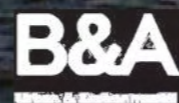
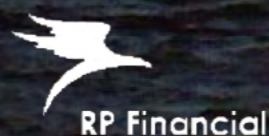


# 100 halsey st.

Fast Track Referral Application  
26.03.2026

peddlethorp



McIndoe Urban

BOFFA  
MISKELL

**Prepared for**  
RP Financial (NZ CRE 100 Halsey Limited)

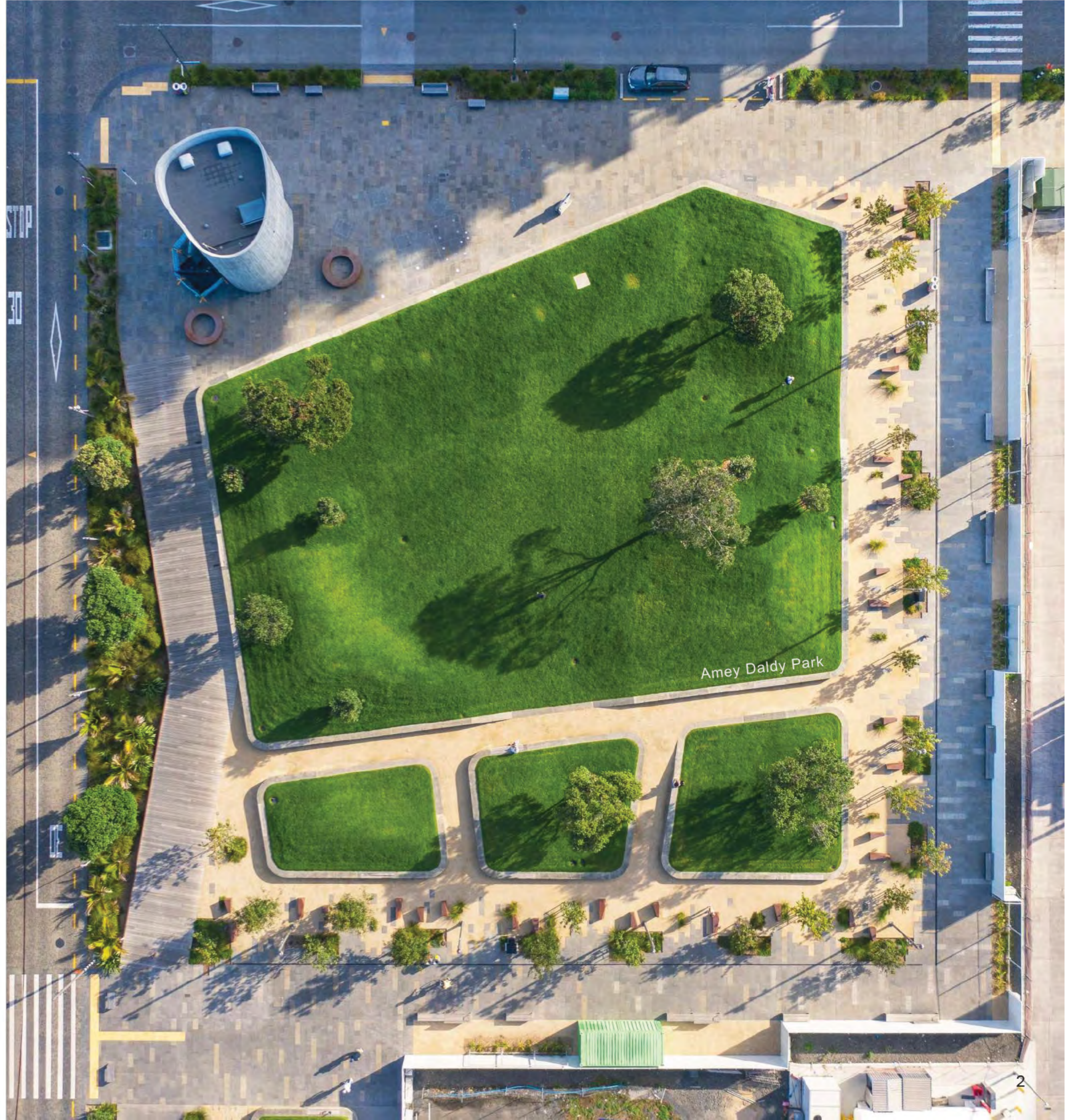
**Document Revision**  
Fast Track Referral Application  
Revision H  
26.03.2026

**Document Control**  
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s 9(2)(a)  
s 9(2)(a)





1

design exploration

# he rapunga hoahoa

peddlethorp

# A Key Wynyard Quarter Site

Site Area : 17,142 m<sup>2</sup> inclusive of Travelodge.

