100 halsey st.

Substantive Application
22.10.2026

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RP Financial

neoscape

B&A
Urban & Environmental

McIndoe Urban

BOFFA
MISKELL

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Project Overview

The project site occupies a central block within the Wynyard Quarter precinct, fronting Amey Daldy Park and the Daldy Street Linear Park delivered by Eke Panuku in 2021. Resource Consent was granted in 2017 under the original masterplan, with the Travelodge building (completed 2020) currently the only realised component on site.

Over the past decade, the surrounding context has evolved significantly, with substantial new development elevating expectations and performance benchmarks across the precinct.

This proposal builds on the original masterplan vision, responding to the Auckland City Centre Master Plan (2020), the Te Ara Tukutuku Plan (2021), and the completed and emerging development within Wynyard Quarter.

The brief centres on delivering high-quality commercial office space, supported by end-of-trip facilities, integrated amenities, and essential infrastructure and servicing.

PROGRAMME

Fast Track Referral lodged.

The project team is currently developing the Substantive Application for lodgement on the 22nd October.

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1

research

nga rangahau

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Wynyard Quarter

Wynyard Quarter is one of Auckland's significant ongoing urban regeneration projects. The area was historically a working industrial and maritime precinct, established on land progressively reclaimed from the Waitematā Harbour, with the final component of the Western Reclamation completed in 1930.

The Waterfront Plan (2012) established a strategic framework for the continued transformation of Wynyard Quarter, supporting a mix of public spaces, mixed-use development and improved connections between the city, waterfront and surrounding neighbourhoods.

Today, Wynyard Quarter is a vibrant waterfront neighbourhood shaped by its industrial and maritime heritage and an evolving vision for a connected, people-focused urban environment.

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Planning Context

The Wynyard Precinct Urban Design Framework has undergone several iterations, initially developed by Sea+City Projects and subsequently updated by Waterfront Auckland. The Wynyard Precinct: Urban Design Framework (UDF) 2014 builds on the original framework, reflecting the status of development within the precinct and establishing guidance for its ongoing development.

The UDF 2014 provides a robust and flexible framework to guide the precinct's development over time. As described below:

• Establishes a vision for the future of Wynyard Precinct.

• Defines urban design principles against which development proposals will be assessed.

• Provides an indicative urban design framework for development in Wynyard Precinct.

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Fig.1 Precinct urban design concept diagrams (Auckland UDF 2014)



Fig.2 Precinct connections (Auckland UDF 2014)

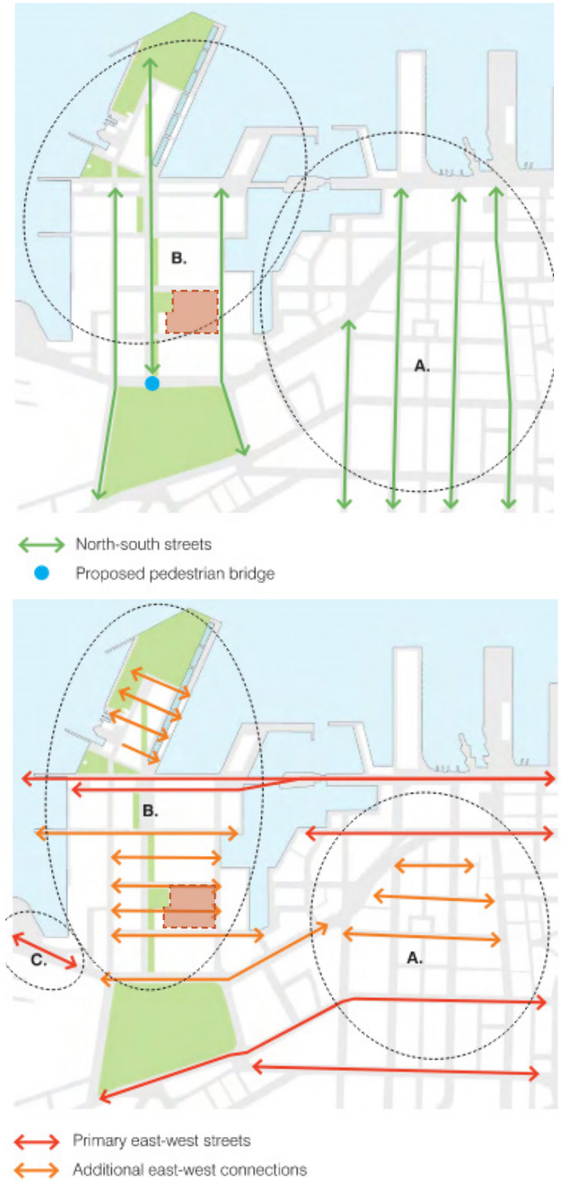


Fig.3 CBD public space connections (Auckland UDF 2014)



Planning Context

The Auckland City Centre Masterplan (2020) established a broader strategic direction for the city centre and waterfront through eight Transformational Moves. At Wynyard Quarter, Māori Outcomes, The Green Link (Fig. 1) and Harbour Edge Stitch (Fig. 2) are particularly relevant, providing a framework for strengthening connections between the city, waterfront and surrounding open spaces, while recognising the role of mana whenua and Māori identity within the urban environment.

1. Viaduct Basin
2. Victoria Park
3. Westhaven
4. St Marys Bay
5. Britomart
6. Skytower
7. Auckland Domain
8. Mechanics Bay
9. Spark Arena
10. Ports of Auckland
11. Aotea Square
12. Albert Park
13. Parnell
14. Freemans Bay
15. Ponsonby
16. Te Ara Tukutuku
17. North Wharf
18. Wynyard Crossing
19. Amey Daldy Park
20. Silo Park

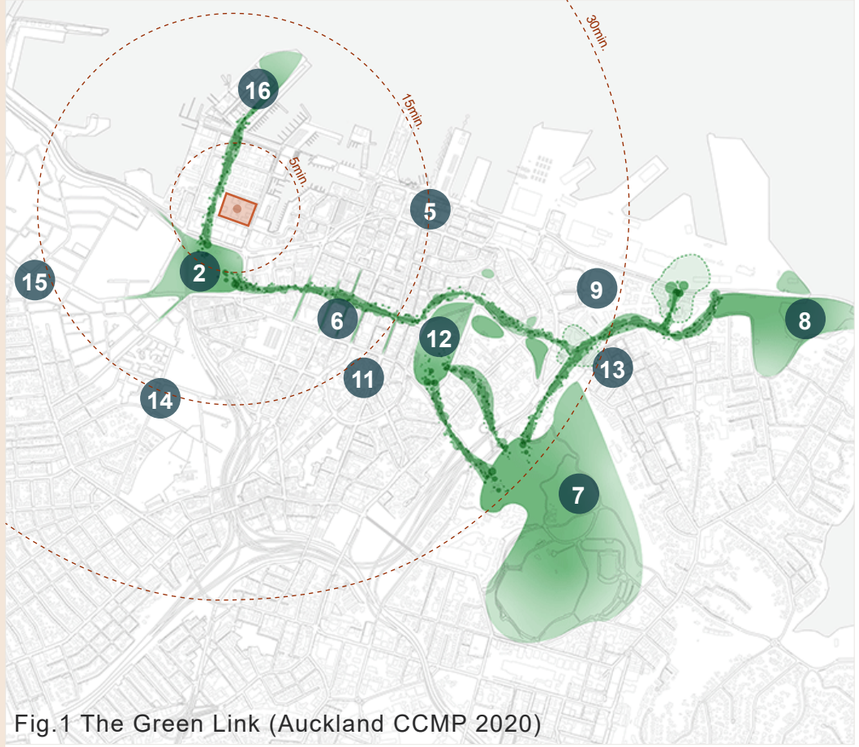


Fig.1 The Green Link (Auckland CCMP 2020)

