

Memorandum

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Attention: Luke Kinney
Company: RP Financial (NZ CRE 100 Halsey Limited)
Date: 20 March 2026
From: Rachel de Lambert
Message Ref: 100 Halsey Street Fast Track Referral
Project No: BM260024

Introduction

Boffa Miskell has been requested by Barker & Associates (B&A) on behalf of the applicant, RP Financial, to provide a high level memo in respect of the potential landscape, including visual, effects in relation to the Fast Track Referral application for the site at 100 Halsey Street (Site) in the Wynyard Quarter, a precinct of the Central Area of Auckland City.

The purpose of this memo is to provide a preliminary identification of potential landscape, including visual, effects of the Proposal. Should the project be successful in entering the Fast-Track pathway for resource consent, a full Landscape Effects Assessment including visualisations will be prepared at the Substantive application consent stage.

I have participated in a number of in person and on line project team meetings and design review sessions led by Peddlethorp Architects who are the design lead for the Project.

As part of the preparation of this memo I have read the Working Draft of the 100 Halsey Street Referral Application Urban Design Assessment prepared by Graeme McIndoe of McIndoe Urban. That report comprehensively addresses the Site and its urban context, I agree with and rely on those descriptions which are not then repeated herein.

Code of Conduct

I have read and made myself familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023. Other than where stated, I confirm that the matters addressed in this Memo are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my assessment and the opinions that I express.

Site

In summary, the site comprises a large contiguous landholding some 1.7142 hectares leased and occupied by KINETIC / NZ Bus as a layover and servicing hub, the northeastern corner of the site, is occupied by the eight storey Travelodge Hotel Auckland. The site is located towards the south east of the Wynyard Quarter with frontage to Halsey Street to the east, Gaunt Street to the south and Pakenham Street in the north. On its western end it interfaces with Amey Daldy Park and beyond the Daldy Street linear park. Figure 1 below, extracted from the Peddlethorp Project proposal document locates the site in the context of the Wynyard Quarter.



Figure 1: Aerial oblique showing site location (source Peddlethorp).

The established Travelodge Hotel has its lobby to Pakenham Street with ground floor retail comprising a corner entry Woolworths Metro Supermarket and fine grain of café style and primarily daytime takeaway food outlets to its two street frontages. The seven storey hotel sleeves a carpark building behind with its entry to Pakenham Street. The only other existing building in the block is a single storey industrial building fronting Gaunt Street associated with bus servicing on the site.

The site is adjacent to development along Fanshawe Street (to the south) including the Fonterra, Bayleys, Microsoft, Auckland Transport, Genesis and Datacom buildings which are six, seven and eight storey buildings. To the east the Sofitel Auckland Viaduct Harbour hotel and Lighter Quay apartments are five storeys.

There is a single further future development site within the block adjoining the Site in the southwest (fronting Gaunt Street and to the south of Amey Daldy Park) known as the Viaduct Harbour Holdings Limited (VHHL) site, this vacant site forms one of the Wynyard Precinct's identified 'marker building' sites, it has an enabled maximum height in the Auckland Unitary Plan (AUP) Wynyard Precinct of 60m.

The Proposal

The Proposal is described in the documentation prepared by Peddlethorp Architects and application by Barker & Associates.

In summary it comprises the comprehensive redevelopment of the large, urban, brownfield site for mixed-use, primarily office with some ground floor retail development. There is an option for one of the proposed buildings, Building B2, located to the south of Travelodge on Halsey Street, to accommodate a sleeved substation on the ground floor with a data centre above.

The proposal is highly permeable with a diagonal east west and a series of broadly north south lanes providing pedestrian connectivity through the block. The lanes will provide through connections for pedestrians in the wider Wynyard Quarter as well as providing access to buildings within the development. Lanes will also provide for servicing of the development. The provision and use of lanes in the Site is consistent with the established character and amenity of the Wynyard Quarter.