Staged delivery: bus operations and workshop will reduce over time as the buildings are developed.

Prime pedestrian entry point into Wynyard Quarter.

Northwest aspect to Amey Daldy Park.

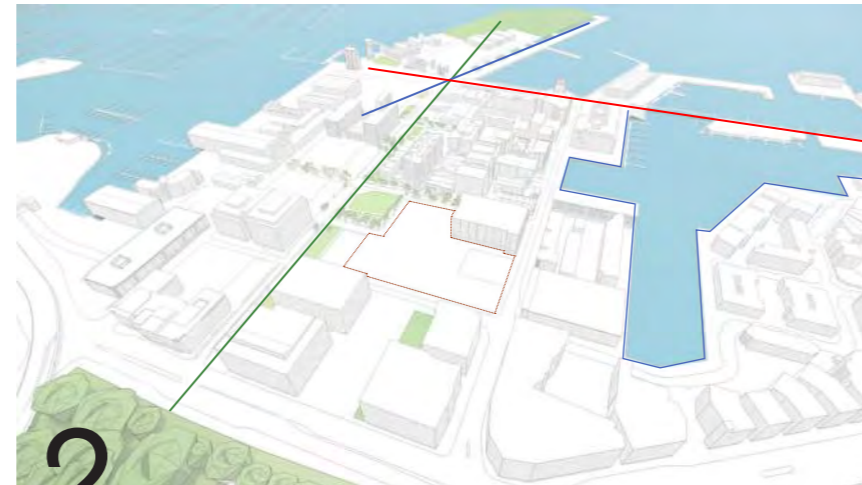


# Urban Framework



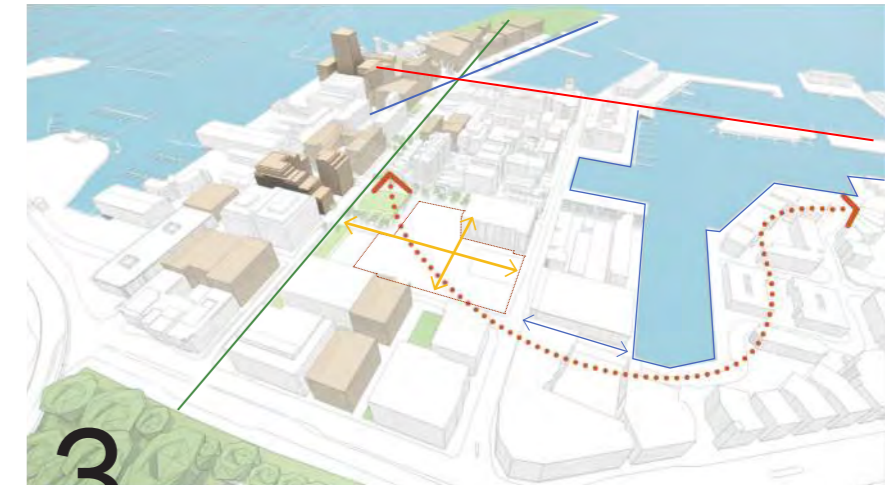
**1** 100 Halsey Street.

100 Halsey Street will emerge as a high-quality, commercially successful office destination in Auckland's Wynyard Quarter, responding to the precinct's vibrant, people-focused and lively mixed-use waterfront environment.



