

100 Halsey Street

Civil Infrastructure Report

1101937.1000-RPT-CIV-101

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Executive summary

Key Consideration	Key Outcome
Stormwater	The site is currently 100 % impervious and is divided into three drainage sub-catchments discharging to Pakenham Street West, Halsey Street, and Gaunt Street. The proposed development maintains a near-identical level of imperviousness at 96 %, and the existing sub-catchment boundaries are generally retained. Auckland Council's Healthy Waters and Flood Risk team confirmed that continued discharge to the existing network is acceptable, provided the existing sub-catchment arrangement is maintained. Each building connects independently to the street stormwater network, with connections made at multiple points along Pakenham Street West, Halsey Street, and Gaunt Street. Laneway runoff is collected via channel drains and treated through proprietary devices, while rain gardens and bioretention devices are provided within plaza and public realm areas. The drainage layout has been designed to accommodate the staged construction of the development. Stormwater treatment is to be provided in accordance with the Stormwater Management Plan, with ground-level runoff treated generally via bioretention devices and roof material selection used to minimise contaminant generation from roof areas.
Wastewater	Watercare has advised that the Fanshawe Street Pump Station does not have available capacity to accommodate additional flows. The site is to discharge to Pakenham Street West to ultimately discharge to the Wynyard Quarter Pump Station, with no increase in flows to the Fanshawe Street catchment. The proposed development will increase wastewater discharge from the site. Predevelopment Peak Wet Weather Flow is estimated at 0.82L/s (note this excludes the bus wash as there is insufficient information to estimate this accurately). Post development Peak Wet Weather Flow is estimated at 19.07 L/s. Wastewater is to discharge north from the site to Pakenham Street West. An internal wastewater network is proposed to collect flows from all buildings and discharge in a single wastewater connection to the 375 mm pipe on Pakenham Street West. Connections to the individual buildings will be 150 mm diameter lines with the piped network main lines to be 225 mm diameter.
Water Supply	Watercare has advised that the surrounding network appears likely to have sufficient capacity to accommodate the proposed development demand, subject to hydrant testing confirming fire supply capacity. There are a number of hydrants surrounding the site and test results show the minimum requirements are exceeded with 52.9Lps at 665kPa being recorded. Peak potable water demand is estimated at 18.25 L/s for the development with sprinkler demand being 22.5 L/s for each building. New connections will be made for each building with a 100 mm fire supply and 80 mm potable supply connecting into the existing mains in the adjacent footpath using Watercare Standard Detail WS24. A 40 mm connection for irrigation of amenity spaces is intended off Gaunt St using Watercare Standard Detail WS20.

Key Consideration	Key Outcome
Dry Services	Chorus has advised that they will be able to extend their network to provide connection availability to the development. Each building in the development is intended to have its own connection from the surrounding network. Vector has provided a report with Preliminary Connection Options to service the data centre (Appendix F). The report notes that feasibility investigation is to be carried out for Option 3. A request has been made by NDY to Vector for new connections for the remainder of the development. Each building in the development is to have an individual connection to the network.

1 Introduction

1.1 Background and proposed development

NZ CRE 100 Halsey Limited is preparing a substantive application under the Fast-Track Approvals Act (2024) for a proposed development at 100 Halsey Street (the "Project") in Wynyard Quarter, CBD, Auckland.

The project site located at 100 Halsey Street occupies a prominent central block within the Wynyard Quarter precinct, with key frontages to Amey Daldy Park and the Daldy Street Linear Park. Over the past decade, the surrounding area has undergone a significant transformation, with high-quality developments establishing elevated expectations and performance benchmarks across the precinct.

The proposed development seeks to deliver a high-quality mixed-use commercial precinct of five buildings comprising premium office accommodation, retail and food and beverage uses, integrated amenities and end-of-trip facilities, together with the supporting infrastructure, building services and car parking required to service the development.

Building 2 is proposed as a purpose-built data centre. The building will accommodate the specialist plant, infrastructure and servicing requirements associated with the data centre use, while also incorporating centralised infrastructure to support the wider development.

The proposed development site is located within the Wynyard Quarter, to the west of Auckland's CBD, as shown in Figure 1.1.

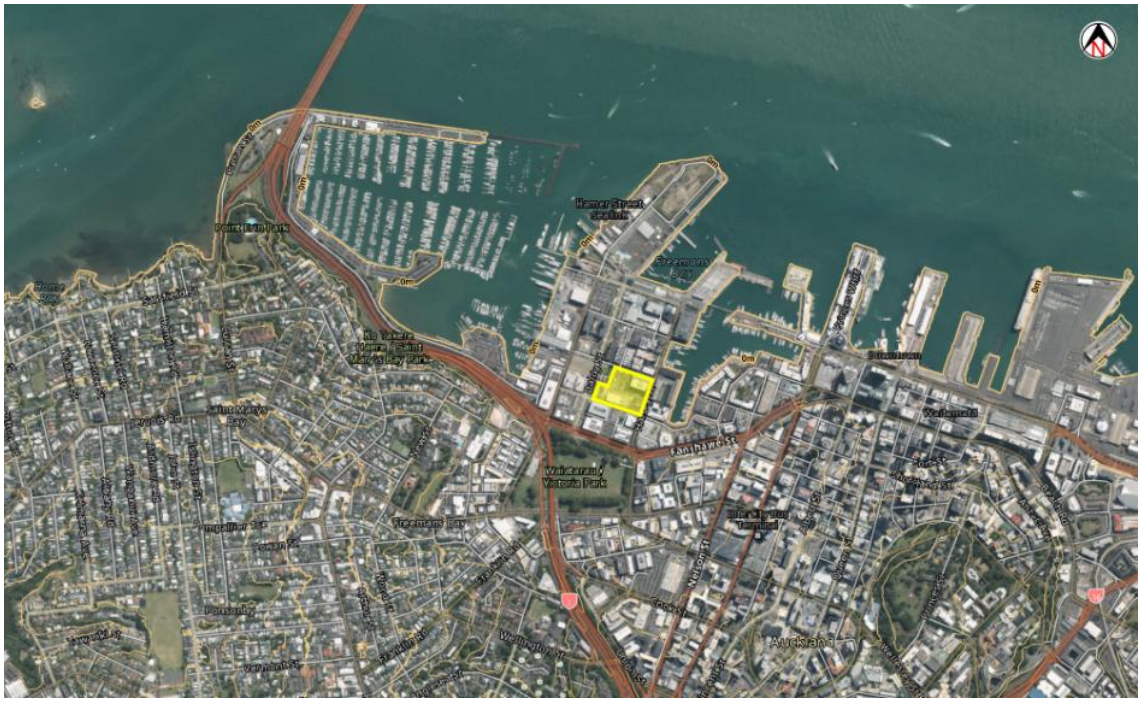


Figure 1.1: Site location (outlined in yellow).

The development site shown in Figure 1.2 is located directly west of the Viaduct Basin Marina and north of Fanshawe Street. Amey Daldy Park is adjacent to the site and includes a recently developed wastewater pump station, built in 2020. Structures surrounding the site consist of a mix of mid-rise (four-storey and above) apartments, hotels, and offices.

The total developable area of the underlying 17,142 m^2 parcel is approximately 14,210 m^2 and currently comprises of a mixed industrial, commercial, and hotel use types. Industrial use on this land comprises a bus depot and mechanics workshop operated by NZ Bus. The majority of the site is utilised as a parking lot with the workshop located to the south and a refuelling station and bus wash located to the west.

In the northeast corner of site, an eight-storey structure hosts a supermarket, hotel, and several restaurants. This structure, the Travelodge building, is expected to remain unaltered.

Land Information New Zealand (LINZ) contour data indicates that the site is generally flat and low-lying, gently sloping to the south and east. Ground levels rise more steeply further south, beyond the site.

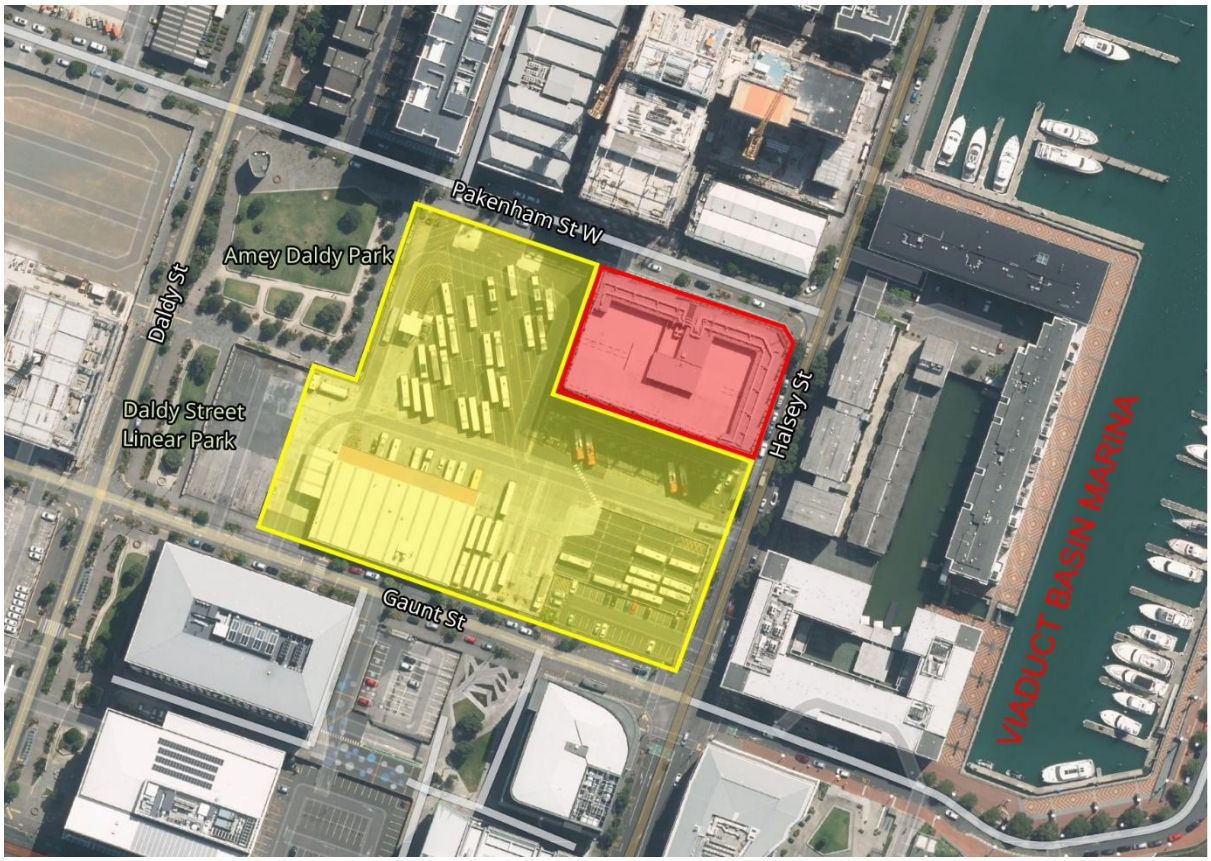


Figure 1.2: Site location. Project area shown in yellow. Existing Travelodge structure shown in red, which is outside of the scope of this assessment.

The proposed development includes five new buildings, in addition to the existing Travelodge building, as shown in Figure 1.3



Figure 1.3: Proposed development massing (sourced from Peddlethorp Architectural Plans dated 15.10.2026).

The masterplan comprises the five buildings arranged around a central mid-block plaza, bounded by Gaunt Street, Halsey Street, Pakenham Street and Daldy Street / Amey Daldy Park.

- Building 1 - Commercial Office Building corner Halsey Street and Gaunt Street.
- Building 2 - Data Centre, sited centrally between B1 and existing Travelodge.
- Buildings 3A / 3B - Commercial Office buildings fronting Amey Daldy Park.
- Building 4 - Commercial Office on Gaunt Street.
- Building 5 - Commercial Office on Gaunt Street between Building 4 and VHHL site.

The building areas are presented in Table 1.1.

Table 1.1: Proposed development GFA areas

Building	Ground Floor Footprint (m^2)	Total GFA (m^2) (Excluding EoT/Plant)	Total Area (m^2)
Building 1	1,217	9878	11,587
Building 2	1,610	10,832	12,702 (incl basement)
Building 3A/3B	3,430	29517	37,001 (incl basement)
Building 4	1,385	13,123	17,239 (incl basement)
Building 5	1,528	12,296	17,882 (incl basement)
Total	9170	XXXX 75,646	XXXX 96,411

Ground floor uses include retail and food and beverage (F&B) tenancies along street frontages and the mid-block plaza, with lobby, end-of-trip, services, and refuse facilities also provided at ground level.

Internal laneways and a central mid-block plaza provide pedestrian connectivity and vehicle access throughout the site.

Construction is proposed across four stages, commencing with Buildings 1 and 2 in late 2027. Building 3, and then Buildings 4 and 5 follow sequentially, with possible overlaps between stages. The NZ Bus depot progressively reduces its footprint throughout construction, fully vacating the site by 2035. The Travelodge remains operational throughout all stages, with loading and servicing provided via the southern laneway which will be retained. Full precinct completion is anticipated following the completion of Buildings 4 and 5.

1.1.1 Tonkin & Taylor reports

Tonkin & Taylor Ltd (T+T) prepared an infrastructure assessment of the proposed development *100 Halsey Infrastructure Assessment Report V1* which accompanied the fast track referral application.

The proposed erosion and sediment controls and associated earthworks are presented in in T+T's report Erosion and Sediment Control Plan (1101937.1000-RPT-CIV-102).

The draft stormwater management plan is presented in T+T's report Stormwater Management Plan (1101937.1000-RPT-SW-101).

The climate hazards assessment, including flooding from rainfall and coastal inundation, are presented in T+T's report Coastal Flood Risk Assessment Report (1101937.1000-RPT-NH-101).

The geotechnical assessments are presented in reports 1101937.1000-RPT-GEO-101, 102, 103 and 104.

The contaminated land PSI/DSI is presented in T+T report 1101937.1000-RPT-CON-101, and the contaminated site management plan is presented in 1101937.1000-RPT-CON-102.

1.2 Summary of data collected

Infrastructure assessment data has been collected from the following sources:

- Information obtained from the Auckland Council (AC) GeoMaps mapping service on the public stormwater, wastewater and water supply networks has been used to identify existing services and relevant features in the network.
- Email communications with Watercare including initial feedback from the referral application (refer Appendix D).
- Email communications with Healthy Waters, including a pre-application meeting with Growth and Development team on 17 August and subsequent emails (refer Appendix E).
- Fire Hydrant testing from Nova Flowtec Services (supplied by NDY).
- Information from B4UDig.
- Topographic survey by Harrison Grierson dated 26.11.2025 (A2516239-HG-XX-DR-XX-G-SS01).
- The following services providers were contacted: Chorus (by T&T) and Vector (by NDY/RP) on the capacity of their existing networks and whether future upgrades were planned in the nearby vicinity. Chorus has advised that they will be able to extend their network to provide connection availability to the development. Vector has provided a report with Preliminary Connection Options to service the data centre (Appendix F).

The infrastructure assessment and conceptual design details for the proposed development are described in Sections 2-5.

2 Stormwater

The proposed stormwater approach has been developed in accordance with the draft stormwater management plan, 1101937.1000-RPT-SW-101.

2.1 Existing stormwater infrastructure

Auckland Council GeoMaps shows several existing public stormwater pipelines within the immediate vicinity of the site, as shown in Figure 2.1.

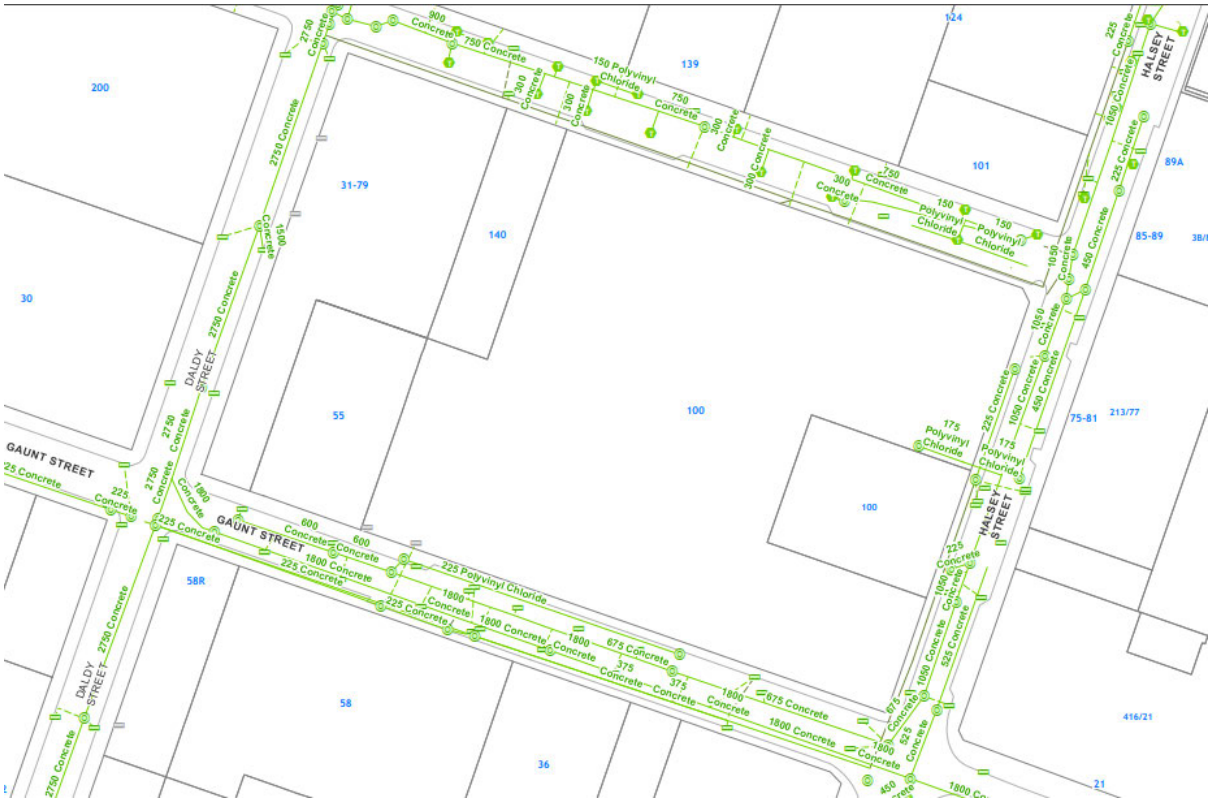


Figure 2.1: Existing stormwater services (sourced from Auckland Council GeoMaps).

Stormwater services from Pakenham Street West (refer Figure 2.2) include the following:

- 750 mm concrete pipe on the northern side of the road. It starts at the intersection of Halsey Street and Pakenham Street West, running westwards and collecting flows from tree pits and raingardens along the street. The pipe appears to connect to a 2750 mm concrete pipe which discharges into the harbour from the end of Brigham Street. It is noted that the manhole on GeoMaps doesn't connect directly to the pipe, which may be an error in the database.
- There are existing connections to the site from the 750 mm public line, shown as dark green dashed lines in Figure 2.2 below.

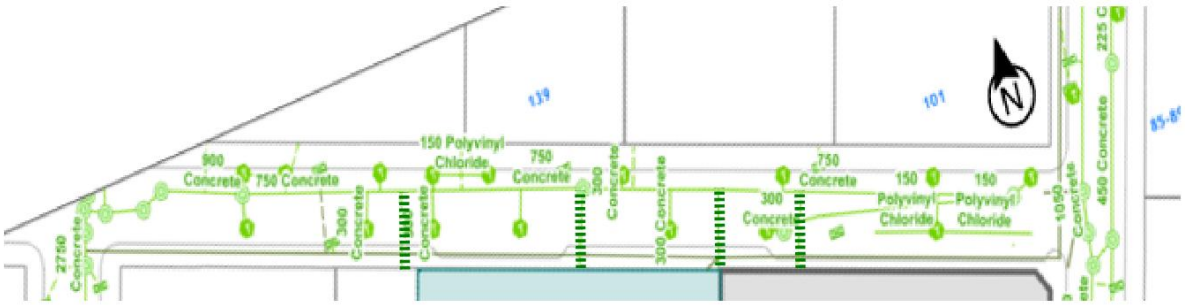


Figure 2.2: Pakenham Street West public stormwater network adjacent to site.

Services on Halsey Street (Refer to Figure 2.3) include the following:

- A 1050 mm concrete pipe in the centre of the road, which discharges into the harbour from Madden Street to the north. Numerous tree pits and raingardens discharge to this main from both sides of the road.
- 175 mm U-PVC line extends from midway along the property boundary approximately near building 2 and connects into the 1050 mm concrete main.
- 525 mm concrete pipe on the eastern side of the road discharging to the south, connecting into the 1800 mm concrete pipe on Gaunt Street.
- 450 mm concrete pipe on the eastern side of the road discharging to the north, joining into the 1050 mm concrete line at the Halsey Street-Pakenham Street West intersection.

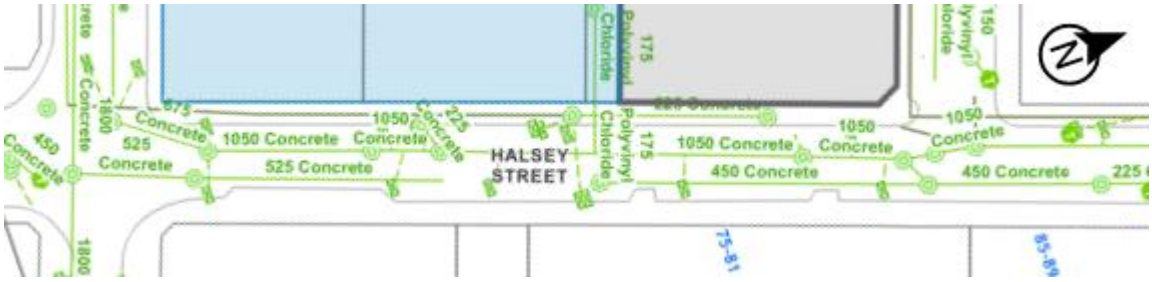


Figure 2.3: Halsey St stormwater adjacent to site.

Services on Gaunt Street (Refer to Figure 2.4) include the following:

- 600 mm to 675 mm concrete pipe in the centre of Gaunt Street discharging to the east. Numerous tree pits and raingardens discharge to this main from both sides of the road. This pipe turns north at the Gaunt–Halsey Street intersection, where it increases in diameter to 1050 mm.
- 225 mm U-PVC pipe on the northern side of the road corridor discharging to the west, which connects to the 600 mm concrete pipe previously mentioned.
- 375 mm concrete pipe on the southern side of the road which discharges to the east
- 1800 mm concrete trunk main that receives flow from a 525 mm concrete pipe along Halsey Street and discharges to the west. The 1800 mm main does not collect local drainage from around the site.
- 375 mm concrete pipe in the southern side of Gaunt Street, which discharges to the west. It reduces in size to 225 mm, then connects to the 2750 mm concrete pipe which discharges into the harbour from the end of Brigham Street. This pipe has a connection to the site at approximately building B5 which appears to be abandoned.

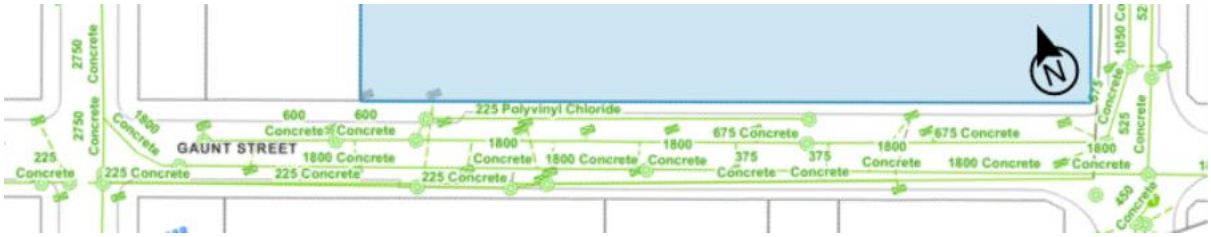


Figure 2.4: Gaunt St stormwater adjacent to site.

For overall plans of the existing stormwater networks refer to Appendix C.

2.2 Healthy Waters engagement

The project team met with Healthy Waters Growth and Development representatives on 17 August 2026, with subsequent email correspondence on 20 August 2026, to discuss the proposed stormwater management approach.

The email correspondence confirmed that for the 10 % AEP scenario, continued discharge to the existing network is acceptable, provided the existing sub-catchment arrangement is maintained with no material diversion of catchment areas to a different network. The key requirement is to establish the existing discharge points and maintain this arrangement post-development.

