
MINUTE 2 OF THE EXPERT PANEL
Invitations to comment

188 Beaumont Street FTAA-2604-1205

29 June 2026

[1] This minute addresses invitations to comment on the Application under section 53 of the Fast-track Approvals Act 2024 (**FTAA/the Act**). The Expert Panel (**Panel**) notes that the site and locality visit documented in Minute 1 informed the scope of the invitation set out in this minute.

Persons who must be invited

[2] In accordance with section 53(2) of the Act, the Panel must invite comments from persons listed in sections 53(2) (a) to (n) where relevant. Sections 53(2)(d) to (g) and section 53(2)(l) do not apply to this Application.

[3] The persons relevant to this Application from whom comments must be invited are identified in **Appendix 1**.

[4] In relation to the matter of relevant portfolio ministers section 53(2)(j), the Panel considers that the ministerial portfolios for Auckland, Building and Construction, Climate Change, Economic Growth, Housing, Infrastructure, Māori Crown Relations, and Māori Development are relevant and their respective Ministers should be invited to comment, in addition to the Minister for the Environment. The Panel acknowledges that some of those portfolios will shortly be merged into the Ministry for Cities, Environment, Regions and Transport (MCERT).

Role of Auckland Council

[5] The Panel notes that:

- (a) Auckland Council is the relevant local authority pursuant to section 53(2)(a);
- (b) Auckland Council is the owner of the land to which the Application relates and has entered into a development agreement with the Applicant in respect of the land;
- (c) Auckland Council is an owner of various parcels of "land adjacent" to the land to which the Application relates (discussed further below) for which it is also currently, or will in future be, seeking development partners;
- (d) In its own right and through the Auckland Urban Development Office (formerly Eke Panuku) (**AUDO**), a council-controlled organisation, Auckland Council is also the holder of relevant coastal occupation permits that comprise "land adjacent" to the Application site;
- (e) Through other Council departments, Council-controlled or related entities (Parks and Places, Healthy Waters, Watercare Services, Auckland Transport), the Panel expects a range of technical inputs into the Council's comments on the Application.

[6] In preparing this Minute and confirming the appropriate extent of the invitation to comment, the Panel has given careful consideration to the various roles and functions undertaken by Auckland Council in relation to the Application Site, the adjacent land and coastal marine area, and the ongoing development and regeneration of the wider Wynyard Quarter environment.

[7] The Panel recommends that Auckland Council take particular care when providing comments in response to this invitation to ensure that any technical expert evaluations of the Application material are suitably independent (for example, by confirming express adherence to the Code of Conduct for Expert Witnesses), and that any commercial or strategic commentary on the Project is appropriately framed as such.

Owners and occupiers of land adjacent

[8] Section 53(2)(h) and (i) state that the owners and occupiers of the land to which

the Application relates, and the land adjacent to that land, must be invited to comment.

[9] Section 5.3 and Appendix 3 of the *188 Beaumont Street, Auckland Central – Fast-track Approval Substantive Application - Assessment of Environmental Effects and Statutory Analysis* dated 9 April 2026 (**AEE**) identify the names and addresses of owners and occupiers of the Application Site and land adjacent to that Site. Figure 1 of Appendix 3, set out below, shows the Application Site in red, and the land considered to be land adjacent as blue.



Figure 1. Applicant map of subject site (outlined in red) and adjacent land (outlined in blue).

[10] In the *Memorandum on invitations to comment* provided by the EPA to the Panel¹, the EPA provided its own assessment of the owners and occupiers of the Application Site and the land adjacent, based on its own Guidance Note². Map 1 attached to the Memorandum showed the Application Site in green, adjacent land in orange and other land "close enough to be considered adjacent" under section 53(3) in purple.

¹ Dated 10 June 2026

² FTA Guidance Material Identifying Adjacent Land – Updated June 2025



Figure 2. EPA assessment of adjacent land.

[11] With the exception of the large area of coastal occupation extending across Westhaven Marina, and a small strip of land along the Jellicoe Street frontage of Silo Park, the two maps are consistent, with the EPA recommending fewer sites be included in the invitation to comment under the "land adjacent" category than the Applicant.

Coastal marine area

[12] The EPA Guidance Note specifically addresses the coastal marine area (**CMA**), noting that it is considered to be a subset of land for the purposes of section 53(2)(h) and (i). If the coastal marine area is adjacent to the Application land, the coastal occupation permit holders may then be considered occupiers of adjacent land.