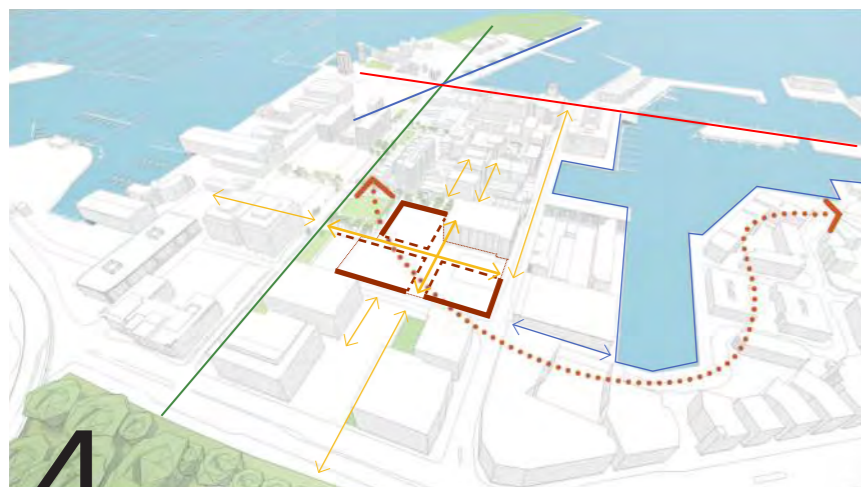
**2** Axes.

Key moves identified in the Wynyard Quarter Urban Design Framework (2014) establish a clear axial concept, which is acknowledged.



**3** Future Precinct.

Wynyard Quarter will continue to evolve as a vibrant, mixed-use neighbourhood that prioritises people, connectivity, and a strong relationship with the western waterfront and the Waitematā Harbour.



**4** Activation and Thresholds.

Establish activation zones along primary routes to create desirable, active frontages that encourage site occupation and contribute to the liveability of Wynyard Quarter.



**5** Connectivity.

Establish a network of laneways traversing the site, strengthening pedestrian connectivity between the Viaduct Harbour, Amey Daldy Park, Victoria Park, and the Daldy Street linear park.



**6** Primary Connections.

The site offers the potential for a key diagonal east - west pedestrian linkage. Enhancing site occupation and integration to the surrounding neighbourhoods.

