation of floor area ratio (FAR):
The sum of the area of all floors of all buildings measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two adjoining activities, but excluding:

- car parking;
- loading docks and spaces;
- vehicle access aisles and manoeuvring areas/ramps;
- cycle parking and end of trip facilities;
- plant and equipment rooms and enclosures;
- floor space in open or roofed outdoor areas, external balconies, or porches, provided no more than 50 per cent of the perimeter of these areas is enclosed. In this context, the perimeter of an area is 'enclosed' where a parapet is 1.2m or higher, or a railing is less than 50 per cent open and 1.4m or higher;
- voids; and
- publicly accessible pedestrian circulation space between individual tenancies.

For the purposes of calculating floor area ratio (FAR):
The sum of the total floor area of all buildings on a site as measured:

- from the exterior faces of the exterior walls; or
- from the centre lines of walls separating two buildings or tenancies; or
- from the exterior edge of the floor, if there are no walls to measure; or
- in accordance with any specific exemptions applying to a historic heritage or special character building.

Includes, except where more specific elements are excluded:

- elevator shafts, stairwells and lobbies at each floor, including external entrances/breezeways;
- floor area in interior balconies and mezzanines;
- floor area in terraces (open or roofed), external balconies, porches if they are more than 75 per cent enclosed;
- voids except as otherwise provided—where the vertical distance between storey levels exceeds 6m, the gross floor area of the building (or part of the building so affected) must be taken as the volume of that airspace in m³ divided by 3.6; and
- all other floor area not specifically excluded.

Excludes:

- basement areas used for parking, including manoeuvring areas, access aisles and access ramps;
- plant areas within the building;
- basement areas for stairs, escalators and elevators essential to the operation of a through-site link or servicing a floor used primarily for parking and loading;
- open or roofed outdoor areas, external balconies, porches, provided no more than 75 per cent of the perimeter of these areas is enclosed;
- any entrance foyer/lobby or part of it, including any void forming an integral part of it. The entrance foyer/lobby must be publicly accessible, accessed directly from a street or public open space, and have an overhead clearance of at least 6m;
- non-habitable floor space in rooftop structures;
- required off-street loading spaces; and
- publicly accessible pedestrian circulation space between individual tenancies.

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A	Substantive Application	22.10.2026	EL/GG	MD

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BUILDING 1 - FAR AREA SCHEDULE
100 HALSEY ST

SHEET NUMBER: 2153 - 1 - 9-001
REV: A

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100 Halsey St - B1 Area + Compliance Schedule

Revision	Date	Issue
I	13/10/2026	Substantive Application

Level	Lobby	Commercial	Retail	EoT	Roof	Plant	Circulation	Risers	Toilets	Cleaners	Lifts	Stairs	Total Area
C_L08					595.00	610.80		36.30				21.10	57.40
C_L07		1,112.60						36.30	44.10		28.00	42.30	1,263.30
C_L06		1,172.50						36.30	44.10		28.00	42.30	1,323.20
C_L05		1,172.50						36.30	44.10		28.00	42.30	1,323.20
C_L04		1,172.50						36.30	44.10		28.00	42.30	1,323.20
C_L03		1,172.50						36.30	44.10		28.00	42.30	1,323.20
C_L02		1,172.50						36.30	44.10		28.00	42.30	1,323.20
C_L01		1,068.70						36.30	44.10		28.00	50.80	1,227.90
0_GROUND	311.50	34.00	170.50	317.00		186.40	72.20	7.70	44.10		28.00	45.50	713.50
	311.50 m²	**8,077.80 m²**	**170.50 m²**	**317.00 m²**	**595.00 m²**	**797.20 m²**	**72.20 m²**	**298.10 m²**	**352.80 m²**	**0.00 m²**	**224.00 m²**	**371.20 m²**	**9,878.10 m²**

	Calculated area
	Excluded from calculated area

AUP - Minimum EOT and bicycle parking requirements

Building Areas				EOT		Bicycle parking			
Building	Total Area	Office	Retail	Showers	Lockers	Office		Retail	
						Visitor	Secure	Visitor	Secure
Building 1	**9,878.10 m²**	**9,707.60 m²**	**170.50 m²**	3	n.a.	10	32	0	1

Proposed Scheme - Actual EOT and bicycle parking provision

	9	132	10	32	0	1

*EOT targeting Greenstar * Bicycle parking targeting AUP min. requirements

AUP - Maximum allowed carparks

	Area	Total Carparks
Commercial	9,707.60 m²	65
Retail	170.50 m²	1
Total	**9,878.10 m²**	**66**

Actual carparks provided

Regular users	0
Regular users - Accessible	0
Total	**0**

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	118
Total floor area	1173 m2

Calculated occupant densities (based on G1/AS1 Table 4)

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	118	Computer rooms (not used as	0
Parking buildings, garages	0		

Option 1 - Unisex toilet facilities

Unisex
- Unisex 4
- Accessible facilities 1

Option 2 - Single sex toilet facilities only

Female
- Toilet pans 2
- Basins 2
- Accessible facilities 1

Male
- Toilet pans 3
- Basins 2
- Accessible facilities 1

Option 3 - Single sex toilet facilities with urinals for males

Female
- Toilet pans 2
- Basins 2
- Accessible facilities 1

Male
- Toilet pans 2
- Urinals 1
- Basins 2
- Accessible facilities 1

Option 4 - Single sex toilet facilities only, plus accessible unisex

Female
- Toilet pans 1
- Basins 1

Male
- Toilet pans 3
- Basins 2

Unisex
- Accessible facilities 1

Option 5 - Single sex toilet facilities with urinals for males, plus accessible unisex

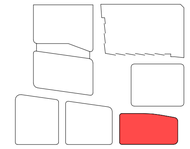
Female
- Toilet pans 1
- Basins 1

Male
- Toilet pans 3
- Urinals 1
- Basins 2

Unisex
- Accessible facilities 1

Disclaimer: The calculator is intended as a guide only and is issued as a guidance material under s175 of the Building Act 2004. While the Ministry of Business, Innovation and Employment has taken care in producing this calculator, this calculator is not a substitute for professional advice, and advice should be sought on establishing compliance with the relevant Building Code clauses. http://www.building.govt.nz

Key Plan



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BUILDING 1 - TOILETS CALCULATION
100 HALSEY ST

SHEET NUMBER: 2153 - 1 - 9-002 REV: A

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100 HALSEY ST
BUILDING 2

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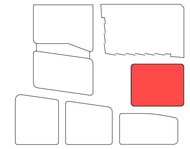
SUBSTANTIVE
22/10/2026