[13] The Panel asked EPA to undertake further investigation into the extent of the CMA identified as "land adjacent" in its memorandum, given the substantial difference in the Applicant's analysis.

[14] The EPA experienced some difficulty in obtaining detailed information from Auckland Council regarding the coastal occupation permits in the waterspace to the west of the Site. In Appendix 3 to the AEE the Applicant showed a rectangular area of CMA adjacent to the Site, noting that AUDO holds the relevant coastal occupation permit for a larger area of CMA "surrounding Wynyard Quarter" but did not explain its rationale for setting the size or shape of the area it determined to be adjacent, and did not provide a map illustrating the spatial extent of the wider permit area. It noted that Orams Marine (one of the Applicant entity partners) is a leaseholder of a portion of the AUDO permit but, again, did not provide a map illustrating the spatial extent of the leased portion.

[15] In the absence of more specific information, the Panel has turned to the Auckland Unitary Plan map of the Wynyard Precinct (I214.10.11 Wynyard: Precinct Plan 11 – Precinct boundary coordinates in the coastal marine area.

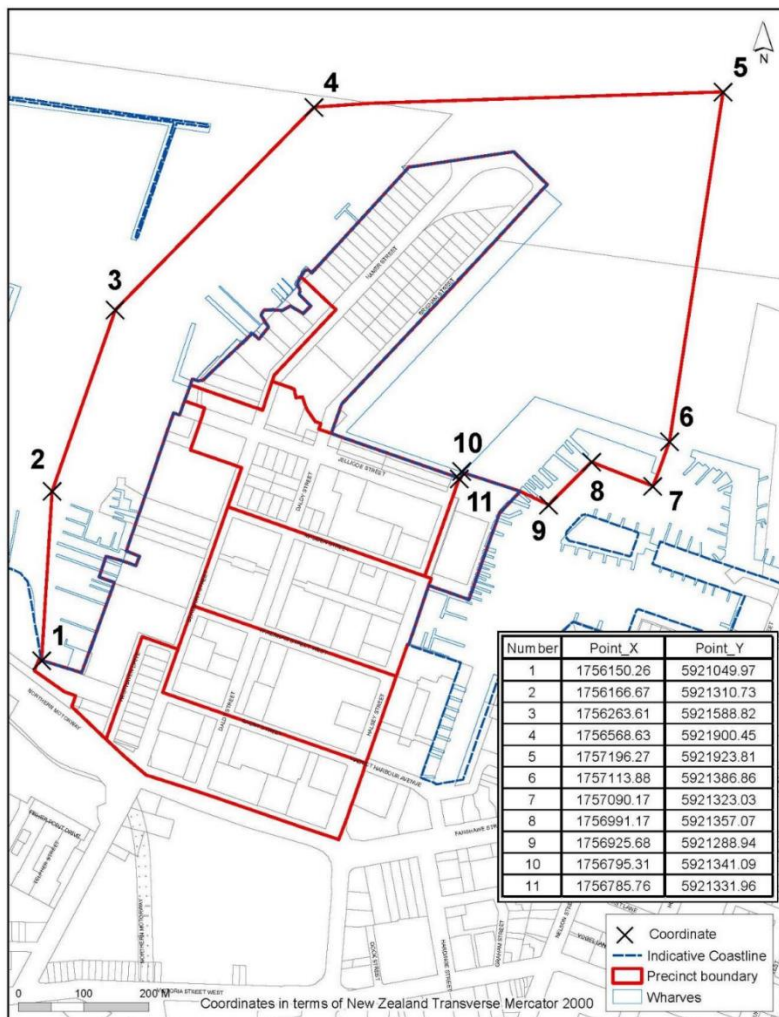


Figure 3. *1214.10.11 Wynyard: Precinct plan 11 – Precinct boundary coordinates in the coastal marine area.*

[16] Using the boundary coordinates at points 2 and 3 on this plan, the Panel instructed EPA to draw lines across the CMA from those points to the landward boundary, aligning with the title boundaries of those sites that the Panel considers to be adjacent to the Application Site. The redrawn area of the CMA that is captured by those lines includes the rectangular shaped area illustrated on the Applicant's Figure 1 and extends beyond it but otherwise extends no further towards Westhaven Marina. The Panel considers this to be a more realistic and appropriate depiction of the relevant portion of the CMA that should be considered "land adjacent" to the Project Site.

