Appendix 4 – Proposed Conditions of Consent

Conditions

Under the Fast-track Approvals Act 2024, these consents are subject to the following Conditions:

Definitions

"AT" means Auckland Transport;

"AUP" means Auckland Unitary Plan;

"CAR" means Corridor Access Request;

"CMP" means Construction Management Plan;

"CNVMP" means Construction Noise and Vibration Management Plan;

"Consent Holder" means NZ CRE 100 Halsey Limited or its successor in title;

"Council" means Auckland Council and, for the purpose of compliance with these Conditions, means the Council's monitoring officer unless otherwise specified;

"CSMP" means Contaminated Site Management Plan;

"CTMP" means Construction Traffic Management Plan;

"DSI" means Detailed Site Investigation;

"EPA" means Engineering Plan Approval;

"ERMP" means Emergency Response Management Plan;

"ESCMP" means Erosion and Sediment Control Management Plan;

"FMP" means Flood Management Plan;

"FTAA" means Fast-track Approvals Act 2024;

"GD05" means Auckland Council's Guideline Document 2016/005, 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region';

"GST" means goods and services tax;

"HSMP" means Hazardous Substances Management Plan;

"NES:CS" means National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health;

"Project" means the development and associated works authorised by these consents, as described in the documents and plans referenced in Condition 1;

"PSI" means Preliminary Site Investigation;

"RL" means Reduced Level;

"RMA" means Resource Management Act 1991;

"RWNDC" means Auckland Council's Regionwide Network Discharge Consent;

"SMP" means Stormwater Management Plan;

"SQEP" means Suitably Qualified and Experienced Person, except in Part C where the definition specified in that part applies;

"SRP" means Spill Response Plan;

"STMP" means Site Travel Management Plan;

"*SVR"* means Site Validation Report;

"*TMP"* means temporary Traffic Management Plan;

"*TTM"* means Temporary Traffic Management;

"WAP" means Works Access Permit;

"WMP" means Waste Management Plan.

Part A: Land Use Consent – Land Use and Land Disturbance

GENERAL CONDITIONS

These Conditions apply to all resource consents.

Activity in Accordance with Application

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 22 October 2026, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these Conditions of consent, these Conditions of consent must prevail:

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "100 Halsey Street, Fast-track Approval Application, Assessment of Environmental Effects" and dated 22 October 2026;

    b. The reports listed at Attachment 1; and

    c. The drawings listed at Attachment 2.

Lapse of Consent

2. In accordance with section 87(2)(b)(ii) and clause 26, Schedule 5 of the Fast-track Approvals Act 2024, this consent lapses ten (10) years after the date it commences unless the consent is given effect to within that ten-year period.

Monitoring Deposit

3. The consent holder must pay the Council an initial consent compliance monitoring charge of **the amount confirmed by the Council** (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions of these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing Conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of Conditions, in excess of those covered by the deposit, will be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all Conditions of the resource consents have been met, will the Council issue a letter confirming compliance on request of the consent holder.

MANAGEMENT PLANS

Conditions 4 to 12 apply to all Management Plans required by these Conditions.

4. Management Plans must be prepared by a Suitably Qualified and Experienced Person(s) (SQEP).

5. Management Plans must be submitted to the Council for certification in writing. Management Plans must be submitted at least 20 working days prior to the Commencement of Construction (as applicable) unless otherwise specified in the conditions. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives and principles of the relevant Management Plan.

   Advice Note:

   Any preliminary works, which do not need resource consent / are permitted activities can be undertaken prior to any Management Plan(s) being certified.

6. Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project, and when provided in part or for a stage must be submitted at least 20 working days prior to Commencement of Construction (as applicable) of that part or stage unless otherwise specified in the conditions. Management Plans submitted must clearly show the linkage with plans for adjacent stages and interrelated activities.

   Advice Note:

   Under Condition 15, the consent holder is required to address in the CMP construction works programming, including confirmation of the proposed staging and sequence of construction of the Project.

7. Should the Council refuse to certify a Management Plan, or a part or stage of a Management Plan, in accordance with Conditions 5 and 6 above, the consent holder must submit a revised Management Plan for certification as soon as practicable. The certification process must follow the same procedures as outlined in Condition 5 above.

8. Any certified Management Plan may be amended if necessary to reflect any minor changes in design, construction methods or management of effects. Any minor amendments must be submitted to the Council in writing 10 working days prior to implementation of the change and will not be subject to certification, unless the Council determines that those amendments once implemented would result in a materially different outcome to that described in the original plan in which case Condition 9 applies.

9. Any changes to a certified Management Plan involving a materially different outcome under Condition 8 must be submitted to the Council to certify that they comply with the applicable requirements of these Conditions. Any material change must be consistent with the objective of the relevant Management Plan and the requirements of the relevant Conditions of these consents.

10. Any subsequent revision of the Management Plan, other than a minor amendment under Condition 8, must also be submitted to the Council for certification. Works must not commence on Site until the Council certification is provided in writing.

11. The Project must be implemented in accordance with the most recent version of the certified Management Plans. No works or activities covered by an individual Management Plan may commence until written certification of that Management Plan is provided by the Council, unless otherwise approved in writing by the Council.

12. A copy of the most recent and certified Management Plan and / or any minor amendment to a Management Plan as agreed in writing by the Council must be available on-site at all times.

PRE-COMMENCEMENT CONDITIONS

Construction Management Plan (CMP)

13. The consent holder must prepare and submit a final Construction Management Plan (CMP) in general accordance with the draft CMP referenced in Condition 1 to Council for certification. If the construction is to be staged, the CMP shall relate to the relevant stage being considered.

14. The objectives of the CMP are to:

    a. Identify and require implementation of the best option for minimising adverse effects resulting from construction activities;

    b. Set out the duration, frequency and timing of works to manage disruption, taking into account other construction related activities occurring in the vicinity;

    c. Set out a complaints management process, including by implementing remedial actions, where appropriate.

15. The consent holder must prepare and submit a final Construction Management Plan (CMP) in general accordance with the draft CMP referenced in Condition 1. The CMP must:

    a. Specify practicable methods and measures to manage adverse environmental effects arising from construction works;

    b. Provide the framework for the contractor responsible for this CMP to achieve compliance with Conditions of resource consents;

    c. Include contact details of the appointed contractor or project manager;

    d. Include a general outline of the construction programme including the hours of operation for each stage of construction;

e. Identify measures to be adopted to maintain the Site in a tidy Condition in terms of disposal / storage of rubbish, unloading of building materials, waiting and storage areas and similar construction activities;

f. Identify the location and servicing of workers' conveniences and workers transport arrangements and car parking;

g. Include a Site plan identifying material, plant and machinery storage areas as well as loading and unloading zones;

h. Identify measures to ensure that, to the extent practicable, construction related activities are managed taking into account other demolition and construction-related activities occurring in the vicinity at the same time, to manage effects on the environment; and

i. Complaints procedure for how complaints will be recorded, investigated and addressed.

Construction Traffic Management Plan (CTMP)

16. The consent holder must prepare and submit a final Construction Traffic Management Plan (CTMP) in general accordance with the draft CTMP referenced in Condition 1.

17. The objectives of the CTMP are to:

a. Maintain public safety around the construction site;

b. Provide safe access and egress for construction vehicles;

c. Ensure compliance with Auckland Transport (AT) Temporary Traffic Management (TTM) requirements; and

d. Minimise impacts on local residents, businesses, and road users.

18. The CTMP must include:

a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

b. A general outline of the construction programme;

c. Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);

d. Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;

e. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

f. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;

g. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;

h. Measures to manage any potential spill-over effects to on-street parking during the construction period;

i. Temporary protection measures that will be installed to minimise any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;

j. Requirements for any road pavement assessment and road pavement monitoring details, and associated road pavement repair measures;

k. The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:

   (i) Acknowledge receipt of the concern or complaint and record:

      a. Time and date the complaint was received;

      b. Time and date of the activity subject to the complaint (estimated where not known);

      c. The name, address and contact details of the complainant (unless they elect not to provide);

      d. The complainant's description of the resulting effect; and

      e. Any relief sought by the complainant.

   (ii) Identify the relevant activity and the nature of the works at the time of the complaint;

   (iii) Review the mitigation and management measures in place;

   (iv) Record the findings and recommendations in a complaints register that is provided to the Project Manager after each complaint and made available to the Council on request; and

   (v) Report the outcomes of the investigation to the complainant within 10 working days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.

The above details must be shown on a site plan and supporting documentation as appropriate.

Advice Note 1:

Prior to commencement of construction activities for the relevant building, including its enabling works, earthworks and associated shared works, a Corridor Access Request (CAR) must be lodged with Auckland Council, and the required corridor access approval must be obtained before works in the road reserve commence. Please refer to Auckland Transport's website for further information: https://at.govt.nz/about-us/working-on-the-road/corridor-access- requests/

Advice Note 2:

The CTMP must be prepared in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 3: Transport or CTMPs (as applicable) and the New Zealand Guide to Temporary Traffic Management (NZGTTM), which is replacing the New Zealand Transport Authority's Code of Practice for Temporary Traffic Management (CoPTTM)

Construction Noise and Vibration Management Plan (CNVMP)

19. The Consent Holder must prepare and submit a Construction Noise and Vibration Management Plan (CNVMP) in general accordance with the draft CNVMP referenced in Condition 1.