1 / 3-200 B2 - BASEMENT
SCALE 1 : 100

0 5 m 10 m

Key Plan



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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

north

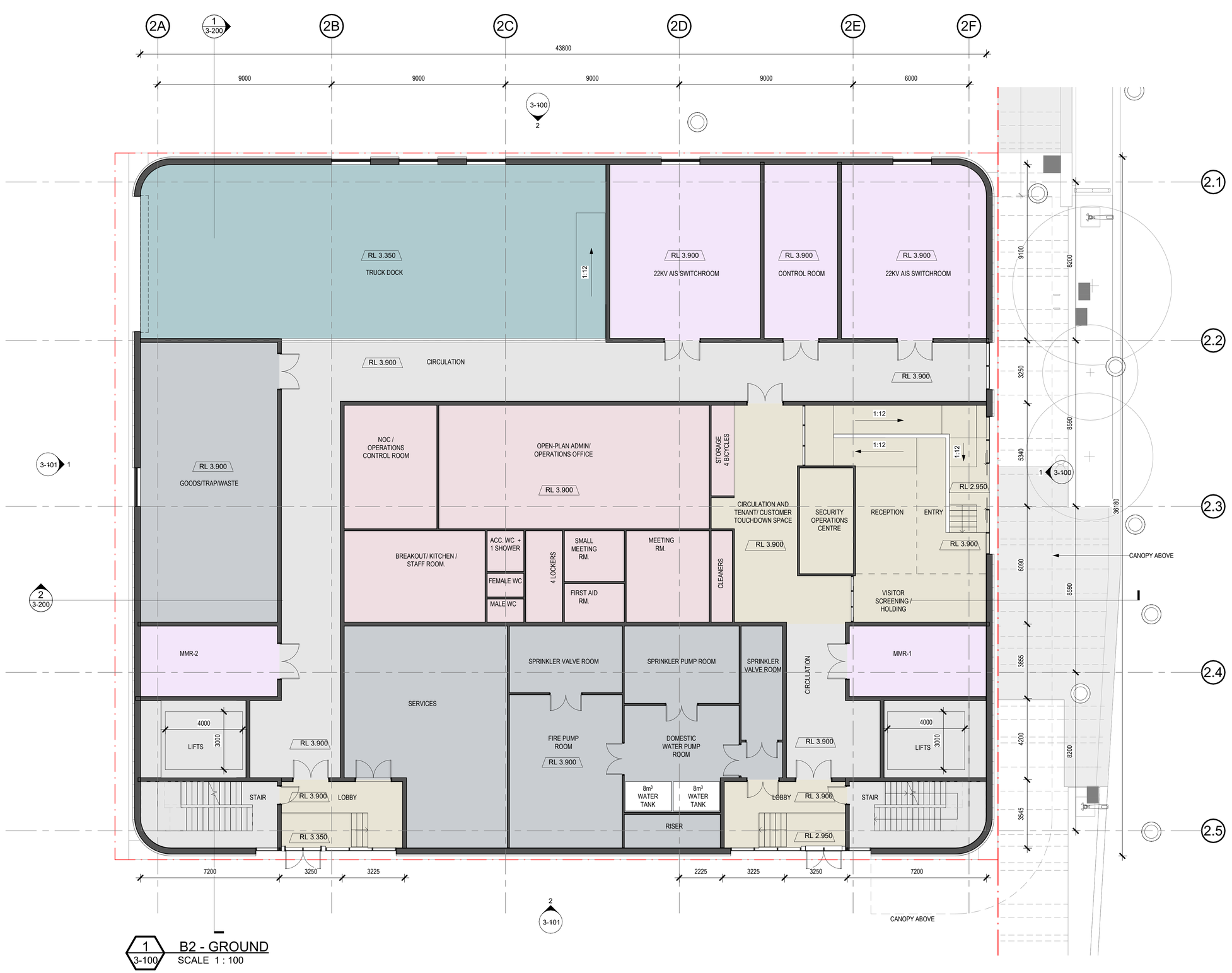
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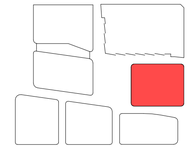
BUILDING 2 - BASEMENT FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 2 - 2-108** REV: **A**

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Key Plan

NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
2. FOR ADDITIONAL NOTES AND GRAPHIC CONVENTIONS REFER TO:
   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

- DATA CENTRE
- LOBBY
- OFFICE
- TOILETS
- TRUCK DOCK
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

0 5 m 10 m

A	Substantive Application	22.10.2026	**EL/GG**	**MD**

north

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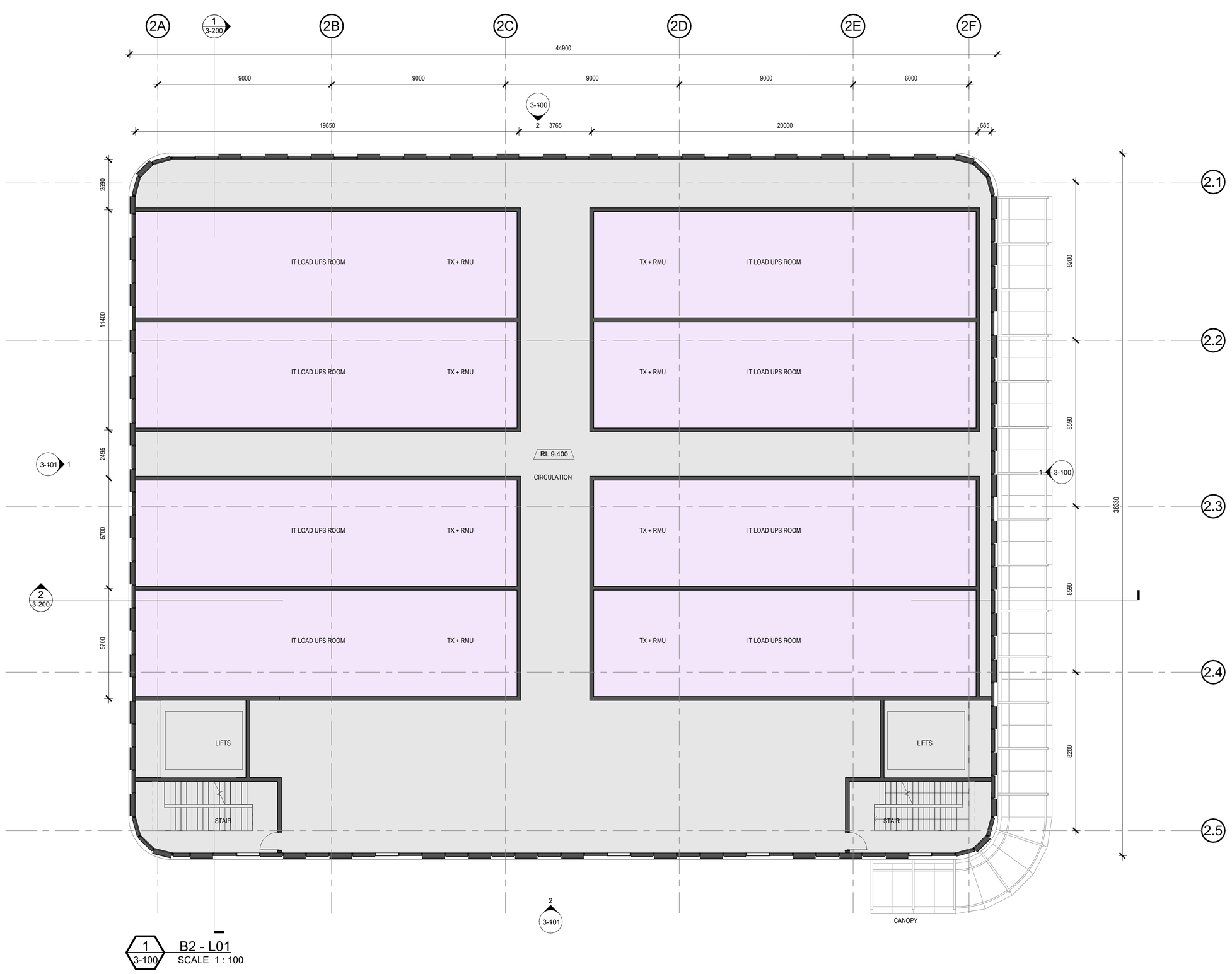
BUILDING 2 - GROUND FLOOR PLAN

