5

appendices

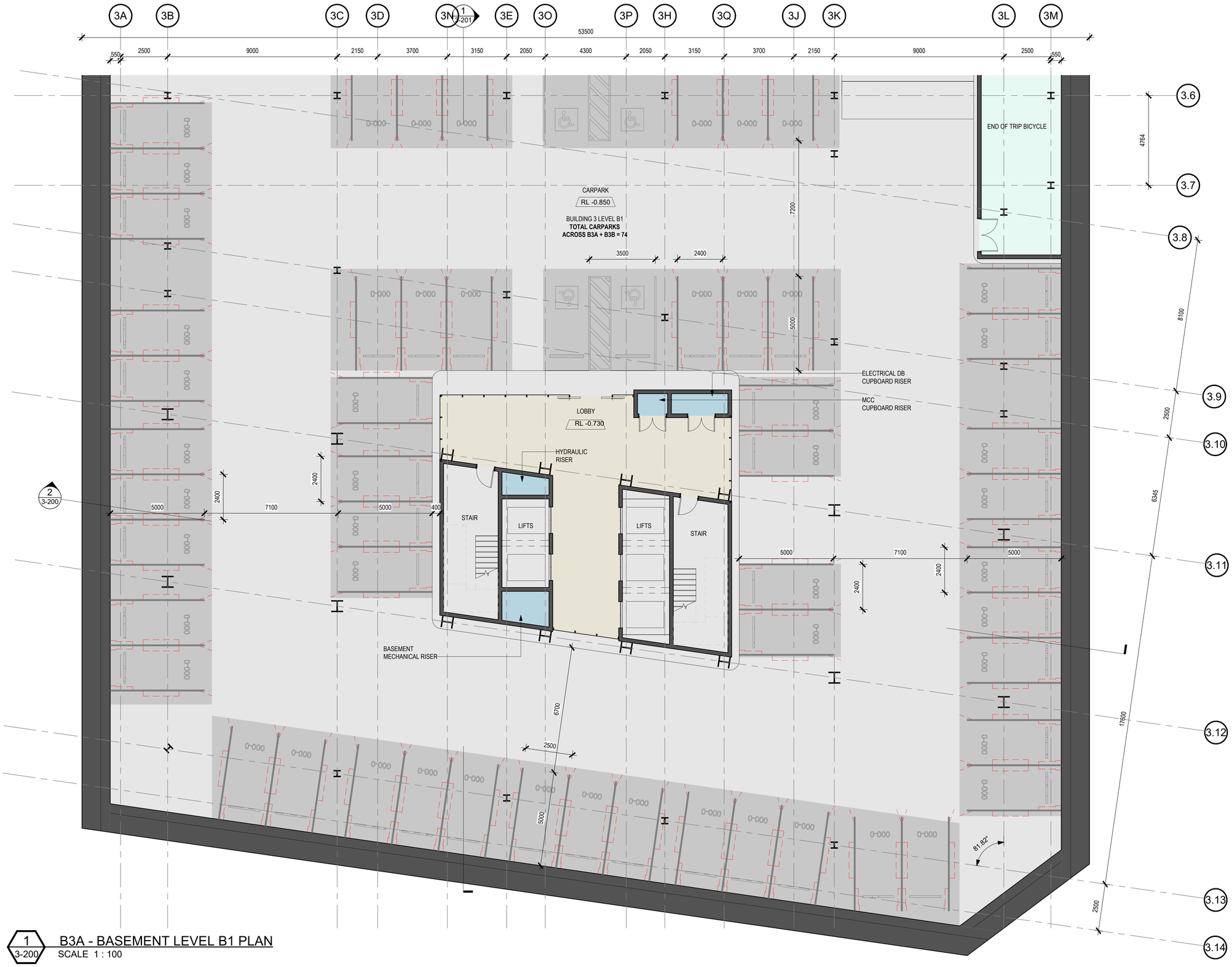
ngā tāpiritanga

peddlethorp

100 HALSEY ST
BUILDING 3

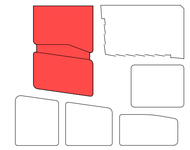
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SUBSTANTIVE
22/10/2026



1 / 3-200 B3A - BASEMENT LEVEL B1 PLAN
SCALE 1 : 100

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
- RISER
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	EL/GG MD

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BUILDING 3A - BASEMENT LEVEL B1 PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 3 - 2-108 REV: A

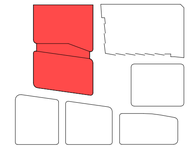
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1 / 3-100 B3A - GROUND
SCALE 1 : 100

0 5 m 10 m

Key Plan



NOTES
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ROOM LEGEND

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

A	Substantive Application	22.10.2026	EL/GG	MD

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BUILDING 3A - GROUND FLOOR PLAN

100 HALSEY ST

SHEET NUMBER: 2153 - 3 - 2-109

REV: A

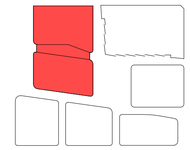
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1 / 3-100 B3A - L01
SCALE 1 : 100

0 5 m 10 m

Key Plan



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

ROOM LEGEND

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

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

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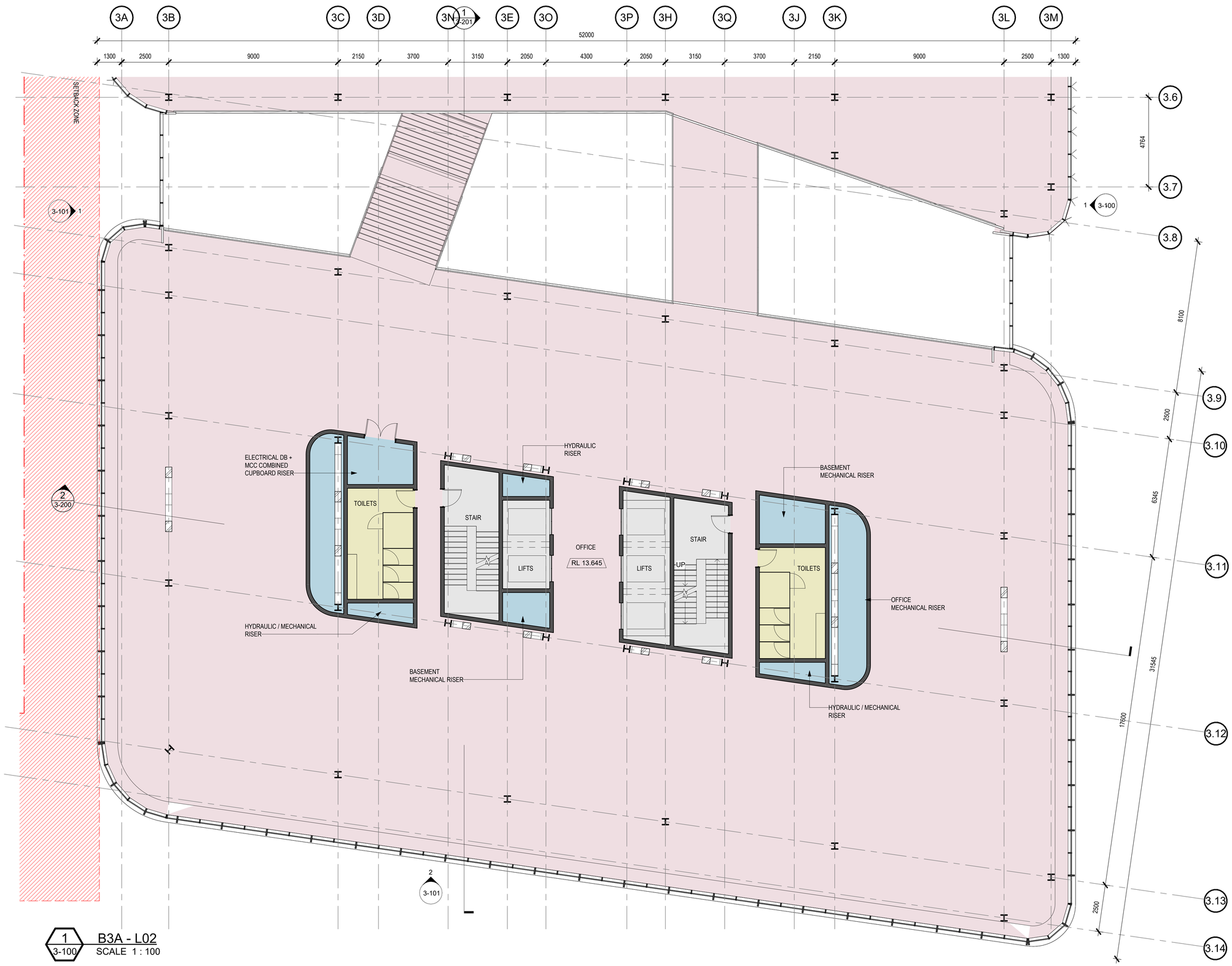
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BUILDING 3A - L01 FLOOR PLAN

100 HALSEY ST

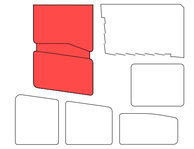
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1
3-100
B3A - L02
SCALE 1 : 100

Key Plan



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

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
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- END OF TRIP / BICYCLE
- RISER
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- SERVICES / REFUSE
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A	Substantive Application	22.10.2026	**EL/GG MD**

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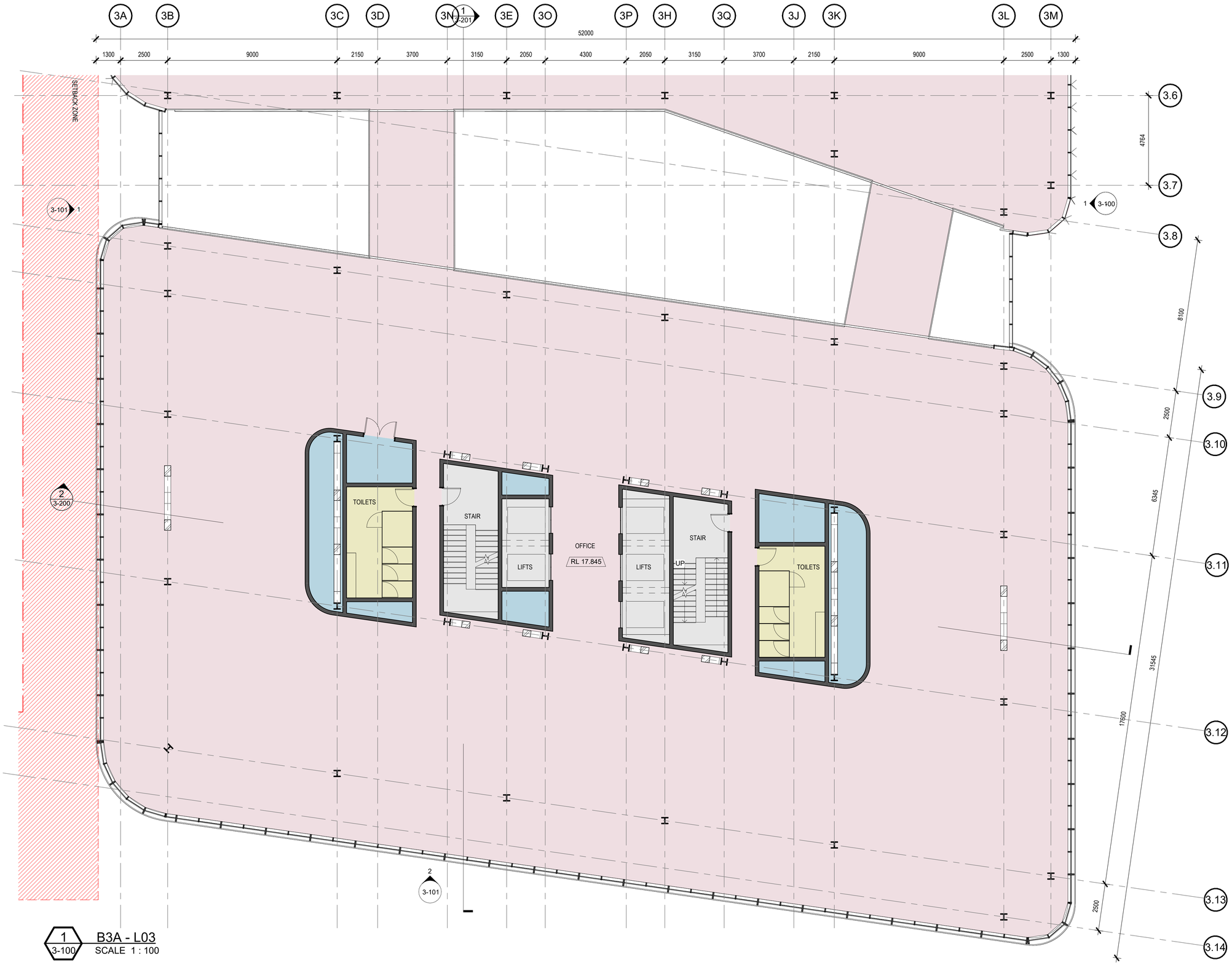
north

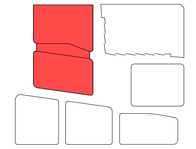
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BUILDING 3A - L02 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-112** REV: **A**

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Key Plan

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

ROOM LEGEND

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

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

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north

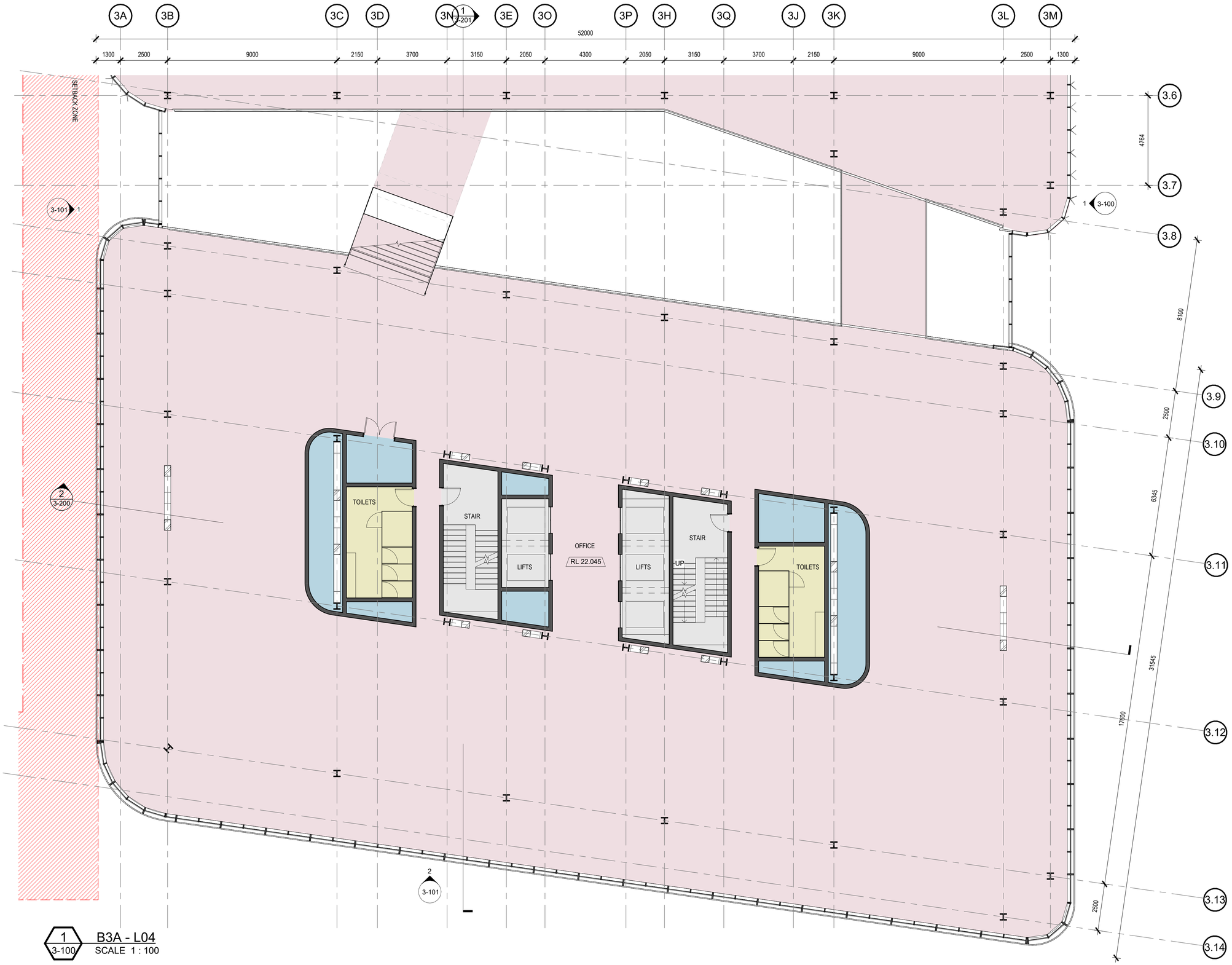
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BUILDING 3A - L03 FLOOR PLAN

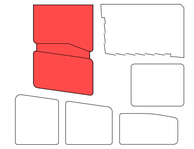
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-113** REV: **A**

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Key Plan



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ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISER
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- RAISED FLOORS

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

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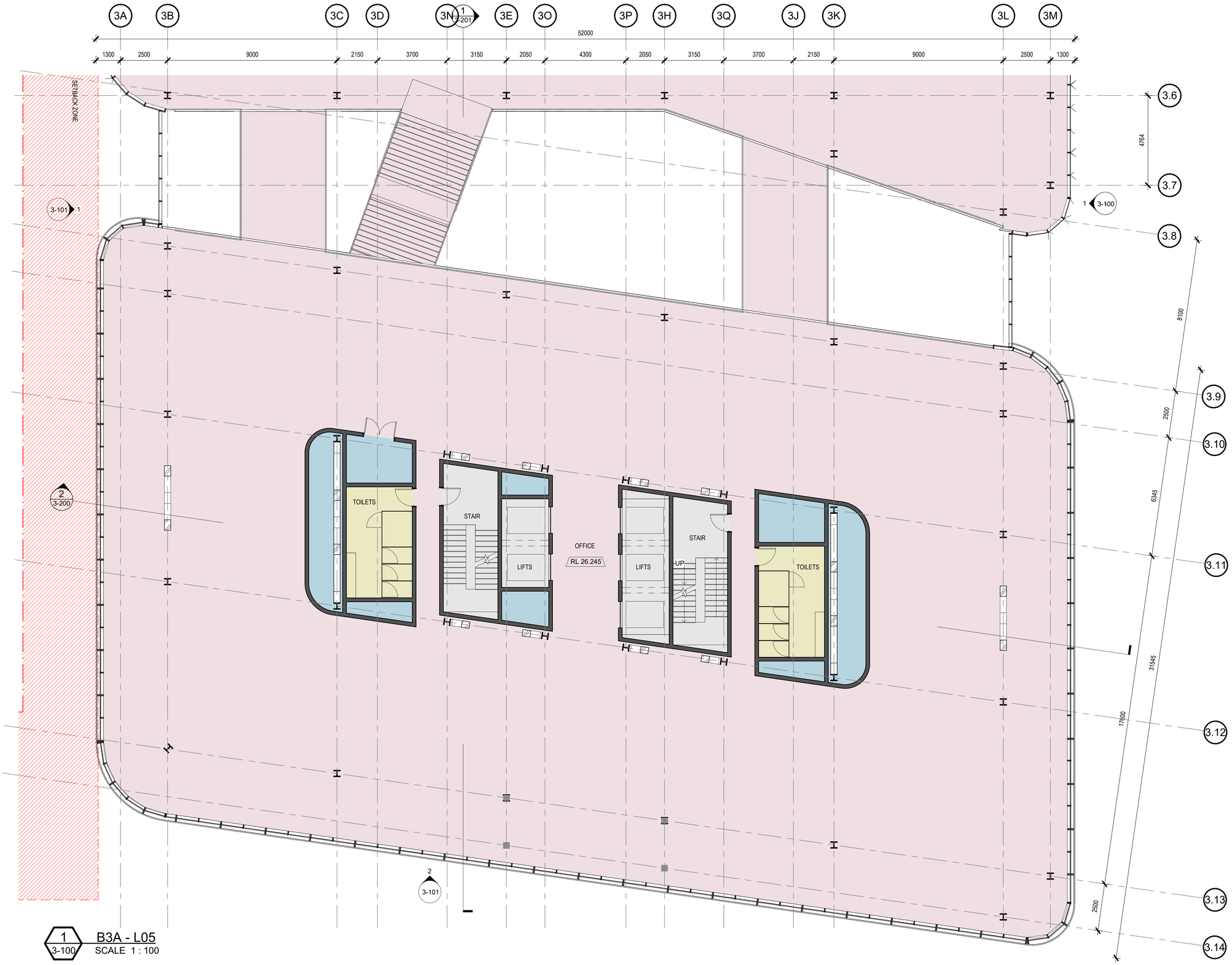
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BUILDING 3A - L04 FLOOR PLAN

100 HALSEY ST

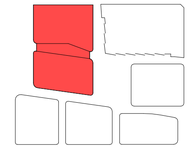
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1 / 3-100 B3A - L05
SCALE 1 : 100

Key Plan



NOTES
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ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
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- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

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

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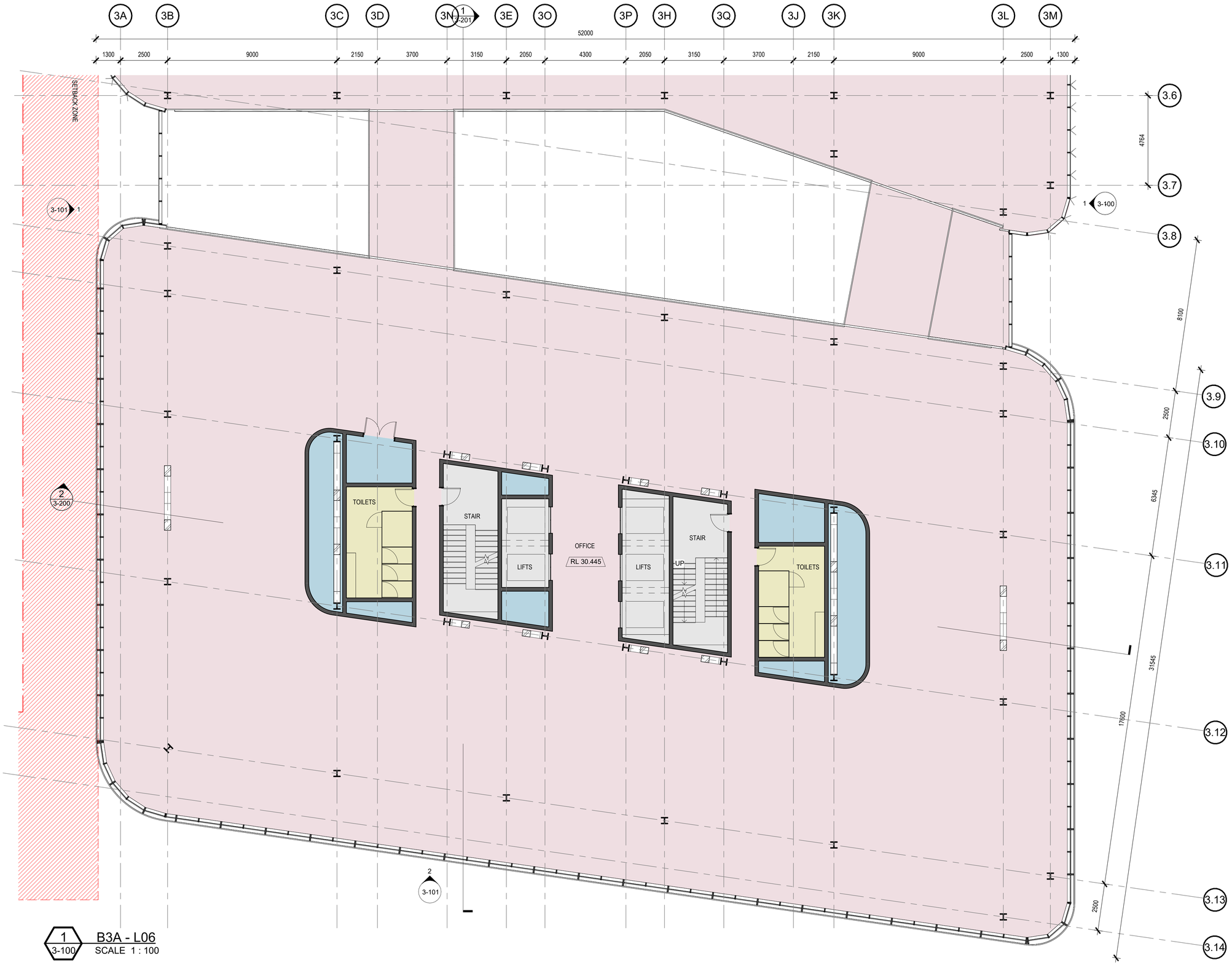
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BUILDING 3A - L05 FLOOR PLAN
100 HALSEY ST

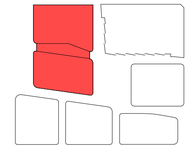
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1 / 3-100 B3A - L06
SCALE 1 : 100

Key Plan



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

ROOM LEGEND

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

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

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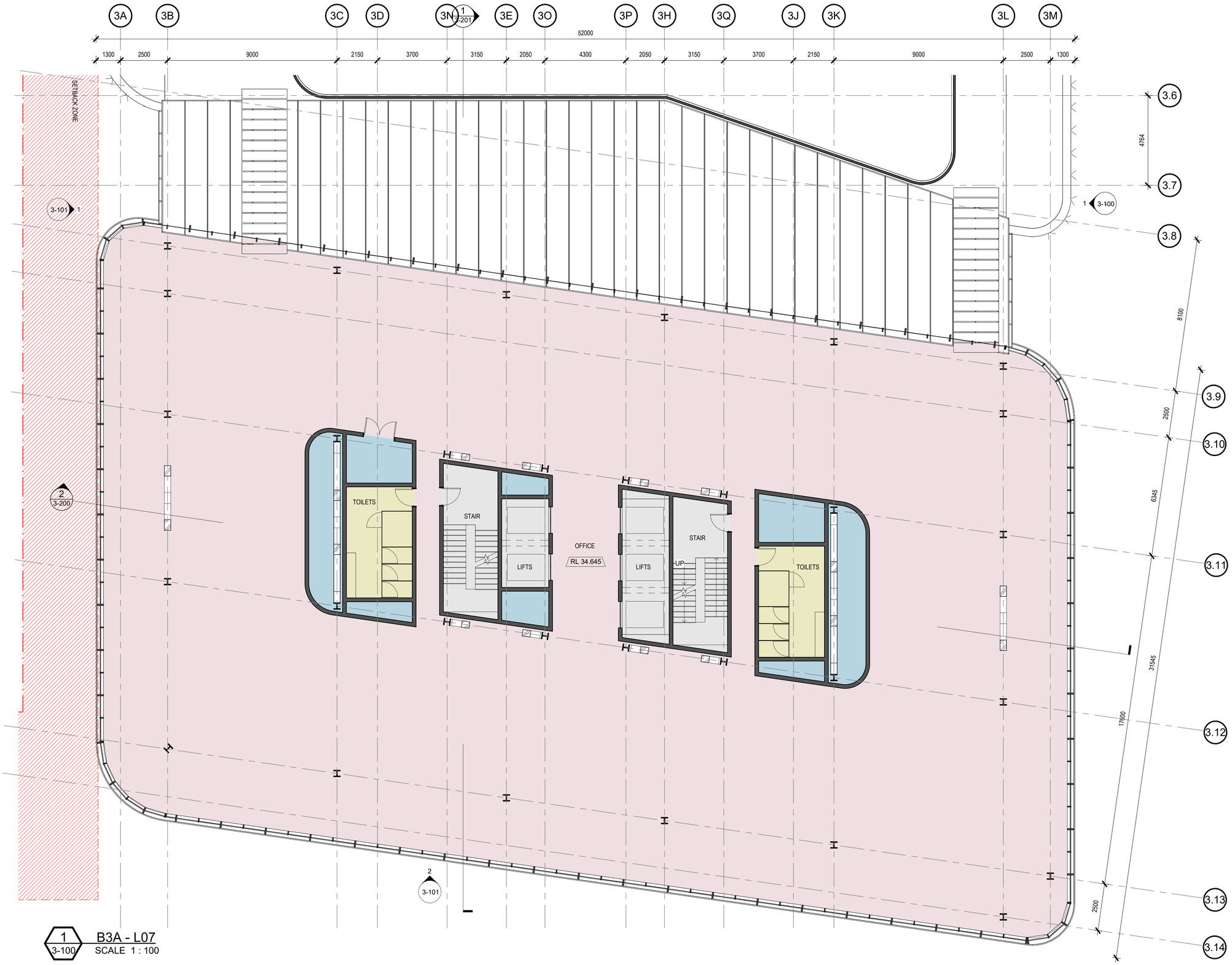
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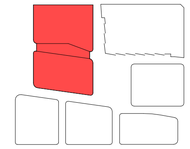
BUILDING 3A - L06 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-116** REV: **A**

