

Consultation Summary Report

100 Halsey Street, Auckland Central

22 October 2026

B&A
Urban & Environmental

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1.0 Introduction

This consultation summary has been prepared in support of the Substantive Application ('Application') for the 100 Halsey Street Referred Project ('the Project'). It provides a consolidated summary of the consultation and engagement undertaken to date in relation to the Project following the Minister for Infrastructure's decision to refer it to the fast-track approvals process on 1 July 2026. This is in addition to the engagement undertaken at the referral stage, as set out in the applicant's referral application.

In summary, NZ CRE 100 Halsey Limited has engaged with key stakeholders including Auckland Council, Auckland Transport, Watercare and Ngāti Whātua Ōrākei. The applicant has also provided written updates to other iwi authorities and adjacent owners and occupiers, and has advised the Environmental Protection Authority (EPA) of its anticipated lodgement date.

Consultation and engagement have been carried out through in-person and online meetings, emails and written correspondence. The details of the engagement undertaken, the feedback received and how that feedback is being addressed are set out below.

2.0 Local Authorities

2.1 Auckland Council

The relevant local authority for the Project is Auckland Council. The applicant has consulted with Council's planning, urban design, landscape and parks specialists. Further details of this consultation are provided below.

2.1.1 Referral-stage pre-application meeting

A pre-application meeting was held in person with Council's Premium Resource Consents team on 26 March 2026. The purpose of the meeting was to introduce the Project, obtain high-level feedback on urban design, landscape and transport matters, and discuss the proposed resource consent approvals. The meeting and the drawing package presented to Council are recorded in the referral-stage consultation summary report.

2.1.2 Substantive pre-application meeting no.1

A further pre-application meeting was held with Council on 7 September 2026. The purpose of the meeting was to provide an update on the Project, present the developing building and landscape design, and obtain feedback on matters to be addressed in the Application. The update included the enlarged Building 2 and proposed data centre, additional basement services and parking, servicing routes, pedestrian connections and proposed plaza.

Council's urban design specialist supported the permeable structure of the development and the coordinated approach to the architecture and landscape design. No major concerns were raised with the proposed vehicle crossings, circulation or basements. Council requested that the Application explain how servicing vehicles would be managed within the pedestrian lanes and address building height, lane widths, wind and daylight access.

Council's landscape specialist supported the through-site links and laneway strategy in principle. Further design matters identified included the width and role of Lane 4, the view through Lane 1

towards Amey Daldy Park, the south-western corner of Building 2 and the integration of landscape and architectural lighting. Council also identified an opportunity to reflect the history of the Waikuta and Tunamau streams in the ground-level landscape design through co-design with mana whenua.

Council's parks specialist reiterated the need for detailed plans showing shading on Amey Daldy Park and for tree owner approvals to be addressed. Council also sought clarification of the proposed planting along the park edge and how the plaza would be owned, operated and maintained. Potential shading of the plaza at 30 Gaunt Street was identified as a matter for the urban design assessment.

Council queried potential operational noise from the data centre. The project team advised that an acoustic assessment was being prepared. Council's planners expressed general support for the proposed building heights from a planning perspective.

A further pre-application meeting and Council site visit were subsequently held on 5 October 2026, as summarised below.

The meeting minutes are provided in **Attachment 1.**

2.1.3 Substantive pre-application meeting no.2

A second pre-application meeting was held with Auckland Council on 5 October 2026 after a site visit with the Council, applicant and applicant's consultant team. The meeting provided an update on the architectural and landscape design, access and servicing, works outside the site, visual simulations, shading and other technical assessments.

The architectural update included changes to façade materials and ground-level signage. The overall building bulk and mass remained unchanged. Updated laneway visuals were still being prepared, with the final images to include the linked Revit model, street furniture and planting. The landscape plan included a raised mid-block plaza, native and coastal planting, and soil areas intended to support tree growth and stormwater management. Mana whenua co-design with Ngāti Whātua Ōrākei was ongoing, and the estuary-inspired paving pattern was identified as a placeholder. Council noted the co-design opportunities, including potential lighting and sculptural elements.