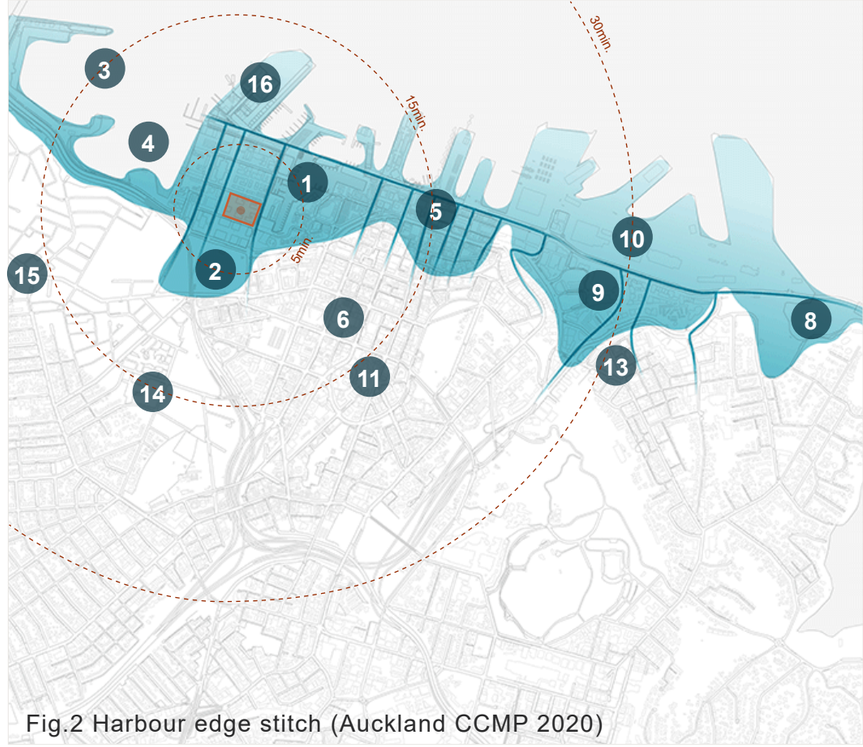
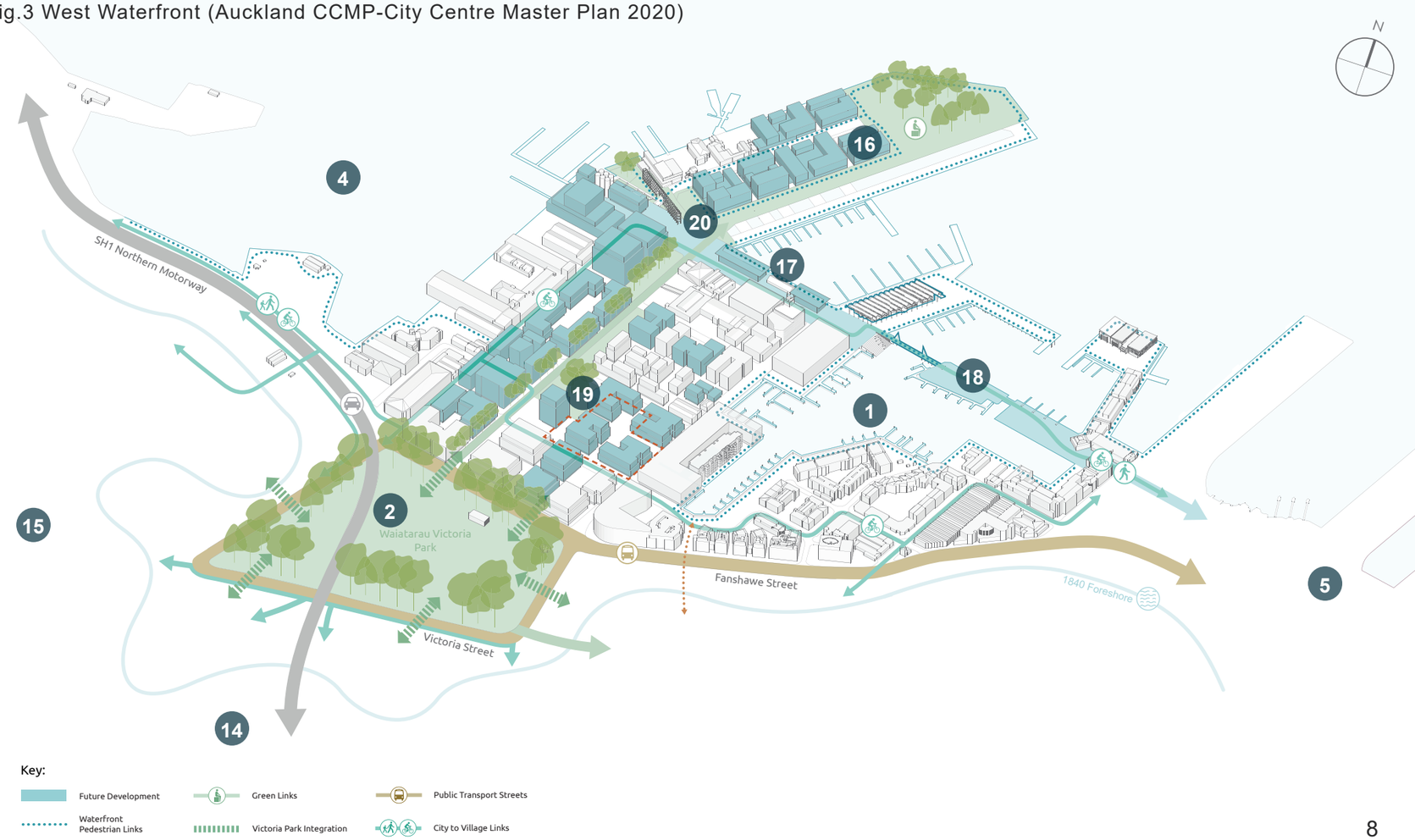


Fig.2 Harbour edge stitch (Auckland CCMP 2020)

Fig.3 West Waterfront (Auckland CCMP-City Centre Master Plan 2020)



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Neighbourhood

A centre for innovation

Wynyard has become one of Auckland's most sought-after precincts, attracting banking, technology and consulting firms through its reputation for sustainability, innovation and vibrant public spacesqualities the traditional CBD struggles to match. Major occupiers including Air New Zealand, ASB, Beca, Fonterra, Google, Microsoft and Trade Me have reinforced Wynyard's position as a destination for progressive workplace culture, talent attraction and retention.

