100 halsey st.

Substantive Application
22.10.2026

peddlethorp

RP Financial

neoscape

B&A
Urban & Environmental

McIndoe Urban

BOFFA
MISKELL

4

design concept

he wehenga whakaaro

peddlethorp

100 Halsey St. - Building 1

Headlands

peddlethorp

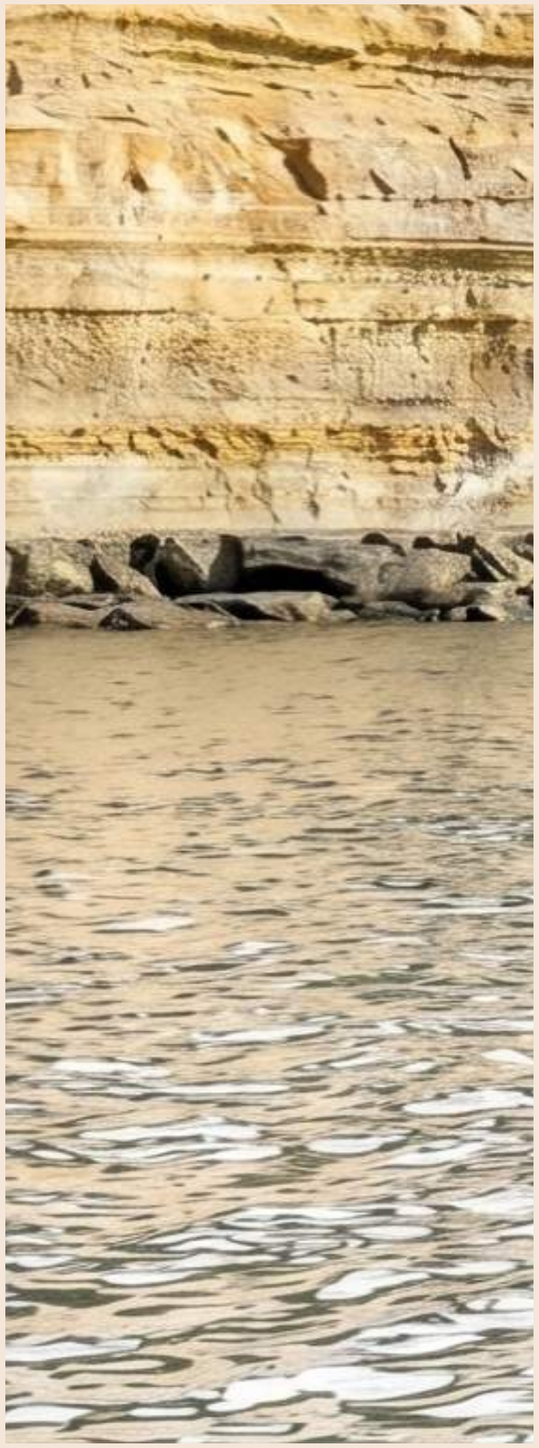
Building 1 concept

Building 1 is the cornerstone of the masterplan, the first building seen when arriving from Fanshawe St or the CBD, walking along Viaduct Harbour Ave. The materiality of its façade sets the tone for the entire development.

The sandstone-clad podium echoes the sandstone of the East Coast Bays Formation, visible across the cliffs of Auckland's shores and characteristic of the marine landscapes of the Waitematā. The podium treatment of all buildings in the masterplan will use the same materials and similar detailing to that proposed for Building 1.

Above the sandstone podium, the building's distinctive identity is inspired by the shifting, shimmering light reflecting off the waters of the Waitematā. The curtain wall is composed of a mix of transparent glass panels and opaque panels clad in reflective metal. Reflectivity, panel angles, and recesses will be modulated during subsequent phases of design to prevent unwanted glare and concentrated sun-rays at street level. The Len Lye Centre in New Plymouth stands as a compelling precedent for the use of reflection as an architectural façade feature, one that preserves the quality of the surrounding neighbourhood.

Finally, the top level of the building is slightly recessed and fully glazed. The RL of Level 7 is used across the masterplan to index the average maximum height plane of the site and the existing buildings surrounding it. The treatment of this upper portion plays on glass reflectance to express the sky component above the water, dematerializing the volume as seen from street level.

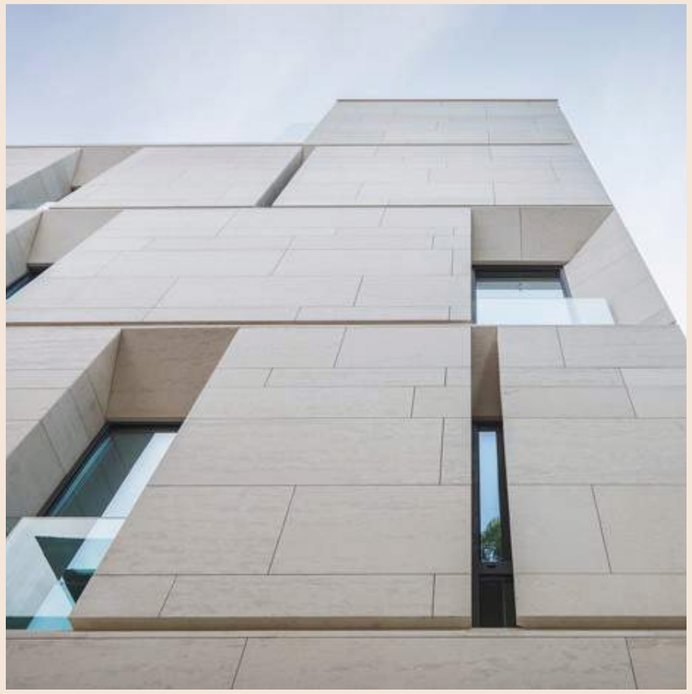






Podium precedent

MORA apartments, Bucharest (Romania)



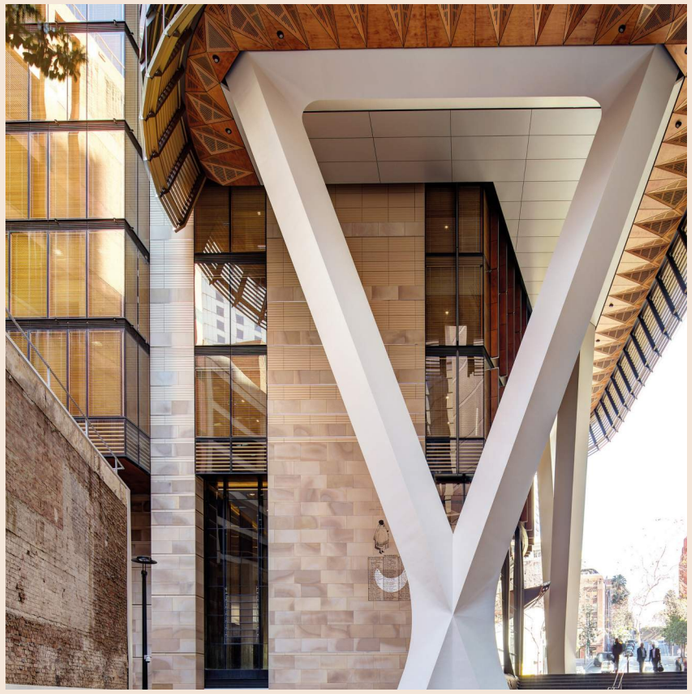
Building designed by ADNBA for a historic neighbourhood in central Bucharest, where architecture from the early 20th century and interwar period is prevalent. The limestone cladding and recessed windows give a monolithic look softened by the natural stone texture. The detailing and geometry of the facade is calibrated to express the thin nature of the cladding, not constrained by structural sizing of a true load bearing stone structure.

Hotel Britomart, Auckland (New Zealand)



Located in Auckland’s CBD and designed by Cheshire Architects, Hotel Britomart draws its aesthetic from the materiality of Auckland’s heritage waterfront buildings. The ground floor treatment combines full-height black steel joinery, light-toned brick cladding, interior timber ceilings, textured concrete, and basalt floor pavers, in continuity with the exterior pedestrian zone finishes of the precinct.

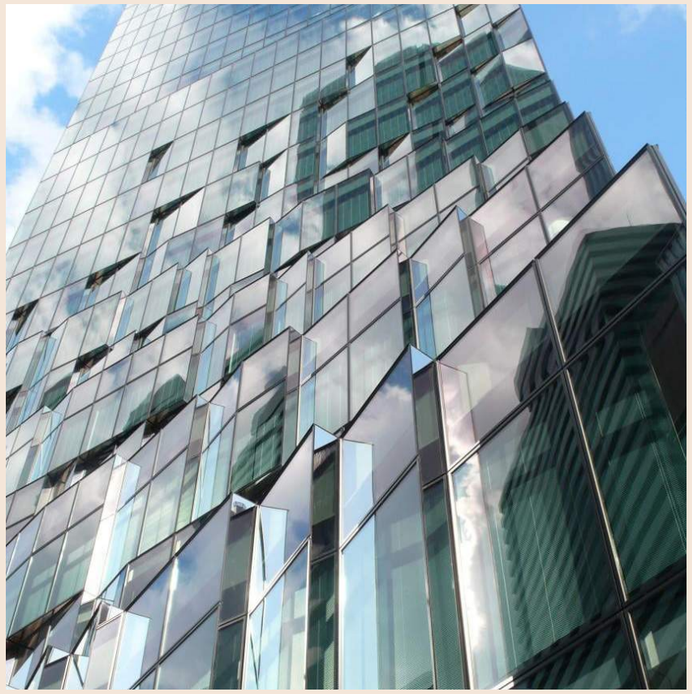
EY Centre, Sydney (Australia)



Also known as 200 George St, this premium-grade commercial tower, designed by FJMT, generates an iconic building entry that combines traditional and contemporary materials with a detailed and refined architectural form. The podium uses sandstone cladding and black aluminium joinery, while the upper body’s palette is composed of white-painted sculptural metal columns, timber, and glass.

B1 precedent

Fukoku Tower, Osaka (Japan)



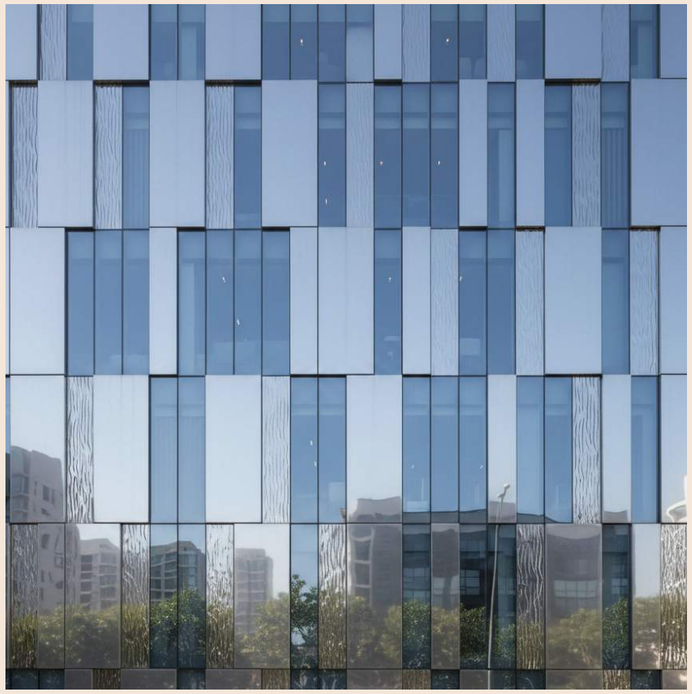
Commercial highrise designed by Dominique Perrault Architecture, completed in 2010. The project draws inspiration from the profile of a tree. The contrast between the structure’s base and upper regions is accentuated by the treatment of the building skin, reminiscent of tree bark, with larger bark chips at the base. This skin treatment demonstrates the potential of modulating reflections on a commercial curtain wall system through subtle recesses and panel angle variations.

Len Lye Centre, New Plymouth (New Zealand)



Completed in 2015 by Pattersons Architects, the building is an art gallery dedicated to Len Lye, artist known for his kinetic sculptures. Its skin is composed of concrete panels clad in polished stainless steel. The building is a prominent, internationally acclaimed New Zealand example of how reflective façades can engage in dialogue with surrounding contemporary and heritage buildings, enlivening the context by casting rich, vibrant light patterns without offensive glare. The glare potential was assessed during design by Mott MacDonald undertaking specialist facade modelling.

AI generated facade study



The study explores the balance between opaque and transparent curtain wall panels, patterns, textures, and material qualities. The distortion and imperfection of the reflections on the curtain wall surfaces are reminiscent of reflections on water.

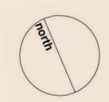
Street view - corner of Gaunt St. and Halsey St.





B1 Ground Floor Plan

1. Main Lobby
2. Retail/F&B
3. Bicycle parking
4. End of Trip facilities M/F
5. Toilets M/F
6. Fire egress stairs
7. Passenger lifts
8. Refuse
9. Services





peddlethorp

B1
Typical Floor Plan

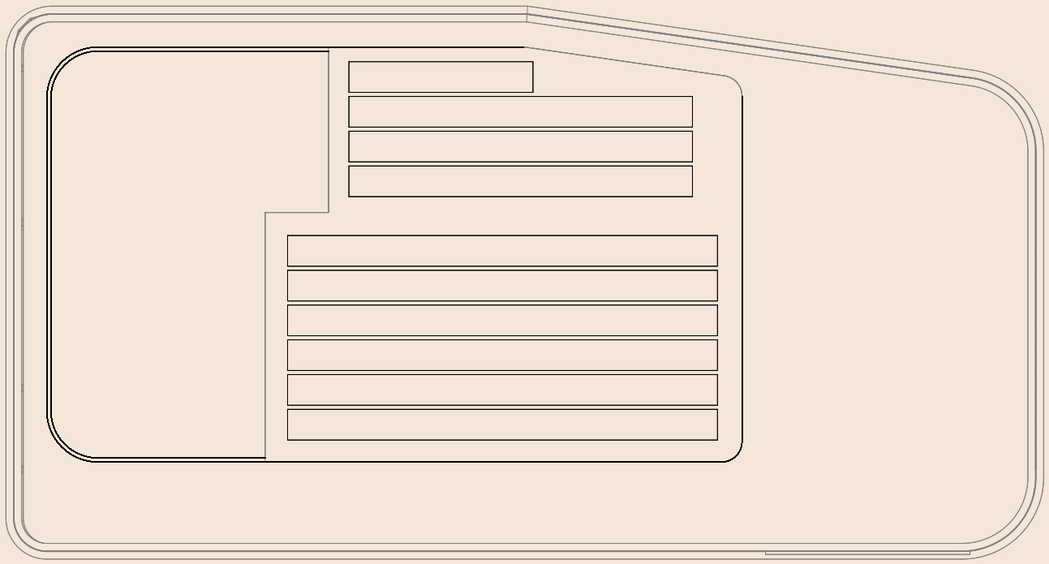
1. Passenger lifts
2. Fire egress stairs
3. Toilets M/F
4. Office

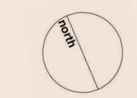






B1
Roof Plan

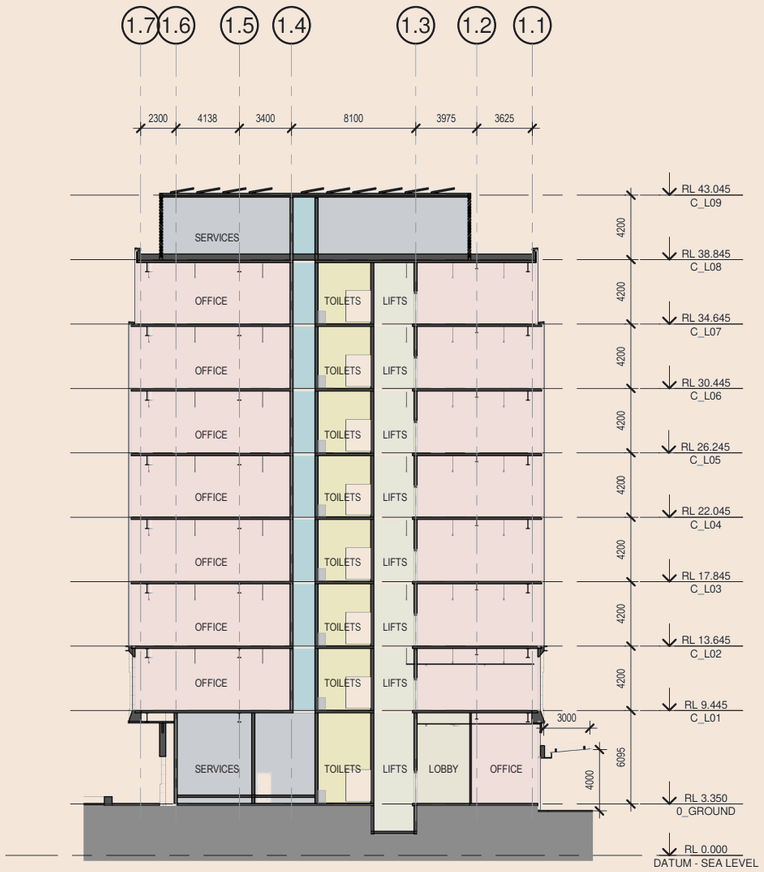


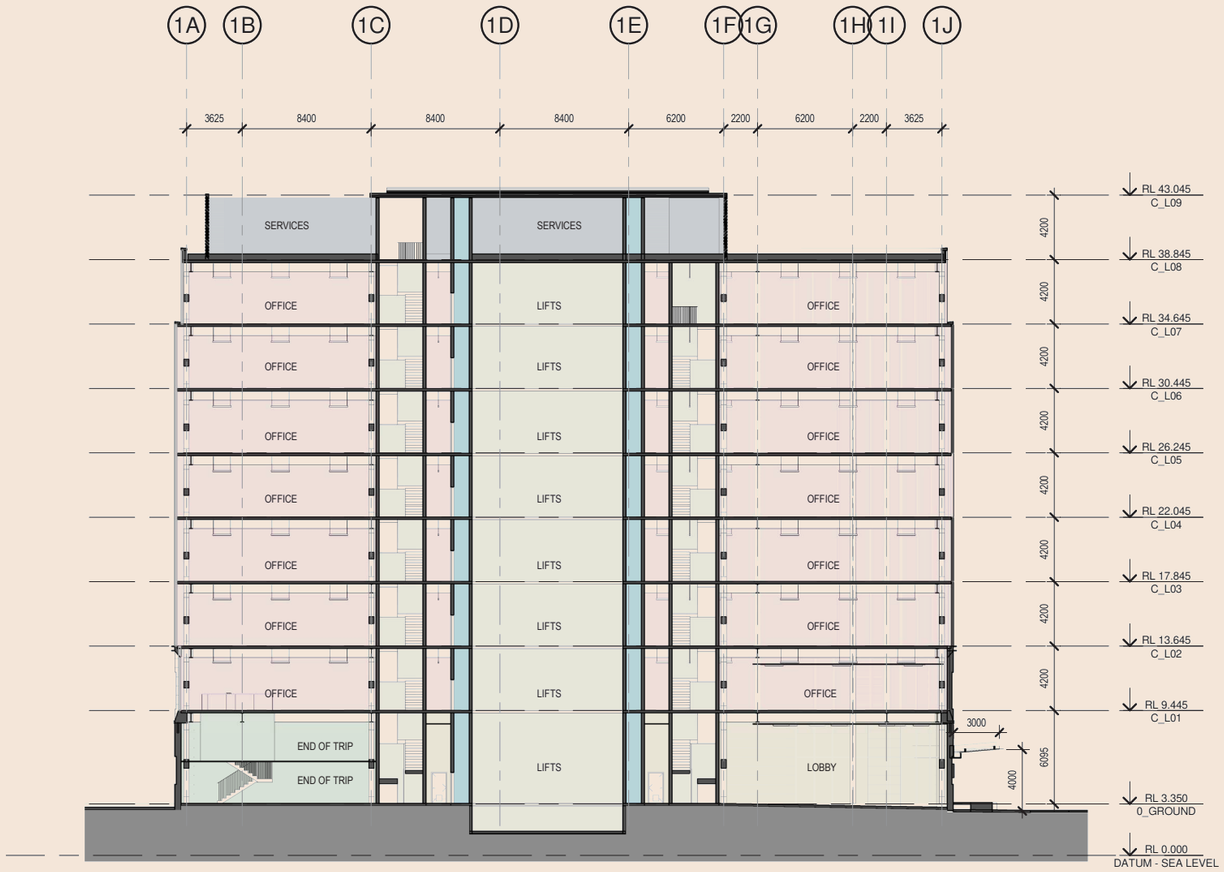




peddlethorp

B1
Typical
Section NTS





peddlethorp

B1 Materiality - Facade Generally



1 **Curtain Wall**

Unitized CW with DGU to vision and spandrel.