2.3 Stormwater sub-catchments

The existing site is divided into three drainage sub-catchments, as shown on Figure 2.5:

- The **northern sub-catchment**, which discharges to Pakenham Street West.
- The **eastern sub-catchment**, which discharges to Halsey Street.
- The **southern sub-catchment**, which discharges to Gaunt Street.

The Gaunt Street sub-catchment discharges to a network which drains to the Halsey Street network.

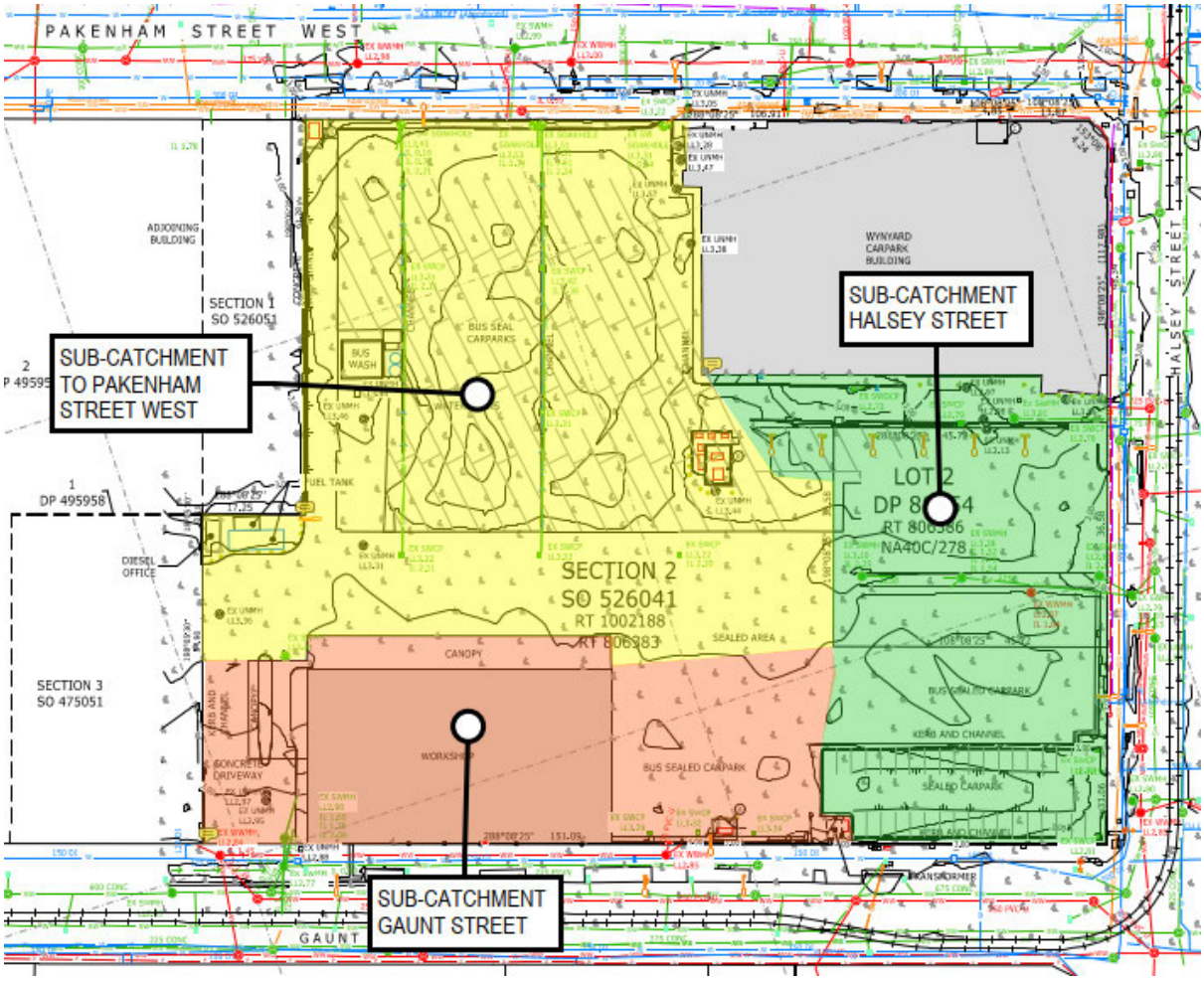


Figure 2.5: Existing sub-catchments.

The existing site is 100 % impervious, and the proposed development maintains a similar level of imperviousness at 96 %, with approximately 600 m² of planted areas introduced. For the purposes of stormwater assessment, the site has been considered 100 % impervious both pre- and post-development, representing no material change in runoff generation.

The existing stormwater sub-catchment boundaries are maintained, with no material change in the contributing area discharging to each pipe connection point. Any increase in runoff is therefore attributable solely to climate change.

The pre- and post-development sub-catchment areas are presented below.

Table 2.1: Pre- and Post- development sub-catchment areas

Network	Pre-development	Post-development	Difference %
Pakenham Street West	7200	6600	9 %
Gaunt Street	3400	3900	
Halsey Street	3900	4000	
Gaunt Street + Halsey Street	**7300**	**7900**	**8 %**

A minor redistribution of approximately 600 m² occurs from the Pakenham Street West catchment to the Halsey Street catchment. This area generates 16 L/s under a 10-year ARI event (including

climate change), representing 0.11 % of the receiving pipe capacity. This reallocation is considered negligible and is likely not to have a material effect on the downstream stormwater network.

2.4 Runoff

Pre- and post-development stormwater runoff has been calculated in accordance with TP108 (2026). As established above, the site is considered 100 % impervious pre- and post-development, and therefore any increase in runoff is attributable solely to climate change. The resulting runoff volumes are presented in Table 2.2.

The TP108 assessment was undertaken using the following assumptions:

- A weighted runoff curve number (CN) of 98, reflecting the 100 % impervious site condition.
- Rainfall data sourced from TP108 (2026), which adopts a 10-year ARI rainfall depth of 140 mm.
- A time of concentration of 10 minutes.
- 10-year annual recurrence interval (ARI) in accordance with Auckland Council Stormwater Code of Practice

Table 2.2: Stormwater runoff for site for 10-year ARI

Pre-Development Demand (L/s)	Post-development Demand (including climate change) (L/s)
337	395

2.5 Capacity

Calculations in this section used a TP108 runoff method to calculate peak flows from sub catchments which were tested against the immediate receiving network stormwater nodes using Mannings method with an n of 0.013. Given that the site is considered 100 % impervious pre- and post-development, and that the existing sub-catchment boundaries are generally maintained, any increase in runoff is attributable solely to climate change.

Pipe capacity has been assessed by comparing the calculated inflow, inclusive of catchments external to the site, against the full flow capacity of the receiving network. An imperviousness of 100 % has been adopted for conservatism. The assessment covers the existing piped network from the site connections to the end of the adjoining street network, utilising available invert level and asset information from Auckland Council GeoMaps.

The assessment is limited to the piped network immediately receiving discharge from the site and does not extend to the full downstream network or the tidal outfall.

As outlined in the Stormwater Management Plan, network pipe analysis using 12D software assessed the wider receiving catchment network using TP108 runoff and included for outlet control influence of the tide. Both analysis methods indicated residual pipe capacity, noting that based on no change to imperviousness, the post development runoff matches the pre development runoff anyway.

The capacity assessment for each piped network is presented in Table 2.3, Table 2.4 and Table 2.5, ordered from upstream to downstream within each catchment.

Table 2.3: Capacity assessment Pakenham Street West network

Pipe ID	Size	Capacity	Total Catchment		10-year ARI Runoff		Pipe Usage	
	(mm)	(m^3/s)	Pre (ha)	Post (ha)	Pre (m^3/s)	Post incl Climate Change (m^3/s)	Pre (%)	Post (%)
300175287	750	1.05	2.12	2.11	0.494	0.58	47.1 %	55.3 %
3000216727	750	0.88	2.32	2.31	0.54	0.629	61.4 %	71.5 %
3000175288	750	1.15	2.32	2.31	0.54	0.629	47.0 %	54.7 %
300175289	900	1.15	2.32	2.31	0.54	0.629	47.0 %	54.7 %
300175290	900	1.14	2.32	2.31	0.54	0.629	47.4 %	55.2 %

Table 2.4: Capacity assessment Gaunt Street network

Pipe ID	Size	Capacity	Total Catchment		10-year ARI Runoff		Pipe Usage	
	(mm)	(m^3/s)	Pre (ha)	Post (ha)	Pre (m^3/s)	Post incl Climate Change (m^3/s)	Pre (%)	Post (%)
3000043587	675	0.53	0.29	0.41	0.068	0.111	12.9 %	21.1 %
3000043586	675	0.64	0.48	0.48	0.111	0.132	17.4 %	20.7 %

Table 2.5: Capacity assessment Halsey Street network

Pipe ID	Size	Capacity	Total Catchment		10-year ARI Runoff		Pipe Usage	
	(mm)	(m^3/s)	Pre (ha)	Post (ha)	Pre (m^3/s)	Post incl Climate Change (m^3/s)	Pre (%)	Post (%)
30000043603	675	0.62	0.39	0.40	0.091	0.106	14.7 %	17.1 %
3000043604	1050	1.48	0.49	0.58	0.111	0.159	7.5 %	10.7 %
3000043674	1050	2.42	0.85	0.67	0.197	0.233	8.1 %	9.6 %
3000043608	1050	1.46	0.92	0.96	0.197	0.233	13.5 %	15.9 %
3000043607	1050	1.61	1.04	1.08	0.243	0.295	15.1 %	18.3 %
3000043605	1050	1.61	1.04	1.08	0.243	0.301	15.1 %	18.7 %
3000043606	1050	1.74	1.04	1.08	0.243	0.301	14.0 %	17.3 %
3000015456	1050	1.49	1.15	1.19	0.268	0.325	18.0 %	21.8 %

This assessment shows that the pipes within the assessed network have significant spare capacity. It is considered that this additional capacity accounts for tailwater effects from tidal influence. Further to this a comparative assessment has been made using 12D modelling and the results are provided in the Stormwater Management Plan[1] report provided by T+T.

[1] Stormwater Management Plan – SMP.

2.5.1 Capacity conclusion

Email correspondence with Healthy Waters Growth and Development team on 20 August 2026 confirmed that for the 10 % AEP scenario, continued discharge to the existing network is acceptable, provided the existing sub-catchment arrangement is maintained with no material diversion of catchment areas to a different network. The key requirement is to establish the existing discharge points and maintain this arrangement post-development.

Based on the pipe capacity assessment and the outcomes of Healthy Waters engagement, the existing piped network is considered to have adequate capacity to accommodate discharge from the site.

2.6 Stormwater treatment

The stormwater treatment will be provided in accordance with the draft Stormwater Management Plan[1].

The existing site is fully impervious and contains some stormwater treatment, with runoff from bus and car parking areas discharging untreated in the Halsey catchment while passing through treatment devices in the Pakenham and Gaunt St catchments. The site is a source of urban contaminants including sediment, gross pollutants, metals and hydrocarbons. Refer to the Stormwater Management Plan[1] for details on the existing stormwater treatment.

The proposed development replaces these surfaces with pedestrian pavements, service access lanes, and roof areas, all of which are generally expected to generate lower contaminant loads than the existing parking surfaces. The two proposed car park ramps are covered, with internal runoff (generated from driving rain or incidental dripping from cars) collected and discharged to the wastewater network.

The water quality strategy is based on two key measures:

1 **Ground-level impervious areas** — runoff from courtyard and between building spaces to be treated via bioretention devices, with proprietary devices used where bioretention is impractical.

2 **Roof areas** — contaminant generation to be minimised through appropriate material selection, protective finishes and maintenance.

2.7 Proposed stormwater connections and internal network

The proposed stormwater drainage layout is shown in Drawing 1101937.1000-040. The general drainage approach is as follows:

- Each building connects independently to the street stormwater network via new connections to existing or new stormwater manholes.
- Laneway runoff is collected via strip drains and treated through proprietary devices installed within the channel or offline, as the geometry does not permit connection to a bioretention system.
- Perimeter pipes are provided along building edges to collect runoff from canopies and threshold drains, conveying flows to the building connection the public network.
- There is an allowance for threshold drains as required at building entrances to intercept runoff.
- Rain gardens are provided at plaza and public realm areas, receiving flows from perimeter channels where space permits. These are to be designed as bioretention devices in accordance with GD01 or proprietary planted devices.

- Ground levels are graded away from building entrances and towards rain gardens and perimeter collection drains.
- Perimeter channel and slot drains along the street frontages are located within the road corridor and will require coordination with Auckland Transport at future design stages.
- Connections to the street network are made at multiple points along Halsey Street, Gaunt Street and Pakenham Street West.
- The drainage layout has been designed to account for the staged construction of buildings across the site.
- Existing stormwater drainage and treatment within the site is to be abandoned or removed.

2.8 Stormwater drainage of streetscapes

Boffa Miskell provided drawings of proposed changes to streetscaping in the roads adjacent to the development[2]. These drawings detail the adjustments to vehicle crossings, parking and raingardens on Halsey St, Pakenham St West and Gaunt St.

On Gaunt and Pakenham St West, existing raingardens are removed and new raingardens constructed with the net result being an increase in the area of raingardens + amenity planting areas on each street.

With Halsey St, two additional gardens are to be constructed adjacent to B1 and B2.

The net result is that there is an increase in the area of raingardens from the existing to post development state. Therefore, project works on the streetscapes are not expected to result in any adverse impacts to the existing stormwater network.

3 Wastewater

3.1 Existing wastewater network

Auckland Council GeoMaps shows several existing public wastewater pipelines within the immediate vicinity of the site, as shown in Figure 3.1.

[2] BM260024_100 Halsey Street FTA_Streetscape_Adjustment_Plans_20261006.pdf.

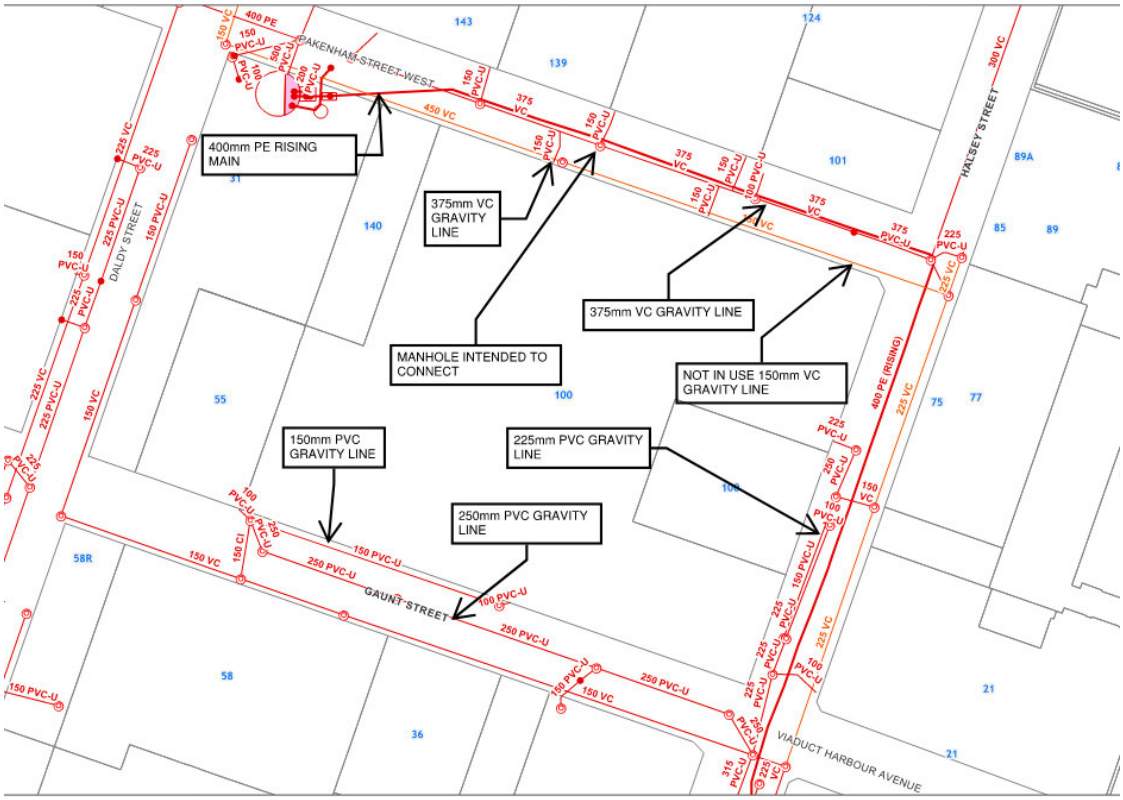


Figure 3.1: Existing wastewater services (sourced from Auckland Council GeoMaps). Thin red lines are gravity pipes in service, thick red lines are rising mains in service, and orange lines are abandoned assets.

Two key wastewater pumping stations located near the site effectively divide the development into northern and southern catchments. Flows from the northern catchment are directed towards the Amey Daldy Park pumping station (Wynyard Quarter Pump Station), and flows from the southern catchment are directed towards the Fanshawe Street pumping station as shown in Figure 3.2.

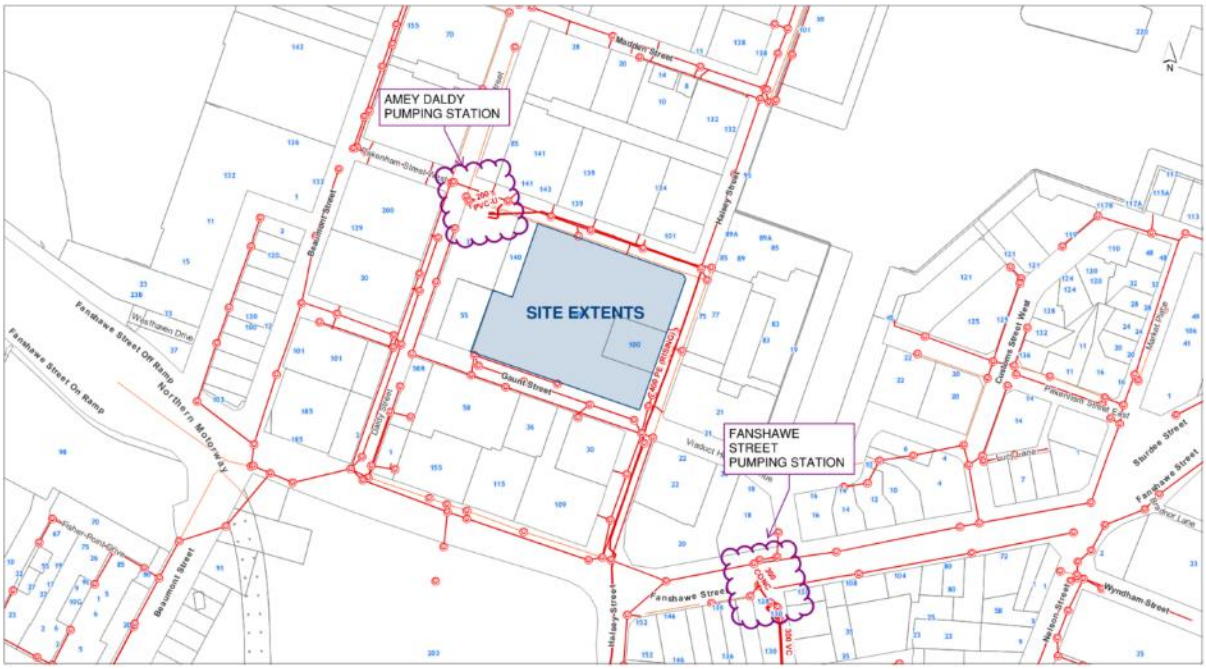


Figure 3.2: Local wastewater pumping stations.

3.2 Wastewater demand

The existing and proposed wastewater demands have been estimated in accordance with the design approach specified in the *Water and Wastewater Code of Practice for Land Development and Subdivision*[3]. Demand estimates are based on floor areas and usage as shown in the architectural drawings prepared by Peddlethorp Architects dated 18.09.2026.

Wastewater demand from the data centre (Building 2) has been assessed as Dry Industry – Light water users as per Table 5.1.4 of the Watercare Wastewater Code Of Practice. Exact wastewater usage will be confirmed in future design stages however the Data Centre occupancy and wastewater flows are not expected to be greater than that calculated below.

A comparison of pre and post development wastewater demands are presented in Table 3.1and Table 3.2. Calculations are provided in Appendix B.

Table 3.1: Pre-development wastewater demand estimate

Pre-Development	Average Dry Weather Flow (ADWF) L/s	Peak Dry Weather Flow (PDWF) L/s	Peak Wet Weather Flow (PWWF) L/s
Total	**0.12**	**0.61**	**0.82***

* Note this does not include the bus wash as there is insufficient information to assess this device.

Table 3.2: Post-development wastewater demand estimate

Post-Development	Average Dry Weather Flow (ADWF) L/s	Peak Dry Weather Flow (PDWF) L/s	Peak Wet Weather Flow (PWWF) L/s
Building One	0.49	0.98	2.45
Building Two	0.48	2.42	3.24
Building Three	1.42	2.83	7.08
Building Four	0.65	1.3	3.25
Building Five	0.61	1.22	3.05
Total	**3.65**	**8.75**	**19.07**

3.3 Watercare engagement

Watercare provided feedback on the fast track referral application, which was received on 10 August 2026. The feedback is summarised below.

- *"At a high level, existing public wastewater infrastructure may be able to service the proposed 12-storey residential development at 100 Halsey Street (48 units), subject to further detailed assessment."* It is noted that the project description appears to be incorrect, but that the assessment is based on the flows from the infrastructure assessment.
- *"It is noted that the Fanshawe Street Pump Station does not have available capacity to accommodate additional flows. Accordingly, the wastewater servicing strategy for this site will need to ensure that all proposed discharges are directed to the Wynyard Quarter Pump Station, with no increase in flows to the Fanshawe Street catchment."*

[3] Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 5: Wastewater.

This correspondence is included for reference in Appendix D.

3.4 Proposed wastewater connections

All wastewater from the site is to be directed north to Pakenham Street West, in accordance with Watercare's requirement (refer to Appendix D) that all proposed discharges connect to the pump station in Amey Daldy Park (Wynyard Quarter Pump Station). An internal wastewater network will collect flows from all buildings and discharge to a single connection point on the 375 mm diameter pipe on Pakenham Street West.

Connections to the individual buildings will be 150 mm diameter PVC-U as advised by the project building services engineers. The internal wastewater network is to be 225 mm diameter PVC-U.

The proposed connection point (MH ID 1320791) is approximately 3.6 m deep. The connection details, including whether a dropper is required, will be confirmed at detailed design.

The wastewater connection to Pakenham Street West will need to be constructed early in the construction programme to service Buildings 1 and 2. This is to be considered in the construction staging plan for the site.

Grease traps will be provided inside the buildings for food and beverage units and all internal waste areas will discharge to wastewater.

Penetrations through the building foundations and basements will be required for the internal network to connect to the public network.

Existing wastewater connections to the site are to be abandoned.

3.5 Capacity

A capacity assessment has been undertaken for the public wastewater network downstream of the proposed connection point to the Amey Daldy park pump station (Wynyard Quarter Pump Station). The assessment utilises available invert level and asset information from Auckland Council GeoMaps. The results are presented in Table 3.3.

Table 3.3: Wastewater capacity assessment ordered from upstream to downstream

ID	Size (mm)	Grade (%)	Full Flow Capacity (L/s)	% of Pipe Capacity
2617216	375	0.25	114.0 L/s	16.6
2556699	375	0.5	161 L/s	11.7
2559526	375	12.8	815 L/s	2.3

The local wastewater piped network from the site to the pump station appears to have adequate capacity to service the proposed development.

4 Water supply

4.1 Existing water supply network

Auckland Council GeoMaps shows several existing public potable water supply lines in the immediate vicinity of the site, as shown in Figure 4.1. The three primary areas of interest are located

adjacent to the development in the road corridors of Gaunt Street, Halsey Street, and Pakenham Street West.

