
RE: FTAA-2603-1190 100 Halsey Street - Fast-track Approvals Act 2024

From Marne Cole s 9(2)(a)
Date Wed 17/06/2026 4:08 PM
To Helen Willis s 9(2)(a) Luke Kinney s 9(2)(a)
Cc Referral <referral@fasttrack.govt.nz>; FTAreferalls <FTAreferalls@mfe.govt.nz>; Gerard Thompson s 9(2)(a)

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Good afternoon Helen,

Thank you for your follow-up email.

In response to your question regarding the anticipated and known adverse effects of the data centre component of the project on the environment under section 13(4)(h) of the Act, we confirm the following:

- The data centre and associated Vector substation should be fully contained within the Building 2 envelope. No plant or equipment is proposed to be located outside the building envelope, with the exception of roof-level air-cooled chillers, which will be incorporated within the building design. This is being confirmed with the applicants building consultants.
- The data centre is an air-cooled system. The principal potential sources of adverse effects include noise from standby generators and roof-level chillers, construction traffic associated with the delivery of heavy substation equipment, and electricity demand associated with data centre operations. Generator operation is anticipated to be limited to routine testing and maintenance and rare grid fault events. All of the above are
- At this stage of the referral process, the Applicant does not anticipate any significant or ongoing adverse effects arising from the data centre component. Detailed assessment of specific effects — including noise, construction traffic, and electricity demand — will be provided as part of the substantive application, supported by specialist reporting. Appropriate mitigation will be incorporated into the building design and addressed through consent conditions at that stage.
- We consider the Assessment of Effects submitted with the referral application to accurately reflect the proposal and assessment required for the referral stage of this process. Should the project be referred, the applicant and project team have been working on pulling together a much more detailed level of information and assessment for a substantive application.

We trust this addresses your query. Please do not hesitate to contact us if you require any further information.

Ngā mihi | Kind regards,

MARNE COLE
Senior Planner
s 9(2)(a)



298 Victoria Street,
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Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Tauranga,
Napier, Wellington, Christchurch,
Queenstown, Wānaka

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From: Helen Willis s 9(2)(a)
Sent: Tuesday, 16 June 2026 11:45 am
To: Marne Cole s 9(2)(a); Luke Kinney s 9(2)(a)
Cc: Referral <referral@fasttrack.govt.nz>; FTAreferalls <FTAreferalls@mfe.govt.nz>; Gerard Thompson s 9(2)(a)
Subject: Re: FTAA-2603-1190 100 Halsey Street - Fast-track Approvals Act 2024

Hi Marne

Thank you again for sending through the response to this RFI and confirming the preference for Option B.

We have one follow-up question to this effect, which also forms part of this RFI. Please provide this response no later than **1 July 2026, 11.59pm**.

1. Please provide further detail on the anticipated and known adverse effects of the data centre proponent of the project on the environment, and the significance of those effects (section 13(4)(h)).

Regarding timeframes, on the assumption that no further information is required after this request, we are aiming to send the final briefing for the 100 Halsey Street project to the Minister's Office by the end of the first week of July. I note this is an internal timeframe rather than a statutory one. There is no prescribed timeframe in the Act for either providing the briefing to the Minister or for the Minister to make a decision on a referral, so I'm unable to confirm the exact timing of the decision.

Thanks again and let me know if any further questions.

Ngā mihi

Helen Willis (she/her)
Advisor | kaiwhakahaere

Ministry for the Environment | Manatu Mo Te Taiao
s 9(2)(a) | environment.govt.nz

From: Marne Cole s 9(2)(a)
Sent: Monday, June 15, 2026 9:24 AM
To: Helen Willis s 9(2)(a) Luke Kinney s 9(2)(a)
Cc: Referral <referral@fasttrack.govt.nz>; FTArefferrals <FTArefferrals@mfe.govt.nz>; Gerard Thompson s 9(2)(a)
Subject: RE: FTAA-2603-1190 100 Halsey Street - Fast-track Approvals Act 2024

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Good morning Helen,

Please find attached the applicant's response to the Minister's request for further information dated 10 June 2026 (ref: FTAA-2603-1190) in respect of the 100 Halsey Street project.

In summary, the applicant confirms that the application does not rely on section 13(4)(g) of the Fast-track Approvals Act 2024 and does not propose an alternative project. The application proposes a single project comprising a five-building premium office precinct. Option B for Building 2 (substation and data centre) represents a preferred future use within the approved building envelope, contingent on external infrastructure factors, and is not proposed as an alternative project in itself. The applicants wish to retain the flexibility between the two uses for Building 2, per our application.

We trust this addresses the matters raised. Please do not hesitate to contact us if you have any questions.

Ngā mihi | Kind regards,

MARNE COLE
Senior Planner
s 9(2)(a)

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From: Helen Willis s 9(2)(a)
Sent: Wednesday, 10 June 2026 3:02 pm
To: Luke Kinney s 9(2)(a)
Cc: Referral <referral@fasttrack.govt.nz>; FTArefferrals <FTArefferrals@mfe.govt.nz>; Marne Cole s 9(2)(a)
Subject: FTAA-2603-1190 100 Halsey Street - Fast-track Approvals Act 2024

Dear Luke

Please see the attached letter from Stephanie Frame regarding the 100 Halsey Street referral project.

Ngā mihi

Helen Willis ([she/her](#)).

Advisor / kaiwhakahaere

Ministry for the Environment | Manatu Mo Te Taiao

s 9(2)(a) | environment.govt.nz

15 June 2026

FTAA-2603-1190
Stephanie Frame
Manager, Fast-track Operations
Ministry for the Environment
c/o s 9(2)(a)

Dear Stephanie

Response to request for further information – 100 Halsey Street referral application

We write on behalf of NZ CRE 100 Halsey Limited (the Applicant) in response to your letter dated 10 June 2026, requesting further information under section 20 of the Fast-track Approvals Act 2024 (the Act) in relation to the above-referenced referral application.

We address each matter raised in your letter in turn below.

1. Whether the application involves an alternative project under section 13(4)(g), or a single project with two options for Building 2

The Applicant confirms that the application does not propose an alternative project within the meaning of section 13(4)(g) of the Act. The application is a single project and is being advanced on that basis.

The Applicant confirms that Building 2 will be developed as a substation and data centre (Option B). The application is being progressed on this basis. Option A (premium office space) is retained within the application as a contingency, to preserve flexibility in the event that the data centre use does not proceed for reasons outside the Applicant's control. Both options are accommodated within the same fixed building envelope and both form part of the single, integrated mixed-use development. Neither option is proposed as a stand-alone project in itself.

Accordingly, section 13(4)(g) of the Act is not engaged.

2. Items 2–5 of your request (description of alternative project and section 22 assessment)

As confirmed above, no alternative project is proposed under section 13(4)(g). The information sought under items 2–5 of your request is therefore not applicable to this application.

3. Timing of the final use determination for Building 2

As noted above, the Applicant's confirmed intention is to develop Building 2 as a substation and data centre (Option B). Option A is retained as a contingency. There is no fixed deadline or decision trigger for a formal determination between the two options. The Applicant will progress the application on the basis of Option B, and Option A would only be relied upon in the event that the data centre use becomes unviable.

We trust this response addresses the matters raised in your letter. Please do not hesitate to contact us if you require any further information.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Marne Cole

Marne Cole

Senior Planner

s 9(2)(a)