Planner-led Pre-Application Meeting Record

Pre-Application No. PRR00043684		
Date of request	**28 January 2026**	
Applicant	**NZCRE 100 Halsey Limited** **Luke Kinney**	
Contact details	**Phone**	[redacted]
	Email	[redacted]
Site Address	**100 Halsey Street AUCKLAND CENTRAL 1010**	
Proposal	The construction of five new commercial buildings within Wynyard Quarter, including public lanes, parking, and a potential data centre and electricity substation.	

The Auckland Unitary Plan became 'Operative in part' (AUP(OP)) on 15 November 2016. For the purposes of this pre-application and any resource consent application that may be lodged, the AUP(OP) is the primary planning document that sets out the relevant zoning/overlays applying to the site, and the objectives and policies, rules and assessment criteria guiding development in this location

Type	Y	N	Type	Y	N
(Potential) Contaminated Land	☒	☐	Coastal Erosion	☐	☒
Land Instability	☐	☒	Coastal Storm Inundation	☐	☒
Floodplain	☒	☐	Coastal Storm Inundation (plus 1m sea level rise)	☒	☐
Overland flow paths (ephemeral/intermittent/permanent stream)	☒	☐	Cultural Heritage Inventory	☐	☒
Flood Sensitive	☒	☐	Combined Network	☐	☒
Arterial Roads	☐	☐	Building Frontage Control	☐	☒
Vehicle Access Restriction Control	☐	☐	Geology (rock breaking)	☐	☒

Meeting held		
Date and Time	07/09/2026 2:30PM – 3:30PM	
Meeting participants – Customer / Agents	Luke Kinney Georgia Foley Georgia Ganley Manuel Diaz Graeme McIndoe	RP Financial (Applicant) RP Financial Peddle Thorp Peddle Thorp McIndoe Urban

	Matt Wenden Yoko Tanaka Rachel de Lambert Blair Clinch Marne Cole Gerard Thompson Janetha Rainbow	McIndoe Urban (Online) Boffa Miskell Boffa Miskell Boffa Miskell Barker & Associates Barker & Associates Neoscape (Online)
Meeting participants – Council	Russell Butchers Rob Mainwaring David Ferrari Cas Hannink Masato Nakamura	Principal Project Lead, Premium Unit, Auckland Council Lead Architect, TMDO, Auckland Council Principal Landscape Architect, TMDO, Auckland Council Senior Parks Planner, Auckland Council Consultant Planner, CoLab Planning Limited

Summary of key considerations and issues	

1. Update on Project and Commentary	The applicant team provided an update for the project since the last pre-application meeting with Council:
	• MD and GG provided a brief overview of the background and proposal as a refresher including the changes introduced to the proposed since the last pre-application meeting. Changes included the resizing of the buildings with B2 becoming larger, with additional basement services and parking introduced. A data centre was confirmed to be introduced into B2. Further explanation was provided on the service routes and access into the site.
	• YT and RL provided an overview of the landscape concept and context. This included an overview of the lanes, plaza space and its integration with the wider area and its network of spaces in the precinct. Emphasis was placed on the route from the south-eastern end of the site to Amey Daldy Park to the west. Reference was also made to the concept of water, inviting spaces, legibility and wayfinding.
	• RL sought confirmation regarding the locations for the visual simulations to be completed. The specific locations included:
	  ○ Slightly further east into Viaduct Harbour Avenue from the Halsey Street intersection to the south-east of the subject site.
	  ○ The north-western corner of the Daldy Street-Pakenham Street West intersection.
	• GM further added to the commentary, outlining the context of the height of the buildings, including the anticipated height of the VHHL Building. Further commentary was provided in relation to the width of the laneways and its relationship to the surrounding network of laneways and the shadowing analysis undertaken to date.