The project team confirmed two service routes, with the mid-block plaza remaining vehicle-free and all five loading spaces provided on site. Council's Parks representative noted that publicly accessible lanes may require access easements to be registered on the property title. The project team was to confirm which lanes require easements. Council also asked the landscape team to resolve the rain garden and driveway details with Auckland Transport. A staged coastal adaptation approach was presented, with some buildings designed to accommodate higher thresholds in the future.

The shading analysis was presented as showing low to negligible effects on Amey Daldy Park and neighbouring buildings. Council's Parks representative considered the analysis sufficiently comprehensive for the expert panel's assessment. Council requested an additional visual simulation showing the buildings collectively against Lighter Quay. The project team also noted a façade reflectivity target of less than 20%, with draft conditions being prepared. Wind modelling identified an elevated wind condition near Amey Daldy Park and a high-wind-speed location at the Gaunt Street and Halsey Street corner. A wind mitigation strategy was to be finalised by lodgement. The meeting also recorded that night-time operational noise, including noise from the

data centre, was within a few decibels of the applicable limits. Auckland Transport had agreed with the transport modelling methodology.

Council's Parks representative queried whether the effects of construction cranes on volcanic viewshafts would be addressed through the fast-track consent. Council also noted that works to roadside trees may require a separate tree asset owner approval and queried whether relevant Auckland Council and Auckland Transport service-level agreements remained current. The project team was to confirm the crane approach, tree approval pathway and status of the agreements.

The intended lodgement date discussed at the meeting was 22 October 2026. Auckland Council indicated it would assist with the EPA completeness check and undertake an early review before the expert panel's consideration.

The meeting minutes are provided in **Attachment 2.**

2.2 Auckland Transport

A meeting was held with Auckland Transport and Auckland Council on 24 August 2026. The purpose of the meeting was to discuss the proposed transport survey and modelling methodology for the Application and relevant Wynyard Precinct transport matters.

Following the meeting, the transport consultant circulated a revised survey approach, which moved a traffic count tube and added two intersections. The revised survey approach was intended to inform the transport assessment for the Application.

A second meeting was held with Auckland Transport and Auckland Council on 16 October 2026 to discuss the proposed streetscape works, access arrangements and stormwater matters. The project team presented the revised service routes and removal of vehicle exits to Halsey Street. Auckland Transport's traffic engineer supported removing these exits and accepted the closer spacing of the Pakenham Street West crossings, given the low service-vehicle volumes.

Feedback focused on retaining or increasing on-street parking, maintaining clear pedestrian routes, providing informal crossings along pedestrian desire lines, and considering cyclist amenity and separation from service vehicles. Auckland Transport also requested that the transport assessment address pedestrian effects and street character alongside the traffic modelling.

Further specialist review was required to confirm the stormwater treatment and flood storage implications of the proposed raingarden changes. The project team agreed to provide supporting stormwater and flood assessment information and progress the streetscape design through further discussions. Road reserve design and asset-owner approvals would continue alongside the Application process.

Ongoing engagement is required with Auckland Transport as the application progresses through the fast-track approvals process, including consultation for further refinement of raingarden design.

Copies of the meeting agendas and minutes from these pre-application meetings are included in **Attachment 3.**

2.3 Watercare Services Limited

Watercare provided written feedback on the referral application on 15 May 2026. Its feedback addressed the proposed wastewater and potable water servicing arrangements.

Watercare advised that existing wastewater connections from the site discharge to both the Wynyard Quarter and Fanshawe Street pump station catchments. The Fanshawe Street catchment has no spare capacity for additional flows. Watercare therefore requested that proposed additional wastewater discharges be directed to the Wynyard Quarter pump station. It also requested confirmation of the proposed connection points and a hydraulic assessment of downstream capacity, surcharge risk and wet weather performance.