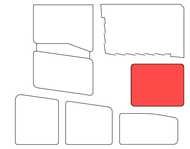
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SHEET NUMBER: **2153 - 2 - 2-109** REV: **A**

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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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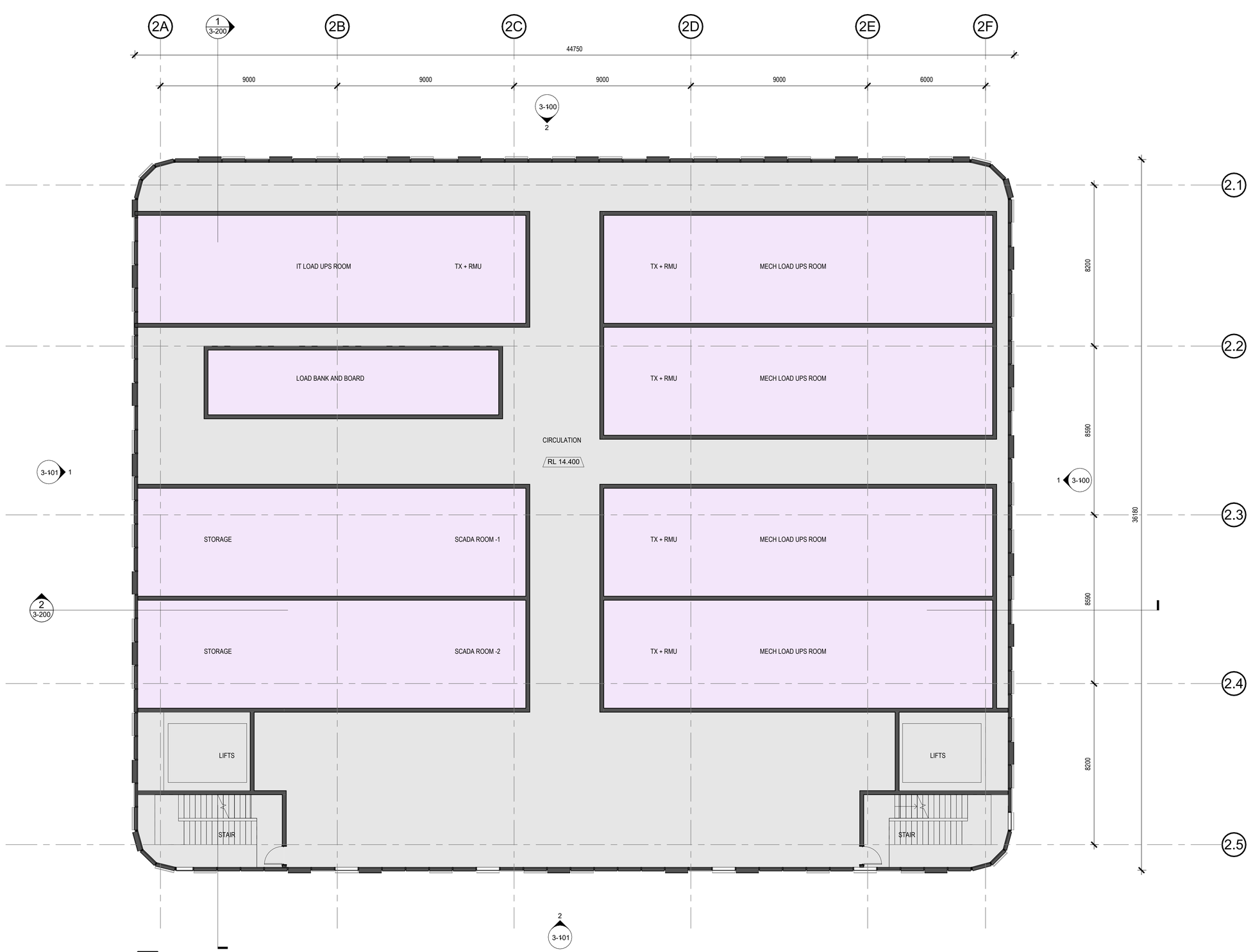
BUILDING 2 - L01 FLOOR PLAN