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Key Plan



NOTES

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

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
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- SERVICES / REFUSE
- RAISED FLOORS

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

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north

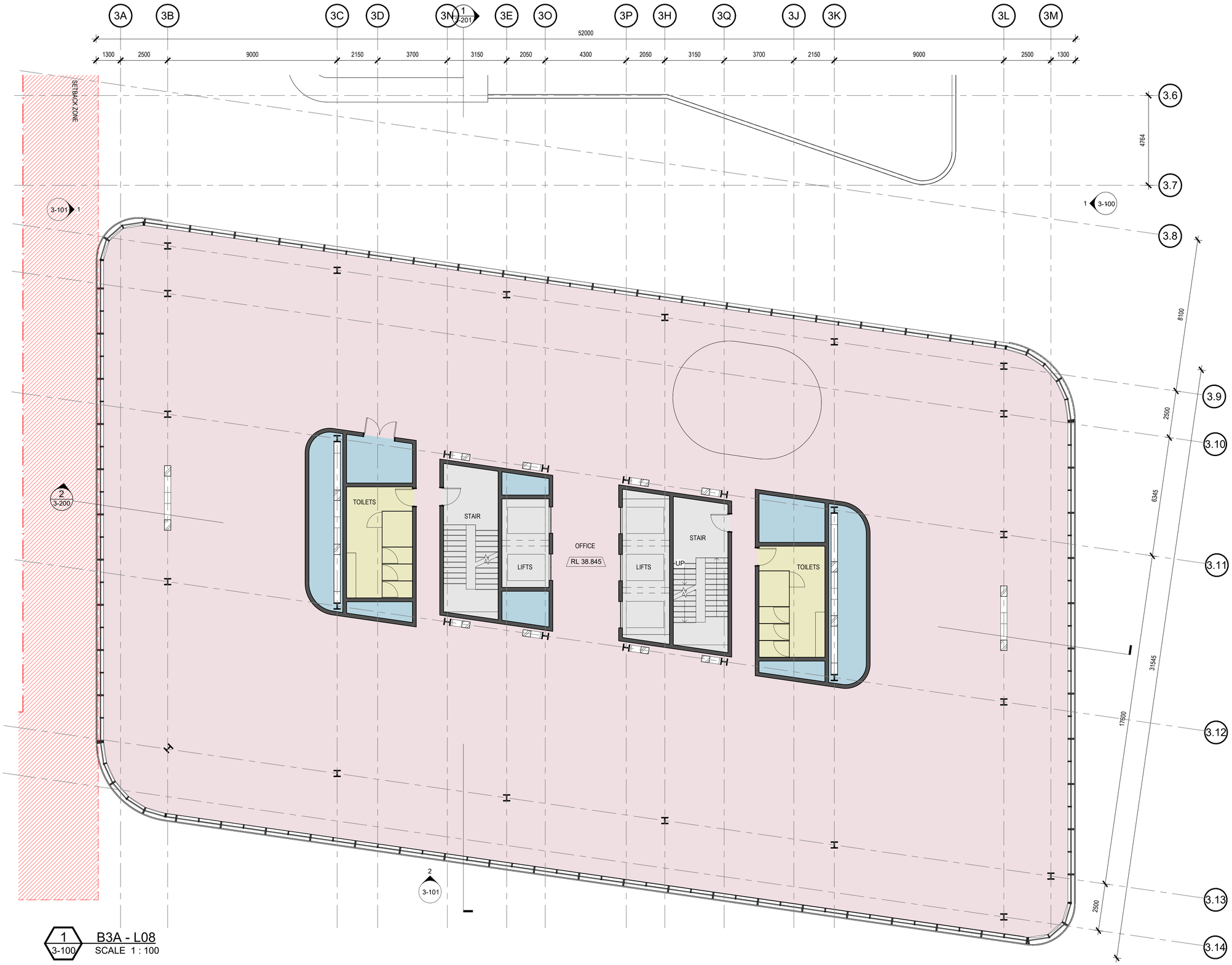
peddlethorp

BUILDING 3A - L07 FLOOR PLAN

100 HALSEY ST

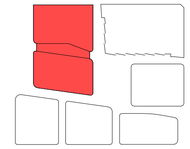
SHEET NUMBER: **2153 - 3 - 2-117** REV: **A**

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1
3-100
B3A - L08
SCALE 1 : 100

Key Plan



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

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
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- SERVICES / REFUSE
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A	Substantive Application	22.10.2026	**EL/GG MD**

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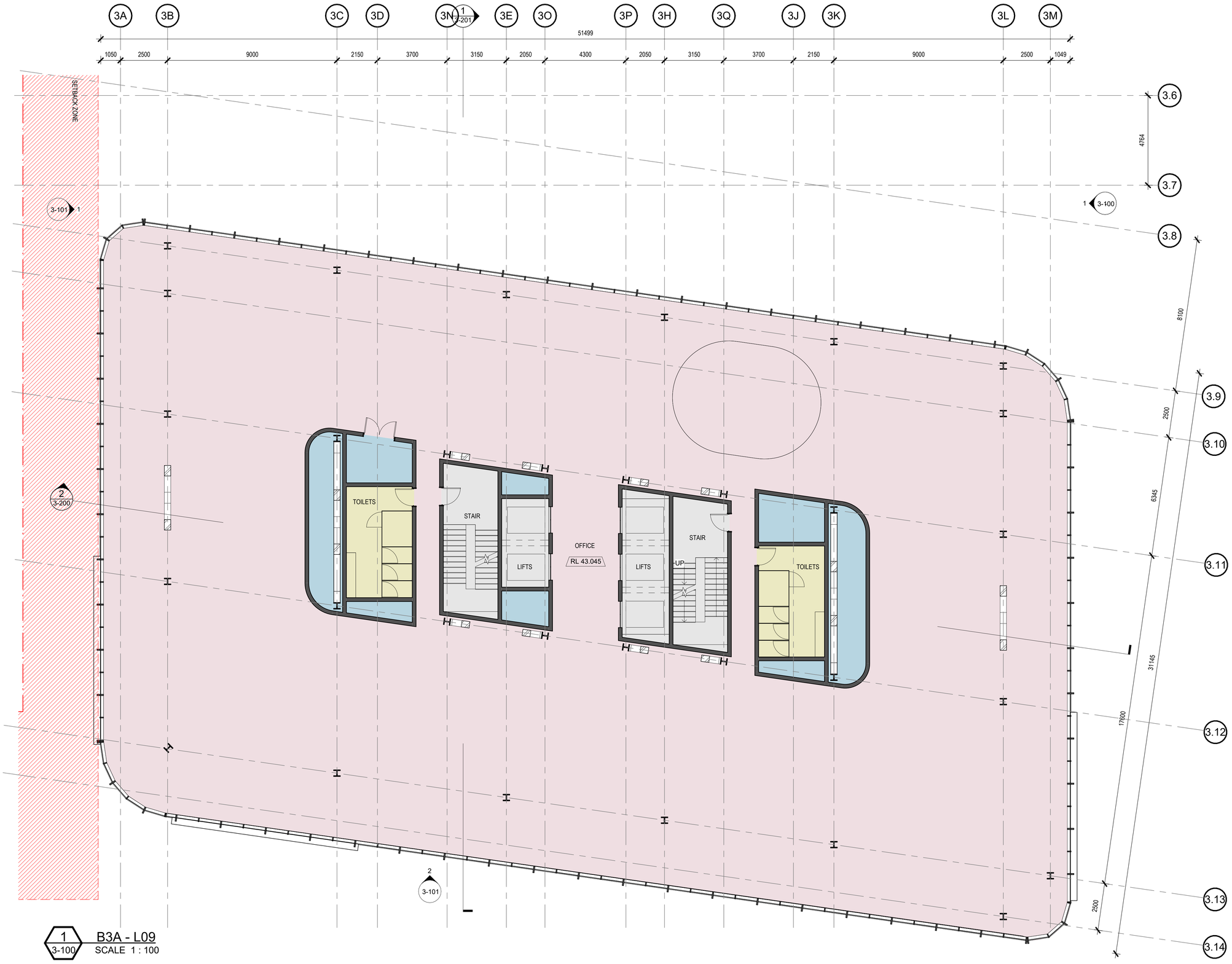
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BUILDING 3A - L08 FLOOR PLAN

100 HALSEY ST

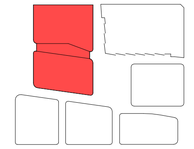
SHEET NUMBER: **2153 - 3 - 2-118** REV: **A**

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1 / 3-100 B3A - L09
SCALE 1 : 100

Key Plan



NOTES
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ROOM LEGEND

- RETAIL
- LOBBY
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A	Substantive Application	22.10.2026	**EL/GG MD**

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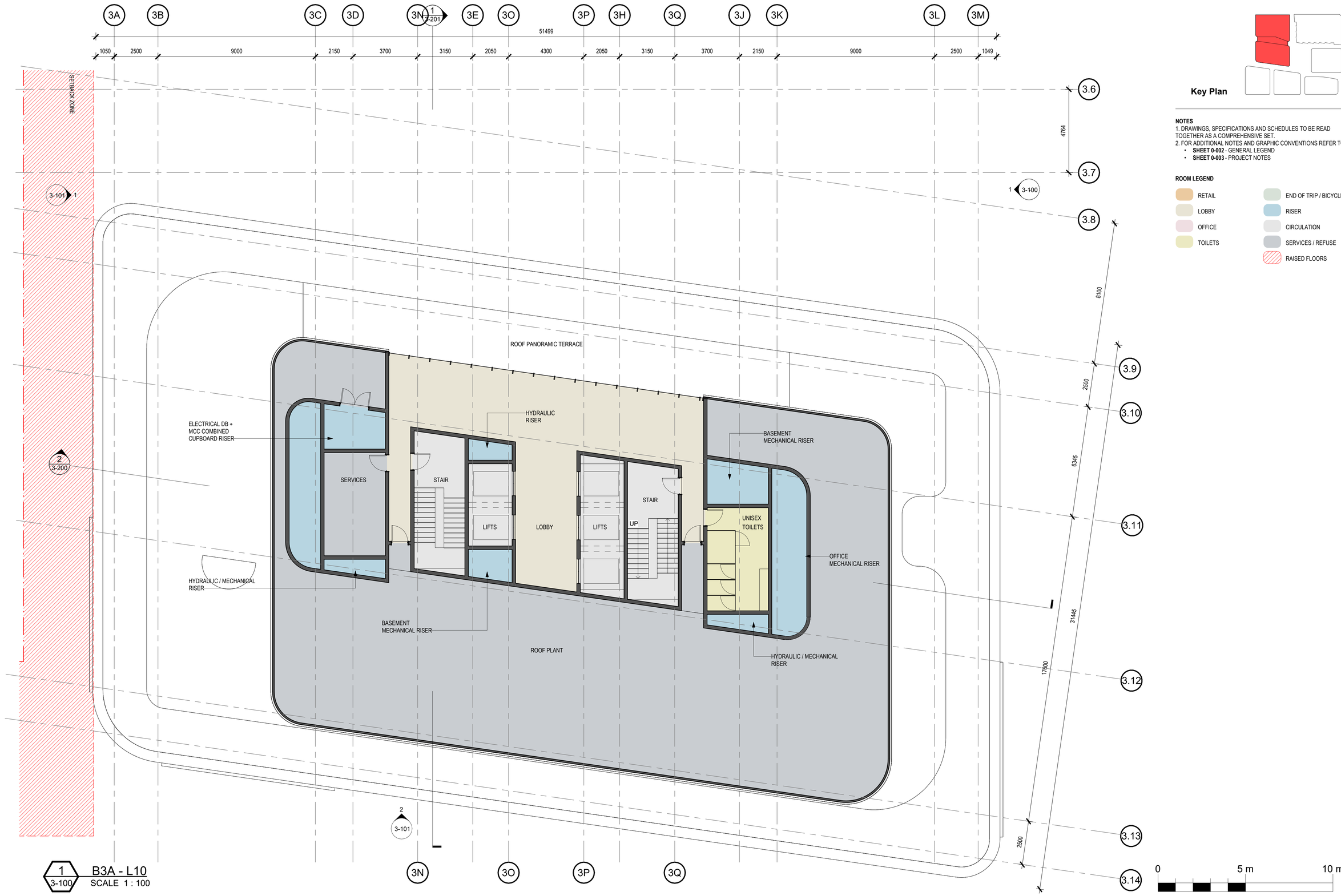
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BUILDING 3A - L09 FLOOR PLAN
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SHEET NUMBER: **2153 - 3 - 2-119** REV: **A**

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1 / 3-100 B3A - L10
SCALE 1 : 100

Key Plan

NOTES
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ROOM LEGEND

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

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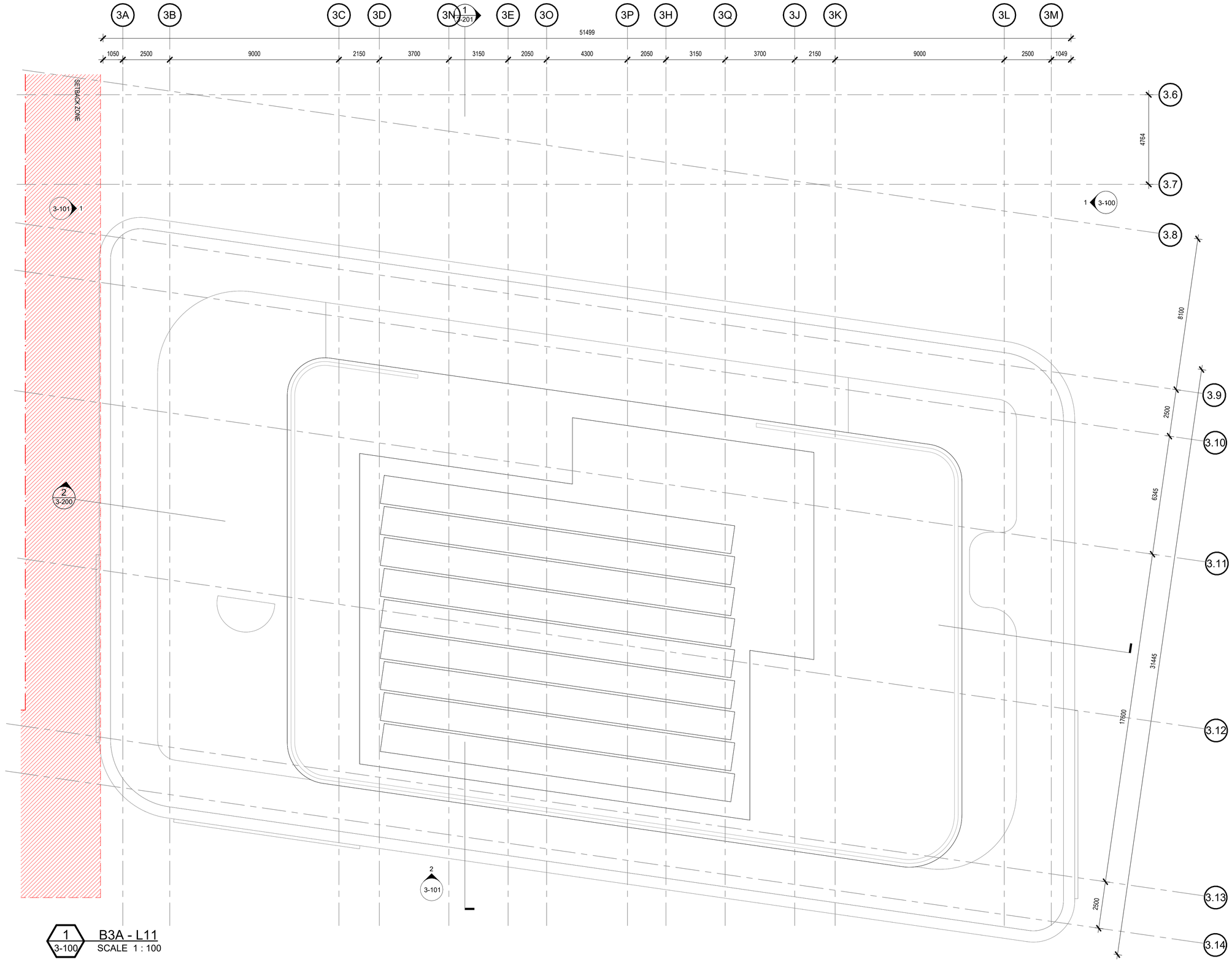
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BUILDING 3A - L10 FLOOR PLAN
100 HALSEY ST

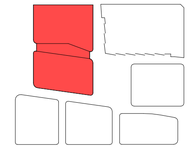
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1 / 3-100 B3A - L11
SCALE 1 : 100

Key Plan



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

ROOM LEGEND

- RETAIL
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- RISER
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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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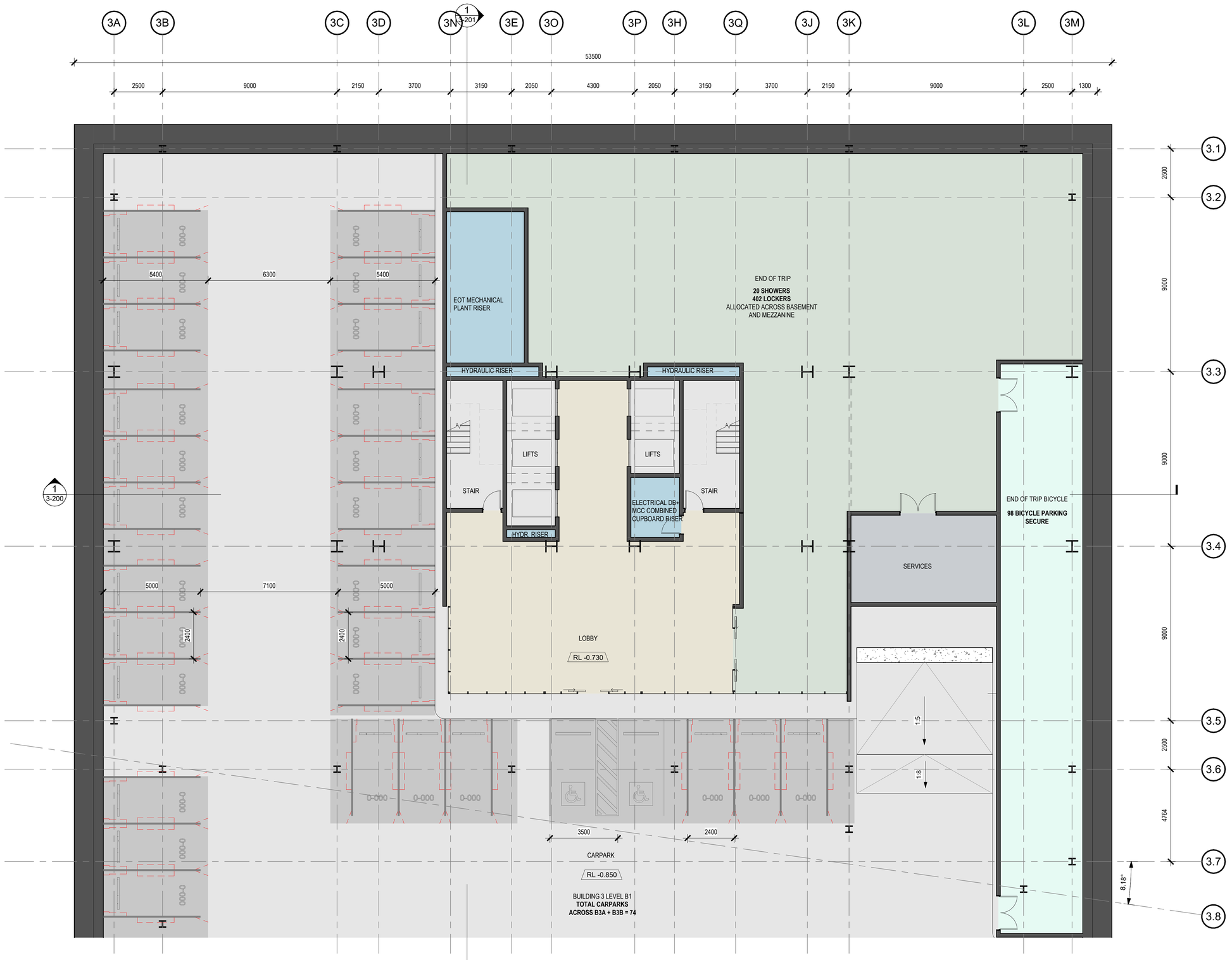
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BUILDING 3A - L11 ROOF PLAN

100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-121** REV: **A**

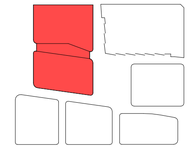
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1 / 3-200 B3B - BASEMENT LEVEL B1 PLAN
SCALE 1 : 100

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
- RISER
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

A	Substantive Application	22.10.2026	EL/GG	MD

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

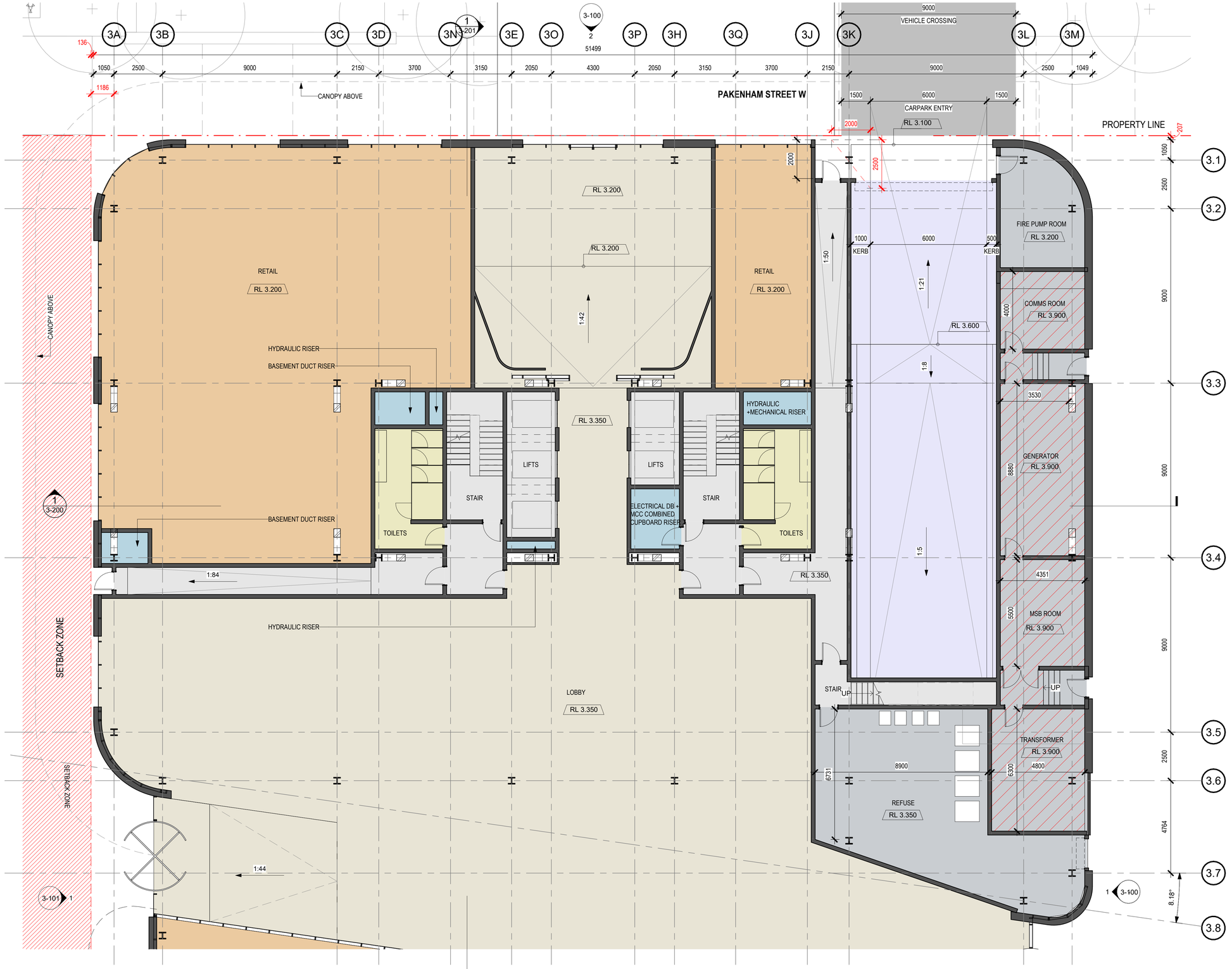
north

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BUILDING 3B - BASEMENT LEVEL B1 PLAN
100 HALSEY ST

SHEET NUMBER: 2153 - 3 - 2-128
REV: A

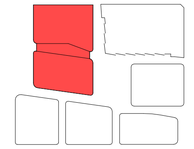
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1 / 3-100 B3B - GROUND
SCALE 1 : 100