2 **Curtain Wall**

Unitised curtain wall with alternating double-glazed vision and spandrel panels and reflective metal panels (mirrored aluminium or similar). Glass reflectivity to be less than 20%.

3 **Canopies**

Fritted glass canopy on steel outriggers painted black.

4 **GF Facade Joinery**

Steel joinery or equivalent with custom mullions, transoms and exterior cappings.

5 **Stone Veneer Cladding**

Selected natural stone cladding, 50mm cavity, building wrap on RAB on timber wall framing by S.E.

Building 1 Entrance



100 Halsey St. - Building 2

Breakwater

peddlethorp

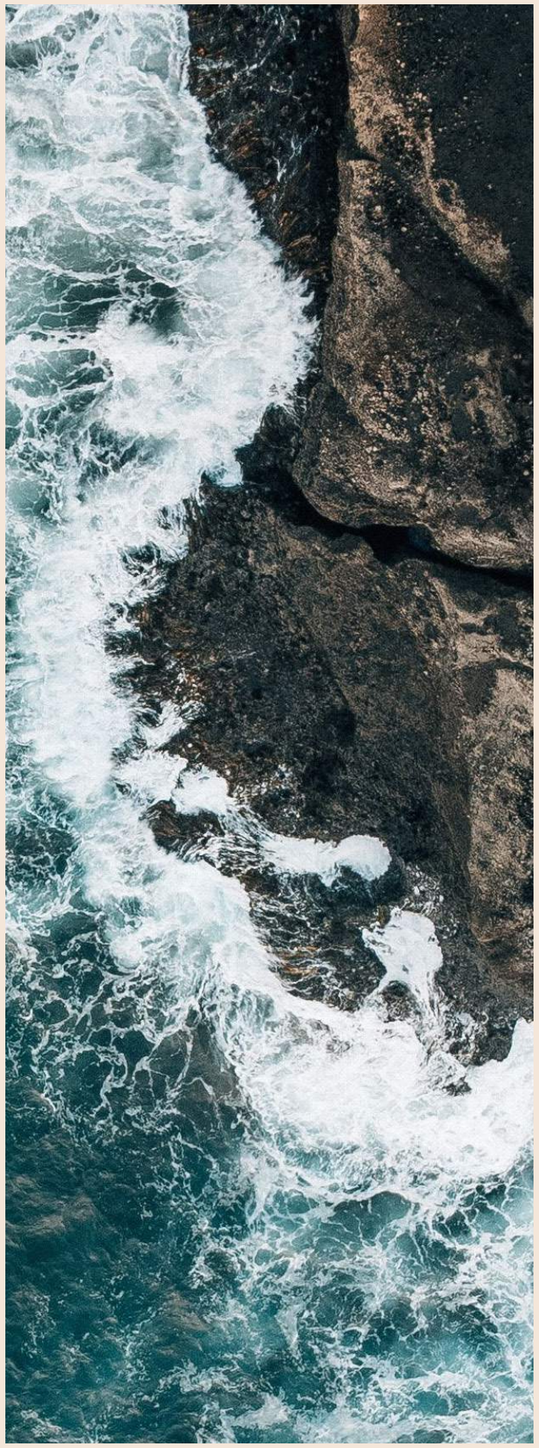
Building 2 concept

B2 draws inspiration from the dynamic relationship between the Waitematā Harbour and its coastline, referencing the energy and movement of waves meeting the breakwater edge. The façade captures this moment of interaction, translating the natural rhythm of water and the building's data centre function into an architectural expression of light, texture, and energy.

The façade is conceived as an abstract interpretation of a breakwater, contrasting the solidity and permanence of rock with the fluidity of the ocean. A layered composition of solid and perforated aluminium panels and illuminated elements creates depth across the building envelope, allowing light and shadow to animate the façade by day while delivering a vibrant presence at night.

Integrated RGB lighting introduces a dynamic layer of expression, reflecting both the site's coastal context and the technological function within. A sophisticated lighting system enables a variety of colours and intensities, with the potential to respond to environmental conditions, seasonal changes, or local events. This creates a living façade that continually evolves, reinforcing themes of movement, energy, and connection to place.

The responsive lighting strategy establishes B2 as a landmark within the masterplan, giving the building a distinctive identity while strengthening its relationship with the harbour edge. By translating the movement and energy of water into architectural form, the façade becomes both a high-performance building envelope and an expressive civic element that celebrates the dynamic character of the Waitematā.

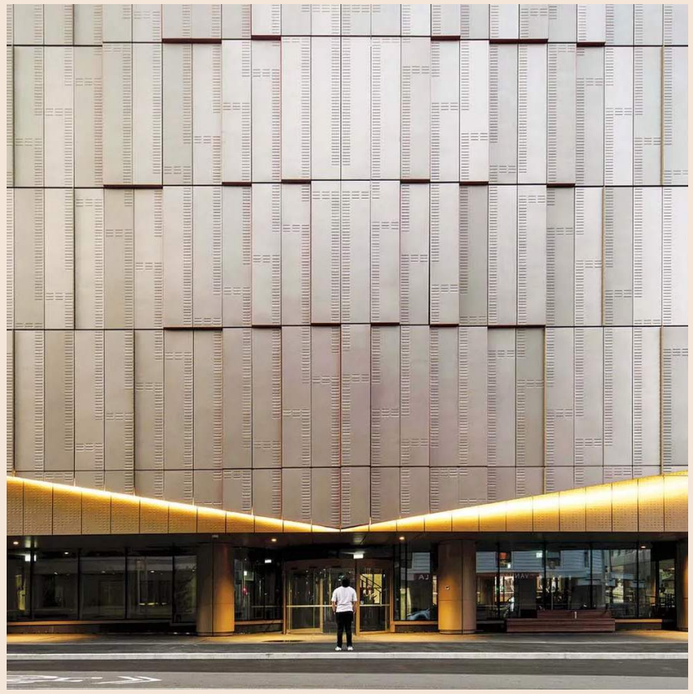






B2 precedent

Te Rua Archives, Wellington (NZ)



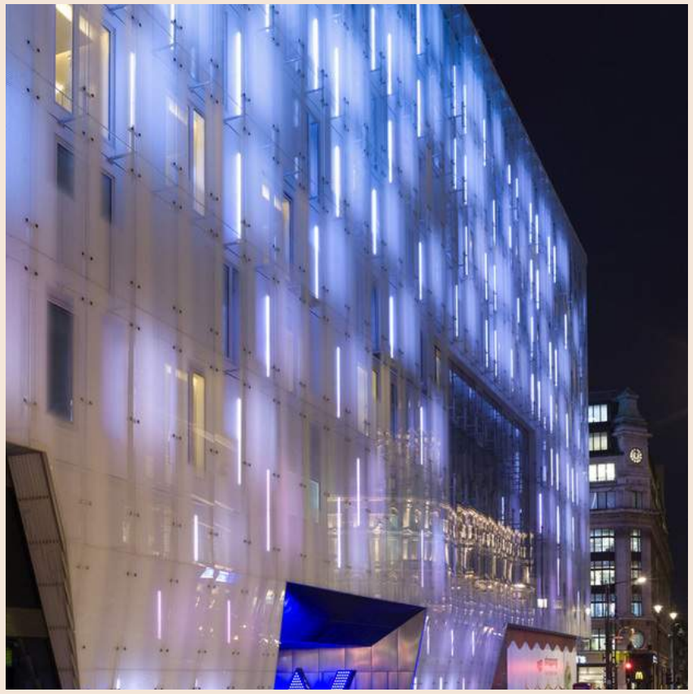
Completed in 2025 and designed by Warren and Mahoney, Te Rua Archives places sustainability at the forefront of its design, achieving a 5 Green Star Design rating. The high-performing aluminium façade provides subtle variation in depth and density while reducing operational energy demand through enhanced airtightness. The embossed façade pattern is an authentic design outcome of the co-design process with mana whenua, embedding local identity and placemaking within the building's architectural language.

NEXTDC S1, Sydney (Australia)



S1 Sydney Data Centre by NEXTDC is a leading example of sustainable digital infrastructure, located within Sydney's Macquarie Park technology precinct. The Tier III-certified facility has achieved a 5-Star NABERS Energy rating, demonstrating operational efficiency and a commitment to reducing energy consumption. Designed to support critical digital services, S1 showcases how data centres can balance resilience, high performance and sustainability.

W Hotel, London (UK)



W London is located in the heart of Soho, Chinatown and Covent Garden. Completed in 2012 by Jestico + Whiles, the hotel presents a calm presence by day before transforming into a dynamic digital beacon at night. The façade is wrapped in a second skin of frameless patterned glazing, appearing as a translucent veil and allowing a soft glow of light to filter through. The ever-changing array of light and colour is controlled through an integrated system, enabling countless visual effects.

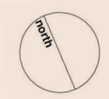
Aerial view - corner of Gaunt St. and Halsey St.