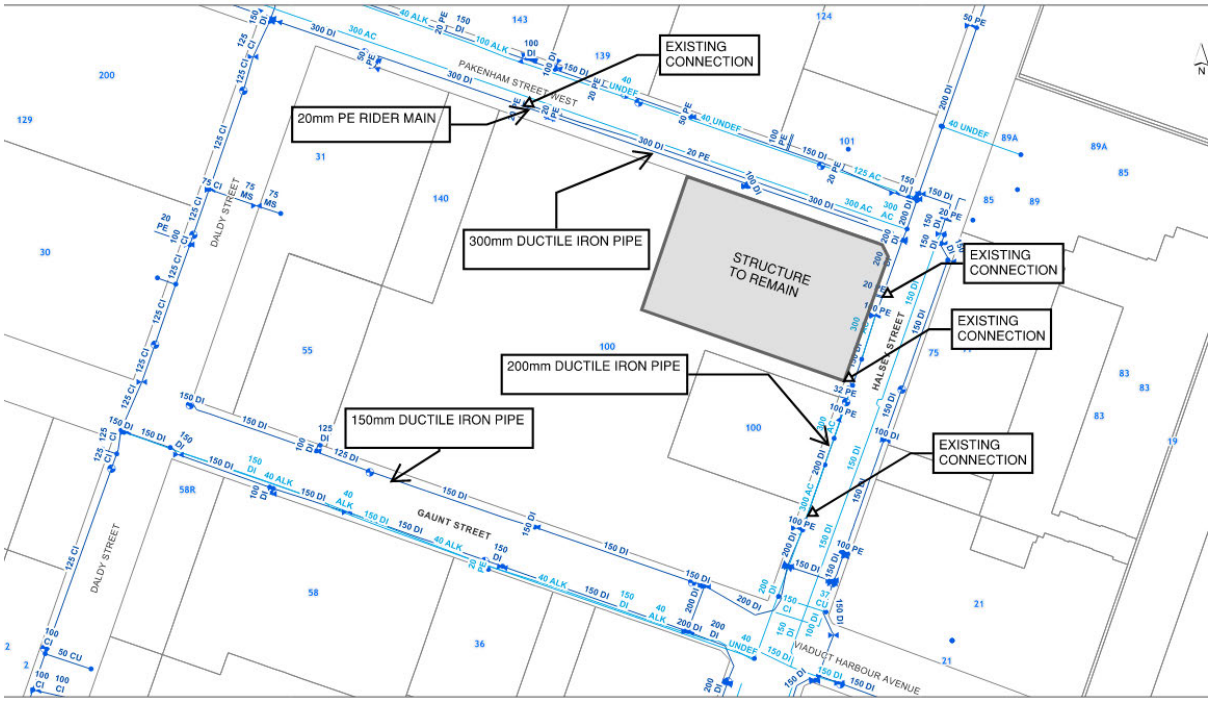


Figure 4.1: Existing water supply services (sourced from Auckland Council GeoMaps) (Operational pipes in dark blue, abandoned pipes in light blue).

The existing potable water network is relatively new, with GeoMaps indicating that most pipelines were installed between 2010 and 2016.

The available records do not show public pipes inside the property boundary.

Several fire hydrants are located around the site. There are three along Pakenham Street West, two within Halsey Street, and three within Gaunt Street.

4.2 Potable water demand

The existing and proposed potable water demands have been estimated in accordance with the design approach specified in the Water and Wastewater Code of Practice for Land Development and Subdivision[4]. Demand estimates are based on approximate floor areas indicated in the architectural drawings prepared by Peddlethorp Architects.

Pre-development potable water demand has been estimated on the apparent floor area and use of the existing structures. The structure located on the southern boundary of site is assumed to be a mechanics office and workshop, which has been assigned a use type of “Medium Industry.” The bus wash has conservatively not been included in this assessment as the current water usage of this device is unknown.

The potable water demand from the data centre and substation has been assessed assuming a Dry Industry – Light Water user as per the Watercare Code of Practice. For the current data centre design, the cooling strategy is based on air-cooled chillers serving closed loop chilled water systems, so there is no routine evaporative cooling water demand. Therefore, the water usage for the data centre is minimal and limited to an initial system fill and then any make-up water associated with

[4] Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 6: Water.

maintenance. There will also be normal domestic water demand associated with staff amenities and cleaning[5]. It is expected that the Dry Industry – Light Water user category in the Watercare Code of Practice is representative of the data centre demands.

The pre- and post-development potable water demand is presented in Table 4.1 and Table 4.2. Calculations are provided in Appendix B.

Table 4.1: Pre-development potable water demand

Pre-Development	Average Day Demand (ADD) L/s	Peak Day Demand L/s	Peak Hourly Demand L/s
Total	**0.12**	**0.24**	**0.61***

* Note this does not include the bus wash as we have insufficient information to assess this device.

Table 4.2: Post-development potable water demand

Post-Development	Average Day Demand (ADD) L/s	Peak Day Demand L/s	Peak Hourly Demand L/s
Building One	0.50	0.981	2.453
Building Two	0.48	0.966	2.416
Building Three	1.42	2.83	7.08
Building Four	0.65	1.30	3.251
Building Five	0.62	1.221	3.053
Total	3.67	7.30	18.25

4.3 Proposed network

The proposed water connections for the site are shown in drawing 1101937.1000-060.

Each building within the project will have an individual connection to the public network for both potable water and fire supply. Given the congestion of existing services within footpaths around the site, the design allows for the meter to be installed between the footpath and road carriageway, then to cross back over the water main into the building.

The size of the connections has been provided by NDY (project building services engineers). The fire connection is to be 100 mm internal diameter (ID) and the potable water connection is to be 80 mm ID. The connections would be in accordance with Watercare standard detail WS24. Backflow preventers may be installed within the buildings with access available to Watercare.

An irrigation connection is proposed from Halsey St for treepits and amenity planting with a 40 mm ID with Watercare standard detail WS20.

At this stage of design, all pipes are assumed to be PE100 SDR13.6 with ductile iron fittings.

[5] Black & White – Email "Data centre water demands" 26.10.05.

4.4 Proposed fire supply

The proposed development is to be fully sprinklered, with an associated water-supply classification of FW2, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008, Table 1).

The FW2 demand standard requires hydrant firefighting flows of 12.5 L/s within 135 m and an additional 12.5 L/s within 270 m, with a minimum residual pressure of 100 kPa available to the development.

The internal fire-fighting system will be sprinklers and will require water from the potable water supply network. NDY (building services engineers) has provided the fire flow of 1350 L/min (22.5 L/s)[6]. In order to meet the FW2 minimum requirements of PAS 4509:2008, 12.5 Lps is required within 135 m and an additional 12.5Lps is required within 270 m of the development. This being a total of 25Lps at a minimum residual pressure of 100kPa.

During testing the minimum requirement was exceeded with 52.9Lps at 665kPa being recorded.[7]

4.5 Capacity

Based on the numerous water mains in the vicinity of the site with substantial pipe diameters and the nature of the surrounding Wynard Quarter district, it is expected that the existing wider area supply adequately services the potable and fire flow demands of the proposed development.

4.6 Watercare engagement

Watercare provided feedback on the fast track referral application, which was received on 10 August 2026. The feedback is summarised below.

- *"At a desktop level, the surrounding water network appears likely to have sufficient capacity to accommodate the proposed development demand."*
- *"The assessment documentation does not confirm whether the existing network can achieve the required firefighting flows and residual pressures associated with the proposed sprinkler system and FW2 firefighting classification. No hydrant flow or pressure testing has been undertaken as part of the assessment. Accordingly, firefighting compliance remains unverified; available residual pressure performance has not been confirmed; and final firefighting supply requirements remain unresolved. Confirmation of the firefighting approach will require detailed assessment and coordination with Watercare during the detailed design stage."*
- *"Watercare acknowledges that, based on the information provided to date, the surrounding trunk water network may have sufficient bulk capacity to accommodate the proposed development demand."*
- *"At later stages of the project, opportunities to establish multiple connection points and/or customer meters from different parts of the network may be explored to better balance system demand."*

This correspondence is included for reference in Appendix D.

[6] NDY – Civil Queries – water supply (dated 26.10.05).

[7] Nova Flowtec Services – RE: Firefighting Water Supply at 100 Halsey Street, Central Auckland (dated 26.10.09).

5 Dry services

5.1 Electricity

The electricity network has been assessed using data available from Vector's Open Data GIS[8] and BeforeUDig records.

The proposed development lies within the supply area of the Hobson Substation, as shown in Figure 5.1. The Hobson Substation is a 110/22/11 kV facility that functions as a key feeder for the wider Auckland CBD and services a large portion of the downtown and Viaduct Harbour area.

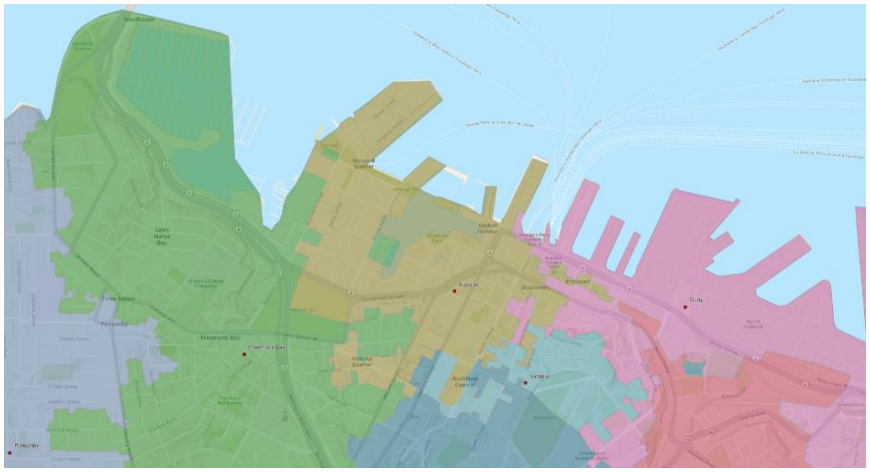


Figure 5.1: Substation network within Auckland CBD (Sourced from Vector Open Data GIS). Hobson Substation area shown in yellow.

Within the local network, BeforeUDig show the site to be well serviced by several active lines within all surrounding road corridors as shown in Figure 5.2.

[8] distribution feeder network and zone substations | Open Data Vector Limited.

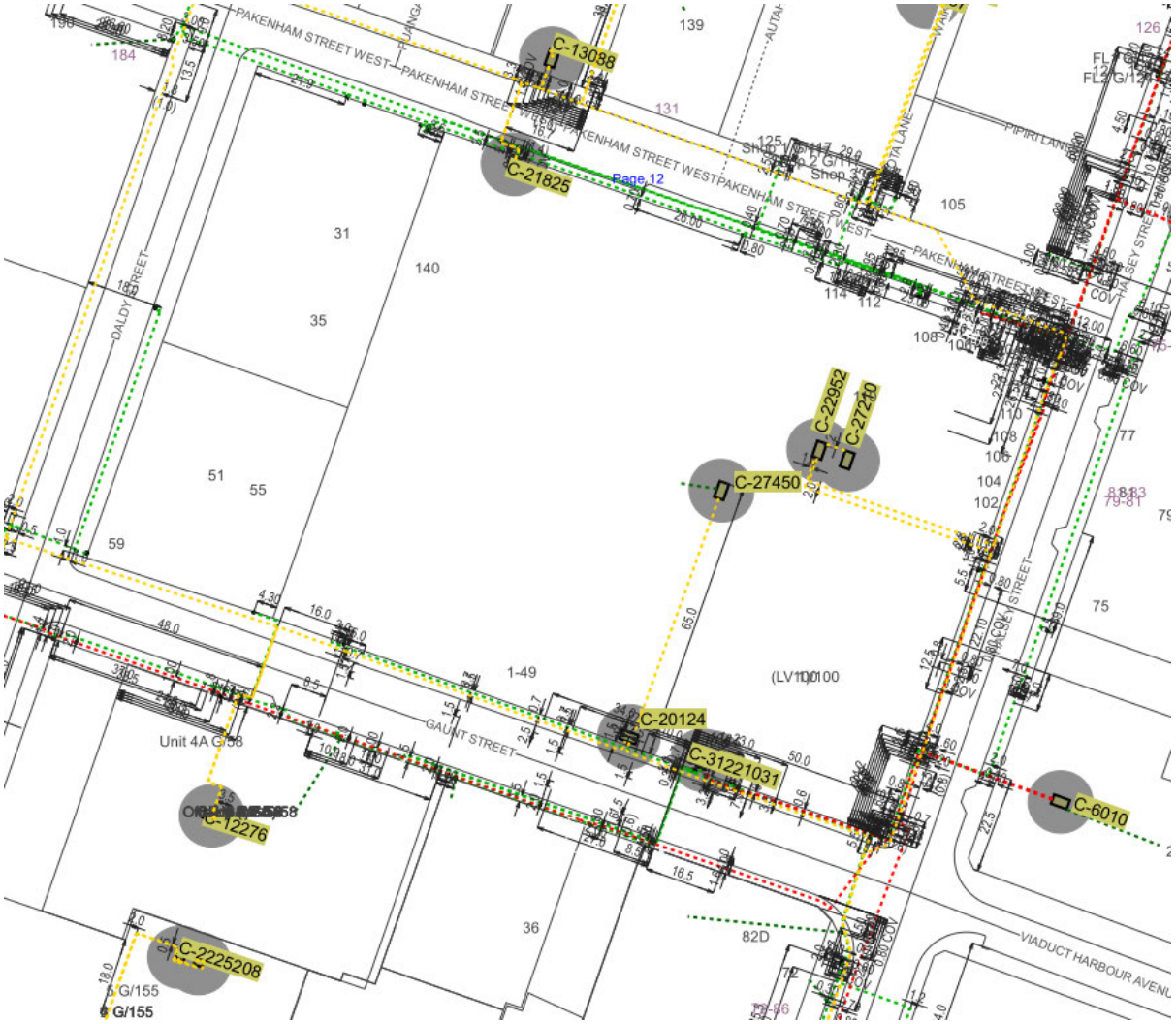


Figure 5.2: Existing electrical network (sourced from Vector BeforeUDig request). Yellow shows 22,000 volt cables, red shows 11,000 – 6,600 volt cables, green shows 400 volt cables and transformers/substations are shown with grey circles.

The existing power network consists of 22 kV, 11 kV – 6 kV, and 400 V underground cables. Several substations are located within the development, their locations are described below. These will be removed or relocated as required following engagement with Vector at future stages.

Gaunt Street:

There are 22 kV, 11 kV-6 kV, and 400 V lines shown in the northern side of Gaunt Street adjacent to site. Two 22 kV lines converge at Substation [C-20124] and extend approximately 65 m north toward the centre of the site, linking substation [C-27450] with a 22kV cable.

There are two transformers/substations within the property line of the site on the northern side of Gaunt Street.

There are 11 kV-6 kV and 400 V lines shown in the southern side of Gaunt Street.

Halsey Street:

There are 22 kV, 11 kV-6 kV, and 400 V cables shown in the western side of Halsey Street. Two 22 kV lines run westwards into the site approximately around B2. These lines extend for 50 m before connecting to Substations [C-22952] and [C-27210] at the centre of site.

400 V lines are shown in the eastern side of Halsey Street, with a 11 kV-6 kV and 400 V line crossing under the road near the Halsey-Gaunt Street intersection.

Pakenham Street West:

400 V cables are shown on the southern side of Pakenham West Street, with 22 kV and 11 kV-6 kV lines shown in the north eastern corner adjacent to site. The 11 kV-6 kV appears to terminate around the Halsey-Pakenham Street West intersection.

22 kV is shown in the northern side of Pakenham Street West, from which a short 22 kV line crosses under the road and connects to transformer [C-21825] near the north-western boundary of the site.

Further engagement with Vector by NDY will be undertaken during detailed design to confirm servicing capacity, connection points, and any requirements for network upgrades. Refer to Appendix C for BeforeUDig drawings.

5.2 Proposed connections

NDY has advised that all buildings will have individual connections to the HV network within the street with ducting to be installed per Vector requirements. NDY has made an application to Vector for new connections to each of the respective buildings (Appendix F).

Vector has provided a report with Preliminary Connection Options to service the data centre (Appendix F). The report notes that feasibility investigation is to be carried out for Option 3 22kV feeders from the Hobson Zone Substation (ZSS).

Infrastructure removal

Of the five transformers identified within the site, it appears that two (C-22952 & C-27210) are supplying the existing Travelodge building and the remaining three are supplying the bus depot. For the Travelodge supplies it is expected that the 22 kV cables traversing the site from Halsey Street are within the building footprint or immediately adjacent. This will need to be confirmed at the next stage so that any constraints or protection measures can be allowed for should the cables be locating outside the building footprint.

The three substations supplying the bus depot and associated supply cabling from the street frontages are expected to be made redundant and removed by Vector when the bus depot is decommissioned.

5.3 Communications

Assessment of the existing communications network has been undertaken using information obtained from BeforeUDig service plans.

Telecommunication service plans show infrastructure in the area owned and operated by Chorus New Zealand Limited, Vector Fibre and Eon Fibre. Refer to Appendix C for service plans.

Gaunt Street:

Existing Eon Fibre and Chorus services are located in the southern side of the road corridor. No connections extend to site from this road.

Halsey Street:

Existing Vector Fibre, Chorus and Eon Fibre asset within the western side of the road. There is a Vector Fibre and Chorus connection into the site, which appears to be to the transformer within the site.

Pakenham Street West:

Existing Chorus and Vector Fibre on the southern side of the road.

Existing Eon Fiber, Vector Fibre and Chorus on the northern side of the road.

Refer to Appendix C for BeforeUDig results.

5.3.1 Proposed connections

Each of the development buildings is intended to have an individual communications connection to the surrounding network. This connection is expected to be fed by 2 x 100 mm PVC ducts from a new chamber constructed within the adjacent pavement.

Chorus has advised that they will be able to extend their network to provide connection availability to the development including the data centre (Refer letter in Appendix F).

5.4 Gas

Assessment of the existing gas network has been undertaken using information obtained from BeforeUDig service plans.

All surrounding road corridors contain MP4 pressure gas mains adjacent to the site, with four connections along Gaunt Street and three along Halsey Street. There is one branch extending west from Halsey Street to service the existing structure in the north-eastern corner of the site.

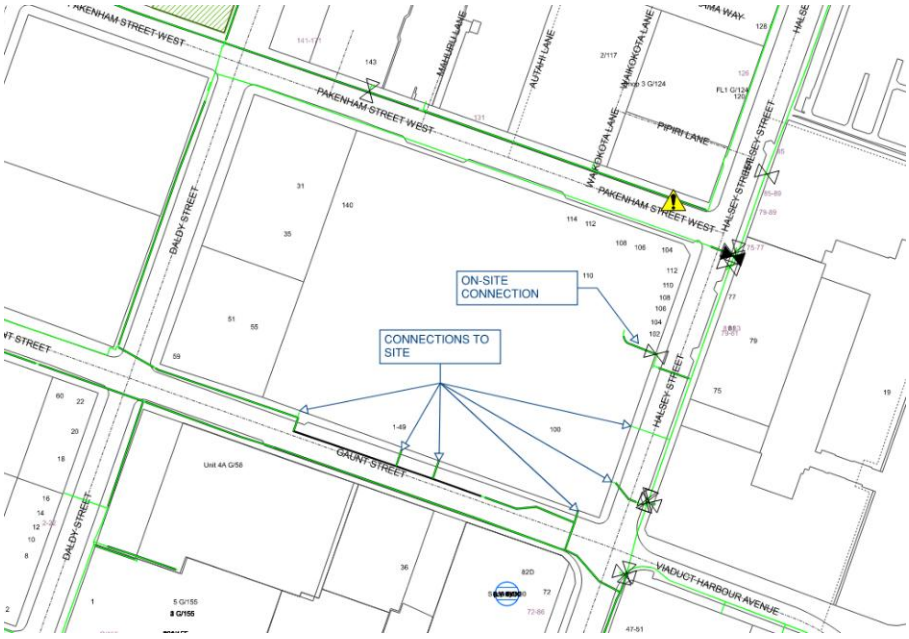


Figure 5.3: Existing gas network (sourced from Vector BeforeUDig response). Green shows MP4 pressure pipes.

5.4.1 Proposed connections

The development will not connect to the gas network. Any existing gas connections on the site will be abandoned or removed.

5.5 Service identification

Slot trenching is to be conducted prior to connections being undertaken to confirm the utility location and any associated protection or relocation requirements. The contractor is to engage with Network Utility Operators (NUO's) to confirm any protection methodologies while working around underground services.

6 Public realm streetscaping

6.1 Existing streetscape

The site is bounded on all sides by a streetscape of laneways, streets and green open spaces which are becoming established into the public realm. There are 18 raingardens within the road corridor around the perimeter of the site with Amey Daldy Park to the North West.

6.2 Proposed changes to streetscaping

Boffa Miskell has proposed changes to the existing streetscapes to accommodate new vehicle entrances to the site and increase the amenity of the post development area[9]. As part of these changes, there is a net increase in the area of gardens along Gaunt, Halsey and Pakenham St West however there are some gardens that will be relocated to facilitate vehicle crossings for the development. Design of these proposed changes will be undertaken in future design stages. It is noted that the installation/removal of gardens may require the relocation/removal of existing assets including but not limited to the below.

- Streetlight poles (including CCTV cameras and WiFi units).
- Channel Drains.
- Utility chambers.
- Stormwater Lines + Manholes.
- Existing dry services (Power, Water, Vector Comms, EON Fibre + Chorus).

[9] BM260024_100 Halsey Street_FTA_Streetscape_Adjustment_Plans_20261006.pdf.

7 Applicability

This report has been prepared for the exclusive use of our client NZ CRE 100 Halsey Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application under the Fast-Track Approvals Act 2024 and that the Expert Panel as the consenting authority will use this report for the purpose of assessing that application.

We understand and agree that this report will be used by the Expert Panel in undertaking its regulatory functions.