20. The objective of the CNVMP is to identify the Best Practicable Option for managing construction noise and vibration, including where compliance with the criteria in Conditions 61, 65 and 66 cannot practicably be achieved and to:

    a. Identify the Best Practicable Option and define the procedures to manage and minimise construction effects;

    b. Inform the duration, frequency and timing of works to manage disruption; and

    c. Require engagement with affected receivers and timely management of complaints, including identification of remedial actions to address identified adverse effects, where appropriate.

21. The CNVMP must include specific details relating to avoiding, remedying or mitigating adverse noise effects on the environment and neighbouring properties from construction and management of all works associated with this development as follows:

    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

    b. A general outline of the construction programme for each stage of development;

    c. Applicable site noise criteria set out in these Conditions;

d. Identification of surrounding noise and vibration sensitive receivers;

e. Details about the works, including:

(i) When the higher noise and vibration levels can be expected;

(ii) The likely sources or causes of noise;

(iii) Methods for monitoring and reporting on noise; and

(iv) Working hours,

f. The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings; and

g. The process to record and investigate all construction noise complaints.

Erosion and Sediment Control Management Plan (ESCMP)

22. The consent holder must prepare and submit a final Erosion and Sediment Control Management Plan (ESCMP) in general accordance with the Erosion and Sediment Control Plan prepared by Tonkin + Taylor (version 2, dated October 2026), listed in Attachment 1 and referenced in Condition 1 and guided by Council's guideline document Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guideline Document 2016/05 (GD05).

23. The objectives of the ESCMP are to:

a. Detail the Best Management Practices that will be implemented to minimise potential for erosion; and

b. Maximise the removal of sediment from any stormwater runoff during earthworks and land disturbance prior to discharge into the receiving environment.

24. The ESCMP must include at a minimum the following information:

a. Specific erosion and sediment control works (location, dimensions, capacity, supporting calculations and design drawings), all controls must be guided by Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guideline Document 2016/05 (GD05);

b. Catchment boundaries;

c. Timing and duration of construction works (in relation to the staging and sequencing of earthworks);

d. Details relating to the management of exposed areas (e.g., grassing, mulching or placement of hardfill); and

e. Monitoring and maintenance requirements for the proposed erosion and sediment controls; and

f. A dewatering and water quality management methodology, including treatment, testing and maintenance procedures, in general accordance with the Erosion and Sediment Control Plan referenced in Condition 1.

Hazardous Substances Management Plan

25. Within 20 working days from the completion of works, the Consent Holder must provide a final Hazardous Substances Management Plan (HSMP).

26. The objectives of the HSMP are to detail the controls in place at the Site to manage hazardous substances and minimise the risk of release of these substances into the surrounding environment.

27. The HSMP must, as a minimum, include the following information:

a. Roles and responsibilities;

b. Important contact details;

c. A hazardous substance register including their storage locations, and associated safety data sheets;

d. A risk register including identified risks and associated controls;

e. Spill response plan (SRP);

f. Emergency response management plan (ERMP);

g. Site inspections, monitoring;

h. Staff training; and

i. Provisions of site audit and review of HSMP.

28. The Consent Holder must ensure that the site operation must adhere to the operational procedures, control measures and response procedures specified in the HSMP and the documents must be made available onsite at all times.

Contaminated Site Management Plan (CSMP)

29. The Consent Holder must prepare and submit a Contaminated Site Management Plan (CSMP) in general accordance with the Contamination Site Management Plan prepared by Tonkin + Taylor (version 3, dated 20 October 2026), listed in Attachment 1 and referenced in Condition 1, following the completion of the Detailed Site Investigation (DSI) component of the 100 Halsey Street Preliminary and Detailed Site Investigation, prepared by Tonkin & Taylor Ltd (reference 1101937.1000-RPT-CON-101, version 3, dated 20 October 2026), referenced in Condition 1.

30. The objectives of the CSMP are to:

j. Provide procedures to manage potential ground contamination effects on human health and the environment during ground disturbance activities associated with the proposed site development works.

k. Outline pre-works Site investigations to support Site development.

l. Meet the requirements for these conditions for ground disturbance works under the NES:CS and AUP.

31. The CSMP must, as a minimum, include the following information:

a. Pre-works sampling procedures including sampling rationale, methodology, data evaluation and reporting;

b. Health and safety procedures;

c. Ground disturbance procedures;

d. Validation and completion reporting; and

e. CSMP administration and control.

Flood Management Plan (FMP)

32. Prior to occupation of each building, the consent holder must submit a Flood Management Plan (FMP) applicable to that building prepared by a SQEP to Council for certification. The objective of the FMP is to manage potential flooding and coastal inundation effects on the building and people. The FMP must include, but is not limited to:

a. A description of the flood hazards and coastal inundation affecting the site and surrounding area, including depth, velocity, and expected peak duration;

b. Identification of the hazard risk to people, buildings, and vehicles;

c. Identification of the person(s) responsible for implementing, maintaining, and communicating the FMP, including any monitoring, emergency response, and training responsibilities;

d. Details on how to support the needs of all users and occupants;

e. Details of the actions to be undertaken before, during, and after a flood event or coastal inundation, including the information sources and triggers that will inform decision-making, preparedness, response, communication, evacuation or shelter-in-place (where applicable), re-entry, and recovery; and

f. The procedures for testing, reviewing, updating and maintaining the FMP, including the frequency and nature of any testing or practice exercises and how any changes will be recorded.

Advice Note:

Certification of the Flood Management Plan by the Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, Health and Safety at Work Act 2015, Auckland Emergency Management, and National Emergency Management Agency requirements.

For more information on emergency management plans, see the National Emergency Management Agency and/or Auckland Emergency Management website.

33. The consent holder must ensure that all owners and occupiers are made aware of the FMP.

Waste Management Plan (WMP)

34. Prior to the occupation of any building approved by this consent, the consent holder must provide a final Waste Management Plan (WMP) applicable to that building to the Council, in general accordance with the draft WMP referenced in Condition 1.

35. The objectives of the WMP are to ensure the effective operation of waste collection and management procedures for the project and set out clear management policies to cater for the different waste management requirements of the commercial tenancies.

36. The WMP must, as a minimum, include the following information:

a. define user access arrangements;

b. confirm that the vehicles to be used for rubbish collection can satisfactorily enter and exit the site;

c. details of waste materials to be collected by facilities management on each floor level (e.g. food organics);

d. details of education information packs and notices for building occupants with respect of using the waste chutes and any food organics collection arrangements (and other);

e. maintenance arrangements for the effective and ongoing operation of the waste chutes;

f. contingency arrangements in the event that waste chute(s) are not functional for a period of time;

g. requirements for maintaining the clean and sanitary Condition of the waste rooms and chutes; and

h. details of the guidance and training to be given to building management and collection staff on using the:

(i) waste chutes;

(ii) compactors; and

(iii) waste rooms.

Site Travel Management Plan (STMP)

37. The consent holder must prepare and submit a final Site Travel Management Plan (STMP) to Council for certification at least 20 working days prior to occupation of the first building and thereafter updated for each stage of the development. The STMP must be prepared by a suitably qualified and experienced transport professional, in general accordance with the draft STMP prepared by Parlane & Associates Ltd, referenced in Condition 1.

38. The objectives of the STMP are to:

a. Reduce reliance on single-occupancy private vehicle travel to and from the Site;

b. Encourage walking, cycling, public transport and carpooling;

c. Support the travel demand management objectives of the Wynyard Quarter Transport Plan; and

d. Establish responsibilities, monitoring and review procedures to assess and improve the effectiveness of the travel management measures.

39. The STMP must include, as a minimum:

a. Details of the activities, floor areas, anticipated users, parking provision and occupation programme for each building or stage;

b. The management structure, responsibilities and contact details of the person or persons responsible for implementing and monitoring the STMP;

c. Details of bicycle parking, end-of-trip facilities, travel information and connections to surrounding pedestrian, cycling and public transport networks;

d. Measures to promote walking, cycling, public transport and ridesharing, including procedures for engaging with tenants on staff travel incentives and opportunities to reduce peak-period vehicle trips;

e. Procedures for communicating travel information to building occupants and visitors;

f. Predicted travel mode shares and targets consistent with the objectives of the Wynyard Quarter Transport Plan;

g. A monitoring programme specifying the timing, frequency and methodology of travel surveys, procedures for reporting results to Council, and measures to be taken where monitoring identifies that travel management measures are not achieving the specified targets; and

h. Procedures for reviewing and updating the STMP to reflect progressive occupation, confirmed tenancies, changes in activities and monitoring results.

40. Prior to occupation of each subsequent building or stage, the consent holder must review the certified STMP and submit any amendments for that building or stage to Council in accordance with the Management Plans Conditions.

41. The consent holder must implement the measures applicable to each building or stage before its occupation and thereafter implement, monitor and maintain the certified STMP for the duration of the consented activities.

PRE-CONSTRUCTION CONDITIONS

Pre-construction meeting

42. Prior to commencement of construction of each building, including its enabling works and earthworks, the consent holder must hold a pre-start meeting that:

a. is located on the Site;

b. is scheduled not less than five days before the anticipated commencement of enabling works, earthworks, associated shared works and/or construction for the relevant building;

c. includes an Auckland Council Monitoring Officer; and

d. includes representation from the contractors who will undertake the works.