1 100 Halsey St
2 Amey Daldy Park
3 Viaduct Basin
4 Victoria Park
5 Silo Park
6 North Wharf
7 Wynyard Crossing
8 Karanga Plaza

9 Travelodge
10 Park Hyatt
11 Sofitel
12 Lighter Quay
13 2 Daldy St
14 30 Madden St

15 Woolworths Metro
16 Auckland Fish Market
17 Harbour Grounds

Bus Stops

18 Mason Bros
19 Lysaght Building
20 Beca
21 ASB
22 Microsoft
23 AA Head Office
24 Auckland Transport
25 Bayleys
26 Fonterra
27 Datacom
28 Genesis
29 Kiwibank
30 Air New Zealand
31 One NZ
32 55 Gaunt St
33 190 Pakenham St W
34 117 Pakenham St W
35 188 Beaumont St
36 28 Madden St

37 ASB Waterfront Theatre
38 Viaduct Events Centre

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SITE

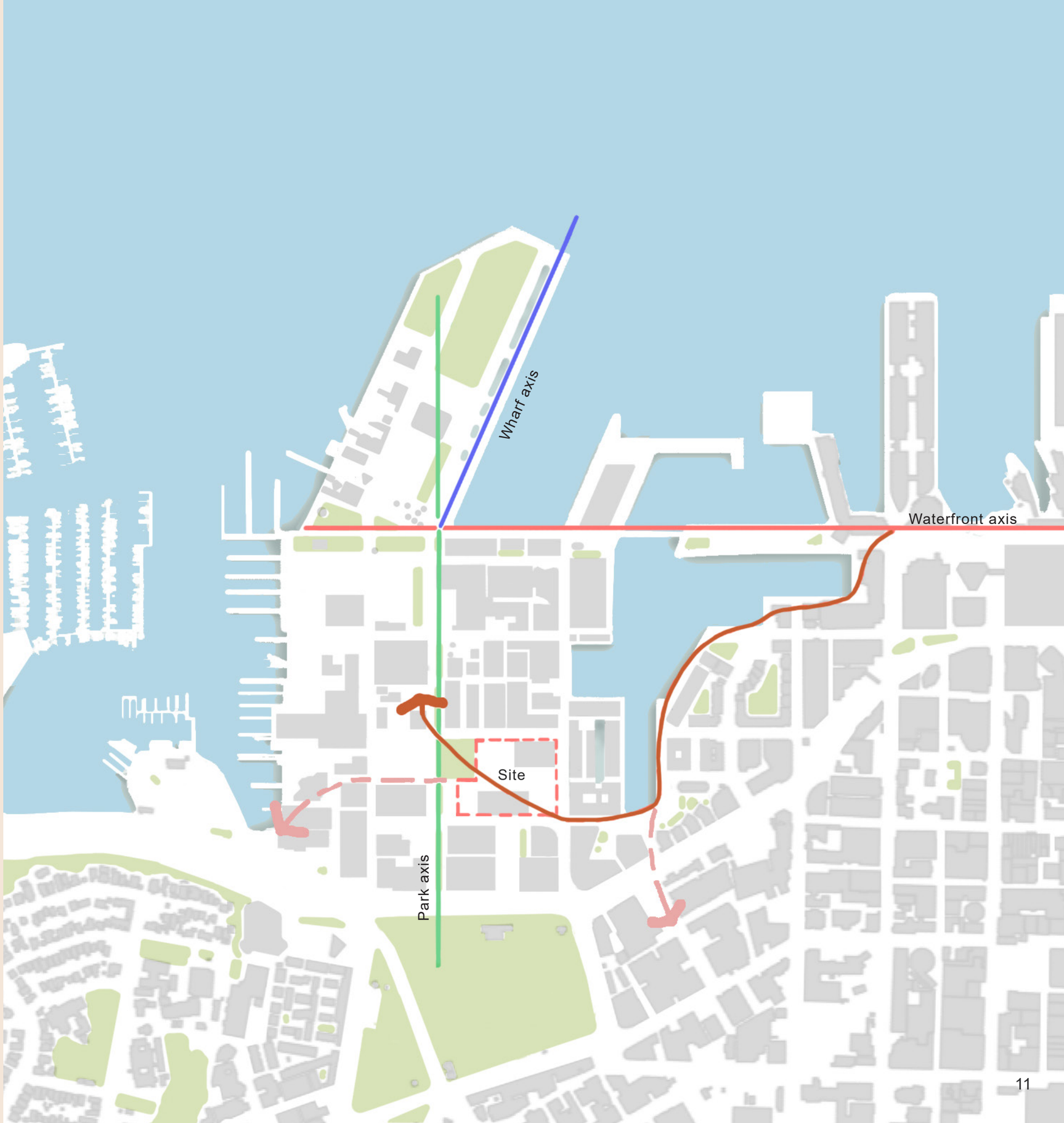
A Key Site

Site Area : 17,142 m² inclusive of Travelodge.

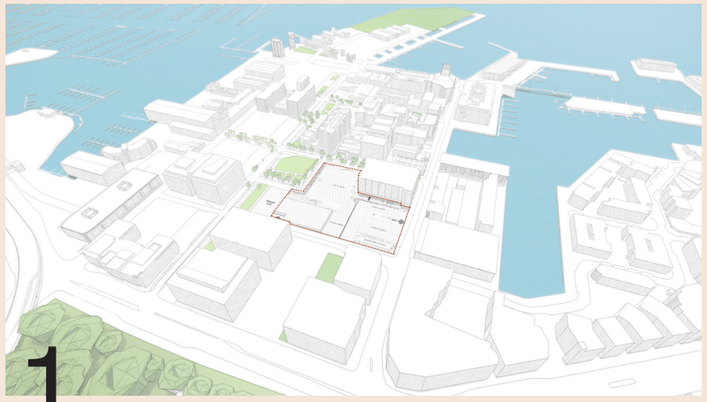
Staged delivery:
bus operations and workshop will reduce over time as the buildings are developed.

The site is identified as a prime pedestrian entry point into Wynyard Quarter.

A north-western aspect towards Amey Daldy Park, with a strong connection to the Daldy Street Linear Park.

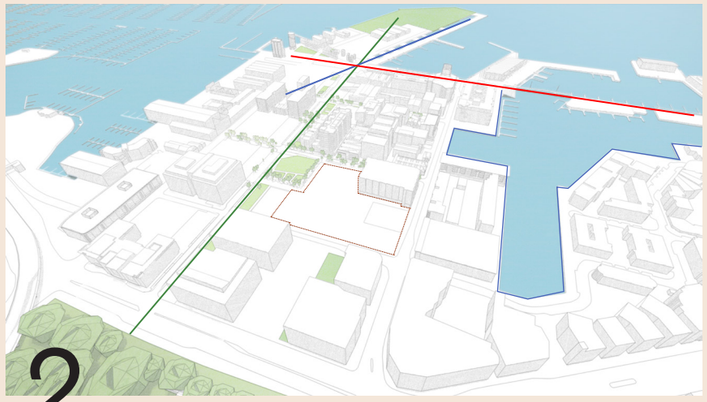


Urban Framework



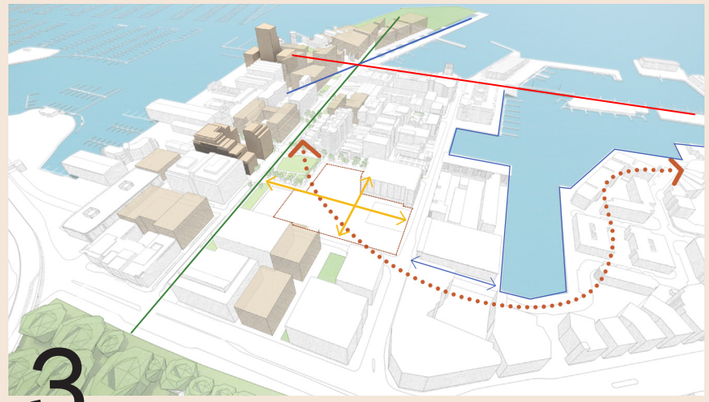
1 100 Halsey Street.

100 Halsey Street will emerge as a high-quality, commercially successful office destination in Auckland's Wynyard Quarter, responding to the precinct's vibrant, people-focused and lively mixed-use waterfront environment.