0 5 m 10 m

Key Plan



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

ROOM LEGEND

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

A	Substantive Application	22.10.2026	EL/GG	MD

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north

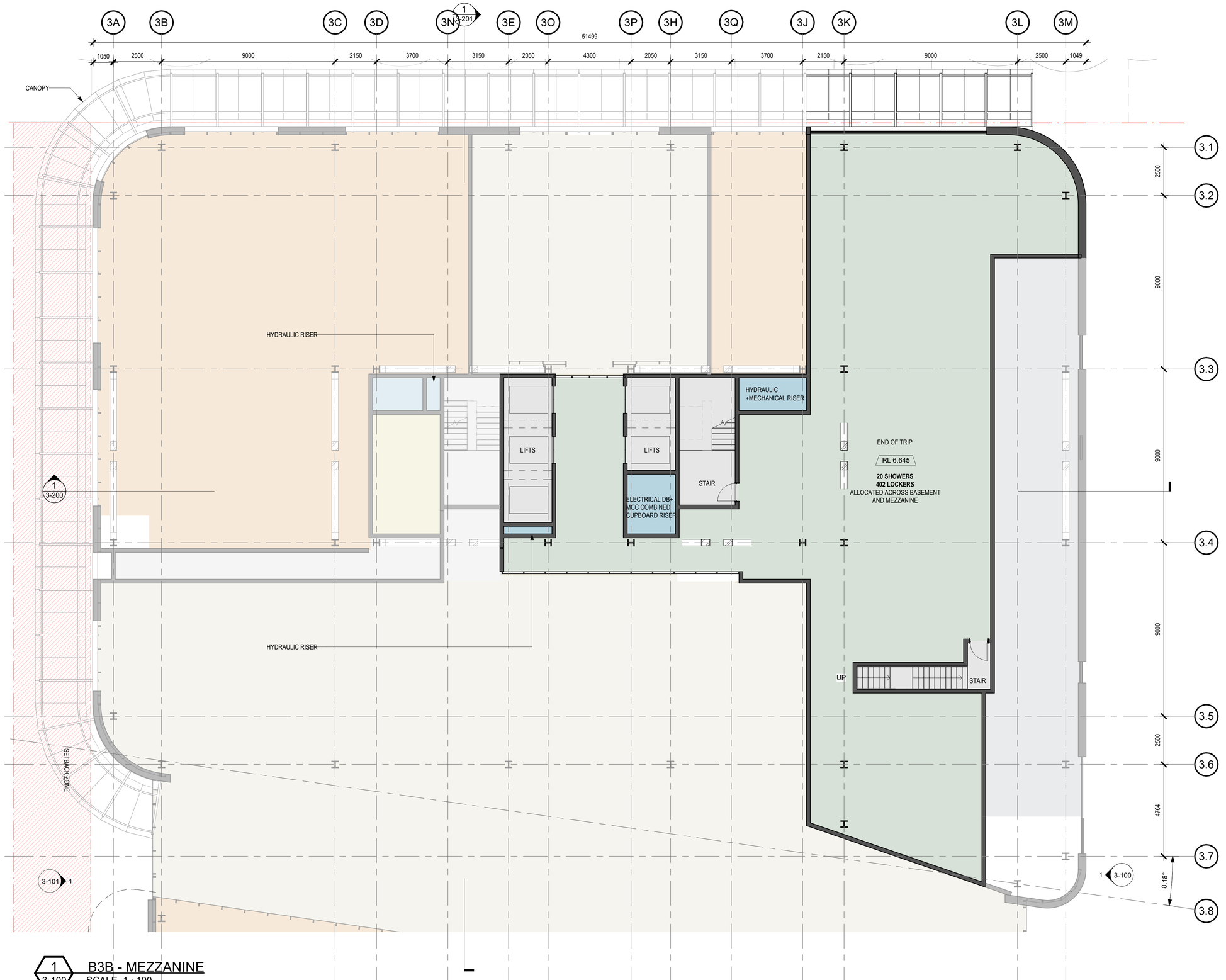
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BUILDING 3B - GROUND FLOOR PLAN

100 HALSEY ST

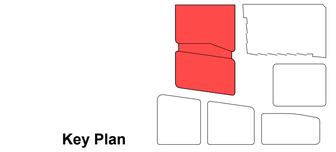
SHEET NUMBER: 2153 - 3 - 2-129 REV: A

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1 / 3-100 B3B - MEZZANINE
SCALE 1 : 100

0 5 m 10 m



Key Plan

NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
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   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

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

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

north

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BUILDING 3B - MEZZANINE PLAN

100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-130** REV: **A**

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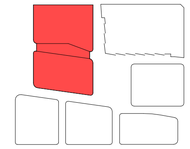
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1 / 3-100 B3B - L01
SCALE 1 : 100

0 5 m 10 m

Key Plan



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

ROOM LEGEND

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

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

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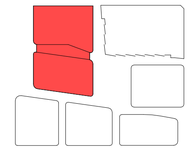
BUILDING 3B - L01 FLOOR PLAN

100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-131** REV: **A**

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Key Plan

NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
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   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

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

1 / 3-100 B3B - L02
SCALE 1 : 100

0 5 m 10 m

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

north

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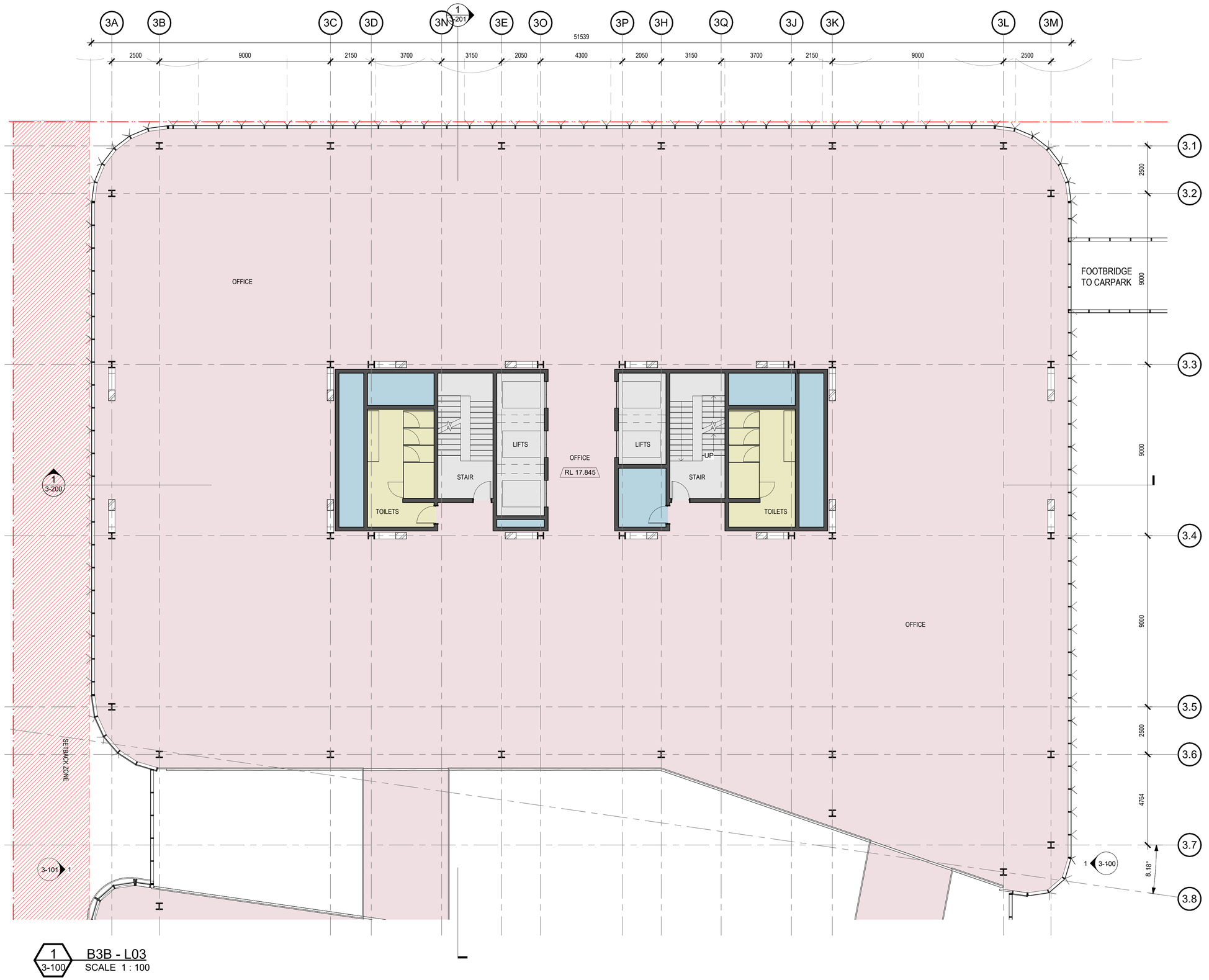
BUILDING 3B - L02 FLOOR PLAN

100 HALSEY ST

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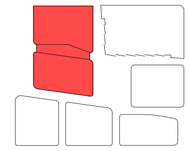
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1 / 3-100 B3B - L03
SCALE 1 : 100

Key Plan



NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
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   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

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

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

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BUILDING 3B - L03 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-133** REV: **A**

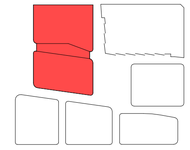
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1 / 3-100 B3B - L04
SCALE 1 : 100

0 5 m 10 m

Key Plan



NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
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   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

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

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

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BUILDING 3B - L04 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-134** REV: **A**

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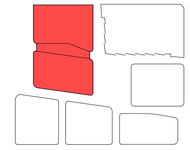
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1 / 3-100 B3B - L05
SCALE 1 : 100

0 5 m 10 m

Key Plan



NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
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   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

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

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

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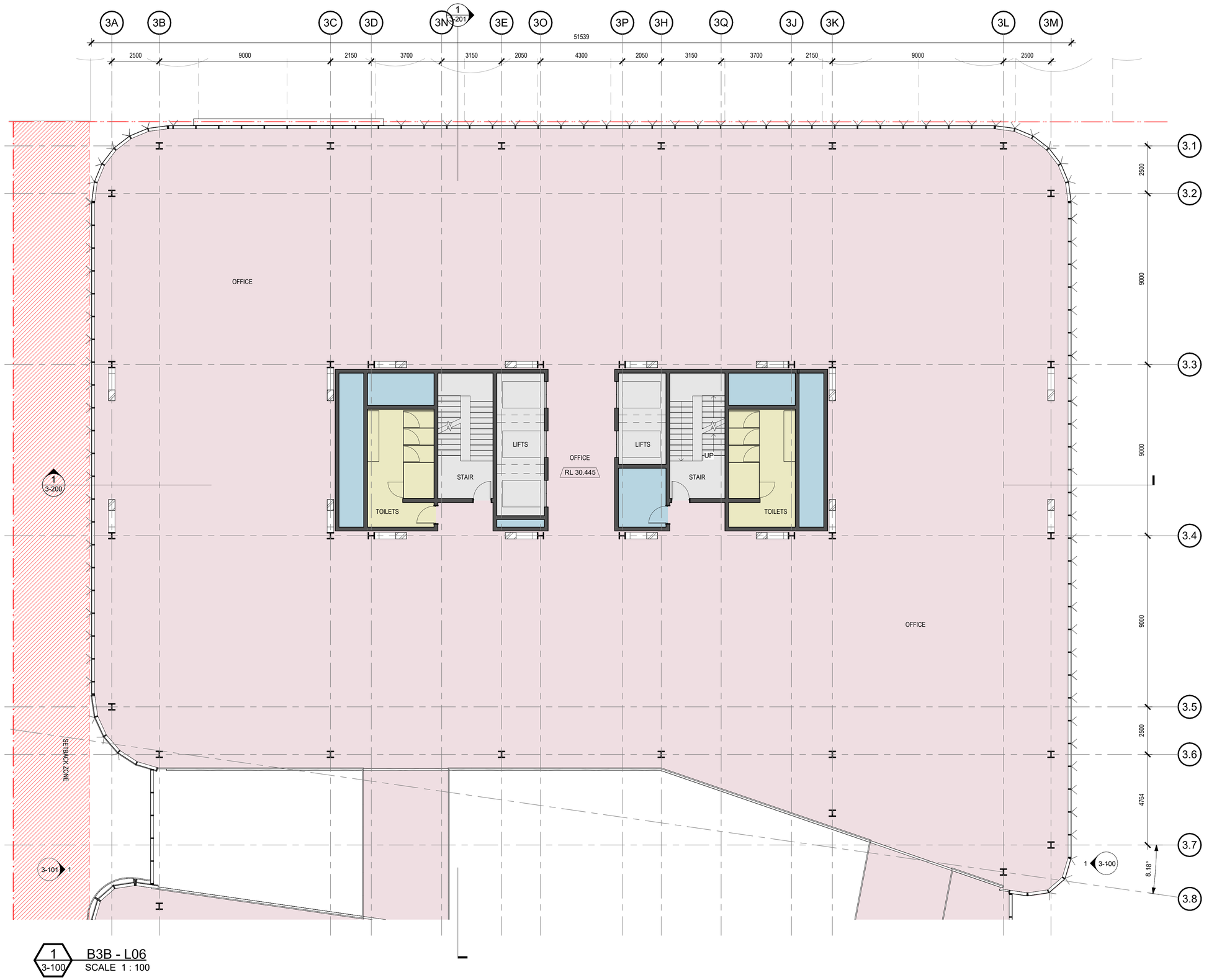
north

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BUILDING 3B - L05 FLOOR PLAN
100 HALSEY ST

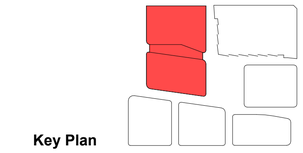
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1 / 3-100 B3B - L06
SCALE 1 : 100

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

ROOM LEGEND

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

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

north

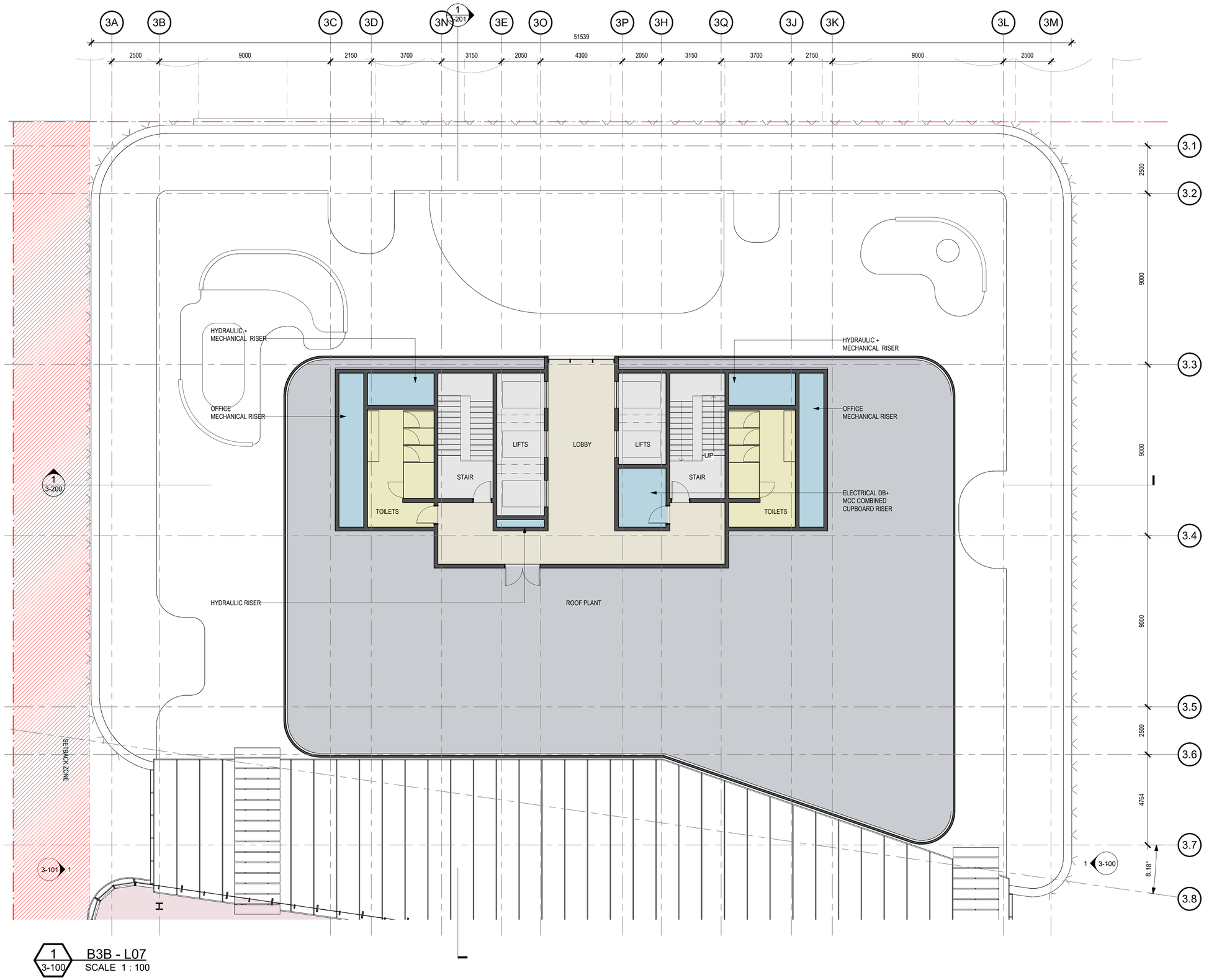
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BUILDING 3B - L06 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-136** REV: **A**

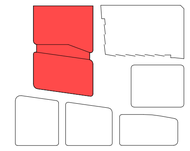
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1 / 3-100 B3B - L07
SCALE 1 : 100

0 5 m 10 m



Key Plan

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

ROOM LEGEND

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

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

north

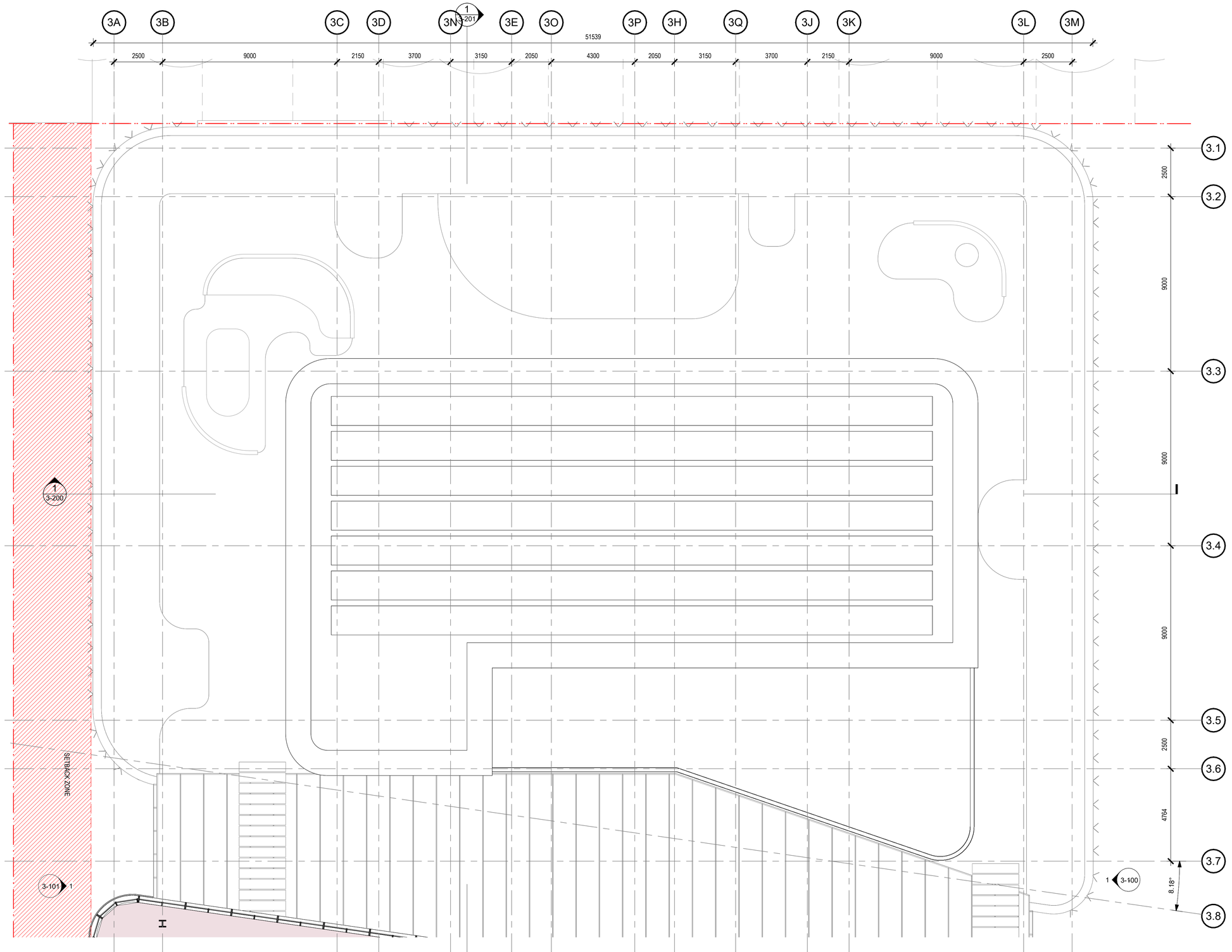
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BUILDING 3B - L07 FLOOR PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 2-137** REV: **A**

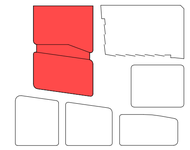
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1 / 3-100 B3B - L08
SCALE 1 : 100

0 5 m 10 m



Key Plan

NOTES
1. DRAWINGS, SPECIFICATIONS AND SCHEDULES TO BE READ TOGETHER AS A COMPREHENSIVE SET.
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   - **SHEET 0-002** - GENERAL LEGEND
   - **SHEET 0-003** - PROJECT NOTES

ROOM LEGEND

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

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

north

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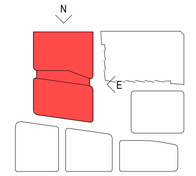
BUILDING 3B - L08 ROOF PLAN

100 HALSEY ST

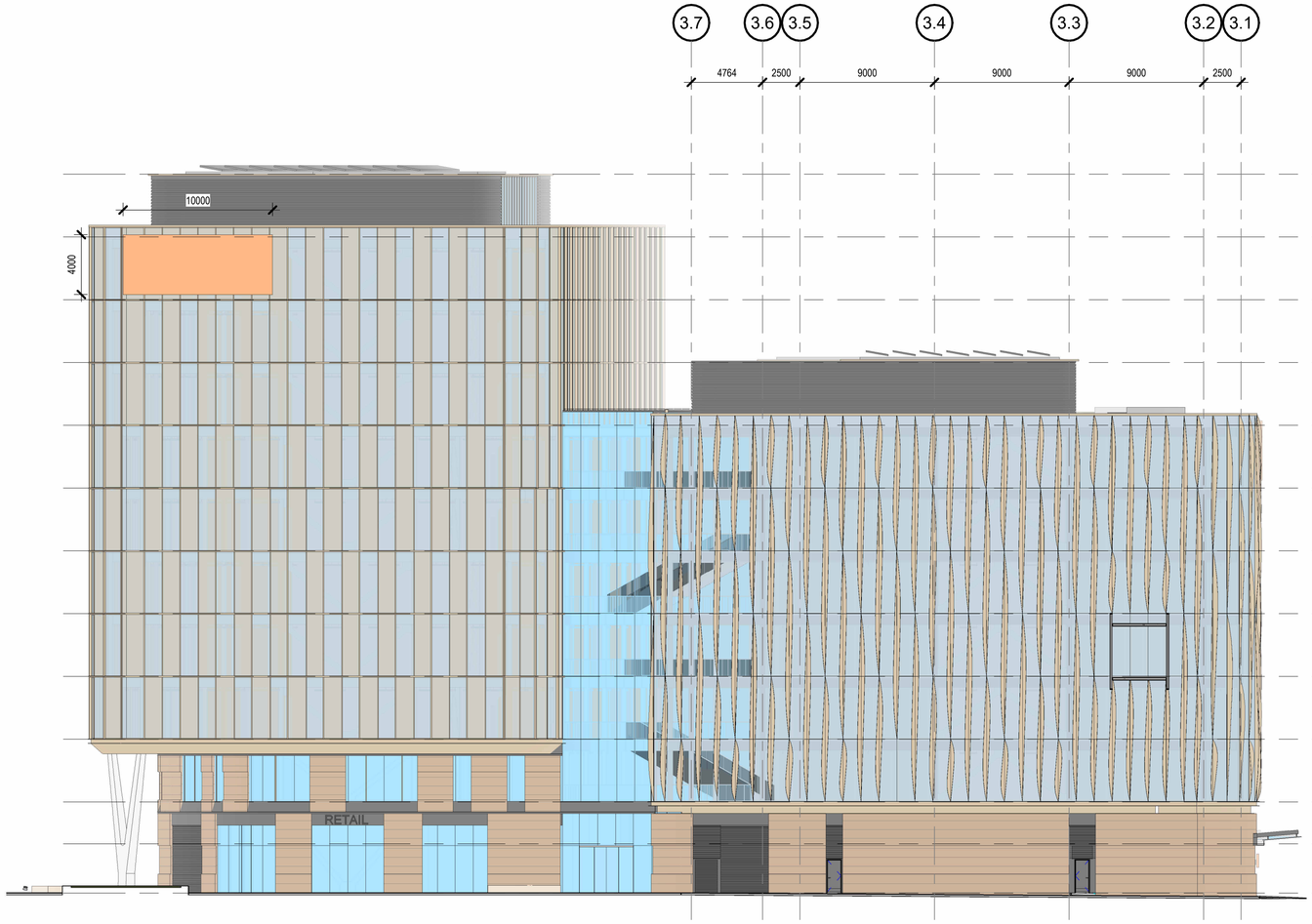
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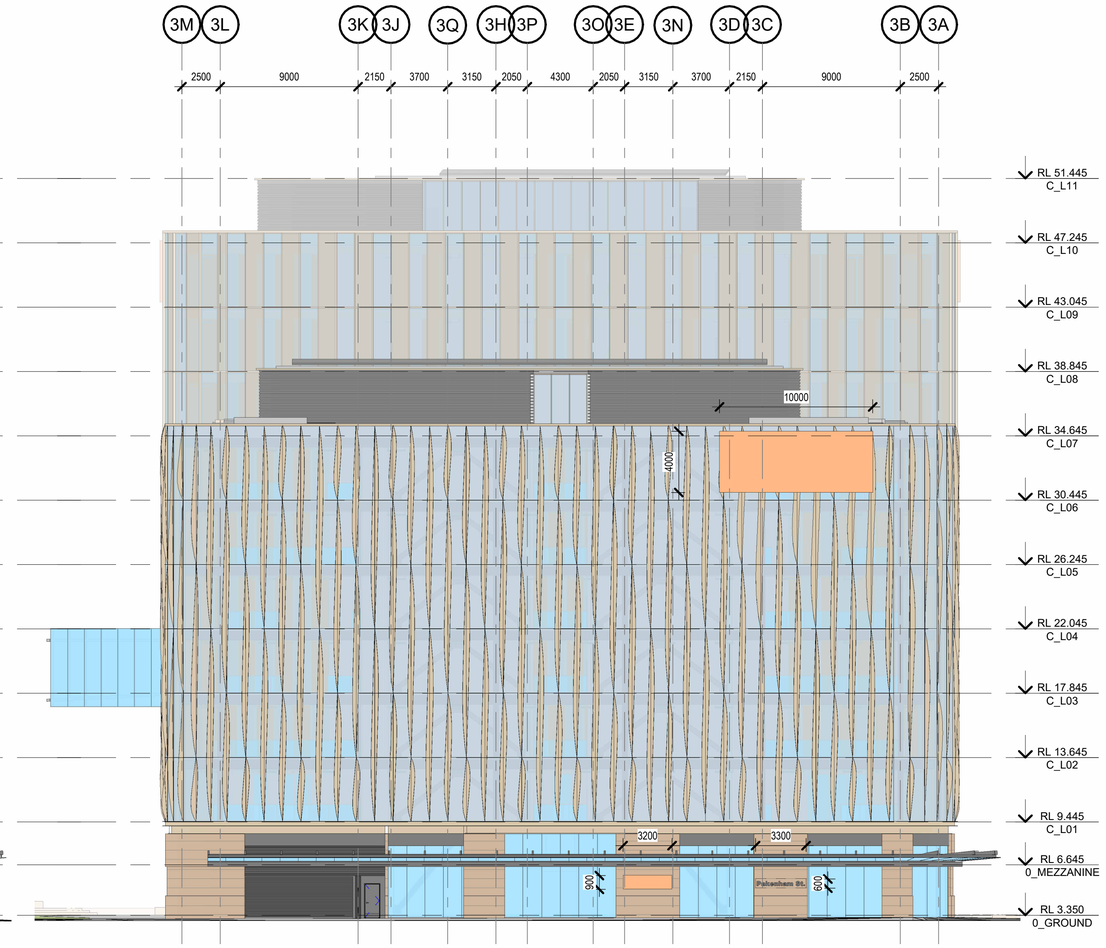
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Key Plan