Five buildings in total are proposed. B1 forming the Halsey / Gaunt corner building with B2 to the north on Halsey Street adjacent to the Travelodge. B4 and B5 front the northern side of Gaunt Street. B3B fronts the south side of Pakenham Street and adjoins the eastern edge of Amey Daldy Park. It is connected via a covered link to B3A which has frontage west onto Amey Daldy Park, but which has no street frontage. Figure 2, extracted from the Peddlethorp drawing set, illustrates the Project layout.

Building 2 has optionality to be premium office or a data centre (with ground floor substation). Both options will fit within the same building envelope as shown in the massing. Effects will be assessed and addressed at the substantive application stage. It is expected that the data centre option will maintain an architectural façade that is in keeping with the high quality urban environment.



Site Plan

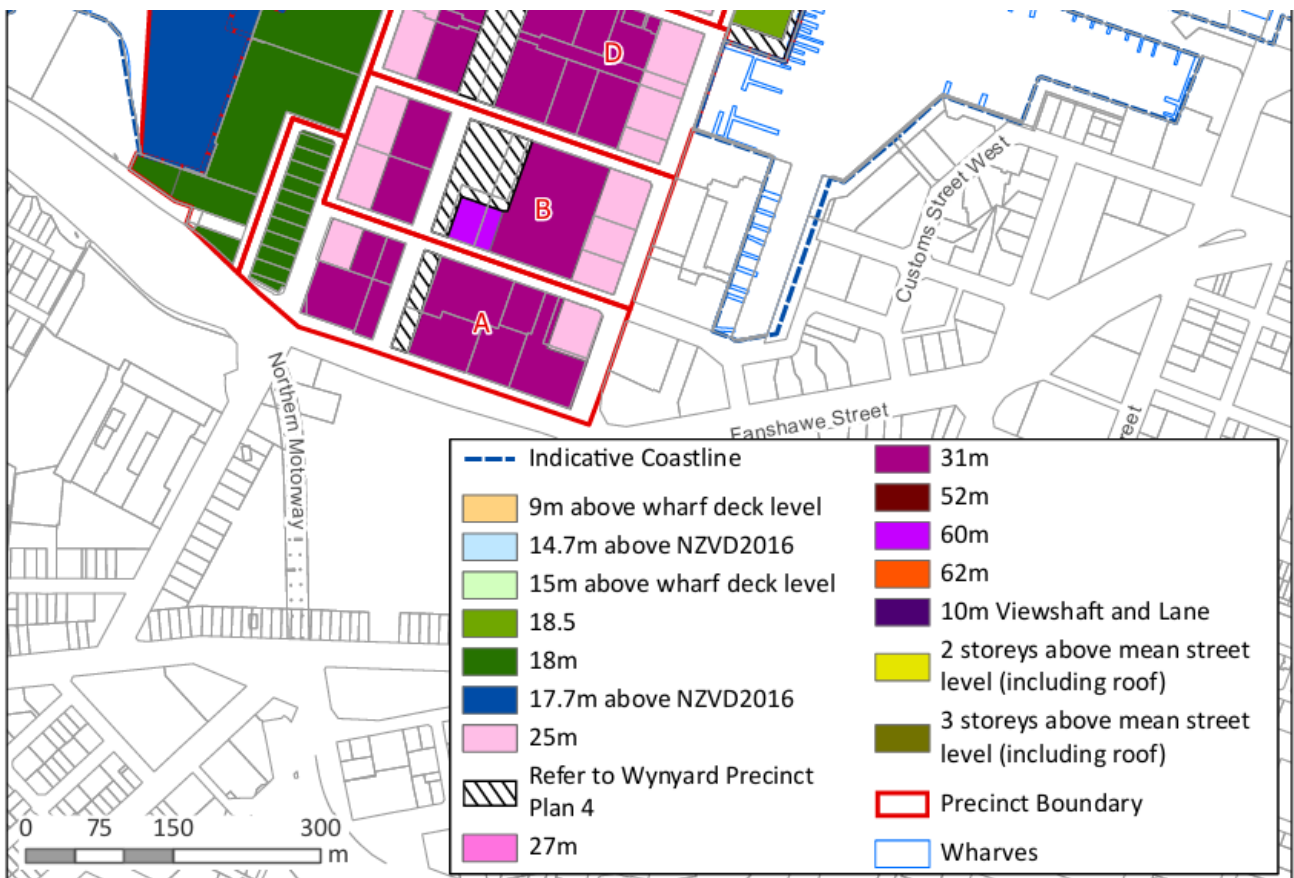
peddlethorp

Figure 2: Project site layout / masterplan (source Peddlethorp).