For potable water, Watercare considered that the surrounding network may have sufficient bulk capacity, subject to further assessment. Watercare requested assessment of demand associated with the data centre or substation option, hydrant flow and pressure testing, confirmation of firefighting and sprinkler requirements, and identification of any network upgrades required to service the Project.

Watercare identified no water or wastewater servicing matter that would prevent the Project progressing through the fast-track process in principle. Its feedback was forwarded to the Project's civil engineering team (Tonkin + Taylor) in August 2026. Further discussion with Watercare is recommended once the firefighting demand, hydrant test results and revised wastewater connections and flows are available.

Feedback from Watercare is provided in **Attachment 4.**

2.4 Healthy Waters

Early project discussions were held with Auckland Council's Healthy Waters team on 17 August 2026 regarding stormwater servicing, discharge requirements, network capacity and asset ownership.

Healthy Waters advised that detailed flood modelling was not necessary in principle, subject to a qualitative assessment of floodplain filling, overland flow paths and relevant rainfall and coastal inundation scenarios. The Stormwater Management Plan (SMP) is to demonstrate no worsening of existing stormwater quality and provide treatment for impervious areas in accordance with GD01/TP10, or an agreed alternative best practicable option. Continued discharge to the existing stormwater network was acceptable in principle, provided the existing catchment arrangement is maintained.

These matters and the proposed stormwater management approach are outlined in the draft SMP accompanying the substantive application in **Appendix 13** and summarised in an email exchange provided in **Attachment 5.**

3.0 Vector Limited

The applicant engaged with Vector during preparation of the referral application about options for a high-capacity electricity connection and an indoor zone substation within the Project.

In a letter dated 23 March 2026, Vector advised that a zone substation, if established, could provide the connection sought for a data centre customer and serve the wider Wynyard Quarter area. The Minister's referral decision identifies Vector's Chief Executive as a person the expert panel must invite to comment on the Application.

Vector has since provided a further letter supporting the development progressing through the fast-track consenting process. The letter confirms that Vector has been working with the applicant and project team to understand the electricity requirements of the proposed data centre and wider mixed-use development. Vector identifies sufficient capacity within the wider network and considers there is a viable pathway to provide the required electricity infrastructure, subject to detailed technical assessment, final load requirements, network design, approvals, commercial arrangements and formal agreements.

Vector intends to continue working with the applicant to develop the preferred electricity supply solution. Its letter is non-binding and does not commit Vector to providing the connection or infrastructure. Both letters are included in **Attachment 6.**

4.0 Relevant Iwi Authorities, hapū and Treaty Settlement Entities

4.1 Relevant Iwi Authorities

The applicant consulted with all 15 relevant iwi authorities identified in Auckland Council records as part of the referral application. The information provided by email included an overview of the Project and concept drawings. Two iwi authorities, Ngāti Whātua Ōrākei and Ngāti Te Ata Waiohua, engaged with the applicant during the referral stage. No responses had been received from the other 13 iwi authorities when the referral application was prepared.

Subsequent to this initial engagement, the applicant provided a written update by way of a memorandum emailed to all 15 relevant iwi authorities on 23 September 2026. The update advised that the Minister had referred the Project to the fast-track approvals process and that the applicant was preparing the Substantive Application for lodgement. It also invited comments or further discussion before lodgement. The email and memorandum are provided in **Attachment 7.**

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 100 Halsey Street Project

Iwi authority	Summary of engagement
Ngāti Whātua Ōrākei	Project overview and concept drawings emailed on 13 March 2026. Meetings held on 26 March and 1 September 2026, as discussed in Section 4.2. Update memorandum emailed on 23 September 2026. Ongoing engagement is summarised in Section 4.2.
Ngāi Tai ki Tāmaki	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Maru	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Pāoa	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared.

	Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Tamaoho	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Tamaterā	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Te Ata Waiohua	Project overview and concept drawings emailed on 13 March 2026. A response was received on 26 March 2026 seeking further engagement as the Project progressed. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Whanaunga	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Ngāti Whātua o Kaipara	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Te Ahiwaru Waiohua	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Te Ākitai Waiohua	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Te Kawerau ā Maki	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Te Patukirikiri	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Te Rūnanga o Ngāti Whātua	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.
Waikato–Tainui	Project overview and concept drawings emailed on 13 March 2026. No response had been received when the referral application was prepared. Update memorandum emailed on 23 September 2026. No response to that update had been received as at the date of this report.

