Meeting Minutes

Project: 100 Halsey Street – Substantive FTAA

Date: 1 September 2026

Time: 9:30 am

Location: RP Financial & online

Attendees:

Name	Role/Organisation
Neil Donnelly	General Manager Development, Whai Rawa
Heather Ruru	Principal Advisor, Policy and Research, Ngāti Whātua Ōrākei Trust
Rob Pāora	Pou Tikanga, Ngāti Whātua Ōrākei Trust
Luke Kinney	Country Head, RP Financial
Georgia Foley	Commercial Property Associate, RP Financial
Nick Roberts	Managing Director, Barker & Associates
Gerard Thompson	Director, Barker & Associates
Marne Cole	Senior Planner, Barker & Associates
Manuel Diaz	Director, Peddlethorp
Georgia Ganley	Intermediate Architectural Graduate, Peddlethorp
Blair Clinch	Principal and Landscape Architect, Boffa Miskell
Yoko Tanaka	Partner and Landscape Architect, Boffa Miskell
Janetha Rainbow	Project Manager, Neoscape

Item	Detail
1	<u>Introductions / Karakia</u> • The meeting opened with acknowledgements and introductions from the Ngāti Whātua Ōrākei representatives, RP Financial and the wider project team. • The purpose of the hui was to introduce the project, establish relationships and begin discussions about how Ngāti Whātua Ōrākei could participate as the design develops. • The project team confirmed that the engagement is intended to continue throughout the consenting, detailed design and delivery phases, rather than being limited to the fast-track process.
2	<u>Background</u> • RP Financial acquired the approximately 1.3-hectare site in October 2025. • The site currently contains the Travelodge hotel, car parking and facilities occupied by NZ Bus. • RP Financial has been reviewing the existing site operations and developing a masterplan that enables the site to be progressively redeveloped.

Item	Detail
	• A substantive fast-track application is intended to be lodged on 22 October 2026. The project team acknowledged that this creates a constrained timeframe for engagement before lodgement, but confirmed that collaboration will continue beyond the consent process.
3	<u>Outline of the proposal</u> • The proposal comprises five commercial buildings providing approximately 80,000 m² of gross floor area. Building 2 is proposed to accommodate a data centre. • Development would be staged, with Buildings 1 and 2 anticipated first, followed by Building 3 and then Buildings 4 and 5. The staging depends partly on the NZ Bus lease and the progressive release of land. • Basement parking is proposed to avoid using the ground floor for car parking and to support activation of the public realm. • The masterplan includes east-west and north-south pedestrian connections, together with a central mid-block plaza connecting towards Amey Daldy Park and the future Te Ara Tukutuku. • The architectural narrative draws on water and the underlying sandstone geology. Different façade treatments and building forms are proposed to provide variation across the development. • The landscape concept focuses on connectivity, urban ecology, biodiversity and bringing greenery into the central plaza and surrounding street interfaces. • Green terraces, roof decks and planting are also being considered as part of the building design.

4	<u>Opportunities for collaboration</u>
	• Ngāti Whātua Ōrākei emphasised the importance of kaitiakitanga and ensuring the development protects and improves the environment, rather than focusing only on visual outcomes.
	• Potential collaboration opportunities include:
	  o water retention, treatment and stormwater design;
	  o native plant selection and sourcing;
	  o cultural narratives associated with the site, water and Te Ara Tukutuku;
	  o public artwork and other forms of cultural expression;
	  o the design and use of the plaza, laneways and wider public realm; and
	  o opportunities for gathering, food and other activities that connect people with the landscape.
	• Ngāti Whātua Ōrākei offered to assist with appropriate native planting and to provide narratives connecting the contemporary development with the history and kōrero of the iwi.
	• The water narrative was identified as an important foundation for the design. Water treatment and stormwater measures should be discussed further before the substantive application is lodged.
	• The fast-track application will retain sufficient flexibility to allow the design to develop through continued engagement. More detailed collaboration is anticipated during the post-consent design phase.

5	<u>Next steps</u> • Marne to email Heather with the architectural pack and the draft work-in-progress landscape package. • Marne to confirm whether Ngāti Whātua Ōrākei has any terms of engagement or associated costs that should be discussed with Luke.

Item	Detail
	• Arrange the next hui for Friday 2 October 2026, with an afternoon meeting from 1.00 pm proposed. • Manuel to contact Robbie separately regarding available documentation and narratives relating to the site. • The engineering team to progress the water and stormwater design before the next hui. • The project team and Ngāti Whātua Ōrākei to workshop water retention and treatment before the substantive application is lodged. • Ngāti Whātua Ōrākei to consider the preferred level of involvement before lodgement and during the subsequent detailed design phase.