The meeting must include a discussion on the methodology for the stage, including management plan requirements, and must ensure all relevant parties are aware of and familiar with the necessary Conditions of this consent.

43. The following information must be made available at the pre-start meeting:

a. Timeframes for key stages of the works authorised under this consent;

b. Resource consent Conditions;

c. Any applicable management plan(s).

Advice Note:

To arrange the pre-start meeting required by Condition 42 please contact the Council to arrange this meeting via monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. All additional information required by the council should be provided no less than two (2) days prior to the meeting.

Architectural Design Plans

44. Prior to the lodgement of Architectural Building Consent, a finalised set of architectural detail drawings and materials specifications must be submitted to the Council for written certification. The information must include the following:

a. Details of the building's façade treatment / architectural features;

b. Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations;

c. Site services demonstrating how mechanical, electrical and communications equipment will be adequately concealed from public view as far as practicable where this cannot be avoided for operational reasons (including external / rooftop services / plant, and visual / aural screening elements);

d. Final locations showing space identified for future electric vehicle supply equipment;

e. Written confirmation from a suitably qualified and registered architectural professional that the development and all materials used for the construction complies with Standard H8.6.29 (Glare) of the AUP(OP);

f. Details of all proposed building verandah along the street frontages; and

g. Certification by a SQEP that the structural design of the ground floors identified for future floor raising in the 100 Halsey Street Coastal and Flood Risk Assessment, prepared by Tonkin & Taylor Ltd (reference 1101937.1000-RPT-NH-101, version 2, dated 19 October 2026), referenced in Condition 1 accommodates the additional loading associated with that adaptation response.

The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at condition 1.

45. The Consent Holder must ensure that all works are carried out in accordance with the certified Architectural detail drawings and materials specifications and thereafter retained and maintained for the duration of the consented development.

Advice Note:

As part of the Condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to ensure that the submitted details are consistent with the approved plans and information.

Parking Layout Plan

46. Prior to construction of the parking and access areas for each building or stage, the Consent Holder must submit a finalised Parking Layout Plan to Council for written certification. The plan must be prepared by a suitably qualified and experienced professional, be consistent with the plans and transport assessment referenced in Condition 1, and include:

    a. The number, location and dimensions of parking spaces, including accessible parking spaces;

    b. Access, circulation, loading and manoeuvring arrangements, including vehicle tracking, aisle widths, ramp gradients and vertical clearances;

    c. Pedestrian access between parking areas and building entrances;

    d. Signs, pavement markings and access control measures; and

    e. Any interim parking and access arrangements required for the relevant stage.

47. The plan must demonstrate compliance with the applicable parking, loading and access design standards in Chapter E27 of the Auckland Unitary Plan, except for infringements expressly authorised by this consent. The relevant parking and access works must not commence until Council has certified the plan.

Landscape Treatment and Maintenance – Finalised Details

48. Prior to lodgement of Architectural Building Consent for each building, a finalised set of Landscape Plans must be submitted to the Council for written certification. The finalised plans must be consistent with the landscape design identified in the plans and information referenced at condition 1. The final Landscape Plans must include:

    a. detailed landscape plan and specifications;

    b. planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/pot or bag sizes;

    c. irrigation details;

d. hard landscape plan and specifications, detailing materiality and colour for the external spaces;

e. annotated sections with key dimensions to illustrate that adequate widths and depths are provided for amenity planting beds; and

f. a landscape maintenance plan and/or report for a minimum period of five years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:

(i) Irrigation and fertilisation;

(ii) Weed control;

(iii) Plant replacement;

(iv) Inspection timeframes; and

(v) Contractor responsibilities.

g. provision for at least seven new trees across the development and adjoining street frontage, including two within Pakenham Street, consistent with the Arboricultural Impact Assessment, 100 Halsey Street, prepared by Peers Brown Miller Ltd (Job No. 568, version 2, dated 21 October 2026), referenced in Condition 1. The plans must identify the species, locations, planting grades and heights, and the stage during which each tree will be planted.

49. Within the first planting season following completion of each building or stage, the Consent Holder must implement the soft landscape design for that building or stage, which has been certified by the Council under Condition 48.

Off-site Tree Planting and Maintenance – Finalised Details

50. Prior to lodgement of Architectural Building Consent, a finalised set of Off-site Tree Planting Plans must be submitted to Council for written certification. The finalised plans must be consistent with the tree planting identified in the Landscape Plans and the Arboricultural Impact Assessment, 100 Halsey Street, prepared by Peers Brown Miller Ltd (Job No. 568, version 2, dated 21 October 2026), referenced in Condition 1. The plans must provide for at least one replacement street or reserve tree within the local area for the removal of Tree 2 and must include:

a. Evidence of agreement of the relevant landowner for planting in the locations indicated in the Off-site Tree Planting Plans;

b. Evidence of Asset Owner Approval for planting within the road reserve or public reserve;

c. Detailed landscape plans confirming the tree species, planting grades, heights at the time of planting, locations and specifications;

d. Location of any planter boxes adjoining circulation paths, with clear widths marked between walls, external doors, planter beds, kerbs and any other structure or change in surface levels to show adequate clearances. This is to ensure appropriate egress widths and movement;

e. Annotated sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for tree pits and/or a combination of tree pits and raised planters. The depth and width of planting areas must be sufficient to enable the trees to reach full maturity. This must be confirmed by a SQEP;

f. Points d. and e. must be informed by detailed survey and evidence of underground services locations, including input and advice from relevant utility providers;

g. The design and engineering must include suitable drainage, irrigation and growing medium provisions; and

h. A management, maintenance and replacement strategy and programme, in particular including details of:

(i) maintenance methodology and responsibility, including frequency; and

(ii) allowance for replacement of trees in the event they are severely damaged or die, for the duration of the development.

The replacement tree may form part of the seven new trees required under Condition 48.

51. The Consent Holder must, within the first planting season possible but no later than the middle of the first planting season following the relevant building or stage being occupied, implement and maintain the off-site tree planting certified by Council under Condition 50.

Advice note:

Any proposed works in the road reserve or on existing street trees will require Tree Owner Approval from the Community Facilities Urban Forest Specialist Team as the asset owner. Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.

Signage

52. Prior to the installation of any signage, the Consent Holder must provide detailed information to illustrate the finalised design details of the proposed signage, as shown

on the Peddle Thorp drawings and referenced in Condition 1, to Council for certification. This must include the proposed locations, dimensions, colours, materials, lighting details complying with the relevant permitted activity standards in Chapter 24 Lighting of the AUP and surface finishes. The finalised design details certified by the Council must thereafter be retained and maintained to the satisfaction of the Council for the duration of the project.

Advice Note:

As part of the Condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to ensure that the submitted details are consistent with the approved plans and information.

Lighting Plan

53. Prior to the lodgement of Architectural Building Consent, the Consent Holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council for written certification. The purpose of this condition is to provide adequate lighting for the safety of people, working or visiting the premises and its immediate environs outside of daylight hours.

54. The Lighting Plan must:

    a. Include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to building entrances, building frontages, footpath or common access areas;

    b. Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of nighttime viewing including for example emergency lighting, sensor lights, areas of glare free luminaries and, strip lighting along stairs and in front of lifts;

    c. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan;

    d. Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc);

    e. Demonstrate the vertical luminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The

limits of the vertical illuminance must comply with Auckland Unitary Plan Standard E24.6.1.3;

f. Include night-time illumination, where proposed; and

g. Include an executive summary of the above information in plain English that outlines how the relevant requirements have been applied and the design response to them.

55. The finalised Lighting Plan certified by the Council under Condition 53 must be installed and operational prior to the development being first occupied and thereafter retained and maintained for the duration of the consented development.

Advice Note:

The purpose of this Condition is to ensure that adequate lighting is provided for frequently used areas within the project for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

Certification of sediment and erosion controls

56. Within 10 working days following implementation and completion of the specific erosion and sediment control works referred to in Condition 24(a), and prior to commencement of earthworks for the relevant building or its associated shared works, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with Code of Practice GD05 to the Council.

Advanced notification that earthworks will be beginning on site

57. The Council must be notified at least 5 working days prior to earthwork activities commencing for each building or its associated shared works.

Advice Note:

- *The Auckland Council Team Leader, Compliance and Monitoring – Region Wide is the appropriate person to send notification to, where required in this Condition.*
- *Prior to commencement of earthworks for the relevant building or its associated shared works, all erosion and sediment control measures required for those works must be constructed and carried out.*
- *It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring Region Wide on +64 9 301 0101 for more details.*

Stormwater Management Plan (SMP)

58. 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 formally adopted under Auckland Council's Regionwide Network Discharge Consent (RWNDC).

59. 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 adopting an SMP or a private consent.

DURING CONSTRUCTION CONDITIONS

Tree Protection

60. The Consent Holder must ensure that all tree work is undertaken in accordance with the recommendations within the Arboricultural Impact Assessment, 100 Halsey Street, prepared by Peers Brown Miller Ltd (Job No. 568, version 2, dated 21 October 2026), as listed in Condition 1. A copy of this Arboricultural Impact Assessment must be available onsite at all times.

Construction noise limits

61. Construction noise must be measured and assessed in accordance with NZS6803:1999 "Acoustics – Construction Noise" and must, as far as practicable, comply with the following criteria at occupied buildings, except as provided for piling activities and the Travelodge Hotel, below.

