

A detailed architectural rendering of a modern, multi-story glass skyscraper. The building features a curved facade and a grid of glass panels that reflect the sky and surrounding environment. The scene is set at dusk, with a sky filled with soft, colorful clouds in shades of blue, orange, and pink. In the foreground, there is a paved plaza with some greenery and a few people walking, suggesting a vibrant urban setting. The overall atmosphere is one of contemporary architecture and urban development.

Consultation Summary Report

100 Halsey Street, Auckland Central

27 March 2026

B&A

Urban & Environmental

Prepared for:
RP Financial

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Appendices

Attachment 1: Auckland Council pre-application meeting minutes and drawing package

Attachment 2: Email and drawing package emailed to relevant iwi authorities

Attachment 3: Vector Letter of Support

1.0 Introduction

This consultation summary report is prepared in support of a referral application submitted by RP Financial for the 100 Halsey Street project.

This report provides a summary of all relevant consultation undertaken to date for the 100 Halsey Street project and has been prepared in accordance with the consultation requirements for a referral application under section 11 of the Fast-track Approvals Act (FTAA) 2024.

2.0 Local Authorities

2.1 Auckland Council

The relevant local authority for this project is Auckland Council.

The applicant has consulted with the Premium Team within the Resource Consent Department.

2.1.1 Resource Consents Team

A pre-application meeting was held in person with the Premium Resource Consents Team on 26 March 2026. The purpose of this meeting was to introduce and provide an overview of the project to Auckland Council, discuss and obtain high level feedback on urban design, landscape and traffic matters, and provide an overview of consenting issues and topics related to the RMA approvals proposed in this project.

A copy of the meeting minutes and drawing package tabled for discussion in this pre-application meeting are included as **Attachment 1**.

2.2 Vector

Vector Limited (Vector), the electricity network operator for the Auckland region, provided a letter dated 23 March 2026 (**Attachment 3**) in relation to the development at 100 Halsey Street, Wynyard Quarter. The letter records that the applicant has proactively engaged with Vector to assess options for incorporating a high-capacity electricity connection and a new indoor zone substation (ZSS) as part of the project. Vector notes that, if established, the ZSS could secure the high-capacity connection sought for a data centre customer and provide Vector with a ZSS to service the Wynyard Quarter area.

Vector confirms that any future arrangements between Vector and the applicant remain subject to statutory requirements, technical assessment, internal approvals and formal agreements. The letter is expressly non-binding and does not create any legal, commercial, or financial obligations on Vector or the applicant.

3.0 Relevant Iwi Authorities, hapu and Treaty Settlement Entities

3.1 Relevant Iwi Authorities

The applicant has consulted with all 15 relevant iwi authorities that have registered interest in the site according to Auckland Council records¹. The information provided to all the relevant iwi authorities by email include an overview of the project and concept drawings. This information and email correspondence demonstrating the applicant's effort to consult with the relevant iwi authorities are provided as **Attachment 2**.

To date, only two iwi authority (Ngāti Whātua Ōrākei & Ngāti Te Ata Waiohua) has engaged with the applicant on the project. No other responses have been received from the 13 other relevant iwi authorities in respect of the project.

A summary of engagement undertaken with the relevant iwi authorities is provided in **Table 1** below.

Table 1 Summary of Iwi Engagement Undertaken for the 188 Beaumont Street Project

Iwi Authority	Summary of Engagement
Ngāti Whātua Ōrākei	On 26 th March 2026, an initial meeting was held with mana whenua to introduce the Proposal and discuss matters at a high level. No substantive concerns were raised at this stage. Consultation will continue as the Proposal is developed, including further engagement leading up to lodgement of the substantive application.
Ngāi Tai ki Tāmaki	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Ngāti Maru	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Ngāti Pāoa	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Ngāti Tamaoho	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Ngāti Tamaterā	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Ngāti Te Ata	An overview of the project and drawing package was provided by email on 13 March 2026. A response was received on 26 th March 2026 seeking further engagement as a project progresses.
Ngāti Whanaunga	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Ngāti Whātua o Kaipara	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.

¹ <https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/find-hapu-iwi-contacts-for-your-area.aspx>

Te Ahiwaru – Waiohua	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Te Ākitai Waiohua	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Te Kawerau ā Maki	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Te Patukirikiri	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Te Rūnanga o Ngāti Whātua	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.
Waikato – Tainui	An overview of the project and drawing package was provided by email on 13 March 2026. No response has been received to date.

3.2 Relevant Treaty Settlement Entities

This is not applicable to the project because there are no relevant Treaty Settlements that apply to the project area. The project area will be located on land only.

3.3 Mana Whakahono ā Rohe

This is not applicable to the project because there are no completed² Mana Whakahono ā Rohe arrangements between iwi authorities and Auckland Council.

3.4 Taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

This is not applicable to the project because it does not involve a taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

4.0 Groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011

Section 11(1)(c) does not apply because the project will be undertaken on land only. For this reason, the applicant has not consulted with any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011.

² We understand that a Mana Whakahono ā Rohe arrangement has been initiated between Ngāi Tai Ki Tāmaki and Auckland on 12 March 2018 but this is still under negotiation and therefore has not been signed or completed.

5.0 Ngā hapū o Ngāti Porou

Section 11(1)(d) is not applicable to the project because the project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. For this reason, the applicant has not consulted with ngā hapū o Ngāti Porou in relation to this project.

6.0 Land exchange

Section 11(1)(f) is not applicable to the project because the proposed approvals for the project do not include an approval described in section 42(4)(f) for land exchange.