[17] Further advice from Auckland Council has now allowed EPA to identify the relevant coastal occupation permit holders in the redrawn CMA area discussed above. Those details are included in **Appendix 4**. All except one permit (held by AUDO) is held by Auckland Council. Both the Council and AUDO are hereby directed to forward the invitation to comment to the relevant occupiers and/or leaseholders of any berths located within the identified area of the CMA.

Land adjacent in addition to that identified by Applicant

[18] The map at **Appendix 2** to this Minute shows the addition of 49-63 Jellicoe Street as land adjacent, being sufficiently close to the Application Site to warrant inclusion as land adjacent (orange), along with those already identified by the Applicant.

[19] These sites encompass Silo Park and associated open recreational spaces and are located diagonally across the Jellicoe Street and Beaumont Street intersection. They will experience some shading from the Project, although those effects are not relevant to their selection as adjacent land.

Section 53(3) of the FTAA

[20] Section 53(3) of the FTAA gives the Panel discretion to invite comments from

"any other person the panel considers appropriate". The *Panel Conveners' Practice and Procedure Guidance Note*³ gives some guidance to Panels on matters to consider when exercising this discretion:

- 11.3 The Panel Conveners recommend that panels take a principled approach to the exercise of the discretion in section 53(3). The panel should consider the following matters when determining whether to invite other persons to provide comment:
- (a) the purpose of the Act and the procedural principles set out in section 10;
 - (b) any relevant aspect of the public or community interest that requires consideration;
 - (c) the comprehensiveness and quality of the applicant's technical information and how the applicant has addressed the issue of consultation;
 - (d) the likely extent of local authority participation in the application process;
 - (e) whether the activity would otherwise be prohibited under relevant legislation
 - (f) whether the application is for a project that has been previously declined under another statutory process;
 - (g) whether the application is likely to involve novel or contentious legal or disputed factual issues; and
 - (h) any other matter that, in the opinion of the Panel, ought to be considered.

[21] The Panel has had regard to this Guidance and has determined that it is appropriate to invite comments from the following parties:

- (a) The owners and occupiers of 4 and 12 Hamer Street;
- (b) The owners and occupiers of the 30 Madden apartment complex.

[22] The Hamer Street sites are owned by Auckland Council and used for various arts and recreational activities and include the Gantry structure. As public realm they form part of the wider Silo Park environs and represent an important and unique aspect of Wynyard Quarter activity. The only reason we have not included them as "land adjacent" is that they are one street removed from the Application Site.

[23] The 30 Madden apartment complex is, according to the AEE and Application material, some 70m from the Application Site (at the nearest point). The Panel considers it is not sufficiently proximate to qualify as "land adjacent". However, given the current

³ Dated 22 July 2025

state of development in this part of Wynyard Quarter and the number and extent of undeveloped sites, 30 Madden is the closest residential activity to the Application Site.

[24] The *Boffa Miskell Urban Design and Landscape Assessment Report* (Appendix 15 to the AEE) describes these residential neighbours as "well separated" from the Site but evaluates the impact of the Project (particularly from the Tower component), on them in terms of shading, views, visual effects and visual amenity. Some of the 30 Madden apartments are assessed as experiencing "moderate" adverse effects in that regard.

[25] While the FTAA does not require the section 53 assessment to be framed in terms of affected parties (in direct contrast to the notification provisions of the RMA), nevertheless the Panel considers that the impact of the Project on existing residents is a matter relevant to its decision-making task. Future residents cannot be invited to comment, but without the perspective of existing residents, our evaluation of the Application will be confined solely to the perspective of the Applicant and the Council which, as discussed above, plays a number of potentially conflicting roles including that of a development facilitator in the Wynyard Quarter.

[26] The Panel is satisfied that the inclusion of the 30 Madden apartments in the invitation to comment will enable a relevant aspect of the public or community interest to be represented and considered in the decision-making process.

Directions

[27] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the Application material and undertaken a site visit, the Panel has determined that the owners and occupiers of land shaded orange and purple on the map in **Appendix 2** and listed in **Appendix 3**, **Appendix 4**, and **Appendix 5** should be invited to comment.