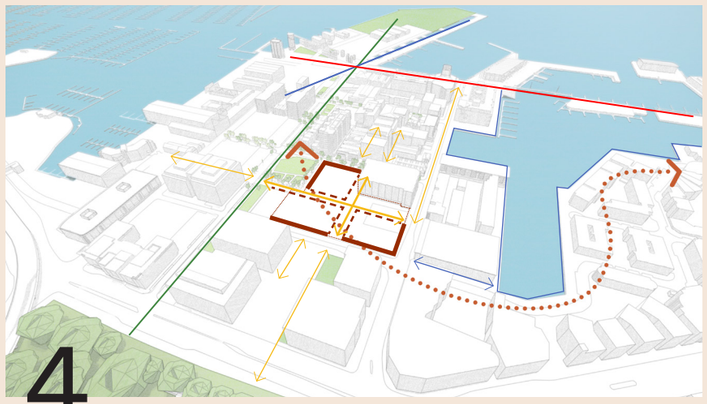
2 Axes.

Key moves identified in the Wynyard Quarter Urban Design Framework (2014) establish a clear axial concept, which is acknowledged.



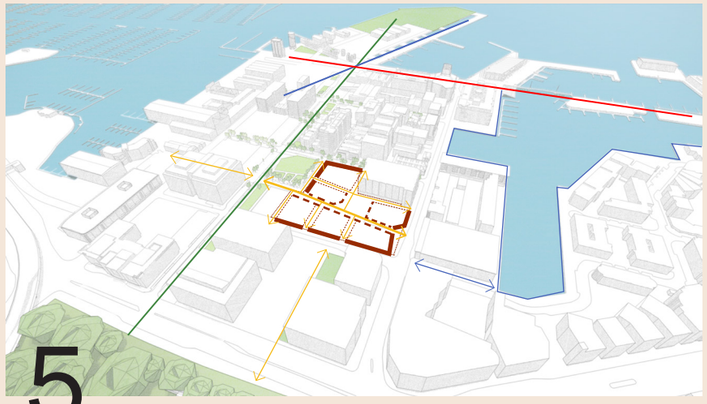
3 Future Precinct.

Wynyard Quarter will continue to evolve as a vibrant, mixed-use neighbourhood that prioritises people, connectivity, and a strong relationship with the western waterfront and the Waitematā Harbour.



4 Activation and Thresholds.

Establish activation zones along primary routes to create desirable, active frontages that encourage site occupation and contribute to the liveability of Wynyard Quarter.



5 Connectivity.

Establish a network of laneways traversing the site, strengthening pedestrian connectivity between the Viaduct Harbour, Amey Daldy Park, Victoria Park, and the Daldy Street linear park.



6 Primary Connections.

The site offers the potential for a key diagonal east - west pedestrian link, enhancing site occupation and integration with the surrounding neighbourhoods.

Waterbound Origins

The site occupies land reclaimed from the Waitematā Harbour approximately a century ago. Prior to reclamation, Wynyard Quarter served as a mahinga kai (food-gathering place), while the surrounding headlands were home to numerous pā (fortified settlements), strategically positioned to provide easy access to the water.

As illustrated earlier in this document, the new Green Link along Daldy Street traces the ancient paleochannel formed by the Waikuta and Tunamau rivers, which once flowed into Waiatarau (Freemans Bay).

Fig. 1 Tāmaki Makaurau's original foreshore (orange line), before wharf development began in 1840.

Fig. 2 Auckland's reclamation zones north of the original 1840 shoreline (red), showing historic bays (light blue), headlands (yellow) and palaeochannels (white arrows indicate flow direction). The surface represents the depth to unweathered East Coast Bays Formation (ECBF), inferred from subsurface investigations and geomorphological evidence. The table summarises the composition and age of geological layers beneath the reclaimed waterfront.

Source: Lee and Wotherspoon (2016).

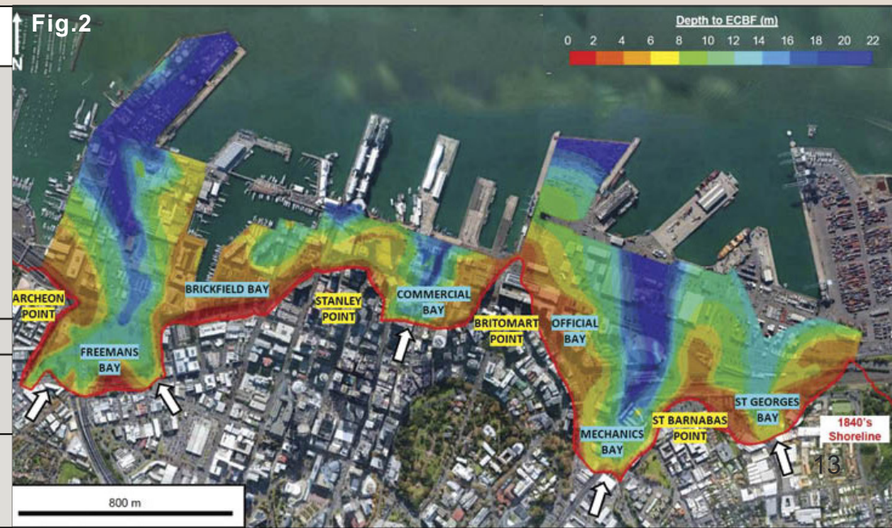
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Fig.1



Geologic Unit	Stratigraphic Layers	Broad Engineering Geologic Description	Age
FILL	Construction	Mixture of clay to gravel sized sediments with varying levels of compaction.	<174yrs
	Hydraulic	Loosely packed, fine grained, soft to firm cohesive soils such as very soft silty sand and clays.	
	Historic Industrial Waste	Recompacted clays to gravel sized particles and construction and building waste including old sea walls and building foundations.	
	Excavated Rock	Loose to very loose sands and silts excavated from adjacent ECBF cliffs.	
TGA	Upper	Soft to very soft fine sand, silt and clays.	<10ka
	Lower	Soft to very stiff silts, sand, clay-silt, peat and colluvium comprising weakly cemented sub-angular siltstone and sandstone derived gravels.	2mya – 10ka
ECBF	Residual Soil	Stiff to very stiff silts and clays.	23.5 – 16mya
	ECBF Rock	Weak to very weak alternating sandstone and siltstone sequences.	