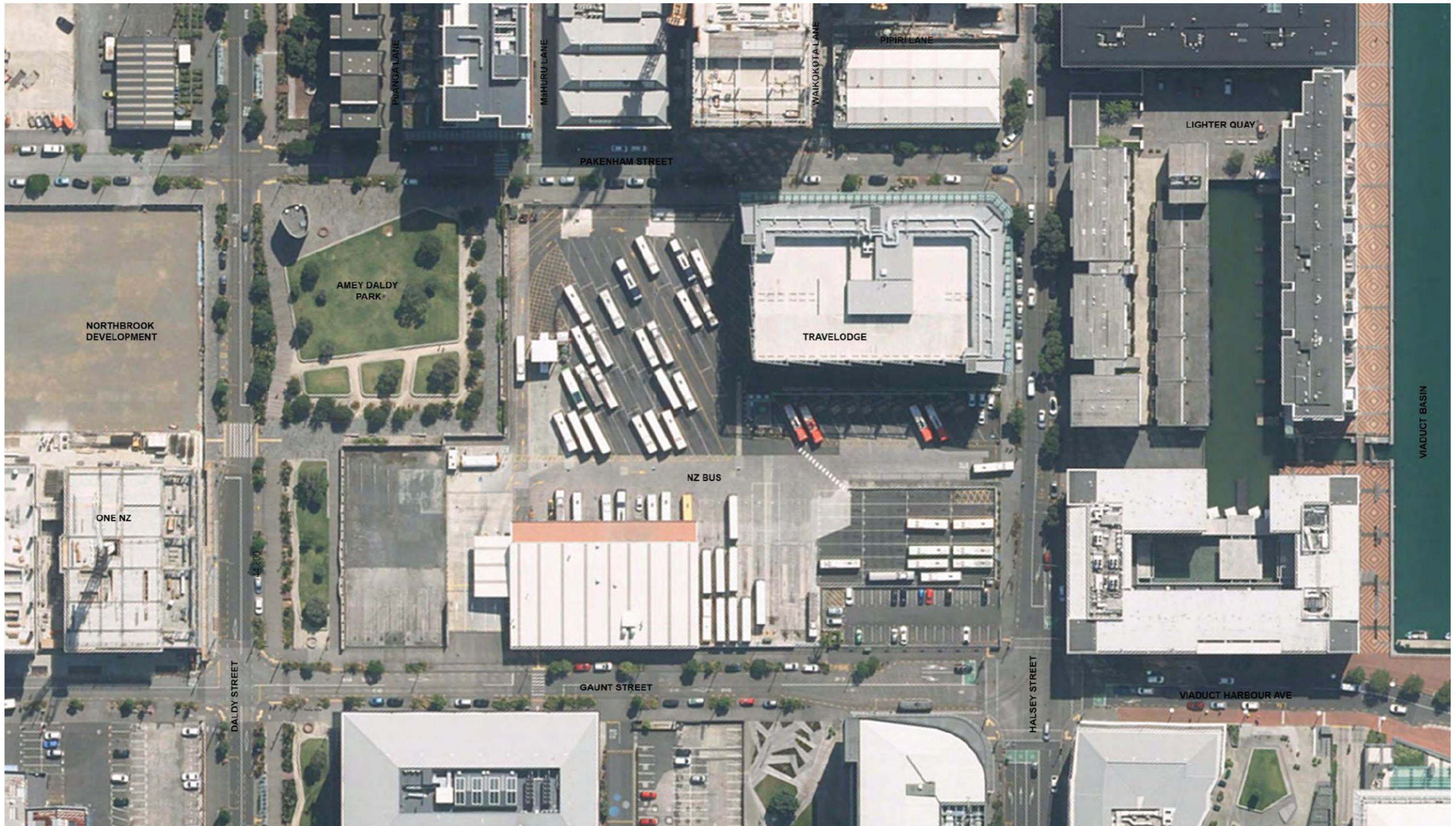


2

design concept

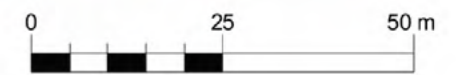
# he wehenga whakaaro

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Existing Site Plan





# Proposed Site Plan - Development Layout

Urban public realm design not advanced at this Referral Application stage.  
 This will be developed for the Substantive Application.



## Circulation

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### Legend