Time	**Construction Noise Standard**	
	dB LAeq	LAFmax
Monday to Friday 6:30am – 10:30pm	75	90
Saturday 7:00am – 11:00pm	80	90
Sunday 9:00am – 7:00pm	65	85
All other times (night time)	60	75

62. Piling noise per building may exceed the construction noise criteria in Condition 61 at the following receivers below, up to the predicted levels set out in the table, in accordance with the Operational & Construction Noise and Vibration Assessment of Effects, 100 Halsey Street - Substantive Application, prepared by NDY (document

rp260924a0001, revision 1.1 - Resource Consent, issued 20 October 2026), referenced in Condition 1:

Receiver	**Predicted Piling Noise Level**	**Exceedance over daytime limit**	**Duration (days)**
139 Pakenham Street West and 124 Halsey Street (offices)	80 dB LAeq	5 dB	10
21 Viaduct Harbour Avenue (Sofitel Hotel) and 75-81 Halsey Street (Lighter Quay apartments)	80 dB LAeq	5 dB	10
30 and 58 Gaunt Street (offices)	81 dB LAeq	6 dB	10

63. Piling activities that cannot comply with the construction noise criteria in Condition 61 at 21 Viaduct Harbour Avenue and 75-81 Halsey Street must occur only between 9:00am and 5:00pm, Monday to Friday.

64. Where compliance with the criteria set out above is not practicable, the relevant procedures in the certified CNVMP required under Conditions 19 to 21 must be adopted.

Advice Note:

Where external measurement of construction noise is impractical or inappropriate, the upper limits for the noise measured inside the building will be 20 dB less than the relevant levels in Table E25.6.28.2.

Construction vibration

65. Construction vibration in relation to cosmetic building damage must be measured in accordance with, and comply with the relevant limits in, German Standard DIN 4150-3:2016 “Vibrations in buildings – Part 3: Effects of vibration on structures”.

66. Construction vibration must be measured in accordance with ISO 4866:2010 “Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures” and must comply with the vibration amenity standards set out in the following table as far as practicable, except at the nearest sensitive receiver:

Receiver	**Period**	**Peak Particle Velocity**
Occupied activity sensitive to noise	10:00pm - 7:00am 7:00am -10:00pm	0.3 mm/s 2.0 mm/s
Other occupied buildings	At all times	2.0 mm/s

Construction hours

67. The construction works must be restricted to hours between 7:00am to 6:00pm Monday to Saturday. No construction works are permitted on Sundays, public holidays or after 6:00pm Monday to Saturday unless it can be demonstrated to be the Best Practicable Option and approved by Council.

Advice Note:

This restriction does not apply to low noise creating activities such as site set up, painting, electrical works and internal fit out which may occur outside of these hours Monday to Saturday only.

Air Discharge – Data Centre

68. The discharge to air from the data centre's mechanical plant and equipment (including exhaust from emergency generators) must at all times comply with the general permitted activity standards for discharges into air in Standard E14.6.1.1 of the AUP(OP), such that the discharge:

    a. does not cause, or is not likely to cause, adverse effects on human health, property or ecosystems beyond the boundary of the Site;

    a. does not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke or ash beyond the boundary of the Site; and

    b. does not result in any dangerous, offensive or objectionable visible emissions.

69. All emergency generators must be operated, maintained, supervised, monitored and controlled to ensure emissions are maintained at the minimum practicable level.

70. The emergency generators must not be operated without the associated emission control equipment being fully operational and functioning correctly.

Earthworks

71. The erosion and sediment controls at the site must be constructed and maintained in accordance with the certified Erosion and Sediment Control Plan and Auckland Council guideline Document 2016/005 ‘Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region’ throughout the duration of the earthwork activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

72. Earthworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. Roads or footpaths must not be washed down with water without appropriate erosion and

sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

73. Earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the Site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the reasonable satisfaction of the Council.

Accidental Discovery Protocol

74. If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the following discovery protocol is to be followed:

    a. All earthworks will cease in the immediate vicinity (at least 10m from the site of the discovery) while a suitably qualified archaeologist is consulted to establish the type of remains.

    b. If the material is identified by the archaeologist as human, archaeology or artefact, earthworks must not be resumed in the affected area (as defined by the archaeologist). The consent holder must immediately advise the Team Leader Central Monitoring, Heritage New Zealand Pouhere Taonga and Police (if human remains are found) and arrange a site inspection with these parties.

    c. if the discovery contains koiwi, archaeology or artefacts of Maori origin, representatives from those Iwi groups with Mana Whenua interest in the area are to be provided information on the nature and location of the discovery.

    d. The consent holder shall not recommence works until approved by the Team Leader Central Monitoring.

Advice Note:

If any archaeological features are uncovered on the site, works should cease and the Team Leader Central Monitoring and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. Archaeological features' may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of

archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101.

Geotechnical

75. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the Site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must be rectified as soon as practicable.

Geotechnical supervision

76. Earthworks and construction of the building must be supervised by a SQEP (who is familiar with Geotechnical Assessment Report prepared by Tonkin & Taylor Ltd (reference: 1101937.1000-RPT-GEO-101, version 2, dated 20 October 2026), Geotechnical Retaining Wall Design prepared by Tonkin & Taylor Ltd (reference: 1101937.1000-RPT-GEO-102, version 3, dated 20 October 2026) and Groundwater and Settlement Effects Report prepared by Tonkin & Taylor Ltd (reference: 1101937.1000-RPT-GEO-103, version 2, dated 20 October 2026) referenced in Condition 1). In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application and as amended by information certified in accordance with these conditions.

77. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing onsite.

Construction methodology - Earthworks

78. The consent holder must provide a detailed construction methodology written by a SQEP to Council for certification for the contractor to undertake the earthworks in general accordance with and include the recommendations provided within the Geotechnical Assessment Report prepared by Tonkin & Taylor Ltd (reference: 1101937.1000-RPT-GEO-101, version 2, dated 20 October 2026), Geotechnical Retaining Wall Design prepared by Tonkin & Taylor Ltd (reference: 1101937.1000-RPT-GEO-102, version 3, dated 20 October 2026) and Groundwater and Settlement Effects Report prepared by Tonkin & Taylor Ltd (reference: 1101937.1000-RPT-GEO-103, version 2, dated 20 October 2026) referenced in Condition 1. This must be provided to ensure boundary stability is maintained throughout the civil works stage of the development.

79. The construction methodology must be provided to Council in writing at least two weeks prior to earthworks commencing for the relevant building. No earthworks for the relevant

building works are permitted prior to Council certification of the methodology applicable to those works.

80. Certification from a suitably qualified SQEP must be provided to the Council confirming that the earthworks have been completed in accordance with the approved construction methodology as required by Condition 78 within 10 working days following completion.

Erosion and Sediment Control

81. The operational effectiveness and efficiency of all erosion and sediment control measures required by the finalised Erosion and Sediment Control Management Plan (ESCMP) required under Conditions 22 to 24 must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

Advice Note:

- *In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:*
    - *provision of a stabilised entry and exit(s) point for vehicles*
    - *provision of wheel wash facilities*
    - *ceasing of vehicle movement until materials are removed*
    - *cleaning of road surfaces using street-sweepers*
    - *silt and sediment traps*
    - *catchpits or environpods*
- *In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.*
- *It is recommended that you discuss any potential measures with the council who may be able to provide further guidance on the most appropriate approach to take. Please contact the council at monitoring@aucklandcouncil.govt.nz for more details.*

82. All machinery associated with the earthworks activities must be operated in a way that ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

Advice Note:

Adhesives, solvents, paints and other contaminants from building operations must be prevented from entering stormwater drains and adjacent waterways.

83. All materials and equipment must be stored within the Site's boundaries unless evidence is provided to the Council that written permission is granted from Auckland Transport for specific storage within the road reserve.

84. Within 10 working days following the completion or abandonment of earthworks on the Site all areas of bare earth must be permanently stabilised against erosion to the reasonable satisfaction of the Council.

Dust Management

85. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The Consent Holder must ensure that dust management during the excavation works generally complies with the 'Good Practice Guide for Assessing and Managing Dust' (Ministry for the Environment, 2016).

Wind design and certification

86. Before commencing construction of Building 5, the Consent Holder must submit to Council for certification a wind mitigation report prepared by a suitably qualified and experienced professional. The report must demonstrate, using modelling consistent with the wind assessment referred to in Condition 1, that wind mitigation measures will improve the mean wind-speed category at Location 35 (Halsey Street/Gaunt Street, as identified in the Pedestrian Wind Study: 100 Halsey Street, Auckland, prepared by WSP (reference NZ0081632.6956, revision 2, dated 20 October 2026), referenced in Condition 1) seeking compliance with Category C wind conditions and targeting a gust speed of no greater than 25 m/s. The Consent Holder must implement all mitigation measures before occupying Building 5.

POST-CONSTRUCTION CONDITIONS

Hazardous Substances

87. Prior to operation of the activity, the Consent Holder must produce a statement letter confirming the minimum 4-hour fire rating of each bulk diesel storage tank.

88. The Consent Holder must ensure that suitable and sufficient spill kits are maintained onsite at all times.

89. Any incidents resulting in a discharge of hazardous substances to the environment must be reported to the Council within 24 hours of an incident occurring and incident records must be made available to the Council upon request.