Proposed heights for each of the buildings in the development with parapet and top of plant heights and the maximum height under Wynyard Precinct plan 5 (AUP) are set out below:

Building:	Height to parapet:	Height to top of plant:	AUP max height:
B1	36.2	39.6	25m
B2 (either option)	38.9	38.9	25m
B3A	40.4	43.8	31m
B3B	32.0	35.4	31m
B4	48.8	52.2	31m
B5	40.4	43.8	31m and 60m

The relevant portion of Precinct plan 5 is copied, Figure 3, below with the site occupying the eastern portion of Sub-precinct B marked on the plan.



Wynyard : Precinct plan 5 - Maximum height

Figure 3: Precinct plan 5 showing AUP, Wynyard Precinct Maximum height

Figure 4, below illustrates the proposed varied height profile across the five buildings, along with the arrangement of lanes and open space.

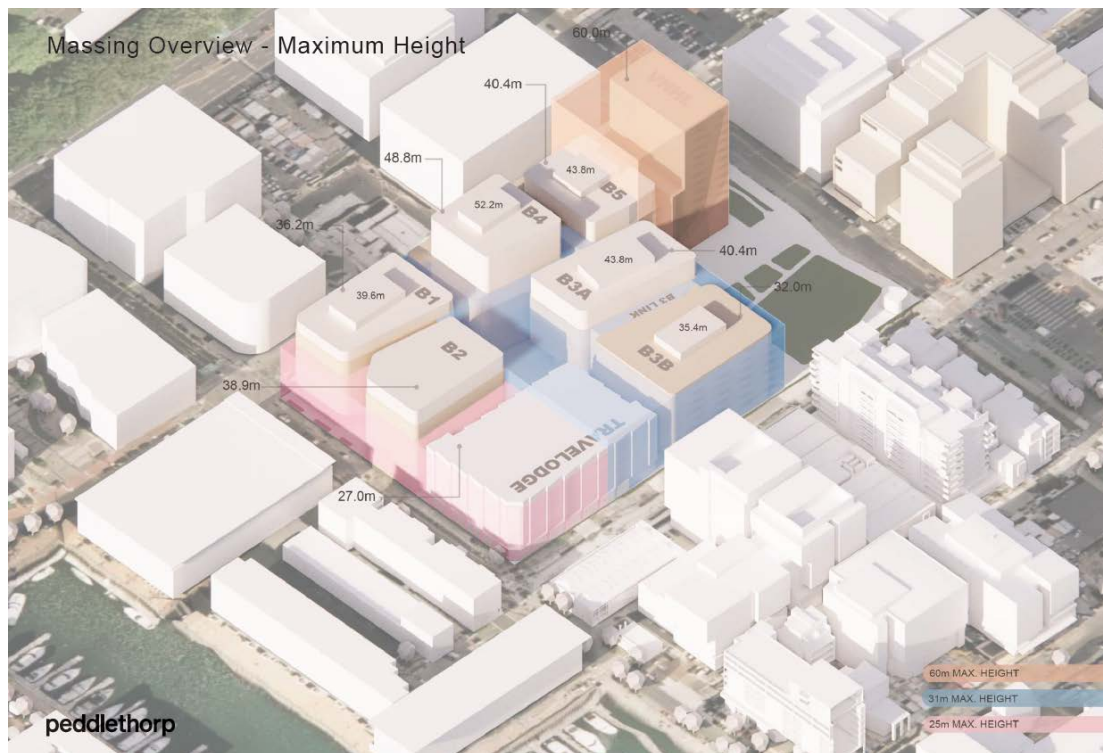


Figure 4: Axonometric view showing the proposed layout of buildings and the varied height profile (source Peddlethorp)

Potential Effects and Conclusion

The potential for landscape and visual effects to be generated by the proposal relates primarily to the proposed heights of the five buildings comprising the development.

