



FTAA-2603-1190: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: 100 Halsey Street

Date submitted:	20 April 2026	Tracking #: 26-BRF-00981	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	28 April 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for 100 Halsey Street project 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Helen Willis		
Acting Manager	Ben Bunting	§ 9(2)(a)	✓
Acting General Manager	Stephanie Frame	§ 9(2)(a)	

Project location



Image 1: project area within the Auckland CBD

Key messages

1. This briefing seeks your initial decisions on an application from NZ CRE 100 Halsey Limited (the applicant) to refer the 100 Halsey Street project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. As the referral application was lodged on or after the 31 March 2026, the provisions of the Fast-track Approvals Amendment Act 2025 are fully in force. This includes the amended time frame for receiving comments under section 17 from invited parties, which is **15 working days (reduced from 20 working days)**.
3. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
4. The project is a comprehensive redevelopment at 100 Halsey Street, Wynyard Quarter, Auckland CBD.
5. The project is a commercial-led mixed-use development comprising five new buildings. The project proposes two options: Option A includes commercial activity across all five buildings, while Option B substitutes commercial activity in one building (Building 2) with a substation and data centre.

6. The project includes:
 - a. replacing existing bus depot activities on the project site
 - b. 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 Option B progress
 - d. a network of lanes for pedestrian and vehicular access through the site, and publicly accessible spaces
 - e. up to 533 vehicle parking spaces, and bicycle parking facilities.
7. The project will require resource consents that would otherwise be applied for under the Resource Management Act 1991.
8. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
9. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
10. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Auckland Council (including Auckland Transport and Watercare Services Limited)
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the parties in Appendix 3 as the other identified Māori groups.
11. We recommend that you invite written comments from the following additional persons under section 17(5) of the Act:
 - a. Minister for Regional Development, as the project proposes a significant regional development
 - b. Minister for Economic Growth, as the project proposes significant economic growth
 - c. Minister for Auckland, as the project proposes significant benefits to the Auckland region
 - d. the Chief Executive of Vector Energy Limited, as the relevant network operators for the project site and who may be affected by the proposed substation in Option B
 - e. the Chief Executive of Viaduct Holdings Limited, as the owners of the project site which is held under perpetually renewable lease by the applicant.
12. We recommend that under section 20 you request further information from the applicant:
 - a. details on the anticipated timeframe for determining whether Option A or Option B is intended to progress, including details on any determining factors for this decision.

Action sought

13. Please indicate your decisions on the recommendations in Table A.

Signature



Ben Bunting
Acting Manager – Fast-track Operations

Table A: Stage 1 analysis

Project details	Project Name	Applicant	Project Area			
	100 Halsey Street	NZ CRE 100 Halsey Limited	The project is located across 1.7142 hectares at 100 Halsey Street, Wynyard Quarter, Auckland CBD.			
Project description	<p>The project is a commercial-led mixed-use development comprising five new buildings. The project proposes two 'options': Option A includes commercial activity across all five buildings, while Option B substitutes commercial activity in one building (Building 2) with a substation and data centre.</p> <p>The project includes:</p> <ol style="list-style-type: none"> replacing existing bus depot activities on the project site approximately 80,000m² gross floor area (GFA) of primarily office space and commercial activity potential for construction of 'plant' on an existing Travelodge building on the project site (which is intended to remain) should Option B progress a network of lanes for pedestrian and vehicular access through the site, and publicly accessible spaces up to 533 vehicle parking spaces, and bicycle parking facilities. 					
Notification and/or consultation undertaken	<p>As required by section 11, the applicant has:</p>					
	<p><i>Notified in writing, the relevant local authorities</i></p>	<p><i>Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities</i></p>	<p><i>Consulted, the relevant MACA groups</i></p>	<p><i>Consulted, ngā hapū o Ngāti Porou</i></p>	<p><i>Notified in writing, the relevant administering agencies</i></p>	<p><i>Notified in writing, the holder of land to be exchanged</i></p>
<p>a. Auckland Council</p>		<ol style="list-style-type: none"> Ngāi Tai ki Tāmaki Ngāti Maru Ngāti Pāoa Ngāti Tamaoho Ngāti Tamatera Ngāti Te Ata Ngāti Whanaunga Ngāti Whātua o Kaipara Ngāti Whātua Ōrākei Te Ahiwaru – Waiohūa Te Ākitai Waiohūa Te Kawerau ā Maki Te Patukirikiri Waikato – Tainui 	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<p><i>The Minister must consider a relevant Government policy statement (GPS) [s22(1A)]</i> No GPS has been identified as relevant to the application.</p> <p>You may consider any of the following matters, or any other matters the Minister considers relevant:</p> <p><i>Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)]</i> The applicant considers the project will enable the continued functioning of existing regionally significant infrastructure due to its proximity to the Waitemata (Britomart) Train Station and Auckland Ferry Terminal.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i> The applicant considers the project will contribute to a well-functioning urban environment by providing approximately 80,000m² GFA of office space in an area accessible to Auckland's city centre.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant considers the project will deliver the following significant economic benefits:</p> <p>For Option A:</p> <ul style="list-style-type: none"> approximately 2,716 full-time equivalent (FTE) jobs over the development period and approximately 1,831 FTE jobs operationally approximately \$425 million in GDP and approximately \$244 million in wages and salaries for the development period approximately \$463 million in annual GDP and approximately \$214 million in annual wages and salaries operationally 					