1 / 2-109 EAST ELEVATION
SCALE 1 : 200



2 / 2-129 NORTH ELEVATION
SCALE 1 : 200

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

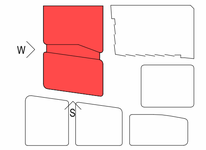
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BUILDING 3 - ELEVATIONS
100 HALSEY ST

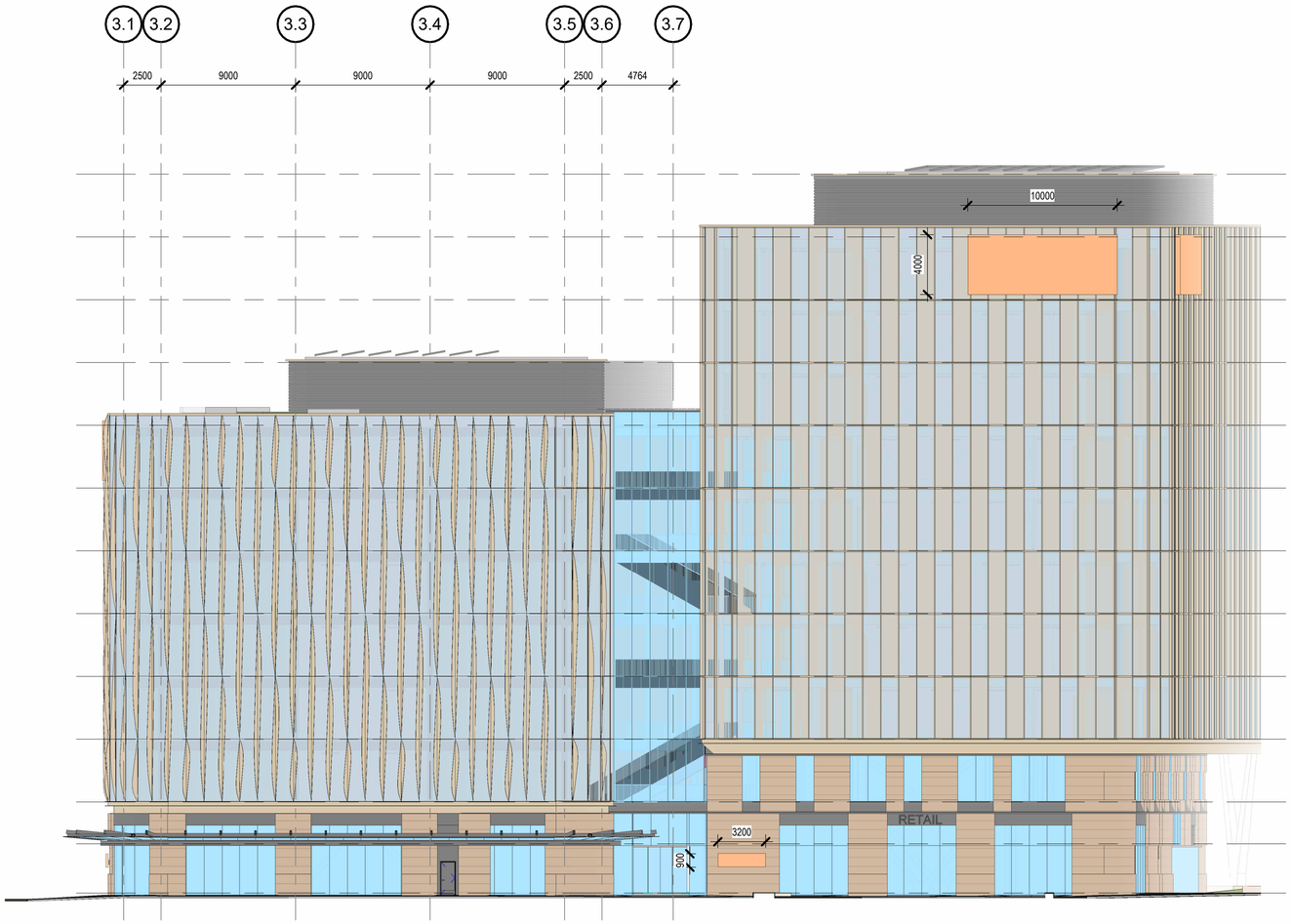
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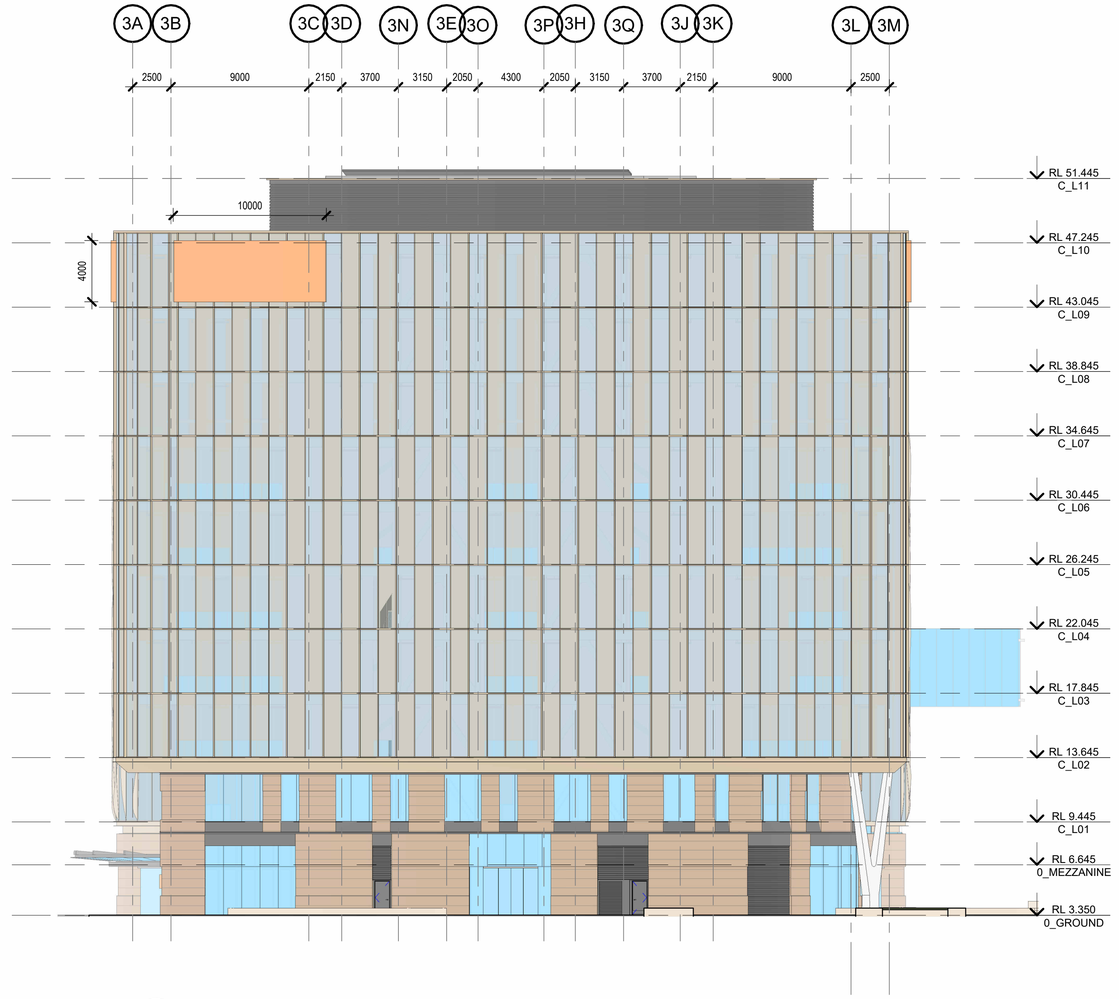
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Key Plan



1 WEST ELEVATION
2-109 SCALE 1 : 200



2 SOUTH ELEVATION
2-109 SCALE 1 : 200

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

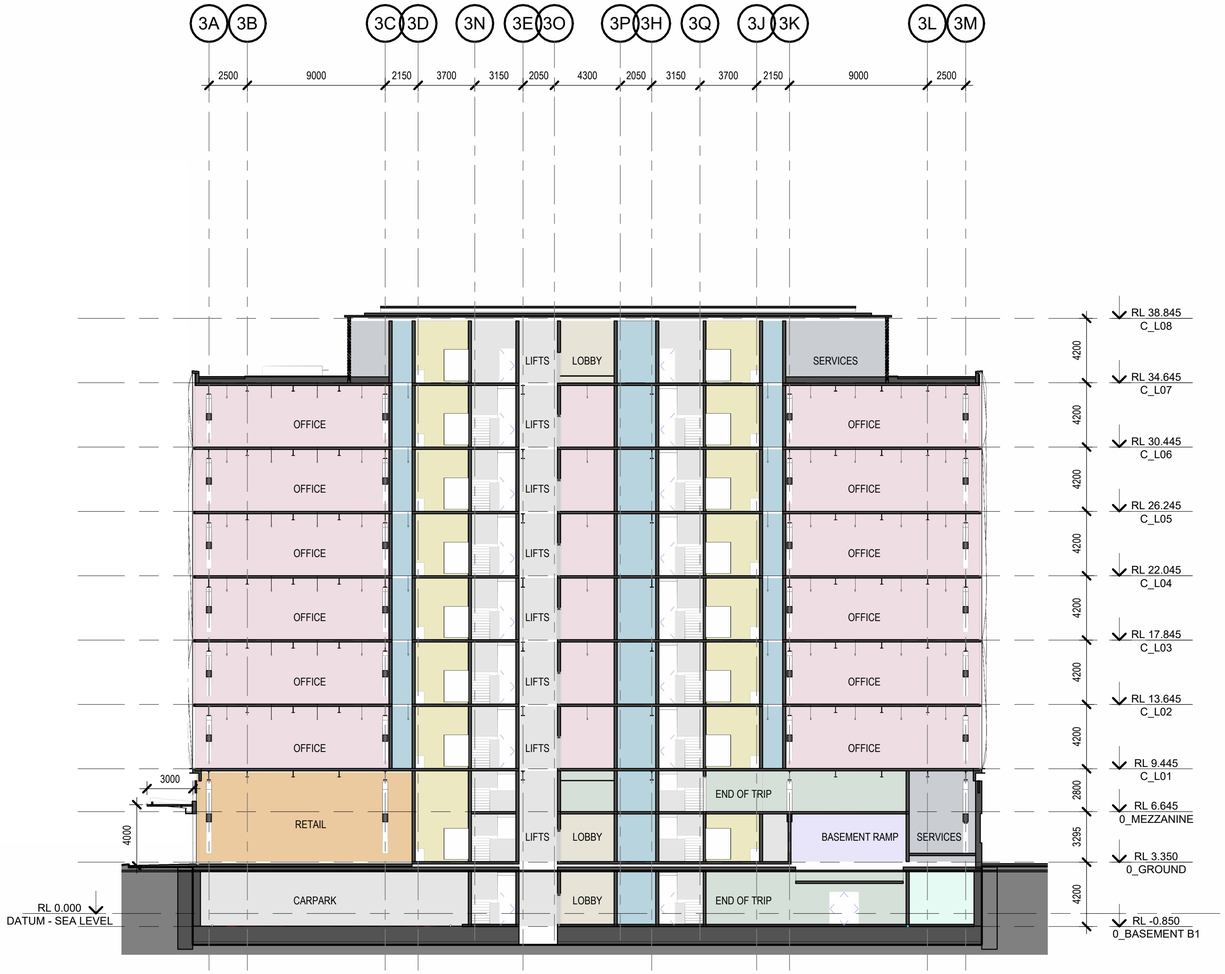
A	Substantive Application	22.10.2026	EL/GG	MD

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BUILDING 3 - ELEVATIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 3 - 3-101
REV: A

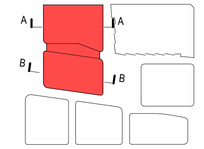
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1 SECTION A-A
2-128 SCALE 1 : 200



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



Key Plan

ROOM LEGEND

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

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A	Substantive Application	22.10.2026	EL/GG	MD

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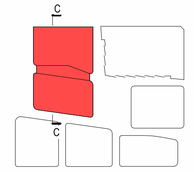
BUILDING 3 - SECTIONS
100 HALSEY ST

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

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



Key Plan

ROOM LEGEND

- RETAIL
- LOBBY
- OFFICE
- TOILETS
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A	Substantive Application	22.10.2026	**EL/GG**	**MD**

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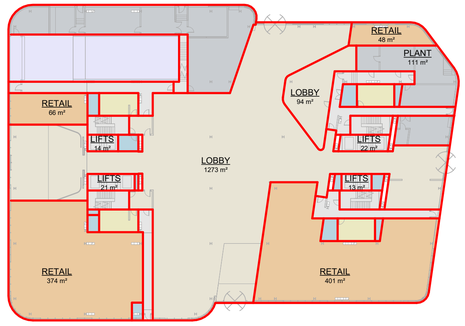
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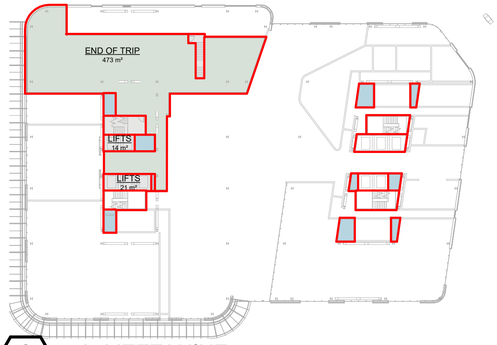
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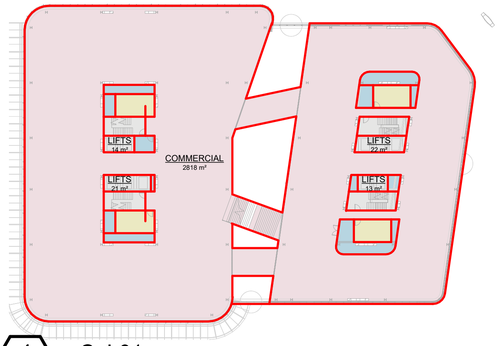
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SCALE 1 : 500



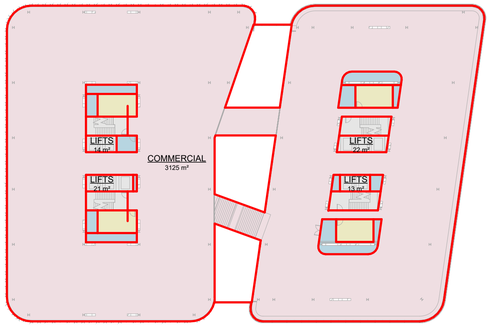
2 3-100 **0_GROUND**
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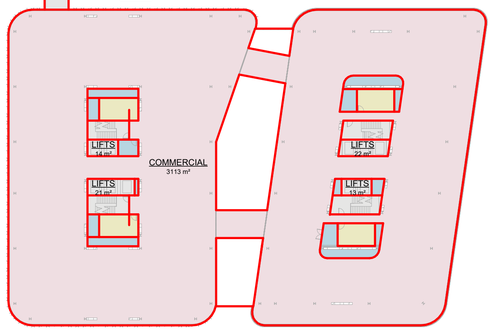
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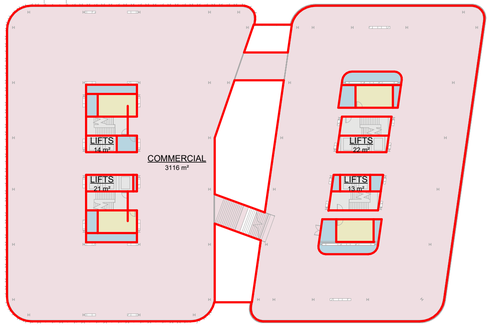
4 3-100 **C_L01**
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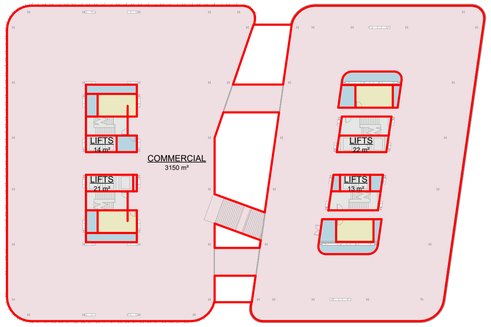
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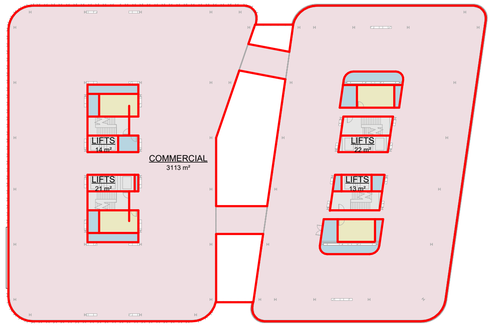
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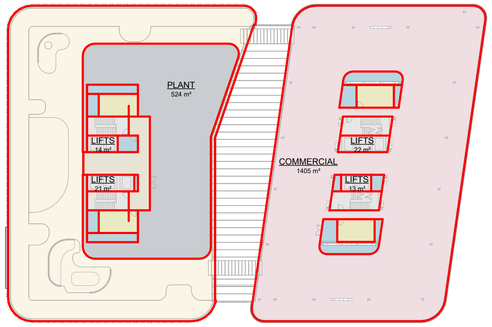
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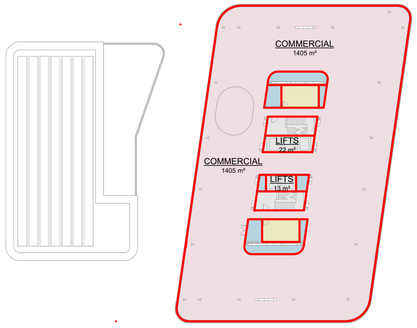
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SCALE 1 : 500



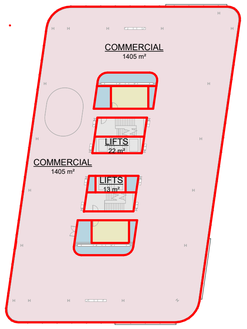
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SCALE 1 : 500



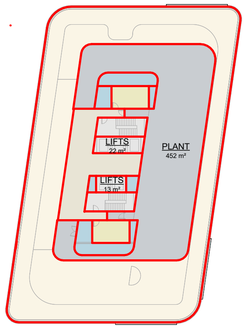
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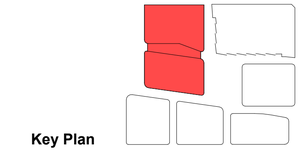
11 3-100 **C_L08**
SCALE 1 : 500



12 3-100 **C_L09**
SCALE 1 : 500



13 3-100 **C_L10**
SCALE 1 : 500



Key Plan

ROOM LEGEND

- RETAIL
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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 3 - FAR AREA SCHEDULE

100 HALSEY ST

SHEET NUMBER: **2153 - 3 - 9-001** REV: **A**

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100 Halsey St - B3 Area + Compliance Schedule

Revision	Date	Issue
I	13/10/2026	Substantive Application

Level	Lobby	Commercial	Retail	EoT	Roof Terrace	Plant	Basement Ramp	Basement Carpark	Circulation	Risers	Toilets	Cleaners	Lifts	Stairs	Total Area
C_L10	116.80				836.10	469.50				56.80	45.10		35.10	50.20	304.00
C_L09		1,422.50								56.80	45.10		35.10	50.20	1,609.70
C_L08		1,422.50								56.80	45.10		35.10	50.20	1,609.70
C_L07	72.10	1,422.50			1,041.30	524.00				106.30	92.50		69.40	92.30	1,855.10
C_L06		3,130.50								106.30	92.50		69.40	92.30	3,491.00
C_L05		3,167.60								106.30	92.50		69.40	92.30	3,528.10
C_L04		3,133.60								106.30	92.50		69.40	92.30	3,494.10
C_L03		3,130.50							29.00	106.30	92.50		69.40	92.30	3,520.00
C_L02		3,142.20								106.30	92.50		69.40	92.30	3,502.70
C_L01		2,835.10								106.30	92.50		69.40	92.30	3,195.60
0_MEZZANNE				489.20						66.80			34.90	21.40	123.10
0_GROUND	1,367.40		889.40			410.60	225.20		226.70	65.00	92.50		69.40	83.90	2,794.30
0_BASEMENT B1	254.50			723.80		36.20	75.10	2,722.00		73.70			69.40	92.30	489.90
	1,439.50 m²	**22,807.00 m²**	**889.40 m²**	**1,213.00 m²**	**1,877.40 m²**	**1,440.30 m²**	**300.30 m²**	**2,722.00 m²**	**255.70 m²**	**1,120.00 m²**	**875.30 m²**	**0.00 m²**	**764.80 m²**	**994.30 m²**	**29,517.30 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 3	**29,517.30 m²**	**28,627.90 m²**	**889.40 m²**	8	n.a.	19	95	3	3

Proposed Scheme - Actual EOT and bicycle parking provision

	20	402	19	95	3	3

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

AUP - Maximum allowed carparks

	Area	Total Carparks
Commercial	28,627.90 m²	191
Retail	889.40 m²	6
Total	**29,517.30 m²**	**197**

Actual carparks provided

Regular users	70
Regular users - Accessible	4
Total	**74**

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	141
Total floor area	1405 m2

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

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	141	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 3
- 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 3
- Basins 2
- Accessible facilities 1

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

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

Female
- Toilet pans 3
- 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 3
- 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

OFFICES BUILDING B3A

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	175
Total floor area	1745 m2

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

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	175	Computer rooms (not used as	0
Parking buildings, garages	0		

Option 1 - Unisex toilet facilities

Unisex
- Unisex 5
- Accessible facilities 1

Option 2 - Single sex toilet facilities only

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

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

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

Female
- Toilet pans 3
- Basins 2

Male
- Toilet pans 4
- Basins 2

Unisex
- Accessible facilities 1

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

Female
- Toilet pans 3
- Basins 2

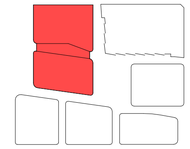
Male
- Toilet pans 4
- Urinals 1
- Basins 2

Unisex
- Accessible facilities 1

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OFFICES BUILDING B3B

Key Plan



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BUILDING 3 - TOILETS CALCULATION
100 HALSEY ST

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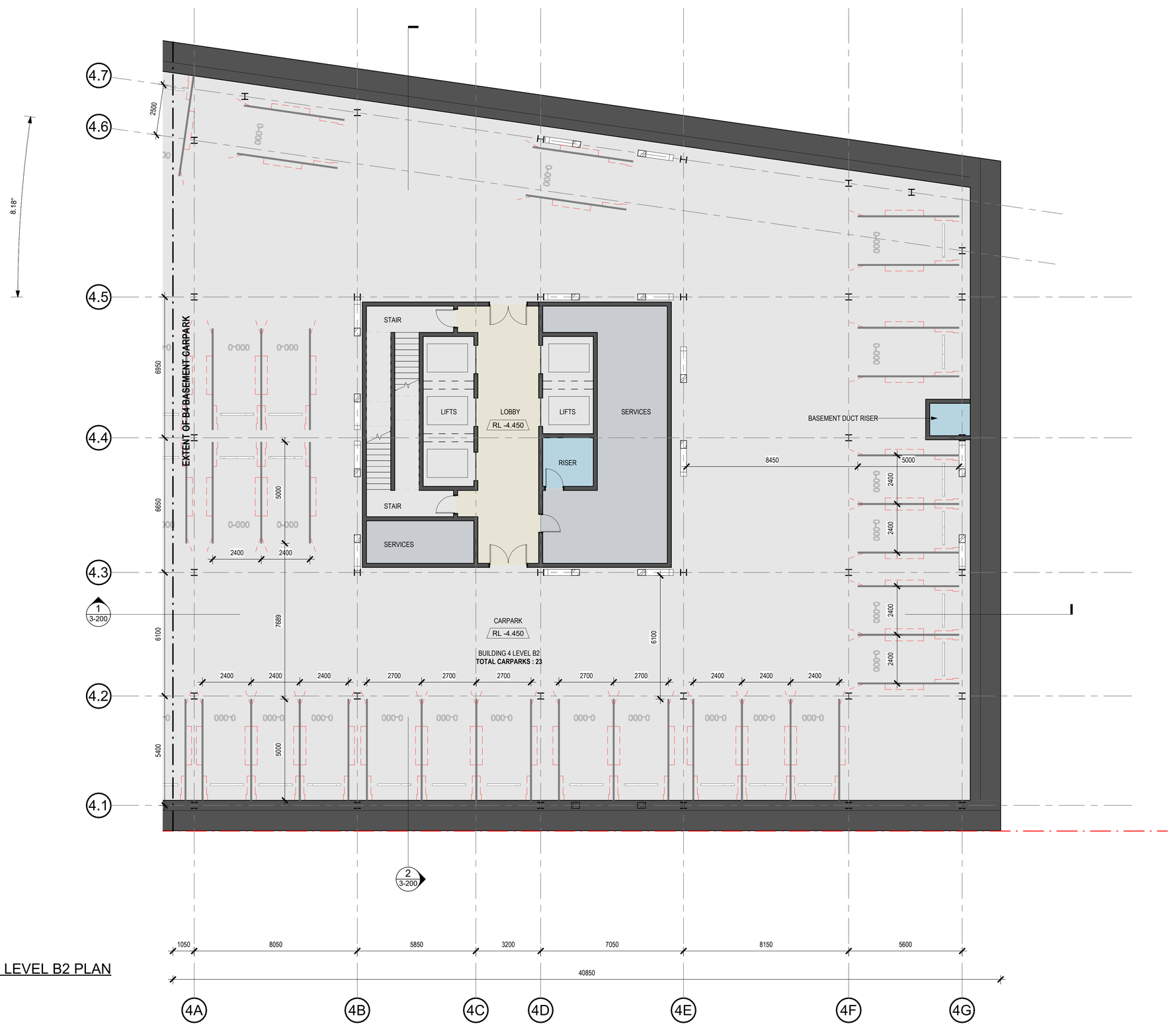
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100 HALSEY ST

BUILDING 4

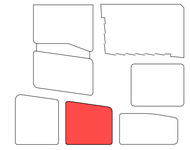
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SUBSTANTIVE
22/10/2026



1 3-200 BASEMENT LEVEL B2 PLAN
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