B2
Basement Plan

1. Lifts
2. Fire egress staris



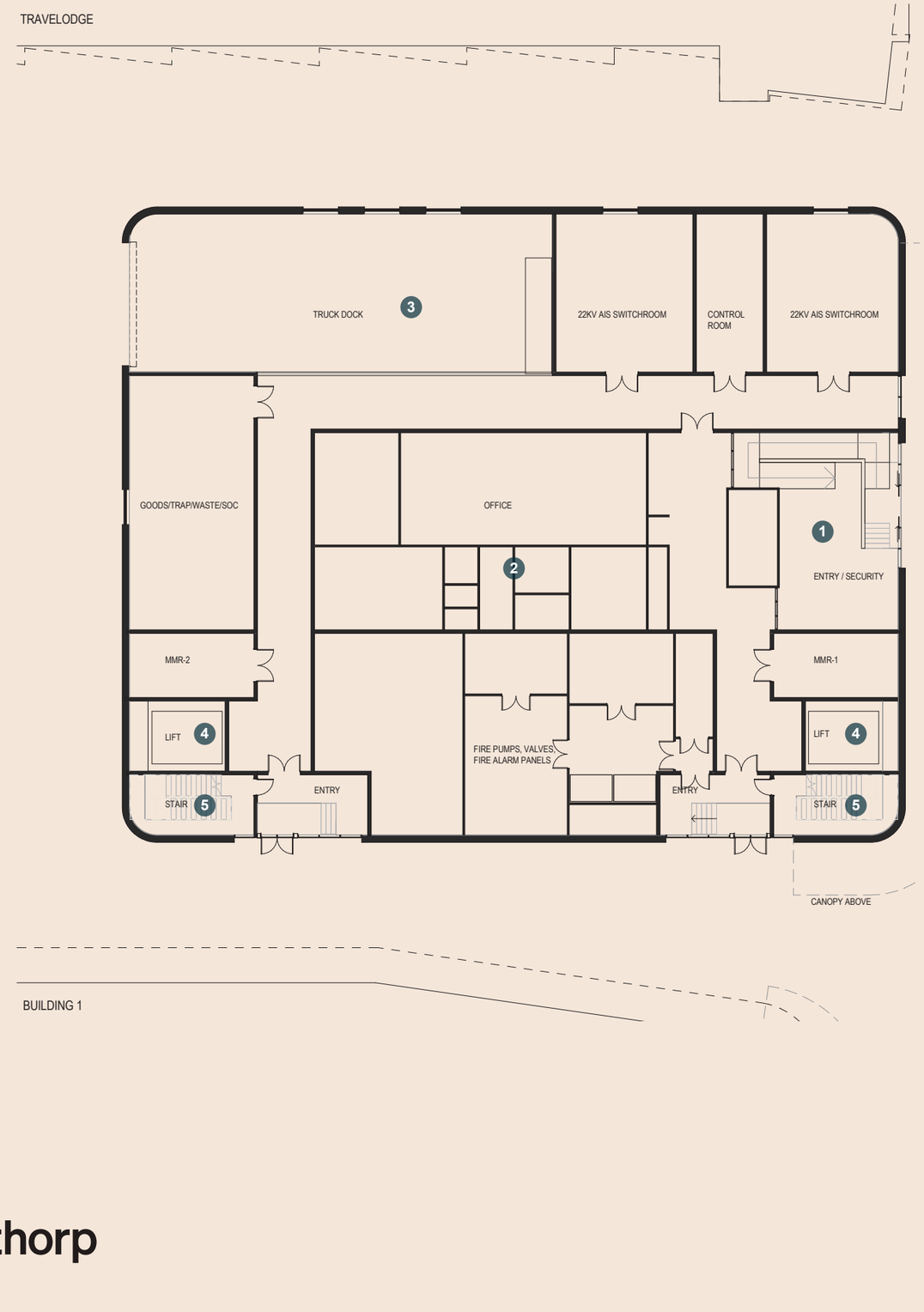




peddlethorp

B2
Ground Floor Plan

1. Main lobby
2. Office
3. Loading dock
4. Lifts
5. Fire egress staris



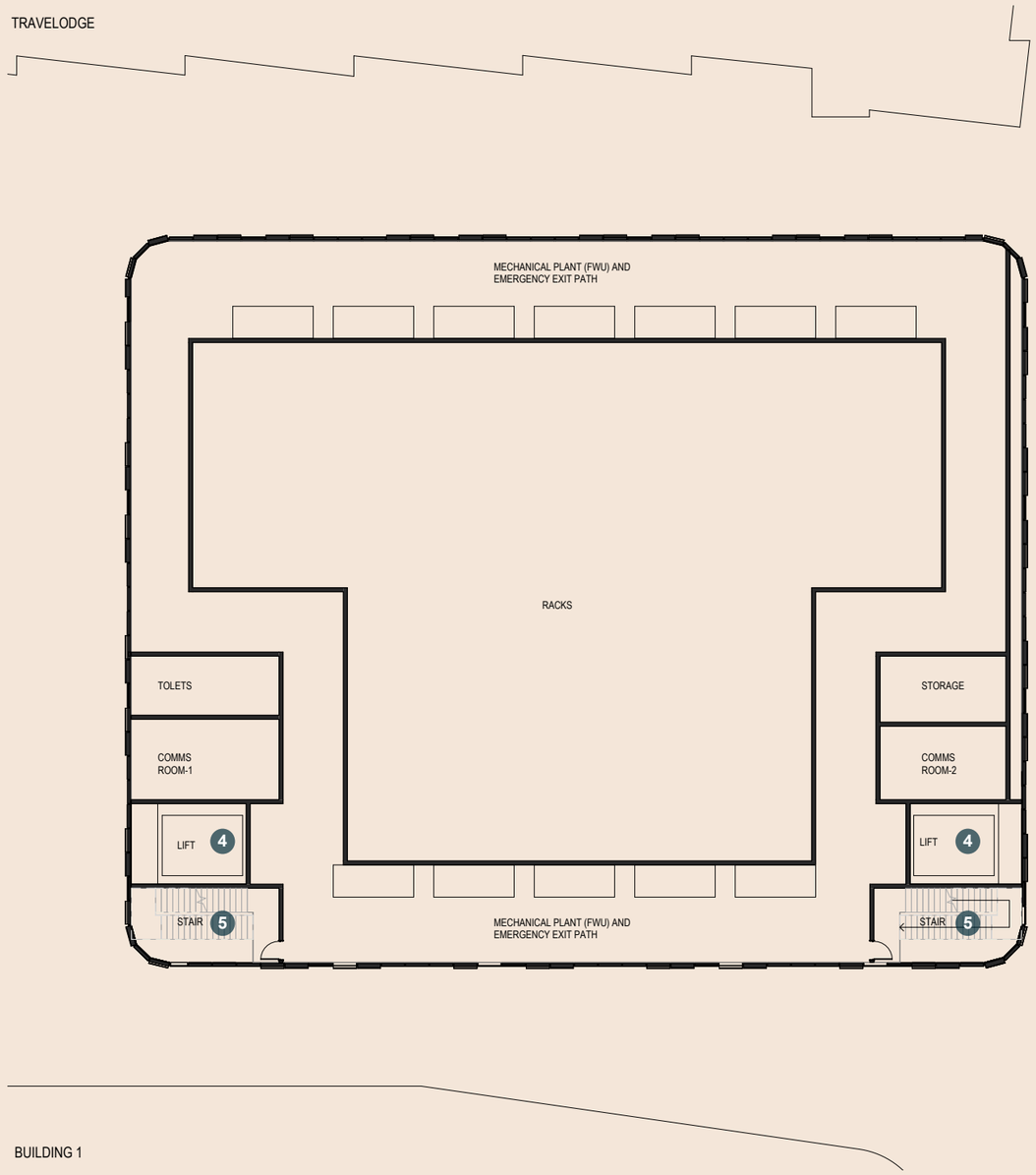


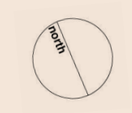


peddlethorp

B2
Typical Floor Plan

1. Main lobby
2. Office
3. Loading dock
4. Lifts
5. Fire egress staris



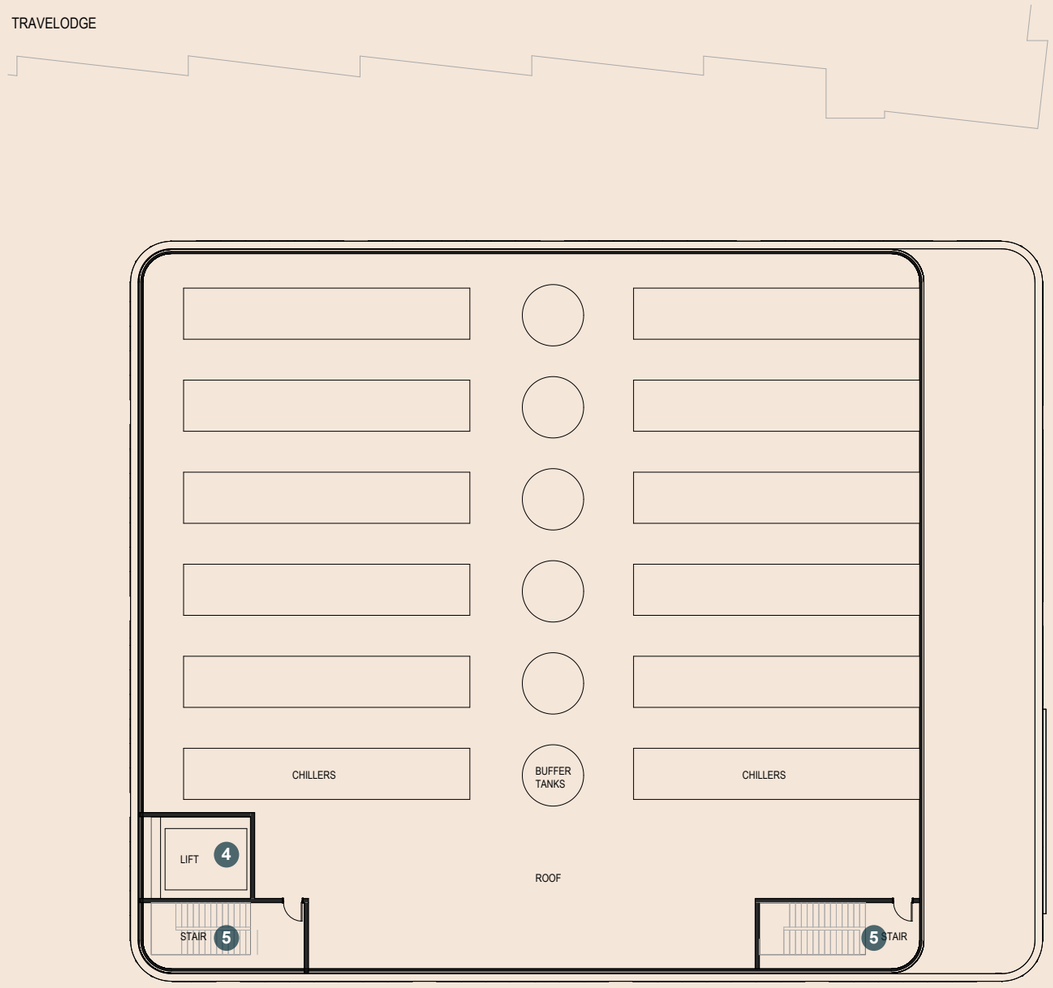




peddlethorp

B2
Roof Plan

1. Main lobby
2. Office
3. Loading dock
4. Lifts
5. Fire egress staris

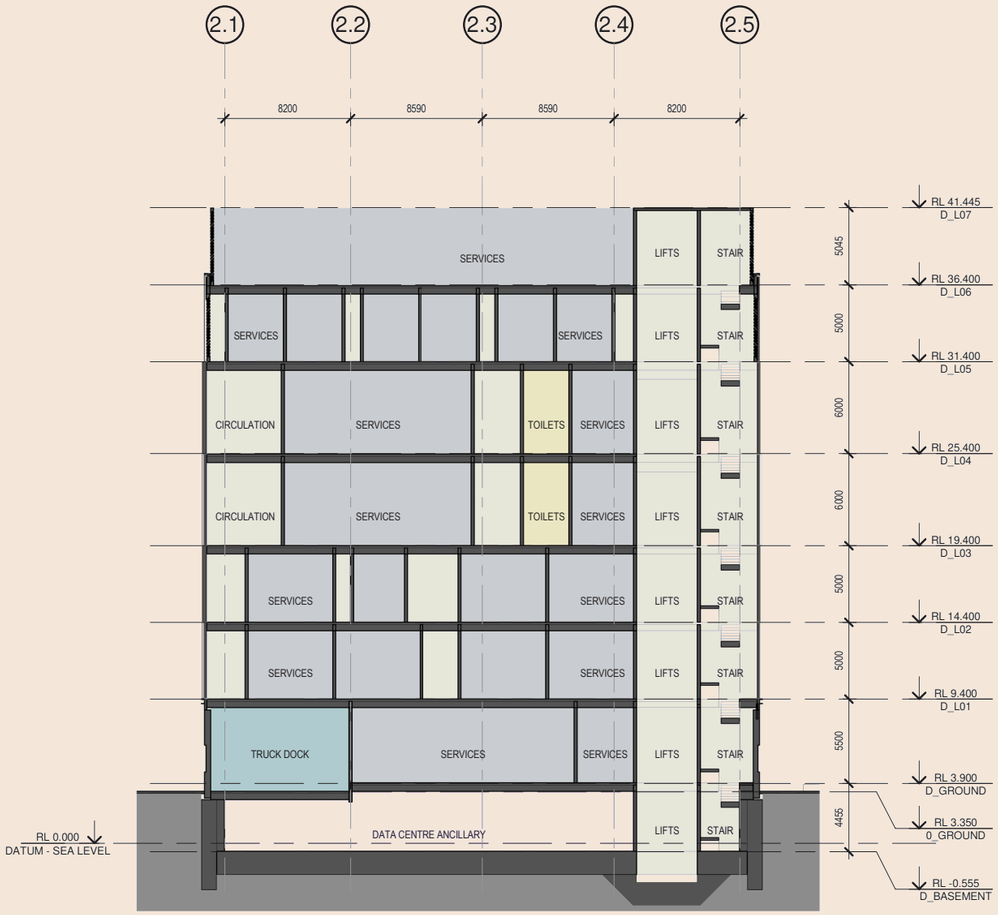


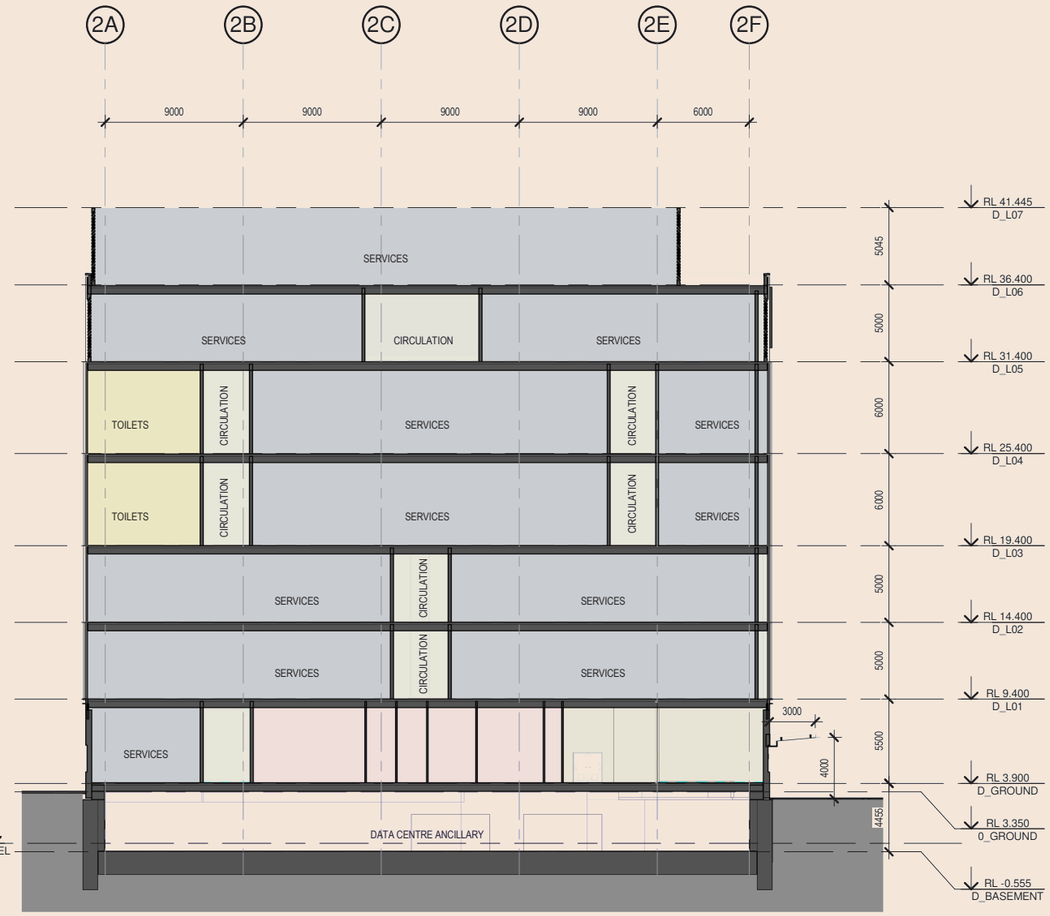




peddlethorp

B2
Typical
Section NTS





peddlethorp

B2 Materiality - Facade Generally



1 **Louvres**

Horizontal louvres

2 **Curtain Wall**

Unitized CW with panels made of horizontal louvres behind perforated aluminium sheet. Feature metal panels alternated to the perforated panels to break down the rhythym of the facade. Glass reflectivity to be less than 20%.

3 **Curtain Wall**

Unitized CW with matte metal panels alternated to feature metal panels. LED light inserts with RGB light colour control. Where internal layouts allow, glazed panels adjacent to the feature panels increase the permeability of the envelope. Glass reflectivity to be less than 20%.

4 **Canopies**

Fritted glass canopy on steel outriggers painted black.

5 **Stone Veneer Cladding**

Selected natural stone cladding, 50mm cavity, building wrap on RAB on timber wall framing by S.E.

6 **GF Facade Joinery**

Steel joinery or equivalent with custom mullions, transoms and exterior cappings.
Translucent retroilluminated glazing with patterns/drawings, to activate the street frontage while screening the data centre operations and maintaining privacy.

Building 1 & 2 Laneway



100 Halsey St. - Building 3

Foreshore

peddlethorp

Building 3 concept

Building 3 completes the urban edge of Amey Daldy Park and forms the principal frontage of the masterplan along the Daldy Street Green Link, which connects Victoria Park in the south to Silo Park in the north through Wynyard Quarter.

The design concept draws on the sand and stone of the prehistoric foreshore that once occupied the site.

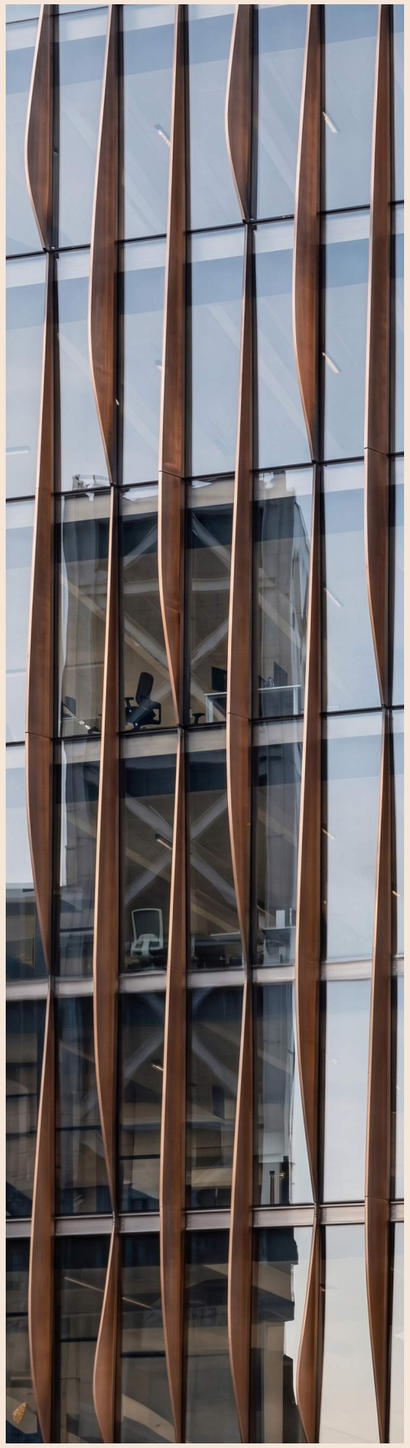
Consistent with the other buildings in the masterplan, Building 3's mass is anchored by a sandstone-clad podium.

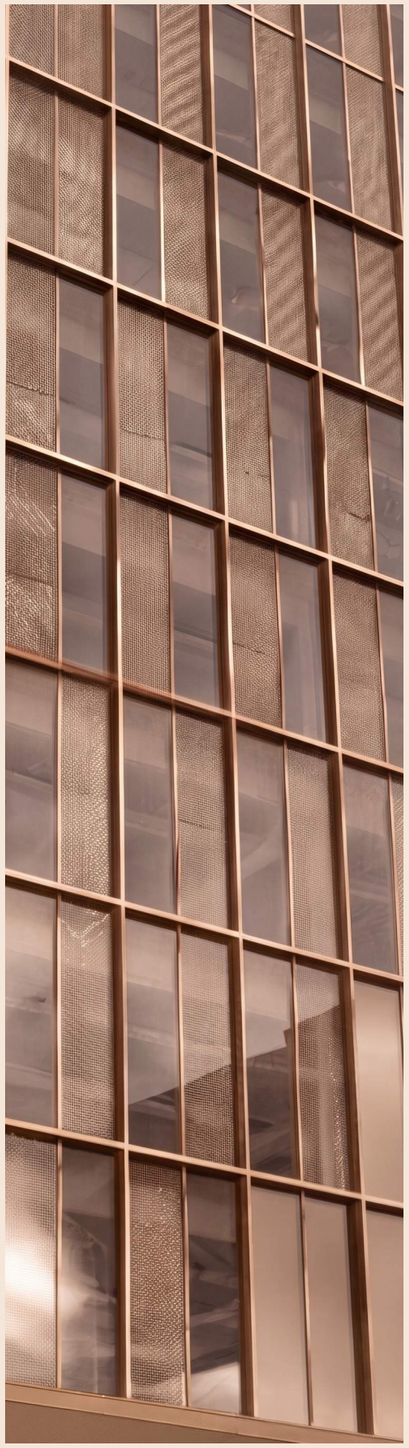
Two contrasting, complementary volumes rise from this base, both facing west onto the Green Link and Pakenham Street. Both employ a warm-toned glass interlayer to control solar heat gain, but to differing degrees of transparency. To the north, the 'Sand' Facade presents a more open, transparent glazing system, coupled with organic-shaped fin sunscreens echoing the sand-wave patterns on the foreshore's low-tide sandbanks. To the south, the 'Sea Stone' Facade evokes a rock shaped by the ocean. It employs a more closed, reflective interlayer, giving it a solid, static presence, with expressed mullions that create a balanced contrast with the organic, dynamic 'Sand' Facade opposite.

Together, the Link and Terraces unite the two volumes: a transparent void that draws the outside into the building, creating a welcoming hub for community connection and supporting the building's thermoregulation and ventilation strategy.









peddlethorp

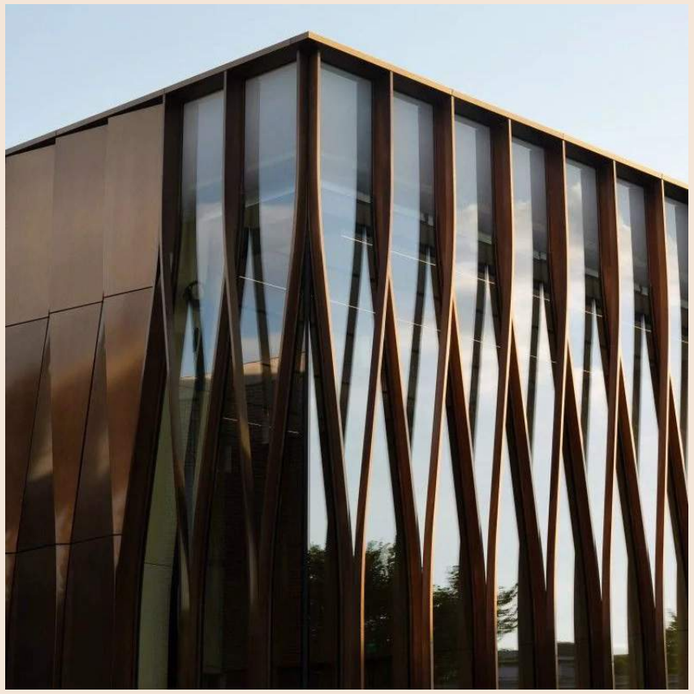
B3 precedent

Faculty of Arts and Social Sciences, University of Sydney



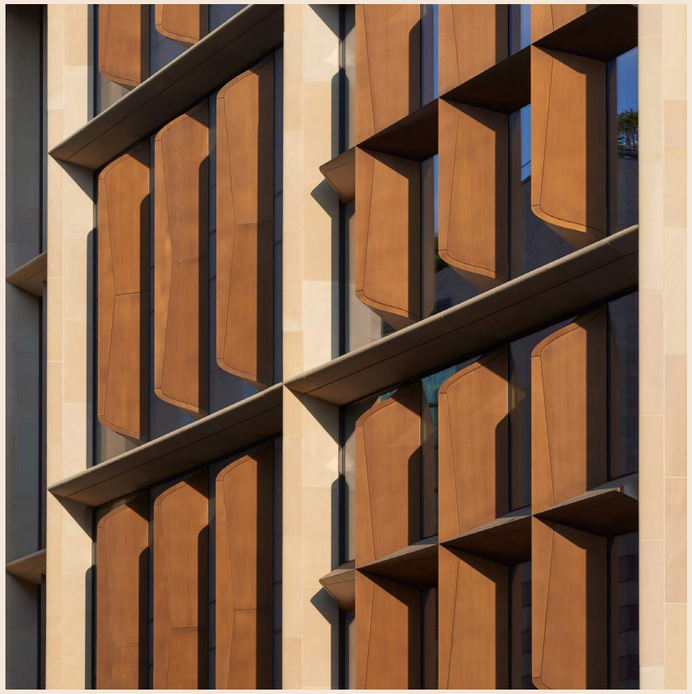
This 7100m2 building, designed by Architectus, and completed in 2018, is the first project of the University of Sydney's program to renovate Australia's oldest campus while maintaining its heritage character. The facade adopts an innovative technology to achieve a highly-insulated skin while reducing solar heat gain and, at the same time, maximising views. The curtain wall IGUs comprise a metallic bronze-coated interstitial Sefar micro-mesh interlayer, laminated into Okalux Architectural glass.

Hopkins Center for the Arts, Dartmouth College (US)



Expansion of the Hopkins Center for the Arts, designed by Snøhetta and completed in 2025. The project renovated and expanded the original 1962 building, adding a new wing with a Recital Hall as centrepiece/lantern. The new Hall volume features a glass and metal facade with bronze-finish curved fins, reinterpreting the iconic curved arches of the main campus building next to the hall.