Noise Monitoring

90. Operational noise emission from the Building 2 data centre operations must be tested within three months of the building operating, at the first suitable test of the emergency

generators. The test shall be undertaken by a suitably experienced acoustic consultant and must include assessment of generator and chiller noise for compliance with E25.6.8 to the closest sensitive receiver on another site. The consent holder shall submit evidence of the assessment to Auckland Council, care of the Council's Team Leader Central Monitoring within 10 days of the test.

Landscape Treatment – Implementation

91. All hard landscaping required for each building or stage must be implemented in accordance with the certified Landscape Plans required by Condition 48 before occupation of that building or stage. All soft landscaping for that building or stage must be implemented in the first planting season following completion of that building or stage. The landscaping must thereafter be maintained for the duration of the project in accordance with the maintenance programme certified under Condition 48.

Signage

92. Any signage must be implemented in accordance with the details certified by the Council under Condition 52. Any material changes to the location, dimensions, colours, materials, lighting details and finishes of the signage must be submitted to the Council for certification.

Bicycle Parking

93. The Consent Holder must provide at least 219 secure long stay bicycle parking spaces within the Site and at least an additional 60 visitor bicycle parking spaces onsite, in accordance with the plans listed in Condition 1. The bicycle parking spaces serving each building must be installed and available for use before occupation of that building and must be maintained for the duration of the activity.

Access and Parking

94. Prior to occupation of the building, all access, parking and manoeuvring areas must be formed, sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans in Attachment 2.

95. All new vehicle crossings must be designed and formed in accordance with the Auckland Transport Design Manual. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

96. Prior to the operation of the activity, all redundant vehicle crossings must be removed and reinstated as kerbing and verge/footpath at the consent holder's expense and in accordance with Auckland Transport Design Manual.

Lane Access Easements

97. An easement in favour of the Council shall be registered at the consent holder's expense and to the satisfaction of the Council (Monitoring Advisor, Key Events and CBD team: Special Projects Unit) over the six 'lanes' detailed in the application. Prior to occupation of the building, evidence of the easements on the title of the site shall be submitted for the approval of the Council (Monitoring Advisor, Key Events and CBD team: Special Projects Unit). The easements shall provide that the lanes are available for public use at all times unless written approval has been obtained from the Council for the purposes of providing additional connections between Gaunt Street, Halsey Street and Pakenham Street West.

    The registration of the access easement on the title(s) to which the lane applies is required to ensure preservation of the lanes for pedestrians and cyclists, and its ongoing maintenance by the consent holder, leaseholders of the land, or the body corporate (as appropriate) to the satisfaction of the Council.

Construction Equipment

98. For the duration of the construction period any crane must:

    a. Not display any signage, except where required for health, safety or operational purposes;

    b. Display only the lighting necessary to comply with safety or civil aviation requirements; and

    c. Have a non-reflective, matte finish.

Part B: Contaminated Land Discharge Permit and Land Use Consent (NES:CS)

GENERAL CONDITIONS

Activity in Accordance with Application

99. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 22 October 2026, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these Conditions of consent, these Conditions of consent must prevail.

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "100 Halsey Street, Fast-track Approval Application, Assessment of Environmental Effects" and dated 22 October 2026;

    b. The reports listed at Attachment 1; and

    c. The plans listed at Attachment 2.

Duration

100. Contaminated land discharge permit expires 35 years from commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

101. A site-specific health and safety plan, which includes details of the proposed mitigation of the effects associated with the contaminated material must be prepared prior to commencement of land disturbance works for the relevant building or its associated shared works and be available on site during the works.

102. At least 10 days prior to commencement of land disturbance activity for the relevant building or its associated shared works the consent holder must provide an updated Contaminated Site Management Plan (CSMP) in general accordance with the Contamination Site Management Plan prepared by Tonkin + Taylor (version 3, dated 20 October 2026), listed in Attachment 1 and referenced in Condition 1 and submit it to Council for certification. The objective of the CSMP is to outline procedures for contractors regarding soil management, removal, health and safety and response to unexpected contamination encounters. The updated CSMP must be prepared by a suitably qualified and experienced contaminated land practitioner (SQEP).

103. All land disturbance and associated procedures aimed to mitigate any adverse effects on human health and the environment and relevant sampling and monitoring must be undertaken in accordance with the CSMP, referenced in Condition 102 above. Any

subsequent variations to the CSMP must be submitted to the Council for certification prior to the implementation of any changed procedures.

Advice Note:

The Council acknowledges that the Contaminated Site Management Plan is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the CSMP may need to be updated over the duration of the project. Any updates should be limited to the scope of this consent and be consistent with the Conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Team Leader.

Pre-Works Sampling – Buildings 3 to 5

104. The DSI portion of the PSI/DSI referenced in Condition 1 is limited to the Building 1 and Building 2 development area. Prior to any land disturbance within the footprint of Buildings 3, 4 or 5, or any other part of the Site not covered by the DSI portion of the PSI/DSI referenced in Condition 1, the consent holder must:

    d. Complete the pre-works sampling programme for that area in general accordance with Section 4 of the Contamination Site Management Plan (CSMP) referenced in Condition 1;

    e. Prepare Detailed Site Investigation (DSI) and updated CSMP addressing the results of that sampling programme; and

    f. Submit the updated DSI and CSMP to Council for certification.

105. No land disturbance may commence within the Building 3, 4 or 5 footprint, or any other untested part of the Site, until Council has certified the DSI and CSMP required above.

DURING CONSTRUCTION CONDITIONS

106. The consent holder must engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to oversee any works involving the disturbance of potentially contaminated material and ensure the procedures and control measures in the certified CSMP are adhered to throughout these works. All sampling must be undertaken in accordance with the Contaminated Land Management Guidelines No. 5 (Ministry for the Environment, revised 2021).

107. In the event an accidental discovery of contamination the unexpected contamination procedure in the CSMP must be implemented, including applicable isolation and mitigation measures. In the event that the contamination identified is outside the scope of this consent, the Council must be notified and a remedial action proposal provided and approved by Council prior to implementation.

108. Excavated material that is not re-used on site must be disposed of at a facility consented to accept the levels of the identified contamination. Evidence of the locations where

excavated material has been disposed of must be retained by the consent holder during the works and made available to the council on request.

109. The contamination levels of any soil or fill material imported to the site must be certified by a SQEP and, unless otherwise agreed with Council, must meet the definition of 'Cleanfill material', as defined by the AUP(OP) and any subsequent updates. The SQEP's certification must include testing of imported soil at a minimum rate of 1 sample per 500m3 (analysed for heavy metals, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, and asbestos content) and verification that the fill material imported to site originates from:

    a. A site that has been determined by a SQEP to have had no known history of potentially contaminating activities, as detailed on the Hazardous Activities and Industries List (Ministry for the Environment, 2011); or

    b. A site that has been adequately investigated by a SQEP, in accordance with Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021) or any updates to this document, to meet the 'Cleanfill material' definition, as prescribed in the AUP(OP); or

    c. A commercial quarry (sampling is not required for hardfill material sourced from a commercial quarry) or topsoil from a landscape supplier.

110. All sampling and testing of contamination on the site, as required, must be overseen by a SQEP. All sampling and testing must be undertaken in accordance with the Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021).

111. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal must be considered potentially contaminated, and must either:

    d. Be disposed of by a licensed liquid waste contractor; or

    e. Pumped to sewer, provided the relevant permits are obtained; or

    f. Discharged to the stormwater system or to the marine water environment provided testing demonstrates compliance (following reasonable mixing) with the applicable standards of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

POST-CONSTRUCTION CONDITIONS

112. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to Council for certification. The SVR must be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines No. 1:

Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2021) and contain sufficient detail to address the following matters:

a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.

b. Details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the NES:CS and the AUP(OP).

c. Records/evidence of the appropriate disposal for any material removed from the site.

d. Records of any unexpected contamination encountered during the works and response actions, if applicable.

e. Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site.

f. Reports of any complaints, health and safety incidents or pollution incidents, spills and discharges related to contamination, and/or contingency actions during the earthworks.

g. A statement certifying whether all works have been carried out in accordance with the requirements of the consent and the CSMP, otherwise providing details of relevant breaches, if applicable.

Part C: Water Permit – Ground Dewatering (Take) and Groundwater Diversion

DEFINITIONS

Words in the ground dewatering (take) and groundwater diversion consent Conditions have specific meanings as outlined in the definitions below.

"Bulk Excavation" includes all excavation that affects groundwater, excluding minor enabling works and piling less than 1.5 m in diameter;

"Commencement of Construction Phase Dewatering" means commencement of Bulk Excavation and/or commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes;

"Commencement of Excavation" means commencement of Bulk Excavation or excavation to create perimeter walls;

"Completion of Construction Phase Dewatering" means:

(a) For a tanked building or structure, the stage when the external base slab and walls within an excavation are essentially watertight, the structure's internal support mechanisms, including basement floors, have been completed, any temporary retention has been removed, and no further groundwater is being taken for construction of the basement; or

(b) For a drained building or structure, the stage when the structure's external and internal support mechanisms, including basement floors, have been completed, the permanent drainage systems are in place, and no further groundwater is being taken for construction of the basement;

"Completion of Excavation" means the stage when all Bulk Excavation has been completed and all foundation and footing excavations within 10 metres of the perimeter retaining wall have been completed;

"Condition Survey" means an external visual inspection or a detailed Condition survey, as specified in the relevant Conditions;

"Damage" includes Aesthetic Damage, Serviceability Damage and Stability Damage, but excludes Negligible Damage, as classified in the building damage classification table in Part C;

"External Visual Inspection" means a Condition survey undertaken to detect ground instability, new external Damage or deterioration of existing external Damage. It includes, as a minimum, a visual inspection of the ground surrounding a building or excavation, or the exterior of a building, and may include a dated photographic record of observable changes to ground Conditions or exterior Damage;

"GSMCP" means Groundwater and Settlement Monitoring and Contingency Plan;

"RL" means Reduced Level;

"Services" includes fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, and road infrastructure assets such as footpaths, kerbs, catchpits, pavements and street furniture;

"SQEP" means Suitably Qualified Engineering Professional.