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- RAISED FLOORS

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

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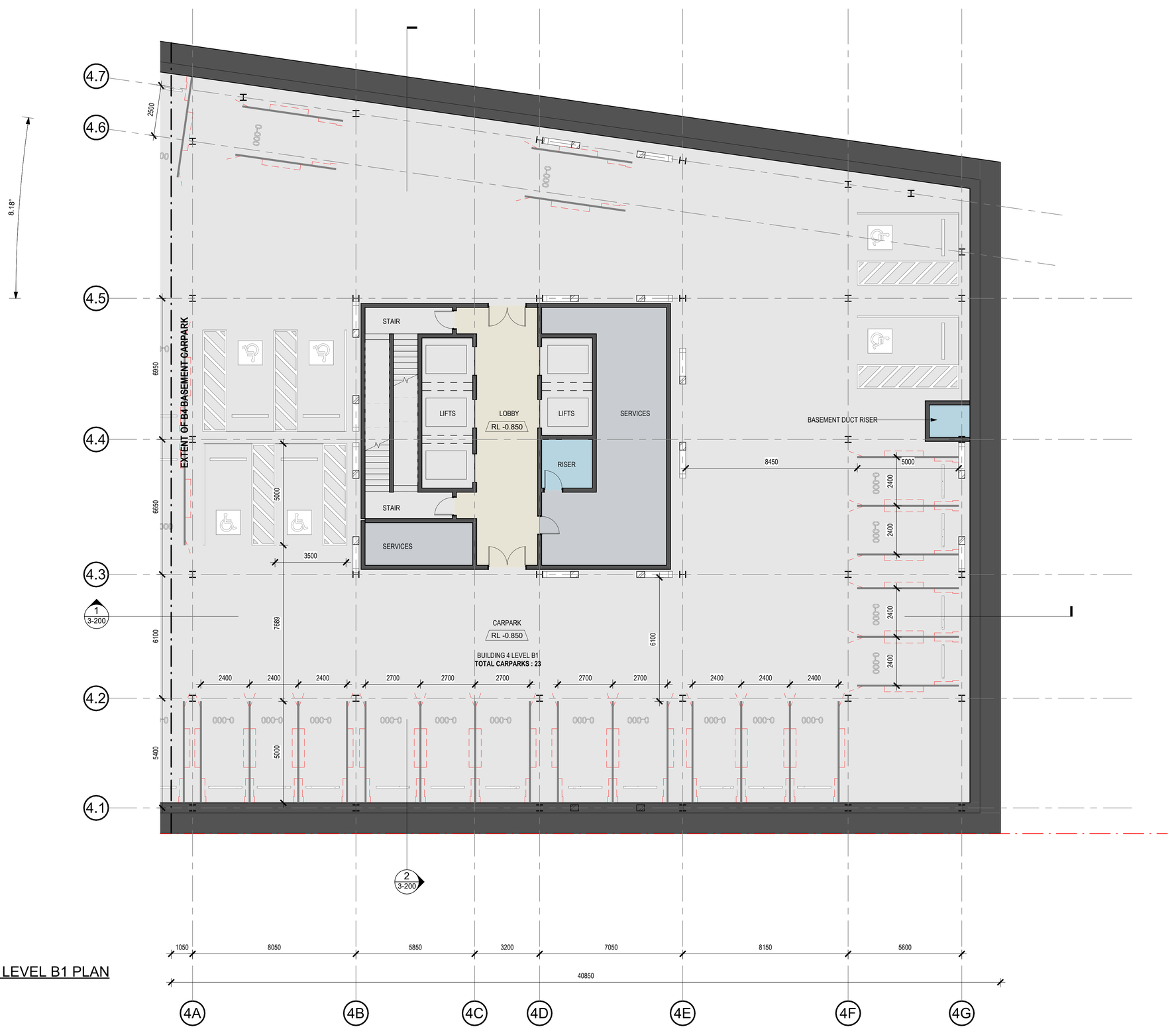
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BUILDING 4 - BASEMENT LEVEL B2 PLAN
100 HALSEY ST

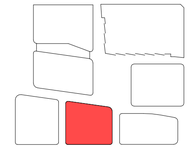
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1 3-200 BASEMENT LEVEL B1 PLAN
SCALE 1 : 100



Key Plan

NOTES
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ROOM LEGEND

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0 5 m 10 m

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BUILDING 4 - BASEMENT LEVEL B1 PLAN
100 HALSEY ST

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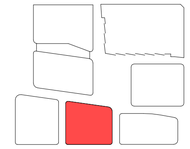
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1 / 3-100 B4 - GROUND
SCALE 1 : 100

0 5 m 10 m



Key Plan

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

ROOM LEGEND

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A	Substantive Application	22.10.2026	EL/GG MD

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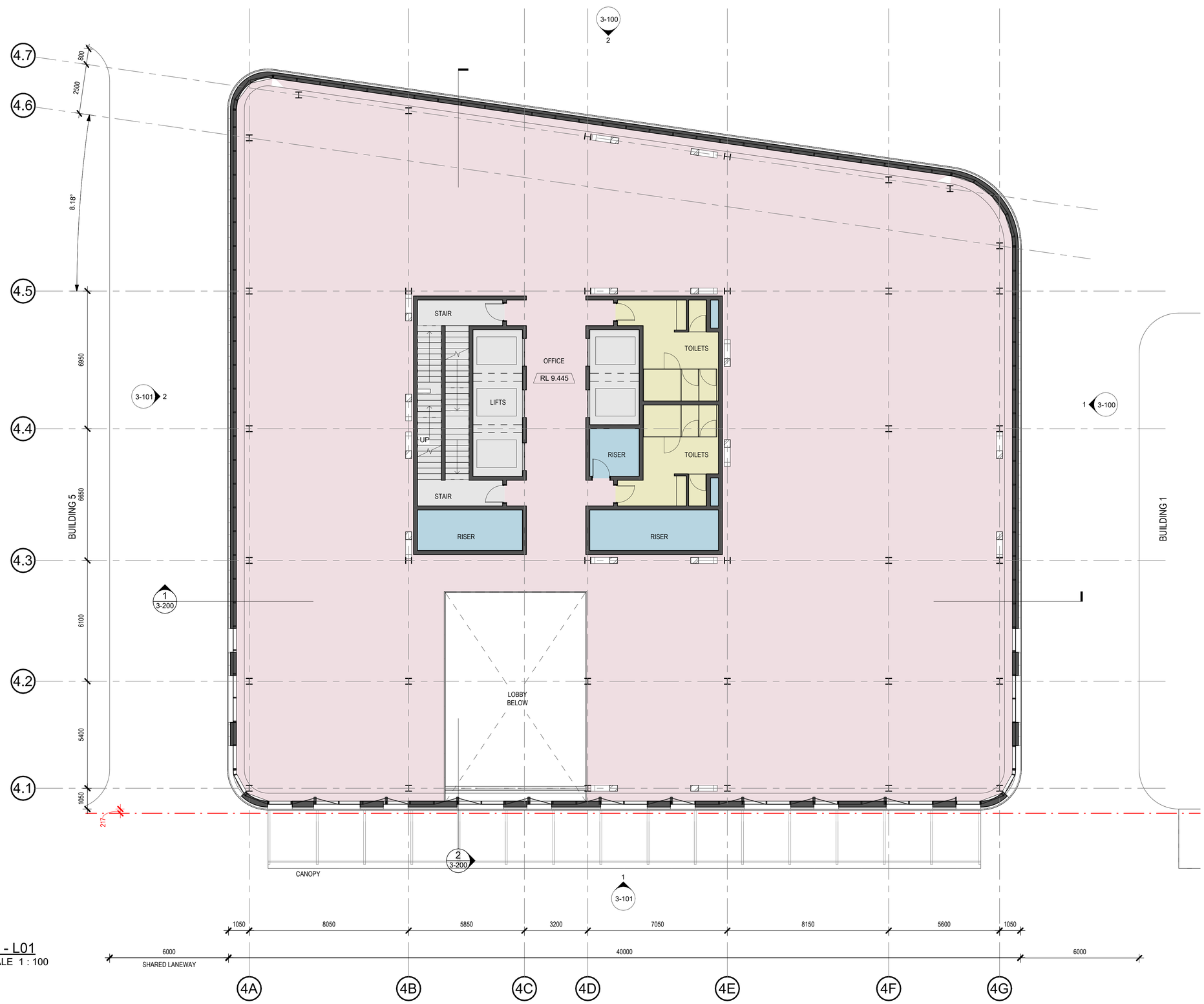
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BUILDING 4 - GROUND FLOOR PLAN
100 HALSEY ST

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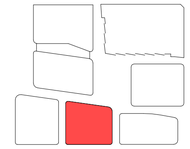
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2 / 3-100 B4 - L01
SCALE 1 : 100

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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BUILDING 4 - L01 FLOOR PLAN

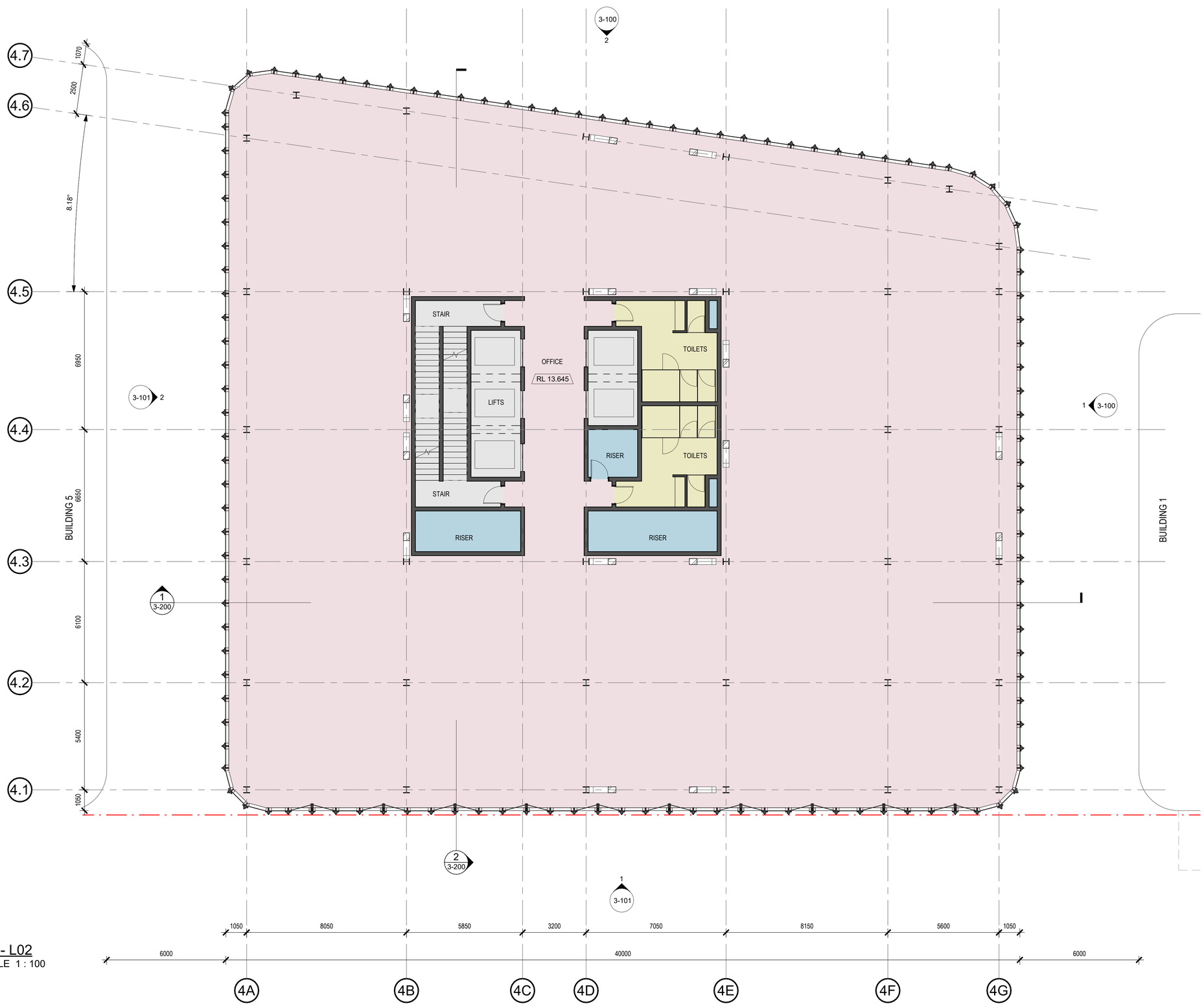
100 HALSEY ST

SHEET NUMBER: **2153 - 4 - 2-111**

REV: **A**

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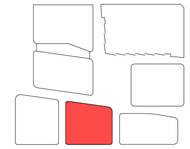
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2 / 3-100 B4 - L02
SCALE 1 : 100

0 5 m 10 m

Key Plan



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ROOM LEGEND

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- RAISED FLOORS

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

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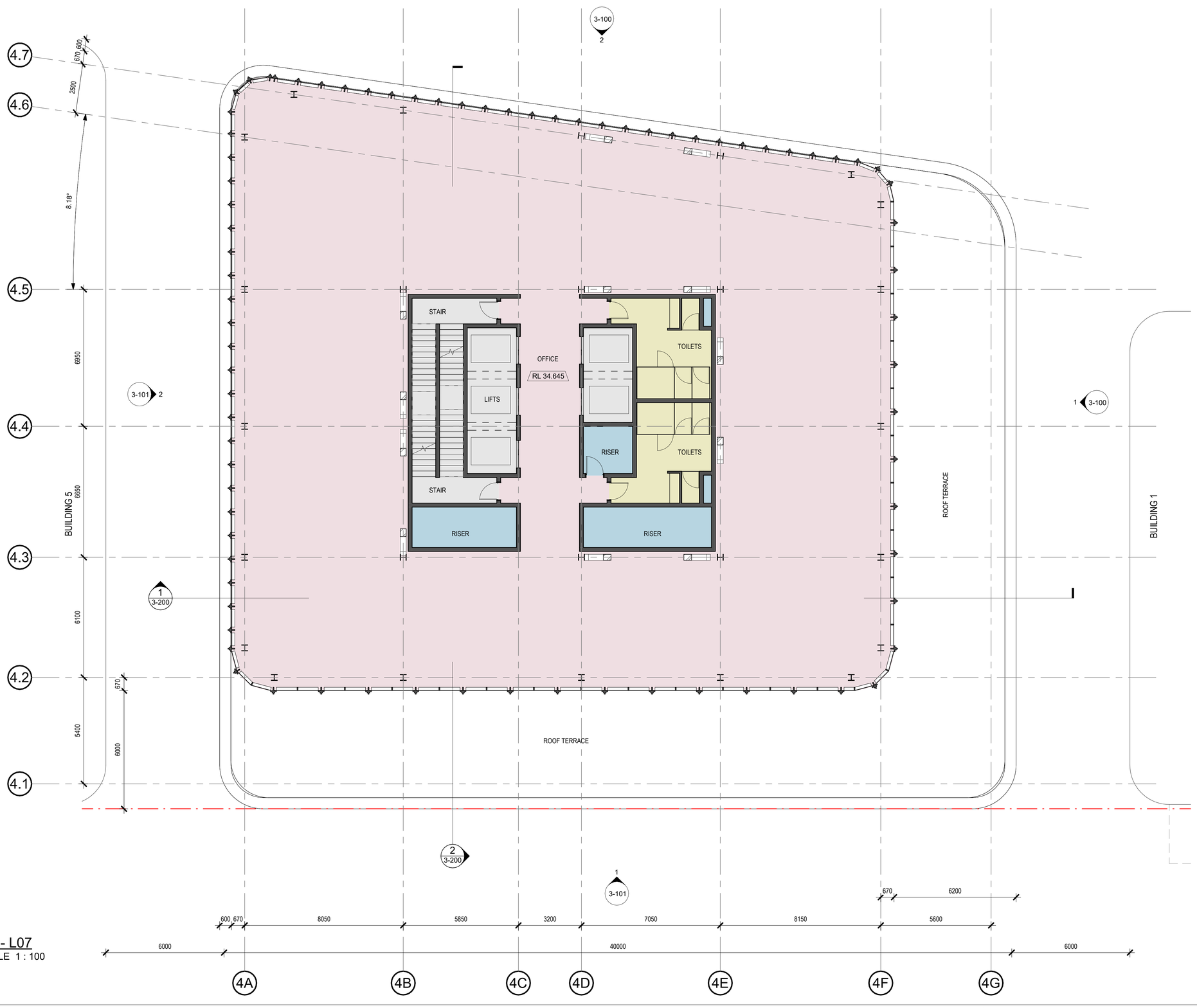
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100 HALSEY ST

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REV: **A**

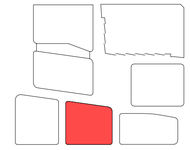
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2 / 3-100 B4 - L07
SCALE 1 : 100

0 5 m 10 m

Key Plan



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- RAISED FLOORS

A	Substantive Application	22.10.2026	EL/GG	MD

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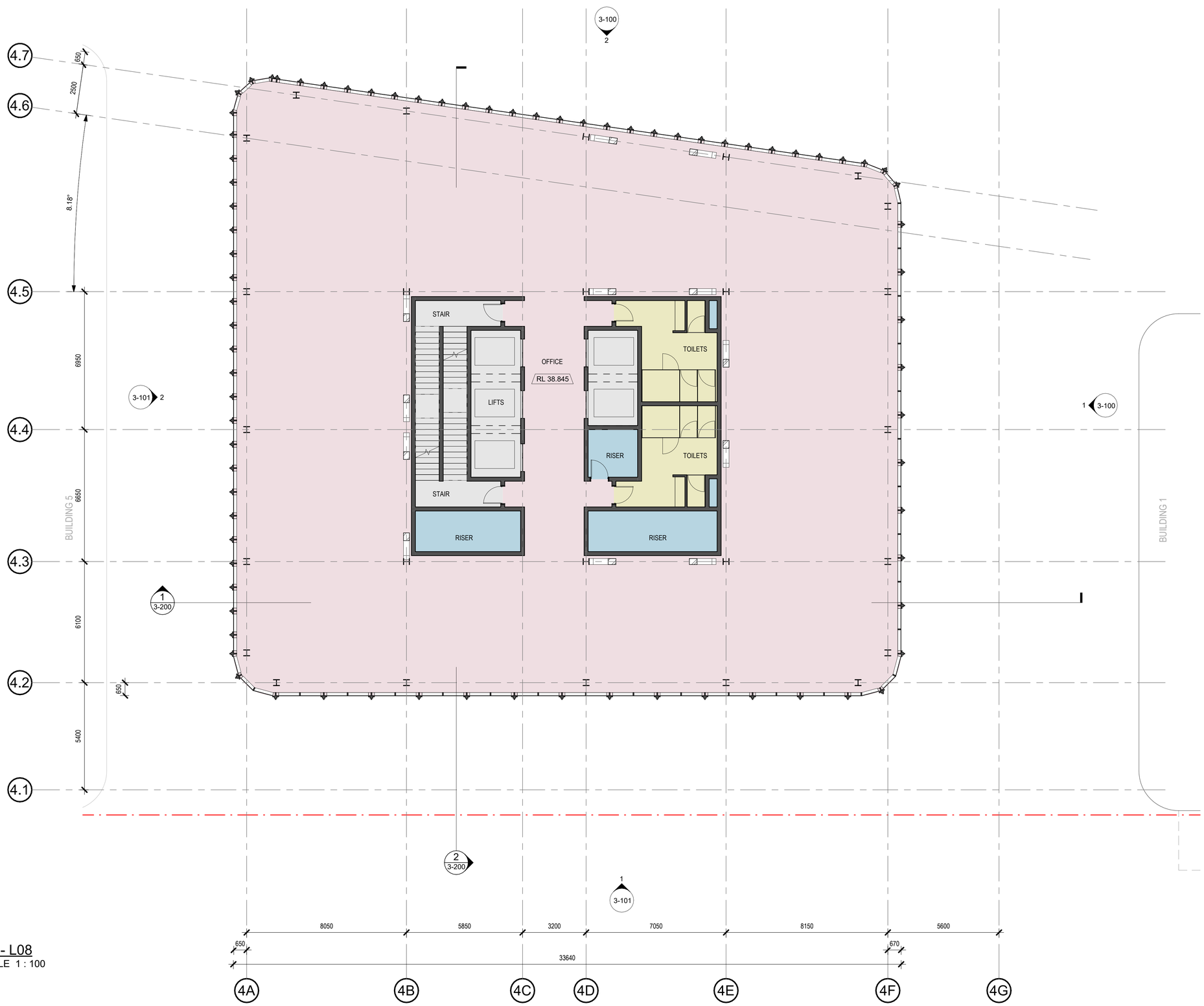
BUILDING 4 - L07 FLOOR PLAN

100 HALSEY ST

SHEET NUMBER: 2153 - 4 - 2-117

REV: A

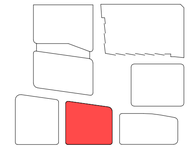
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2 / 3-100 B4 - L08
SCALE 1 : 100

0 5 m 10 m

Key Plan



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

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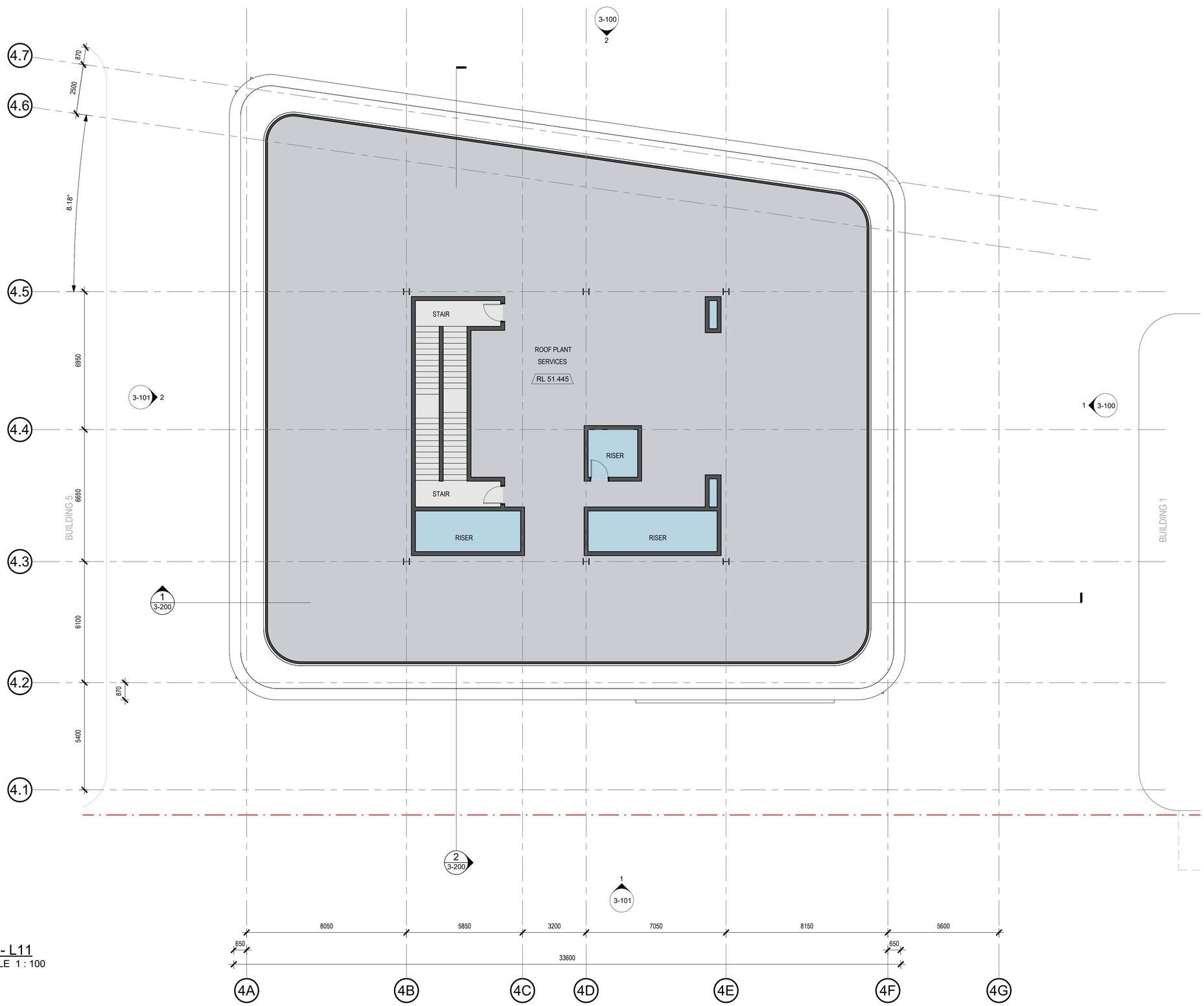
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BUILDING 4 - L08 TO L10 FLOOR PLAN

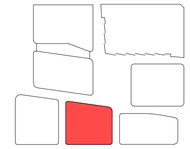
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2 / 3-100 B4 - L11
SCALE 1 : 100



Key Plan

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- RISERS
- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

0 5 m 10 m

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BUILDING 4 - L11 FLOOR PLAN

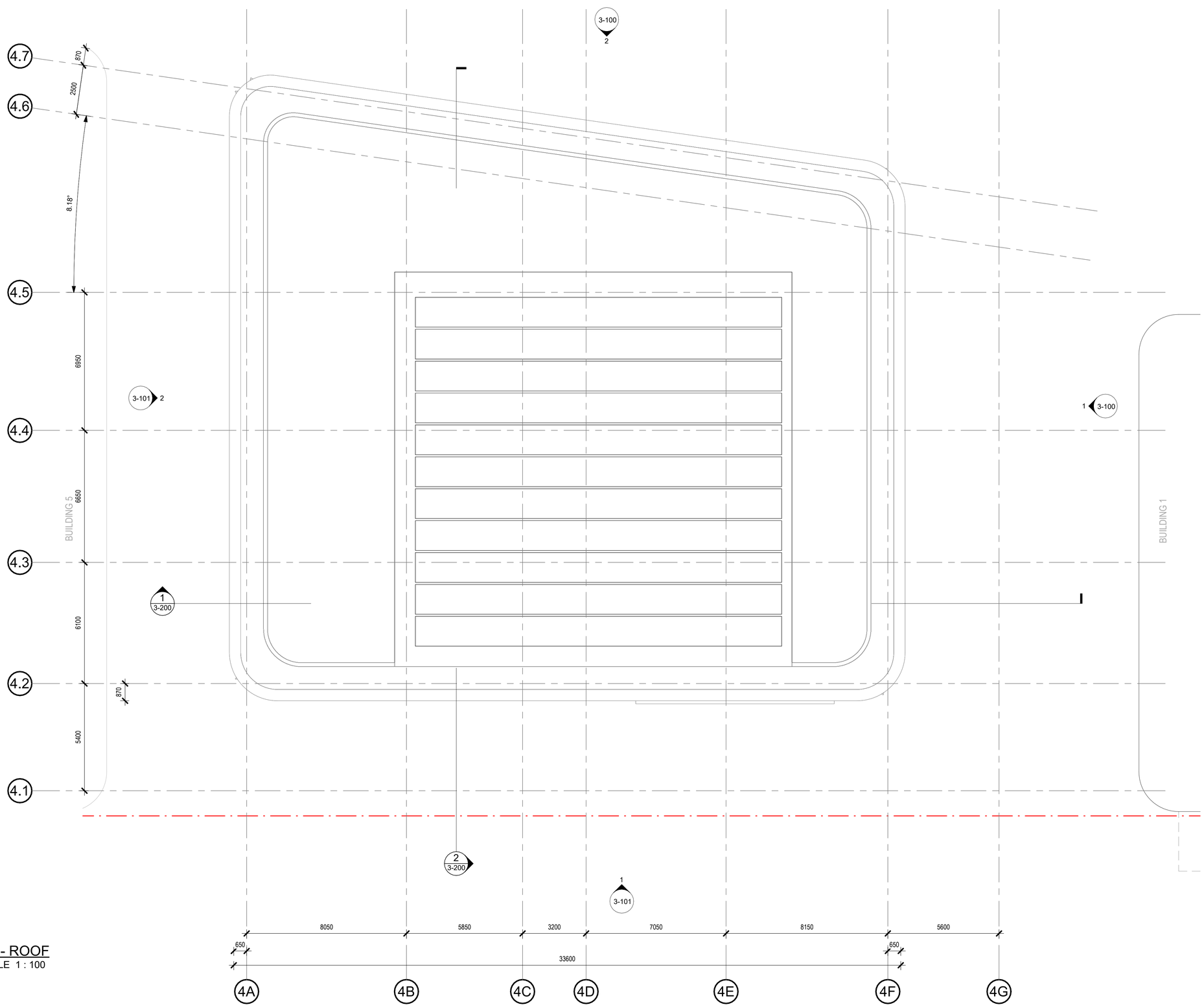
100 HALSEY ST

SHEET NUMBER: 2153 - 4 - 2-121

REV: A

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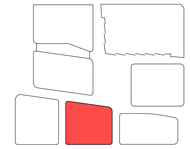
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2 / 3-100 B4 - ROOF
SCALE 1 : 100