Bloomberg Headquarters, London (UK)

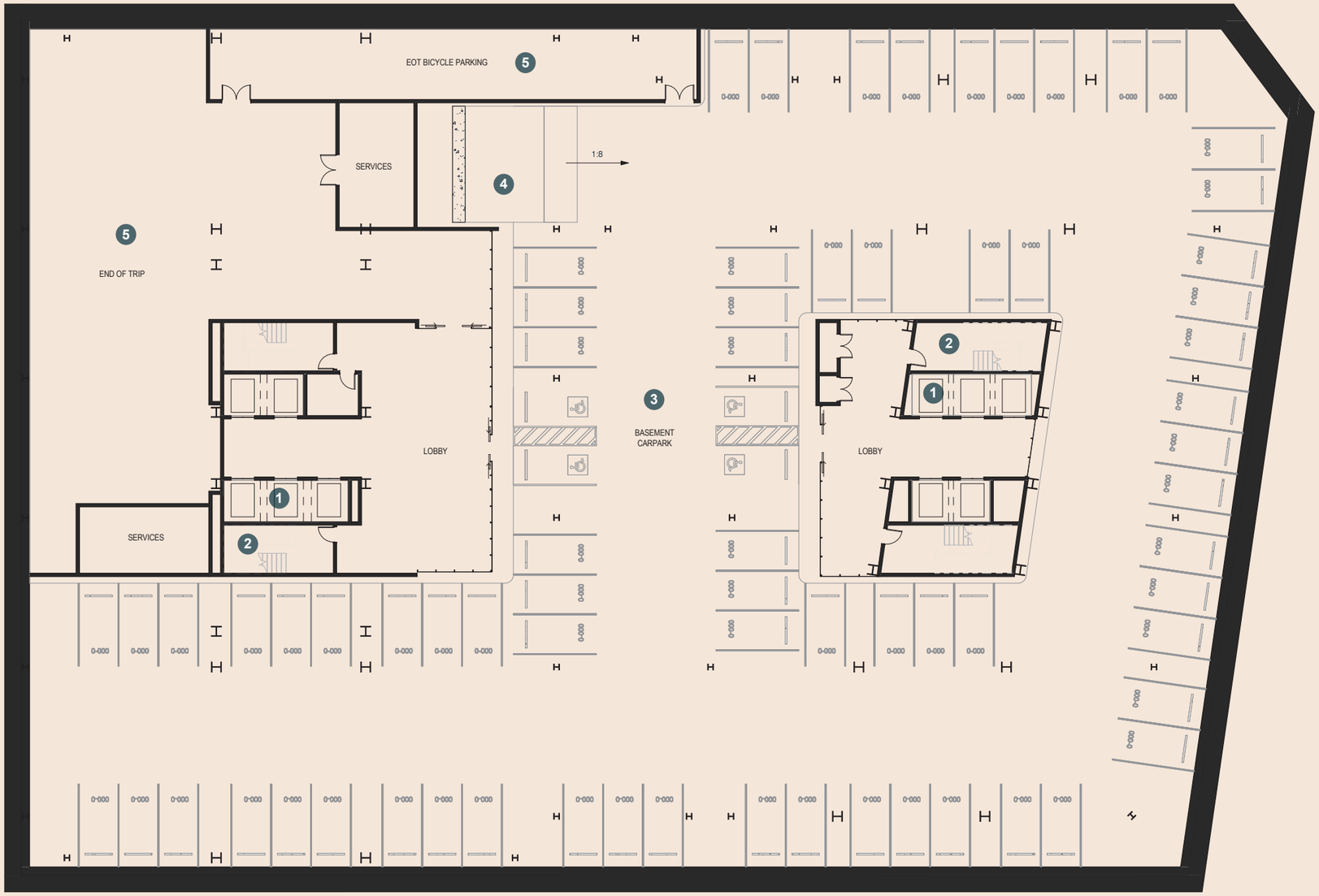


Designed by Foster and Partners and completed in 2017, this building achieved BREEAM Outstanding rating, using 73% less water and 35% less energy than a standard UK office building. The facade, engineered and manufactured by Gartner (Permasteelisa Group), features a sandstone and bronze fins brise soleil. The fins give the building a visual hierarchy and rhythm as they vary in scale, pitch and density across each façade according to orientation and solar exposure, while being an integral part of the building's natural ventilation system.

peddlethorp

B3
Basement Plan

1. Passenger lifts
2. Fire egress stairs
3. Basement carpark
4. Basement ramp
5. End of trip

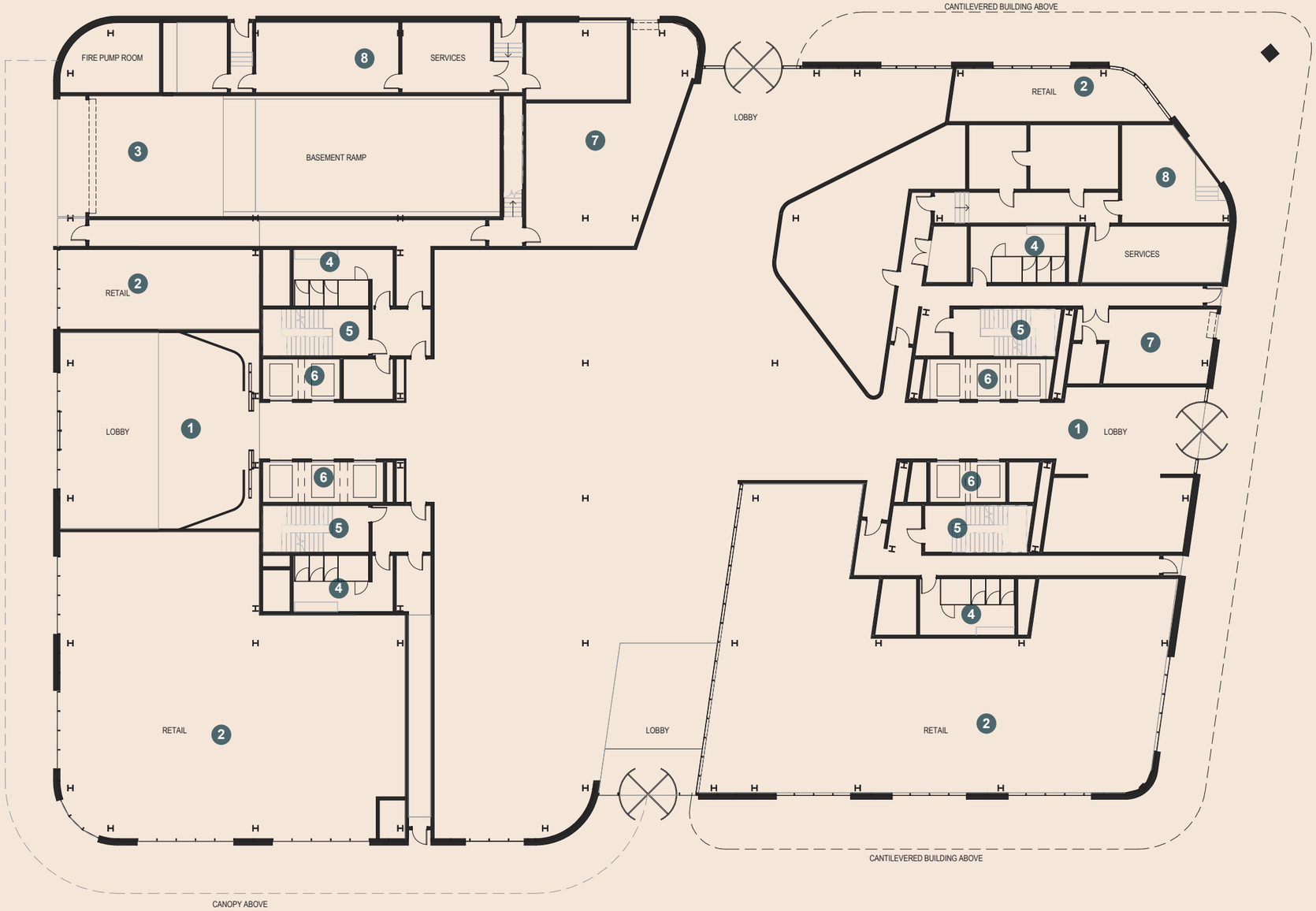






peddlethorp

B3
Ground Floor Plan



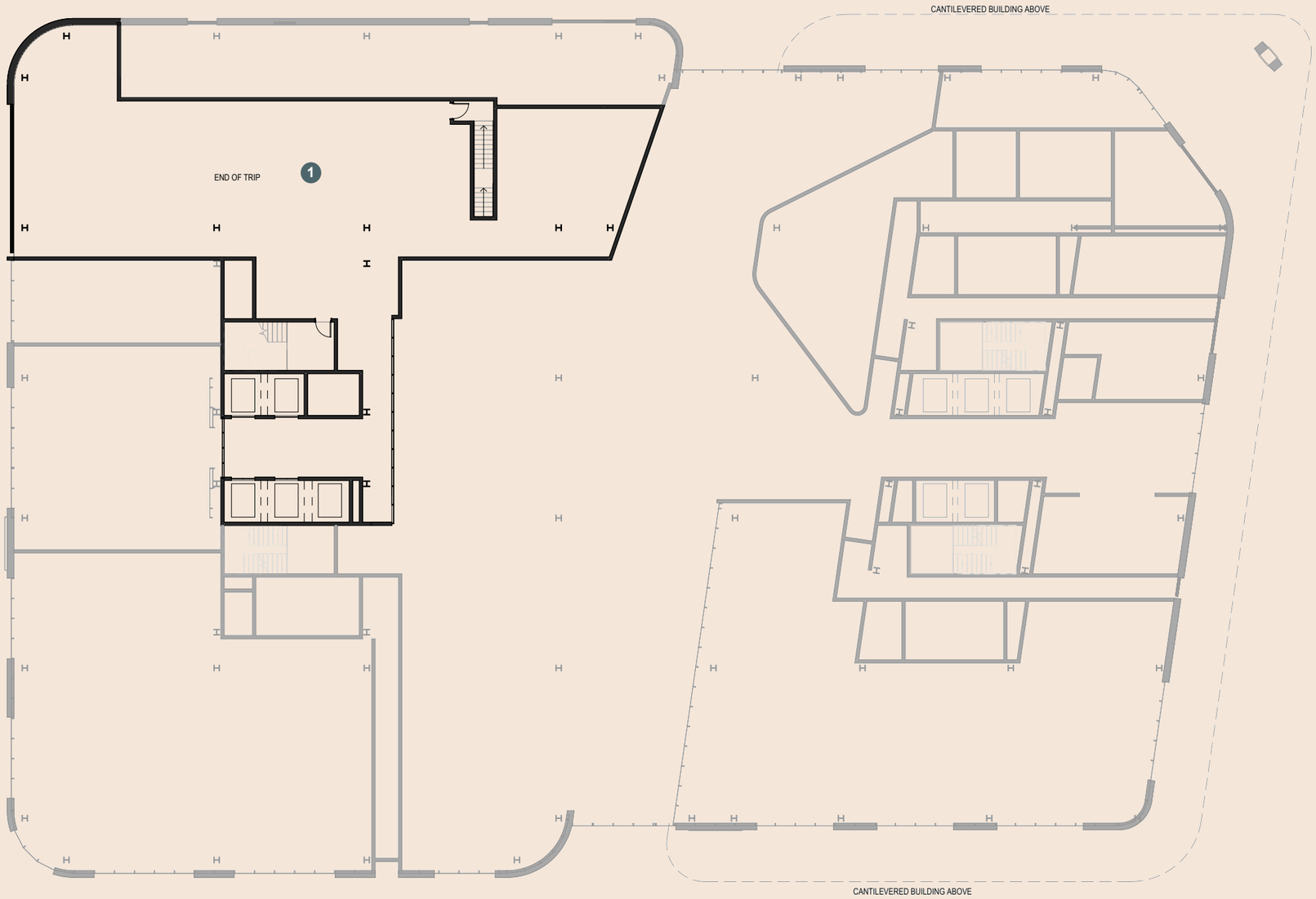
1. Main Lobby
2. Retail / F&B
3. Basement ramp
4. Toilets M/F
5. Fire egress stairs
6. Passenger lifts
7. Refuse
8. Services