Fig.2

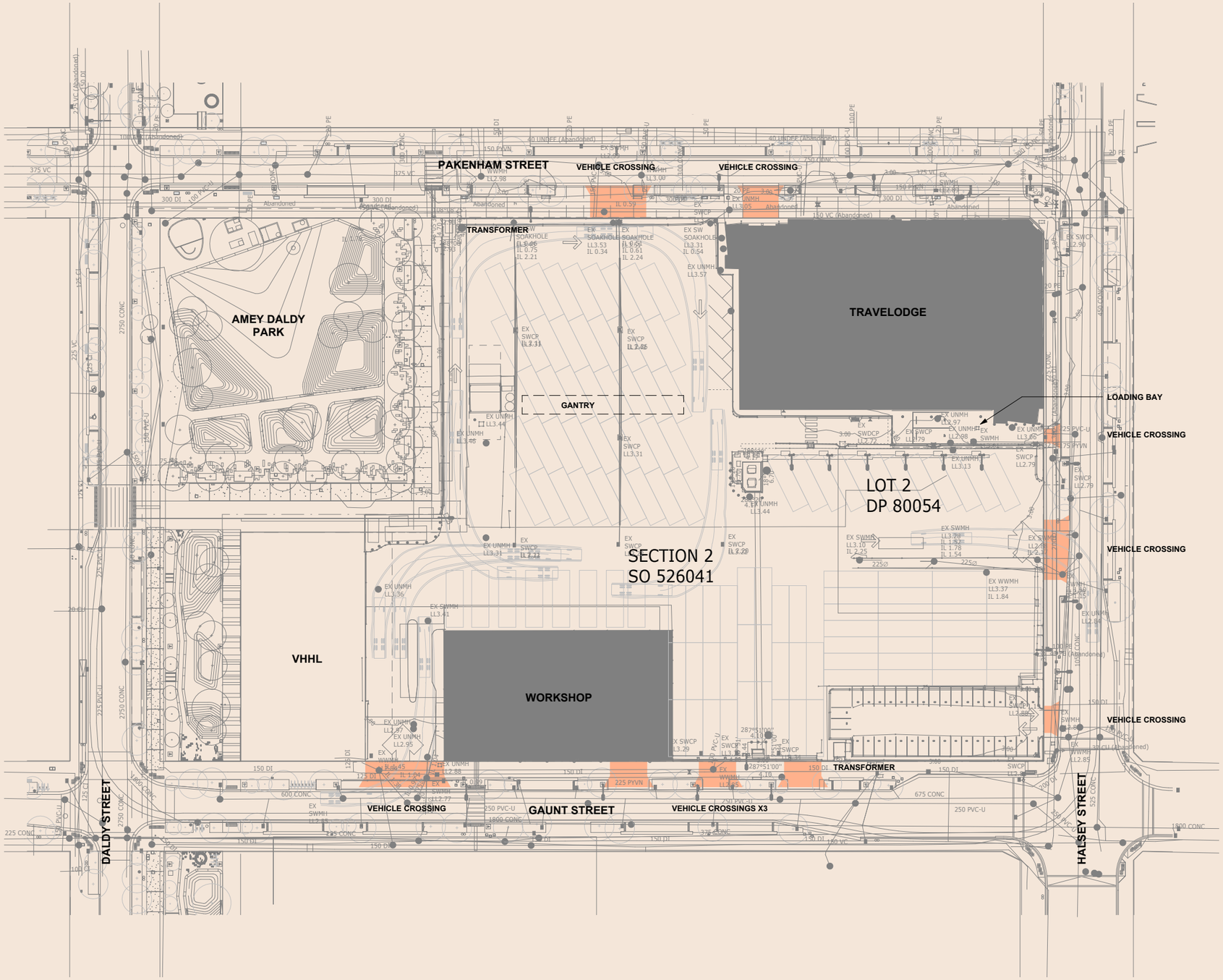


2

design exploration

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north

Existing Site Plan

EXISTING VEHICLE CROSSINGS

0 25 50 m

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north

0 25 50 m

Proposed Site Plan - Development Layout

Urban public realm design not advanced at this Referral Application stage.
This will be developed for the Substantive Application.

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0 25 50 m

north

Proposed Site Plan - Development Layout

Urban public realm design not advanced at this Referral Application stage.
This will be developed for the Substantive Application.

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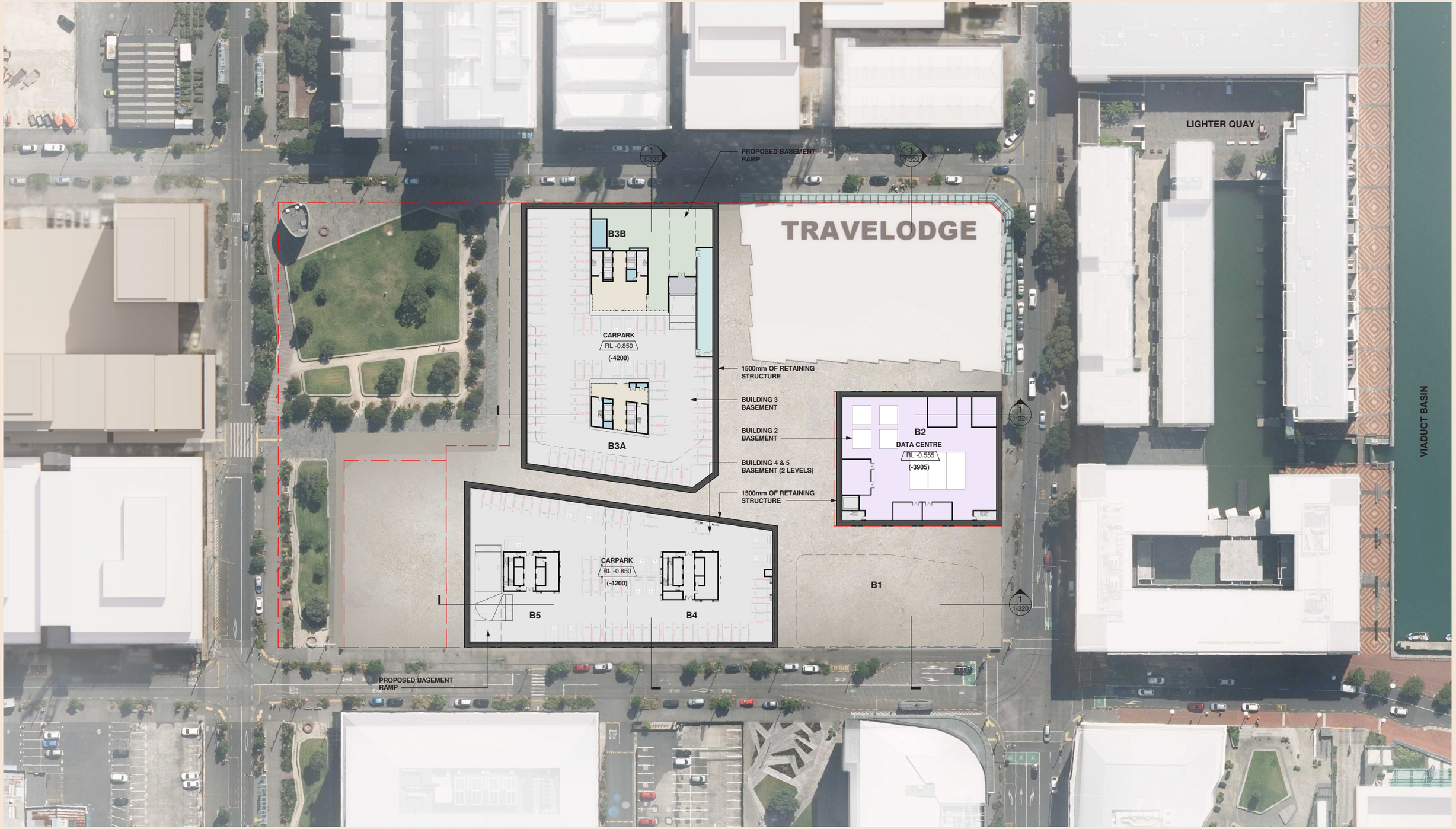


north

0 25 50 m

Proposed Basement B2

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0 25 50 m

north

Proposed Basement B1

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north

Proposed Ground Plane

Floor plans denote indicative ground floor uses.

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EXISTING VEHICLE CROSSINGS RETAINED

PROPOSED VEHICLE CROSSINGS

0 25 50 m

Legend

- RAISED FLOORS
- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- LOADING DOCK

Proposed Ground Plane

Floor plans denote indicative ground floor uses.