Tonkin & Taylor Ltd
Environmental and Engineering Consultants

Report prepared by:	Authorised for Tonkin & Taylor Ltd by:
	
.....	.....
Joseph Sterritt	Andrew Hope
Civil Engineer	Project Director

Technical review by: Andrew Steele

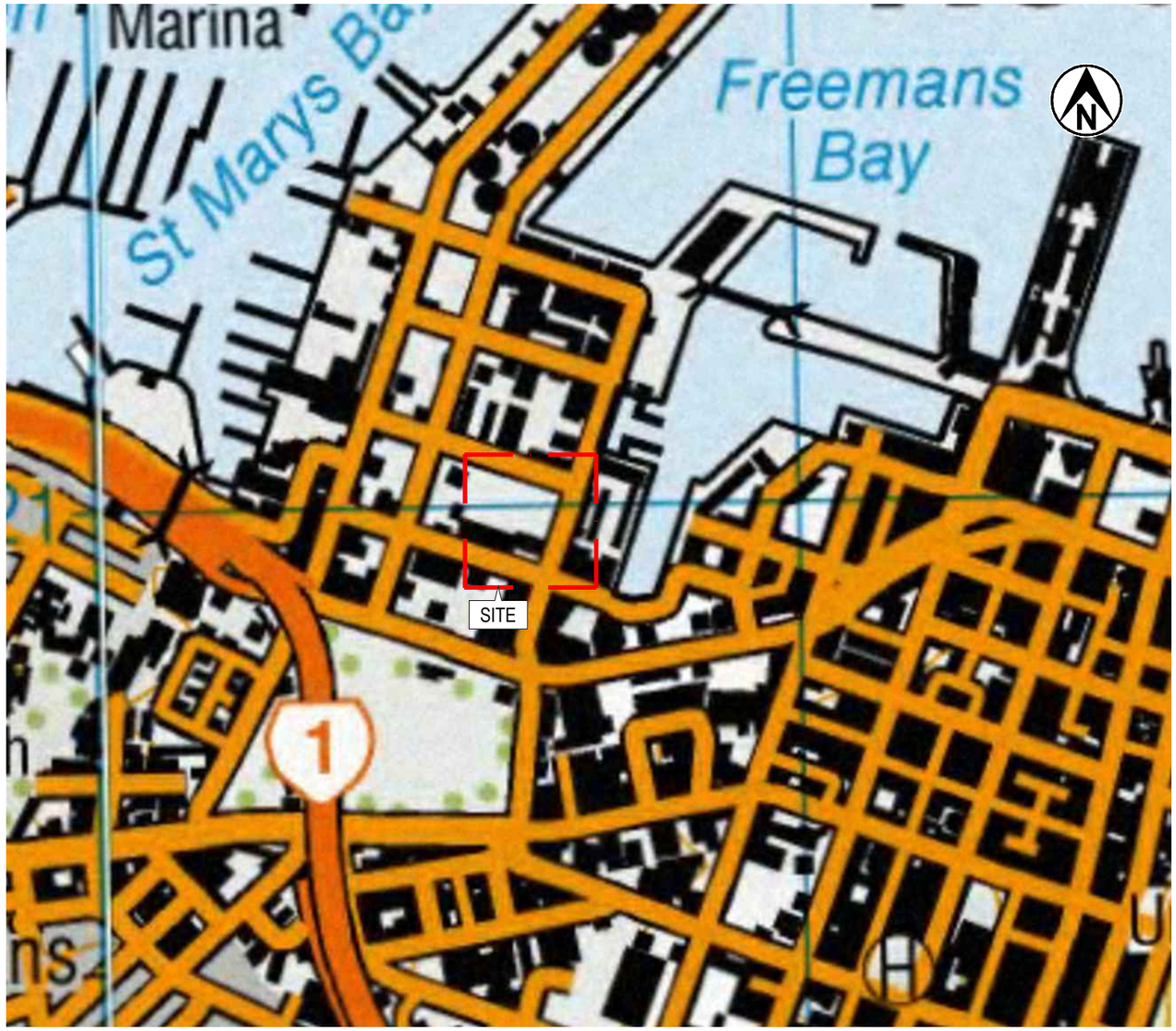
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Appendix A Drawings

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DRAWING REGISTER

		DRAWING NUMBER	REV	TITLE
1	ü	1101937.1000-001	2	DRAWING LIST AND LOCALITY PLAN
2	ü	1101937.1000-010	2	EXISTING SERVICES LAYOUT PLAN
3	ü	1101937.1000-020	2	ESCP - BUILDING B1
4	ü	1101937.1000-021	2	ESCP - BUILDING B2
5	ü	1101937.1000-022	2	ESCP - BUILDING B1 AND B2 COMBINED
6	ü	1101937.1000-023	2	ESCP - BUILDING B3A AND B3B
7	ü	1101937.1000-024	2	ESCP - BUILDING B4
8	ü	1101937.1000-025	2	ESCP - BUILDING B5
9	ü	1101937.1000-026	2	ESCP - BUILDING B4 AND B5 COMBINED
10	ü	1101937.1000-030	2	EXISTING GROUND LEVEL TO SUBGRADE EXCAVATION
11	ü	1101937.1000-040	2	PROPOSED STORMWATER LAYOUT PLAN
12	ü	1101937.1000-050	2	PROPOSED WASTEWATER LAYOUT PLAN
13	ü	1101937.1000-060	2	PROPOSED POTABLE WATER LAYOUT PLAN
14	ü	1101937.1000-070	2	PROPOSED DRY UTILITIES & STREETSCAPES LAYOUT PLAN
15		1101937.1000-080	2	GENERAL LEVELS PLAN
	ü	DENOTES DRAWINGS IN THIS ISSUE: 09/10/2026		



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LOCALITY PLAN
SCALE (A1) N.T.S
SCALE (A3) N.T.S

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REV	DESCRIPTION	CAD	CHK	DATE
1	DRAFT CONCEPT DESIGN ISSUE	ALPO	JSTER	25.09.26
2	DRAFT PUBLIC STREETSCAPE ISSUE	ABMO	JSTER	09.10.26

DESIGNED	JSTER	SEP.26	DRAWING STATUS
DRAWN	ALPO	SEP.26	PRELIMINARY DRAFT
DESIGN CHECKED	AHH	09.10.26	PROJECT PHASE
DRAWING CHECKED	MIGU	09.10.26	CONCEPT DESIGN

NOT FOR CONSTRUCTION

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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**
PROJECT **100 HALSEY ST**
TITLE GENERAL
DRAWING LIST AND LOCALITY PLAN
SCALE (A1) N.T.S DWG No. 1101937.1000-001 REV 2

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NOTES

1. COORDINATE SYSTEM: NZGD 2000, MT EDEN CIRCUIT.
2. LEVEL DATUM: NEW ZEALAND VERTICAL DATUM 2016.
3. AERIAL PHOTO SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/121752-auckland-0075m-urban-aerial-photos-2024-2025/, ACCESSED 14 SEPTEMBER 2026.
4. PROPERTY BOUNDARIES SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/122657-nz-property-boundaries/, ACCESSED 14 SEPTEMBER 2026.
5. SERVICES WITHIN SITE SOURCED FROM HARRISON GRIERSON SURVEY *'A2516239-HG-XX-DR-XX-G-SS01'* DATED 20 MAY 2026. EXISTING WATER, WASTEWATER AND STORMWATER OUTSIDE SITE ASSUMED TO BE FROM AUCKLAND COUNCIL GIS.
6. EXISTING COMMUNICATIONS, POWER AND GAS SOURCED FROM BeforeUDig REQUEST RECEIVED 18/08/2026.
7. UNDERGROUND OR OVERHEAD SERVICES MAY EXIST THAT ARE NOT SHOWN ON THE DRAWINGS AND SHOULD BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCING ANY GROUND DISTURBANCE.
8. PRELIMINARY FLOOR PLAN SOURCED FROM PEDDLETHORPE DATED 11/09/2026..
9. PRELIMINARY LANDSCAPE DESIGN SOURCED FROM BOFFA MISKELL DATED 06/10/2026.

LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)

EXISTING DRY SERVICES

- TEL TELEPHONE (SURVEY)
- PWR POWER (SURVEY)
- POWER BOX (SURVEY)
- STREET LIGHT
- GAS LID

EXISTING STORMWATER

- SW STORMWATER PIPE
- SW ABANDONED STORMWATER PIPE
- STORMWATER DRAIN
- STORMWATER MANHOLE
- STORMWATER CATCHPIT
- ABANDONED STORMWATER CATCHPIT
- STORMWATER SOAKHOLE

EXISTING WASTEWATER

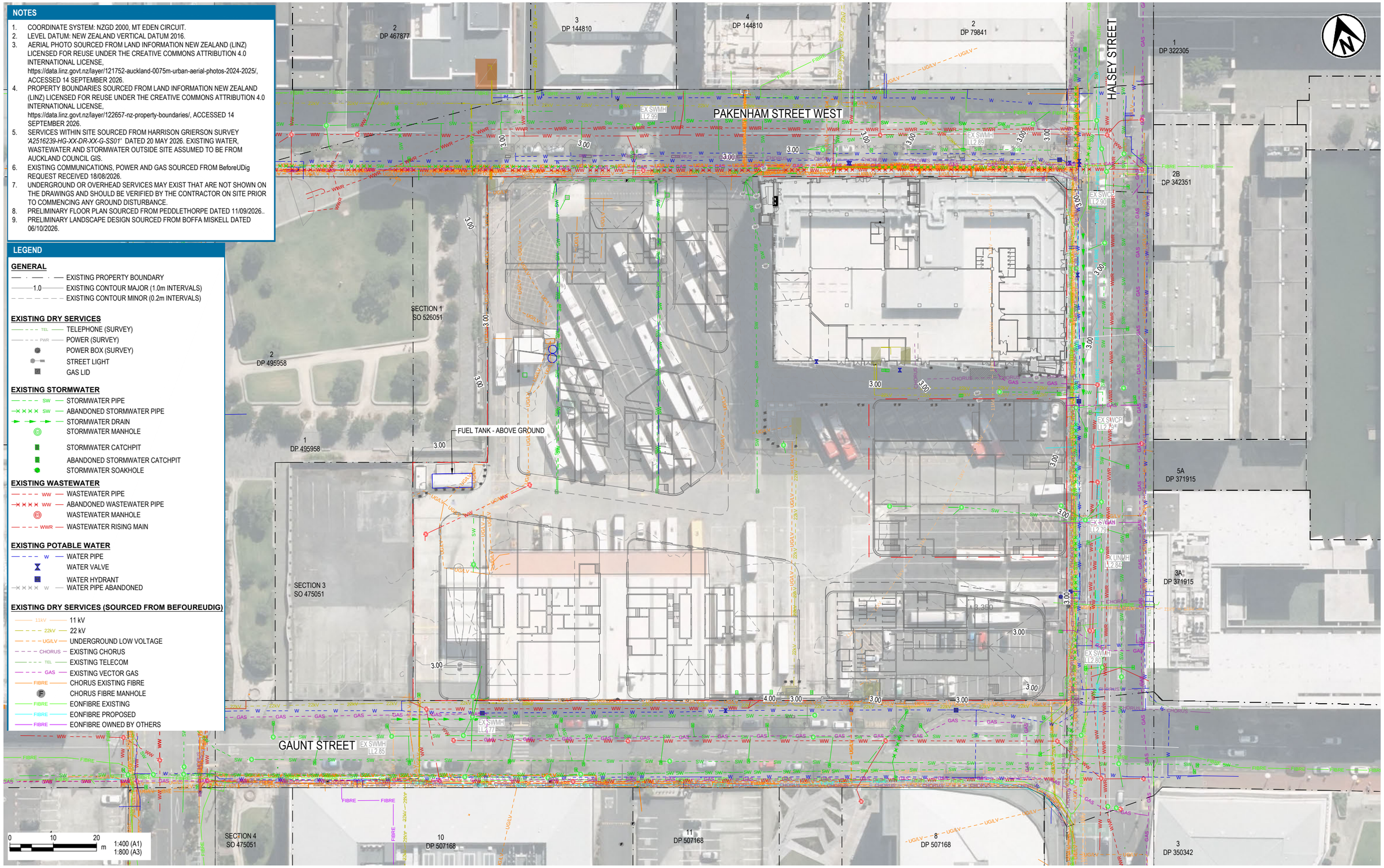
- WW WASTEWATER PIPE
- WW ABANDONED WASTEWATER PIPE
- WASTEWATER MANHOLE
- WWR WASTEWATER RISING MAIN

EXISTING POTABLE WATER

- W WATER PIPE
- WATER VALVE
- WATER HYDRANT
- W WATER PIPE ABANDONED

EXISTING DRY SERVICES (SOURCED FROM BEFOUREUDIG)

- 11kV 11 kV
- 22kV 22 kV
- UG/LV UNDERGROUND LOW VOLTAGE
- CHORUS EXISTING CHORUS
- TEL EXISTING TELECOM
- GAS EXISTING VECTOR GAS
- FIBRE CHORUS EXISTING FIBRE
- CHORUS FIBRE MANHOLE
- FIBRE EONFIBRE EXISTING
- FIBRE EONFIBRE PROPOSED
- FIBRE EONFIBRE OWNED BY OTHERS



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NOT FOR CONSTRUCTION

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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EXISTING LAYOUT
EXISTING SERVICES LAYOUT PLAN

SCALE (A1) 1:400 DWG No. 1101937.1000-010 REV 2

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NOTES

1. COORDINATE SYSTEM: NZGD 2000, MT EDEN CIRCUIT.
2. LEVEL DATUM: NEW ZEALAND VERTICAL DATUM 2016.
3. AERIAL PHOTO SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/121752-auckland-0075m-urban-aerial-photos-2024-2025/, ACCESSED 14 SEPTEMBER 2026.
4. PROPERTY BOUNDARIES SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/122657-nz-property-boundaries/, ACCESSED 14 SEPTEMBER 2026.
5. SERVICES WITHIN SITE SOURCED FROM HARRISON GRIERSON SURVEY *'A2516239-HG-XX-DR-XX-G-SS01'* DATED 20 MAY 2026. EXISTING WATER, WASTEWATER AND STORMWATER OUTSIDE SITE ASSUMED TO BE FROM AUCKLAND COUNCIL GIS.
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8. PRELIMINARY FLOOR PLAN SOURCED FROM PEDDLETHORPE DATED 11/09/2026
9. PRELIMINARY LANDSCAPE DESIGN SOURCED FROM BOFFA MISKELL DATED 06/10/2026
10. PROPOSED CONSTRUCTION STAGING AND MANAGEMENT SOURCED FROM LT MCGUINESS DRAFT CMP RECEIVED 18/09/2026.

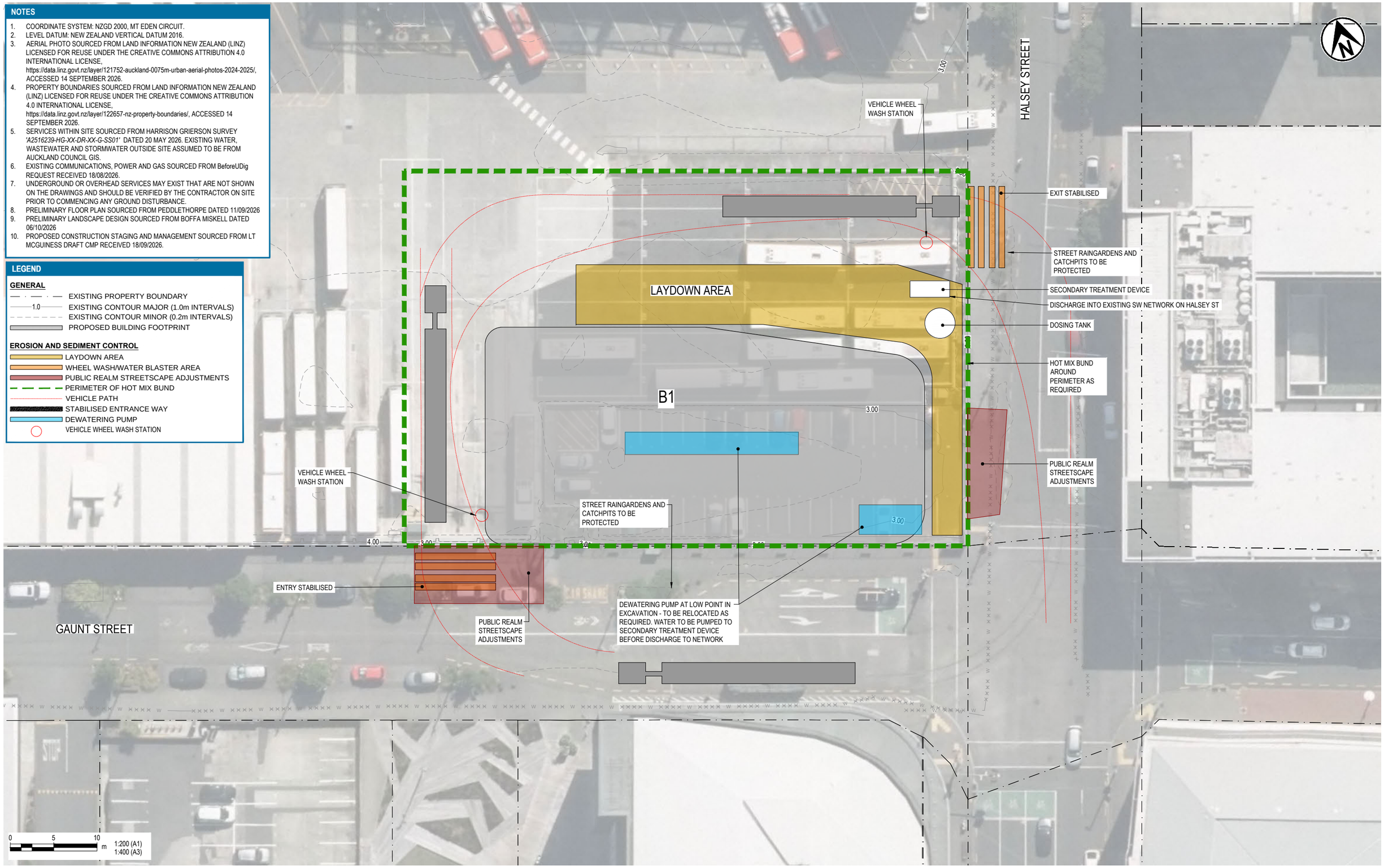
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
- VEHICLE WHEEL WASH STATION



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REV	DESCRIPTION	CAD	CHK	DATE
1	DRAFT CONCEPT DESIGN ISSUE	ALPO	JSTER	25.09.26
2	DRAFT PUBLIC STREETSCAPE ISSUE	ABMO	JSTER	09.10.26

DESIGNED	JSTER	SEP.26
DRAWN	ALPO	SEP.26
DESIGN CHECKED	AHH	09.10.26
DRAWING CHECKED	MIGU	09.10.26

DRAWING STATUS: PRELIMINARY DRAFT

PROJECT PHASE: CONCEPT DESIGN

NOT FOR CONSTRUCTION

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED

APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B1

SCALE (A1) 1:200 DWG No. 1101937.1000-020 REV 2

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NOTES

1. COORDINATE SYSTEM: NZGD 2000, MT EDEN CIRCUIT.
2. LEVEL DATUM: NEW ZEALAND VERTICAL DATUM 2016.
3. AERIAL PHOTO SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/121752-auckland-0075m-urban-aerial-photos-2024-2025/, ACCESSED 14 SEPTEMBER 2026.
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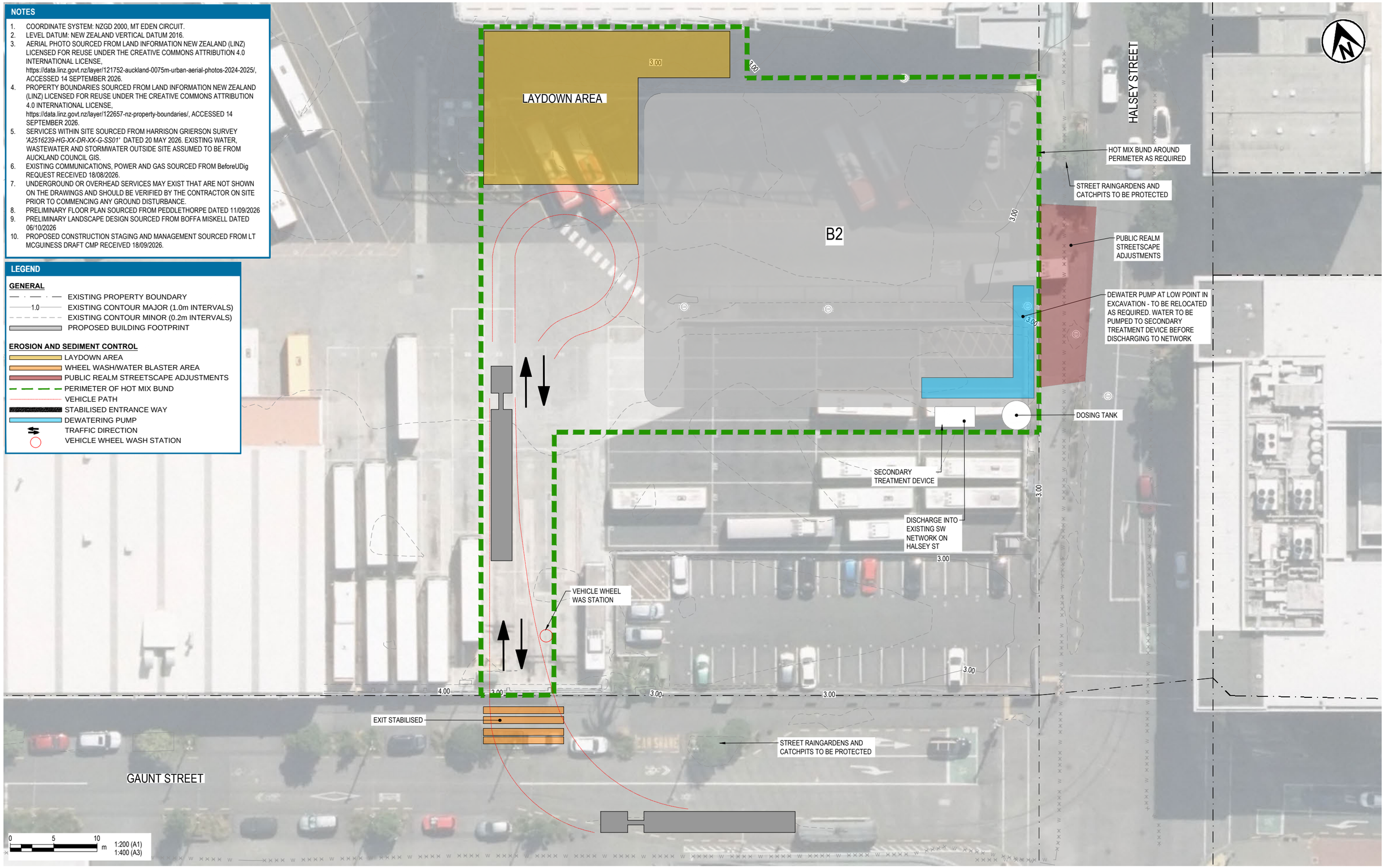
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
- TRAFFIC DIRECTION
- VEHICLE WHEEL WASH STATION



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REV	DESCRIPTION	CAD	CHK	DATE
1	DRAFT CONCEPT DESIGN ISSUE	ALPO	JSTER	25.09.26
2	DRAFT PUBLIC STREETSCAPE ISSUE	ABMO	JSTER	09.10.26

DESIGNED	JSTER	SEP.26	DRAWING STATUS
DRAWN	ALPO	SEP.26	PRELIMINARY DRAFT
DESIGN CHECKED	AHH	09.10.26	PROJECT PHASE
DRAWING CHECKED	MIGU	09.10.26	CONCEPT DESIGN

NOT FOR CONSTRUCTION

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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B2

SCALE (A1) 1:200 DWG No. 1101937.1000-021 REV 2

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NOTES

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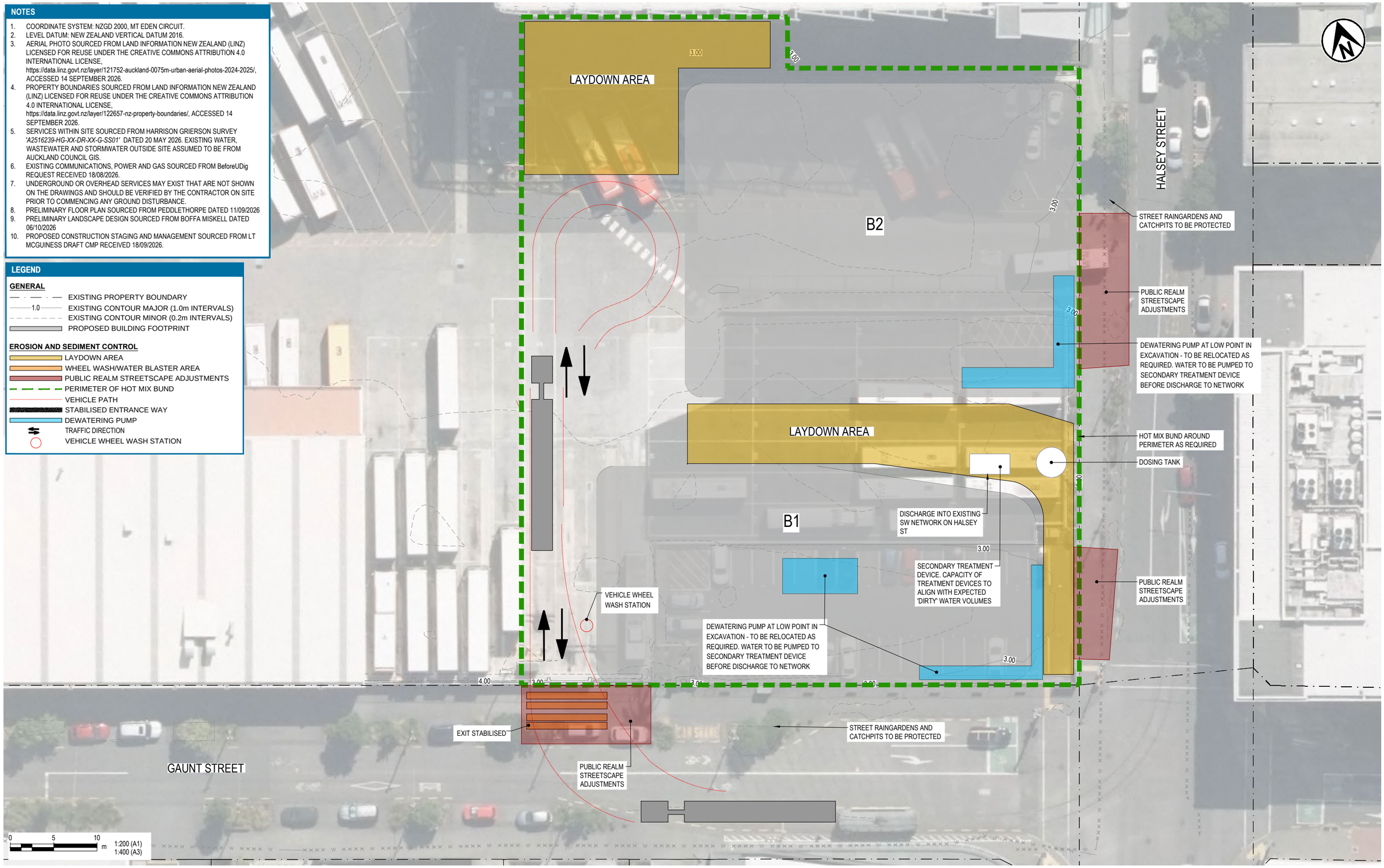
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
- TRAFFIC DIRECTION
- VEHICLE WHEEL WASH STATION



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DRAWN	ALPO	SEP.26
DESIGN CHECKED	AHH	09.10.26
DRAWING CHECKED	MIGU	09.10.26

DRAWING STATUS: PRELIMINARY DRAFT
PROJECT PHASE: CONCEPT DESIGN

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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**
PROJECT **100 HALSEY ST**
TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B1 AND B2 COMBINED