north

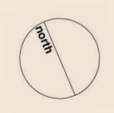
0 5 10 15 m

peddlethorp

B3
Mezzanine Floor Plan



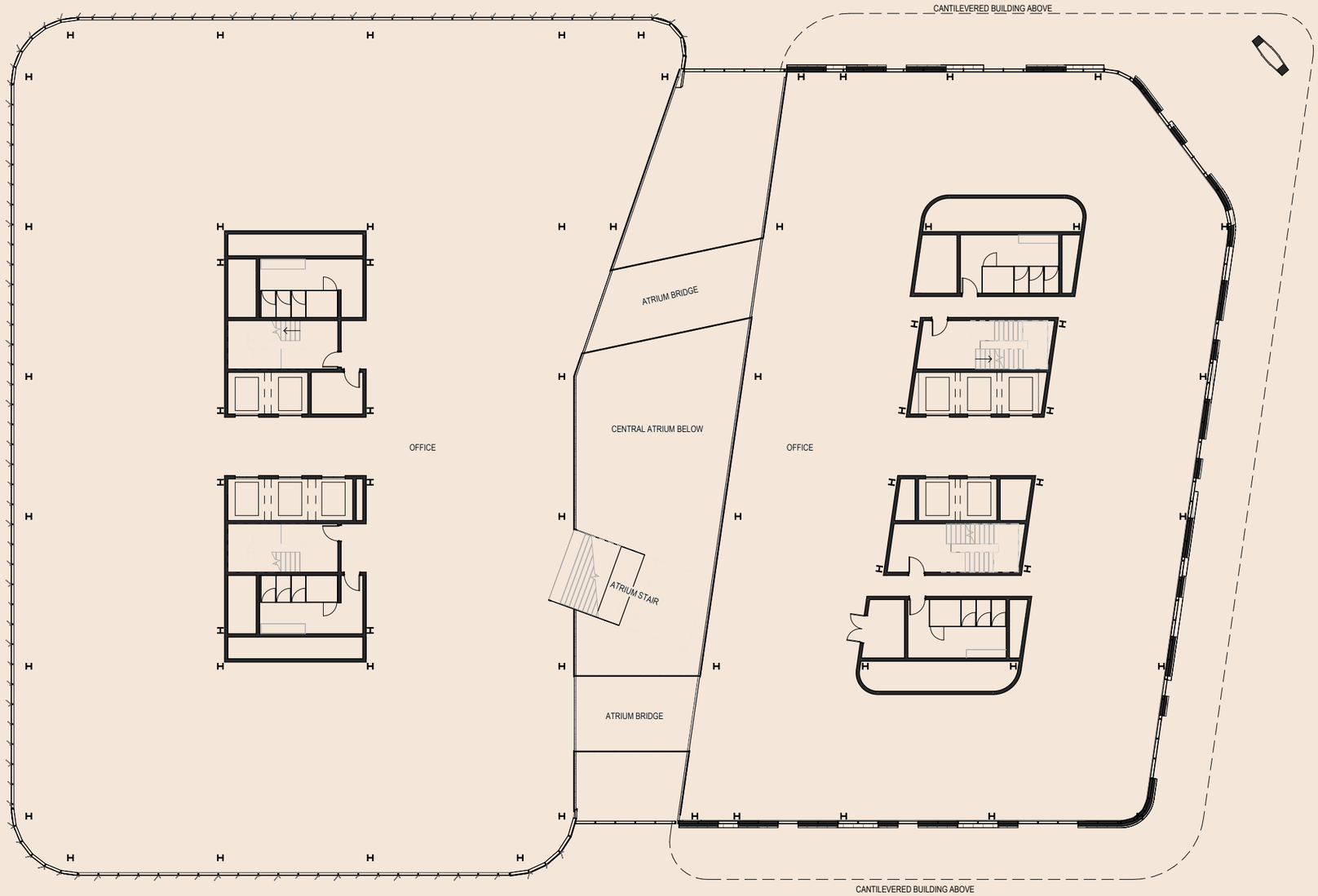
1 End of Trip





peddlethorp

B3
Level 01
Floor Plan

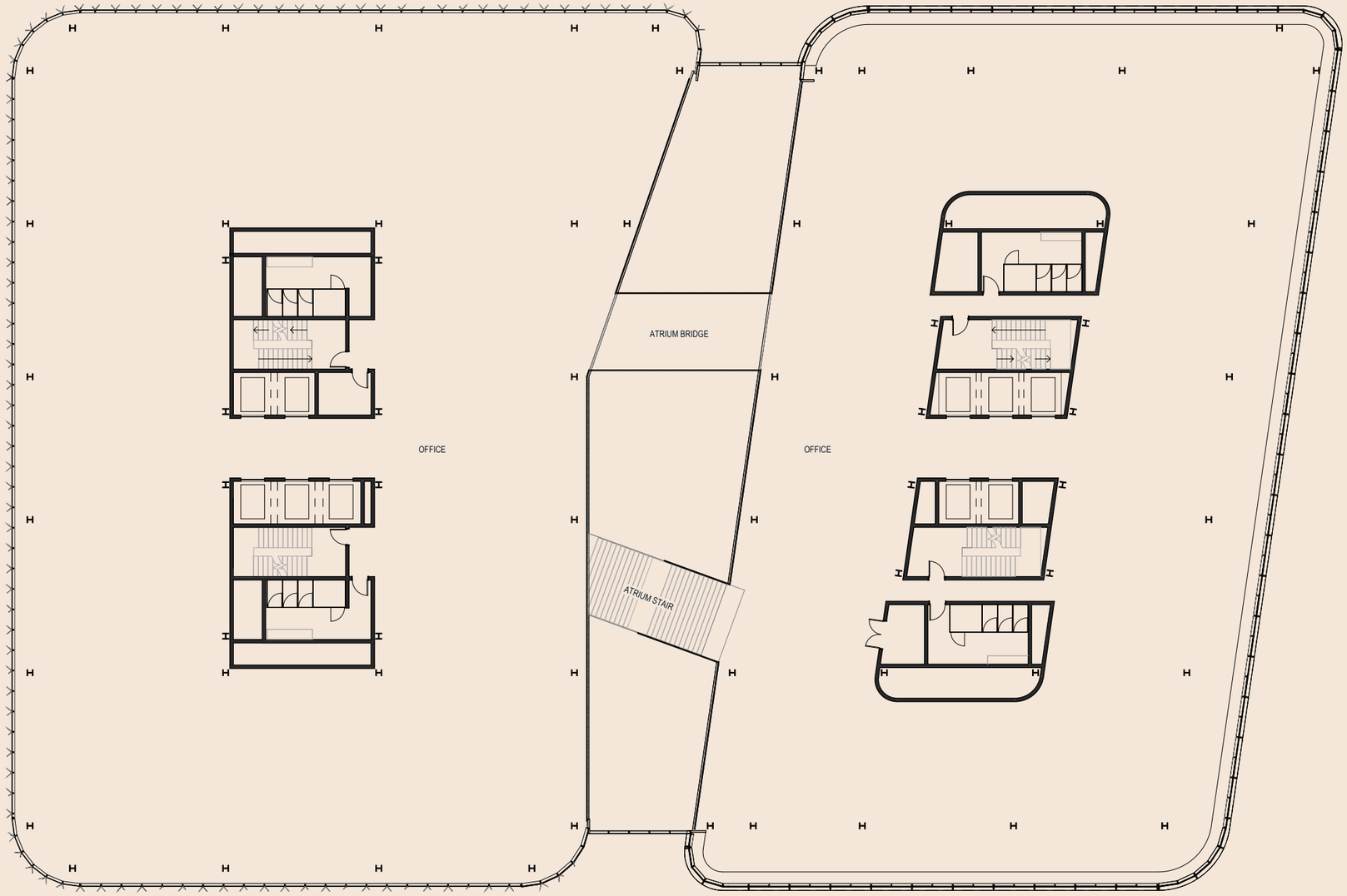






peddlethorp

B3
Typical (L02-06)
Floor Plan

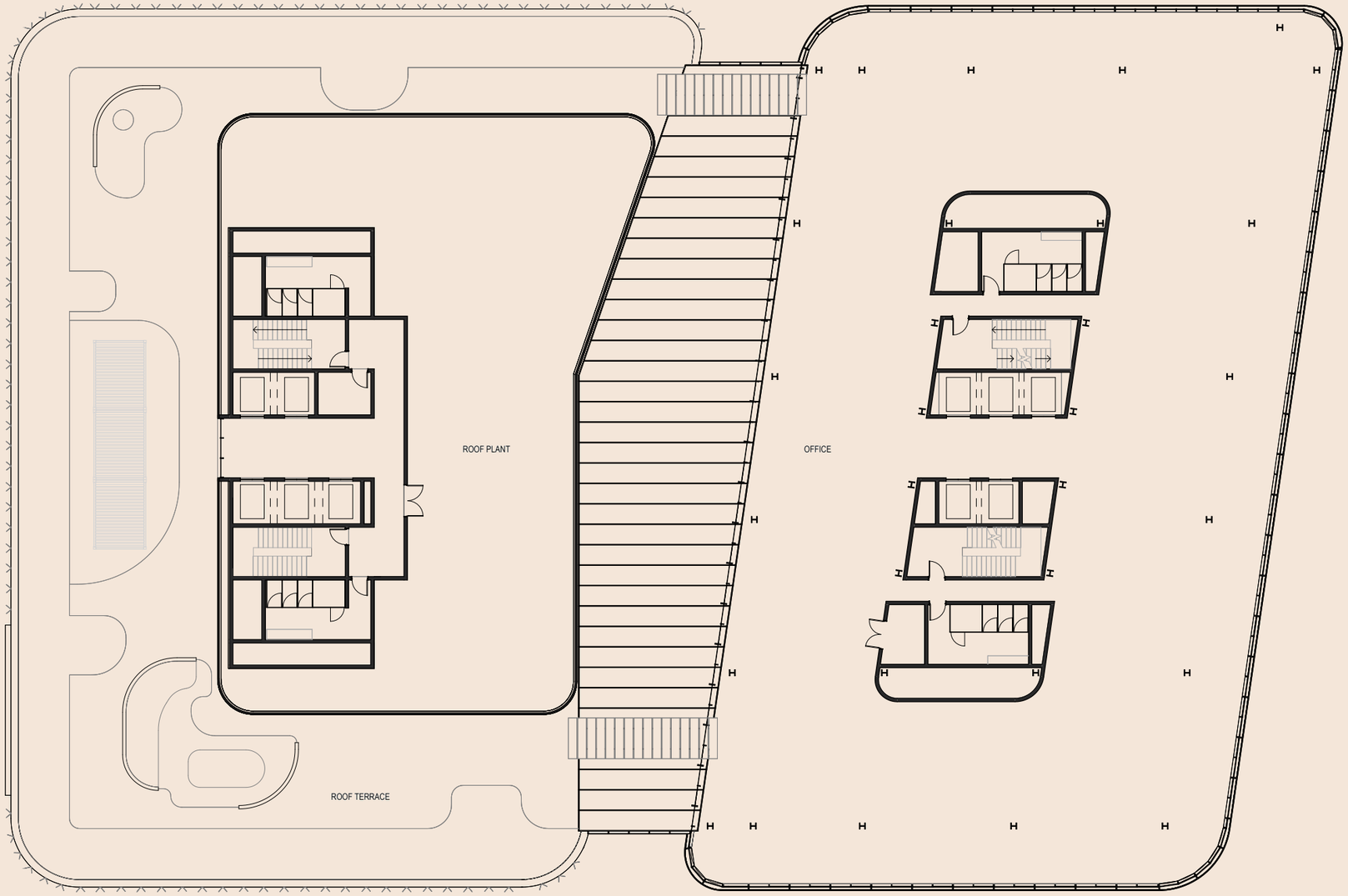






peddlethorp

B3
Level 07
Floor Plan

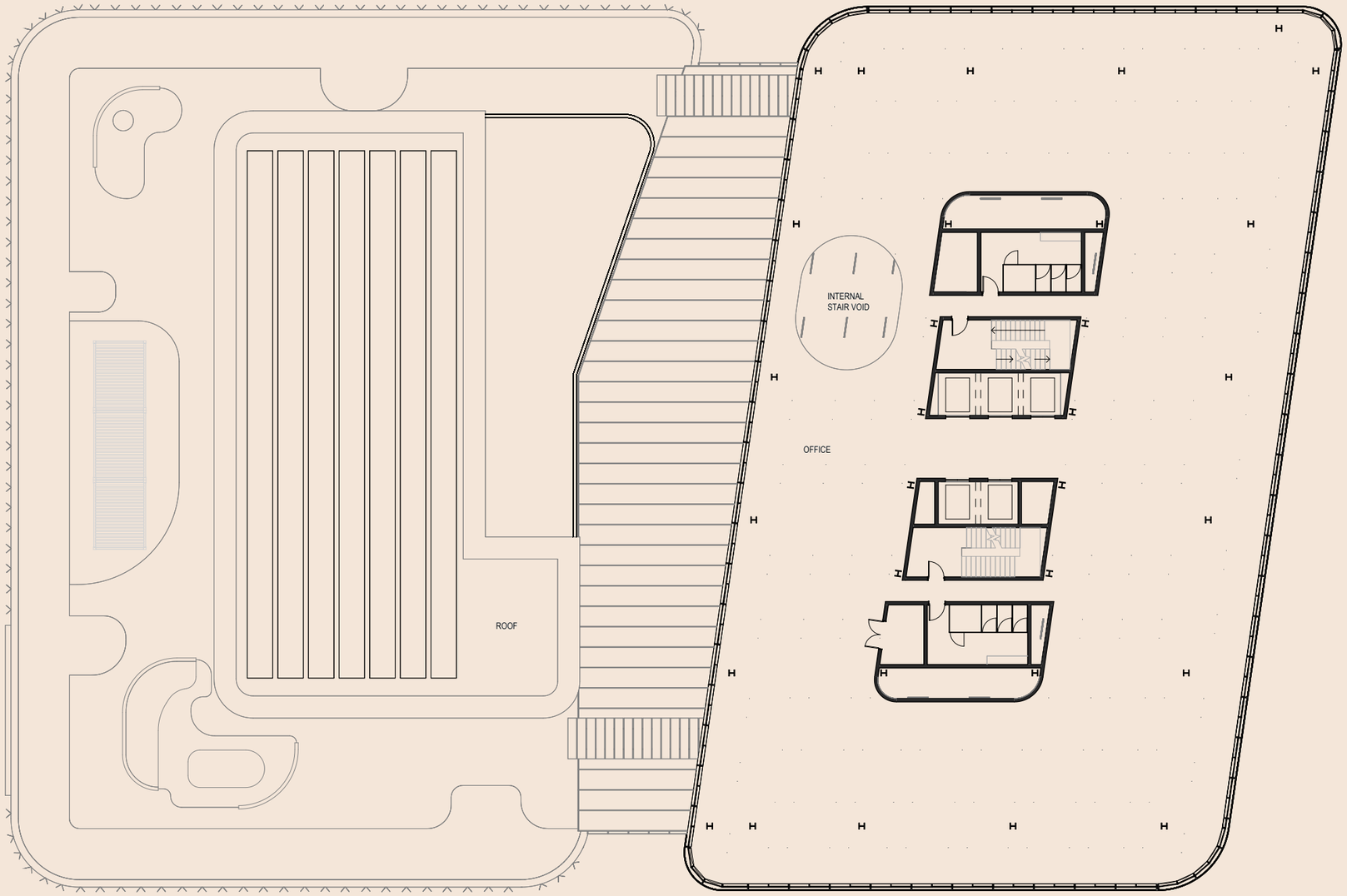


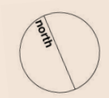




peddlethorp

B3
Level 08-09
Floor Plan

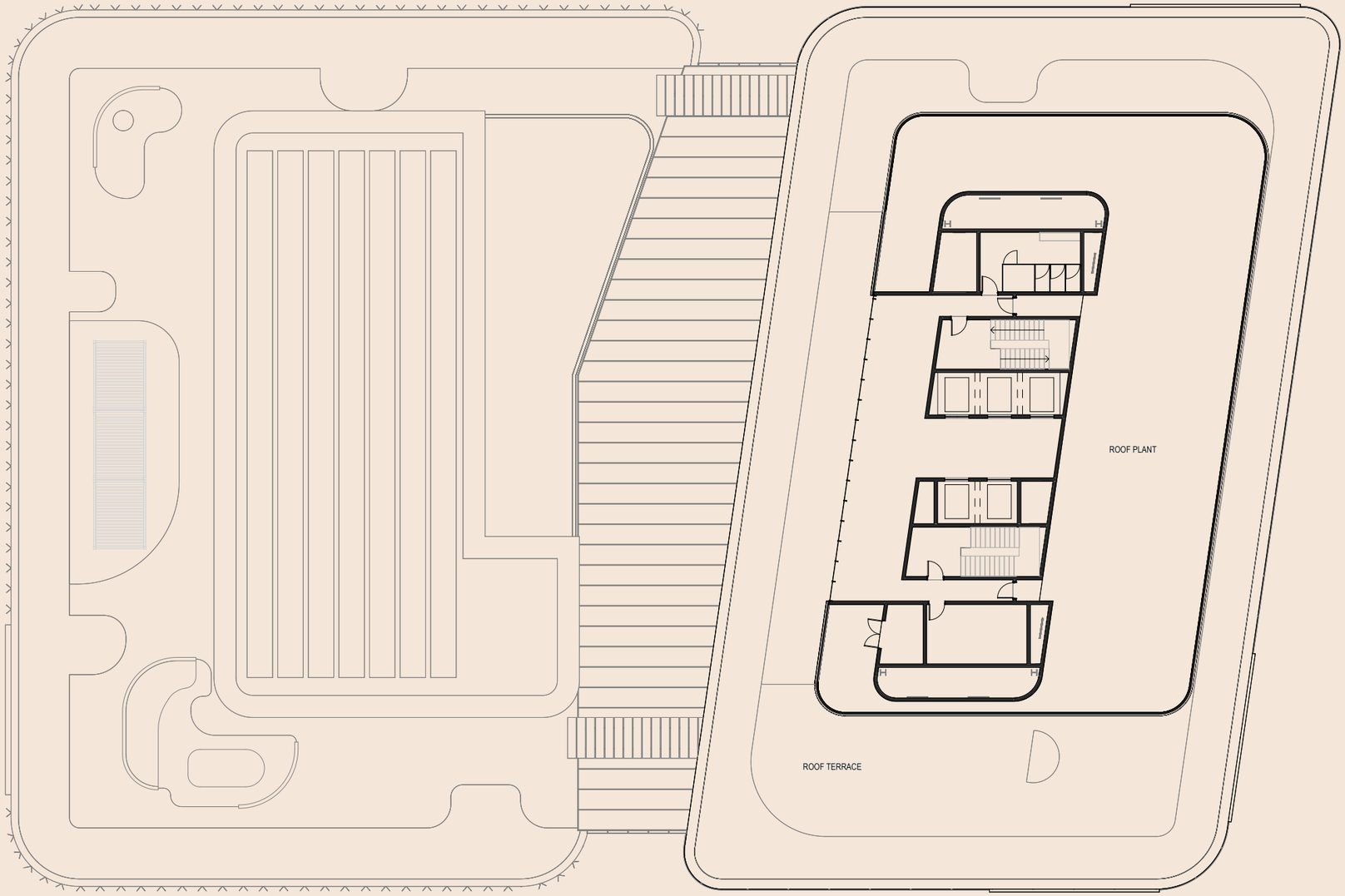






peddlethorp

B3
Level 10
Floor Plan

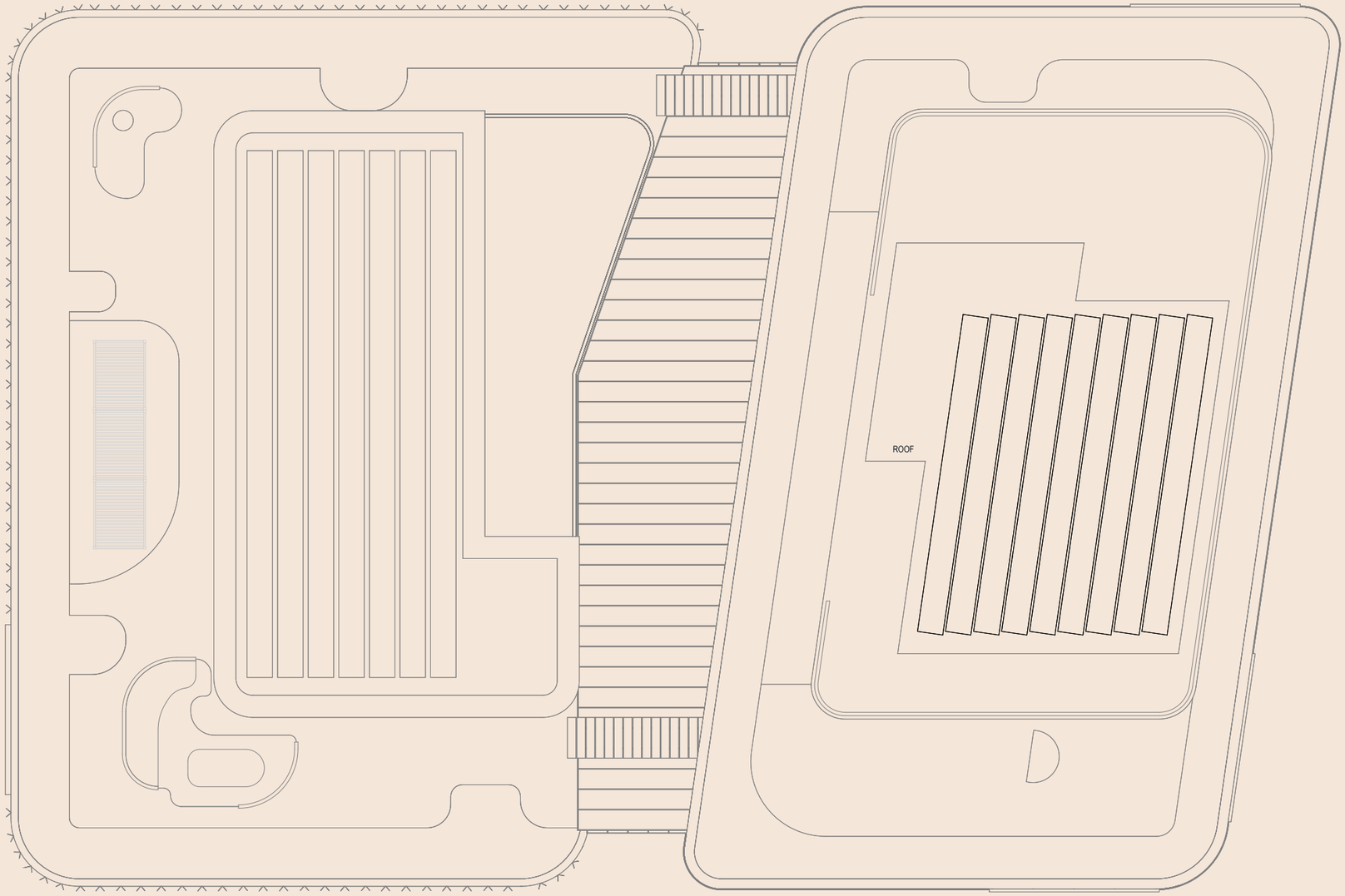


north

0 5 10 15 m

peddlethorp

B3
Roof Plan

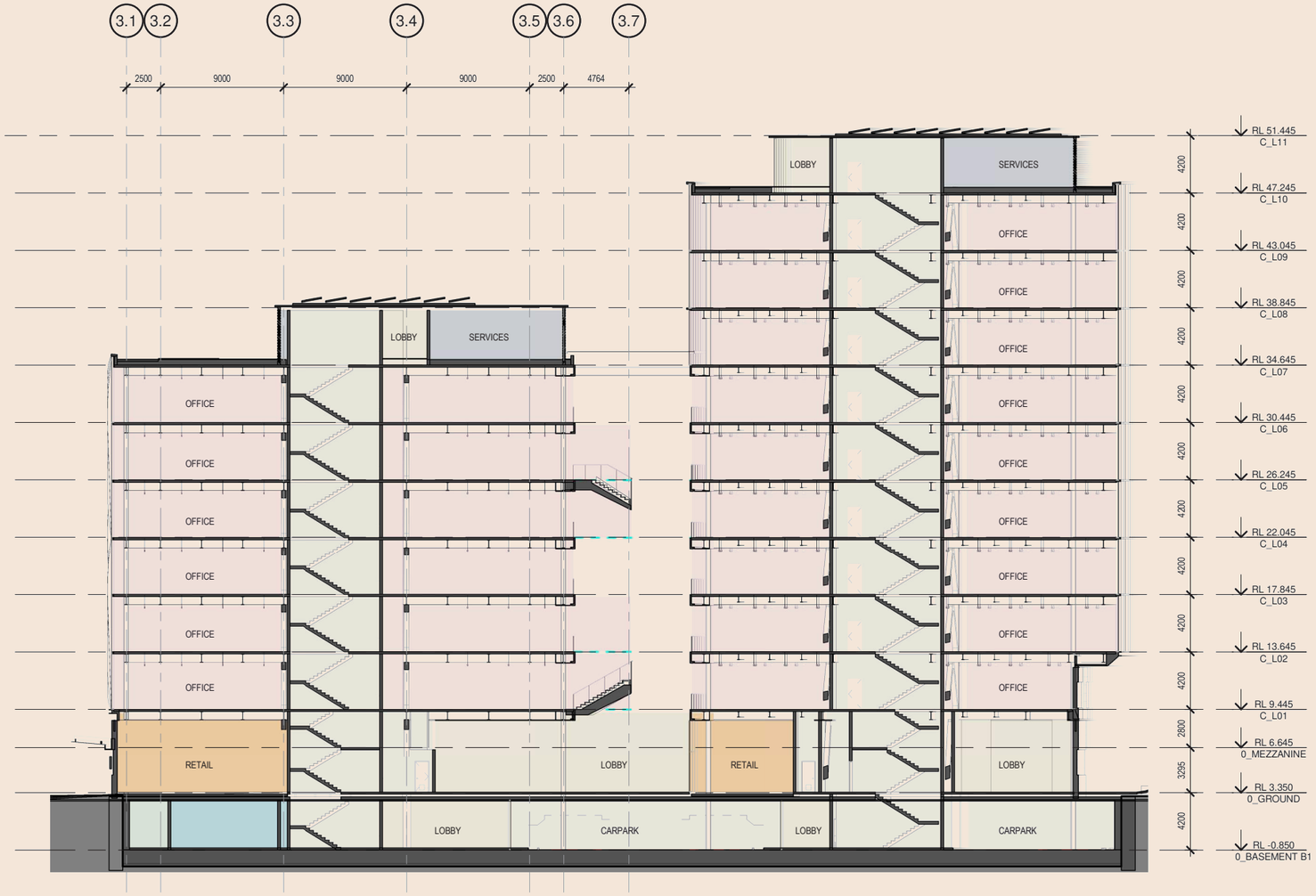






peddlethorp

B3
Typical
Section NTS



B3 Materiality - Facade Generally

1 Roof / Terraces

Warm roof systems on concrete substrate. Mixture of irrigated planter boxes and masonry formed low rise garden planters

2 Curtain Wall

Bespoke vertical extrusion plant-on expressed fins. Unitized CW with DGU to vision and spandrel. Glass reflectivity to be less than 20%.

3 Atrium Skin

Long-span external glass wall, plant-on stick system glazing. Fixed to cladded steel vertical beams. Glass reflectivity to be less than 20%.

4 Canopies

Fritted glass canopy on steel outriggers painted black.