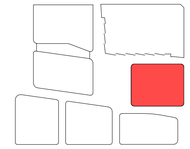
100 HALSEY ST

SHEET NUMBER: **2153 - 2 - 2-111**

REV: **A**

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Key Plan

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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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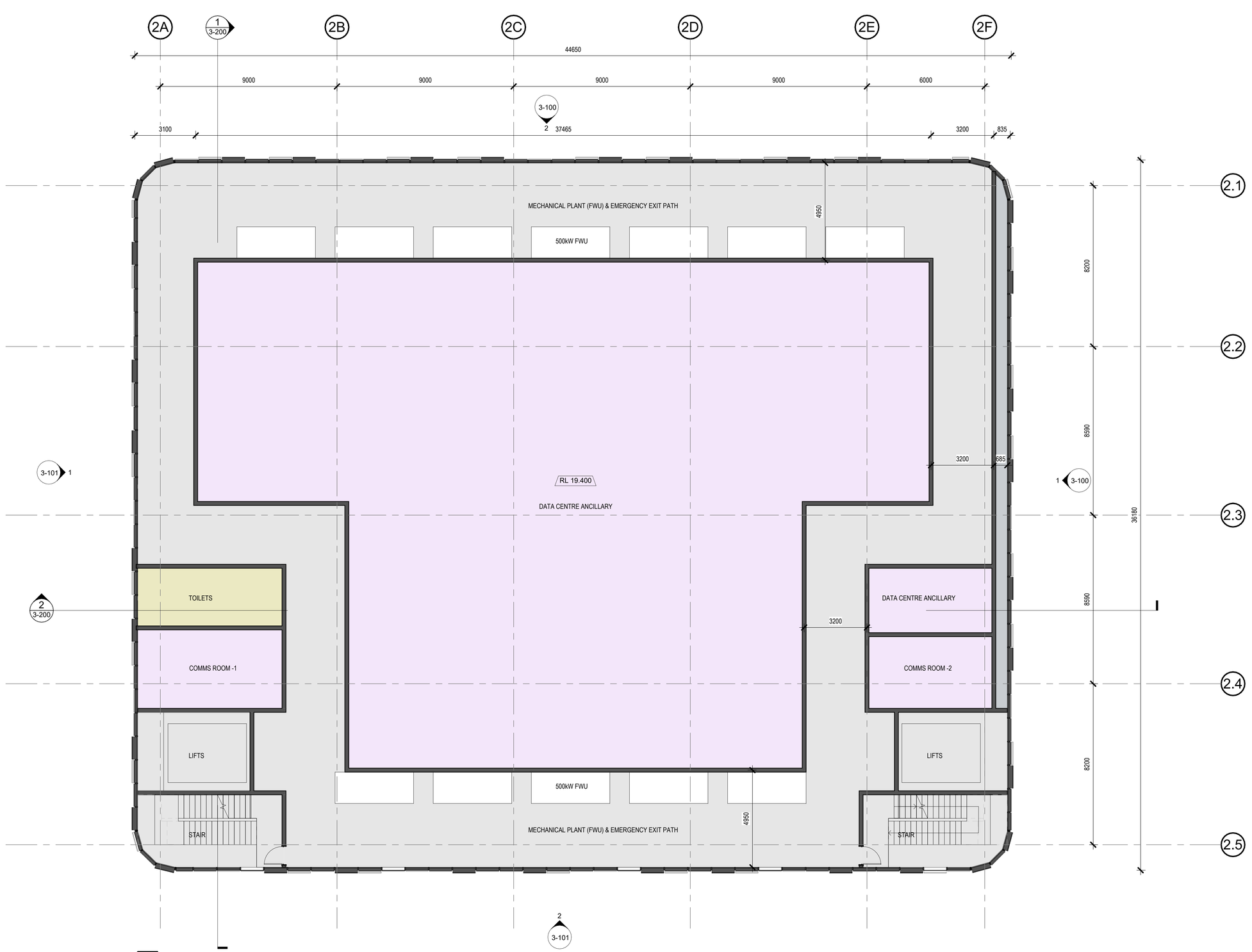
BUILDING 2 - L02 FLOOR PLAN

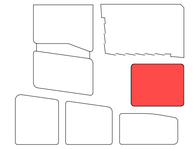
100 HALSEY ST

SHEET NUMBER: **2153 - 2 - 2-112**

REV: **A**

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Key Plan

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0 5 m 10 m

A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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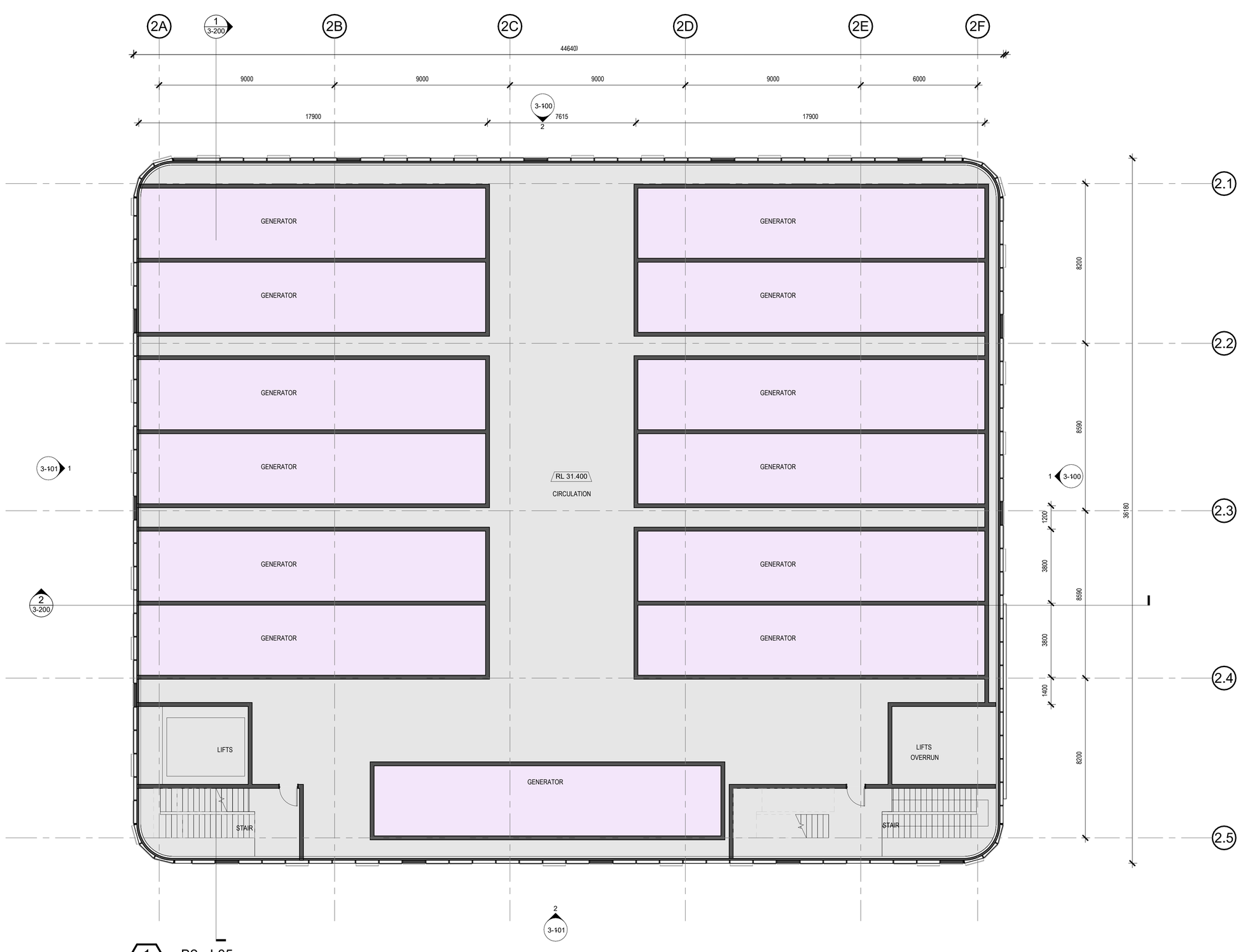
BUILDING 2 - L03 TO L04 TYPICAL FLOOR PLAN

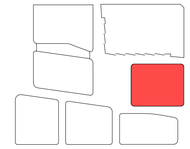
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SHEET NUMBER: **2153 - 2 - 2-113** REV: **A**