[28] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section

53).

[29] The date invitations to comments will be given will be 29 June 2026. Comments must be made to the EPA:

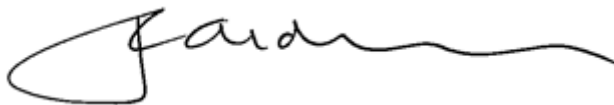
- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[30] Comments must be received by **28 July 2026**.

Panel questions

[31] The Panel has identified some initial questions and matters on which it seeks comment from the Applicant or Auckland Council. While responses to these questions are not required in advance of 28 July 2026, they should be incorporated into each party's response to the invitation to comment. The questions can be found at **Appendix 6**.

[32] The application may be accessed on the Fast-track website here: <https://www.fasttrack.govt.nz/projects/188-beaumont-street>.



Jennifer Caldwell

188 Beaumont Street Expert Panel Chair

Appendix 1 – Parties invited to comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> • Auckland Council
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> • Ngāti Whātua Ōrākei Trust • Ngāi Tai ki Tāmaki Trust • Te Kawerau Iwi Settlement Trust • Ngāti Tamaoho Trust • Te Ākitai Waiohua Waka Taua Inc • Hako Tupuna Trust • Ngāti Maru Rūnanga Trust • Ngāti Pāoa Iwi Trust • Te Patukirikiri Iwi Trust • Ngāti Tamaterā Treaty Settlement Trust • Ngaati Whanaunga Incorporated Society • Te Rūnanga o Ngāti Whātua • Ngāti Te Ata Claims Support Whānau Trust
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt,—</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<ul style="list-style-type: none"> • Ngāti Whātua Ōrākei Trust • Tūpuna Taonga o Tāmaki Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership • Te Kawerau Iwi Settlement Trust • Ngāi Tai ki Tāmaki Trust • Ngāti Tamaoho Settlement Trust • Ngāti Paoa Iwi Trust • Te Ākitai Waiohua Settlement Trust • Te Patukirikiri Iwi Trust • Ngāti Tamaterā Treaty Settlement Trust

		<ul style="list-style-type: none"> • Ngaati Whanaunga Ruunanga Trust • Ngāti Maru Rūnanga Trust • Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership • Hako Tūpuna Trust • Ngāti Te Ata Claims Support Whānau Trust • Ngāti Koheriki Claims Committee • Te Rūnanga o Ngāti Whātua
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	N/A

53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	owners of the land to which the substantive application relates (Owners of land adjacent to that land are covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Appendix 2 for land to which the substantive application relates. List of all owners set out in Appendix 3.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified (Occupiers of land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified are covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Appendix 2 for land to which the substantive application relates. List of all occupiers set out in Appendix 3.
53(2)(j)	The Minister for the Environment and other relevant portfolio Ministers The “relevant portfolio Ministers” definition includes: - a portfolio that is directly related to	<ul style="list-style-type: none"> • Minister for Auckland • Minister for Building and Construction • Minister for Climate Change • Minister for the Environment • Minister of Housing

<p>the subject of the proposed Government policy statement;</p> <ul style="list-style-type: none"> - a portfolio that is directly related to the nature of the project. For example, the Minister responsible for energy, in the case of a project to construct a solar farm. The Minister responsible for housing would be a relevant portfolio minister in the case of a residential development. The Minister responsible for infrastructure would not, even though infrastructure elements will be involved, because the nature of the project is residential development, not infrastructure. - Ministers responsible for the administration of a specified Act that relates to a proposed approval for the project or to an approval being sought in the substantive application (for example, the Minister 	<ul style="list-style-type: none"> • Minister for Māori Crown Relations – Te Arawhiti • Minister for Māori Development • Minister for Economic Growth • Minister of Infrastructure
---	--

	responsible for the administration of the Heritage New Zealand Pouhere Taonga Act 2014, in the case of a project that requires an archaeological authority)	
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> • Auckland Council, including Auckland Transport, Watercare Services, Auckland Urban Development Office
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	N/A
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:	<ul style="list-style-type: none"> • Director-General of Conservation
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	<ul style="list-style-type: none"> • MAC-01-01-073/CIV-2017-485-398 – Ngāti Kawau and Te Waiariki Korora • MAC-01-01-023 – Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Nagatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhī Ngāti Kahu Te Aupouri • MAC-01-01-058 – Ngā Puhī Nui Tōnu (Waitangi Marae) • MAC-01-03-006 – Ngāti Maru