- Primary Pedestrian / Cycling Routes
- - - Secondary Pedestrian / Cycling Routes
- . . . Indicative Service Vehicle Routes



# Proposed Ground Floor Plan - Data Centre

Floor plans denote indicative ground floor uses.



### Legend

- Retail
- End of Trip
- Lobby
- Services
- Refuse
- WC/Circulation/Parks



# Proposed Ground Floor Plan - Commercial

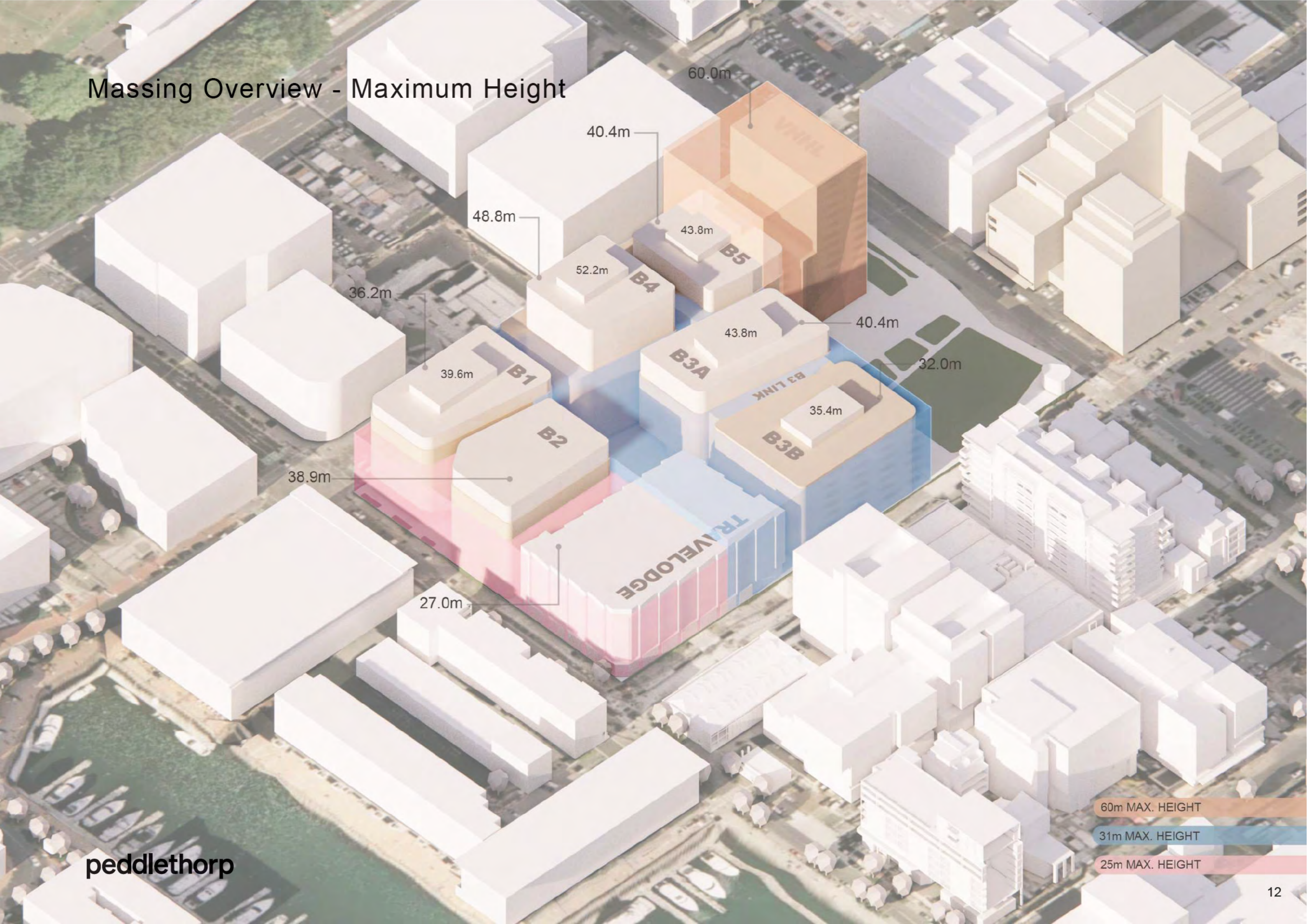
Floor plans denote indicative ground floor uses.