5 GF Facade Joinery

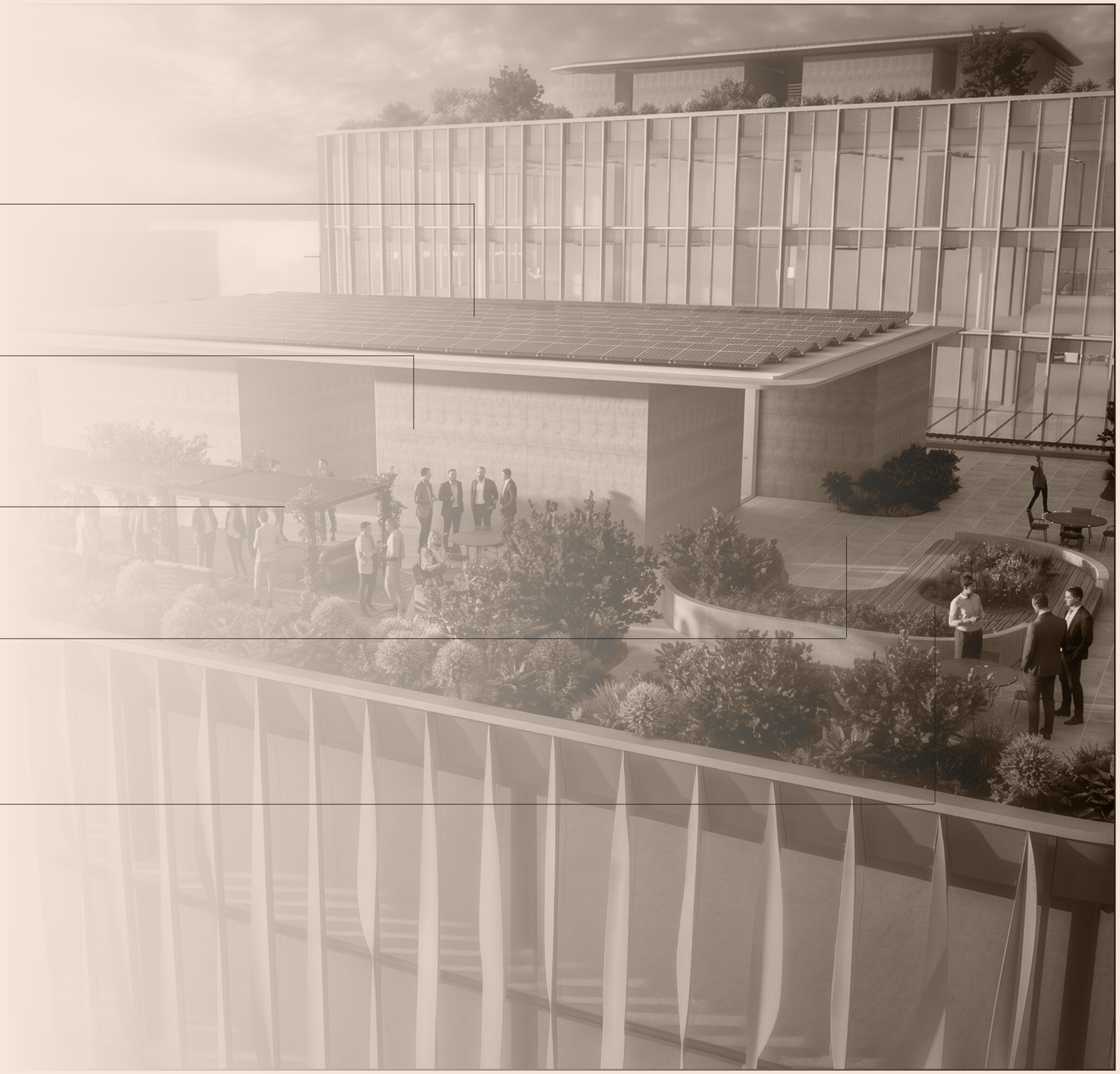
Steel joinery or equivalent with custom mullions, transoms and exterior cappings.

6 Stone Veneer Cladding

Selected natural stone cladding, 50mm cavity, building wrap on RAB on timber wall framing by S.E.



B3 Materiality - Roof Top Terrace



1 **Solar Panels**

Slim microcrystalline all-black solar panels fix onto plantroom long run roofing

2 **Timber Cladding**

Selected natural timber weatherboard over structural cavity battens 9mm HD backing board, 50mm cavity building wrap on RAB on timber wall framing by S.E.

3 **Pergolas**

Premium aluminium pergola and adjustable louvre roofing with connected SW drainage and integrated lighting

4 **Terrace Flooring**

Mixture of large set pavers and timber boards / sleepers on tile jacks over a warm roof system on concrete substrate.

5 **Planters**

Mixture of irrigated planter boxes and masonry formed low rise garden planters

Looking from Amey Daldy park to the CBD

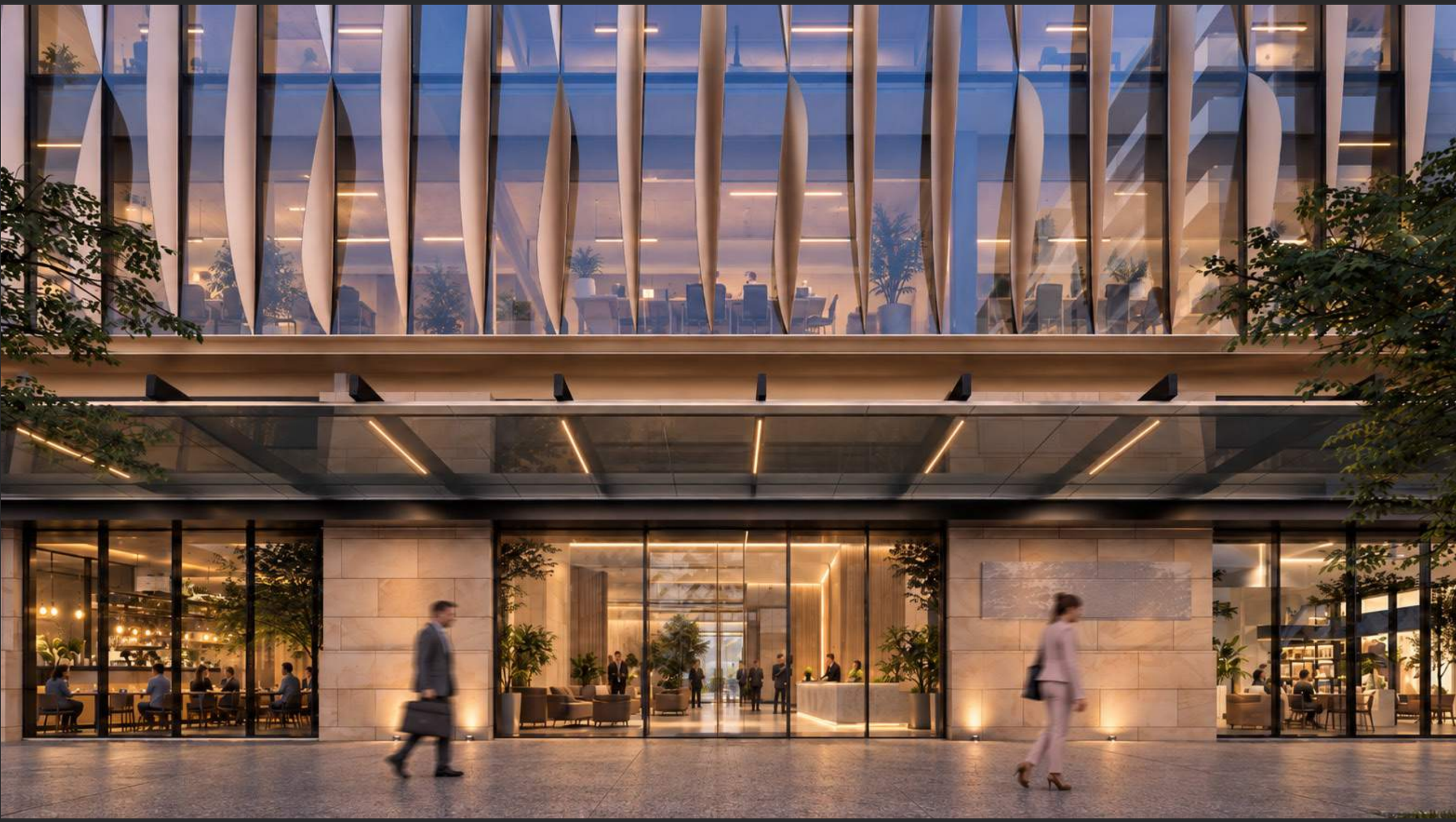


Looking from Amey Daldy park to Rangitoto




RETAIL
100 Halsey St.

Building 3 Entrance on Pakenham St.



Central Atrium



Rooftop Terrace



Rooftop Terrace Looking West



100 Halsey St. - Building 4

Grove

peddlethorp

Building 4 concept

Building 4 celebrates the landside aspect of the masterplan. Being the tallest building on the site, visible from Victoria Park (once the bay of Waiataurau), the building acknowledges the Waikuta and Tunamau streams, originating in the catchment area around the Park.

The building's aesthetic draws on the ancient vegetative ecosystem nourished by the Waikuta and Tunamau streams, which once fed into Waiataurau and carved over millennia the paleochannel buried under the site.

The expressed sculptural mullions of the facade evoke the dark, textured bark and roots of ferns, pōhutukawa, and mangroves at the water's edge. The interplay between the dark mullions, the transparency and reflections of the glass resonates with tree roots entangled in the coastal streams.

Green accents of vegetation and planting on the Level 7 terraces, where the building steps back on two sides, balance the darkness of the facade, bringing life to the building and supporting biophilia and occupants' wellness.

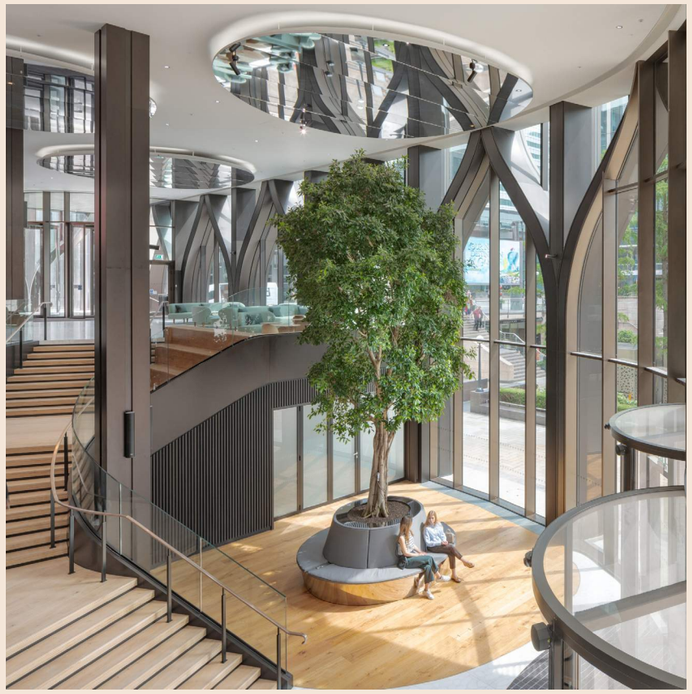






B4 precedent

YY Building, London (UK)



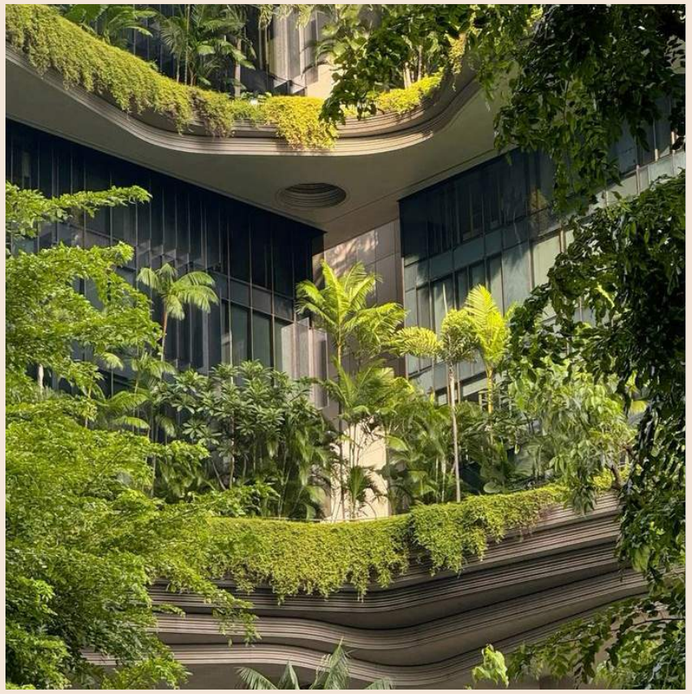
Originally known as 30 South Colonnade in Canary Wharf, designed by KPF (Kohn Pedersen Fox), this 1991 building was fully refurbished and reclad, with a project completed in 2023. The refurbishment, by Buckley Gray Yeoman architects, targeted BREEAM Outstanding and WELL Platinum certifications. The new facade design increased the glazed area to meet current daylight requirements and introduced a distinctive interlocking “Y”-shaped pattern. A triple-height reception was introduced at ground floor, with adjustments to the core location to increase natural light penetration.

London Wall Place, London (UK)



Designed by Make Architects and completed in 2017, the scheme comprises two office buildings surrounded by a series of public gardens and reimagined elevated pedestrian walkways to link the neighboring Barbican with the City of London. The walkway network now has a material palette of weathering steel and Iroko timber. The facade combines pale glass reinforced concrete panels with dark blue glazed ceramic elements. The ceramic profiles wrap under the volumes cantilevering above the gardens and remnants of the London Wall.

Parkroyal Collection Pickering, Singapore



Hotel completed in 2013 and designed by WOHA. Inspired by Hong Lim Park, which is located next to the site, rice terraces and the topography of natural landscapes, the building brings 15,000 square metres of greenery (around double the area of the site) back into the city. Every one of the 367 guest rooms offers a tropical garden view from its windows. The passive strategies such as naturally ventilated corridors, solar-powered irrigation, rainwater retention and sun shading have helped this project to achieve Singapore’s Green Mark Platinum rating, the nation’s highest environmental certification.

peddlethorp

B4
Basement Level B2 Plan

1. Fire egress stairs
2. Passenger lifts
3. Services







peddlethorp

B4
Ground Floor Plan

1. Main Lobby
2. Retail
3. End of Trip facilities M/F
4. Toilets M/F
5. Fire egress stairs
6. Passenger lifts
7. Refuse
8. Services