		<ul style="list-style-type: none"> • MAC-01-01-056 – Ngā Puhi Nui Tonu (Te Kotahitangā Marae) • MAC-01-01-091 – Ngāti Whānaunga • MAC-01-01-105/CIV-2017-485-515 – Reti Whānau • MAC-01-01-125/CIV-2017-404-570 – Te Hikutu Whānau and Hapū • MAC-01-01-133/CIV-2017-404-558 – Te Kaunihera o Te Tai Tokerau/Ngāitawake • MAC-01-02-005/CIV-2017-404-569 – Ngāti Te Ata • MAC-01-03-001 – Hauraki Maori Trust Board • MAC-01-01-050/CIV-2017-404-537 – Ngā Puhi nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake • MAC-01-02-004/CIV-2017-404-518 – Ngāti Taimanawaiti (Ngāti Tai) Jasmine Whakaarahia Cotter-Williams • MAC-01-02-003/CIV-2017-404-564 – Ngāi Tai ki Tāmaki • MAC-01-02-006/ CIV-2017-404-520 – Ngāti Whātua Ōrākei Trust • MAC-01-03-011 – Ngāti Tamatera • MAC-01-03-010 – Ngāti Tamaoho • MAC-01-02-007 – Te Kawerau a Maki • MAC-01-01-140/ CIV-2017-404-563 – Te Rūnanga o Ngāti Whātua • Te Whakakitenga o Waikato • Te Ahiwaru Waiohua
--	--	--

Appendix 2 – Map of land whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Appendix 3 – List of land parcels whose owners and occupiers are invited to comment under section 53(2)(h) and (i)

188 Beaumont Street – Lot 1 DP 541270	49-63 Jellicoe Street – Section 4 SO 415995; Lot 2 DP 119658; Section 5 SO 415995; Section 6 SO 415995; Section 10 SO 415995	65-75 Jellicoe Street – Section 9 SO 415995
164 Beaumont Street – Lot 2 DP 541270	77-81 Jellicoe Street – Section 7 SO 415995	Westhaven Marina – Part Lot 1 DP 133386
37-55 Madden Street – Lot 2 DP 25871, Lot 3 DP 25871, Lot 4 BLK II DP 25871, Lot 1 DP 25871, Lot 7 BLK II Deeds Reg 226, Lot 8 BLK II Deeds Reg 226, Lot 9 BLK II Deeds Reg 226, Lot 10 BLK II Deeds Reg 226, Lot 11 BLK II Deeds Reg 226, Lot 1 BLK II Deeds Reg 226, Lot 2 BLK II Deeds 226	2A Hamer Street – Section 8 SO 415995	

Appendix 4 – List of coastal marine permit holders invited to comment under section 53(2)(h) and (i)

CST60261418 – Other	CST60263110 – Dredging
CST60262340 – Structure	CST60318379 – Structure
CST60262697 – Structure	CST60318400 – Other
CST60262920 – Structure	CST60318401 – Dredging
CST60263052 – Dredging	CST60318402 – Activity/Events
CST60263077 – Structure	CST60358249 – Dredging

Appendix 5 – List of land parcels whose owners and occupiers are invited to comment under section 53(3)