## Legend

- Retail
- Services
- End of Trip
- Refuse
- Lobby
- WC/Circulation/Parks

# Massing Overview - Maximum Height

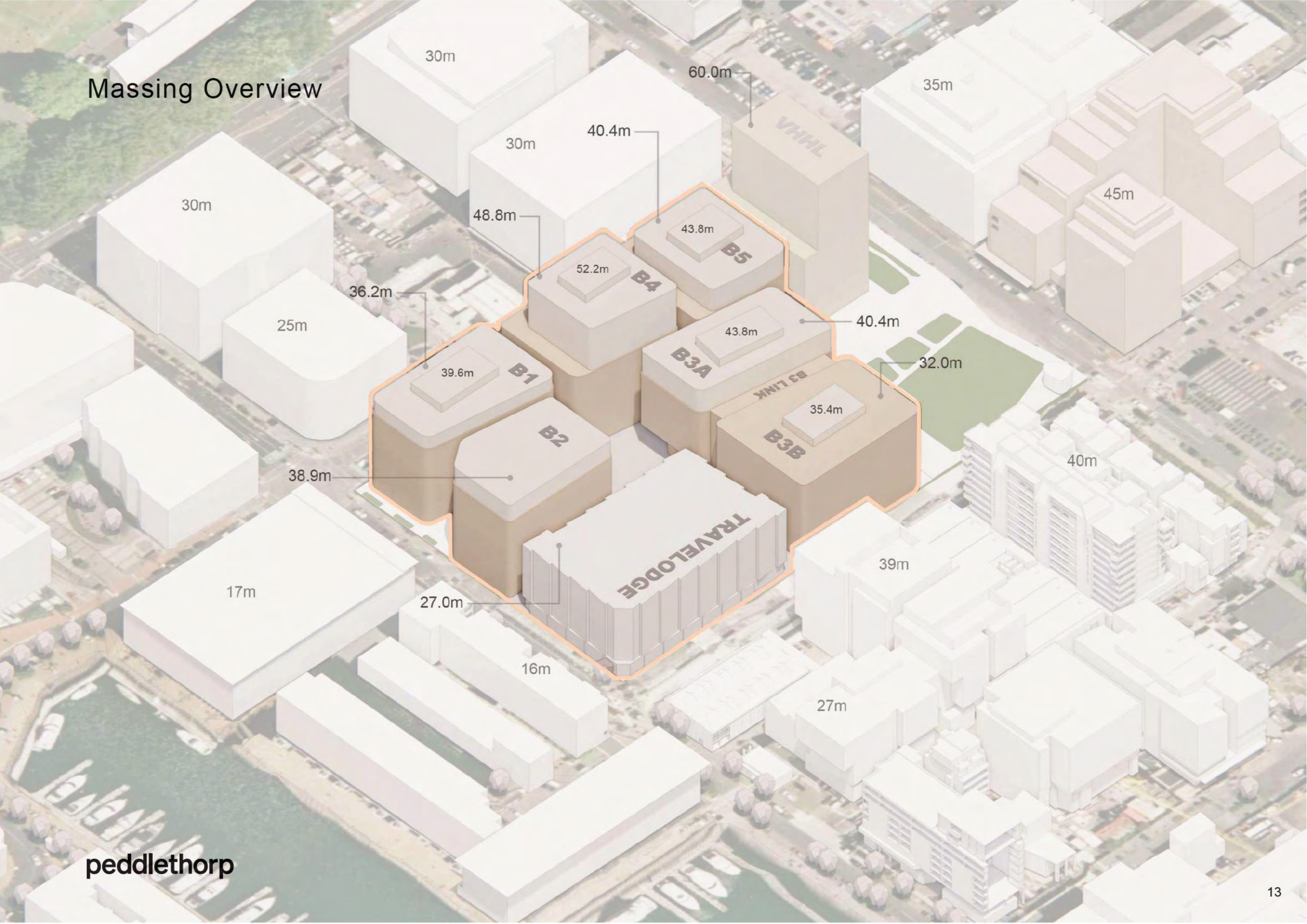


60m MAX. HEIGHT

31m MAX. HEIGHT

25m MAX. HEIGHT

# Massing Overview



30m

60.0m

35m

45m

30m

40.4m

30m

48.8m

43.8m

52.2m

36.2m

25m

40.4m

39.6m

43.8m

32.0m

38.9m

40m

17m

39m

27.0m

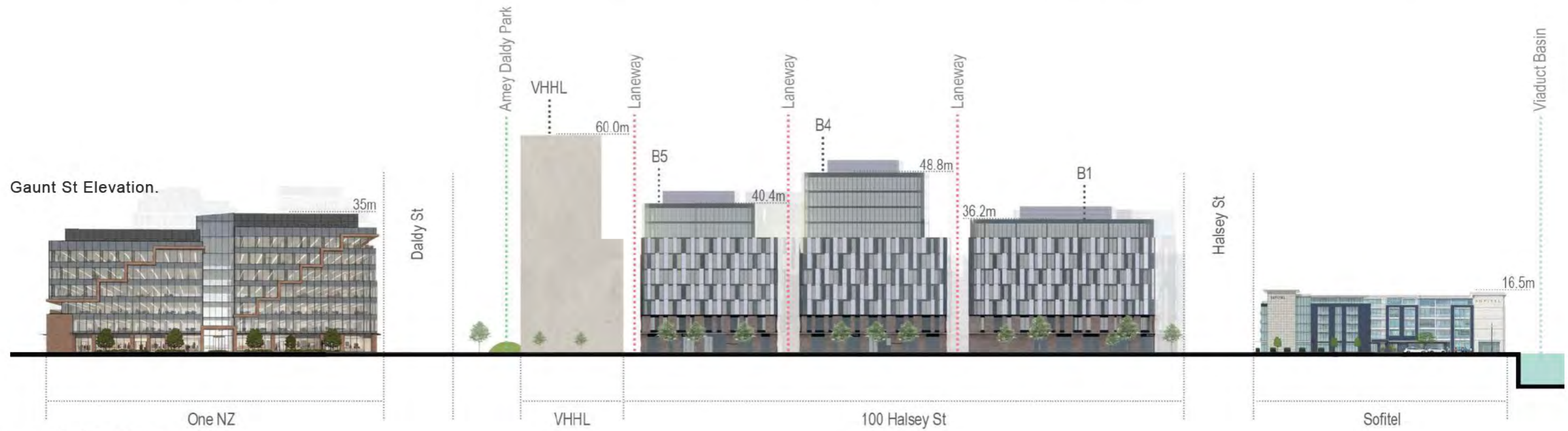
16m

27m

# Street Elevations



# Street Elevations






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The façade design draws on the site's historical context and location, comprising a solid base referencing the underlying geology and highly glazed upper levels reflecting the waters which once occupied Waiatarau, Freemans Bay.



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The façade design draws on the site's historical context and location, comprising a solid base referencing the underlying geology and highly glazed upper levels reflecting the waters which once occupied Waiatarau, Freemans Bay.



**aku mihi nui ki a koe**  
thank you

**peddlethorp**