SCALE (A1) 1:200 DWG No. 1101937.1000-022 REV 2

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NOTES

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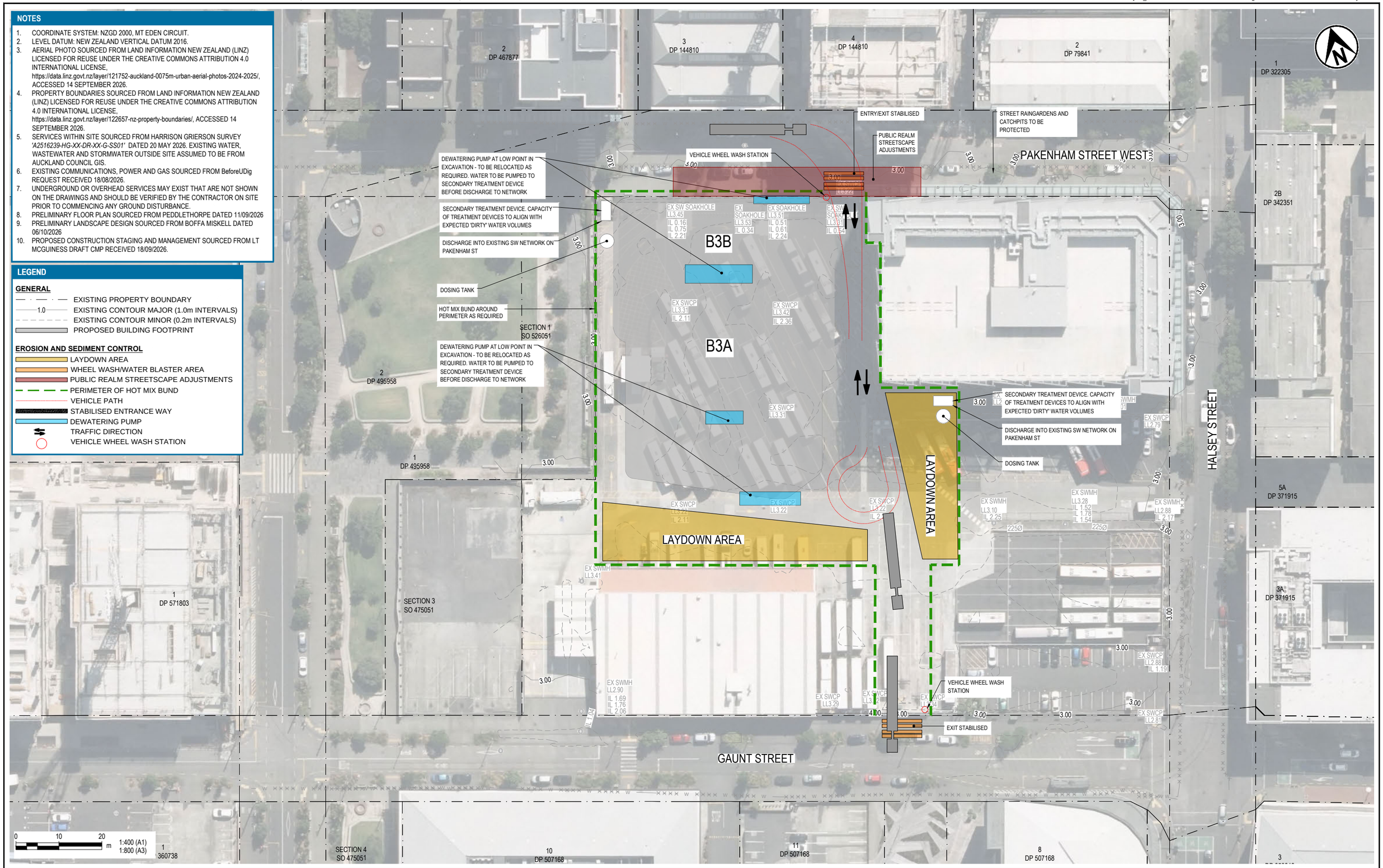
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
- TRAFFIC DIRECTION
- VEHICLE WHEEL WASH STATION



REV	DESCRIPTION	CAD	CHK	DATE
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DESIGNED	JSTER	SEP.26
DRAWN	ALPO	SEP.26
DESIGN CHECKED	AHH	09.10.26
DRAWING CHECKED	MIGU	09.10.26

DRAWING STATUS: PRELIMINARY DRAFT

PROJECT PHASE: CONCEPT DESIGN

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APPROVED DATE

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CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B3A AND B3B

SCALE (A1) 1:200 DWG No. 1101937.1000-023 REV 2

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NOTES

1. COORDINATE SYSTEM: NZGD 2000, MT EDEN CIRCUIT.
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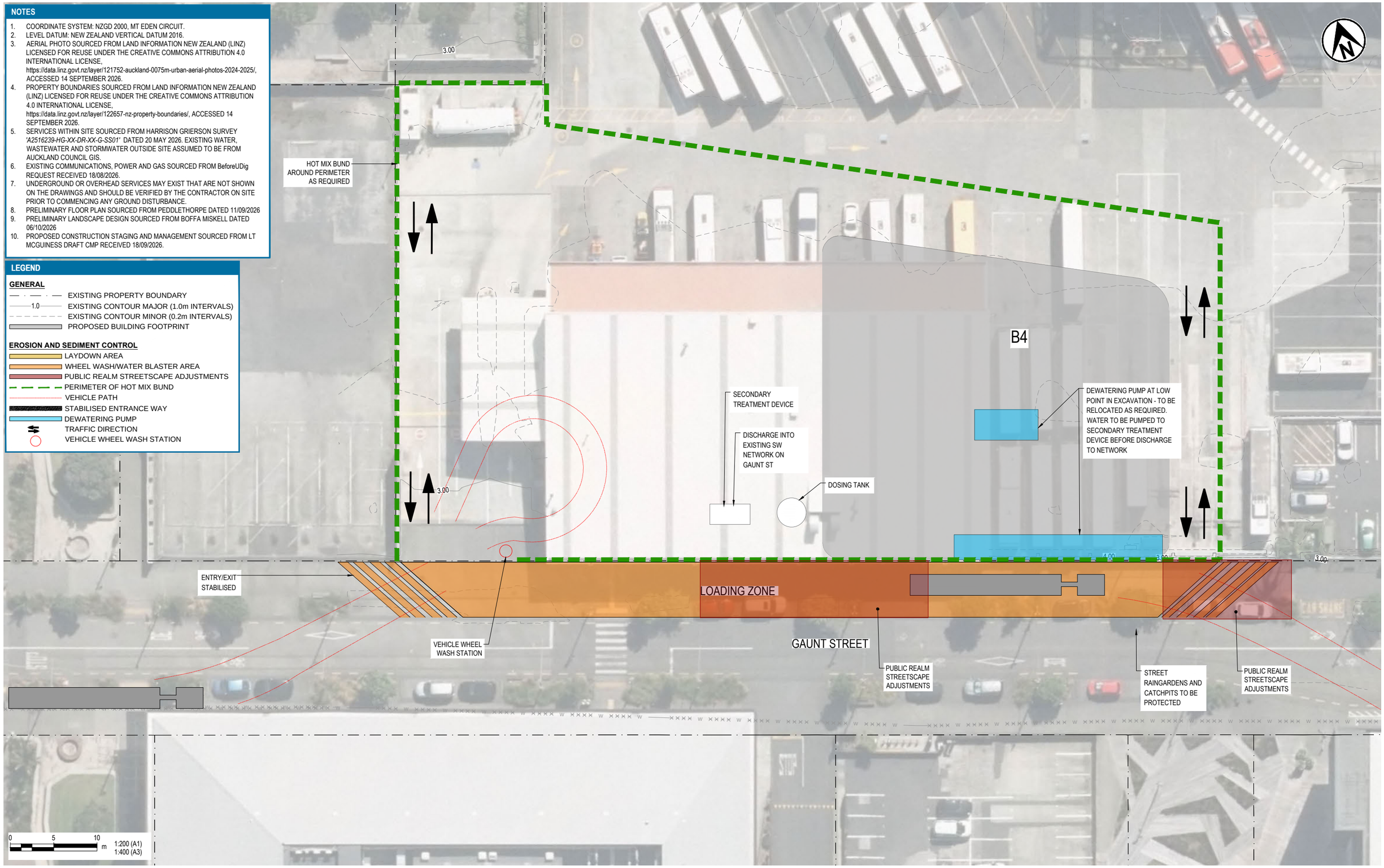
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOUR MAJOR (1.0m INTERVALS) (1.0)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
- TRAFFIC DIRECTION
- VEHICLE WHEEL WASH STATION



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REV	DESCRIPTION	CAD	CHK	DATE	APPROVED	DATE
1	DRAFT CONCEPT DESIGN ISSUE	ALPO	JSTER	25.09.26		
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DESIGNED	JSTER	SEP.26	DRAWING STATUS
DRAWN	ALPO	SEP.26	PRELIMINARY DRAFT
DESIGN CHECKED	AHH	09.10.26	PROJECT PHASE
DRAWING CHECKED	MIGU	09.10.26	CONCEPT DESIGN

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CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B4

SCALE (A1) 1:200 DWG No. 1101937.1000-024 REV 2

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NOTES

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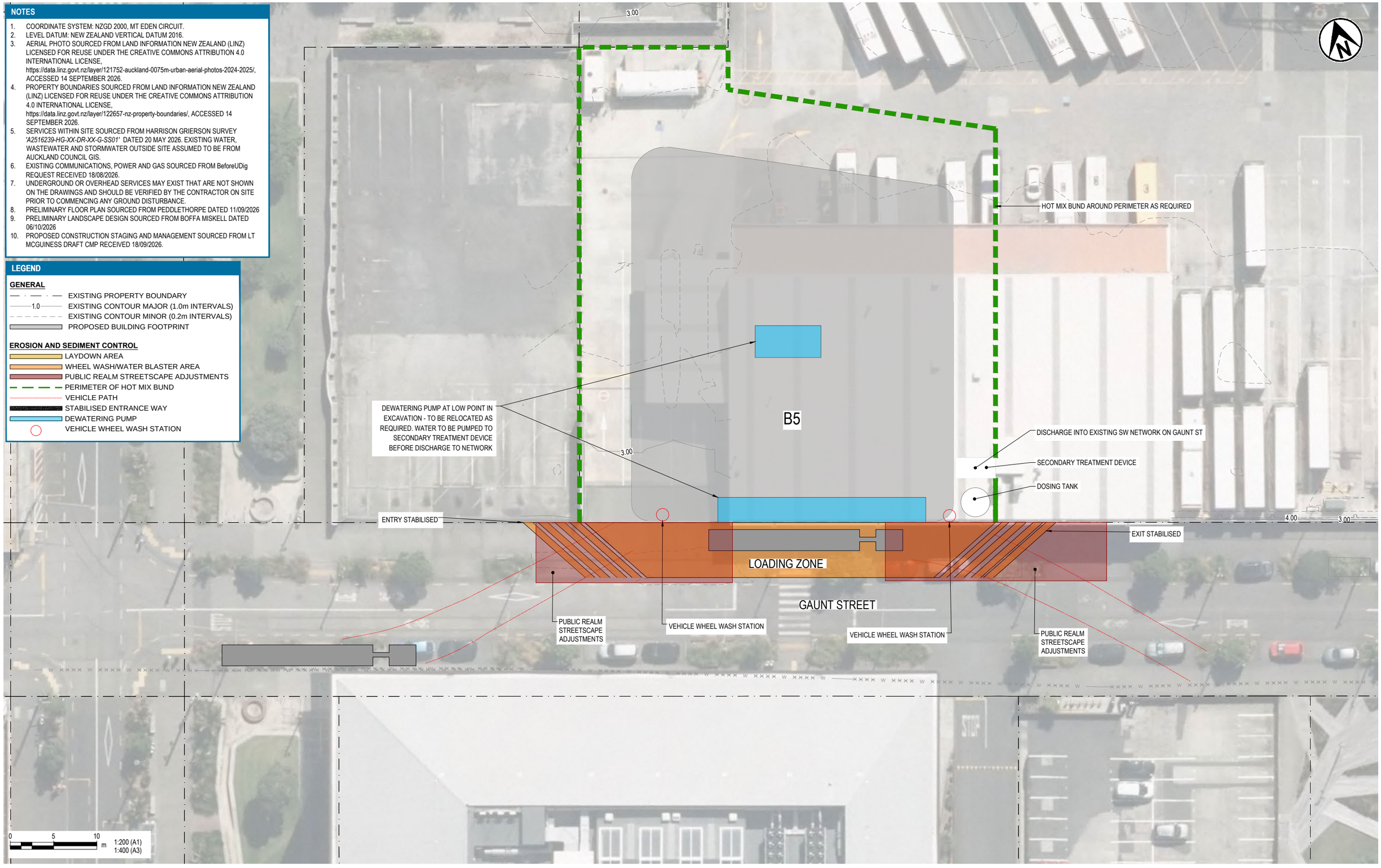
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
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REV	DESCRIPTION	CAD	CHK	DATE
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DESIGNED	JSTER	SEP.26	DRAWING STATUS
DRAWN	ALPO	SEP.26	PRELIMINARY DRAFT
DESIGN CHECKED	AHH	09.10.26	PROJECT PHASE
DRAWING CHECKED	MIGU	09.10.26	CONCEPT DESIGN

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CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B5

SCALE (A1) 1:200 DWG No. 1101937.1000-025 REV 2

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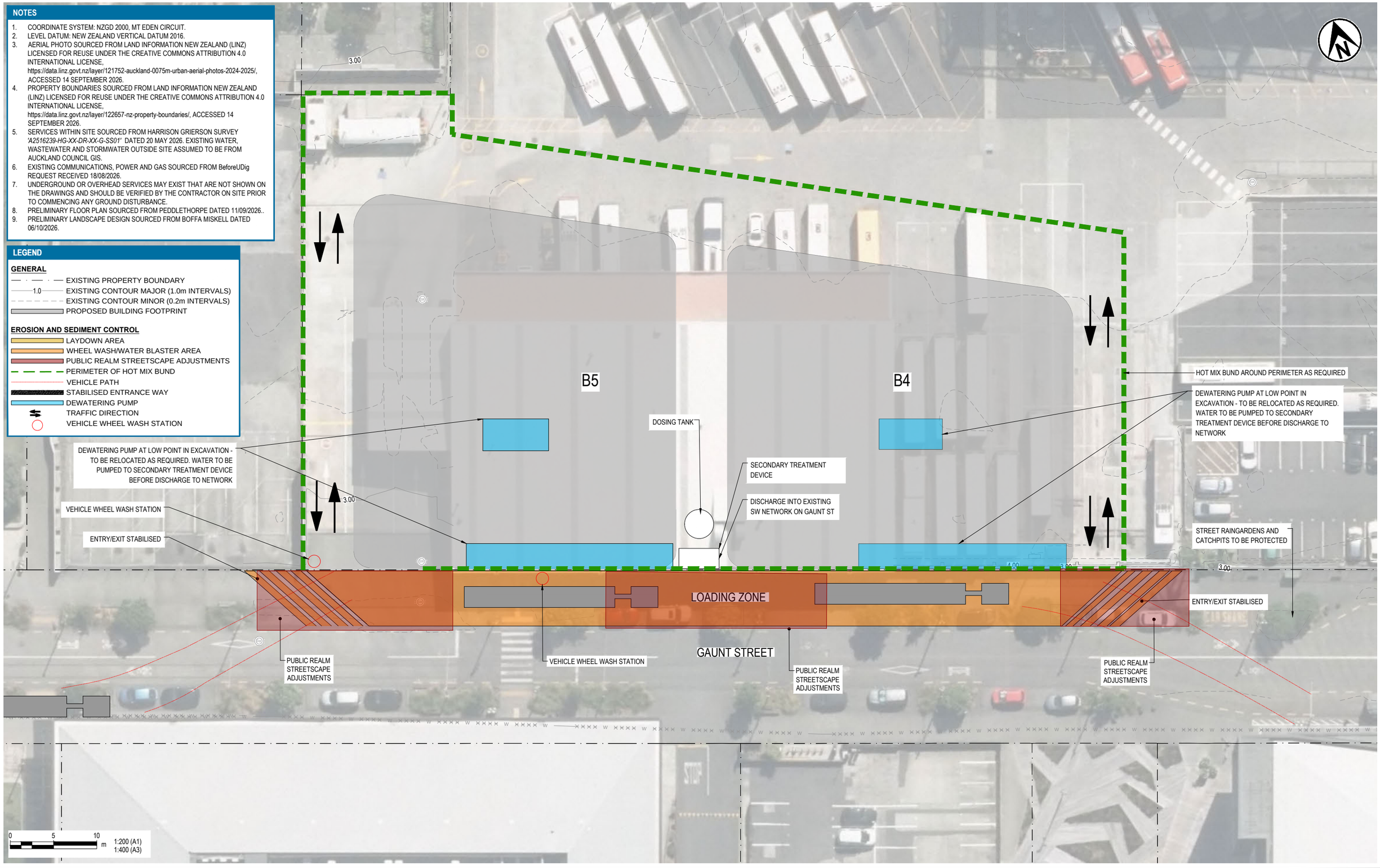
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)
- PROPOSED BUILDING FOOTPRINT

EROSION AND SEDIMENT CONTROL

- LAYDOWN AREA
- WHEEL WASH/WATER BLASTER AREA
- PUBLIC REALM STREETSCAPE ADJUSTMENTS
- PERIMETER OF HOT MIX BUND
- VEHICLE PATH
- STABILISED ENTRANCE WAY
- DEWATERING PUMP
- TRAFFIC DIRECTION
- VEHICLE WHEEL WASH STATION



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REV	DESCRIPTION	CAD	CHK	DATE
1	DRAFT CONCEPT DESIGN ISSUE	ALPO	JSTER	25.09.26
2	DRAFT PUBLIC STREETSCAPE ISSUE	ABMO	JSTER	09.10.26

DESIGNED	JSTER	SEP.26
DRAWN	ALPO	SEP.26
DESIGN CHECKED	AHH	09.10.26
DRAWING CHECKED	MIGU	09.10.26

DRAWING STATUS: PRELIMINARY DRAFT
PROJECT PHASE: CONCEPT DESIGN

NOT FOR CONSTRUCTION

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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**
PROJECT **100 HALSEY ST**
TITLE EROSION AND SEDIMENT CONTROL
ESCP - BUILDING B4 AND B5 COMBINED
SCALE (A1) 1:200 DWG No. 1101937.1000-026 REV 2

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NOTES

1. COORDINATE SYSTEM: NZGD 2000, MT EDEN CIRCUIT.
2. LEVEL DATUM: NEW ZEALAND VERTICAL DATUM 2016.
3. AERIAL PHOTO SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/121752-auckland-0075m-urban-aerial-photos-2024-2025/, ACCESSED 14 SEPTEMBER 2026.
4. PROPERTY BOUNDARIES SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ) LICENSED FOR REUSE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENSE, https://data.linz.govt.nz/layer/122657-nz-property-boundaries/, ACCESSED 14 SEPTEMBER 2026.
5. SERVICES WITHIN SITE SOURCED FROM HARRISON GRIERSON SURVEY *'A2516239-HG-XX-DR-XX-G-SS01'* DATED 20 MAY 2026. EXISTING WATER, WASTEWATER AND STORMWATER OUTSIDE SITE ASSUMED TO BE FROM AUCKLAND COUNCIL GIS.
6. EXISTING COMMUNICATIONS, POWER AND GAS SOURCED FROM BeforeUDig REQUEST RECEIVED 18/08/2026.
7. UNDERGROUND OR OVERHEAD SERVICES MAY EXIST THAT ARE NOT SHOWN ON THE DRAWINGS AND SHOULD BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCING ANY GROUND DISTURBANCE.
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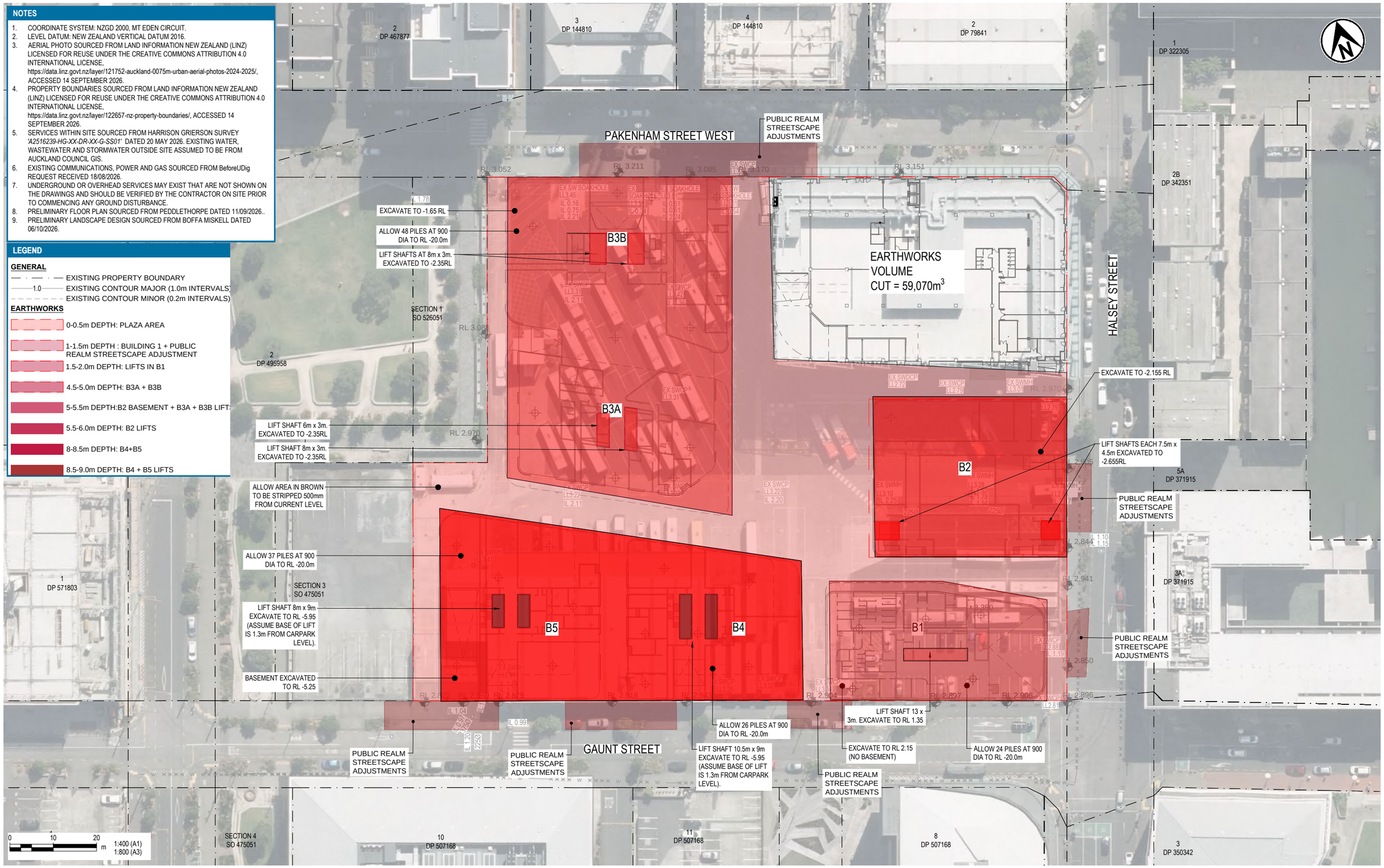
LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)

EARTHWORKS

- 0-0.5m DEPTH: PLAZA AREA
- 1-1.5m DEPTH : BUILDING 1 + PUBLIC REALM STREETSCAPE ADJUSTMENT
- 1.5-2.0m DEPTH: LIFTS IN B1
- 4.5-5.0m DEPTH: B3A + B3B
- 5-5.5m DEPTH:B2 BASEMENT + B3A + B3B LIFT
- 5.5-6.0m DEPTH: B2 LIFTS
- 8-8.5m DEPTH: B4+B5
- 8.5-9.0m DEPTH: B4 + B5 LIFTS



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CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE EARTHWORKS
EXISTING GROUND LEVEL TO SUBGRADE EXCAVATION