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EXISTING VEHICLE CROSSINGS RETAINED

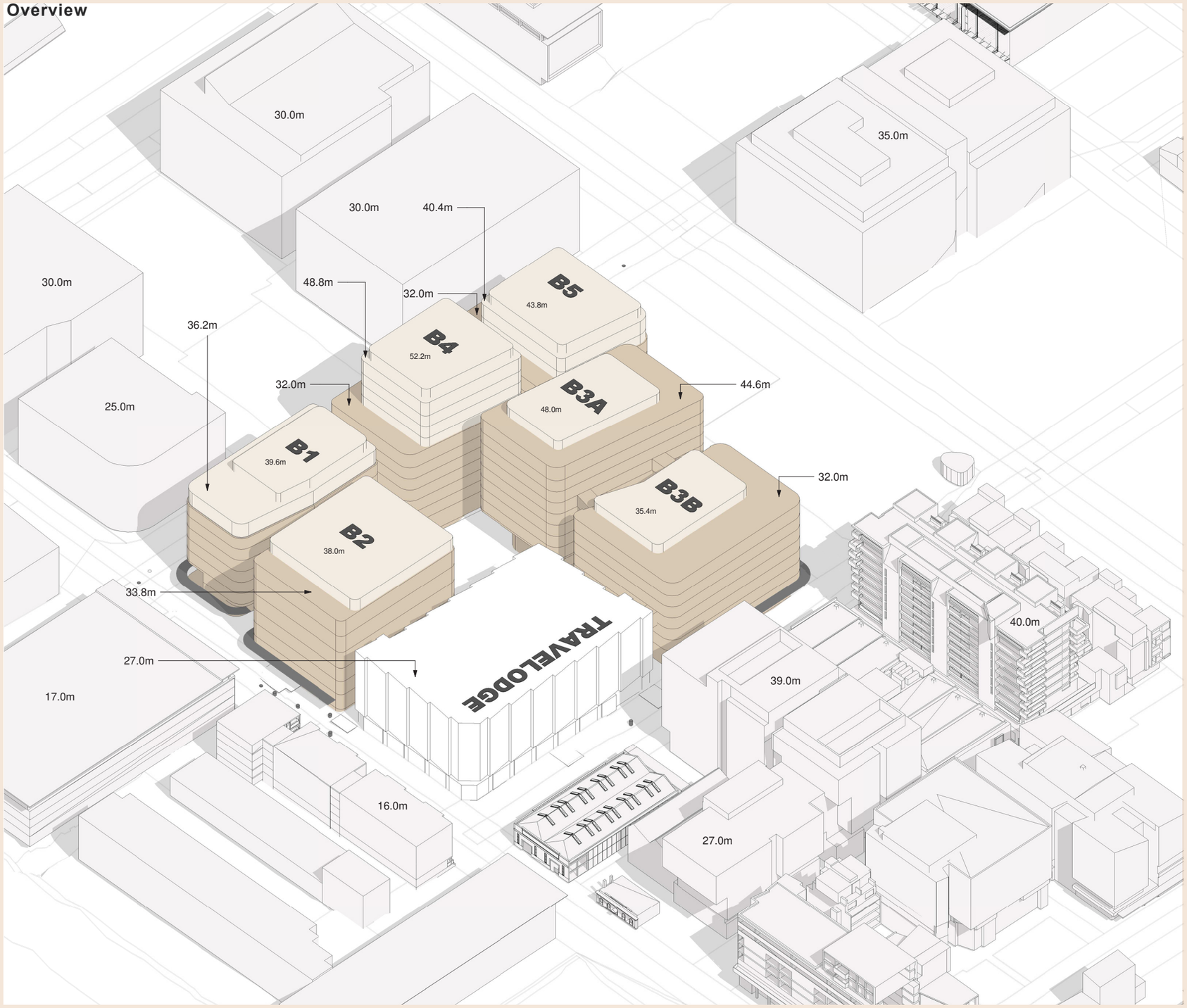
PROPOSED VEHICLE CROSSINGS

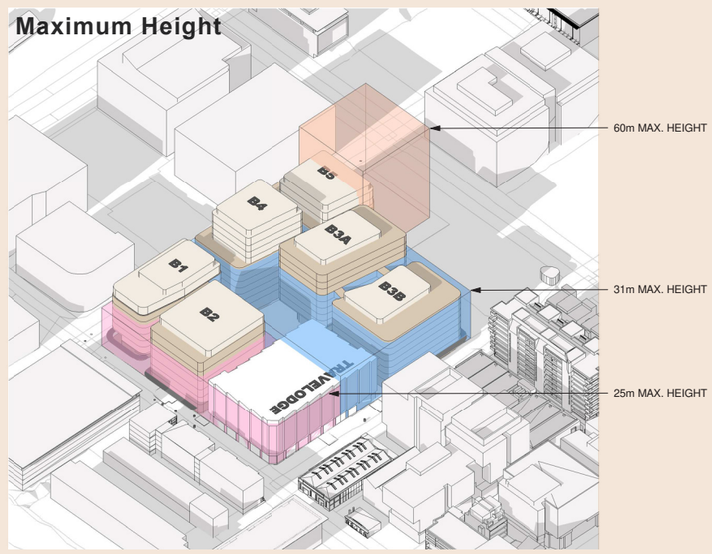
0 25 50 m

Legend

- RAISED FLOORS
- RETAIL
- LOBBY
- OFFICE
- TOILETS
- END OF TRIP / BICYCLE
- RISERS
- CIRCULATION
- SERVICES / REFUSE
- LOADING DOCK

Overview





Proposed Massing

View looking south west

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3

a unified precinct, distinct identities

he rapunga hoahoa

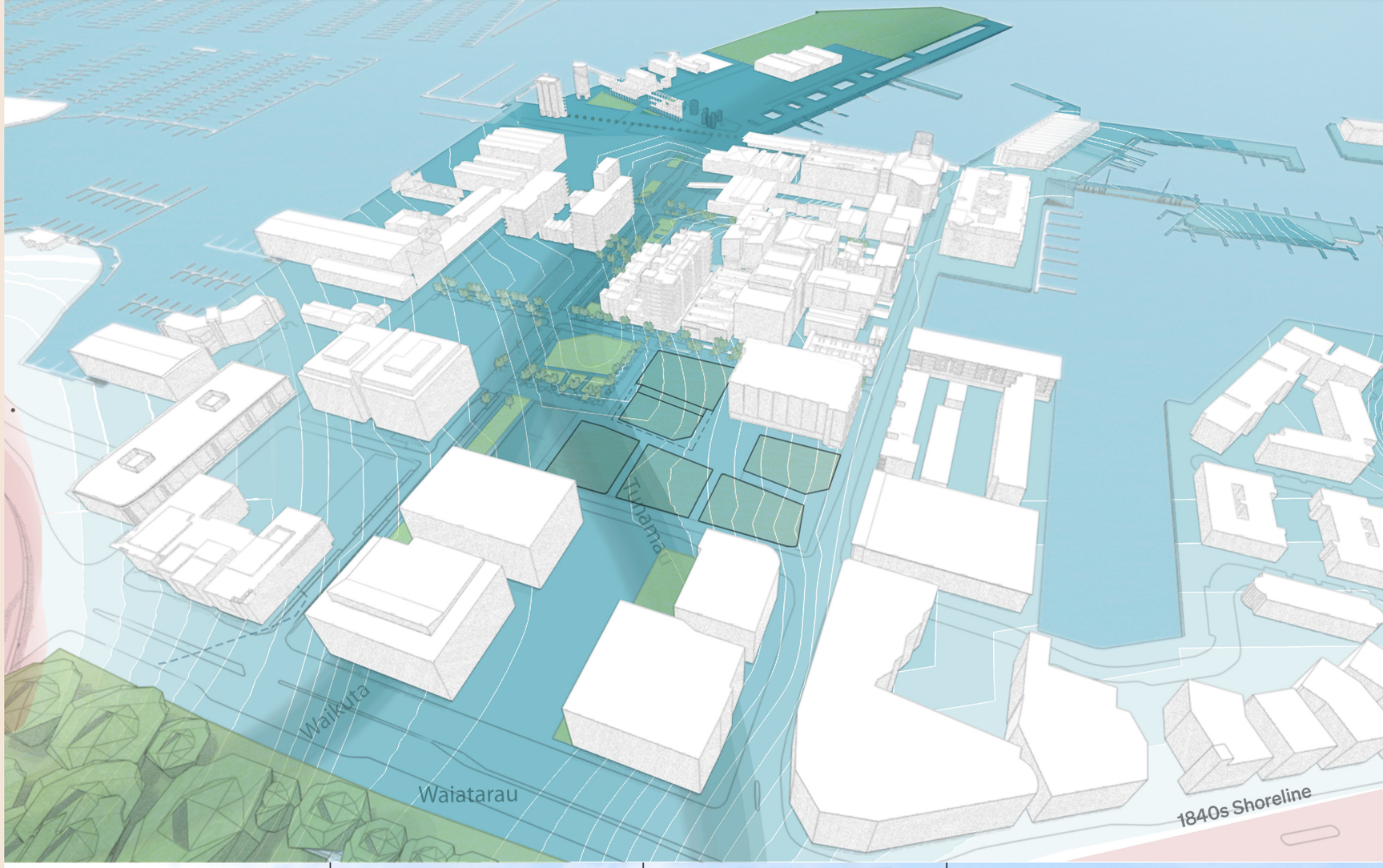
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Water-Inspired Design