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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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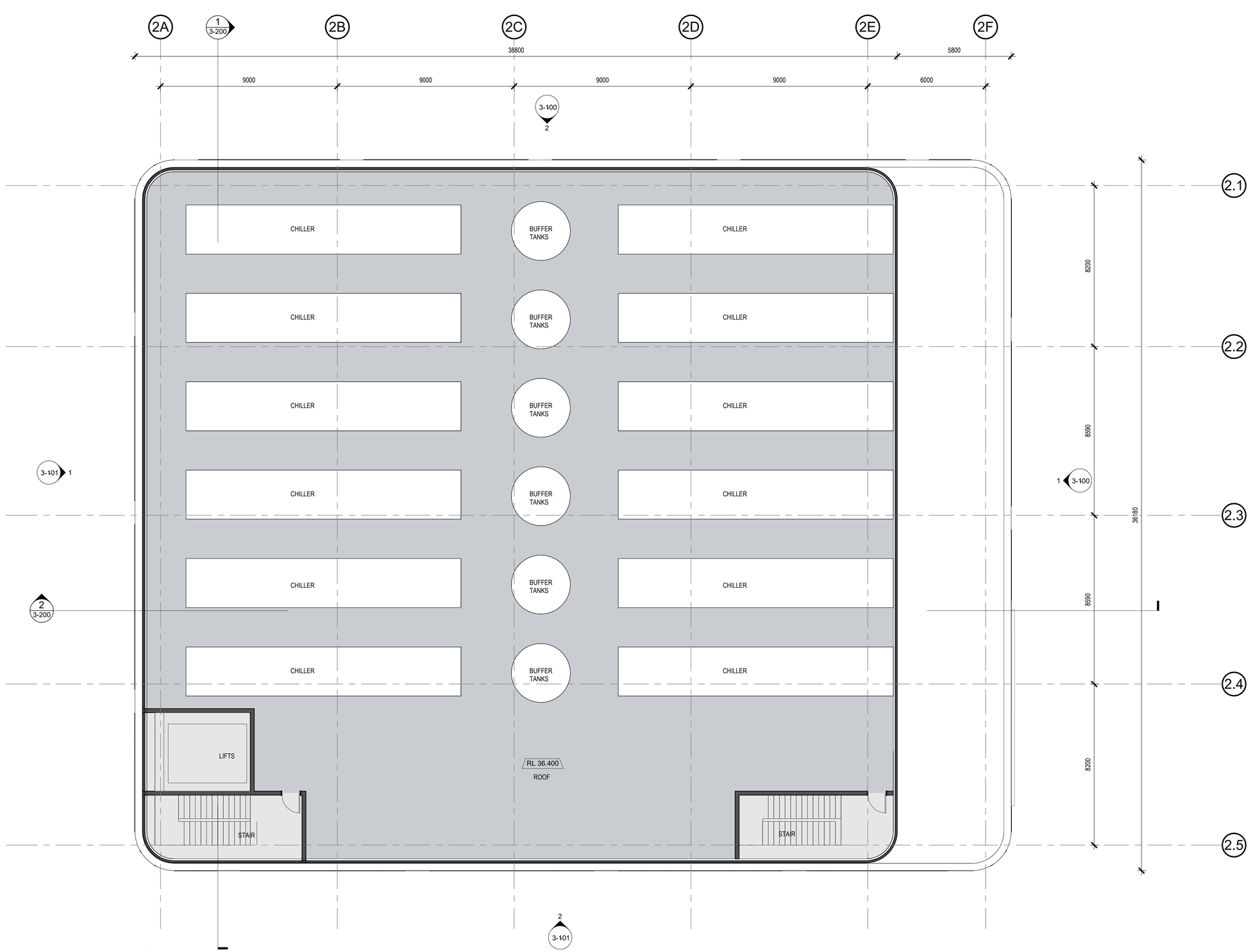
BUILDING 2 - L05 FLOOR PLAN

100 HALSEY ST

SHEET NUMBER: **2153 - 2 - 2-115**

REV: **A**

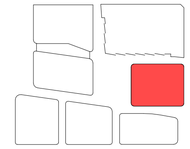
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1 3-100 B2 - L06
SCALE 1 : 100

0 5 m 10 m

Key Plan



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ROOM LEGEND

- DATA CENTRE
- LOBBY
- OFFICE
- TOILETS
- TRUCK DOCK
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	**EL/GG MD**

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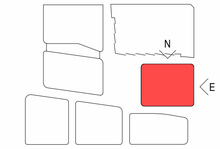
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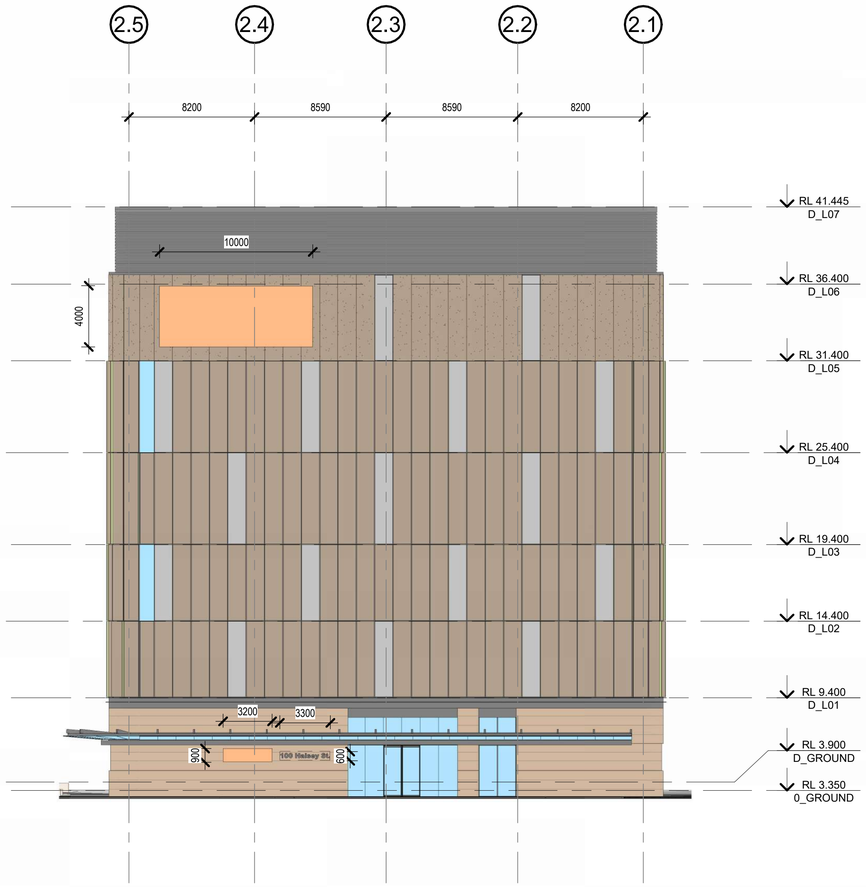
BUILDING 2 - L06 ROOF PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 2 - 2-116** REV: **A**