SCALE (A1) 1:400 DWG No. 1101937.1000-030 REV 2

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NOTES

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LEGEND

GENERAL

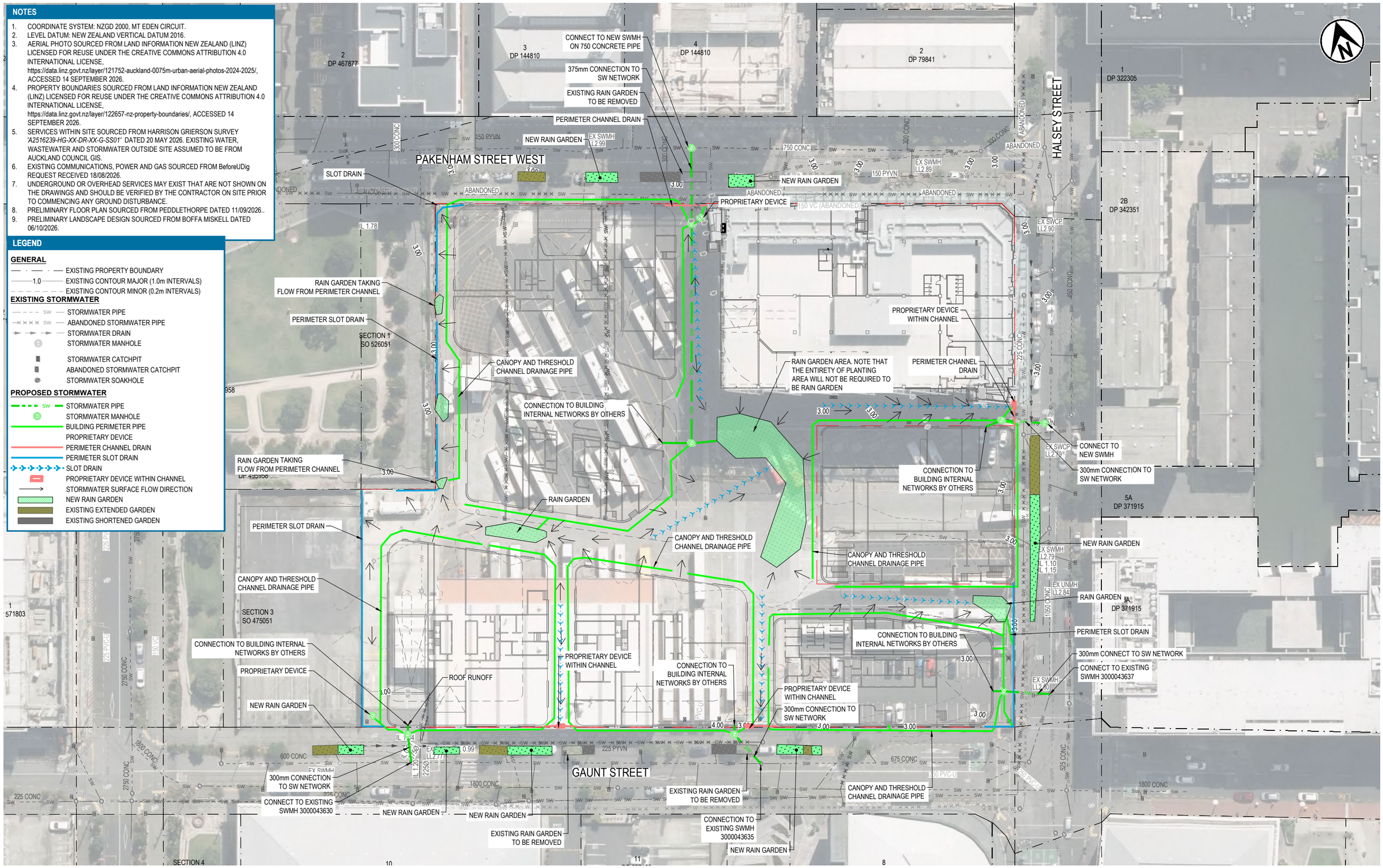
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)

EXISTING STORMWATER

- STORMWATER PIPE
- ABANDONED STORMWATER PIPE
- STORMWATER DRAIN
- STORMWATER MANHOLE
- STORMWATER CATCHPIT
- ABANDONED STORMWATER CATCHPIT
- STORMWATER SOAKHOLE

PROPOSED STORMWATER

- STORMWATER PIPE
- STORMWATER MANHOLE
- BUILDING PERIMETER PIPE
- PROPRIETARY DEVICE
- PERIMETER CHANNEL DRAIN
- PERIMETER SLOT DRAIN
- SLOT DRAIN
- PROPRIETARY DEVICE WITHIN CHANNEL
- STORMWATER SURFACE FLOW DIRECTION
- NEW RAIN GARDEN
- EXISTING EXTENDED GARDEN
- EXISTING SHORTENED GARDEN



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DRAWING CHECKED	MIGU	09.10.26	CONCEPT DESIGN

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CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE STORMWATER
PROPOSED STORMWATER LAYOUT PLAN

SCALE (A1) 1:400 DWG No. 1101937.1000-040 REV 2

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9. PRELIMINARY LANDSCAPE DESIGN SOURCED FROM BOFFA MISKELL DATED 06/10/2026.
10. ALL MANHOLES TO BE 1050DN PRECAST CONRETE.
11. CONNECTION TO INTERNAL WASTEWATER NETWORK BY OTHERS.

LEGEND

GENERAL

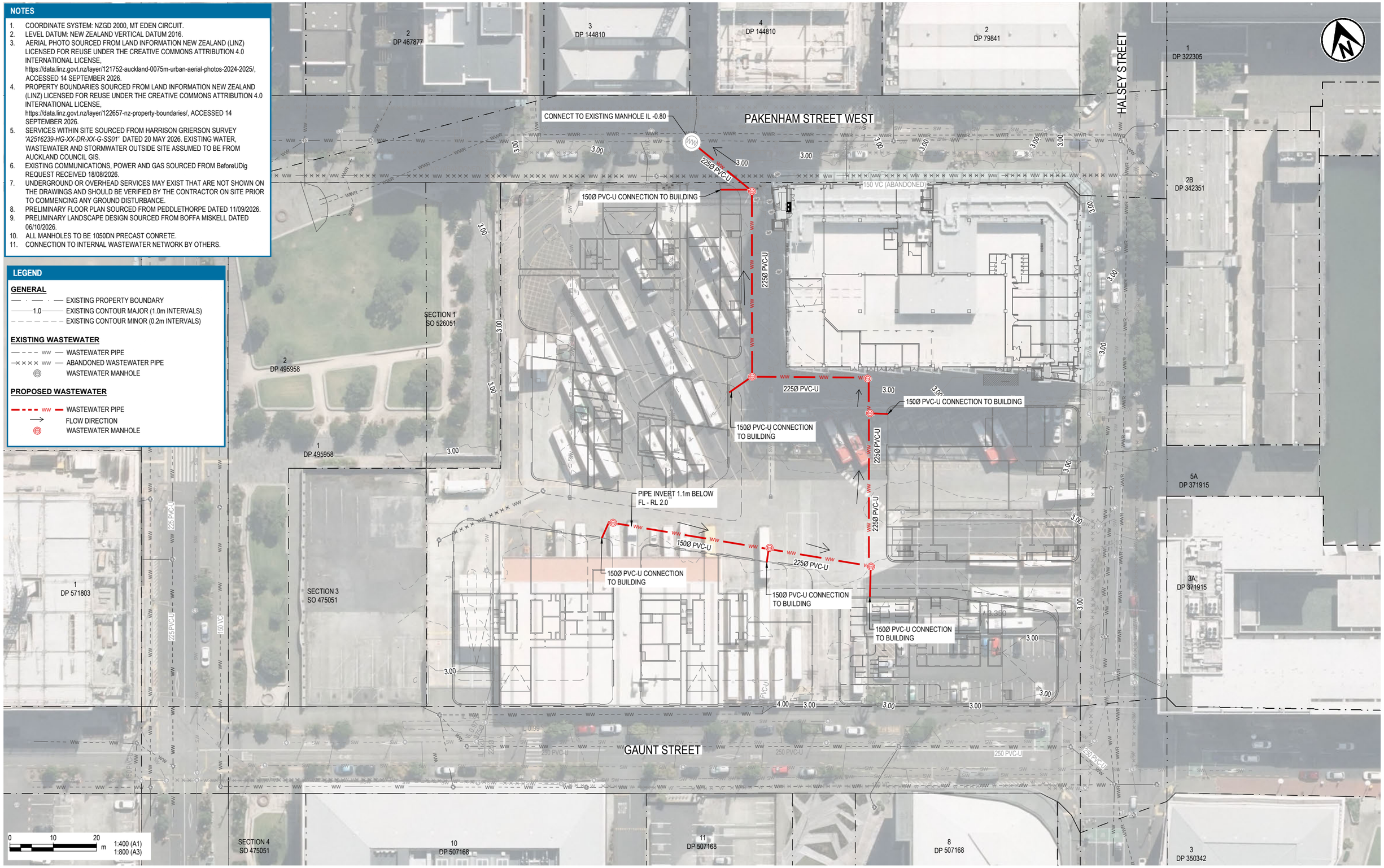
- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)

EXISTING WASTEWATER

- WASTEWATER PIPE
- ABANDONED WASTEWATER PIPE
- WASTEWATER MANHOLE

PROPOSED WASTEWATER

- WASTEWATER PIPE
- FLOW DIRECTION
- WASTEWATER MANHOLE



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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE WASTEWATER
PROPOSED WASTEWATER LAYOUT PLAN

SCALE (A1) 1:400 DWG No. 1101937.1000-050 REV 2

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9. PRELIMINARY LANDSCAPE DESIGN SOURCED FROM BOFFA MISKELL DATED 06/10/2026.
10. ALLOW FOR POLYSTRYENE PROTECTION BETWEEN EXISTING PIPE AND NEW PIPE AND CONCRETE PROTECTION OF NEW PIPE CROSSINGS.

LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)

EXISTING POTABLE WATER

- WATER PIPE
- WATER VALVE
- WATER HYDRANT

PROPOSED POTABLE WATER

- PROPOSED WATER PIPE

PAKENHAM STREET WEST

HALSEY STREET

GAUNT STREET

NEW 100mm CONNECTION FOR FIRE SUPPLY AND 65-80mm CONNECTION FOR POTABLE SUPPLY

BACKFLOW PREVENTERS WITHIN BUILDING WITH WATERCARE ACCESS

NEW CONNECTION METER IN ACCORDANCE WITH WATERCARE STANDARD DETAIL WS 24

NEW 100mm WATER CONNECTION FOR COMMERCIAL AND FIRE SUPPLY TO EXISTING 200mm DI PIPE

NEW 40mm CONNECTION FOR IRRIGATION WITH WS20 METER

0 10 20 m 1:400 (A1) 1:800 (A3)

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APPROVED DATE

CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE POTABLE WATER
PROPOSED POTABLE WATER LAYOUT PLAN

SCALE (A1) 1:400 DWG No. 1101937.1000-060 REV 2

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NOTES

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9. PRELIMINARY LANDSCAPE DESIGN SOURCED FROM BOFFA MISKELL.
10. 10. POWER AND COMMUNICATIONS LOCATION AND DUCTING SOURCED FROM NDY DATED 06/10/2026

LEGEND

GENERAL

- EXISTING PROPERTY BOUNDARY
- 1.0 EXISTING CONTOUR MAJOR (1.0m INTERVALS)
- EXISTING CONTOUR MINOR (0.2m INTERVALS)

EXISTING DRY SERVICES

- TEL TELEPHONE (SURVEY)
- PWR POWER (SURVEY)
- POWER BOX (SURVEY)
- STREET LIGHT
- GAS LID

EXISTING STORMWATER

- SW STORMWATER PIPE
- SW ABANDONED STORMWATER PIPE
- STORMWATER DRAIN
- STORMWATER MANHOLE
- STORMWATER CATCHPIT
- ABANDONED STORMWATER CATCHPIT
- STORMWATER SOAKHOLE

EXISTING WASTEWATER

- WW WASTEWATER PIPE
- WW ABANDONED WASTEWATER PIPE
- WASTEWATER MANHOLE
- WWR WASTEWATER RISING MAIN

EXISTING POTABLE WATER

- W WATER PIPE
- WATER VALVE
- WATER HYDRANT
- W WATER PIPE ABANDONED

EXISTING DRY SERVICES (SOURCED FROM BEFOUREUDIG)

- 11kV 11 kV
- 22kV 22 kV
- UG/LV UNDERGROUND LOW VOLTAGE
- CHORUS EXISTING CHORUS
- TEL EXISTING TELECOM
- GAS EXISTING VECTOR GAS
- FIBRE CHORUS EXISTING FIBRE
- F CHORUS FIBRE MANHOLE
- FIBRE EONFIBRE EXISTING
- FIBRE EONFIBRE PROPOSED
- FIBRE EONFIBRE OWNED BY OTHERS
- 11kV 11 kV ABANDONED
- 22kV 22 kV ABANDONED
- UG/LV UNDERGROUND LOW VOLTAGE ABANDONED

PROPOSED POWER AND COMMUNICATION

- 22kV NEW 22 kV DUCTS
- NEW 1200x600 COMMUNICATION PIT
- CHORUS NEW CHORUS DUCTS

0 10 20 m 1:400 (A1) 1:800 (A3)

EXISTING GARDEN TO BE REMOVED. STREETLIGHT POLE, CCTV+WIFI TO BE RELOCATED.

DRAINAGE FOR NEW GARDEN TO BE CONFIRMED

EXISTING POWER TO BE RELOCATED IF CLASHING WITH GARDEN FOOTPRINT.

NEW 22KV POWER CONNECTION. 9 x HD150 AND 3 x HD100 DUCTS INSTALLED TO VECTOR GUIDELINES. PAVEMENT TO BE REINSTATED IN ACCORDANCE WITH ASSET OWNER REQUIREMENTS. CABLING DESIGN BY OTHERS. CONNECTION TO PROPERTY BOUNDARY AND TO EXISTING 22KV BY OTHERS.

NEW 1200X600 COMMUNICATIONS PIT. 2 x 100mm PVC GREEN DUCTS INSTALLED TO CHORUS GUIDELINES. CONNECTION AT PROPERTY BOUNDARY BY OTHERS

NEW POWER CONNECTION TO B2 INSTALLED TO VECTOR GUIDELINES. PAVEMENT TO BE REINSTATED IN ACCORDANCE WITH ASSET OWNER REQUIREMENTS. OPTIONS FOR CABLE DESIGN AND SUPPLY ARE BEING WORKED THROUGH VECTOR.

EXISTING SW MANHOLE TO BE REMOVED/INCORPORATED INTO GARDEN.

NEW COMMUNICATION PIT AND DUCTS INSTALLED TO B2 PER CHORUS GUIDELINES.CONNECTION AT PROPERTY BOUNDARY BY OTHERS

EXISTING STREET LIGHT TO BE RETAINED

NEW 22KV POWER CONNECTION. 9 x HD150 AND 3 x HD100 ORANGE DUCTS INSTALLED TO VECTOR GUIDELINES. PAVEMENT TO BE REINSTATED IN ACCORDANCE WITH ASSET OWNER REQUIREMENTS. CABLING DESIGN BY OTHERS. CONNECTION TO PROPERTY BOUNDARY AND TO EXISTING 22KV BY OTHERS.

NEW 22KV POWER CONNECTION. 9 x HD150 AND 3 x HD100 DUCTS INSTALLED TO VECTOR GUIDELINES. PAVEMENT TO BE REINSTATED IN ACCORDANCE WITH ASSET OWNER REQUIREMENTS. CABLING DESIGN BY OTHERS. CONNECTION TO PROPERTY BOUNDARY AND TO EXISTING 22KV BY OTHERS.

NEW 1200X600 COMMUNICATIONS PIT. 2 x 100mm PVC GREEN DUCTS INSTALLED TO CHORUS GUIDELINES. CONNECTION AT PROPERTY BOUNDARY BY OTHERS

EXISTING SW OUTLET TO BE EXTENDED FOR REUSE

EXISTING RAIN GARDEN TO BE REMOVED

WATER,POWER AND COMMS WITHIN GARDEN FOOTPRINT. RELOCATION TO BE CONFIRMED IN FUTURE DESIGN STAGES.

DRAINAGE FOR NEW GARDEN TO BE CONFIRMED

EXISTING CAST IRON CHAMBER WITHIN THE NEW GARDEN TO BE REMOVED.

EXISTING RAIN GARDEN TO BE REMOVED. STREETLIGHT TO BE RELOCATED

EXISTING SLOT DRAIN TO BE SHORTENED

DRAINAGE OUTLET FOR GARDEN TO BE CONFIRMED

NEW 1200X600 COMMUNICATIONS PIT. 2 x 100mm PVC GREEN DUCTS INSTALLED TO CHORUS GUIDELINES. CONNECTION AT PROPERTY BOUNDARY BY OTHERS

PAKENHAM STREET WEST

GAUNT STREET

HALSEY STREET

SECTION 1 SO 526051

SECTION 4 SO 475051

2 DP 467877

3 DP 144810

4 DP 144810

2 DP 79841

1 DP 322305

2B DP 342351

5A DP 371915

3A DP 371915

2 DP 495958

1 DP 495958

DP 507168

8 DP 507168

3 DP 350342

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CLIENT **RP FINANCIAL (NZ CRE 100 HALSEY)**

PROJECT **100 HALSEY ST**

TITLE POWER AND COMMUNICATIONS
PROPOSED DRY UTILITIES & STREETSCAPES LAYOUT PLAN

SCALE (A1) 1:400 DWG No. 1101937.1000-070 REV 2

Appendix B Calculations

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	Joseph Sterritt
Project Number:	1101937.1	Check by:	PP
Client:	RP Financial	Date:	24.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B1 calcs.xlsx]WS Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Water Supply Assessment

[Project Statement] [The following assessment is undertaken to estimate the post development demand at 100 **Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

Dry Retail

Dry Retail

Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2.* *If there are toilet facilities provided to customers flow allowance is 1 per 15m2.* *Watercare Water CoP Table 6.1.c Commercial*
Area	9730.9	m2	*User Input or link to created GFA Summary cell*
Occupany	648.7266667	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*If the PF cell reads **'FALSE'** please use the 'PF interpolation Tool' and manually input PF.* *PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000.* *PF = interpolated between 1.5 and 2 for populations between 10,00 and 2,000.* *Watercare Water CoP 6.3.5.3*
Average Day Demand (ADD)	42167.233	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.488	litres/sec	*ADD in L/sec*
Peak Day Demand	84334.467	litres/day	ADD x Peak Flow Factor
	0.976	litres/sec	
Peak Hourly Demand	8784.840	litres/hour	*(Peak Day Demand / 24) x PF* *(PF = 2.5 unless specificed otherwise by Watercare refer to Watercare Water CoP 6.3.5.3)*
	2.440	litres/sec	

Dry Retail

Dry Retail

Are kitchen/toilets facilities normally made available ?	No		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2.* *If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	170.5	m2	*User Input or link to created GFA Summary cell*
Occupany	3.41	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000.*
Average Day Demand (ADD)	221.650	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.003	litres/sec	*ADD in L/sec*
Peak Day Demand	443.300	litres/day	ADD x Peak Flow Factor
	0.005	litres/sec	
Peak Hourly Demand	46.177	litres/hour	*(Peak Day Demand / 24) x PF*
	0.013	litres/sec	

Potable Water Demand Summary

Total Average Day Demand	42388.883	litres/day
	0.491	litres/sec
Total Peak Day Demand	84777.767	litres/day
	0.981	litres/sec
Total Peak Hourly Demand	8831.017	litres/hour
	2.453	litres/sec

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1	Check by:	PP
Client:	RP Financial	Date:	24.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B3 calcs.xlsx]WS Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Water Supply Assessment

[Project Statement] [The following assessment is undertaken to estimate the post development water supply demand at **100 Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

Offices			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2. Watercare Water CoP Table 6.1.c Commercial*
Area	27990.5	m2	*User Input or link to created GFA Summary cell*
Occupany	1866.033333	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*If the PF cell reads **'FALSE'** please use the 'PF interpolation Tool' and manually input PF. PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000. PF = interpolated between 1.5 and 2 for populations between 10,00 and 2,000. Watercare Water CoP 6.3.5.3*
Average Day Demand (ADD)	121292.167	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	1.404	litres/sec	*ADD in L/sec*
Peak Day Demand	242584.333	litres/day	ADD x Peak Flow Factor
	2.808	litres/sec	
Peak Hourly Demand	25269.201	litres/hour	*(Peak Day Demand / 24) x PF (PF = 2.5 unless specificed otherwise by Watercare refer to Watercare Water CoP 6.3.5.3)*
	7.019	litres/sec	

Offices			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	No		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	806.6	m2	*User Input or link to created GFA Summary cell*
Occupany	16.132	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000.*
Average Day Demand (ADD)	1048.580	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.012	litres/sec	*ADD in L/sec*
Peak Day Demand	2097.160	litres/day	ADD x Peak Flow Factor
	0.024	litres/sec	
Peak Hourly Demand	218.454	litres/hour	*(Peak Day Demand / 24) x PF*
	0.061	litres/sec	

Potable Water Demand Summary

Total Average Day Demand	122340.747	litres/day
	1.416	litres/sec
Total Peak Day Demand	244681.49	litres/day
	2.83	litres/sec
Total Peak Hourly Demand	25487.656	litres/hour
	7.080	litres/sec

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1	Check by:	PP
Client:	RP Financial	Date:	24.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B4 calcs.xlsx]WS Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Water Supply Assessment

[Project Statement] [The following assessment is undertaken to estimate the post development water supply demand at **100 Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

Office			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2. Watercare Water CoP Table 6.1.c Commercial*
Area	12809.1	m2	*User Input or link to created GFA Summary cell*
Occupany	853.94	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*If the PF cell reads **'FALSE'** please use the 'PF interpolation Tool' and manually input PF. PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000. PF = interpolated between 1.5 and 2 for populations between 10,00 and 2,000. Watercare Water CoP 6.3.5.3*
Average Day Demand (ADD)	55506.100	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.642	litres/sec	*ADD in L/sec*
Peak Day Demand	111012.200	litres/day	ADD x Peak Flow Factor
	1.285	litres/sec	
Peak Hourly Demand	11563.771	litres/hour	*(Peak Day Demand / 24) x PF (PF = 2.5 unless specificed otherwise by Watercare refer to Watercare Water CoP 6.3.5.3)*
	3.212	litres/sec	

Office			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	No		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	513.9	m2	*User Input or link to created GFA Summary cell*
Occupany	10.278	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000.*
Average Day Demand (ADD)	668.070	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.008	litres/sec	*ADD in L/sec*
Peak Day Demand	1336.140	litres/day	ADD x Peak Flow Factor
	0.015	litres/sec	
Peak Hourly Demand	139.181	litres/hour	*(Peak Day Demand / 24) x PF*
	0.039	litres/sec	

Potable Water Demand Summary

Total Average Day Demand	56174.170	litres/day
	0.650164005	litres/sec
Total Peak Day Demand	112348.340	litres/day
	1.300	litres/sec
Total Peak Hourly Demand	11702.952	litres/hour
	3.251	litres/sec

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1	Check by:	PP
Client:	RP Financial	Date:	24/09/2026
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B5 calcs.xlsx]WS Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Water Supply Assessment

[Project Statement] [The following assessment is undertaken to estimate the post development water supply demand at **100 Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2. Watercare Water CoP Table 6.1.c Commercial*
Area	12049.6	m2	*User Input or link to created GFA Summary cell*
Occupany	803.3066667	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*If the PF cell reads **'FALSE'** please use the 'PF interpolation Tool' and manually input PF. PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000. PF = interpolated between 1.5 and 2 for populations between 10,00 and 2,000. Watercare Water CoP 6.3.5.3*
Average Day Demand (ADD)	52214.933	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.604	litres/sec	*ADD in L/sec*
Peak Day Demand	104429.867	litres/day	ADD x Peak Flow Factor
	1.209	litres/sec	
Peak Hourly Demand	10878.111	litres/hour	*(Peak Day Demand / 24) x PF (PF = 2.5 unless specificed otherwise by Watercare refer to Watercare Water CoP 6.3.5.3)*
	3.022	litres/sec	

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	No		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	414.4	m2	*User Input or link to created GFA Summary cell*
Occupany	8.288	people	
Water Design Flow Allowance	65	litres/person/day	*Watercare Water CoP Table 6.1.c Commercial*
Peak Flow Factor	2		*PF = 1.5 for populations above 10,000. PF = 2 for populations below 2,000.*
Average Day Demand (ADD)	538.720	litres/day	*Water Design Flow Allowance x Occupancy (L/day)*
	0.006	litres/sec	*ADD in L/sec*
Peak Day Demand	1077.440	litres/day	ADD x Peak Flow Factor
	0.012	litres/sec	
Peak Hourly Demand	112.233	litres/hour	*(Peak Day Demand / 24) x PF*
	0.031	litres/sec	

Potable Water Demand Summary

Total Average Day Demand	52753.653	litres/day
	0.611	litres/sec
Total Peak Day Demand	105507.307	litres/day
	1.221	litres/sec
Total Peak Hourly Demand	10990.344	litres/hour
	3.053	litres/sec