The buildings and streetscape aesthetics draw inspiration from the prehistoric landscapes of Auckland's waterfront, shaped over time by the interaction of freshwater streams, tidal systems, sedimentary landforms, and coastal vegetation. The architecture reinterprets these natural conditions through a contemporary language that connects the site's ecological history with its future urban identity.

A continuous sandstone-clad podium references the layered geology of the East Coast Bays formation, grounding the precinct in the site's ancient seabed origins and creating a unifying architectural datum across all buildings.

Above the podium, each tower expresses a distinct identity inspired by the coastal landscapes and ecologies that once shaped Tāmaki Makaurau's shoreline, from shimmering harbour waters and sculpted dunes to estuarine environments, freshwater habitats and windswept headlands. Together, these individual expressions form a unified architectural precinct, connected by a shared narrative of land, water and time.





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Geological layers of the East Coast Bays Formation characterizing Auckland’s shoreline landscape



Foreshore



Estuary



Breakwater



Grove



Headland



B3

B5

B4

B2

B1

B1
Headlands

Inspired by the shifting, shimmering light reflecting off the waters of Auckland's ancient, cliff-lined shores.



B2
Breakwater

Inspired by the forces and energy of the shoreline, where the rock's unmoving opacity meets the dynamic, foaming patterns of water breaking against it.



B3
Foreshore

Inspired by the natural contrasts of the New Zealand East Coast foreshore, where light, pattern-rich sands meet the enduring, anchoring presence of ocean-worn stone.



B4
Grove

Inspired by the native New Zealand trees and mangroves at the water's edge, blending dark, textured bark with the bright reflections of the coastal streams.



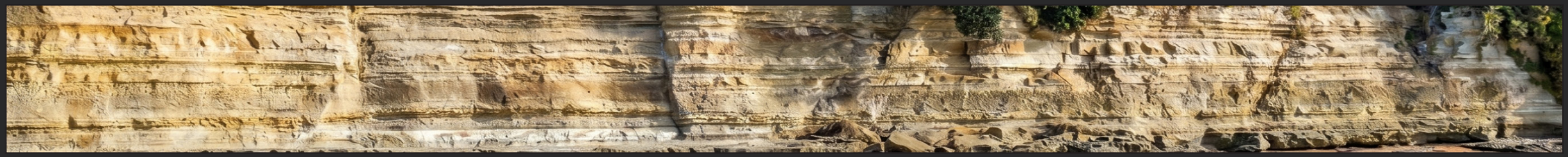
B5
Estuary

Inspired by the journey of the ancient streams once flowing across the site, capturing the delicate transparencies and woven patterns of their shallow currents



Sandstone podium - all buildings

Inspired by the ancient strata of the East Coast Bays, a unifying canvas of sandstone that ties the precinct back to the silent history of the early coast.