0 5 m 10 m

Key Plan



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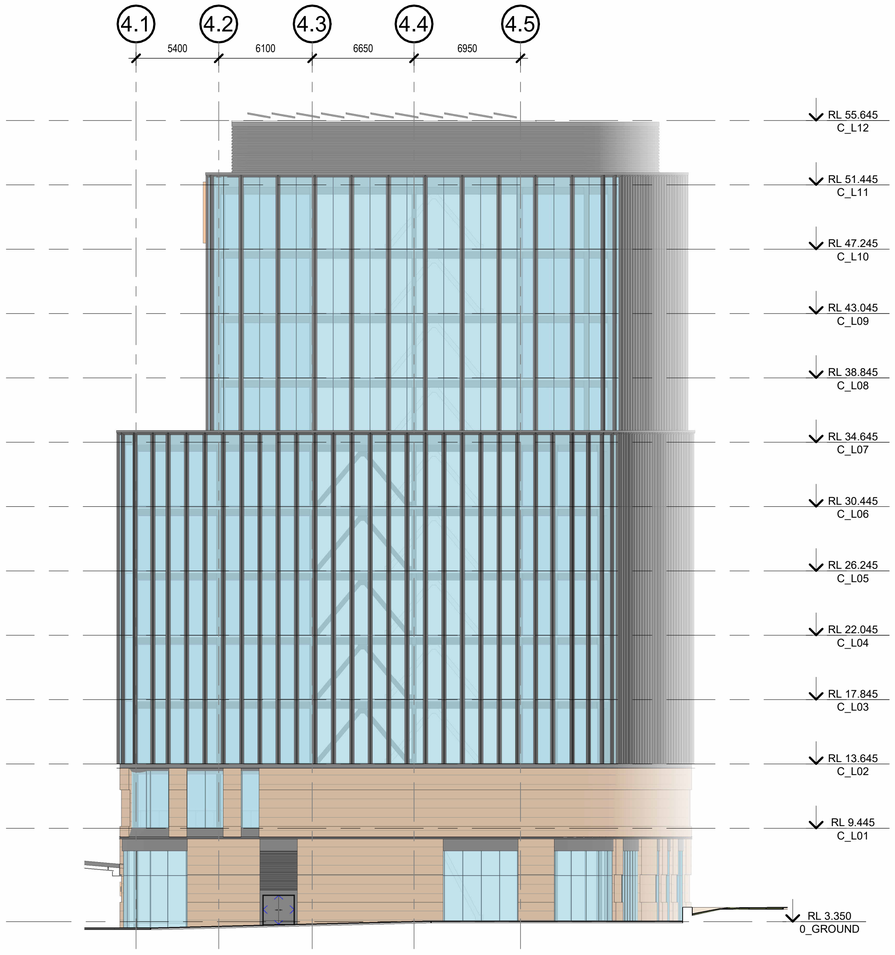
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BUILDING 4 - L12 ROOF PLAN
100 HALSEY ST

SHEET NUMBER: **2153 - 4 - 2-122** REV: **A**

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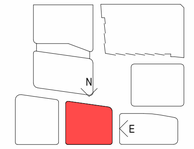
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1 2-109 EAST ELEVATION
SCALE 1 : 200



2 2-109 NORTH ELEVATION
SCALE 1 : 200



Key Plan

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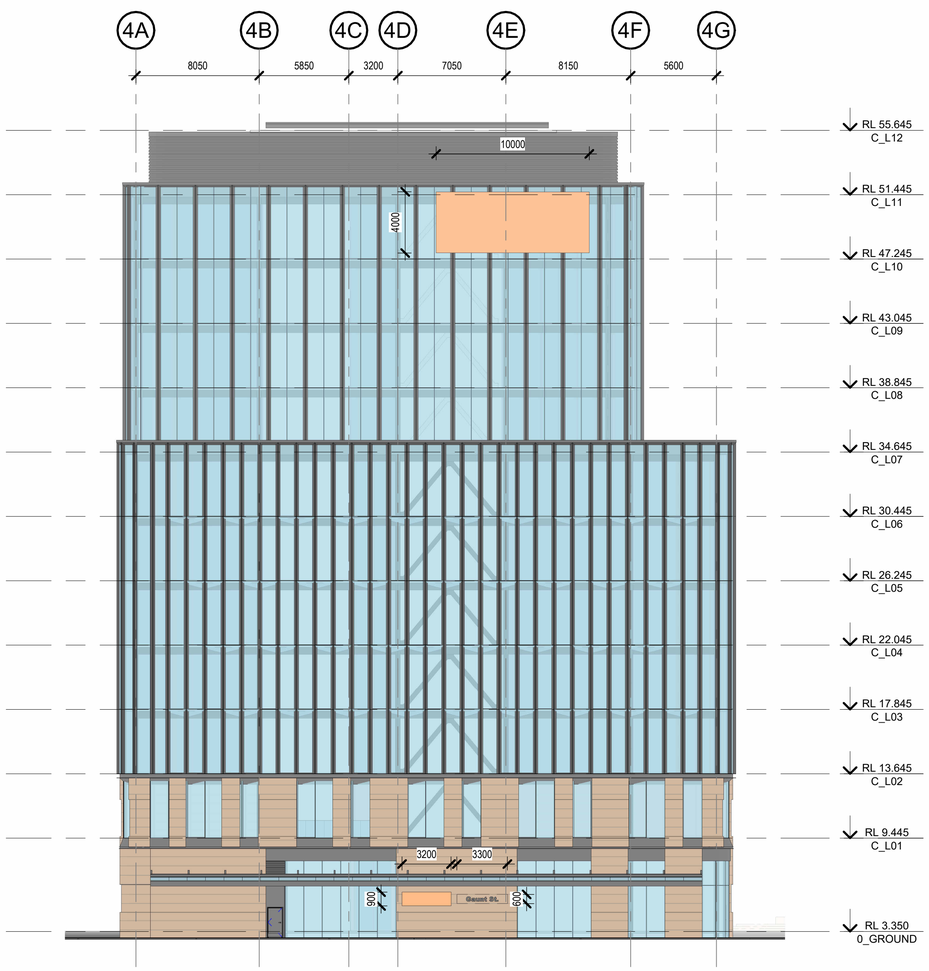
A	Substantive Application	22.10.2026	**EL/GG**	**Checker**

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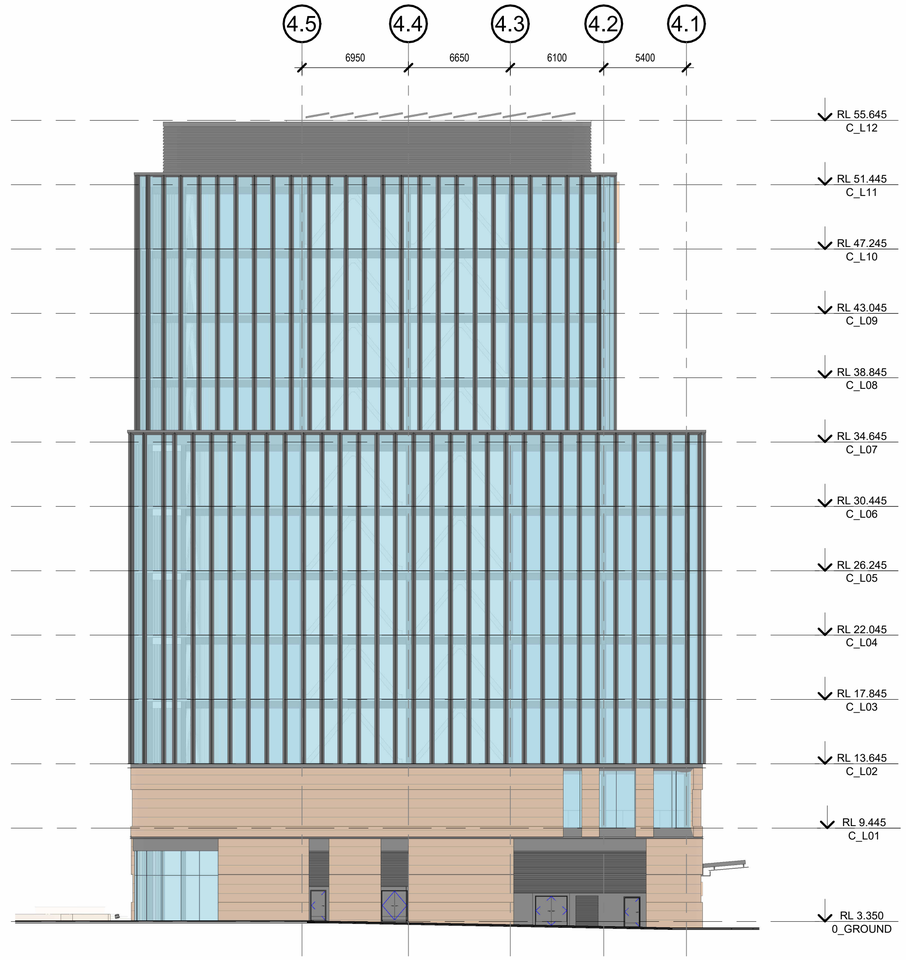
BUILDING 4 - ELEVATIONS
100 HALSEY ST

SHEET NUMBER: **2153 - 4 - 3-100** REV: **A**

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1 2-109 SOUTH ELEVATION
SCALE 1 : 200



2 2-109 WEST ELEVATION
SCALE 1 : 200



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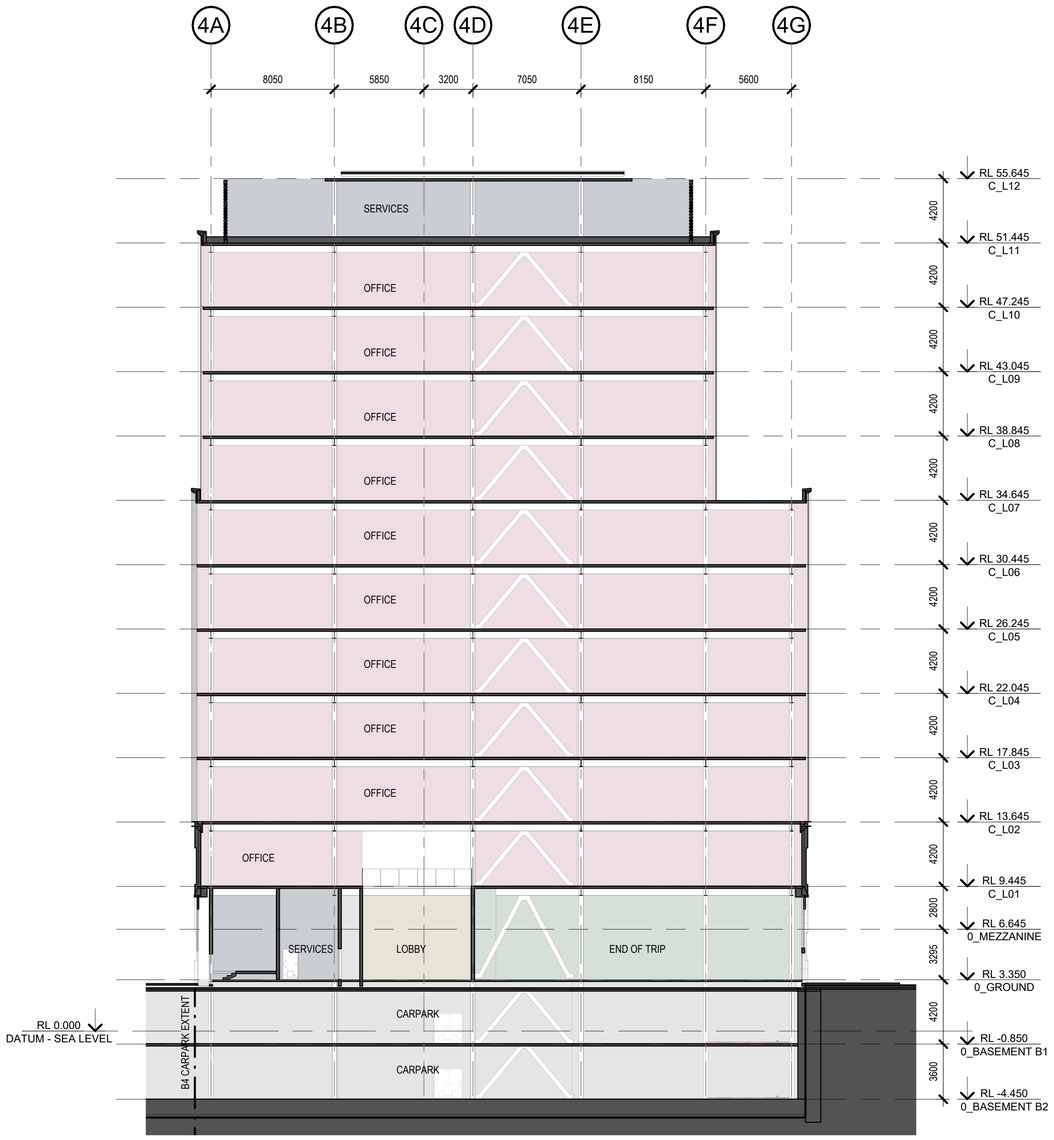
A	Substantive Application	22.10.2026	**EL/GG**	**Checker**

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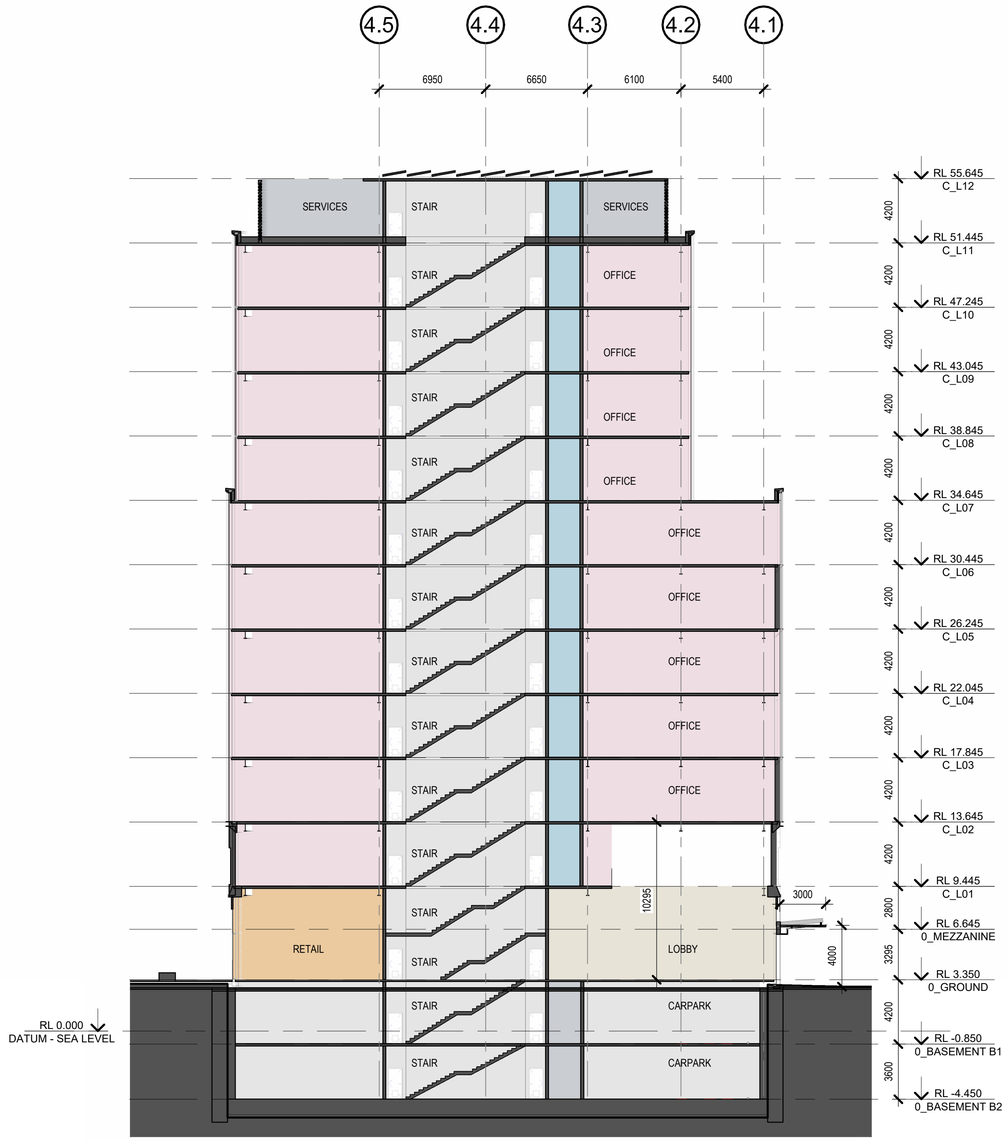
BUILDING 4 - ELEVATIONS
100 HALSEY ST

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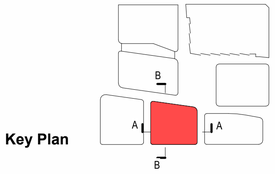
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1 2-107 SECTION A-A
SCALE 1 : 200



2 2-107 SECTION B-B
SCALE 1 : 200



Key Plan

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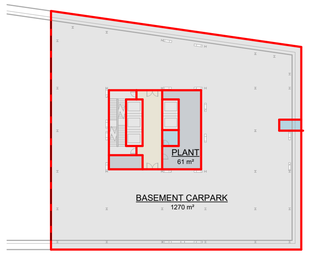
A	Substantive Application	22.10.2026	EL/GG	MD

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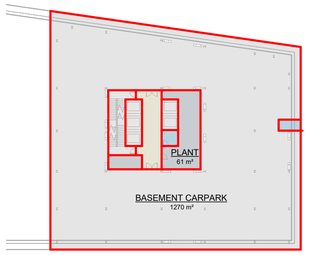
BUILDING 4 - SECTIONS
100 HALSEY ST

SHEET NUMBER: 2153 - 4 - 3-200
REV: A

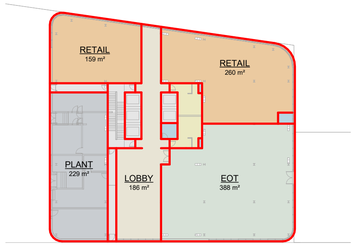
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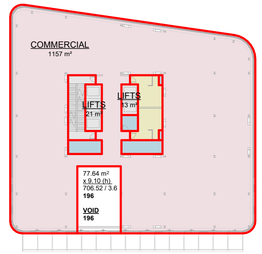
1 3-200 0_BASEMENT B1
SCALE 1 : 500



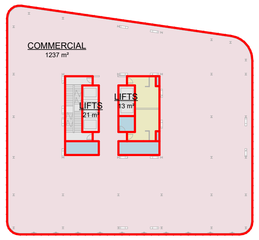
2 3-200 0_BASEMENT B2
SCALE 1 : 500



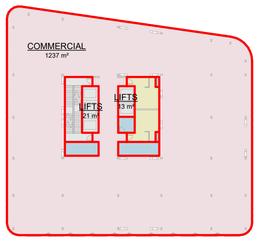
3 3-100 0_GROUND
SCALE 1 : 500



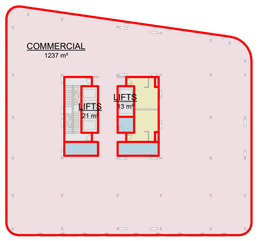
4 3-100 C_L01
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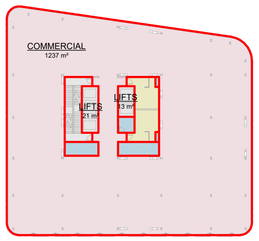
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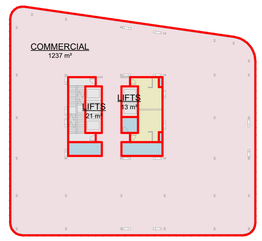
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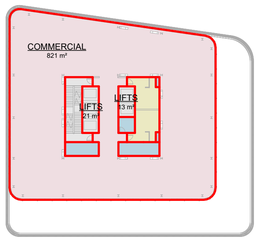
7 3-100 C_L04
SCALE 1 : 500



8 3-100 C_L05
SCALE 1 : 500



9 3-100 C_L06
SCALE 1 : 500



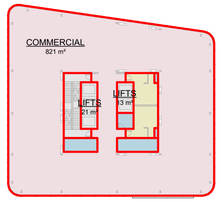
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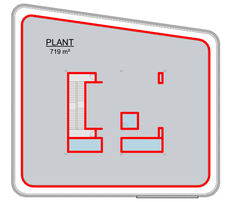
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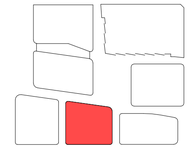
12 3-100 C_L09
SCALE 1 : 500



13 3-100 C_L10
SCALE 1 : 500



14 3-100 C_L11
SCALE 1 : 500



Key Plan

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 m^3 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 4 - FAR AREA SCHEDULE
100 HALSEY ST

SHEET NUMBER: 2153 - 4 - 9-001 REV: A

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100 Halsey St - B4 Area + Compliance Schedule

Revision	Date	Issue
I	13/10/2026	Substantive Application

Level	Lobby	Commercial	Retail	EoT	Roof	Plant	Basement Carpark	Circulation	Risers	Toilets	Cleaners	Lifts	Stairs	Total Area
C_L11						719.50			36.40				34.80	71.20
C_L10		821.50							36.40	44.40		34.00	34.80	971.10
C_L09		821.50							36.40	44.40		34.00	34.80	971.10
C_L08		821.50							36.40	44.40		34.00	34.80	971.10
C_L07		821.50							36.40	44.40		34.00	34.80	971.10
C_L06		1,236.70							36.40	44.40		34.00	34.80	1,386.30
C_L05		1,236.70							36.40	44.40		34.00	34.80	1,386.30
C_L04		1,236.70							36.40	44.40		34.00	34.80	1,386.30
C_L03		1,236.70							36.40	44.40		34.00	34.80	1,386.30
C_L02		1,236.70							36.40	44.40		34.00	34.80	1,386.30
C_L01		1,157.30							36.40	44.40		34.00	34.80	1,306.90
0_GROUND	182.30		419.20	391.80		228.80		35.50	13.90	44.40		34.00	34.80	764.10
0_BASEMENT B1						74.10	1,314.10		13.50			34.00	34.80	82.30
0_BASEMENT B2						74.10	1,314.10		13.50			34.00	34.80	82.30
	182.30 m²	**10,626.80 m²**	**419.20 m²**	**391.80 m²**	**0.00 m²**	**1,096.50 m²**	**2,628.20 m²**	**35.50 m²**	**441.30 m²**	**488.40 m²**	**0.00 m²**	**442.00 m²**	**487.20 m²**	**13,122.70 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 4	**13,122.70 m²**	**12,703.50 m²**	**419.20 m²**	3	n.a.	11	42	1	1

Proposed Scheme - Actual EOT and bicycle parking provision

	10	173	11	42	1	1

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

AUP - Maximum allowed carparks

	Area	Total Carparks
Commercial	12,703.50 m²	85
Retail	419.20 m²	3
Total	**13,122.70 m²**	**88**

Actual carparks provided

Regular users	40
Regular users - Accessible	6
Total	**46**

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	133
Total floor area	1327 m2

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

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	133	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 3
- Urinals 1
- Basins 2
- Accessible facilities 1

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

Female
- Toilet pans 3
- 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 3
- 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

OFFICES L01 TO L06

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	83
Total floor area	821 m2

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

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	83	Computer rooms (not used as	0
Parking buildings, garages	0		

Option 1 - Unisex toilet facilities

Unisex
- Unisex 3
- Accessible facilities 1

Option 2 - Single sex toilet facilities only

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

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

Option 3 - Single sex toilet facilities with urinals for males

Female
- Toilet pans 2
- Basins 1
- 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 2
- Basins 1

Male
- Toilet pans 2
- Basins 1

Unisex
- Accessible facilities 1

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

Female
- Toilet pans 2
- Basins 1

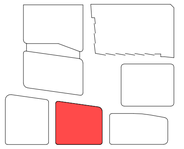
Male
- Toilet pans 2
- Urinals 1
- Basins 1

Unisex
- Accessible facilities 1

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OFFICES L07 TO L10

Key Plan



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BUILDING 4 - TOILETS CALCULATION
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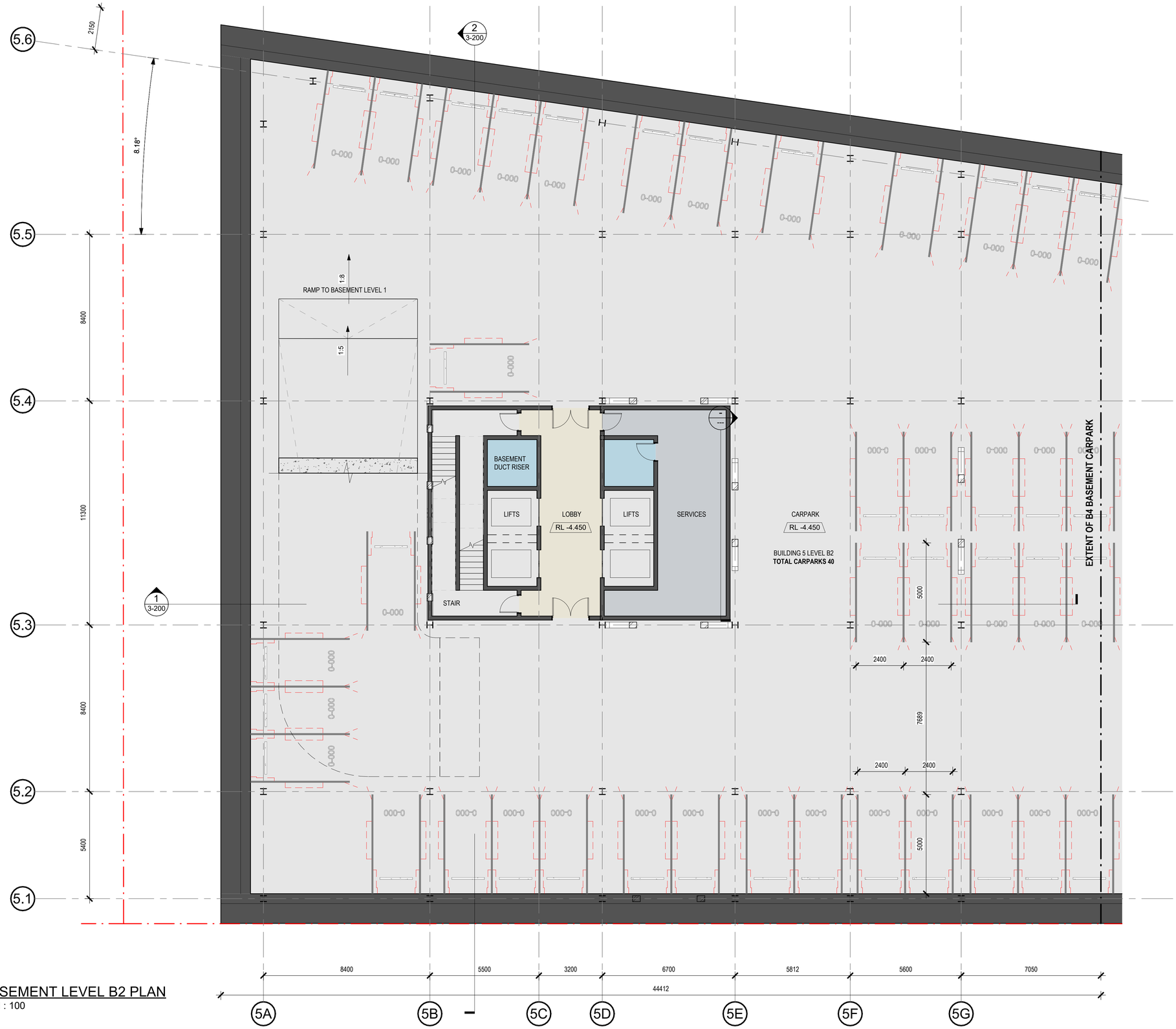
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BUILDING 5