1001D/70 Daldy Street – PRIN 1001D DP 549521	204D/70 Daldy Street – PRIN 204D DP 549521, AU 56S DP 549521	4P/70 Daldy Street – PRIN 4P DP 549521	83P/70 Daldy Street – PRIN 83P DP 549521
101D/70 Daldy Street – PRIN 101D DP 549521	205D/70 Daldy Street – PRIN 205D DP 549521, AU 63S DP 549521	4T/70 Daldy Street – PRIN 4T DP 549521	84P/70 Daldy Street – PRIN 84P DP 549521
101P/70 Daldy Street – PRIN 101P DP 549521	205P/70 Daldy Street – PRIN 205P DP 549521	501D/70 Daldy Street – PRIN 501D DP 549521	85P/70 Daldy Street – PRIN 85P DP 549521
102D/70 Daldy Street – PRIN 102D DP 549521	206D/70 Daldy Street – PRIN 206D DP 549521, AU 58S DP 549521	502D/70 Daldy Street – PRIN 502D DP 549521	86P/70 Daldy Street – PRIN 86P DP 549521
102P/70 Daldy Street – PRIN 102P DP 549521	207D/70 Daldy Street – PRIN 207D DP 549521, AU 59S DP 549521	503D/70 Daldy Street – PRIN 503D DP 549521	87P/70 Daldy Street – PRIN 87P DP 549521
103D/70 Daldy Street – PRIN 103D DP 549521	207P/70 Daldy Street – PRIN 207P DP 549521	504D/70 Daldy Street – PRIN 504D DP 549521	88P/70 Daldy Street – PRIN 88P DP 549521
104D/70 Daldy Street – PRIN 104D DP 549521	208D/70 Daldy Street – PRIN 208D DP 549521, AU 60S DP 549521	505D/70 Daldy Street – PRIN 505D DP 549521	89P/70 Daldy Street – PRIN 89P DP 549521

104P/70 Daldy Street – PRIN 104P DP 549521	208P/70 Daldy Street – PRIN 208P DP 549521	506D/70 Daldy Street – PRIN 506D DP 549521, AU 38S DP 549521	8G/70 Daldy Street – PRIN 8G DP 549521
105D/70 Daldy Street – PRIN 105D DP 549521	209D/70 Daldy Street – PRIN 209D DP 549521	507D/70 Daldy Street – PRIN 507D DP 549521	901D/70 Daldy Street – PRIN 901D DP 549521, AU 51S DP 549521
106D/70 Daldy Street – PRIN 106D DP 549521	210P/70 Daldy Street – PRIN 210P DP 549521	508D/70 Daldy Street – PRIN 508D DP 549521	90P/70 Daldy Street – PRIN 90P DP 549521
106P/70 Daldy Street – PRIN 106P DP 549521	212P/70 Daldy Street – PRIN 212P DP 549521	509D/70 Daldy Street – PRIN 509D DP 549521	91P/70 Daldy Street – PRIN 91P DP 549521
107D/70 Daldy Street – PRIN 107D DP 549521	214P/70 Daldy Street – PRIN 214P DP 549521	50P/70 Daldy Street – PRIN 50P DP 549521	92P/70 Daldy Street – PRIN 92P DP 549521
108D/70 Daldy Street – PRIN 108D DP 549521	215P/70 Daldy Street – PRIN 215P DP 549521	510D/70 Daldy Street – PRIN 510D DP 549521	9G/70 Daldy Street – PRIN 9G DP 549521
108P/70 Daldy Street – PRIN 108P DP 549521	216P/70 Daldy Street – PRIN 216P DP 549521	511D/70 Daldy Street – PRIN 511D DP 549521	9P/70 Daldy Street – PRIN 9P DP 549521
109D/70 Daldy Street – PRIN 109D DP 549521, AU 62S DP 549521	217P/70 Daldy Street – PRIN 217P DP 549521	51P/70 Daldy Street – PRIN 51P DP 549521	101/155 Beaumont Street – PRIN 101B DP 549521, AU 33S DP 549521
109P/70 Daldy Street – PRIN 109P DP 549521	218P/70 Daldy Street – PRIN 218P DP 549521	52P/70 Daldy Street – PRIN 52P DP 549521	102/155 Beaumont Street – PRIN 102B DP 549521