	<p>For Option B:</p> <ul style="list-style-type: none"> • approximately 4,872 FTE jobs for the development period and approximately 1,701 FTE jobs operationally • approximately \$766 million in GDP and approximately \$443 million in wages and salaries for the development period • approximately \$432 million in annual GDP and approximately \$198 million in annual wages and salaries operationally. <p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers the project will support climate change mitigation by providing commercial activity in an accessible area close to public transport.</p> <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant considers the project will support climate change adaptation and reduce risks arising from natural hazards by integrating natural hazard adaptation measures into the design of the project.</p> <p><i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is consistent with local or regional planning documents, including the Auckland Regional Policy Statement, Auckland Unitary Plan, Auckland Future Development Strategy, Auckland Central City Masterplan, Waterfront Plan and the Wynyard Quarter Urban Design Framework.</p>		
<p>Referring the project to the fast-track approvals process [section 22(1)(b)]</p>	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers that referring the project would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes by at least two years, due to likelihood of delays and appeals under normal processes.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers that referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process, as the project is straightforward with only approvals otherwise required under the RMA.</p>		
<p>Minister invites comments</p>	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <p>a. relevant local authorities: – Auckland Council (including Auckland Transport and Watercare Services Limited)</p> <p>b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development</p> <p>c. the Māori groups identified in Appendix 3.</p>	<p><i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i></p> <p>We recommend you invite comments from the following additional persons, for the specified reasons:</p> <p>a. Minister for Regional Development, as the project proposes a significant regional development</p> <p>b. Minister for Economic Growth, as the project proposes significant economic growth</p> <p>c. Minister for Auckland, as the project proposes significant benefits to the Auckland region</p> <p>d. the Chief Executive of Vector Energy Limited, as the relevant network operators and who may be affected by the proposed substation in Option B</p> <p>e. the Chief Executive of Viaduct Holdings Limited, as the owners of the project site which is held under perpetually renewable lease by the applicant.</p>	<p><i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i></p> <p>a. details on the anticipated timeframe for determining whether Option A or Option B is intended to progress, including details on any determining factors for this decision.</p>
<p>Recommendations</p>		<p>Minister's decision</p>	
<p>a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, any relevant administering agencies and the Māori groups identified in the list provided.</p>		<p>Noted</p>	
<p>b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.</p>		<p>Noted</p>	
<p>c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.</p>		<p>Noted</p>	
<p>d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.</p>		<p>Noted</p>	
<p>e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.</p>		<p>Noted</p>	
<p>f. Agree to progress the 100 Halsey Street project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).</p>		<p>Yes / No</p>	
<p>g. Agree to provide the application to, and invite written comments from:</p> <p>i. Auckland Council (including Auckland Transport and Watercare Services Limited) as the relevant local authority under section 17(1)(a)</p>		<p>Yes / No</p>	

ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b)	Yes / No
iii. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d)	Yes / No
iv. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified	Yes / No
h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5):	
i. Minister for Regional Development, as the project proposes a significant regional development	Yes / No
ii. Minister for Economic Growth, as the project proposes significant economic growth	Yes / No
iii. Minister for Auckland, as the project proposes significant benefits to the Auckland region	Yes / No
iv. the Chief Executive of Vector Energy Limited, as the relevant network operators for the project site and who may be affected by the proposed substation in Option B	Yes / No
v. the Chief Executive of Viaduct Holdings Limited, as the owners of the project site which is held under perpetually renewable lease by the applicant.	Yes / No
i. Agree to seek further information from the applicant on details on the anticipated timeframe for determining whether Option A or Option B is intended to progress, including details on any determinative factors for this decision.	Yes / No
j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
k. Agree to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for 100 Halsey Street project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāti Whātua	iwi authority (s18(2)(a)); mandated entity (s18(2)(d))
Ngāti Whātua o Ōrākei Trust Board	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāi Tai ki Tāmaki Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Kawerau Iwi Settlement Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Tamaoho Settlement Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Maru Rūnanga Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Ngāti Pāoa Iwi Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Patukirikiri Iwi Trust	iwi authority s18(2)(a); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Ngāti Tamaterā Treaty Settlement Trust	iwi authority s18(2)(a); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Te Ākitai Waiohua Waka Taua Inc	iwi authority (s18(2)(a))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Te Ata Claims Support Whānau Trust	iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Hako Tūpuna Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust / Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Te Ahiwaru Waiohua	other Māori group with relevant interests (s18(2)(k))