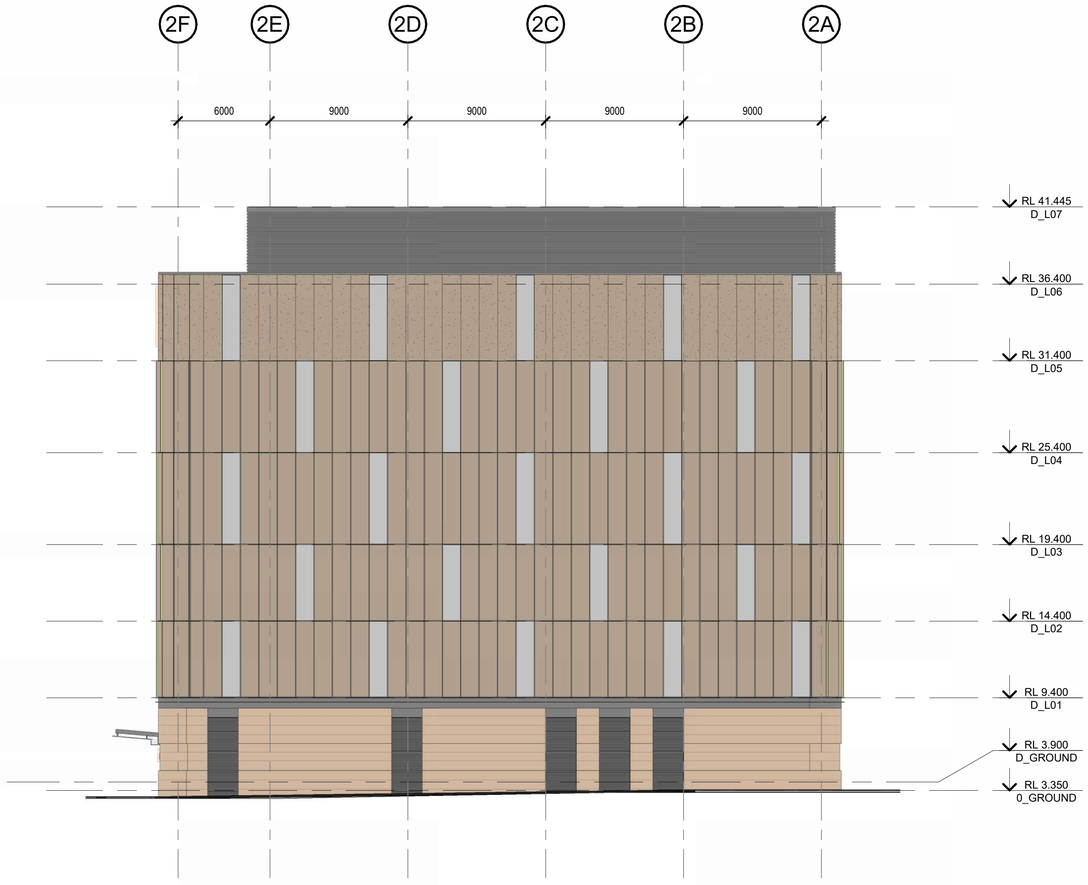
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Key Plan



1 / 2-109 EAST ELEVATION
SCALE 1 : 200



2 / 2-108 NORTH ELEVATION
SCALE 1 : 200

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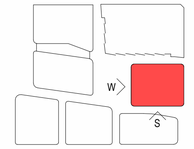
A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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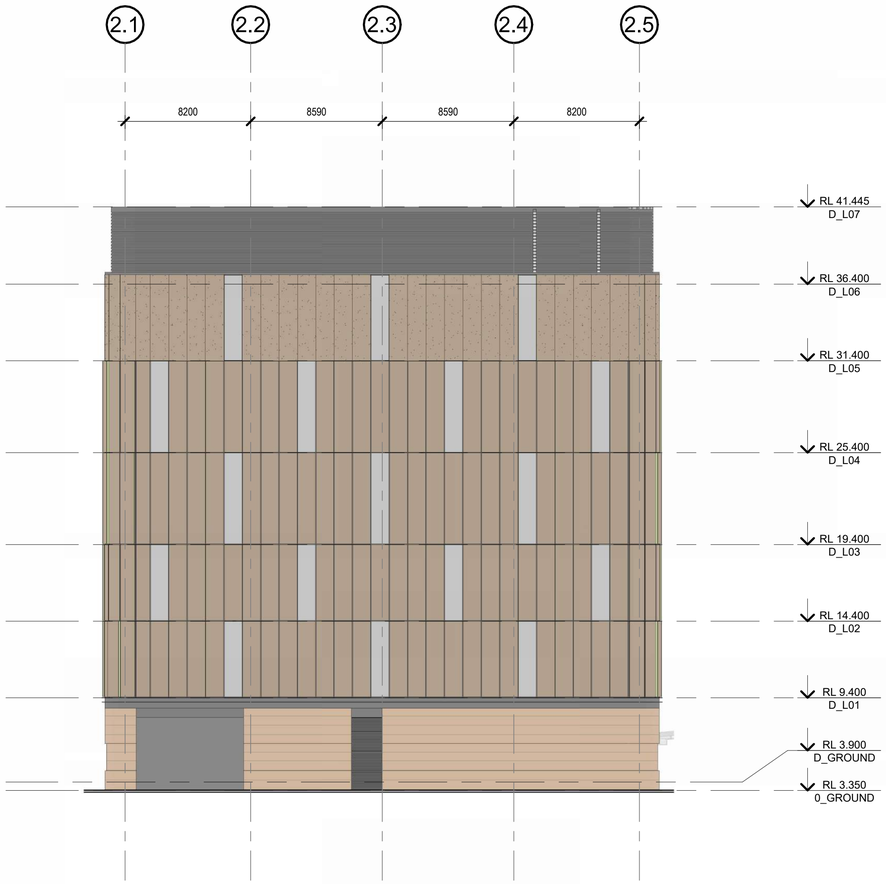
BUILDING 2 - ELEVATIONS
100 HALSEY ST