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1000	Check by:	PP
Client:	RP Financial	Date:	24.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B1 calcs.xlsx]WW Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Wastewater Demand Assessment

[Project Statement] The following assessment is undertaken to estimate the post development wastewater demand at **100 Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	9730.9	m2	*User Input or link to created GFA Summary cell*
Occupany	648.7266667	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	42167.233	litres/day	*Wastewater generation x Occupancy*
	0.488	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	0.976	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	2.440	litres/sec	*ADWF x PWWF PF*

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	No		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	170.5	m2	*User Input or link to created GFA Summary cell*
Occupany	3.41	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	221.650	litres/day	*Wastewater generation x Occupancy*
	0.003	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	0.005	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	0.013	litres/sec	*ADWF x PWWF PF*

Wastewater Demand Summary

Total Average Dry Weather Flow (ADWF)	42388.883	litres/day
	0.490612076	litres/sec
Total Self Cleansing Design Flow (PDWF)	0.981	litres/sec
Total Peak Design Flow	2.453	litres/sec

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1000	Check by:	PP
Client:	RP Financial	Date:	24.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B3 calcs.xlsx]WW Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Wastewater Demand Assessment

[Project Statement] The following assessment is undertaken to estimate the post development wastewater demand at **100 Halsey St**.
Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2. Watercare Wastewater CoP Table 5.1.3 Commercial*
Area	27990.5	m2	*User Input or link to created GFA Summary cell*
Occupany	1866.033333	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	121292.167	litres/day	*Wastewater generation x Occupancy*
	1.404	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	2.808	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	7.019	litres/sec	*ADWF x PWWF PF*

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	No		*allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	806.6	m2	*User Input or link to created GFA Summary cell*
Occupany	16.132	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	1048.580	litres/day	*Wastewater generation x Occupancy*
	0.012	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	0.024	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	0.061	litres/sec	*ADWF x PWWF PF*

Wastewater Demand Summary

Total Average Dry Weather Flow (ADWF)	122340.747	litres/day
	33.98354074	litres/sec
Total Self Cleansing Design Flow (PDWF)	2.832	litres/sec
Total Peak Design Flow	7.080	litres/sec

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1000	Check by:	PP
Client:	RP Financial	Date:	17.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B4 calcs.xlsx]WW Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Wastewater Demand Assessment

[Project Statement] The following assessment is undertaken to estimate the post development wastewater demand at **100 Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	12809.1	m2	*User Input or link to created GFA Summary cell*
Occupany	853.94	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	55506.100	litres/day	*Wastewater generation x Occupancy*
	0.642	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	1.285	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	3.212	litres/sec	*ADWF x PWWF PF*

[Activity Type]			
Dry Retail			
Are kitchen/toilets facilities normally made available ?	No		*allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2.*
Area	513.9	m2	*User Input or link to created GFA Summary cell*
Occupany	10.278	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	668.070	litres/day	*Wastewater generation x Occupancy*
	0.008	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	0.015	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	0.039	litres/sec	*ADWF x PWWF PF*

Wastewater Demand Summary

Total Average Dry Weather Flow (ADWF)	56174.170	litres/day
	0.650164005	litres/sec
Total Self Cleansing Design Flow (PDWF)	1.300	litres/sec
Total Peak Design Flow	3.251	litres/sec

Tonkin+Taylor

Project:	100 Halsey St	Calc by:	JSTER
Project Number:	1101937.1000	Check by:	PP
Client:	RP Financial	Date:	24.09.26
File Path	P:\1101937\1101937.1000\WorkingMaterial\Civil\Water + WW\[B5 calcs.xlsx]WW Calculation		

Worksheet title

Description of worksheet functionality

References: *references to Standards, design guidelines used in this worksheet etc.*

Pre-Development Wastewater Demand Assessment

[Project Statement] The following assessment is undertaken to estimate the post development wastewater demand at **100 Halsey St**.

Design requirements are based on Auckland COP for Land Development and Subdivision, Water and Wastewater Code of Practice, Chapter 6: Water dated 01/06/2021, Ver 2.4.

Commercial

Retail

Dry Retail

Are kitchen/toilets facilities normally made available ?	Yes		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2. Watercare Wastewater CoP Table 5.1.3 Commercial*
Area	12049.6	m2	*User Input or link to created GFA Summary cell*
Occupany	803.3066667	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	52214.933	litres/day	*Wastewater generation x Occupancy*
	0.604	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	1.209	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	3.022	litres/sec	*ADWF x PWWF PF*

Office

Dry Retail

Are kitchen/toilets facilities normally made available ?	No		*If there kitchen/toilets are not normally made avaiable to customers Design waste water flow allowance is 1 person per 50m2. If there are toilet facilities provided to customers flow allowance is 1 per 15m2. Watercare Wastewater CoP Table 5.1.3 Commercial*
Area	414.4	m2	*User Input or link to created GFA Summary cell*
Occupany	8.288	people	
Wastewater generation	65	litres/person/day	*Watercare Wastewater CoP Table 5.1.3 Commercial*
PDWF PF	2.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
PWWF PF	5.0		*Watercare Wastewater CoP Table 5.1.3 Commercial*
Average Dry Weather Flow (ADWF)	538.720	litres/day	*Wastewater generation x Occupancy*
	0.006	litres/sec	*ADWF in L/s*
Self Cleansing Design Flow (PDWF)	0.012	litres/sec	*ADWF x PDWF PF*
Peak Design Flow (PWWF)	0.031	litres/sec	*ADWF x PWWF PF*

Wastewater Demand Summary

Total Average Dry Weather Flow (ADWF)	52753.653	litres/day
	0.610574691	litres/sec
Total Self Cleansing Design Flow (PDWF)	1.221	litres/sec
Total Peak Design Flow	3.053	litres/sec

Appendix C Existing services information

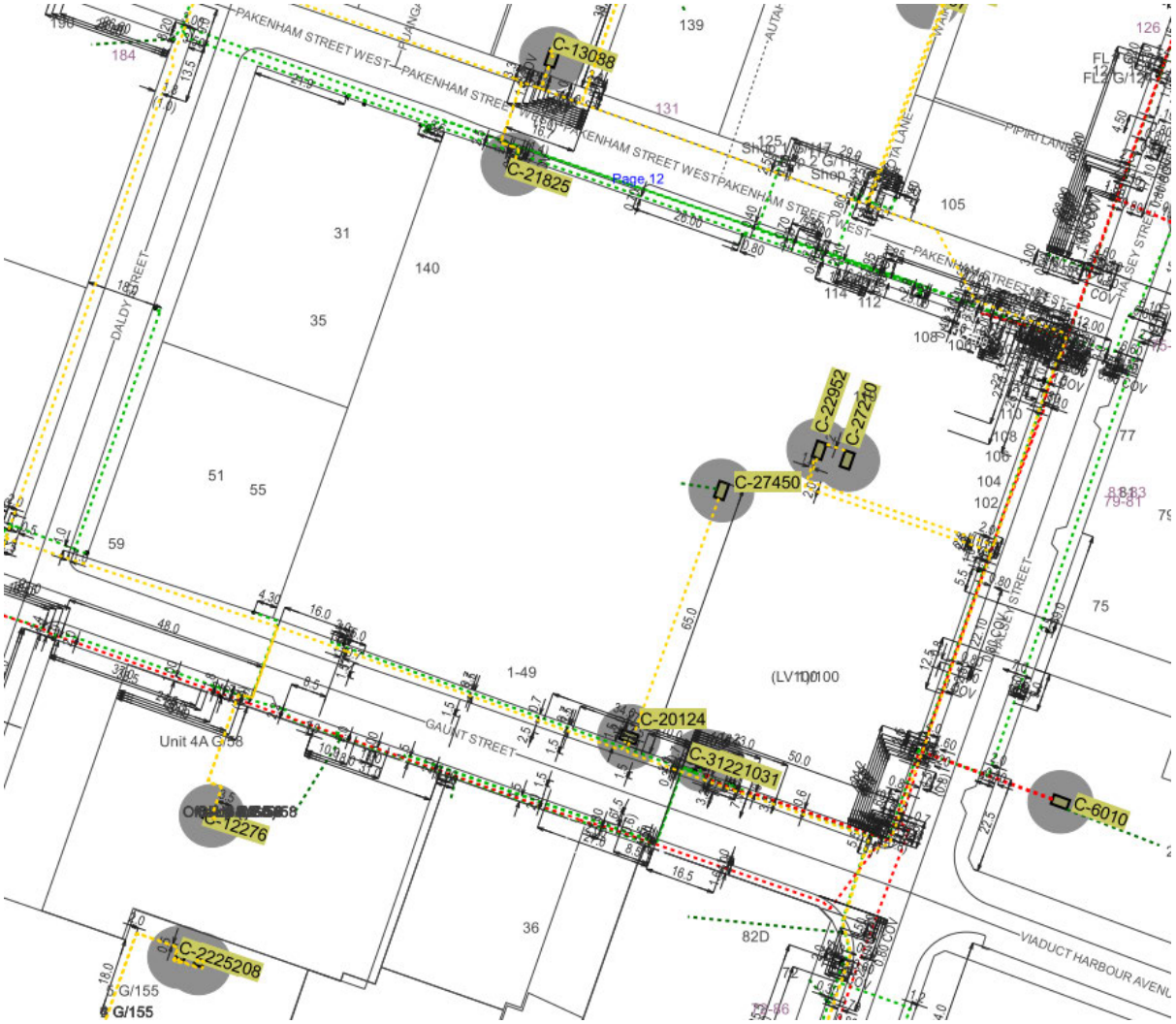


Figure Appendix C.1: Existing electrical network (sourced from Vector BeforeUDig request). Yellow shows 22,000 volt cables, red shows 11,000 – 6,600 volt cables, green shows 400 volt cables and transformers/substations are labelled [C-XXXX].



Figure Appendix C.2: Chorus assets at eastern extent of site (sourced from Chorus BeforeUDig response). Chorus assets shown in orange, property boundary shown in green.



Figure Appendix C.3: Chorus assets at western extent of site (sourced from Chorus BeforeUDig response). Chorus assets shown in orange, property boundary shown in green.



Figure Appendix C.4: Existing Vector Fibre network (sourced from Vector fibre BeforeUDig response). Green shows active underground routes [trenched], Orange shows inactive underground routes [installed in place].

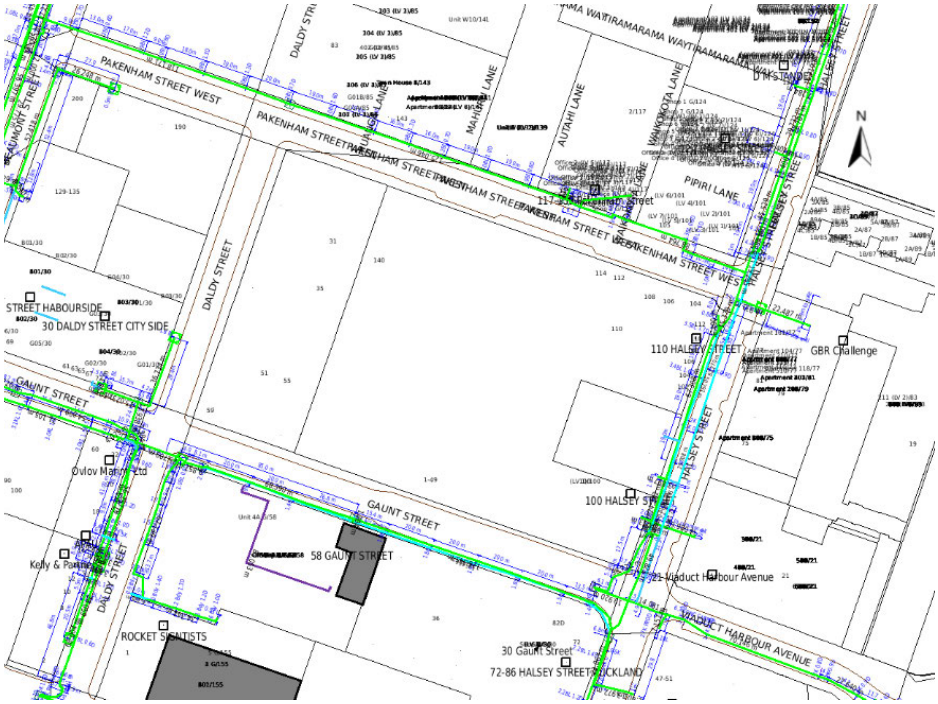


Figure Appendix C.5: : Existing Eon Fibre assets (Sourced from EON Fibre BeforeUDig response). Green shows existing network, blue shows proposed networks.

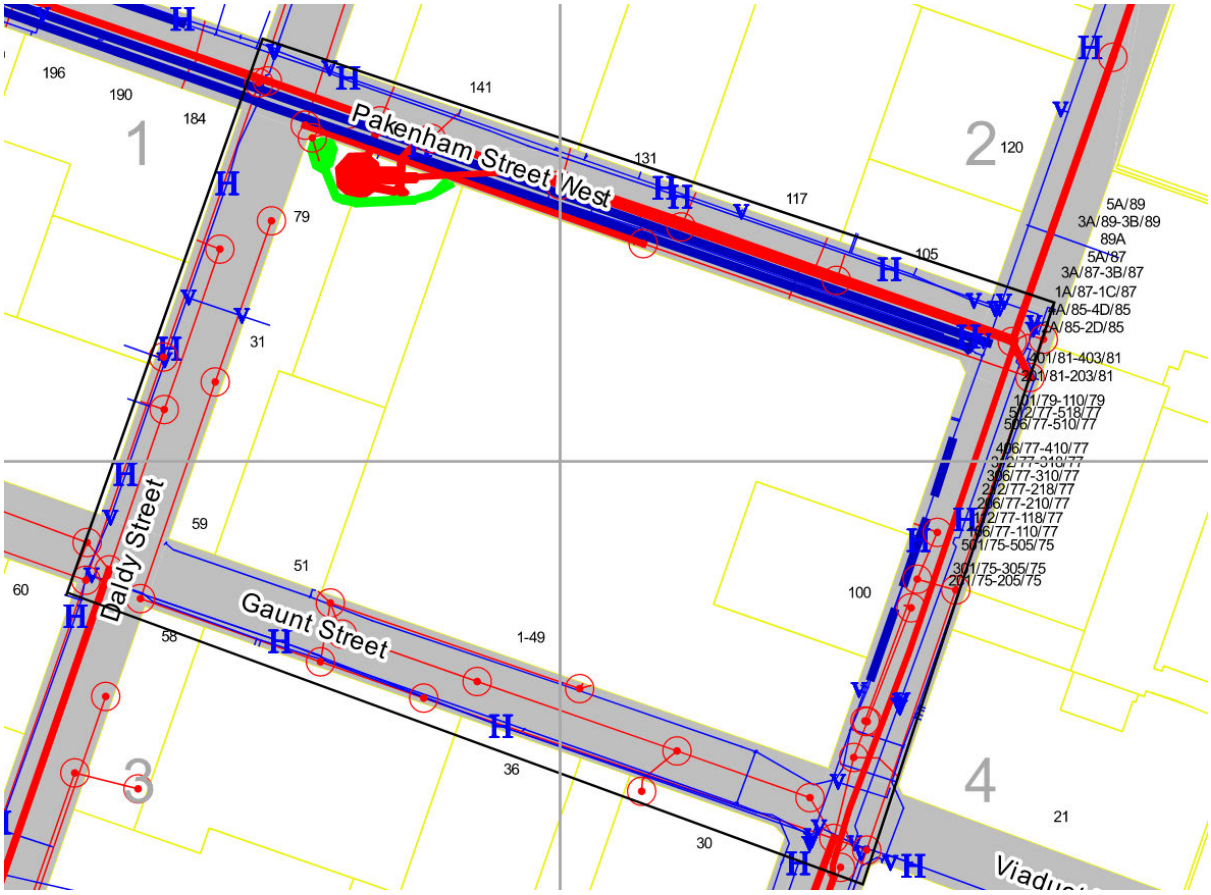


Figure Appendix C.6: Existing Watercare Network (sourced from Watercare B4U Dig response) Blue shows potable water and red is wastewater.

Appendix D Referral feedback from Watercare

Watercare Services Limited
73 Remuera Road, Remuera,
Auckland 1050, New Zealand
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15th May 2026.

[redacted]
Consultant Planner, Colab Planning
[redacted]

[redacted]
Principal Project Lead, Auckland Council
[redacted]

[redacted]

Re: Fast Track Referral: 100 Halsey Street, Auckland Central - FTAA-2603-1190

Introduction

1. Watercare Services Limited (Watercare) welcomes the opportunity to provide comments on the Fast-track referral application (FTAA-2603-1190), made under section 13 of the Fast-track Approvals Act 2024 (Act).

2. Barker & Associates, on behalf of RP Financial (the 'Applicant') proposes a comprehensive redevelopment of 100 Halsey Street, Wynyard Quarter, Auckland CBD. The existing bus depot activities will be removed and replaced with a commercial-led mixed-use development comprising five new buildings (Buildings B1 to B5) arranged around a network of lanes and publicly-accessible spaces that improve mid-block permeability and connections within the Wynyard Precinct. The existing Travelodge building at the north-eastern corner of the block is proposed to remain and is outside the primary scope of the Project works, although it is within the legal boundaries of the Site. There is potential that additional plant may be required to be constructed on the Travelodge building, which will be confirmed in a future substantive application.

3. Site is located within the Business – City Centre zone under AUP and is located within sub-precinct B of the Wynyard Precinct.

4. Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:

    - 100 Halsey Street Infrastructure Assessment, prepared by Tonkin & Taylor Ltd Date March 2026 Job Number 1101937 v1

    - 100 Halsey Street, Auckland Central Referral Application Planning Assessment, prepared by Barker & Associates dated 27 March 2026;

    - Fast Track Referral Application Revision H 26.03.2026, Prepared By Georgia Ganley, Emanuele Lisci, Cameron Pattullo, Manuel Diaz.

5. Any amendment to the Application will require further review from Watercare.

Watercare's purpose and statutory obligations

6. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki "Ki te ora te wai, ka ora te whenua, ka ora te tangata" (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.

7. Watercare is required to manage its operations efficiently with a view to keeping overall costs at minimum levels while maintaining long-term asset integrity, subject to economic regulation under the Watercare Charter with oversight by the Commerce Commission as the appointed Crown Monitor, and must give effect to relevant aspects of Council's Long-Term Plan and act consistently with other Council plans and strategies including the Auckland Plan 2050 and Future Development Strategy (FDS).

8. Through its annual Statement of Intent responding to Council's Letter of Expectation, Watercare commits to contributing to Auckland Plan 2050 outcomes by collaborating with the wider Council group to support areas of growth identified by Council, acting consistently with Council's FDS for major infrastructure development for future urban areas, ensuring alignment of infrastructure projects with other utilities, fully recovering growth costs so that growth pays for growth, and abiding by the Statement of Expectations of Substantive CCOs which requires working with Council and other CCOs to achieve the outcomes and objectives set out in the Auckland Plan 2050.

Watercare's Comment

Bulk and local Wastewater

9. As per the reports reviewed, the site is serviced by existing public wastewater infrastructure, with connections discharging to the wider network associated with the Amey Daldy Park Pump Station (Wynyard Quarter Pump Station) and the Fanshawe Street Pump Station catchments.

10. Based on the 100 Halsey Street Infrastructure Assessment, the proposed wastewater discharge has been estimated as follows:
    - Average Dry Weather Flow (ADWF): 3.65 L/s
    - Peak Dry Weather Flow (PDWF): 7.30 L/s
    - Peak Wet Weather Flow (PWWF): 19.36 L/s

11. At a high level, existing public wastewater infrastructure may be able to service the proposed 12-storey residential development at 100 Halsey Street (48 units), subject to further detailed assessment.

12. It is noted that the Fanshawe Street Pump Station does not have available capacity to accommodate additional flows. Accordingly, the wastewater servicing strategy for this site will need to ensure that all proposed discharges are directed to the Wynyard Quarter Pump Station, with no increase in flows to the Fanshawe Street catchment.

13. Accordingly, the current assessment should not be relied upon as confirmation of wastewater servicing capacity. The assessment remains preliminary and subject to further detailed investigation.

Wastewater Infrastructure Information Required to Support Watercare's Assessment

14. Confirmation of proposed wastewater connection points, noting that there shall be no increase in flows to the Fanshawe Street catchment.

15. Hydraulic assessment confirming available downstream capacity, surcharge risk, wet weather performance, and impacts on the wider network.

Watercare Position – Wastewater

16. At this stage, Watercare does not identify any wastewater servicing matters that would preclude the proposal from proceeding through the Fast-track process in principle.

17. However, Watercare is unable to conclusively confirm available wastewater servicing capacity or infrastructure impacts until detailed design and supporting servicing assessments have been provided and reviewed.

Bulk and local Water Supply

18. As per the reports reviewed, the site is serviced by an established reticulated potable water network, including 150 mm, 200 mm, and 300 mm water mains located within Halsey Street, Gaunt Street, and Pakenham Street West.

19. The proposed development demand has been estimated as follows:

    - Average Daily Demand (ADD): 3.65 L/s;
    - Peak Daily Demand (PDD): 7.30 L/s; and
    - Peak Hour Demand (PHD): 18.26 L/s.

20. While the post-development water demand has been summarised in the report, potable water demand associated with the data centre and substation options has not been assessed at this stage and will require further evaluation in subsequent design stages.

21. At a desktop level, the surrounding water network appears likely to have sufficient capacity to accommodate the proposed development demand.

22. However, the assessment documentation does not confirm whether the existing network can achieve the required firefighting flows and residual pressures associated with the proposed sprinkler system and FW2 firefighting classification. No hydrant flow or pressure testing has been undertaken as part of the assessment.

23. Accordingly, firefighting compliance remains unverified; available residual pressure performance has not been confirmed; and final firefighting supply requirements remain unresolved.

24. Confirmation of the firefighting approach will require detailed assessment and coordination with Watercare during the detailed design stage.

25. At later stages of the project, opportunities to establish multiple connection points and/or customer meters from different parts of the network may be explored to better balance system demand.

26. Watercare acknowledges that, based on the information provided to date, the surrounding trunk water network may have sufficient bulk capacity to accommodate the proposed development demand.

27. However, key uncertainties remain, including unassessed demand components (such as the data centre and substation) and unresolved firefighting flow and residual pressure requirements.

Water Infrastructure Information Required to Support Watercare's Assessment

28. Hydrant flow and pressure testing;

29. Confirmation of firefighting supply strategy, specifically, sprinkler flow requirements;

30. Identification of any infrastructure upgrades required to service the development.

Watercare Position – Potable Water

31. Subject to the above, Watercare does not identify any potable water servicing matters that would, in principle, prevent the proposal from progressing.

32. All proposed connections and any required infrastructure upgrades will be subject to detailed design review and approval in accordance with Watercare Engineering Standards.

Conclusion

33. Based on the information provided and reviewed to date, Watercare acknowledges that, at a high level, the existing water supply and wastewater networks may have the potential to service the proposed development.

34. However, the current assessments remain preliminary and do not provide sufficient information to confirm servicing availability or network performance with certainty. In particular, key constraints and uncertainties remain in relation to wastewater servicing, including capacity limitations associated with the Fanshawe Street Pump Station and the condition and adequacy of existing local wastewater connections.

35. In relation to potable water supply, while the surrounding trunk network appears likely to have sufficient bulk capacity, critical information gaps remain. These include unassessed demand components (such as the data centre and substation), unresolved firefighting flow requirements, and the absence of confirmed hydraulic and pressure performance data.

36. Accordingly, both wastewater and potable water servicing will require further detailed design and supporting technical assessment.

37. Subject to the matters outlined above, Watercare does not identify any water or wastewater servicing matters that would, in principle, prevent the proposal from progressing at this stage.

38. All servicing arrangements, network connections, and any required infrastructure upgrades will remain subject to detailed design review and formal approval in accordance with Watercare Engineering Standards and applicable approval processes.

39. Watercare welcomes the opportunity to engage with the applicant and to review any proposed conditions at the substantive stage.

Yours faithfully,

[redacted]

Manager Major Developments
Watercare Services Limited

[redacted]

Appendix E Referral feedback from Healthy Waters

Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	100 Halsey Street, Auckland Central
Address	100 Halsey Street, Auckland Central, Auckland
FT application number	FTAA-2603-1190

Respondent Information

Name	Hillary Johnston
Role	Fast-Track Lead
Agency / Department	Healthy Waters & Flood Resilience
Date	14.05.2026

Do you support the proposal proceeding through fast-track?

☐ Support

☐ Oppose

☒ Neutral

Agency/Department Response

Healthy Waters & Flood Resilience (HWFR) has reviewed the Referral Application for the proposed commercial mixed-use development. The Application proposes to replace the existing bus depot activities and establish five new buildings within the *Business – City Centre* Zone.