Category of Damage	**Normal Degree of Severity**	**Description of Typical Damage *(Building Damage Classification after Burland (1995), and Mair et al (1996))***	**General Category *(after Burland – 1995)***
0	Negligible	Hairline cracks.	Aesthetic Damage
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	

3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	Serviceability Damage
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	Stability Damage

Note: In the table above the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings.

Duration Of Consent

113. The take (dewatering) and groundwater diversion consent expires thirty-five (35) years after it has been granted unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

114. The Consent Holder must prepare and submit a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) in general accordance with the Groundwater and Settlement Effects Report prepared by Tonkin + Taylor (version 2, dated 20 October 2026), listed in Attachment 1 and referenced in Condition 1.

115. The objective of the GSMCP is to set out project controls to ensure compliance with consent conditions, to measure groundwater drawdown and ground settlements, and to address potential geotechnical effects related to the construction works, having particular regard to critical boundaries to be determined by the GSMCP.

116. The GSMCP must, as a minimum, include the following information:

a. A monitoring location plan, showing the location and type of all Monitoring Stations, including ground and building deformation pins, retaining wall deflection markers and inclinometers and groundwater monitoring boreholes. The monitoring plan must be based on the plan titled "Groundwater and Settlement Monitoring Plan", prepared by Tonkin & Taylor Ltd (figure GEO 04, revision 1, dated October 2026). In any case where the location of a Monitoring Station differs substantively from that shown on the plan, a written explanation for the difference must be provided at the same time that the GSMCP is provided;

b. Final completed schedules B to D for monitoring of ground surface, building deformation and retaining wall deflection (including any proposed changes to the monitoring frequency) as required by conditions below;

c. All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date, and required by conditions below;

d. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring); and

e. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

117. A copy of all pre-excavations building, structure condition surveys, and Service condition surveys required by this consent must be submitted to the Council with the GSMCP. All other records required by this consent must be provided to the Council upon request.

Notice Of Commencement Of Construction Phase Dewatering

118. The Council (Team Leader Compliance Monitoring Region Wide) must be advised in writing at least 10 working days prior to the date of the Commencement of Construction Phase Dewatering for each building or its associated shared works.

Review Under Section 128

119. Under section 128 of the RMA, the Conditions of this consent may be reviewed by the Manager Resource Consents (or equivalent delegation) at the consent holder's cost within six months after the Completion of Construction Phase Dewatering, and subsequently at intervals of not less than five years thereafter, in order to:

a. Deal with any adverse effects on the environment which may arise or may potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage; and

b. Vary the monitoring and reporting requirements, and performance standards, to take account of information, including the results of previous monitoring and changed environmental knowledge, on:

(i) Ground Conditions;

(ii) Aquifer parameters;

(iii) Groundwater levels; and

(iv) Ground surface movement.

Design And Construction Of Cut-Off /Retaining Walls

120. The design and construction of the cut-off / retaining walls must be undertaken in accordance with the recommendations contained in the report “100 Halsey Street Geotechnical Assessment Report”, prepared by Tonkin & Taylor Ltd (reference 1101937.1000-RPT-GEO-101, version 2, dated 20 October 2026) for the consent holder.

Excavation Limit

121. The Bulk Excavation for the basements of Building 2 and Building 3 must not extend below -2.1 m RL, and for Building 4 and Building 5 must not extend below -5.7 m RL.

Damage Avoidance

122. All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to land, buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

External Visual Inspections

123. External visual inspections of the surrounding ground and neighbouring buildings and structures reasonably likely to be affected must be undertaken for the purpose of detecting any new external Damage or deterioration of existing Damage.

    a. Prior to the Commencement of Excavation for the relevant building or its associated shared works, the first visual inspection must be carried out, and the results of that inspection must be reviewed by a SQEP (at the Consent Holder's expense) and submitted to the Council.

    b. Subsequent inspections must be undertaken weekly from the Commencement of Excavation to the Completion of Construction Phase Dewatering, and thereafter until the Completion of Construction Phase Dewatering has been confirmed. A photographic record must be kept, including the time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.

    c. The results of the external visual inspections, and an assessment of those results, must be reviewed by the SQEP (at the Consent Holder's expense), and any Damage must be notified to the Council within twenty-four (24) hours of the inspection. The reviewed results and assessment must also be included in the bi-monthly monitoring report for the relevant monitoring period.

Advice Note:

This Condition does not apply to any land, building or structure where written evidence is provided to Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Additional Surveys

124. Additional Condition surveys of any building, structure or Service must be undertaken, if requested by the Council, for the purpose of investigating any Damage which the Council has a reasonable basis to consider has been caused by ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written

report of the results of the survey must be prepared and/or reviewed by a SQEP, and the report must be submitted to the Council.

125. The ability for Council to request an additional Condition survey under Condition 124 ceases six months after the Completion of Construction Phase Dewatering, unless ground settlement or building deformation monitoring indicates that movement is still occurring at a level that may result in Damage to buildings, structures or Services, in which case the period during which additional Condition surveys may be requested is extended until monitoring indicates that movement has stabilised and no further risk of Damage to buildings, structures or Services remains.

Contingency Actions

126. If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder:

a. Notify Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage.

b. Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage (to the extent this is known); identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage.

c. Provide a copy of the report prepared under (b) above, to the Team Leader Compliance Monitoring Region Wide (monitoring@aucklandcouncil.govt.nz) and the asset owner within 10 working days of notification under (a) above.

Advice Note:

It is anticipated the Consent Holder will seek the permission of the owner of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Notice Of Completion

127. The Team Leader Compliance Monitoring Region Wide (monitoring@aucklandcouncil.govt.nz) must be advised in writing within 10 working days of the Completion of Excavation and the Completion of Construction Phase Dewatering.

Advice Note:

Appendix 4 – Proposed Conditions of Consent

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.

Appendix 4 – Proposed Conditions of Consent

General Advice Notes

1. For the purpose of compliance with the Conditions of consent, "the Council" refers to the Council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

2. For more information on the resource consent process with Auckland Council see the Council's website: www.aucklandcouncil.govt.nz (http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent Conditions, can be found on the Ministry for the Environment's website: www.mfe.govt.nz (http://www.mfe.govt.nz).

3. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004 and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

4. The consent holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) comply with the minimum safe distances from overhead electric lines required by the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The consent holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.

   You can search your site address at https://www.ena.org.nz/lines-company-map/ to identify your local lines company. Vector network guidance: https://www.vector.co.nz/personal/help-safety/near-our-network/building-near-overhead-lines. A Work Over Approval with Watercare may also be required.

5. Any reference to Auckland Transport throughout these Conditions may instead be a reference to Auckland Council if Auckland Council has the relevant road controlling authority functions relevant to the Condition.

6. The consent holder must obtain approval from Auckland Transport for any proposed works or occupation of the road reserve. It is the responsibility of the consent holder to determine the presence of any underground services that may be affected by the works in the road reserve. Should any services exist, the consent holder must contact the owners of those services and agree on the service owner's future access for maintenance and upgrades. Services information may be obtained from https://www.beforeudig.co.nz/.

All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors and the Auckland Transport Design Manual: https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/

7. Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and a temporary Traffic Management Plan (TMP), the latter prepared by an NZ Transport Agency qualified person, and work must not commence until the consent holder has approval in the form of a Works Access Permit (WAP). The application may be made at https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests and 15 working days should be allowed for approval. Any new water supply connections to the Watercare supply main must be designed in accordance with Watercare Services Ltd's standards and completed by a Watercare Services Ltd approved contractor.

8. Individual underground telecommunications and power cables must be installed to service the development, and must be installed and suitably marked within the road reserve and lot service connection location to the specification and satisfaction of the relevant authority and Auckland Council. If required, relevant gas reticulation and fibre optic services may also be provided.

   Certification from the relevant utility provider is required to verify satisfactory completion of works.

9. A vehicle crossing application(s) should be approved by Auckland Transport prior to construction of any new vehicle access(es) to the Site or altering/widening of the existing vehicle crossing(s).

10. It is recommended that a visual inspection of the founding soils be undertaken by a geo-professional during the excavation works to determine the suitability of the subgrade and potential effects on the proposed foundations.

11. Additional geotechnical investigations may be required for final design for Building Consent.

12. Geotechnical review of the detailed design drawings may be required to confirm their recommendations have been adopted for Building Consent.

Engineering Approval - Transport

13. The consent holder should submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans should include, but not be limited to, information regarding the detailed design of any roads and road network activities.

