13th October 2026

Environmental Protection Authority
Private Bag 63002
Wellington 6140
New Zealand

Dear Sir / Madam

1. This corporate statement is provided by NZ CRE 100 Halsey Limited, trading as RP Financial, in support of its application for resource consent under the Fast-track Approvals Act 2024 ("FTAA") to redevelop 100 Halsey Street, Wynyard Quarter. The proposed staged development comprises four premium office buildings and a purpose-built data centre, with active ground floor retail and hospitality set within a new network of laneways and public spaces.

2. RP Financial is an integrated asset manager with offices in Singapore, Melbourne and Auckland, managing and investing capital across public and private investment platforms. Between us, our principals have spent decades delivering large-scale property and infrastructure projects across the Asia-Pacific region, with experience spanning private equity, funds management, real estate, capital markets and development throughout the Asia-Pacific region, including energy and infrastructure projects.

3. The 100 Halsey Street masterplan is our flagship New Zealand development. It combines our international development and investment experience with the local knowledge and expertise of a leading New Zealand consultant team to deliver a premier commercial precinct for Wynyard Quarter. Our team is led by Tim Russell, with over 33 years' experience in investment and development across Asia-Pacific, and Luke Kinney, our Country Head NZ, who has delivered development and rezoning projects across New Zealand.

4. We hold the site under perpetually renewable 21-year ground leases from Viaduct Harbour Holdings Limited, giving us long-term control of the land, and we are funding and leading the Project directly. The existing Travelodge Hotel and Wynyard Carpark on the site also form part of RP Financial's Wynyard Quarter portfolio. In this letter we set out how the Project has evolved, what it comprises, the benefits it will bring and why we are confident it can be delivered.

Background to the Project

5. RP Financial acquired the site in November 2025 and has driven the Project since its earliest feasibility work, through acceptance of the FTAA referral in June 2026 and into detailed design. Throughout, we have engaged with Auckland Council, mana whenua, Vector and neighboring residential and commercial parties.

6. The site is approximately 17,142 m² across two titles, occupying a central block in Wynyard Quarter bounded by Gaunt, Halsey and Pakenham Streets, with frontages to Amey Daldy Park. The site currently contains the Travelodge Hotel (completed in 2020), Wynyard Carpark and a number of ground floor commercial tenancies, including our own head office. The balance of the site remains in use as a bus depot and workshop.

7. Over the past decade, the area around the site has changed significantly. Substantial new development has raised expectations and performance benchmarks across the precinct. The Project responds to the Waterfront Plan (2012), the Wynyard Precinct Urban Design Framework (2014), the Auckland City Centre Masterplan (2020), including the Green Link and Harbour Edge Stitch transformational moves, and the Te Ara Tukutuku Plan (2021).

8. We have assembled a specialist team to deliver the Project. Neoscape is the project and development manager, Peddle Thorp is the architect, Barker & Associates is the planner, McIndoe Urban the urban designer and Boffa Miskell the landscape architect. Tonkin + Taylor provides civil, natural hazards, geotechnical and contaminated land advice, and Holmes provides structural engineering. NDY provides building services and sustainability advice, and Black & White Engineering leads data centre engineering. Parlane & Associates (transport), WSP (wind), Insight Economics (economics), WTP (quantity surveying), Green Gorilla (waste) and LT McGuinness (construction planning) complete the team.

9. Peddle Thorp's masterplan design treats the buildings, landscape and public spaces as a single composition, creating a high-quality commercial precinct at a prime pedestrian entry point into Wynyard Quarter. Each building has its own identity, drawn from the site's origins as land reclaimed from the Waitematā and the coastal landscapes that preceded it, and a common sandstone podium ties all five buildings together. The design has been developed through a series of pre-application meetings with Auckland Council. Mana whenua has been engaged and will likely inform the public realm and artwork across the site, once the project is fully consented.

The Masterplan

10. Currently, much of the site is a bus depot, which we see as inefficient use of land in one of Auckland's most accessible and strategic locations. The site is close to the Viaduct Harbour, the ferry terminal and major public transport routes, and within walking distance of the Waitematā Station and the City Rail Link. Wynyard Quarter is the fastest-growing part of the city centre: its share of city centre employment has more than tripled since 2000. It is home to major occupiers including Air New Zealand, ASB, Beca, Fonterra, Google and Microsoft, and premium office vacancy is around 2 percent.