SHEET NUMBER: **2153 - 2 - 3-100**
REV: **A**

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Key Plan



1 WEST ELEVATION
2-109 SCALE 1 : 200



2 SOUTH ELEVATION
2-109 SCALE 1 : 200

A	Substantive Application	22.10.2026	EL/GG	MD

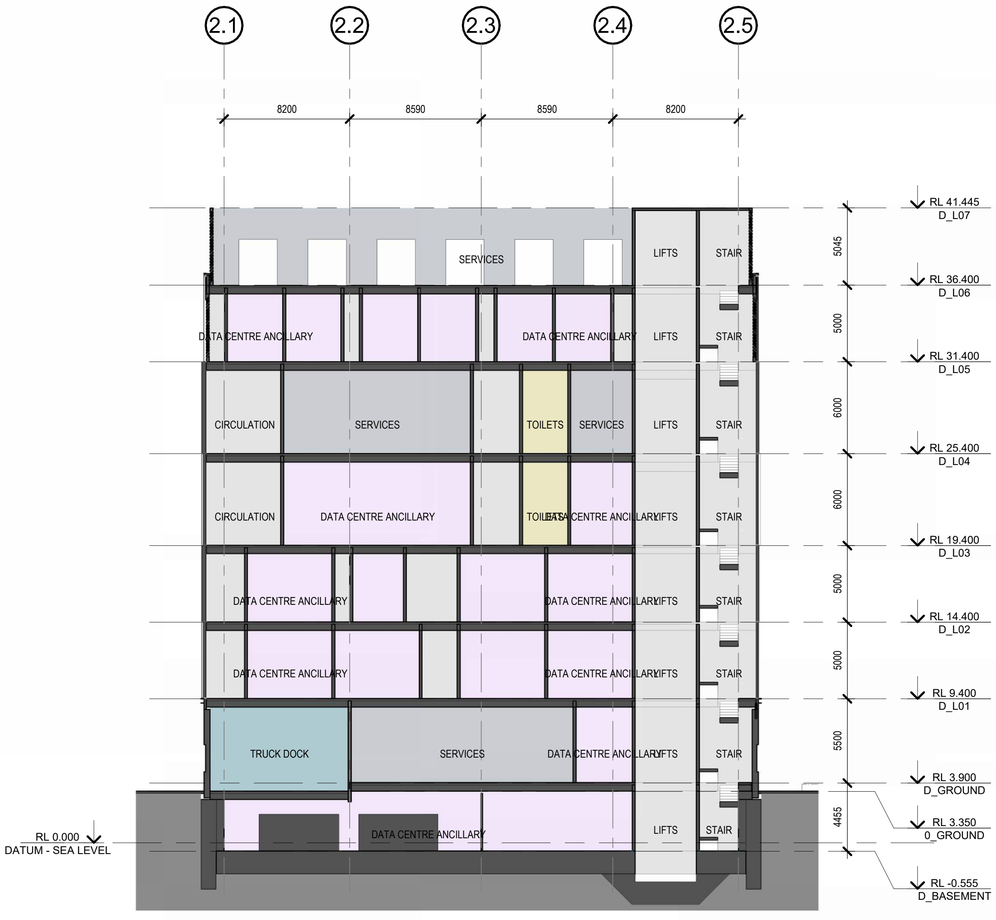
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BUILDING 2 - ELEVATIONS
100 HALSEY ST

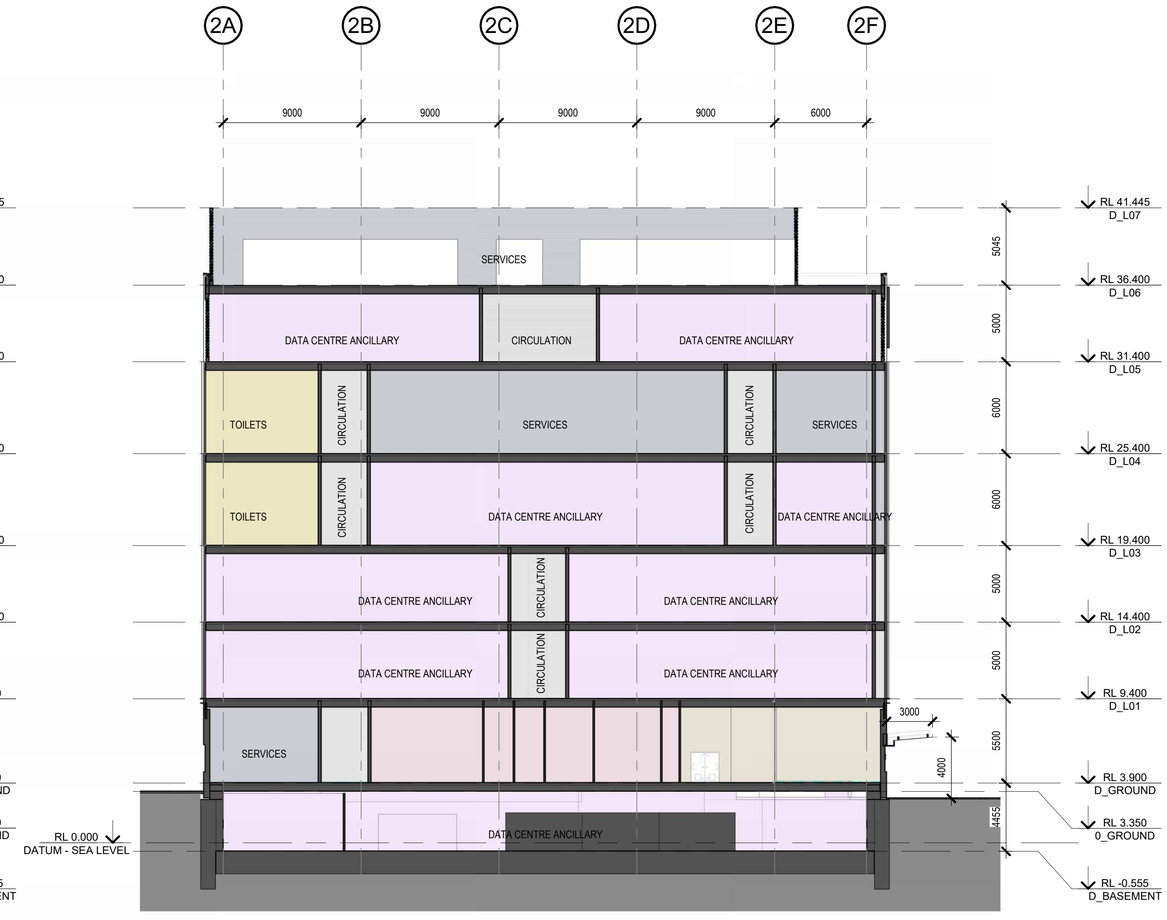
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REV: A

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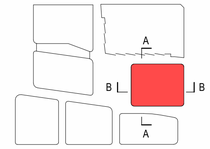
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1 SECTION A-A
2-108 SCALE 1 : 200



2 SECTION B-B
2-108 SCALE 1 : 200



Key Plan

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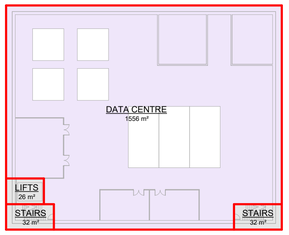
A	Substantive Application	22.10.2026	EL/GG	MD