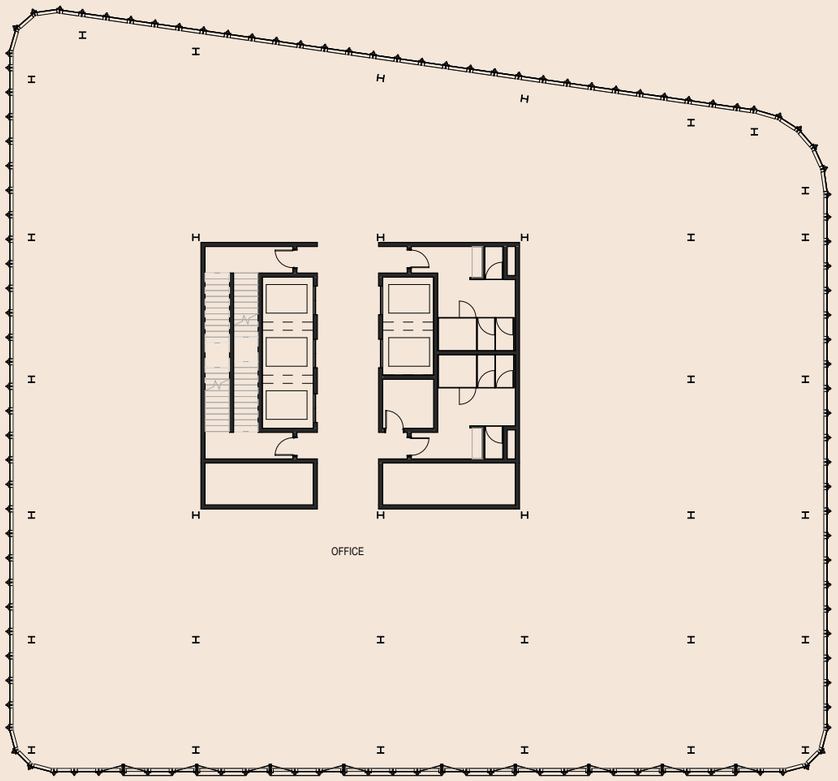






peddlethorp

B4
Typical Floor Plan

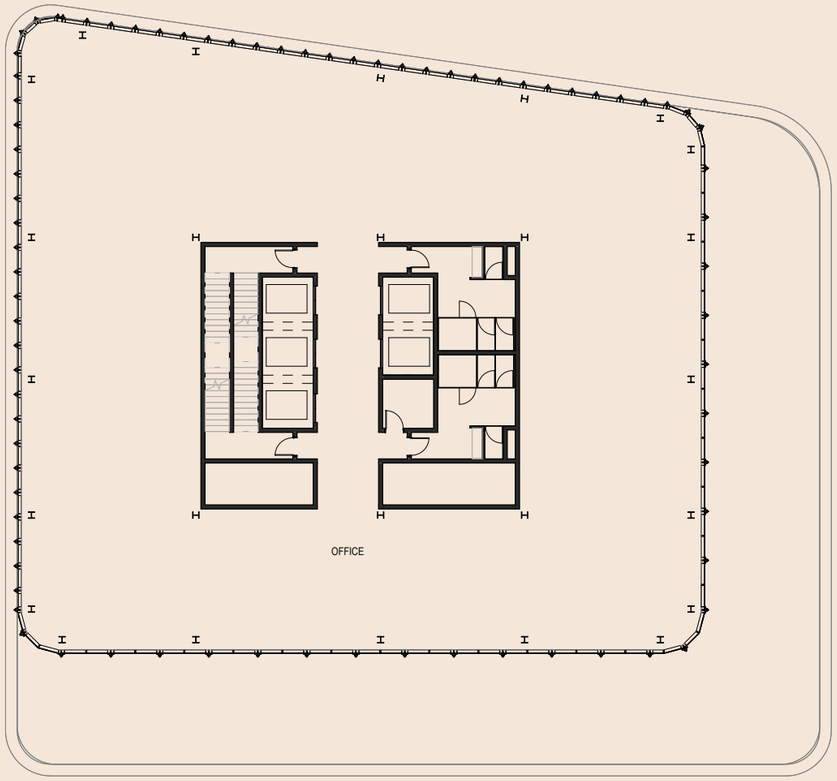






peddlethorp

B4
Typical Floor Plan

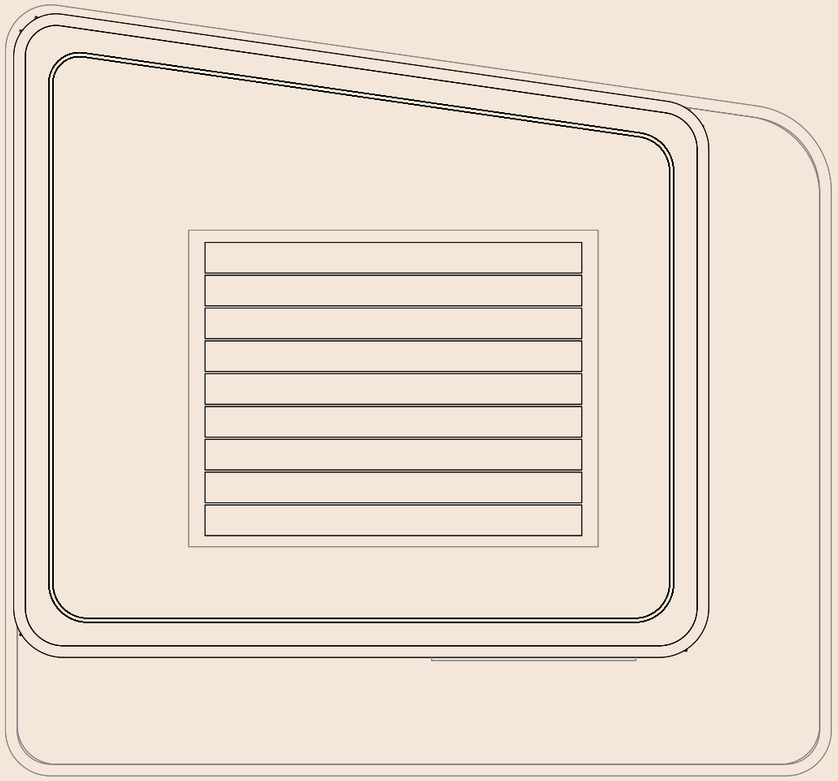






peddlethorp

B4
Roof Plan

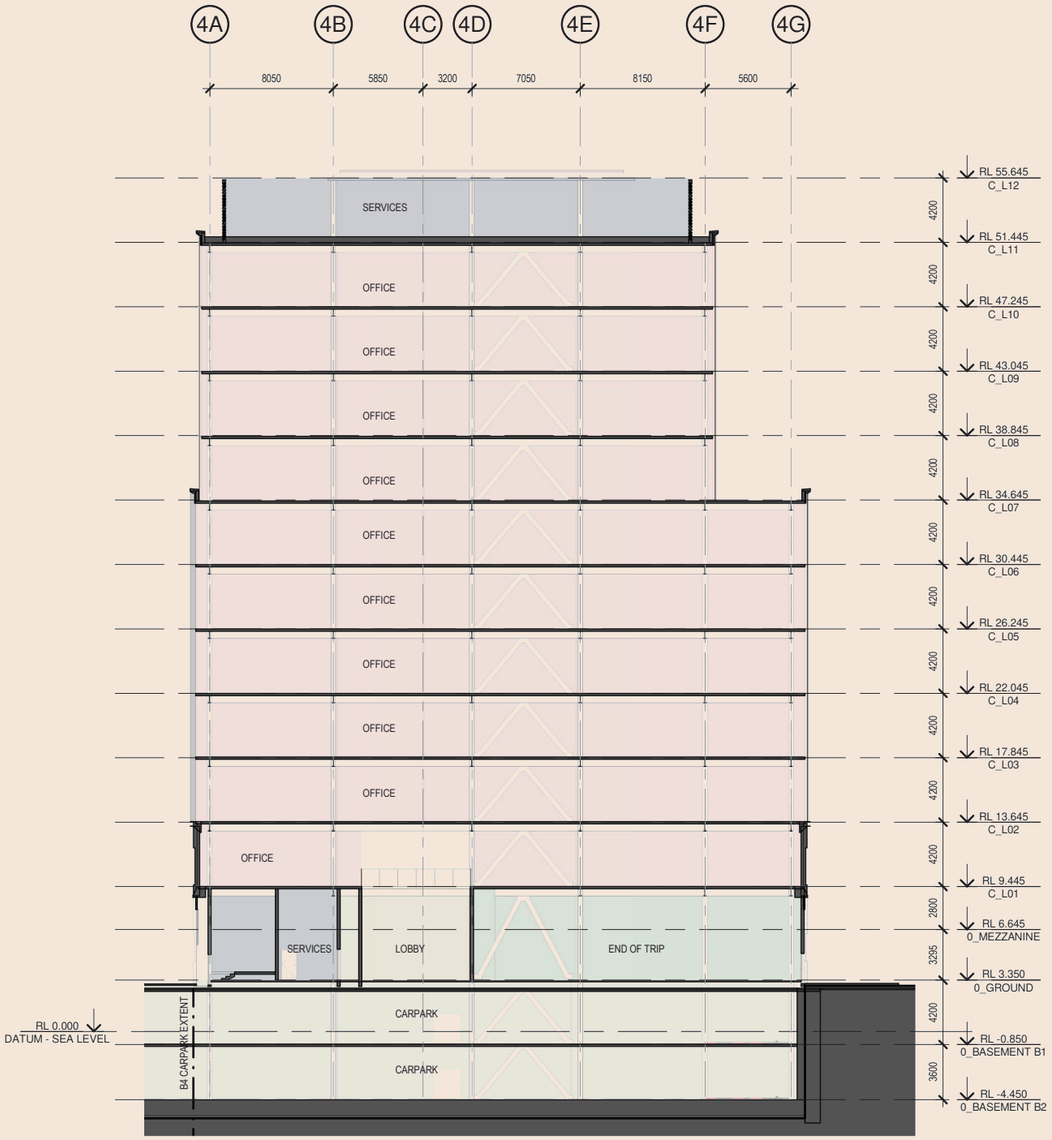


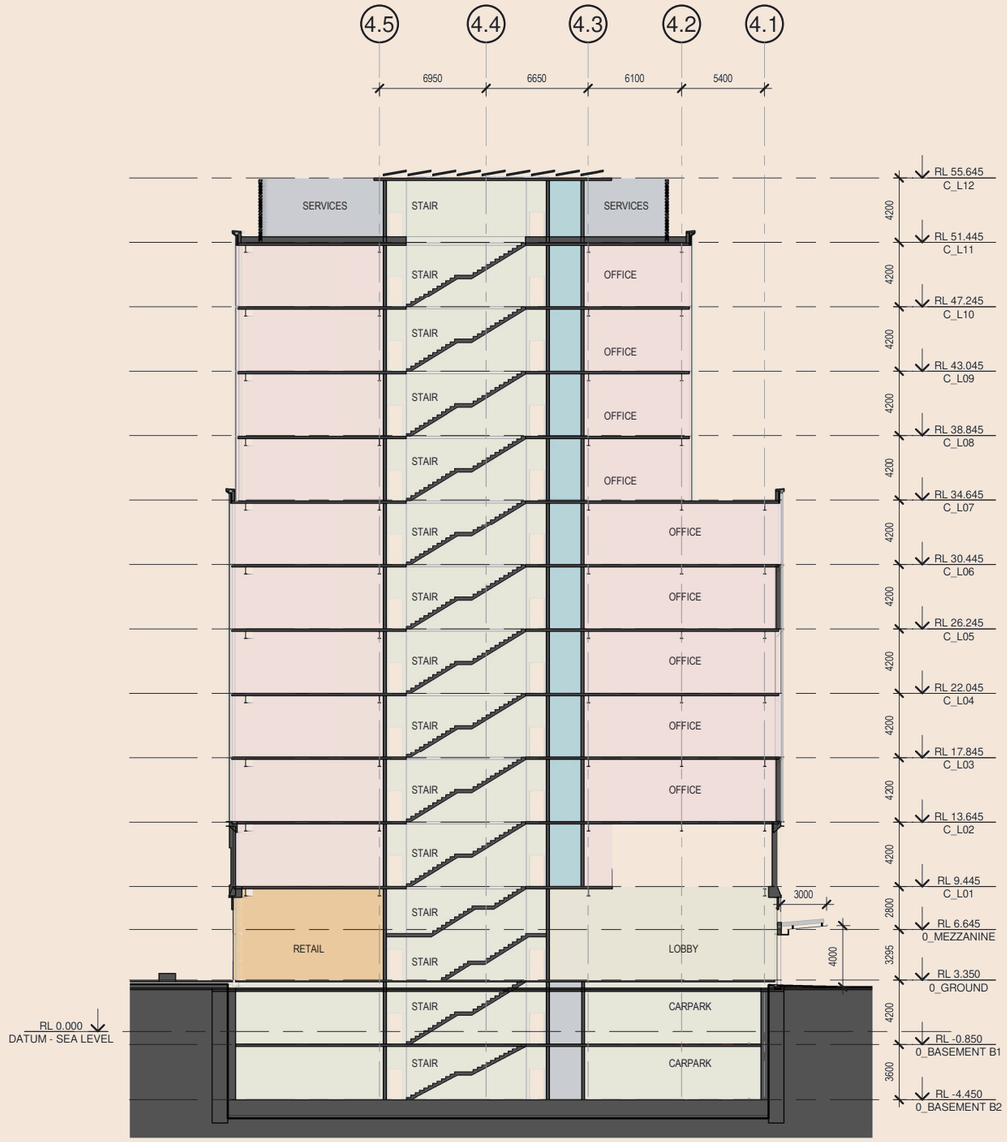




peddlethorp

B4
Typical
Section NTS





B4 Materiality - Facade Generally



1 **Roof / Terraces**

Warm roof systems on concrete substrate. Mixture of irrigated planter boxes and masonry formed low rise garden planters

2 **Curtain Wall**

Unitized CW with glass panels (DGU to vision and spandrel) and expressed mullions and transoms made of terracotta with a dark glaze finish. Glass reflectivity to be less than 20%.

3 **Canopies**

Fritted glass canopy on steel outriggers painted black.

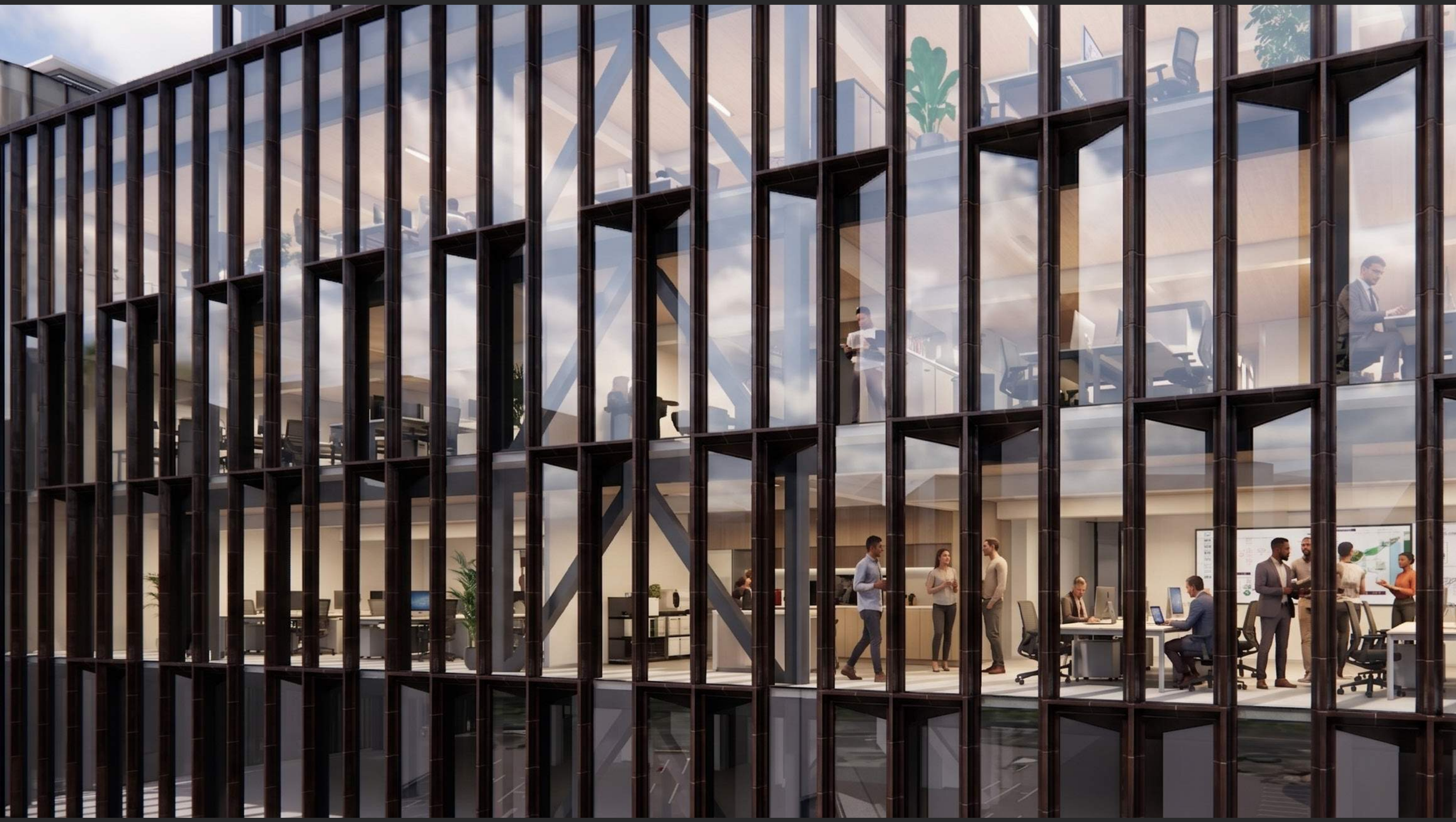
4 **GF Facade Joinery**

Steel joinery or equivalent with custom mullions, transoms and exterior cappings.

5 **Stone Veneer Cladding**

Selected natural stone cladding, 50mm cavity, building wrap on RAB on timber wall framing by S.E.

Facade study



100 Halsey St. - Building 5

Estuary

peddlethorp

Building 5 concept

Building 5 celebrates the convergence between landside and seaside with a representation of an ancient estuarine landscape shaped by the flow of the Waikuta and Tunamau streams, through the tidal flats of the bay of Waiataurau.

Above the sandstone podium, a layered curtain wall facade mimic the delicate transparencies and woven patterns of the shallow currents of the estuary.

This structure completes the masterplan's series of facades inspired by waterscapes, intending to integrate water as a core design component. As research precedents show, water can be used to activate the facade, becoming not only a scenographic and artistic feature, but also a sophisticated device for regulating thermal comfort, improving energy efficiency, and fostering a connection to nature to enhance occupant wellness.







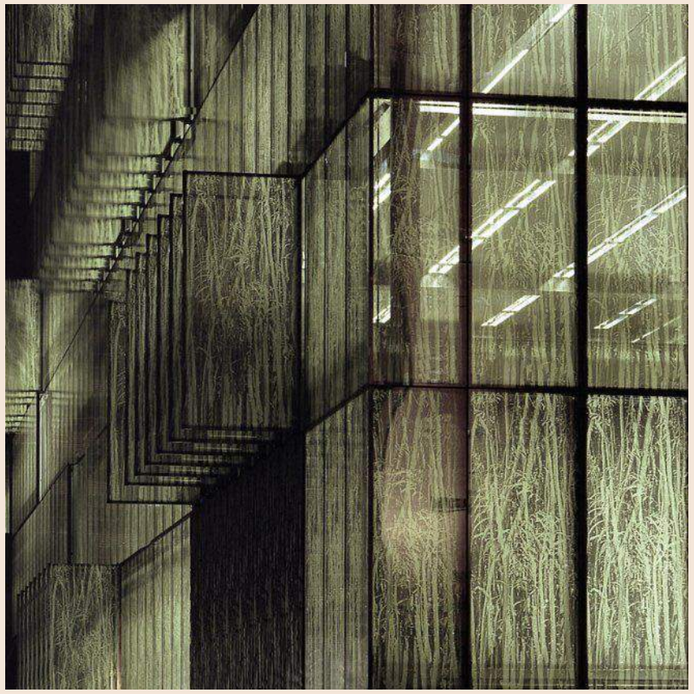
B5 precedent

Regiocentrale Zuid, Maasbracht (Germany)



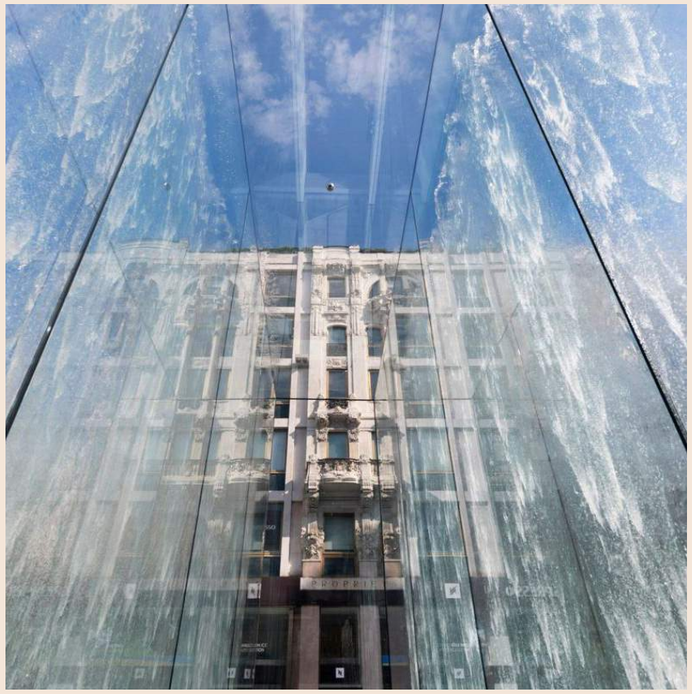
Completed in 2014 and designed by Wiel Arets Architects this office building is a headquarters for the water traffic control of surrounding waterways and canals adjacent to the river Meuse. The façade of the upper, cantilevered volume is fritted with a gradient pattern of dots–whose density disperses at eye level; this balances exterior privacy and shading with unobstructed interior views. Behind the glazing, glare is controlled with a series of translucent curtains, which provide a soft, adjustable counterpoint to the minimalist, rational exterior glazing system.

Utrecht University Library, Utrecht (NL)



Designed by Wiel Arets Architects and completed in 2004. The facade is composed of textured precast panels and glazed panels with a frit pattern. The same texture pattern, representing willow branches, is applied to both the panels and the glass. Some of the fritted glazed panels work as an operable sunscreen, placed in front of a clear glass IGU and hinged on one side. Their opening is automatically controlled in relation with the sun exposure, but they can also be opened manually.

