

**File ref:** BRF-01768 / FTAA-2603-1190

1 July 2026

Luke Kinney  
NZ CRE 100 Halsey Limited (the applicant)  
Email: s 9(2)(a)

c/- Marne Cole  
Barker & Associates (the agent)  
Email: s 9(2)(a)

Dear Luke

## **Section 28 – Notice of Decisions on the referral application for the 100 Halsey Street project under the Fast-track Approvals Act 2024**

This notice of decisions is for a referral application received from NZ CRE 100 Halsey Limited (the applicant) for referral of the 100 Halsey Street project (the project) under the Fast-track Approvals Act 2024 (the Act).

### **Project description**

The project is a commercial-led mixed-use redevelopment across approximately 1.7 hectares at 100 Halsey Street, Wynyard Quarter, Auckland.

The project is to construct five new buildings. Building 2 is intended to include a ground floor substation and a data centre above, with the remaining buildings developed for ground floor retail activities and premium office spaces on upper levels. The applicant advises that, if the development of the substation and data centre becomes unviable for reasons outside of the applicant's control, Building 2 will instead be developed as additional premium office space.

The project includes:

- a. replacing existing bus depot activities on the project site
- b. construction of buildings containing approximately 80,000 square metres of gross floor area (GFA) of primarily office space and commercial activity
- c. potential for construction of 'plant' on an existing Travelodge building on the project site (which is intended to remain) should the data centre and substation proceed
- d. a network of lanes for pedestrian and vehicular access through the site, and publicly accessible spaces
- e. approximately 533 vehicle parking spaces, and bicycle parking facilities.

The project will require resource consents that would otherwise be applied for under the Resource Management Act 1991 (RMA).

### **Statutory framework for referral applications**

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

### **Decision on referral application**

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

### **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
  - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. It is an **infrastructure or development project** that would have **significant regional benefits** [section 22(1)(a)] as it:
  - i. will provide significant economic benefits [section 22(2)(a)(iv)] including approximately 4,872 full-time equivalent employment years (FTEs) during the development period and approximately 1,701 FTEs operationally, and approximately \$766 million in gross domestic product (GDP) over the development period and approximately \$432 million in annual GDP operationally

- ii. will contribute to a well-functioning urban environment in accordance with Policy 1 of the National Policy Statement on Urban Development 2020 [section 22(2)(a)(iii)] by providing approximately 80,000m<sup>2</sup> of commercial and office space in a highly accessible city centre area with good access to transport modes, community services, healthcare and education facilities, and natural and open spaces.
- b. referring the project would facilitate its delivery [section 22(1)(b)(i)] by enabling it to be processed in a more timely and cost-effective way than under normal processes, due to the likelihood of delays, notification and appeals under normal processes
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is relatively straightforward with only approvals that would otherwise be required under the RMA.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) or (5) of the Act.

#### **Specified matters for accepted referral application**

1. NZ CRE 100 Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53:
  - a. the Chief Executive of Vector Energy Limited.
3. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

#### **Other matters**

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Helen Willis. If you have any queries about the substantive process, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz), or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame  
**Manager – Fast-track Operations**  
**Ministry for Cities, Environment, Regions and Transport**

## Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

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### Section 28(1)(ii) – Anyone invited to comment on the application

<i>Relevant local authorities</i>	Auckland Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development
<i>The Māori groups under s17(d)</i>	Te Rūnanga o Ngāti Whātua Ngāti Whātua o Ōrākei Trust Board Ngāi Tai ki Tāmaki Trust Te Kawerau Iwi Settlement Trust Ngāti Tamaoho Settlement Trust Ngāti Maru Rūnanga Trust Ngāti Pāoa Iwi Trust Te Patukirikiri Iwi Trust Ngāti Tamaterā Treaty Settlement Trust Te Ākitai Waiohua Waka Taua Inc Te Ākitai Waiohua Settlement Trust Ngāti Te Ata Claims Support Whānau Trust Hako Tūpuna Trust Tūpuna Taonga o Tāmaki Makaurau Trust / Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership Ngāti Koheriki Claims Committee Te Ahiwaru Waiohua
<i>Any other persons under s17(5)</i>	Minister for Regional Development Minister for Economic Growth Minister for Auckland Chief Executive of Vector Energy Limited Chief Executive of Viaduct Holdings Limited

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### Section 28(2) – Other parties for an accepted referral application

<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).