10G/70 Daldy Street – PRIN 10G DP 549521	219P/70 Daldy Street – PRIN 219P DP 549521	53P/70 Daldy Street – PRIN 53P DP 549521	103/155 Beaumont Street – PRIN 103B DP 549521
1101D/70 Daldy Street – PRIN 1101D DP 549521	21P/70 Daldy Street – PRIN 21P DP 549521	54P/70 Daldy Street – PRIN 54P DP 549521	104/155 Beaumont Street – PRIN 104B DP 549521, AU 34S DP 549521
111P/70 Daldy Street – PRIN 111P DP 549521	220P/70 Daldy Street – PRIN 220P DP 549521	55P/70 Daldy Street – PRIN 55P DP 549521	105/155 Beaumont Street – PRIN 105B DP 549521, AU 22S DP 549521
113P/70 Daldy Street – PRIN 113P DP 549521	221P/70 Daldy Street – PRIN 221P DP 549521	56P/70 Daldy Street – PRIN 56P DP 549521	106/155 Beaumont Street – PRIN 106B DP 549521
115P/70 Daldy Street – PRIN 115P DP 549521	222P/70 Daldy Street – PRIN 222P DP 549521	57P/70 Daldy Street – PRIN 57P DP 549521	107/155 Beaumont Street – PRIN 107B DP 549521, AU 30S DP 549521
116P/70 Daldy Street – PRIN 116P DP 549521	223P/70 Daldy Street – PRIN 223P DP 549521	58P/70 Daldy Street – PRIN 58P DP 549521	108/155 Beaumont Street – PRIN 108B DP 549521, AU 32S DP 549521
117P/70 Daldy Street – PRIN 117P DP 549521	224P/70 Daldy Street – PRIN 224P DP 549521	59P/70 Daldy Street – PRIN 59P DP 549521	109/155 Beaumont Street – PRIN 109B DP 549521, AU 35S DP 549521
118P/70 Daldy Street – PRIN 118P DP 549521	225P/70 Daldy Street – PRIN 225P DP 549521	5P/70 Daldy Street – PRIN 5P DP 549521	110/155 Beaumont Street – PRIN 110B DP 549521

119P/70 Daldy Street – PRIN 119P DP 549521	226P/70 Daldy Street – PRIN 226P DP 549521	5T/70 Daldy Street – PRIN 5T DP 549521	111/155 Beaumont Street – PRIN 111B DP 549521
11G/70 Daldy Street – PRIN 11G DP 549521	227P/70 Daldy Street – PRIN 227P DP 549521	601D/70 Daldy Street – PRIN 601D DP 549521	112/155 Beaumont Street – PRIN 112B DP 549521, AU 10S DP 549521
11P/70 Daldy Street – PRIN 11P DP 549521	228P/70 Daldy Street – PRIN 228P DP 549521	602D/70 Daldy Street – PRIN 602D DP 549521, AU 52S DP 549521	113/155 Beaumont Street – PRIN 113B DP 549521, AU 11S DP 549521, AU 12S DP 549521
1201D/70 Daldy Street – PRIN 1201D DP 549521	229P/70 Daldy Street – PRIN 229P DP 549521	603D/70 Daldy Street – PRIN 603D DP 549521	G01/155 Beaumont Street – PRIN 1G DP 549521, AU 11S DP 549521, AU 28S DP 549521, AU 32S DP 549521
120P/70 Daldy Street – PRIN 120P DP 549521	23P/70 Daldy Street – PRIN 23P DP 549521	604D/70 Daldy Street – PRIN 604D DP 549521	201/155 Beaumont Street – PRIN 201B DP 549521
121P/70 Daldy Street – PRIN 121P DP 549521	25P/70 Daldy Street – PRIN 25P DP 549521	605D/70 Daldy Street – PRIN 605D DP 549521	202/155 Beaumont Street – PRIN 202B DP 549521
122P/70 Daldy Street – PRIN 122P DP 549521	26P/70 Daldy Street – PRIN 26P DP 549521	606D/70 Daldy Street – PRIN 606D DP 549521	203/155 Beaumont Street – PRIN 203B DP 549521
123P/70 Daldy Street – PRIN 123P DP 549521	27P/70 Daldy Street – PRIN 27P DP 549521	607D/70 Daldy Street – PRIN 607D DP 549521	204/155 Beaumont Street – PRIN 204B DP 549521, AU 21S DP 549521