Building Facade palette

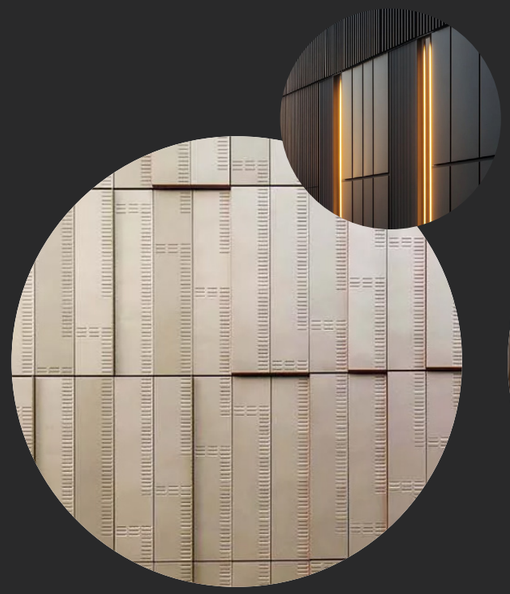
B1
Headlands

Glass,
Reflective Metal panels,
Rooftop vegetation



B2
Breakwater

Engraved and perforated
Metal panels,
Subtle LED lights



B3
Foreshore

Glass,
Bronze Metal panels,
Bronze Metal fins,
Rooftop vegetation



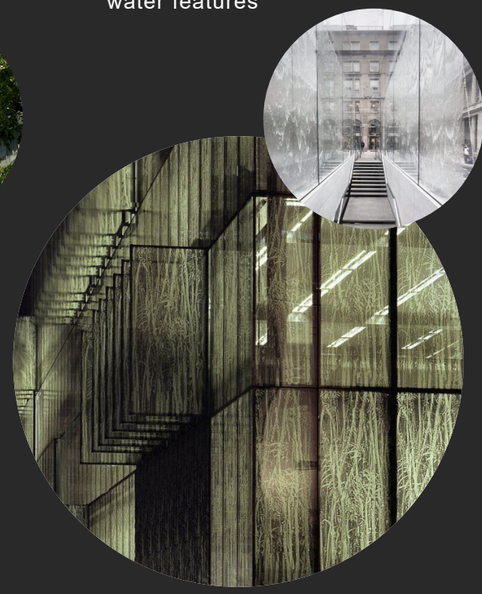
B4
Grove

Glass,
Terracotta inserts
with dark glaze,
Green facade accents



B5
Estuary

Glass,
Ceramic Fritted Glass,
Facade-integrated
water features



Sandstone podium - all buildings

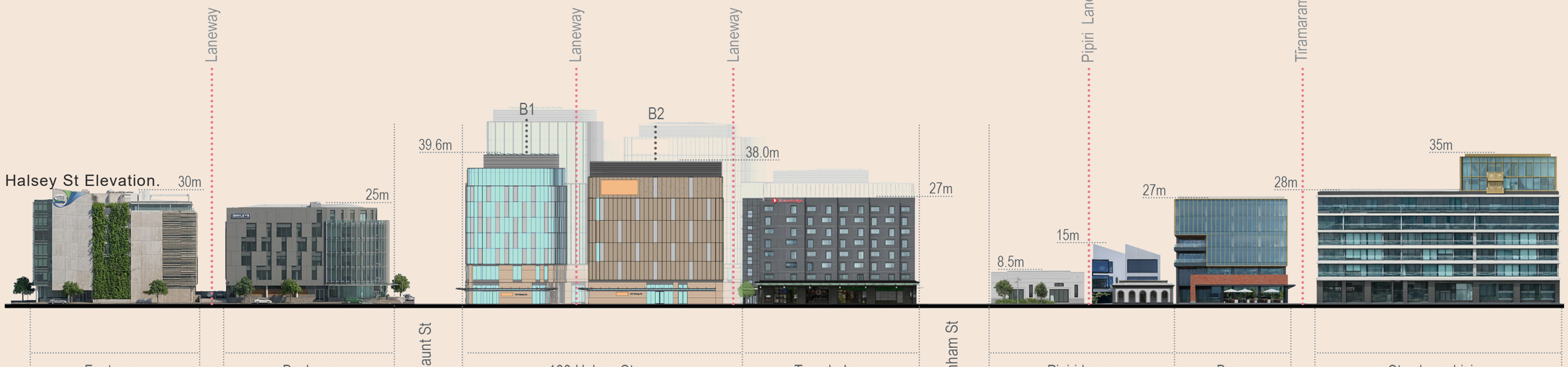
Sandstone cladding + Black Metal



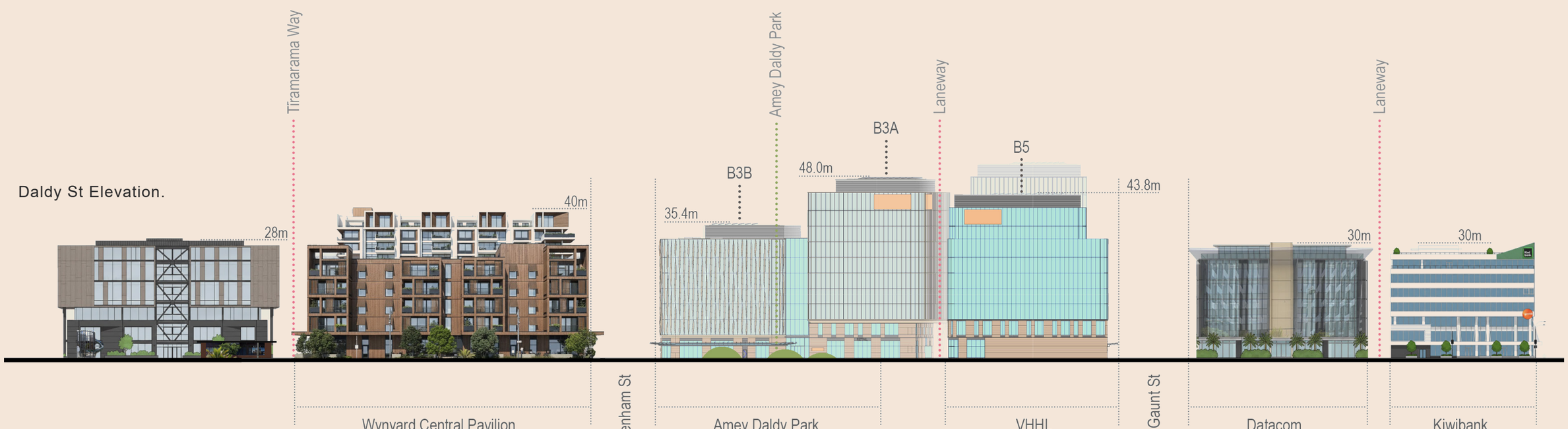
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Street Elevations

Halsey St Elevation.



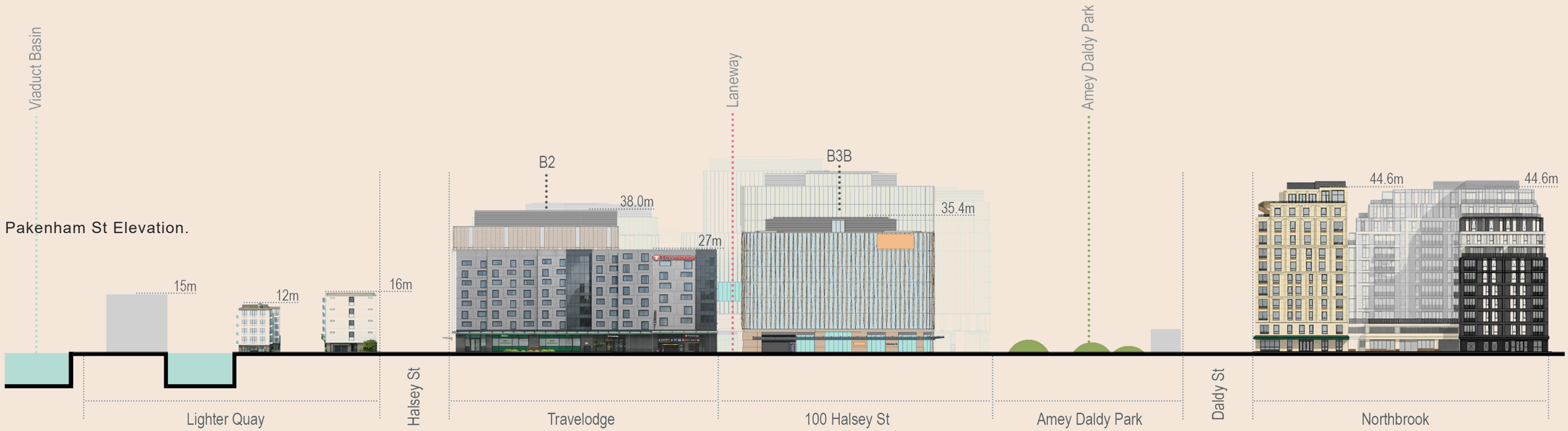
Daldy St Elevation.



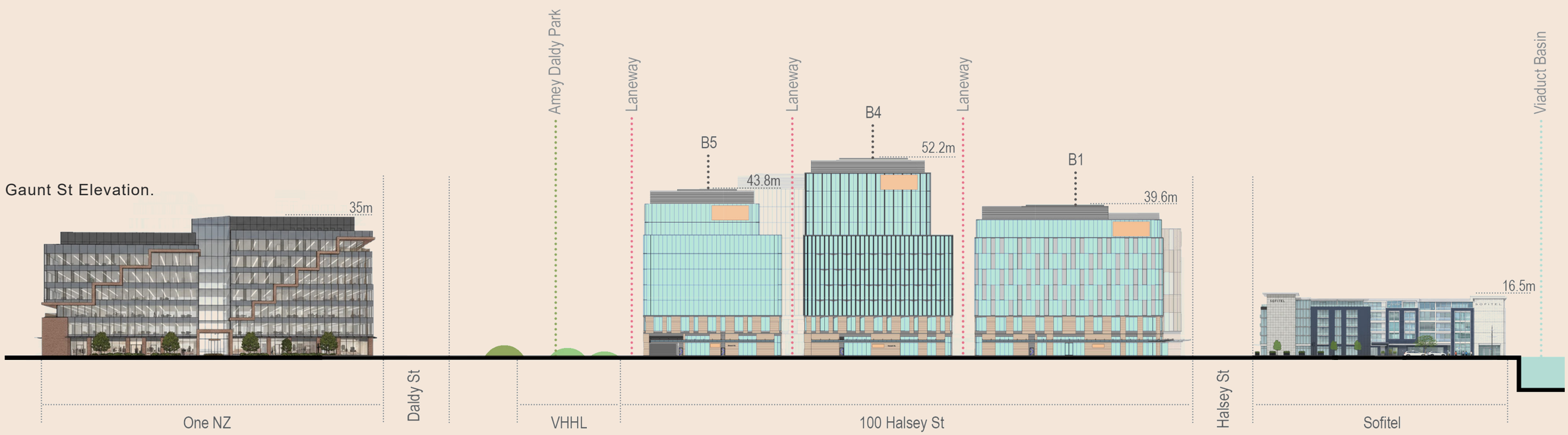
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Street Elevations

Pakenham St Elevation.



Gaunt St Elevation.



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