The nature of landscape effects of the Proposal (both beneficial and adverse) are:

- Potential effects in relation to the scale / bulk / massing of the development in respect of neighbouring development, streets and open space;
- Potential privacy effects in respect of residential neighbours;
- Potential effects in relation to the enhancement of the site from the development.

Visibility of the Proposal is not, in and of itself, an effect.

In the context of the varied height profile of the Precinct, its established and consented development I consider the Proposal with the scale of building footprints, bulk and massing, the fine grain of pedestrian connectivity and overall height profile can be comfortably accommodated within this part of the Wynyard Precinct without generating more than minor adverse landscape or visual effects.

Positive effects will also be generated with the site transitioning from an industrial scaled bus depot and layover located on a key corner site, to a predominantly office, with a level of ground floor retail / F&B activation, mixed use comprehensive development. The masterplan shows a highly permeable public realm offering pedestrian amenity in line with the established pattern of urban regeneration within the Wynyard Precinct. The architectural strategy for the façades draws on a site specific reference, reflecting the site's underlying geology and former harbour location. There is an intention for high quality building and public realm design and materiality. Overall it is my opinion that the Proposal will contribute positively to the urban landscape of the Wynyard Precinct and its ongoing urban regeneration.

Appendix I

Qualifications and Experience

I am a Landscape Architect and Partner at Boffa Miskell Limited (Boffa Miskell), Landscape Architects, Planners, Ecologists and Urban Designers. I have a Bachelor of Horticultural Science and postgraduate Diploma of Landscape Architecture (with Distinction) both from Lincoln College (as it then was). I have practiced as a landscape architect for some 39 years.

I am a Fellow and Registered Member of Tuia Pito Ora, the New Zealand Institute of Landscape Architects (NZILA) and am a past member of the elected Executive of the NZILA.

On graduating, I worked for the Department of Lands and Survey and then the Department of Conservation in Auckland, following which I joined Boffa Miskell, first in Christchurch and then in Auckland. In September 1999, I established the Tauranga office of Boffa Miskell. In December 2001, I returned to work in the Boffa Miskell Auckland office, working primarily in the Auckland, Bay of Plenty, Hawkes Bay and Waikato regions.

I have been a member of Auckland's various Urban Design Panels (Auckland and Manukau) since around 2005. I am currently co-convenor of the AUDP. I am a member of the previous Eke Panuku (now reconstituted under the AUDP as a special panel) Technical Advisory Group (TAG) that has provided specialist design review for the Wynyard Quarter, and all other 'Transform' projects. I was a member of TAG since its commencement in 2007.

I am a co-author of *Te Tangi a te Manu*¹, Aotearoa New Zealand Landscape Assessment Guidelines published by Tuia Pito Ora in July 2022.

I have provided evidence at Council and Environment Court hearings on a wide range of rural and urban landscape and open space related projects including plan changes and projects for resource consent for greenfield and brownfield development, aged care facilities, residential, retail, mixed-use, office and industrial development, masterplanned communities, port related activities, roading, water treatment and other infrastructure projects.

I have provided masterplanning, design and landscape and visual effects advice in relation to a wide range of development proposals including:

- 256 Queen Street for Precinct Properties Residential – a recently consented (2025) student accommodation tower that integrates with and restores the heritage-protected former banking hall of ASB Bank (formerly McDonald's Queen Street) in Auckland's city centre.
- Dominion and Valley Apartments for Precinct Properties Residential – a mixed-use development in the Eden Valley local centre on Dominion Road, consented in 2025.
- Pompallier on Ponsonby, a consented mixed-use development involving the adaptive re-use of heritage built fabric, currently under construction at 3 Lamps in Ponsonby.
- Carlaw Park;
- Auckland Thoroughbred Racing Club at the Ellerslie Racecourse;
- Buildings One, Two and Three of Generus Living's "The Foundation, Parnell";
- Commercial Bay, specifically the resource consent hearings relating to the incorporation of the designated public open space of Queen Elizabeth II Square into the development proposals.