Apple Store Piazza Liberty, Milano (Italy)

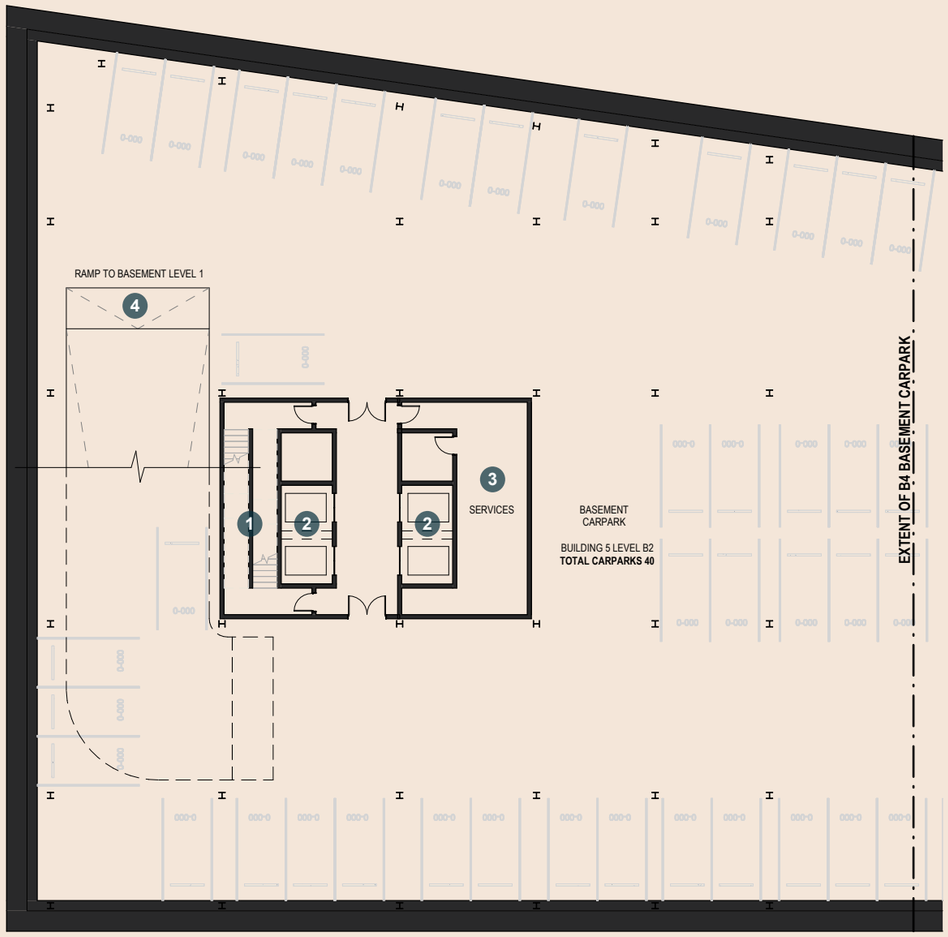


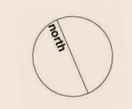
Designed by Foster + Partners and completed in 2018, the Apple flagship store in Milan occupies a hypogean space beneath the historic Piazza Liberty square. A fully glazed box, roughly eight metres tall, covers the entry stair, forming a glass portal into the sunken store below. Two lines of nozzles, running parallel to the box’s long sides, double as a fountain and as a dynamic double skin. The nozzles generate a continuous curtain of water cascading down the glass, dematerializing the structure and producing an ethereal effect of shifting transparency and reflection, the sensation of “diving into water” without getting wet.



B5
Basement Level B2 Plan

1. Fire egress stairs
2. Passenger lifts
3. Services
4. Carpark Entry/Exit

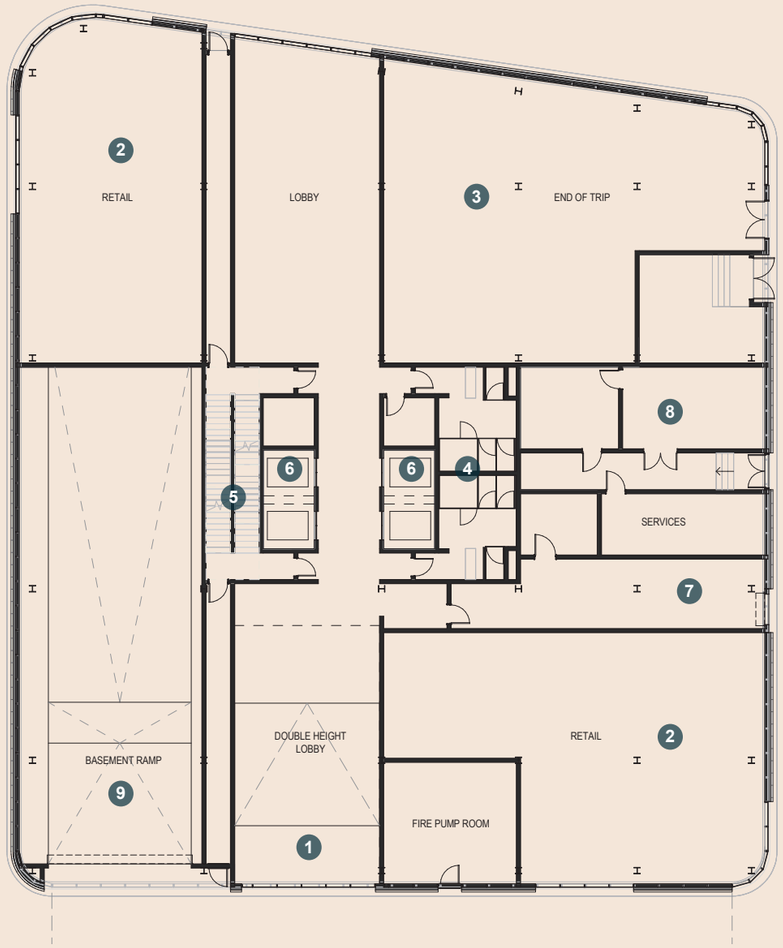




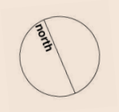


peddlethorp

B5
Ground Floor Plan



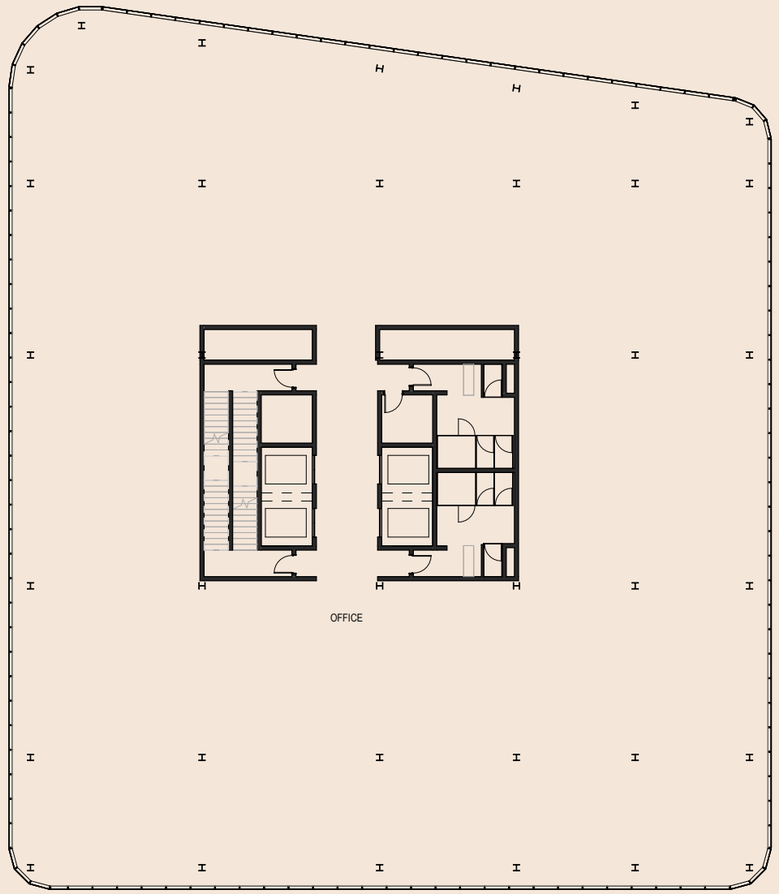
1. Main Lobby
2. Retail
3. End of Trip facilities M/F
4. Toilets M/F
5. Fire egress stairs
6. Passenger lifts
7. Refuse
8. Services
9. Carpark Entry





peddlethorp

B5
Typical Floor Plan

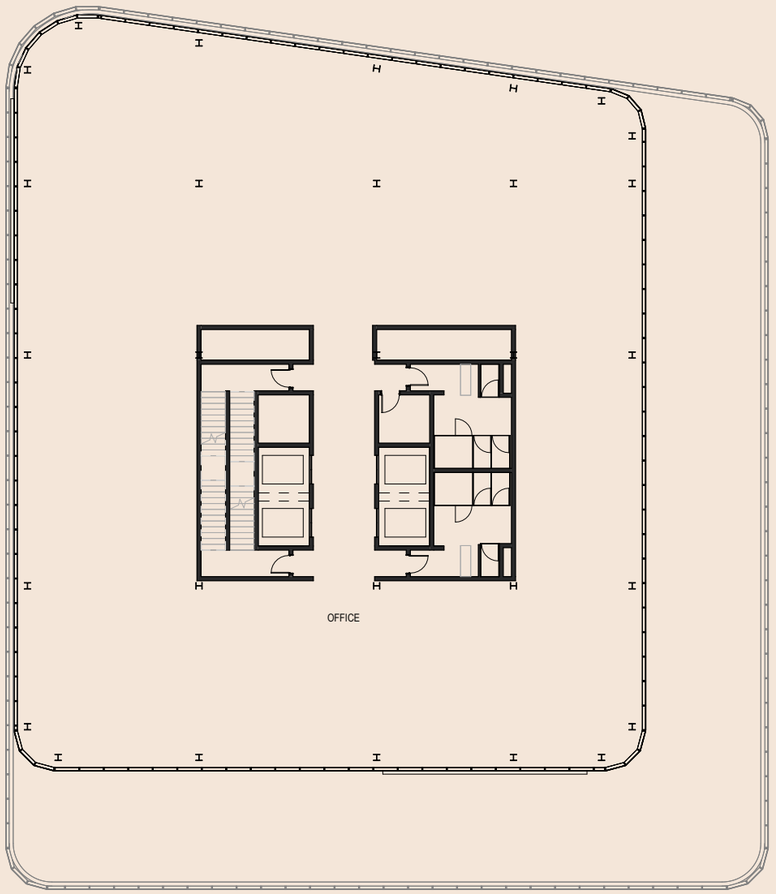






peddlethorp

B5
Typical Floor Plan

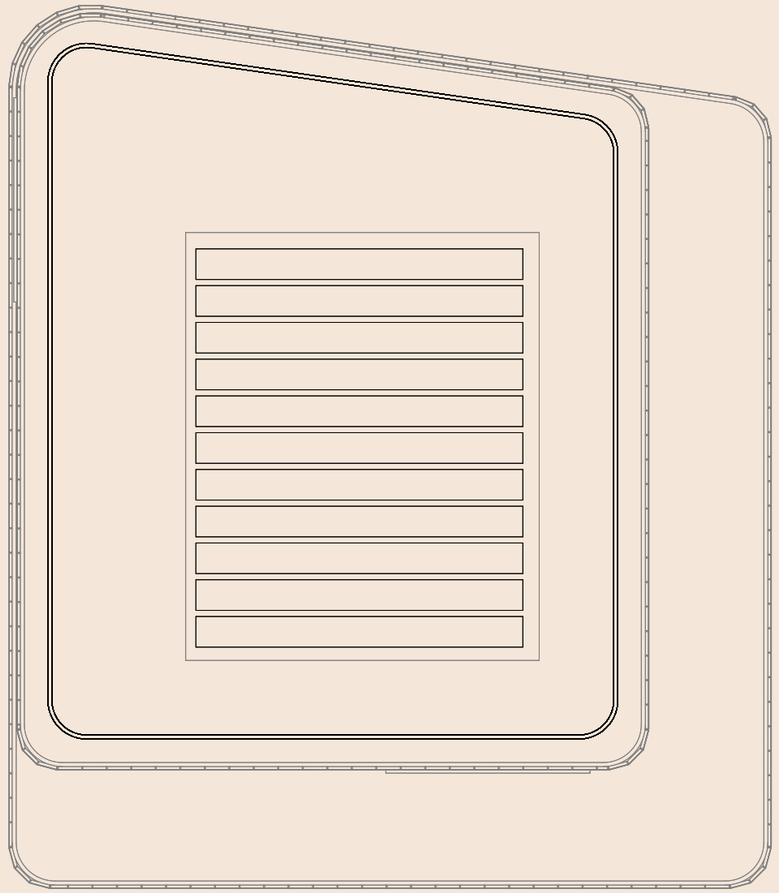


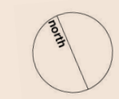




peddlethorp

B5
Roof Plan

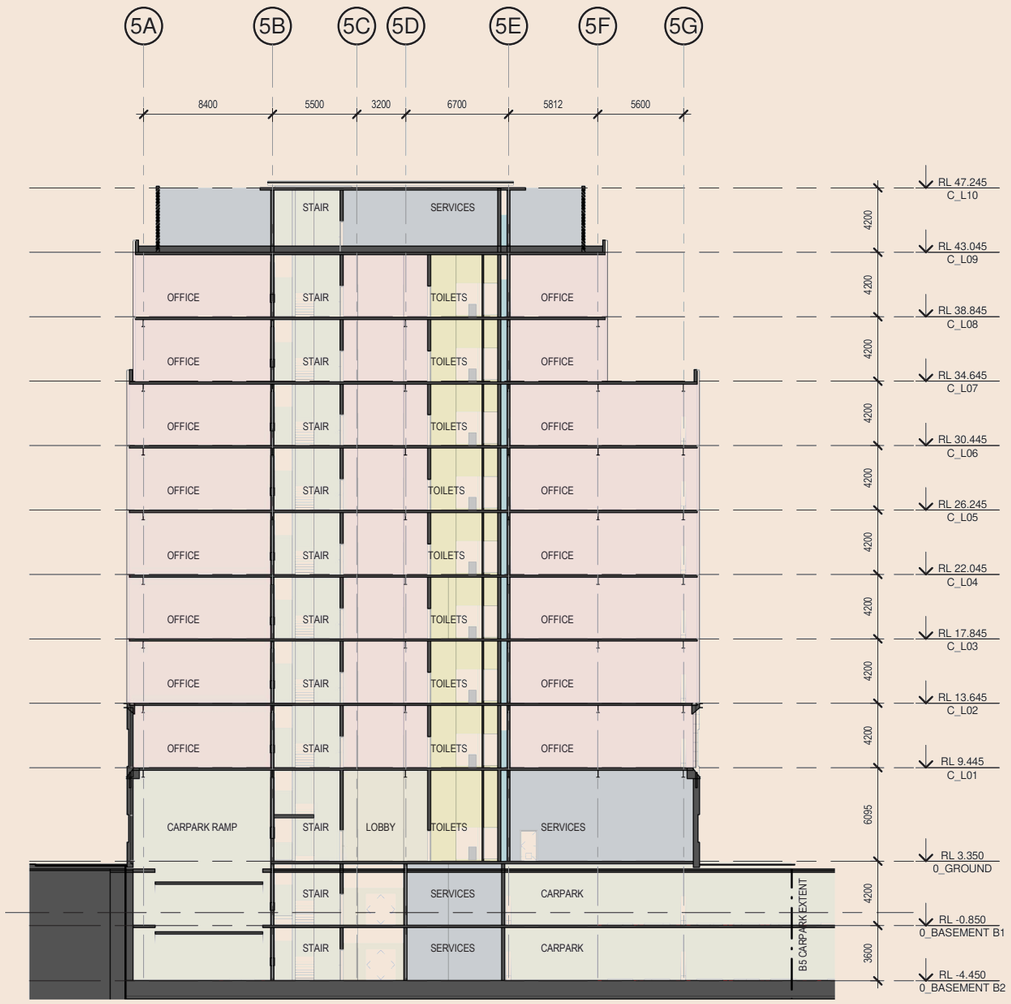


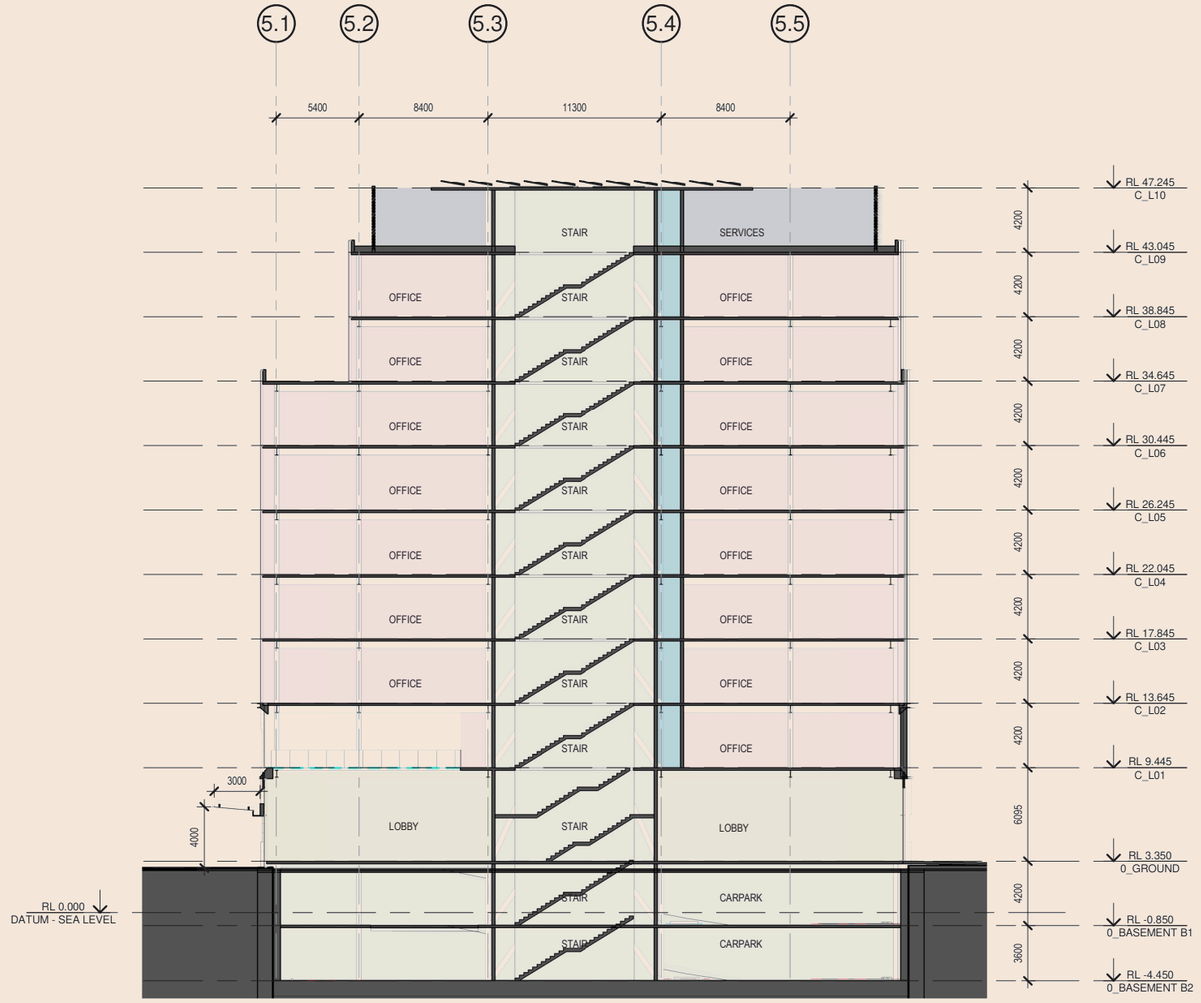




peddlethorp

B5
Typical Section NTS





B5 Materiality - Facade Generally

1 Roof / Terraces

Warm roof systems on concrete substrate. Mixture of irrigated planter boxes and masonry formed low rise garden planters

2 Curtain Wall

Unitized CW with glass panels (DGU to vision and spandrel) with a custom ceramic frit pattern. Variation is achieved through 4 types of patterned panels repeated across the entire facade. Glass reflectivity to be less than 20%.

3 Canopies

Fritted glass canopy on steel outriggers painted black.

4 GF Facade Joinery

Steel joinery or equivalent with custom mullions, transoms and exterior cappings.

5 Stone Veneer Cladding

Selected natural stone cladding, 50mm cavity, building wrap on RAB on timber wall framing by S.E.




RETAIL