14. As part of the application for Engineering Plan Approval, a registered engineer should:

a. certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual;

b. provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset; and

c. confirm that all practical measures are included in the design to facilitate safe working Conditions in and around the asset.

The engineering plan application forms including fees can be found at: https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

ATTACHMENT 1: TABLE OF REPORTS

Report Title and Reference	Author	Date	Revision
100 Halsey Street, Fast-track Approval Application, Assessment of Environmental Effects	B&A	22 October 2026	
100 Halsey Street, Fast-track Approval Application, Architectural Design Pack	Peddlethorp	22 October 2026	Rev A
100 Halsey Street, Fast-Track Approval Application, Landscape Design	Boffa Miskell	19 October 2026	
100 Halsey Street, Fast-track Approval Application, Civil Infrastructure Report	Tonkin + Taylor	16 October 2026	Version 3
100 Halsey Street Fast-Track Approval Application, Geotechnical Retaining Wall Design	Tonkin + Taylor	20 October 2026	Version 3
100 Halsey Street Fast-Track Approval Application, Erosion and Sediment Control Plan	Tonkin + Taylor	October 2026	Version 2
100 Halsey Street Fast-Track Approval Application, Stormwater Management Plan	Tonkin + Taylor	20 October 2026	Version 3
100 Halsey Street Fast-Track Approval Application, Geotechnical Assessment Report	Tonkin + Taylor	20 October 2026	Version 2
100 Halsey Street Fast-Track Approval Application, Groundwater and Settlement Effects Report	Tonkin + Taylor	20 October 2026	Version 2
100 Halsey Street Fast-Track Approval Application, Coastal and Flood Risk Assessment	Tonkin + Taylor	19 October 2026	Version 2
100 Halsey Street Fast-Track Approval Application, Hazardous Substances Assessment	Tonkin + Taylor	16 October 2026	Version 2
100 Halsey Street Fast-Track Approval Application, Preliminary and Detailed Site Investigation	Tonkin + Taylor	20 October 2026	Version 3
100 Halsey Street Fast-Track Approval Application, Contamination Site Management Plan	Tonkin + Taylor	20 October 2026	Version 3
100 Halsey Street Fast-Track Approval Application, Urban Design Assessment	McIndoe Urban	20 October 2026	
100 Halsey Street Fast-Track Approval Application, Landscape Effects Assessment	Boffa Miskell	21 October 2026	
100 Halsey Street Fast-Track Approval Application, Arboricultural Impact Assessment	Peers Brown Miller Ltd	21 October 2026	Version 2
100 Halsey Street Fast-Track	Insight Economic	20 October 2025	

Approval Application, Economic Impact Assessment			
100 Halsey Street Fast-Track Approval Application, Pedestrian Wind Study	WSP	20 October 2026	Rev 2
100 Halsey Street Fast-Track Approval Application, Integrated Transport Assessment	Parlane & Associates	21 October 2026	
100 Halsey Street Fast-Track Approval Application, Travel Management Plan	Parlane & Associates	20 October 2026	
100 Halsey Street Fast-Track Approval Application, Draft Construction Traffic Management Plan	Parlane & Associates	October 2026	
100 Halsey Street Fast-Track Approval Application, Operational & Construction Noise and Vibration Assessment of Effects	NDY	20 October 2026	Rev 1.1
100 Halsey Street Fast-Track Approval Application, Draft Construction Noise and Vibration Management Plan	NDY	20 October 2026	Rev 1
100 Halsey Street Fast-Track Approval Application, Operational Waste Management and Minimisation Plan	Green Gorilla	20 October 2026	
100 Halsey Street Fast-Track Approval Application, Draft Construction Management Plan	LTM	October 2026	

ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
Drawings – Architecture			
Existing Site Plan - 2153-0-1-000	peddlethorp	Rev A	22 October 2026
Proposed Site Plan - 2153-0-1-100	peddlethorp	Rev A	22 October 2026
Proposed Detailed Site Plan - 2153-0-1-101	peddlethorp	Rev A	22 October 2026
Proposed Basement Level B2 Plan - 2153-0-1-102	peddlethorp	Rev A	22 October 2026
Proposed Basement Level B1 Plan - 2153-0-1-103	peddlethorp	Rev A	22 October 2026
Proposed Ground Plane - 2153-0-1-104	peddlethorp	Rev A	22 October 2026
Proposed Detailed Ground Plane - 2153-0-1-105	peddlethorp	Rev A	22 October 2026
AUP FAR Areas - 2153-0-1-106	peddlethorp	Rev A	22 October 2026
AUP FAR Areas - 2153-0-1-107	peddlethorp	Rev A	22 October 2026
100 Halsey St - FAR Schedule	peddlethorp	Rev B	13 October 2026
Massing 3D - 2153-0-1-201	peddlethorp	Rev A	22 October 2026
Site Elevations - 2153-0-1-300	peddlethorp	Rev A	22 October 2026
Site Elevations - 2153-0-1-301	peddlethorp	Rev A	22 October 2026
Site Sections - 2153-0-1-320	peddlethorp	Rev A	22 October 2026
Site Sections - 2153-0-1-321	peddlethorp	Rev A	22 October 2026
Site Sections - 2153-0-1-322	peddlethorp	Rev A	22 October 2026
Site Sections - 2153-0-1-323	peddlethorp	Rev A	22 October 2026

Plan title and reference	Author	Rev	Dated
Building 1 - Ground Floor Plan - 2153-1-2-109	peddlethorp	Rev A	22 October 2026
Building 1 - L01 Floor Plan - 2153-1-2-111	peddlethorp	Rev A	22 October 2026
Building 1 - L02 to L06 Typical Floor Plan - 2153-1-2-112	peddlethorp	Rev A	22 October 2026
Building 1 - L07 Floor Plan - 2153-1-2-117	peddlethorp	Rev A	22 October 2026
Building 1 - L08 Floor Plan - 2153-1-2-118	peddlethorp	Rev A	22 October 2026
Building 1 - L09 Roof Plan - 2153-1-2-119	peddlethorp	Rev A	22 October 2026
Building 1 - Elevations - 2153-1-3-100	peddlethorp	Rev A	22 October 2026
Building 1 - Elevations - 2153-1-3-101	peddlethorp	Rev A	22 October 2026
Building 1 - Sections - 2153-1-3-200	peddlethorp	Rev A	22 October 2026
Building 1 - FAR Area Schedule - 2153-1-9-001	peddlethorp	Rev A	22 October 2026
100 Halsey St - B1 Area + Compliance Schedule	peddlethorp	Rev I	13 October 2026
Building 1 - Toilets Calculation - 2153-1-9-002	peddlethorp	Rev A	22 October 2026
Building 2 - Basement Floor Plan - 2153-2-2-108	peddlethorp	Rev A	22 October 2026
Building 2 - Ground Floor Plan - 2153-2-2-109	peddlethorp	Rev A	22 October 2026
Building 2 - L01 Floor Plan - 2153-2-2-111	peddlethorp	Rev A	22 October 2026
Building 2 - L02 Floor Plan - 2153-2-2-112	peddlethorp	Rev A	22 October 2026
Building 2 - L03 to L04 Typical Floor Plan - 2153-2-2-113	peddlethorp	Rev A	22 October 2026
Building 2 - L05 Floor Plan - 2153-2-2-115	peddlethorp	Rev A	22 October 2026
Building 2 - L06 Roof Plan - 2153-2-2-116	peddlethorp	Rev A	22 October 2026

Plan title and reference	Author	Rev	Dated
Building 2 - Elevations - 2153-2-3-100	peddlethorp	Rev A	22 October 2026
Building 2 - Elevations - 2153-2-3-101	peddlethorp	Rev A	22 October 2026
Building 2 - Sections - 2153-2-3-200	peddlethorp	Rev A	22 October 2026
Building 2 - FAR Area Schedule - 2153-2-9-001	peddlethorp	Rev A	22 October 2026
100 Halsey St - B2 Area + Compliance Schedule	peddlethorp	Rev I	13 October 2026
Building 3A - Basement Level B1 Plan - 2153-3-2-108	peddlethorp	Rev A	22 October 2026
Building 3A - Ground Floor Plan - 2153-3-2-109	peddlethorp	Rev A	22 October 2026
Building 3A - L01 Floor Plan - 2153-3-2-111	peddlethorp	Rev A	22 October 2026
Building 3A - L02 Floor Plan - 2153-3-2-112	peddlethorp	Rev A	22 October 2026
Building 3A - L03 Floor Plan - 2153-3-2-113	peddlethorp	Rev A	22 October 2026
Building 3A - L04 Floor Plan - 2153-3-2-114	peddlethorp	Rev A	22 October 2026
Building 3A - L05 Floor Plan - 2153-3-2-115	peddlethorp	Rev A	22 October 2026
Building 3A - L06 Floor Plan - 2153-3-2-116	peddlethorp	Rev A	22 October 2026
Building 3A - L07 Floor Plan - 2153-3-2-117	peddlethorp	Rev A	22 October 2026
Building 3A - L08 Floor Plan - 2153-3-2-118	peddlethorp	Rev A	22 October 2026
Building 3A - L09 Floor Plan - 2153-3-2-119	peddlethorp	Rev A	22 October 2026
Building 3A - L10 Floor Plan - 2153-3-2-120	peddlethorp	Rev A	22 October 2026
Building 3A - L11 Roof Plan - 2153-3-2-121	peddlethorp	Rev A	22 October 2026
Building 3B - Basement Level B1 Plan - 2153-3-2-128	peddlethorp	Rev A	22 October 2026