¹ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, July 2022, Tuia Pito Ora New Zealand Institute of Landscape Architects.

- Urban design and landscape assessment input into the development of a number of University of Auckland buildings in and around the Grafton campus.
- Kiwi Property's "Resido" build to rent development, 3 Te Kehu Way commercial office, and IKEA and associated Large Format Retail developments at Sylvia Park;
- Re-zoning of part of the former Massey University campus at 473 Albany Highway for high density residential and mixed use development;
- Plan Change 78 on behalf of Viaduct Harbour Holdings Limited in respect of the City Centre Wynyard and Viaduct Harbour Precincts; and
- Private Plan Change 94 in respect of Te Auaunga (previously Wairaka) Precinct.
- Kiwi Property's Drury Metropolitan Centre – Consolidated Stages 1 and 2 project, a listed project under the Fast Track Approvals Act 2024.
- Rangitooopuni Developments Limited, a listed project under the Fast Track Approvals Act 2024.

In respect of the evolution of the Wynyard Quarter on Auckland's western waterfront I provided landscape, including visual, effects advice and related evidence on behalf of Auckland Regional Holdings (**ARH**) in respect of the original plan changes advanced to the Auckland City Central Area and Auckland Regional Coastal plans through which the Wynyard Precinct provisions were established.

I have formed part of project teams for a number of development proposals in the Wynyard Quarter including for both the previous Fu Wah and then Winton Northbrook development proposals on part or all of the urban block between Pakenham, Gaunt, Beaumont and Daldy Streets in the Wynyard Quarter. Both these development proposals have received resource consent from Auckland Council. Both also exceed (in part) the height and site intensity controls of the Wynyard Precinct.

I have assisted Viaduct Harbour Holdings Limited (**VHHL**) providing landscape and visual effects evidence in respect of their extensive landholdings in the Wynyard Quarter and Viaduct Harbour Precincts including in respect of their submissions to PC78 and related requests for changes to the Precinct provisions including in respect of additional height.

I am part of the project team for the referred Fast Track application for 188 Beaumont Street for Westhaven Residential Limited Partnership and have prepared the urban design and landscape assessment report for the Substantive application under the FTAA for a residential-led mixed use development of that site.

I am very familiar with the Wynyard Quarter due to my earlier plan change and masterplanning experience, my longstanding role on TAG, and my involvement in a number of resource consent applications in the Quarter.

I also live in Ponsonby and for the past 20+ years Boffa Miskell's office has been located in the west of the central city at 82 Wyndham Street (on the corner with Nelson Street), in addition to accessing by car, I walk and cycle frequently in Westhaven, the western Wynyard and Victoria Quarters of the city.

Appendix II

Methodology

Landscape Effects Assessment

Tuia Pito Ora / The New Zealand Institute of Landscape Architects published (July 2022) guidance for the assessment of landscape under the statutory context in Aotearoa / New Zealand.² This replaces earlier guidance and landscape architects' reliance on other international best practice / guidance. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* has been used to guide the methods adopted in this assessment.

Te Tangi a te Manu takes an integrated approach in which a visual effect is understood as a kind of landscape effect, it is a consequence for landscape values as experienced in views. In this way visual effects are understood as a subset of landscape effects. Visual values are inherently linked to landscape values.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in Te Tangi a te Manu, as set out below:



Effects have been assessed in terms of the values of the landscape having first understood the landscape's characteristics in terms of the physical, associative, and perceptual realms. Importantly, in undertaking such an assessment, it is understood that change in a landscape does not in and of itself generate adverse effects.

² Tuia Pito Ora New Zealand Institute of Landscape Architects. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. July 2022