2. Urban Design	The following comments were provided by Council's urban design specialist.

	• The permeable structure and logic behind the scheme are consistent with the previous pre-application meeting. • As an update of the work in progress scheme, the project builds on the work seen previously and is progressing well. Landscape, architecture and urban design are developing in a coordinated way, towards what promises to be a high-quality development and part of the city. The site-wide articulation of podium and narrative is clear and supported, balancing consistency with individual building identity. • Engagement with mana whenua artists was mentioned and is a clear way to enhance the project. Council looks forward to seeing how this develops. • No major concerns are raised with the vehicle crossings, circulation or basements. For the substantive application, it would be helpful to clarify any timing or managerial measures for servicing vehicles to minimise potential conflict between pedestrians and vehicles within the laneways. • As raised previously, topics such as height, laneway widths, wind and daylight access should be addressed in the substantive application. • A further pre-application meeting was suggested. This would provide an opportunity to discuss any potentially adverse effects or contentious items and to present highlights of the shading study.
3. Landscape and Visual	The following comments were provided by Council's landscape specialist, David Ferrari, for inclusion in this record. • Overall, the scheme is tracking well in terms of narrative driven design and local context exploration through building façade articulation, materiality and building identity. • The through links and laneway strategy are positive in principle and heading in a good direction. The landscape design strategy has a clear rationalised approach balancing activation, respite, pausing and movement, with opportunities for internal and external flow to the immediate context and parks. Opportunities for further design exploration and consideration include: • Exploration of the historical narrative of the Waikuta and Tunamau streams, which appear to flow beneath Buildings B5 and B4 and conjoin under Building B3. Landscape materiality patterning at ground level could articulate this through co-design opportunities with mana whenua. • Laneway strategy and hierarchy, balancing service requirements, potentially through a management or operational plan, with the built design outcome. • Exploration or testing of the Lane 4 width to provide for a hierarchical north-south connection through the mid-block plaza, particularly in relation to the historical stream narrative and the existing pocket park immediately to the south. • The B2 square footprint. The purpose behind this footprint for a data centre, and the calculation to avoid wasted space, is acknowledged. There is a slight missed opportunity at the south-western corner of the building,

	which possibly interferes with the ground level viewshaft through Lane 1 to Amey Daldy Park. That viewshaft would be a key physical and visual connection assisting internal amenity and the wider connections. Chamfering this corner internal to the site, aligned with the angled northern façades of B1, B4 and B5, is encouraged as a way to open up this viewshaft more strongly, balanced against the landscape strategy and planting buildouts. • The exploration and integration of external lighting of landscape elements is supported, whether seating, planters, mid-block plaza projections, or architectural and sculptural elements of building elevations. • Co-design with mana whenua is supported to strengthen the identity of the place and place-making. Opportunities for co-design extend beyond a single building façade to the history and narrative of the streams, and potentially mahi toi or artwork as a statement piece. • Landscape character and Wynyard Quarter context appear to be developing well through building height, upper level setbacks assisting the additional height above the precinct limits, and the grounding of each building with a consistent monolithic base. Creating an identity for each building through localised materiality context is supported and reads strongly. • The northwest and southeast visual simulation locations suggested by RL are supported. Direct and continued discussion with the applicant's landscape architects on additional locations, if needed, is welcomed. A site visit, either independently or with the applicant team, could also assist in identifying additional locations if needed.
4. Parks Planning	The points raised in the Parks pre-application memo (May 2026) relating to shading onto Amey Daldy Park, and tree owner approvals were reiterated at the meeting. The following additional considerations were noted: • An additional pre-application meeting is supported as an opportunity to discuss any items, specifically the associated shading on Amey Daldy Park. Detailed shading plans have not yet been provided and will be crucial. • The Plaza space functions as an extension of the commercial outdoor area within the subject site. The applicant is encouraged to outline an appropriate business society or ownership and management mechanism to ensure future maintenance and operational responsibilities are clearly assigned, noting it is not anticipated to become a Council asset. • As it relates to the landscape strips at the Amey Daldy Park edge, the applicant may wish to clarify the intended approach to these edge treatments as part of the development. It may be helpful to identify these planting locations on the landscape plans, noting the strips will influence entrance point design into the park from the development. • The potential shadowing onto 30 Gaunt Street plaza was also noted. The underlying freehold title is held by Viaduct Harbour Holdings. Wynyard

	Precinct No.7 Limited holds the leasehold interests for 30 Gaunt Street and 109 Fanshawe Street. The Fletcher Construction Company (Fanshawe Street) Limited holds the leasehold interests for 36 Gaunt Street and 115 Fanshawe Street. As this is not a traditional publicly owned green space, the scope of Parks is limited. Any shading or interface effects on the civic space may need to be considered from an urban design perspective.
5. Planning	The following planning comments were noted: • MN queried the presence of the Data Centre for B2, and the potential noise effects from its operation, while noting the higher noise levels permitted in the City Centre Zone. GT clarified that assessment is being undertaken and the intention is for the noise emitted from the facility to be compliance with the noise standards. • RB and MN generally supports the proposed building heights from a planning perspective. • RB referenced the context of the Plan Change for the Wynyard Precinct to increase the height limits in this area, and the proposal generally confirms with this. While the plan change is yet to be publicly notified, it was suggested to be cited in the application.
6. Next Steps	The following is suggested as next steps: • A further pre-application meeting for design matters. • A site visit is to be arranged for Council staff. Further arrangements will be made in due course.

Prepared by:
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Signed: [redacted]
Date: 14 September 2026

Reviewed by:
Name: Russell Butchers
Title: Principal Project Lead, Resource Consents
Signed: [redacted]
Date: 14 September 2026