Plan title and reference	Author	Rev	Dated
Building 3B - Ground Floor Plan - 2153-3-2-129	peddlethorp	Rev A	22 October 2026
Building 3B - Mezzanine Plan - 2153-3-2-130	peddlethorp	Rev A	22 October 2026
Building 3B - L01 Floor Plan - 2153-3-2-131	peddlethorp	Rev A	22 October 2026
Building 3B - L02 Floor Plan - 2153-3-2-132	peddlethorp	Rev A	22 October 2026
Building 3B - L03 Floor Plan - 2153-3-2-133	peddlethorp	Rev A	22 October 2026
Building 3B - L04 Floor Plan - 2153-3-2-134	peddlethorp	Rev A	22 October 2026
Building 3B - L05 Floor Plan - 2153-3-2-135	peddlethorp	Rev A	22 October 2026
Building 3B - L06 Floor Plan - 2153-3-2-136	peddlethorp	Rev A	22 October 2026
Building 3B - L07 Floor Plan - 2153-3-2-137	peddlethorp	Rev A	22 October 2026
Building 3B - L08 Roof Plan - 2153-3-2-138	peddlethorp	Rev A	22 October 2026
Building 3 - Elevations - 2153-3-3-100	peddlethorp	Rev A	22 October 2026
Building 3 - Elevations - 2153-3-3-101	peddlethorp	Rev A	22 October 2026
Building 3 - Sections - 2153-3-3-200	peddlethorp	Rev A	22 October 2026
Building 3 - Sections - 2153-3-3-201	peddlethorp	Rev A	22 October 2026
Building 3 - FAR Area Schedule - 2153-3-9-001	peddlethorp	Rev A	22 October 2026
100 Halsey St - B3 Area + Compliance Schedule	peddlethorp	Rev I	13 October 2026
Building 3 - Toilets Calculation - 2153-3-9-002	peddlethorp	Rev A	22 October 2026
Building 4 - Basement Level B2 Plan - 2153-4-2-107	peddlethorp	Rev A	22 October 2026
Building 4 - Basement Level B1 Plan - 2153-4-2-108	peddlethorp	Rev A	22 October 2026

Plan title and reference	Author	Rev	Dated
Building 4 - Ground Floor Plan - 2153-4-2-109	peddlethorp	Rev A	22 October 2026
Building 4 - L01 Floor Plan - 2153-4-2-111	peddlethorp	Rev A	22 October 2026
Building 4 - L02 to L06 Floor Plan - 2153-4-2-112	peddlethorp	Rev A	22 October 2026
Building 4 - L07 Floor Plan - 2153-4-2-117	peddlethorp	Rev A	22 October 2026
Building 4 - L08 to L10 Floor Plan - 2153-4-2-118	peddlethorp	Rev A	22 October 2026
Building 4 - L11 Floor Plan - 2153-4-2-121	peddlethorp	Rev A	22 October 2026
Building 4 - L12 Roof Plan - 2153-4-2-122	peddlethorp	Rev A	22 October 2026
Building 4 - Elevations - 2153-4-3-100	peddlethorp	Rev A	22 October 2026
Building 4 - Elevations - 2153-4-3-101	peddlethorp	Rev A	22 October 2026
Building 4 - Sections - 2153-4-3-200	peddlethorp	Rev A	22 October 2026
Building 4 - FAR Area Schedule - 2153-4-9-001	peddlethorp	Rev A	22 October 2026
100 Halsey St - B4 Area + Compliance Schedule	peddlethorp	Rev I	13 October 2026
Building 4 - Toilets Calculation - 2153-4-9-002	peddlethorp	Rev A	22 October 2026
Building 5 - Basement Level B2 Plan - 2153-5-2-107	peddlethorp	Rev A	22 October 2026
Building 5 - Basement Level B1 Plan - 2153-5-2-108	peddlethorp	Rev A	22 October 2026
Building 5 - Ground Floor Plan - 2153-5-2-109	peddlethorp	Rev A	22 October 2026
Building 5 - L01 Floor Plan - 2153-5-2-111	peddlethorp	Rev A	22 October 2026
Building 5 - L02 Floor Plan - 2153-5-2-112	peddlethorp	Rev A	22 October 2026
Building 5 - L03-L06 Floor Plan - 2153-5-2-113	peddlethorp	Rev A	22 October 2026

Plan title and reference	Author	Rev	Dated
Building 5 - L07 Floor Plan - 2153-5-2-117	peddlethorp	Rev A	22 October 2026
Building 5 - L08 Floor Plan - 2153-5-2-118	peddlethorp	Rev A	22 October 2026
Building 5 - L09 Floor Plan - 2153-5-2-119	peddlethorp	Rev A	22 October 2026
Building 5 - L10 Roof Plan - 2153-5-2-120	peddlethorp	Rev A	22 October 2026
Building 5 - Elevations - 2153-5-3-100	peddlethorp	Rev A	22 October 2026
Building 5 - Elevations - 2153-5-3-101	peddlethorp	Rev A	22 October 2026
Building 5 - Sections - 2153-5-3-200	peddlethorp	Rev A	22 October 2026
Building 5 - FAR Area Schedule - 2153-5-9-001	peddlethorp	Rev A	22 October 2026
100 Halsey St - B5 Area + Compliance Schedule	peddlethorp	Rev I	13 October 2026
Building 5 - Toilets Calculation - 2153-5-9-002	peddlethorp	Rev A	22 October 2026
Drawings – Civil Engineering			
Drawing List and Locality Plan - 1101937.1000-001	Tonkin + Taylor	Rev 3	21 October 2026
Existing Services Layout Plan - 1101937.1000-010	Tonkin + Taylor	Rev 3	21 October 2026
ESCP - Building B1 - 1101937.1000-020	Tonkin + Taylor	Rev 3	21 October 2026
ESCP - Building B2 - 1101937.1000-021	Tonkin + Taylor	Rev 3	21 October 2026
ESCP - Building B1 and B2 Combined - 1101937.1000-022	Tonkin + Taylor	Rev 3	21 October 2026
ESCP - Building B3A and B3B - 1101937.1000-023	Tonkin + Taylor	Rev 3	21 October 2026
ESCP - Building B4 - 1101937.1000-024	Tonkin + Taylor	Rev 3	21 October 2026
ESCP - Building B5 - 1101937.1000-025	Tonkin + Taylor	Rev 3	21 October 2026

Plan title and reference	Author	Rev	Dated
ESCP - Building B4 and B5 Combined - 1101937.1000-026	Tonkin + Taylor	Rev 3	21 October 2026
Existing Ground Level to Subgrade Excavation - 1101937.1000-030	Tonkin + Taylor	Rev 3	21 October 2026
Proposed Stormwater Layout Plan - 1101937.1000-040	Tonkin + Taylor	Rev 3	21 October 2026
Proposed Wastewater Layout Plan - 1101937.1000-050	Tonkin + Taylor	Rev 3	21 October 2026
Proposed Potable Water Layout Plan - 1101937.1000-060	Tonkin + Taylor	Rev 3	21 October 2026
Proposed Dry Utilities & Streetscapes Layout Plan - 1101937.1000-070	Tonkin + Taylor	Rev 3	21 October 2026
Groundwater and Settlement Monitoring Plan - Figure GEO 04	Tonkin + Taylor	Rev 1	October 2026
Drawings – Graphic Supplement			
Volcanic Viewshafts - Figure A	Boffa Miskell	Rev 0	24 August 2026
Viewshaft to Ground Height - Figure B	Boffa Miskell	Rev 0	24 August 2026
C1-108	LTM		
C1-109	LTM		
Drawings – Visual Simulations			
Visual Simulation Locations - Figure 1	Boffa Miskell	Rev 0	5 October 2026
VS1 - View from Corner of Pakenham West and Daldy Street - Figure 2	Boffa Miskell	Rev 3	8 October 2026
VS2 - View from Corner of Halsey and Fanshawe Street - Figure 3	Boffa Miskell	Rev 3	8 October 2026
VS3 - View from Viaduct Harbour ‘Te Mata Topaki’ Lookout - Figure 4	Boffa Miskell	Rev 3	8 October 2026
Methodology - Visual Simulations - Figure 5	Boffa Miskell	Rev 3	8 October 2026
Drawings – Model Views			

Plan title and reference	Author	Rev	Dated
Potential Visual Simulation Locations - Figure A	Boffa Miskell	Rev 0	5 October 2026
Model Plan View - Figure B	Boffa Miskell	Rev 1	5 October 2026
Model 3D View - Figure C	Boffa Miskell	Rev 1	5 October 2026
Model View 1: Westhaven Marina Breakwater - Figure D	Boffa Miskell	Rev 1	5 October 2026
Model View 2: Jellicoe Harbour Breakwater (West) - Figure E	Boffa Miskell	Rev 1	5 October 2026
Model View 3: Viaduct Harbour ‘Te Mata Topaki’ Lookout - Figure F	Boffa Miskell	Rev 1	5 October 2026
Model View 4: St Marys Bay Beach - Figure G	Boffa Miskell	Rev 1	5 October 2026
Model View 5: Westhaven Boardwalk - Figure H	Boffa Miskell	Rev 1	5 October 2026