4.2 Ngāti Whātua Ōrākei

An initial meeting was held with Ngāti Whātua Ōrākei on 26 March 2026 to introduce the Project and discuss matters at a high level. No substantive concerns were raised at that meeting. A further hui was held on 1 September 2026 to provide an update on the proposal and discuss how Ngāti Whātua Ōrākei could participate as the design develops.

At the September hui, the project team presented the proposed buildings and staging, pedestrian connections, central plaza, landscape concept and developing architectural narrative. Ngāti Whātua Ōrākei emphasised kaitiakitanga and environmental outcomes. Matters discussed included water retention, treatment and stormwater design; native planting and sourcing; cultural narratives associated with the site, water and Te Ara Tukutuku; public artwork; and the design and use of the plaza and laneways.

Ngāti Whātua Ōrākei offered to assist with appropriate planting and iwi narratives. The hui minutes record actions for the project team to share architectural and draft landscape material, progress the water and stormwater design, and discuss the terms and extent of Ngāti Whātua Ōrākei's ongoing involvement. It is expected that the applicant will continue the engagement and mahi toi with Ngāti Whātua Ōrākei on an ongoing basis if the substantive application is successful.

The briefing pack provided in advance of the meeting, the agenda for the meeting, and the meeting minutes are compiled in **Attachment 8.**

4.3 Relevant Treaty Settlement Entities

The Section 18 report identifies that the Treaty settlements and other arrangements relevant to the project area are: Ngāti Whātua Ōrākei Claims Settlement Act 2012; Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; Te Kawerau ā Maki Claims Settlement Act 2015; Ngāi Tai ki Tāmaki Claims Settlement Act 2018; Ngāti Tamaoho Claims Settlement Act 2018; Ngāti Paoa deed of settlement; Te Ākitai Waiohua deed of settlement; and the Te Patukirikiri deed of settlement.

As identified above, the applicant has contacted the iwi authorities associated with the settlements listed above, including Ngāti Whātua Ōrākei, Te Kawerau ā Maki, Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngāti Pāoa, Te Ākitai Waiohua and Te Patukirikiri. Of these iwi authorities, only Ngāti Whātua Ōrākei had provided feedback as at the date of this report.

4.4 Mana Whakahono ā Rohe

This is not applicable to the Project because there are no completed[1] Mana Whakahono ā Rohe arrangements between iwi authorities and Auckland Council.

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

[1] 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 Adjacent Owners and Occupiers

The applicant has prepared a property schedule and map identifying owners and occupiers of land adjoining or adjacent to the Project site. The schedule and map are provided in Appendix 3 of the Application. The schedule records identified freehold and leasehold interests, building occupiers, available contact details and dated correspondence notes.

The properties identified include Wynyard Central at 141 Pakenham Street West; 139, 117 and 101 Pakenham Street West; Lighter Quay at 75–89 Halsey Street; the Sofitel at 21 Viaduct Harbour Avenue; 47–51 Halsey Street; 36, 55, 58 and 72 Gaunt Street; 125 and 185 Fanshawe Street; and 16, 18 and 20 Viaduct Harbour Avenue. Within Lighter Quay, individual apartments are grouped by street address and building. Body corporate contacts and responses without a confirmed apartment address are recorded separately.

A letter dated 21 September 2026 provided an overview of the Project, invited feedback before lodgement and requested confirmation of owners' and occupiers' names and correspondence addresses by 2 October 2026. The contact information was sought to assist the EPA and expert panel in inviting comments on the Application.