Reasons for Consent

The Referral Application Planning Assessment has not included the diversion and discharge of stormwater runoff as a reason for consent under Chapter E8 of the AUP.

HWFR holds a Regionwide Network Discharge consent (RWNDC) which authorises the diversion into and discharge from public stormwater networks within the Auckland Region. The RWNDC is applicable to existing urban zoned land or land rezoned urban through a Plan Change process.

There is no adopted Stormwater Management Plan (SMP) for this area. The Applicant's Agent has outlined it is intended to seek authorisation of the diversion and discharge of

stormwater via the RWNDC by submitting a site-specific SMP for assessment as part of the substantive fast-track application. The SMP will need to demonstrate compliance with Schedule 4 of the RWNDC or justify a suitable alternative as the BPO.

The proposed redeveloped impervious area extent is not specified within the Application, however, is estimated to be more than 17,000m^2. Where redevelopment includes more than 5,000m^2 of impervious area it is considered Brownfields Large.

It should be clarified that it is the Applicant's risk to proceed with their application without adoption a Stormwater Management Plan under the RWNDC or without seeking a private diversion and discharge consent.

Natural Hazards

The existing site is almost completely impervious and is proposed to remain so post-development. Auckland Council's GeoMaps viewer indicates that the western extent of the site is subject to the 1% AEP floodplain and overland flow paths. Flood levels associated with rainfall events are predicted to be lower than those arising from coastal inundation.

The Applicant's Engineer has assessed that the site is not expected to experience rainfall-induced or catchment flooding under current climate conditions. Under a future 3.8°C climate change scenario, some inundation may occur within the south-western corner of the site.

The proposed development represents a more intensive and sensitive use of the site than the existing bus depot and is expected to introduce an increased level of potential flood hazard risk exposure that will need to be carefully managed.

As part of the Substantive Application and/or preparation of a SMP for authorisation under the RWNDC, HWFR expects that sufficient information will be provided to demonstrate that:

- The proposed works will not increase flood hazard risk to the surrounding environment.
- The proposed activity can be managed in a way that the flood hazard risk to people, property, buildings and infrastructure is tolerable or acceptable, including consideration of safe refuge and egress.

The Substantive Application is expected to include an assessment of natural hazard effects against PC120 for both coastal inundation and surface flooding. Separate assessments may be required in this context, in addition to a joint probability assessment.

Consent Conditions

Consent conditions have not yet been provided. HWFR recommend the following condition of consent and associated advice note are included where an application proceeds without a private diversion and discharge consent or adoption under the RWNDC.

Stormwater Management Plan (SMP)

Prior to the lodgement of any Engineering Plan Approval (EPA) relating to the public stormwater network, the Consent Holder must ensure that a Stormwater Management Plan (SMP) has been prepared and formally adopted under Auckland Council Regionwide Network Discharge Consent (RWNDC).

The adopted SMP must demonstrate compliance with the relevant requirements of Schedule 4 of the RWNDC and must apply to all stormwater discharges to the public stormwater network associated with the development.

Advice Note:

The consent holder is advised that as they have not sought a private diversion and discharge consent as part of their FTAA application, and as their FTAA application stipulates that they will rely on the RWNDC, it is at the Applicant's risk to proceed at this point without adoption an SMP or a private consent.

HWFR welcomes further engagement with the Applicant's Agents in respect of any of the matters outlined above.

Having considered the assessment criteria on the following page, please explain your position and provide any other relevant details.

Overall Position / Summary

HWFR is not opposed to the proposal proceeding to referral under the Fast-track Approvals Act. While a Stormwater Management Plan has not yet been adopted at this stage, HWFR considers that flood hazard effects will likely be appropriately addressed through subsequent SMP approval under the Regionwide Network Discharge Consent and associated conditions, and welcomes further engagement with the Applicant's Agent as the proposal progresses.

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
- Has the project been identified as a priority in any government or sector plan or strategy?
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
- Will the project increase housing supply or contribute to a well-functioning urban environment?
- Will the project deliver significant economic benefits?
- Will the project support primary industries (e.g., aquaculture)?
- Will the project support development of natural resources (e.g., minerals, petroleum)?
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
- Will the project support climate change adaptation or recovery from natural hazard events?
- Will the project address significant environmental issues?
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
- Are there any other relevant matters to consider?

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?
- Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?
- Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?
- Is there the potential for significant adverse environmental effects to occur?

Appendix F Chorus and Vector feedback

Chorus NZ Ltd
4 Graham Street
Auckland CBD
Auckland

NZ CRE 100 Halsey Limited
C/-
[redacted]

08/10/2026

Dear Customer,

Thank you for providing an indication of your development plans in the Auckland Central region. I can confirm that we have infrastructure in the general land area that you are proposing to develop situated at 100 Halsy Street, Auckland Central, Auckland.

Chorus will be able to extend their network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

Chorus is happy to support this project as the network infrastructure provider of choice, including the connectivity requirements of the proposed data centre and wider commercial development. The appropriate fibre infrastructure can be provided to support the development and enable future end users to access services from their choice of retail service provider.

Please reapply with a detailed site plan once you are ready to proceed.

Kind Regards,

[redacted]

Order summary

Electricity connection

Order details

Type of new connection	Complex
Reference number	1-6265223651
Number of lots	5

Site details

100 HALSEY STREET HOTEL SUPPLY, AUCKLAND CENTRAL, AUCKLAND

Service type	Indicative Cost
Project type	Commercial/Indust Pt Of Supply
Description	Additional site requirement: Development description: 5 Commercial offices. 5 Transformers required. 4 x 1MVA & 1 x 1.5MVA Additional Info: Lot Information: Type: Commercial | Phase: 3 | Fuse: more than 100 Type: Commercial | Phase: 3 | Fuse: more than 100 Type: Commercial | Phase: 3 | Fuse: more than 100 Type: Commercial | Phase: 3 | Fuse: more than 100 Type: Commercial | Phase: 3 | Fuse: more than 100
Site plan	bb6ea171-e421-4511-be3f-bc70bb768158.jpg

Contact details

Requester

[redacted]

Customer

[redacted]

Consultant

[redacted]

Landowner

[redacted]

If you have any questions, please call us on 0508 832 867 or email at customerdevelopments@vector.co.nz

Preliminary Connection Options Report

Project Name: RP Finance Halsey St Data Centre

Date: 29 Sep 2026

Version: v3

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Document Control

Project	**Goodman Ellerslie Data Centre Development**	
Version/Date	V3 / 29 Sep 2026	Option 1 ~ 2 for 100MVA supply superseded, Options 3 ~ 5 added for 20MVA supply via 22kV feeders
Planning Engineer	Jane Liu	
Reviewer	Aaron Clarkson	Included programme and cost updates
Approver	Jay Kesha	

1. Project Details

1. Customer Details	
Customer Name	RP Finance
Customer Contact Person	Luke Kinney
Email	[redacted]
Phone	

2. Connection Request	
Proposed Project Name (if any)	RP Finance Halsey St Data Centre
Address/Location of the site	100 Halsey St, Auckland Central
Number of point of connections	Single ☐ Multiple ☒. Please specify: two supplies connecting to RPF 22kV switchboard
Type of Connection Request	☒New Connection ☐Loading increase at existing connection site due to ☐ Expansion/Upgrade plan for the site ☐ Modification of energy use (like gas to electricity switching, installation of distributed generation etc)
Site Location Plan Enclosed	Yes
Target Connection Date	TBA

3. Preliminary Planning Data: Load Requirements		
Type of Load	Data Centre	
Size of The Proposed Load	20MVA	N-1 security
Future Expansion Plan **(If there is demand increment plan in phases, please specify the load requirement and target connection date)**	RPF have noted that they have some heat rejection limits that govern the maximum load they will need, but that a higher load than 20MVA could be beneficial if this does not drive significant costs for them.	
Level of Redundancy (If required)	Incomer power cable from same substation ☒ Incomer power cable from different substation ☐ Incomer power cable from different GXP ☐	
Include a flexible solution (e.g. load management) as connection option if it minimises connection cost.	TBA	

Flexible/Controllable load included at site	TBC Site is fully backed by on site generation. Load offset is possible by running on site generators but not preferred.
4. Operational Data Forecast: Special Load Requirement (For data centre, industries, large electronics/machineries based customer)	
Description of load (type and size of special load requirement for electronic equipment, drives, motors, inverter-based devices)	TBA
Demand Profile Variation ((Please specify/attach/describe 24 hour demand profile/curve of the loads such as motors/drives/large electrical equipment/electronic equipment in data centre. Also describe the demand variability over 24 hours and season.	TBA
Harmonic Content of The Load Profile (i.e. Large Variable Speed Drive, Large Inverters, IT Equipment etc)	TBA

5. Preliminary Planning Data: On-Site DER	
Existing On-Site DER	TBA
Capacity of the On-Site DER	TBA
Type of Existing On-Site Generation (if any)	TBA
Existing Export Capacity	TBA
Existing On-Site Battery Energy Storage System (BESS)	TBA
Capacity of On-Site BESS	TBA
Proposed /Future On-Site DER (Please specify proposed/Future On-Site Generation/BESS along with the year)	TBA
Proposed/Existing EV chargers at site	TBA
EV Charging station capacity	TBA

2. Scope

The scope of this report is to conduct preliminary assessment and provide high level connection options for the customer. The key objectives of the report are

- Identify supply points to meet the specified proposed load as well as the future load requirement
- Identify the capacity of the existing infrastructure and requirements (if any) for the grid reinforcement to cater to the proposed load.
- Satisfy the redundancy connection requirement as per the customer's need.

3. Existing Network capacity and constraints

3.1 Feeder capacity

There is not sufficient spare capacity in the existing feeders to supply the 20MVA new load.

3.2 Grid Exit Point (GXP) / Zone Substation (ZSS) capacity

Both Hobson GXP (110kV) and Hobson ZSS (22kV) have sufficient spare capacity to supply the 20MVA load at the data centre.

3.3 Physical constraints at site for future network modification

Customer will provide space for the followings (refer to the site location and proposed layout in Appendix A and B, respectively):

- The installation of customer owned new switchgear and cables at the site.

4. Proposed solutions

4.1 Option 1 – New ZSS for 100MVA (superseded)

Establish a new 110/22kV ZSS at 100 Halsey St.

This option is superseded as the data centre load has been reduced to 20MVA.

4.2 Option 2 – New GXP for 100MVA (superseded)

Establish a new 220/22kV GXP at 100 Halsey St,

This option is superseded as the data centre load has been reduced to 20MVA.

4.3 Option 3 & 3A – New 22kV feeders for 20MVA (from Hobson ZSS via Fanshawe St)

Install two 22kV feeders from Hobson ZSS to supply the data centre dedicatedly.

The proposed cable route is via Fanshawe St, shown in Appendix B (in light blue colour). Option 3A, shown by the dotted line in light blue colour, is a variation which exits Hobson ZSS from Hobson St, instead of Fanshawe St, before turning into Fanshawe St.

Below are the major assets required under this option:

- Two 22kV CBs at Hobson ZSS;
- 22kV switchgear to be installed and owned by the customer at the customer site;
- New 22kV cables to form two feeders connecting between two 22kV CBs at Hobson ZSS and the customer's 22kV switchgear, each feeder rated 20MVA.

The cost of Option 3 is estimated to be $9.8m including design, procurement, installation, and commissioning. The cost of Option 3A is estimated to be $12.3m.

This option will require to install new CBs at Hobson ZSS to supply the data centre as there are no spare CBs at Hobson ZSS. This will trigger the project to replace the existing 22kV Yorkshire switchboard with a new switchboard which is expected to be more compact so that more CBs can be installed in the same switchroom. The alternative is to expand the existing switchroom or construction of a new switchroom, however, this will trigger the major civil works for the expansion therefore is not preferred. The switchboard replacement project typically takes about 3 years to complete. If the two feeders are required to supply the data centre before the new switchboard is commissioned, it will need to connect Vector's four network feeders to two CBs (with double cable boxes) on temporary basis so that two CBs can be available for the termination of the two data centre feeders.

It is challenging to bring the new feeders from Hobson 22kV switchboard to Fanshawe St via Bradnor Lane because there is no space to install more ducts and cables after significant number of ducts have been installed for various projects recently. One option is to install 3 core cables in the 150mm ducts, instead of 1 core cables as originally designed, to accommodate the two additional feeders required to supply the data centre. However, this arrangement may not be able to achieve the capacity required for the data centre and the network feeders because the cables will be de-rated from what was originally designed. The alternative is to bring the new feeders to Hobson St via Vector's tunnel under Swanson St. A project is underway to replace the existing 11kV cables in the tunnel with new cables installed in the street. After completion of the project, the existing 11kV cables in the tunnel will be decommissioned and can be removed. This will free up the space for the new cable installation. The replacement project is scheduled to complete mid 2027.

Both Options 3 & 3A have similar delivery timeframes estimated at 3 years from the point of customer commitment via LNTP approval.

4.4 Option 4 – New 22kV feeders for 20MVA (from Hobson ZSS via Victoria St)

This option is same as Option 3a except the cable route is via Victoria St, shown in orange colour in Appendix B.

The cost of this option is estimated to be $14.1m including design, procurement, installation, and commissioning.

4.5 Option 5 - New 22kV feeders for 20MVA (from Nicholas ZSS via Nelson St)

Install two 22kV feeders from the proposed Nicholas ZSS to dedicatedly supply the data centre.

The proposed cable route is mainly via Nelson St, shown in Appendix B (in green colour).

Below are the major assets required under this option:

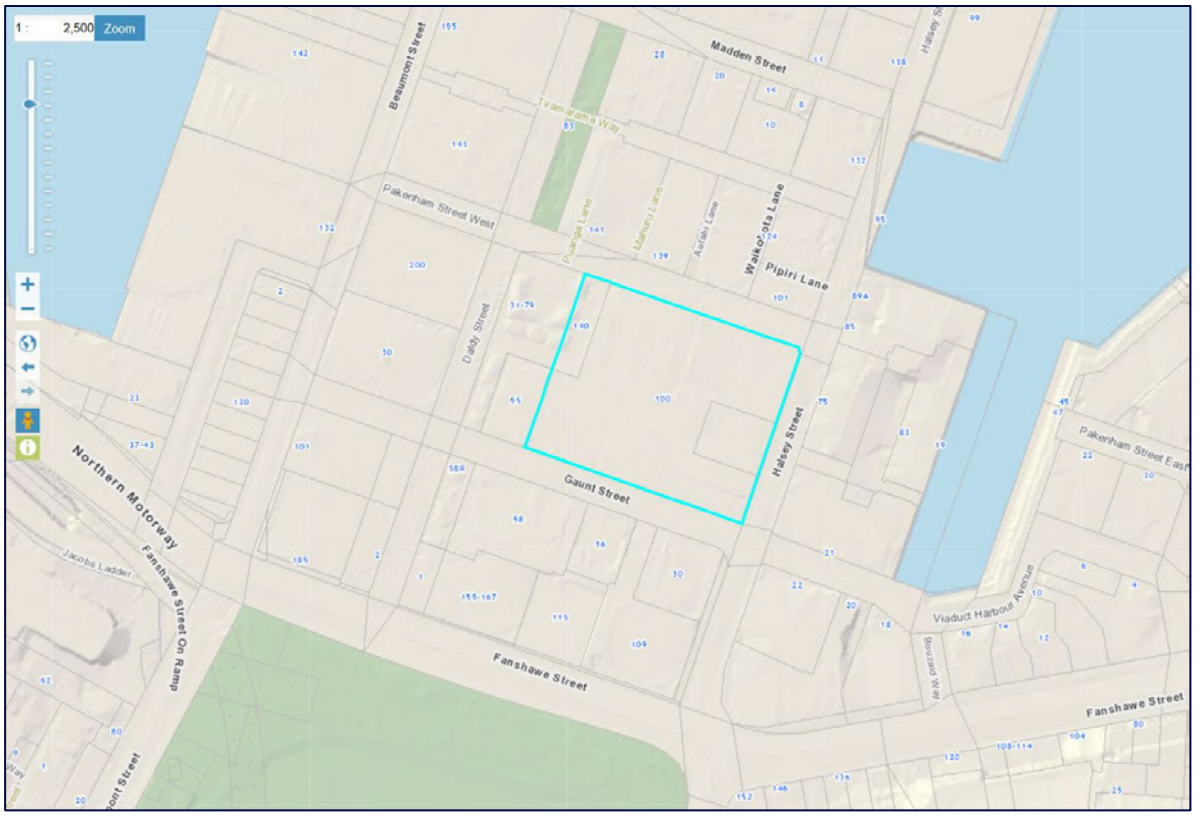
- Two 22kV CBs at Nicholas ZSS;
- 22kV switchgear to be installed and owned by the customer at the customer site;
- New 22kV cables to form two feeders connecting between two 22kV CBs at Nicholas ZSS and the customer's 22kV switchgear, each feeder rated 20MVA.

This option is subject to the completion of the new Nicholas ZSS and no longer viable because the new ZSS project has been cancelled due to the withdrawal of major customer development recently.

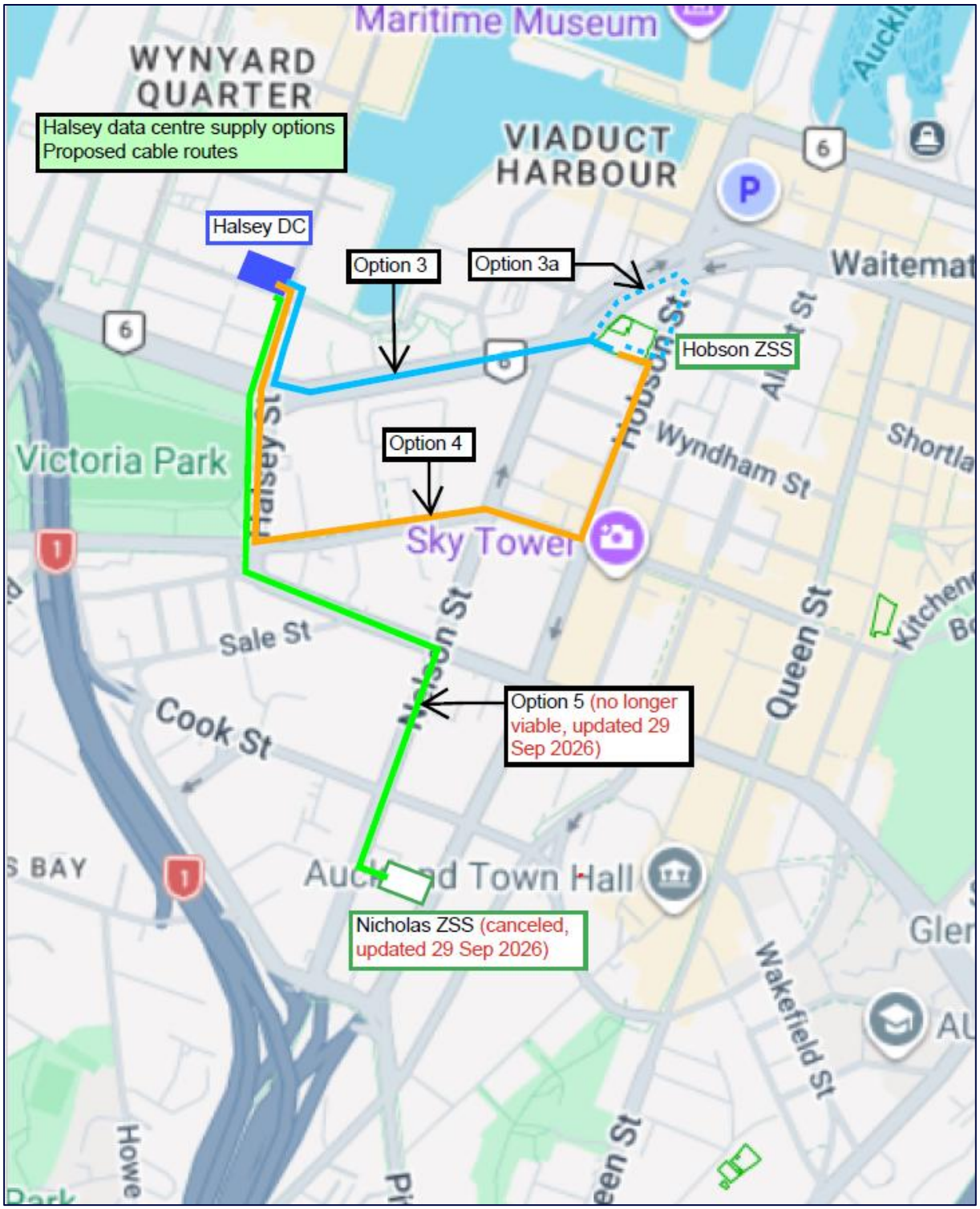
5. Recommendations

It is recommended that feasibility investigation be carried out for Option 3, and for Option 3a as an alternative. Further action / decision will be made depending on the outcome of the investigation.

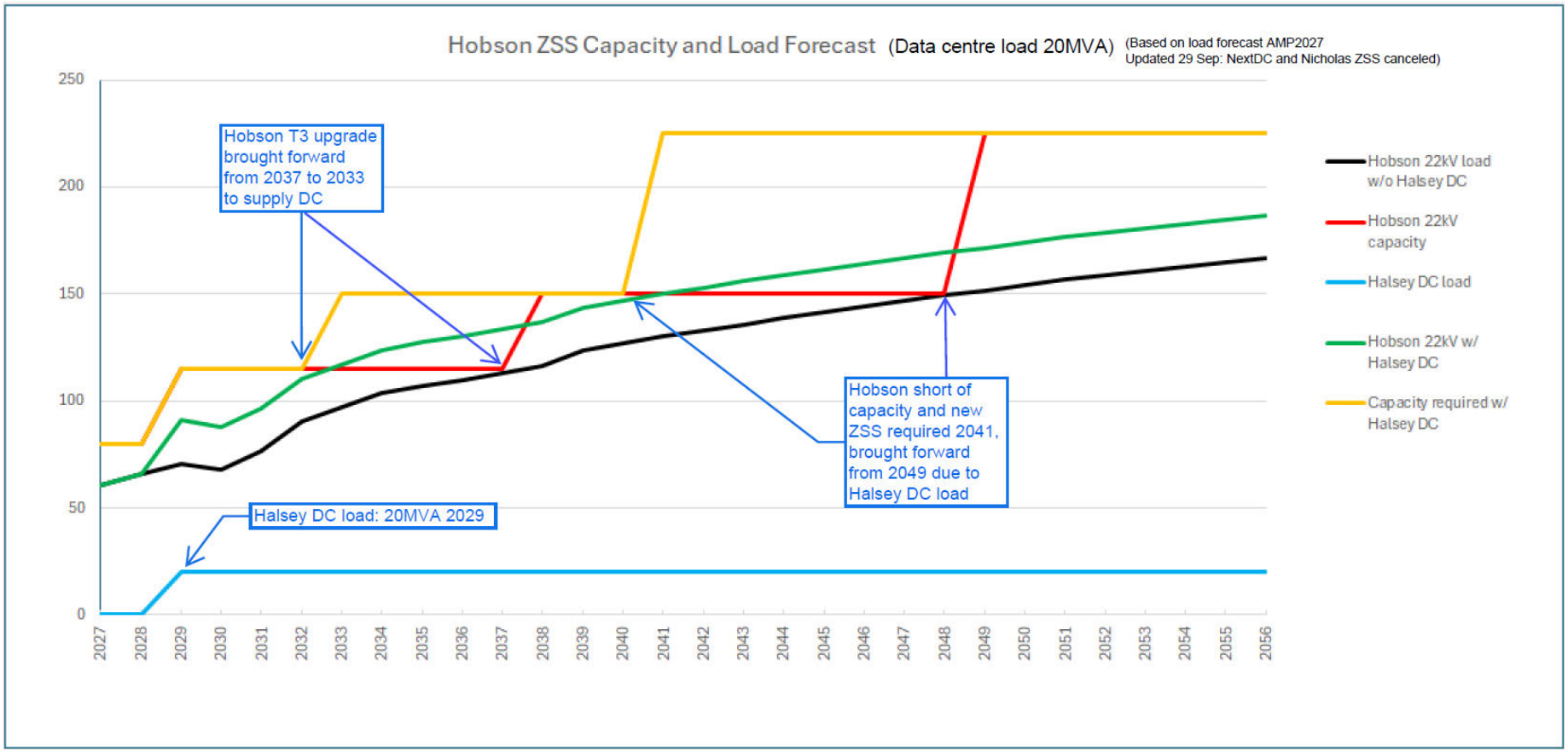
Appendix A – Site Location



Appendix B – Cable Route Options



Appendix C – Hobson 22kV Load Forecast Graph





Together we create + sustain a better world