

10 June 2026

FTAA-2603-1190

Luke Kinney
NZ CRE 100 Halsey Limited
s 9(2)(a)

Dear Luke

Request for further information on the referral application for the 100 Halsey Street project under the Fast-track Approvals Act 2024

Note: The further information response must be received by **1 July 2026, 11.59PM.**

The Minister for Infrastructure (the Minister) has received your referral application for the 100 Halsey Street project (the project) under the Fast-track Approvals Act 2024 (the Act).

I write under delegation from the Minister and in accordance with section 20 of the Act to request further information to assist the Minister's consideration of the project.

The application describes the project as a commercial-led mixed-use development comprising five new buildings. The applicant states that Building 2 has the option to be developed within the same building envelope as either premium office space (Option A) or a substation and data centre (Option B).

We are seeking clarification on how the two options for Building 2 are intended to be treated for the purposes of the referral application. This further information is requested to ensure the Minister has adequate information to inform his decision under section 21(3)(c) of the Act.

Section 13(4)(g) of the Act requires a referral application to include a statement of whether a part of the project is proposed as an alternative project in itself and, if so:

- a. a description of that part of the project; and
- b. an explanation of how that part of the project meets the criteria in section 22.

Section 21(1)(b) of the Act provides for the Minister to accept a referral application for a project where part of the project has been proposed as an alternative, if the Minister is satisfied that either the whole project meets the criteria in section 22, or the part of the project proposed as an alternative would meet those criteria if considered a project in itself.

The application contemplates two possible outcomes for Building 2; however, it is not clear whether the project is proposing option B as an alternative project for the purposes of section 13(4)(g) as you fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

have stated, or whether the project is proposing referral of a single project with two possible future uses for Building 2.


Please provide further information on the following:

1. Confirmation on whether the application involves an alternative project (i.e. the application relies on section 13(4)(g) of the Act), or whether the application proposes a single project incorporating two options for Building 2
2. If an alternative project is proposed under section 13(4)(g), please provide:
 - a. a clear description of what the application considers to be the whole project
 - b. a clear description of which part of the project is proposed as an alternative project in itself; and
 - c. an explanation of how that part of the project meets the criteria in section 22.
3. Detail on when the final use of Building 2 is expected to be determined (including information on determinative factors), including whether that determination would occur before or after any substantive application is lodged.

If you wish to provide the information requested, you must respond within **15 working days** of the date of this request (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Please confirm receipt of this letter and, before the due date, email the information to s 9(2)(a) . If you have any queries about this letter, please email this same address.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephanie Frame', is written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

cc: Marne Cole
Barker & Associates
s 9(2)(a)