The letter was emailed on 21 September 2026 to representatives of Wynyard Central (141 Pakenham Street West), 139 Pakenham Street West, Lighter Quay, the Sofitel, 47–51 Halsey Street and 58 Gaunt Street. Building and property managers were asked to circulate it to relevant owners and occupiers. The Lighter Quay building manager confirmed on 22 September 2026 that the letter would be circulated, and correspondence dated 23 September 2026 recorded that letters had also been physically dropped off at the complex.

Responses were received from individual Lighter Quay apartment owners and occupiers and representatives of the three bodies corporate. Body Corporate 326496 (Lighter Quay North) and Body Corporate 358939 (Halsey and Pavilions) provided letters dated 24 September 2026 requesting ongoing correspondence, access to the application documents and an invitation to comment through the fast-track process. Both reserved their positions on the Project. An email received on 29 September 2026 on behalf of Body Corporate 343562 (Lighter Quay Stratis) also requested inclusion in the consultation process.

On 16 October 2026, legal firm Wynn Williams provided further letters on behalf of all three bodies corporate, confirming their ownership of common property at 83 Halsey Street (Stratis), 81 Halsey Street (Halsey), and 87–89 Halsey Street (North). The letters requested that the bodies corporate be identified as adjacent owners or occupiers and invited to comment on the substantive application under section 53 of the Fast-track Approvals Act 2024. Alice Balme and Kate Woods of Wynn Williams were nominated as the contacts for future correspondence. The letters did not express support for or opposition to the Project or raise specific concerns about its effects.

Ownership, occupancy and contact information received from owners, occupiers, property managers and body corporate representatives has been incorporated into the property schedule, including nominated correspondence contacts. Fields remain blank where information has not been provided or recorded.

The letter to adjacent owners and occupiers is provided in **Attachment 9**, and the body corporate correspondence is provided in **Attachment 10**. The property schedule, including responses received, is provided in **Appendix 3**.

7.0 Environmental Protection Authority and Fast-track Team

The applicant emailed the Environmental Protection Authority and Fast-track team on 23 September 2026 to advise that it expected to lodge the Application on or around 22 October 2026.

The email is provided in **Attachment 11.**

8.0 Letters of Support

The applicant has obtained a letter of support from TFE Hotels. TFE Hotels operates and manages the Travelodge Hotel within the site and supports the Substantive Application.

The letter of support is provided in **Attachment 12.**

9.0 Tūpuna Maunga Authority

On 14 October 2026, the applicant sent the Tūpuna Maunga Authority a letter and plans regarding the proposed temporary construction cranes within the E10 Maungawhau viewshaft. An updated letter was sent on 15 October 2026 confirming that the proposed crane duration would exceed the 24-month permitted period under Standard D14.6.4A. The correspondence also outlined proposed controls on crane signage, lighting and finishes. Feedback was requested by 20 October 2026.

The Authority responded on 20 October 2026, highlighting the cultural and historical significance of Maungawhau and the importance of protecting views through the E10 corridor. It strongly opposed the proposed infringement duration, referring to a probable cumulative duration of nine years and a worst-case duration of 11 years across the five buildings. The Authority stated that it did not regard an infringement of this length as temporary.

The Authority identified itself as an affected party and a relevant Treaty settlement entity. It requested an invitation to comment on the substantive application under section 53(2) of the Fast-track Approvals Act 2024 and indicated that it would oppose the proposed duration of the infringement.

Ongoing consultation with the Tūpuna Maunga Authority will be undertaken as the application progresses, including opportunities to reduce the overall duration of crane use.

The correspondence and crane plans are included in **Attachment 13.**

10.0 Confirmation of Capacity

By letter dated 8 October 2026, Chorus confirmed that it has telecommunications infrastructure in the general area of 100 Halsey Street and can extend its network to provide connection availability for the proposed development. This is subject to confirmation of the final number of property connections, the timing of property releases and any investment required from Chorus and the applicant.

Chorus advised that fibre infrastructure could support the connectivity requirements of the proposed data centre and wider commercial development, allowing future end users to access services through a retail service provider of their choice. Chorus requested a detailed site plan when the applicant is ready to proceed.

The letter is provided in **Attachment 14.**