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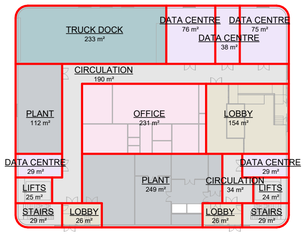
BUILDING 2 - SECTIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 2 - 3-200
REV: A

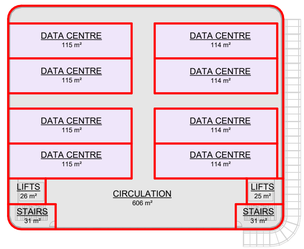
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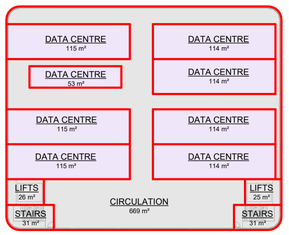
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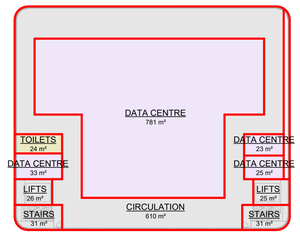
2 / 3-100 0_GROUND
SCALE 1 : 500



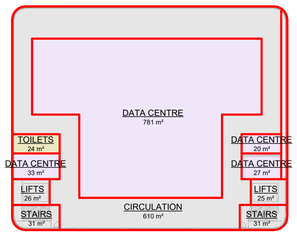
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SCALE 1 : 500



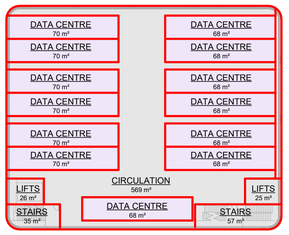
4 / 3-100 D_L02
SCALE 1 : 500



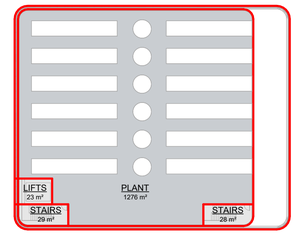
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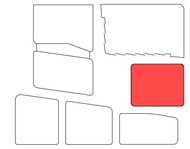
6 / 3-100 D_L04
SCALE 1 : 500



7 / 3-100 D_L05
SCALE 1 : 500



8 / 3-100 D_L06
SCALE 1 : 500



Key Plan

ROOM LEGEND

- DATA CENTRE
- LOBBY
- OFFICE
- TOILETS
- TRUCK DOCK
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

Area Schedule Notes

1. The measurement of the area shown in the schedule is intended to be the external face of the external walls and is inclusive of all enclosed spaces of the building
2. For the purpose of GFA calculations according to AUP guidelines, please refer to the definition below.

Gross floor area (Auckland Unitary Plan - J1 Definitions)
For all purposes other than for the calculation of floor area ratio (FAR):
The sum of the area of all floors of all buildings measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two adjoining activities, but excluding:

- car parking;
- loading docks and spaces;
- vehicle access aisles and manoeuvring areas/ramps;
- cycle parking and end of trip facilities;
- plant and equipment rooms and enclosures;
- floor space in open or roofed outdoor areas, external balconies, or porches, provided no more than 50 per cent of the perimeter of these areas is enclosed. In this context, the perimeter of an area is 'enclosed' where a parapet is 1.2m or higher, or a railing is less than 50 per cent open and 1.4m or higher;
- voids; and
- publicly accessible pedestrian circulation space between individual tenancies.

For the purposes of calculating floor area ratio (FAR):
The sum of the total floor area of all buildings on a site as measured:

- from the exterior faces of the exterior walls; or
- from the centre lines of walls separating two buildings or tenancies; or
- from the exterior edge of the floor, if there are no walls to measure; or
- in accordance with any specific exemptions applying to a historic heritage or special character building.

Includes, except where more specific elements are excluded:

- elevator shafts, stairwells and lobbies at each floor, including external entrances/breezeways;
- floor area in interior balconies and mezzanines;
- floor area in terraces (open or roofed), external balconies, porches if they are more than 75 per cent enclosed;
- voids except as otherwise provided—where the vertical distance between storey levels exceeds 6m, the gross floor area of the building (or part of the building so affected) must be taken as the volume of that airspace in m³ divided by 3.6; and
- all other floor area not specifically excluded.

Excludes:

- basement areas used for parking, including manoeuvring areas, access aisles and access ramps;
- plant areas within the building;
- basement areas for stairs, escalators and elevators essential to the operation of a through-site link or servicing a floor used primarily for parking and loading;
- open or roofed outdoor areas, external balconies, porches, provided no more than 75 per cent of the perimeter of these areas is enclosed;
- any entrance foyer/lobby or part of it, including any void forming an integral part of it. The entrance foyer/lobby must be publicly accessible, accessed directly from a street or public open space, and have an overhead clearance of at least 6m;
- non-habitable floor space in rooftop structures;
- required off-street loading spaces; and
- publicly accessible pedestrian circulation space between individual tenancies.

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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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BUILDING 2 - FAR AREA SCHEDULE

100 HALSEY ST

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100 Halsey St - B2 Area + Compliance Schedule

Revision	Date	Issue
I	13/10/2026	Substantive Application

Level	Lobby	Office	Data Centre	Truck Dock	EoT	Plant	Circulation	Toilets	Lifts	Stairs	Total Area
C_L06						1,276.10			23.40	56.90	80.30
C_L05			896.00				568.80		50.70	91.60	1,607.10
C_L04			860.90				609.70	24.30	50.70	61.50	1,607.10
C_L03			860.90				609.70	24.30	50.70	61.50	1,607.10
C_L02			853.10				668.80		50.70	61.50	1,634.10
C_L01			915.50				606.40		50.70	61.50	1,634.10
0_GROUND	205.40	231.40	247.70	232.80		360.90	224.20		49.40	58.20	1,016.30
0_BASEMENT			1,555.50						25.90	64.70	1,646.10
	205.40 m²	**231.40 m²**	**6,189.60 m²**	**232.80 m²**	**0.00 m²**	**1,637.00 m²**	**3,287.60 m²**	**48.60 m²**	**352.20 m²**	**517.40 m²**	**10,832.20 m²**

	Calculated area
	Excluded from calculated area

AUP - Minimum EOT and bicycle parking requirements

Building Areas		EOT		Bicycle parking	
Building	Total Area / Industrial	Showers	Lockers	Industrial	
				Visitor	Secure
Building 2 DC	**10,832.20 m²**	0	n.a.	14	36

Proposed Scheme - Actual EOT and bicycle parking provision

	1	4	4	4

* Bicycle parking provision based on expected Datacentre staff occupancy. Refer Traffic engineer

AUP - Maximum allowed carparks

	Area	Total Carparks
Industrial	10,832.20 m²	103
Total	**10,832.20 m²**	**103**

Actual carparks provided

Regular users	0
Regular users - Accessible	0
Total	**0**