11. The Project comprises five new buildings with a total gross building area of approximately 93,600 m², including around 57,400 m² of premium office net lettable area, delivered in stages alongside the retained Travelodge Hotel and Wynyard Carpark:

    a. **Building 1** ("Headlands"): a premium office building of ground plus seven levels, with approximately 11,000 m² of gross building area, at the corner of Gaunt and Halsey Streets, forming the cornerstone of the masterplan and the first building seen on arrival from Fanshawe Street and the city centre;

    b. **Building 2** ("Breakwater"): a purpose-built data centre of approximately 12,700 m² of gross building area fronting Halsey Street, with an IT capacity of approximately 15 MW across two data halls and a façade designed to give it a landmark presence at night. It also houses centralised plant and infrastructure supporting the wider precinct;

    c. **Building 3** ("Foreshore"): the largest building, with approximately 35,200 m² of gross building area across two linked volumes and a rooftop terrace. It completes the urban edge of Amey Daldy Park and forms the principal frontage to the Daldy

Street Green Link, with ground floor uses opening onto the park and the mid-block plaza;

d. **Buildings 4 and 5** ("Grove" and "Estuary"): two premium office buildings fronting Gaunt Street, of approximately 17,200 m² and 17,400 m² of gross building area respectively, sharing a two-level basement. At approximately 52 metres, building 4 is the tallest building on the site.

12. The buildings are arranged around a central mid-block plaza and a network of pedestrian laneways. These connect Halsey, Gaunt and Pakenham Streets and link the precinct to the Viaduct Harbour, Amey Daldy Park, Victoria Park and the Daldy Street Linear Park. Active ground floor retail and food and beverage will activate the plaza, the laneways and the surrounding street frontages.

13. Every office building includes end-of-trip facilities, and parking is consolidated in the existing Wynyard Carpark and new basements beneath Buildings 3, 4 and 5, supporting active and public transport.

14. Each office building targets a 5 Star Green Star rating and a 5 Star NABERSNZ Energy rating, and the New Zealand Green Building Council has provisionally accepted a site-wide approach to certification across the precinct. Embodied carbon is benchmarked across all five buildings, including the data centre, and we are investigating whether waste heat from the data centre can be recovered as a low-grade energy source for adjacent buildings.

15. The data centre is a particularly important component. New Zealand has around 172 MW of live data centre capacity, 90 percent of it in Auckland but almost none in the city centre, where power-enabled sites are scarce. Building 2 will provide low-latency compute capacity alongside the country's largest concentration of financial, professional and technology firms. It will be supplied directly from Vector's Hobson Street grid exit point by two new dedicated 22 kV feeders, giving the site a resilient dual supply.

16. Further detail on each building and the wider precinct is set out in the architectural design report and the specialist reports lodged with the application.

Benefits for Auckland

17. For us, the Project is a long-term commitment to Auckland and to the neighbourhood that is already home to our New Zealand base of operations. Construction will support around 2,785 FTE-years of employment and $385 million of GDP.

18. Once complete, the buildings will accommodate the equivalent of around 1,290 full-time workers. Over 30 years, the Project is expected to generate a net benefit to the Auckland region of approximately $2.36 billion of GDP and 24,655 FTE-years of employment, after deducting the activity the site would otherwise support. Bringing delivery forward through the FTAA accounts for around $750 million of that benefit, because three of the five buildings can be delivered from 2028 rather than after the NZ Bus lease expires in 2035.

19. The Project will also add premium office supply where demand is strongest, strengthen Wynyard Quarter's professional and technology clusters, and support the return on major public investment, including the City Rail Link.

Deliverability and Viability

20. Our objective throughout has been a masterplan that achieves design excellence while remaining commercially and technically achievable, and we have worked closely with our consultant team to get there.

21. The Project will be delivered in stages, coordinated with a progressive exit agreed with Kinetic (NZ Bus Depot operator). Buildings 1 to 3 are programmed for 2028 to 2030, with Buildings 4 and 5 following in 2035 to 2037 once the Kinetic lease over the balance of the site expires. Given the scale and staging of the Project, we are seeking a consent lapse period of 10 years.

22. The site carries significant construction costs. The site is reclaimed land with a history of industrial and transport use, including former bulk petrochemical storage, and it sits over the buried paleochannel of the Waikuta and Tunamau streams. Contaminated material must be managed and disposed of appropriately. All basements will be tanked and require substantial retaining structures, and piling must allow for historic obstructions. Geotechnical investigations have been completed across the site to inform the design.

23. Vector has confirmed that the existing electricity network has sufficient spare capacity to supply the data centre, via a pair of new dedicated 22 kV feeders. The Project will incur a significant cost to fund these feeders into the site from a nearby zone sub-station and will also make a development contribution to the Vector network as part of these connection works. The connection has a lead time of around three years from commitment, so consent certainty is critical to keeping the first stage on programme.

24. The site is just outside the current tsunami evacuation zone, but sea level rise projections show increasing exposure to coastal inundation. The masterplan has been designed for resilience to these hazards, with a consistent raised finished floor level across the buildings and mid-block plaza and a site-wide stormwater strategy. These resilience measures, the quality of the public realm, the activated street frontages and the sustainability targets are all core to the Project, and each adds to its cost.

25. The current masterplan is the product of extensive testing of development and design options, and we believe it strikes the right balance to deliver a viable, precinct-defining project for Wynyard Quarter.

26. Thank you for considering our application. We are very proud of what 100 Halsey Street can become, and hope to have the opportunity to deliver it for Wynyard Quarter.

Yours sincerely,



Luke Kinney, Country Head (NZ)
For and on behalf of RP Financial