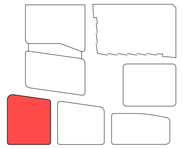
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SUBSTANTIVE
22/10/2026



1 / 3-200 B5 BASEMENT LEVEL B2 PLAN
SCALE 1 : 100

0 5 m 10 m



Key Plan

NOTES
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ROOM LEGEND

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

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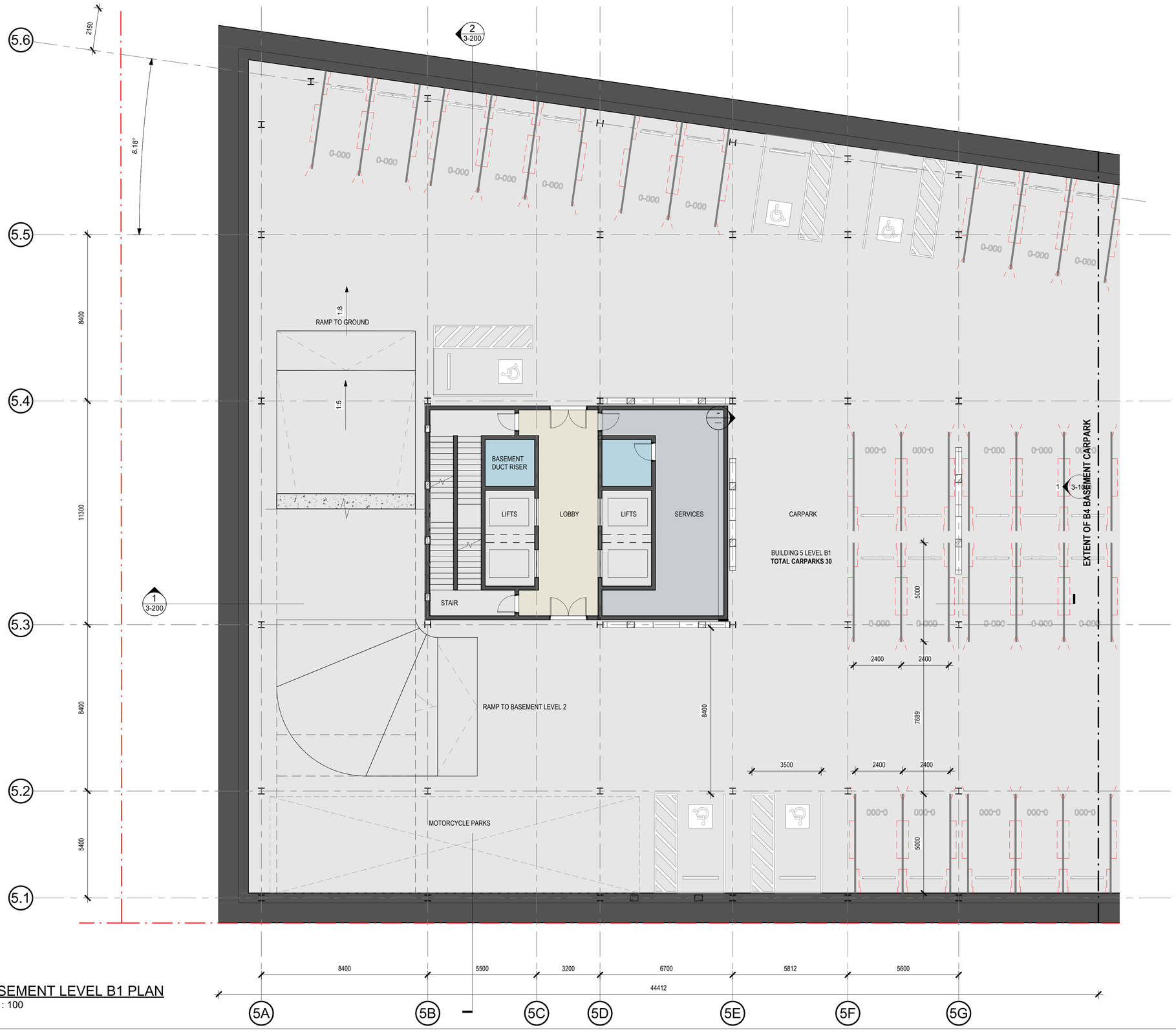
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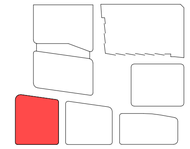
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BUILDING 5 - BASEMENT LEVEL B2 PLAN
100 HALSEY ST

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ROOM LEGEND

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

1 / 3-200 B5 BASEMENT LEVEL B1 PLAN
SCALE 1 : 100

0 5 m 10 m

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BUILDING 5 - BASEMENT LEVEL B1 PLAN

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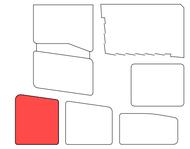
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1 / 3-100 B5 - GROUND
SCALE 1 : 100

0 5 m 10 m

Key Plan



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BUILDING 5 - GROUND FLOOR PLAN

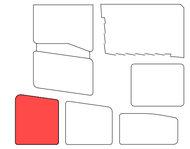
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ROOM LEGEND

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0 5 m 10 m

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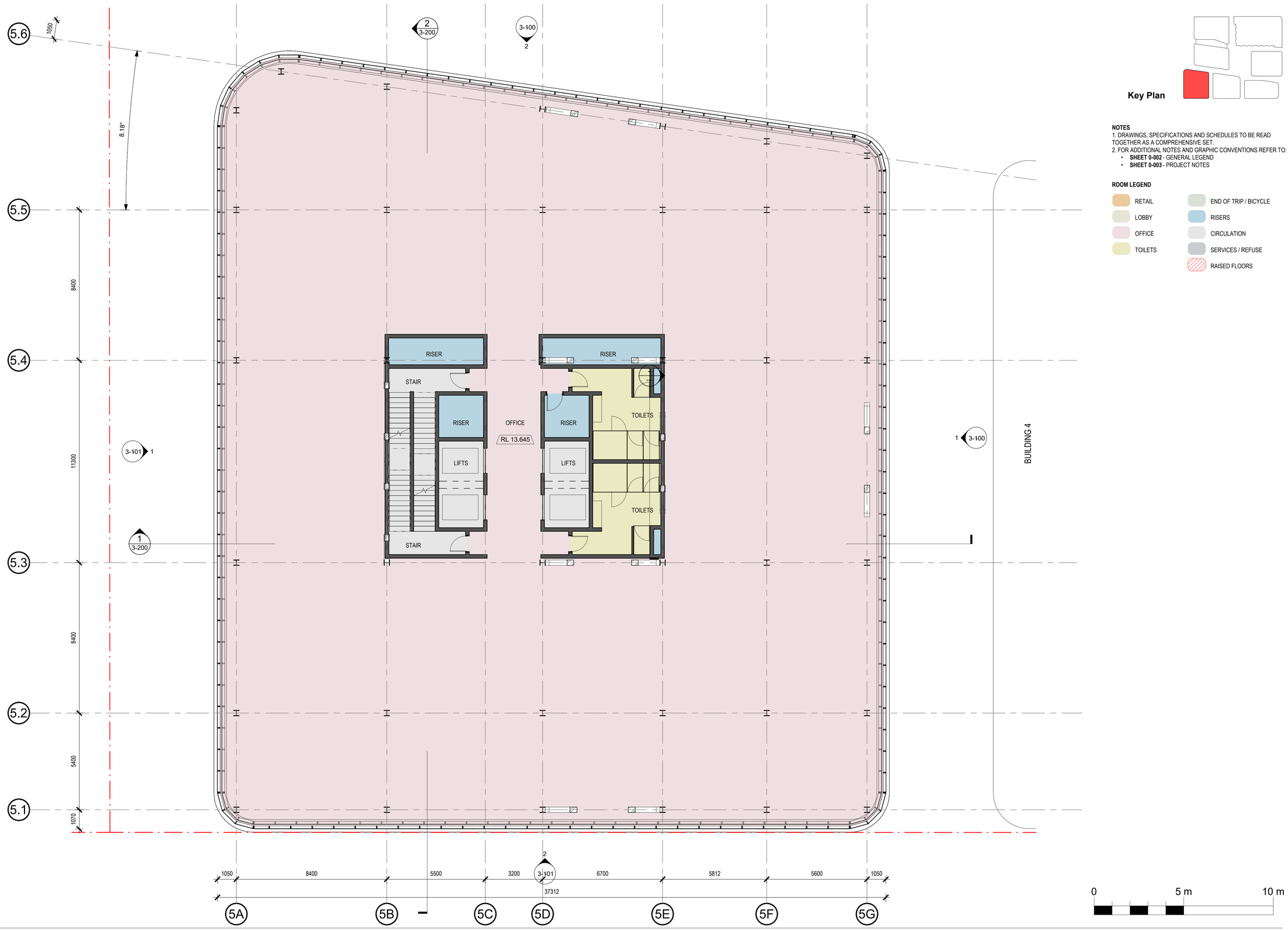
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BUILDING 5 - L01 FLOOR PLAN

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- SERVICES / REFUSE
- RAISED FLOORS

0 5 m 10 m

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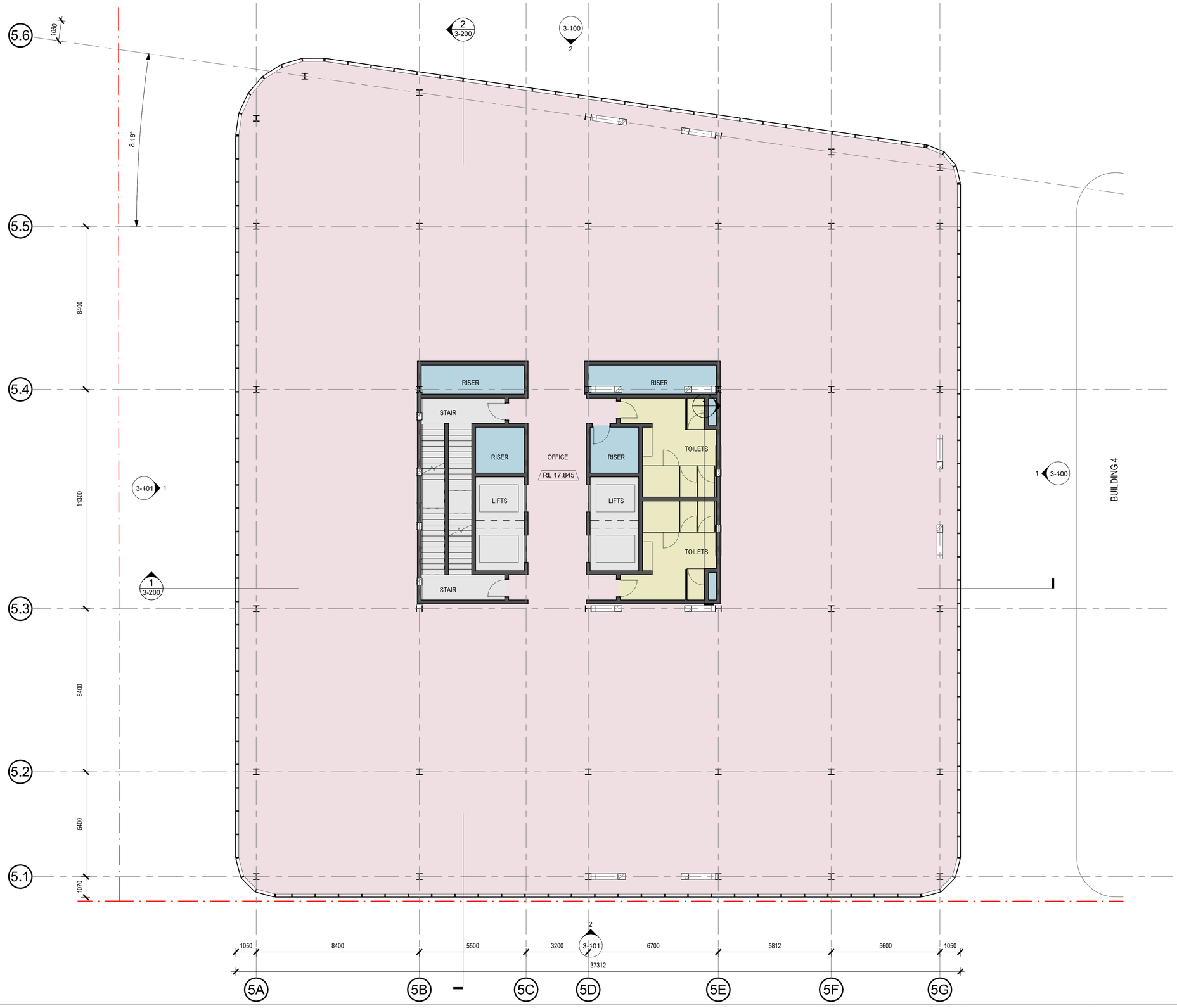
BUILDING 5 - L02 FLOOR PLAN

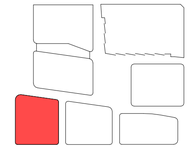
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0 5 m 10 m

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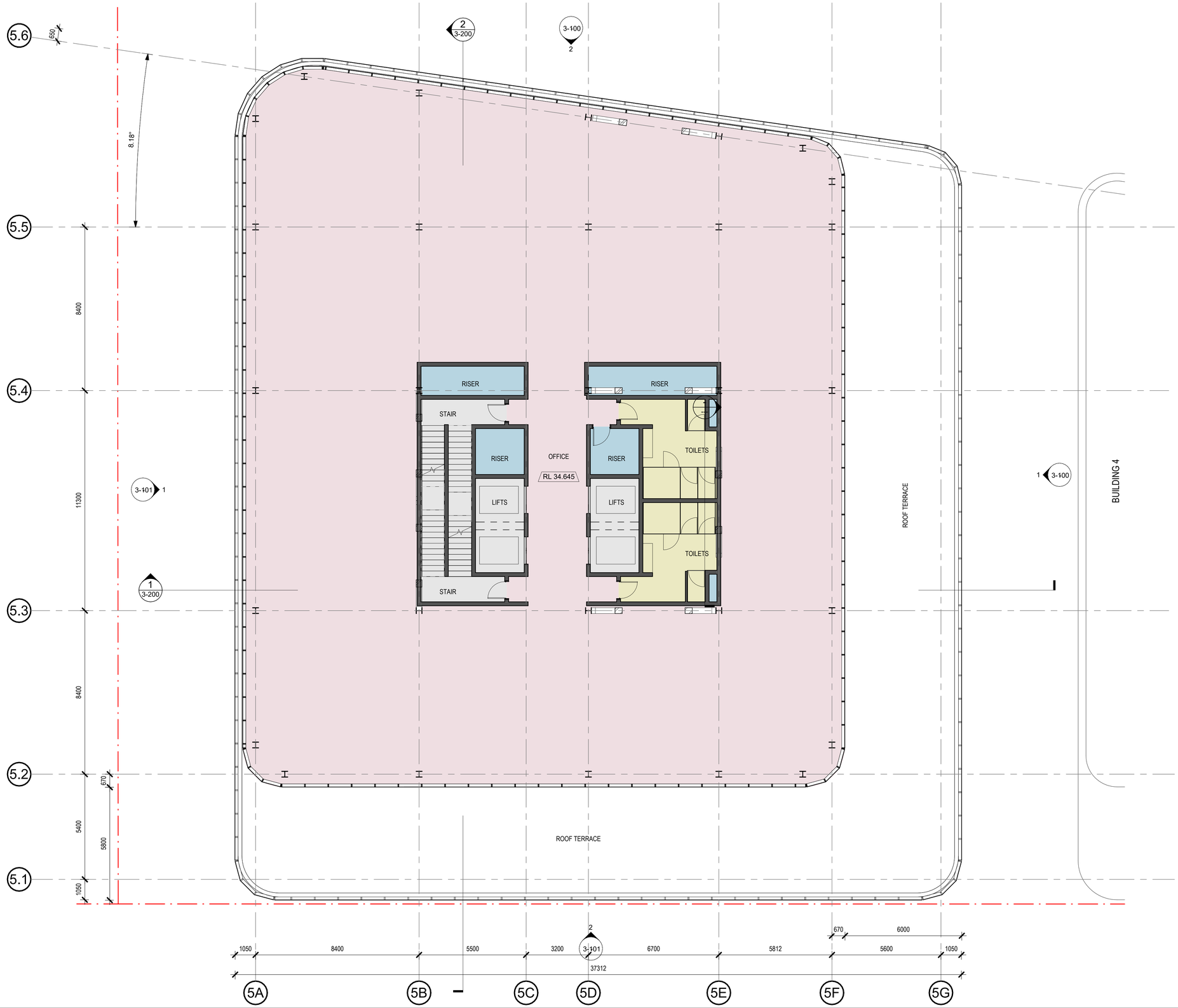
BUILDING 5 - L03-L06 FLOOR PLAN

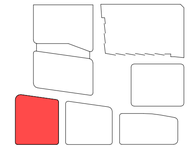
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0 5 m 10 m

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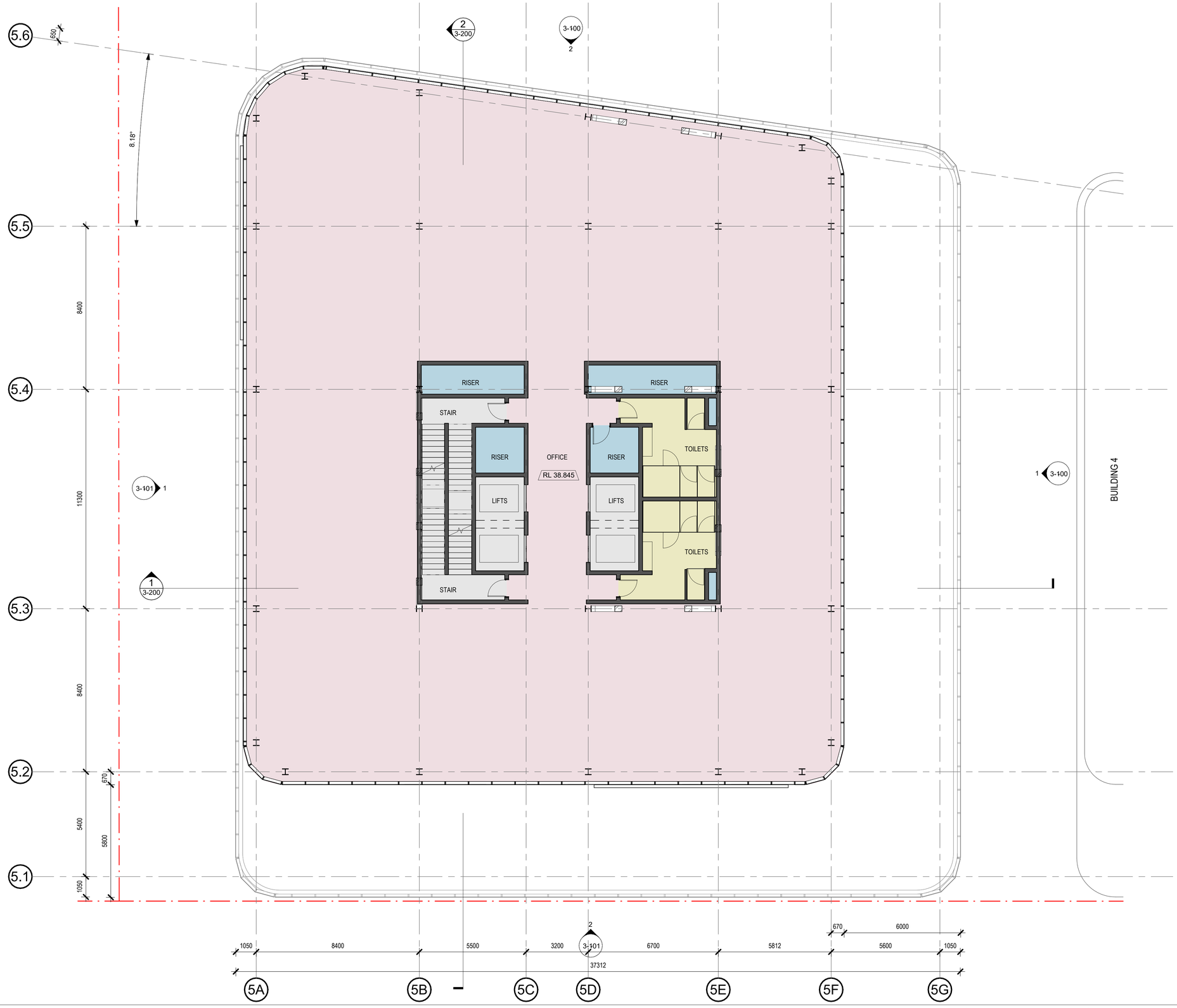
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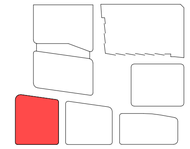
BUILDING 5 - L07 FLOOR PLAN

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Key Plan

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ROOM LEGEND

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

0 5 m 10 m

A	Substantive Application	22/10/2026	**EL/GG**	**MD**

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BUILDING 5 - L08 FLOOR PLAN

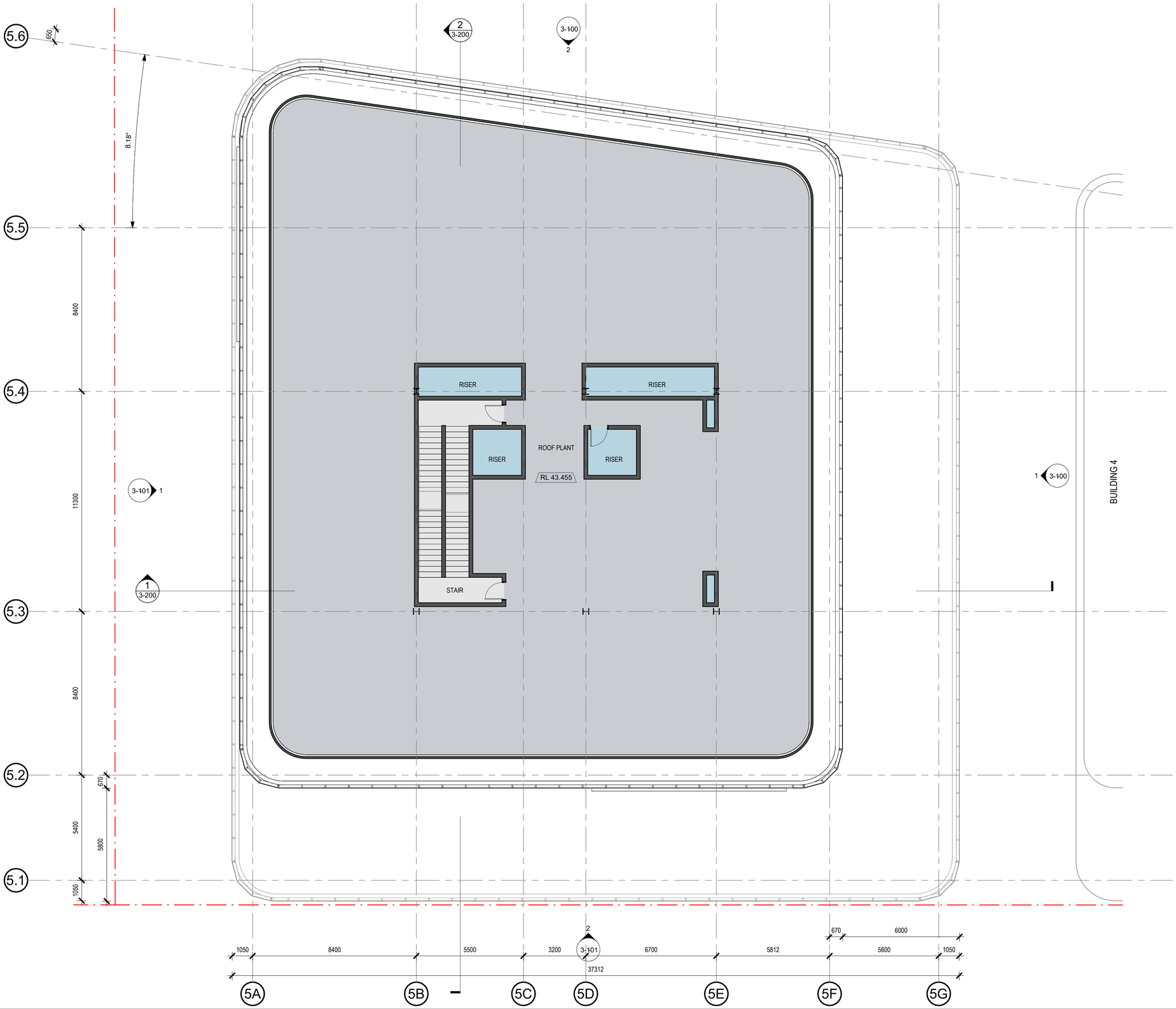
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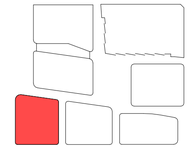
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Key Plan

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ROOM LEGEND

- RETAIL
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- RAISED FLOORS

0 5 m 10 m

A	Substantive Application	22/10/2026	**EL/GG**	**MD**

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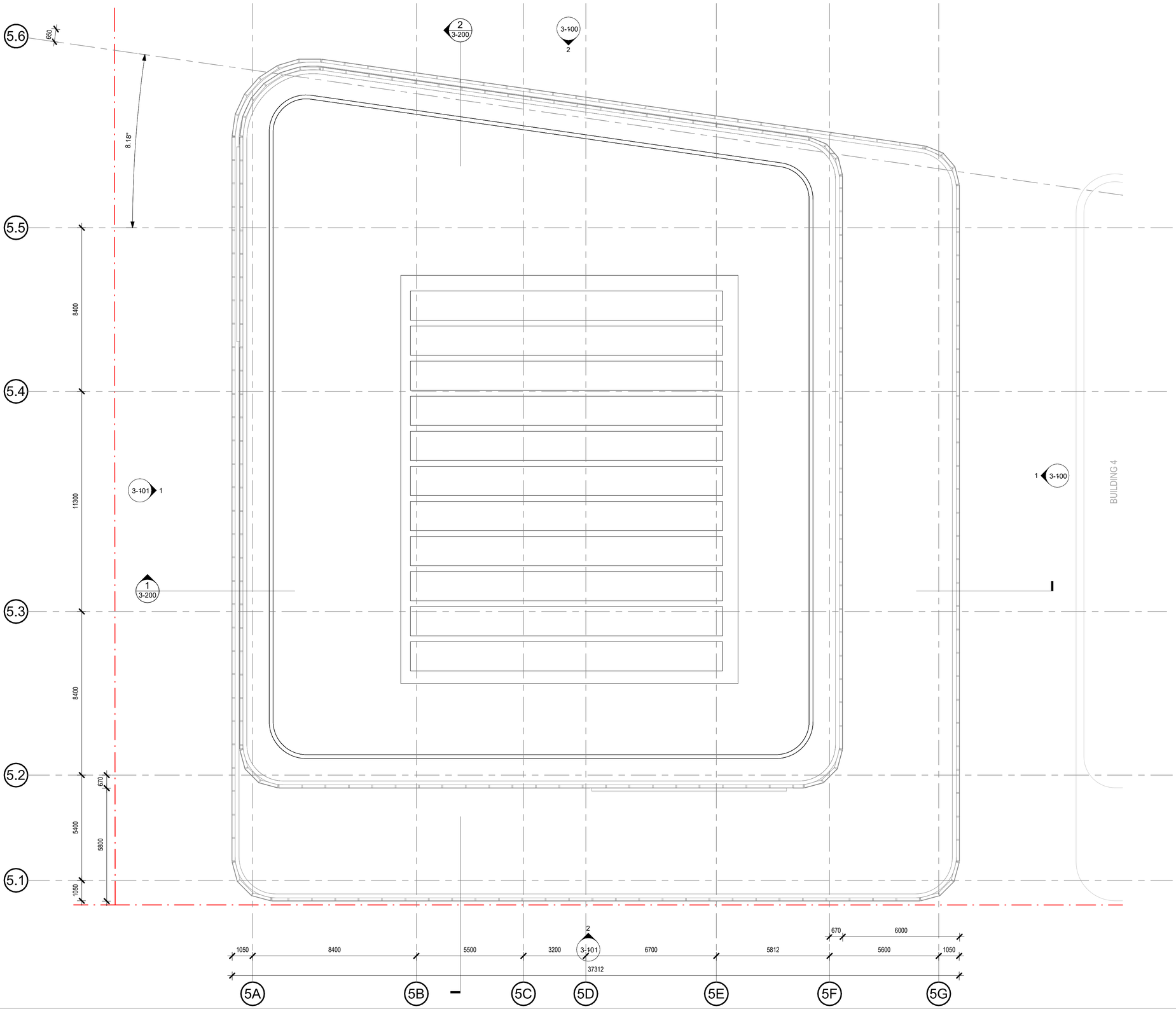
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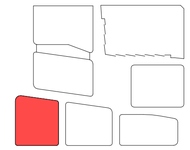
BUILDING 5 - L09 FLOOR PLAN

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Key Plan

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ROOM LEGEND

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- CIRCULATION
- SERVICES / REFUSE
- RAISED FLOORS

0 5 m 10 m

A	Substantive Application	22/10/2026	**EL/GG**	**MD**

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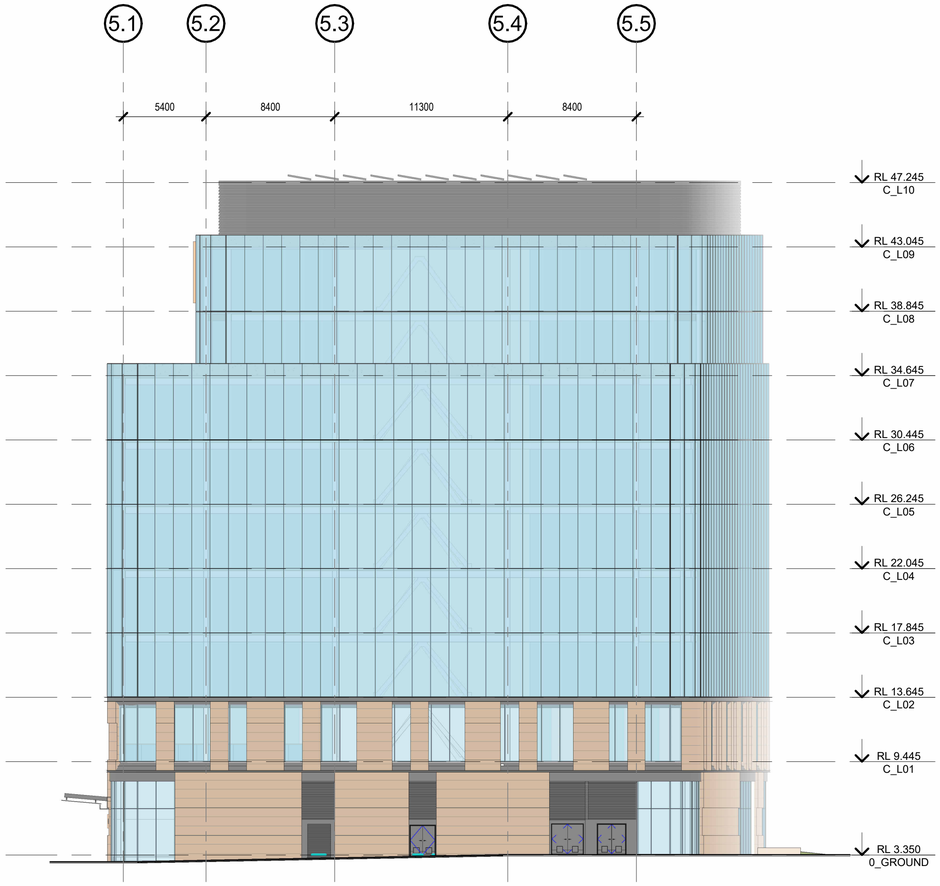
BUILDING 5 - L10 ROOF PLAN

100 HALSEY ST

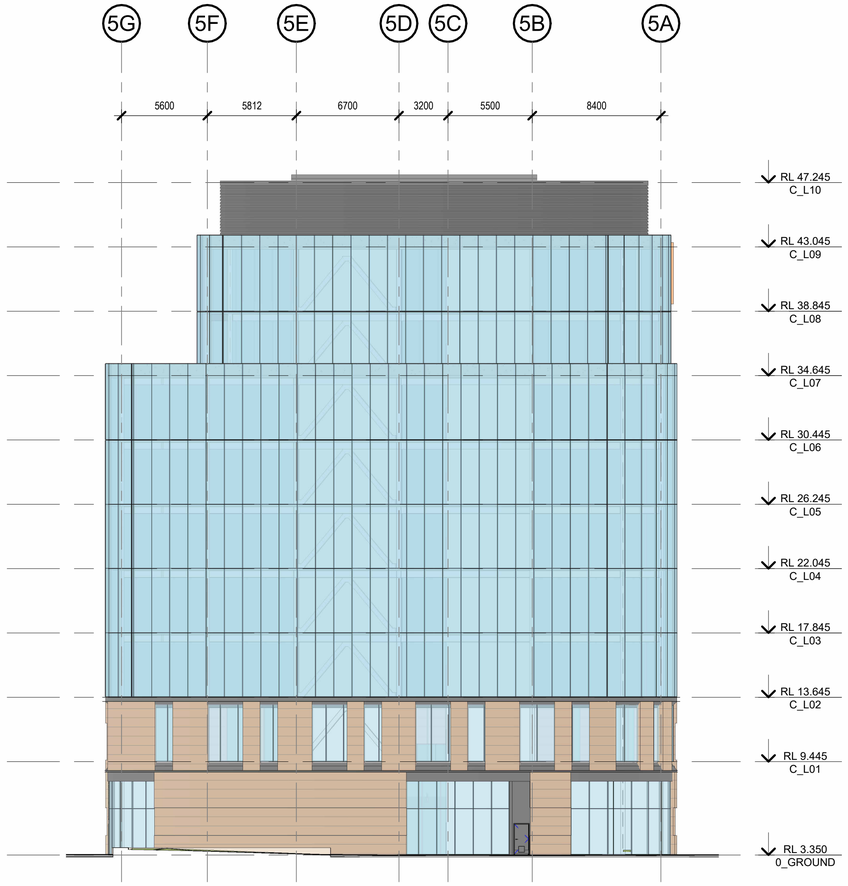
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REV: **A**

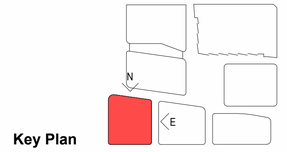
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1 / 2-108 EAST ELEVATION
SCALE 1 : 200



2 / 2-109 NORTH ELEVATION
SCALE 1 : 200



Key Plan

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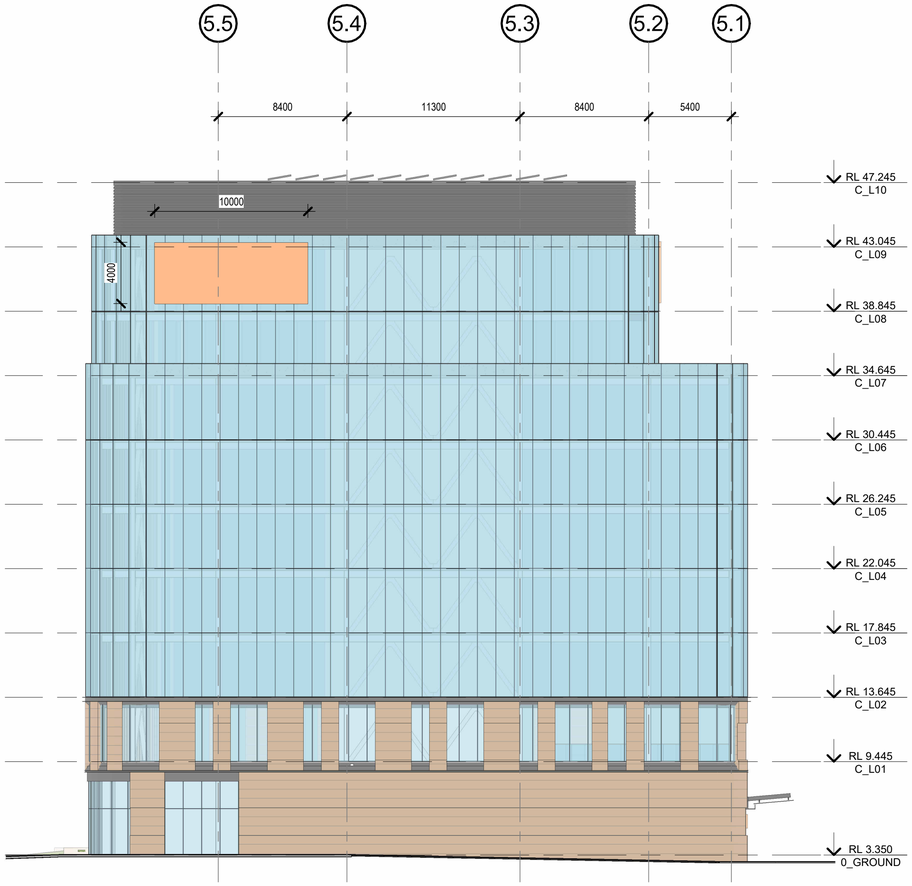
BUILDING 5 - ELEVATIONS
100 HALSEY ST

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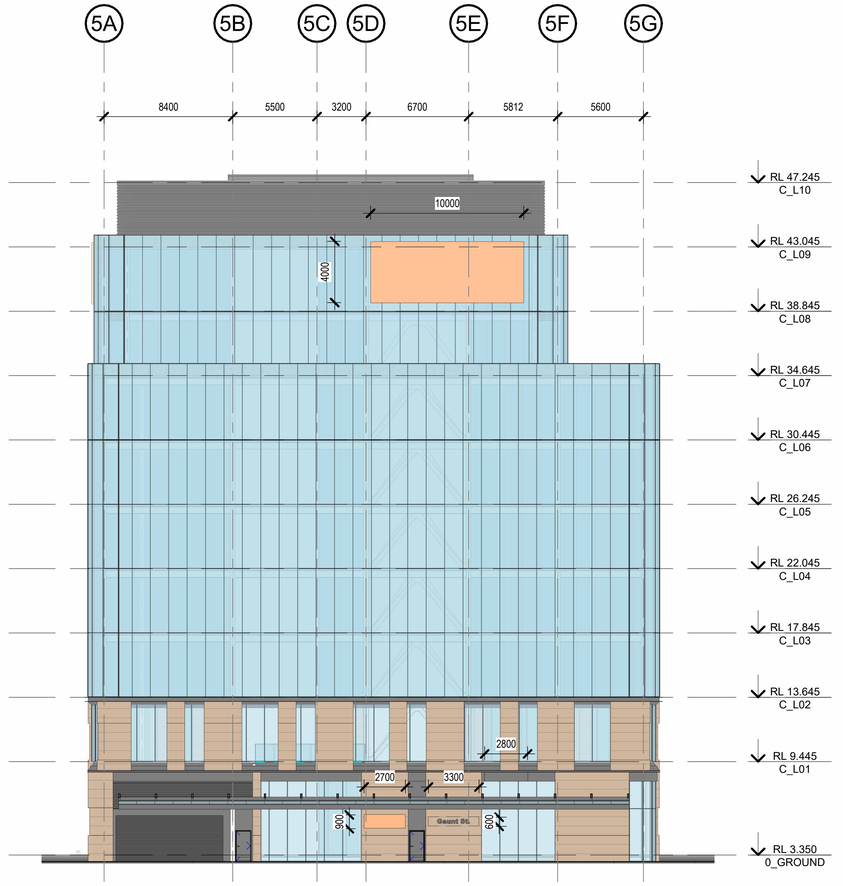
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Key Plan



1 / 2-109 WEST ELEVATION
SCALE 1 : 200



2 / 2-109 SOUTH ELEVATION
SCALE 1 : 200

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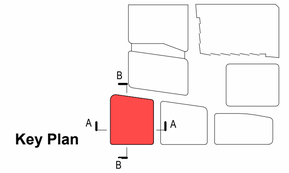
A	Substantive Application	22/10/2026	EL/GG	MD

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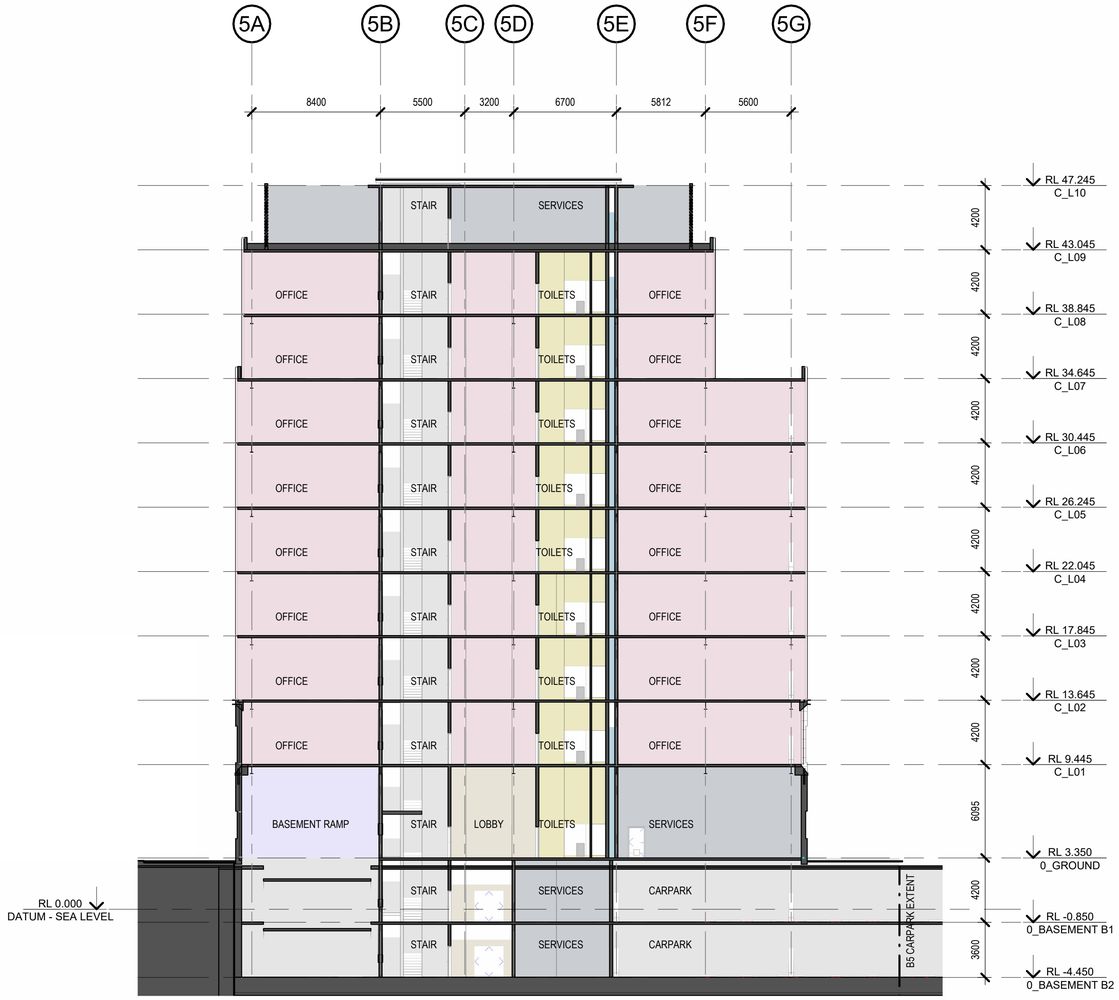
BUILDING 5 - ELEVATIONS
100 HALSEY ST

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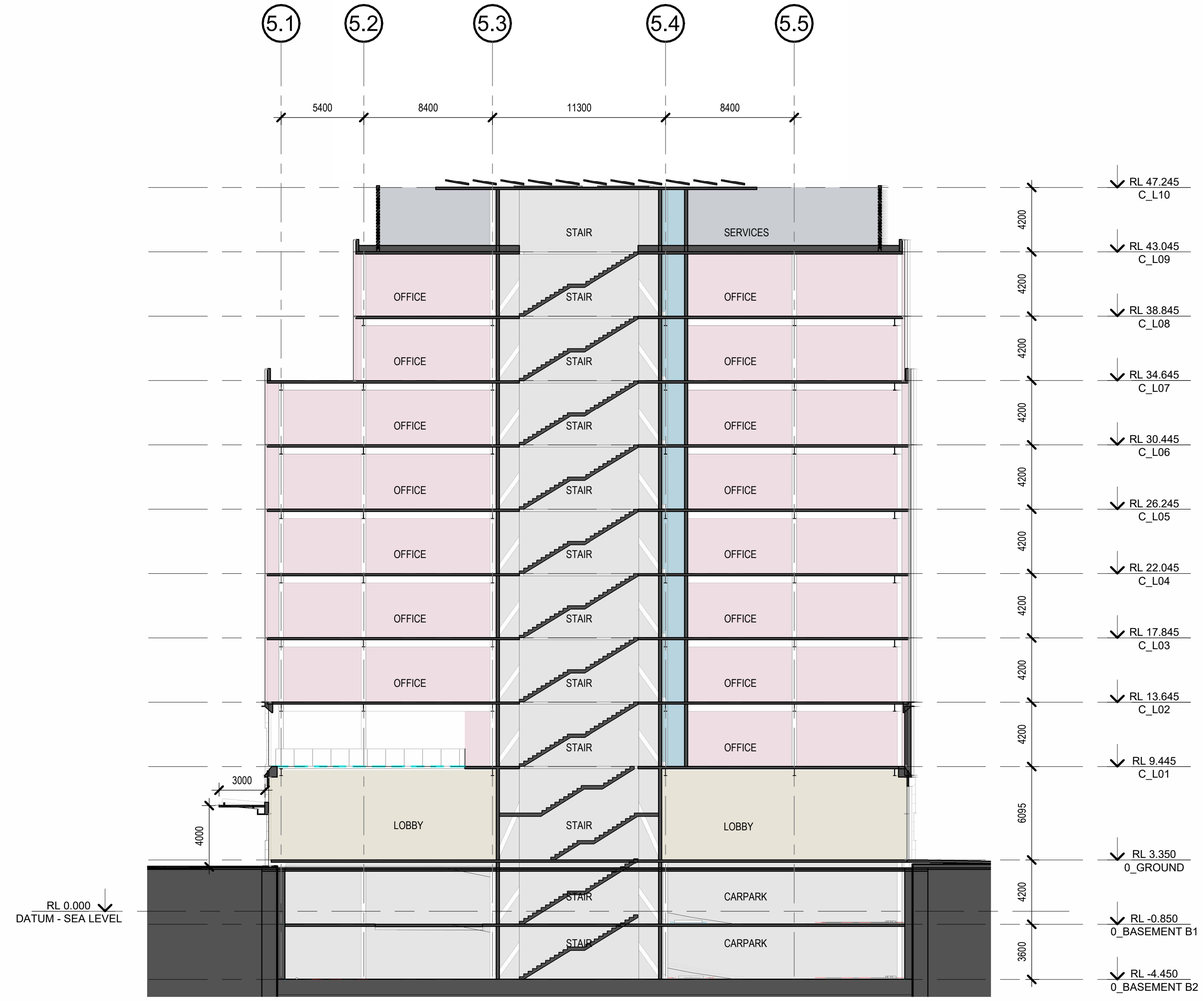
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Key Plan



1 / 2-107 SECTION A-A
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2 / 2-107 SECTION B-B
SCALE 1 : 200

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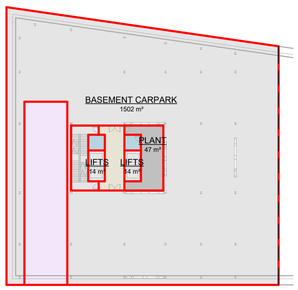
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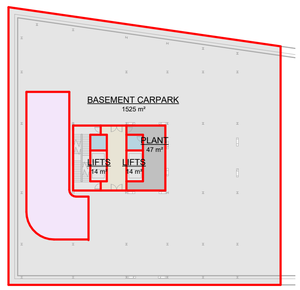
BUILDING 5 - SECTIONS
100 HALSEY ST

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REV: A

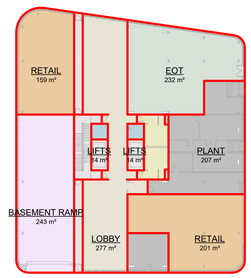
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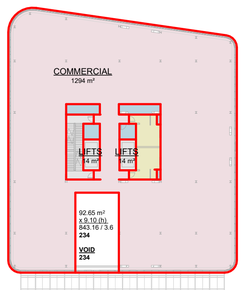
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SCALE 1 : 500



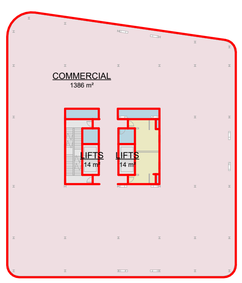
2 3-200 0_BASEMENT B2
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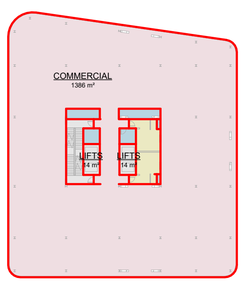
3 3-100 0_GROUND
SCALE 1 : 500



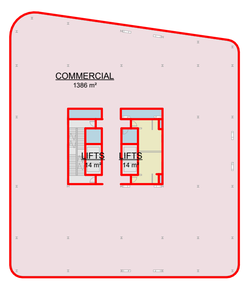
4 3-100 C_L01
SCALE 1 : 500



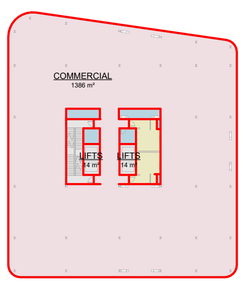
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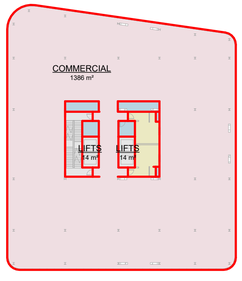
6 3-100 C_L03
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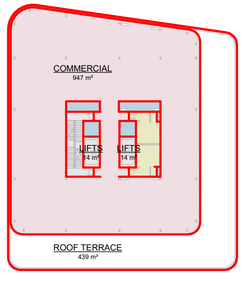
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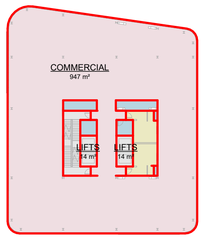
8 3-100 C_L05
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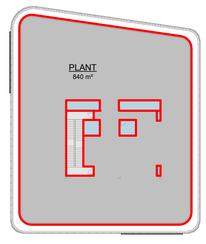
9 3-100 C_L06
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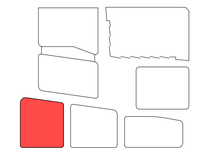
10 3-100 C_L07
SCALE 1 : 500



11 3-100 C_L08
SCALE 1 : 500



12 3-100 C_L09
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**

north

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BUILDING 5 - FAR AREA SCHEDULE

100 HALSEY ST

SHEET NUMBER: **2153 - 5 - 9-001** REV: **A**

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100 Halsey St - B5 Area + Compliance Schedule

Revision	Date	Issue
I	13/10/2026	Substantive Application

Level	Lobby	Commercial	Retail	EoT	Roof Terrace	Plant	Basement Ramp	Basement Carpark	Circulation	Risers	Toilets	Services	Lifts	Stairs	Total Area
C_L09						840.10				36.70				34.80	71.50
C_L08		947.10								36.70	44.00		27.20	34.80	1,089.80
C_L07		947.10			439.30					36.70	44.00		27.20	34.80	1,089.80
C_L06		1,386.40								36.70	44.00		27.20	34.80	1,529.10
C_L05		1,386.40								36.70	44.00		27.20	34.80	1,529.10
C_L04		1,386.40								36.70	44.00		27.20	34.80	1,529.10
C_L03		1,386.40								36.70	44.00		27.20	34.80	1,529.10
C_L02		1,386.40								36.70	44.00		27.20	34.80	1,529.10
C_L01		1,293.70								36.70	44.00		27.20	34.80	1,436.40
0_GROUND	274.00		371.10	242.50		231.40	243.00		44.50	15.80	44.00		27.20	34.80	811.40
0_BASEMENT B1						46.80	192.50	1,555.80		13.80			27.20	34.80	75.80
0_BASEMENT B2						46.80	192.50	1,555.80		13.80			27.20	34.80	75.80
	274.00 m²	**10,119.90 m²**	**371.10 m²**	**242.50 m²**	**439.30 m²**	**1,165.10 m²**	**628.00 m²**	**3,111.60 m²**	**44.50 m²**	**373.70 m²**	**396.00 m²**	**0.00 m²**	**299.20 m²**	**417.60 m²**	**12,296.00 m²**

Calculated area

Excluded from calculated area

AUP - Minimum EOT and bicycle parking requirements

Building Area				EOT		Bicycle parking			
Building	Total Area	Office	Retail	Showers	Lockers	Office		Retail	
						Visitor	Secure	Visitor	Secure
Building 5	**12,296.00 m²**	**11,924.90 m²**	**371.10 m²**	3	n.a.	11	40	1	1

Proposed Scheme - Actual EOT and bicycle parking provision

	10	166	11	40	1	1

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

AUP - Maximum allowed carparks

	Area	Total Carparks
Commercial	11,924.90 m²	80
Retail	371.10 m²	3
Total	**12,296.00 m²**	**83**

Actual carparks provided

Regular users	65
Regular users - Accessible	5
Total	**70**

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	139
Total floor area	1386 m2

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

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	139	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 3
- 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 3
- Basins 2
- Accessible facilities 1

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

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

Female
- Toilet pans 3
- 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 3
- 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

OFFICES L01 TO L06

BUILDING PERFORMANCE

Calculation for toilet pans, basins and urinals

Building use	Office
Is the occupancy known?	No
Total occupancy calculated	95
Total floor area	947 m2

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

Kitchens	0	Manufacturing and process areas, staff	0
Offices and staffrooms	95	Computer rooms (not used as	0
Parking buildings, garages	0		

Option 1 - Unisex toilet facilities

Unisex
- Unisex 3
- Accessible facilities 1

Option 2 - Single sex toilet facilities only

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

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

Option 3 - Single sex toilet facilities with urinals for males

Female
- Toilet pans 2
- Basins 1
- 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 2
- Basins 1

Male
- Toilet pans 3
- Basins 1

Unisex
- Accessible facilities 1

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

Female
- Toilet pans 2
- Basins 1

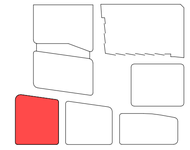
Male
- Toilet pans 2
- Urinals 1
- Basins 1

Unisex
- Accessible facilities 1

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OFFICES L07 TO L08

Key Plan



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A	Substantive Application	22/10/2026	EL/GG	MD

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BUILDING 5 - TOILETS CALCULATION
100 HALSEY ST

SHEET NUMBER: 2153 - 5 - 9-002 REV: A

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