124P/70 Daldy Street – PRIN 124P DP 549521	28P/70 Daldy Street – PRIN 28P DP 549521	608D/70 Daldy Street – PRIN 608D DP 549521	205/155 Beaumont Street – PRIN 205B DP 549521
125P/70 Daldy Street – PRIN 125P DP 549521	29P/70 Daldy Street – PRIN 29P DP 549521	609D/70 Daldy Street – PRIN 609D DP 549521	206/155 Beaumont Street – PRIN 206B DP 549521
126P/70 Daldy Street – PRIN 126P DP 549521	2P/70 Daldy Street – PRIN 2P DP 549521	60P/70 Daldy Street – PRIN 60P DP 549521	207/155 Beaumont Street – PRIN 207B DP 549521
127P/70 Daldy Street – PRIN 127P DP 549521	2T/70 Daldy Street – PRIN 2T DP 549521, AU 49S DP 549521, AU 61S DP 549521	610D/70 Daldy Street – PRIN 610D DP 549521, AU 50S DP 549521	208/155 Beaumont Street – PRIN 208B DP 549521
128P/70 Daldy Street – PRIN 128P DP 549521	301D/70 Daldy Street – PRIN 301D DP 549521	611D/70 Daldy Street – PRIN 611D DP 549521, AU 42S DP 549521	209/155 Beaumont Street – PRIN 209B DP 549521, AU 5S DP 549521
129P/70 Daldy Street – PRIN 129P DP 549521	302D/70 Daldy Street – PRIN 302D DP 549521	612D/70 Daldy Street – PRIN 612D DP 549521	210/155 Beaumont Street – PRIN 210B DP 549521, AU 9S DP 549521
130P/70 Daldy Street – PRIN 130P DP 549521	303D/70 Daldy Street – PRIN 303D DP 549521	61P/70 Daldy Street – PRIN 61P DP 549521	211/155 Beaumont Street – PRIN 211B DP 549521
131P/70 Daldy Street – PRIN 131P DP 549521	304D/70 Daldy Street – PRIN 304D DP 549521, AU 65S DP 549521	62P/70 Daldy Street – PRIN 62P DP 549521	212/155 Beaumont Street – PRIN 212B DP 549521

132P/70 Daldy Street – PRIN 132P DP 549521	305D/70 Daldy Street – PRIN 305D DP 549521, AU 46S DP 549521	63P/70 Daldy Street – PRIN 63P DP 549521	213/155 Beaumont Street – PRIN 213B DP 549521
133P/70 Daldy Street – PRIN 133P DP 549521	306D/70 Daldy Street – PRIN 306D DP 549521	64P/70 Daldy Street – PRIN 64P DP 549521	G02/155 Beaumont Street – PRIN 2G DP 549521
134P/70 Daldy Street – PRIN 134P DP 549521	307D/70 Daldy Street – PRIN 307D DP 549521	65P/70 Daldy Street – PRIN 65P DP 549521	301/155 Beaumont Street – PRIN 301B DP 549521, AU 13S DP 549521
135P/70 Daldy Street – PRIN 135P DP 549521	308D/70 Daldy Street – PRIN 308D DP 549521	66P/70 Daldy Street – PRIN 66P DP 549521	302/155 Beaumont Street – PRIN 302B DP 549521, AU 8S DP 549521
136P/70 Daldy Street – PRIN 136P DP 549521	309D/70 Daldy Street – PRIN 309D DP 549521, AU 53S DP 549521	67P/70 Daldy Street – PRIN 67P DP 549521	303/155 Beaumont Street – PRIN 303B DP 549521
137P/70 Daldy Street – PRIN 137P DP 549521	30P/70 Daldy Street – PRIN 30P DP 549521	68P/70 Daldy Street – PRIN 68P DP 549521	304/155 Beaumont Street – PRIN 304B DP 549521
138P/70 Daldy Street – PRIN 138P DP 549521	310D/70 Daldy Street – PRIN 310D DP 549521, AU 45S DP 549521	69P/70 Daldy Street – PRIN 69P DP 549521	305/155 Beaumont Street – PRIN 305B DP 549521
139P/70 Daldy Street – PRIN 139P DP 549521	311D/70 Daldy Street – PRIN 311D DP 549521, AU 48S DP	6G/70 Daldy Street – PRIN 6G DP 549521	306/155 Beaumont Street – PRIN 306B DP 549521, AU 3S DP

	549521		549521
140P/70 Daldy Street – PRIN 140P DP 549521	312D/70 Daldy Street – PRIN 312D DP 549521	6T/70 Daldy Street – PRIN 6T DP 549521	307/155 Beaumont Street – PRIN 307B DP 549521
141P/70 Daldy Street – PRIN 141P DP 549521	31P/70 Daldy Street – PRIN 31P DP 549521	701D/70 Daldy Street – PRIN 701D DP 549521	308/155 Beaumont Street – PRIN 308B DP 549521, AU 17S DP 549521
142P/70 Daldy Street – PRIN 142P DP 549521	32P/70 Daldy Street – PRIN 32P DP 549521	702D/70 Daldy Street – PRIN 702D DP 549521	309/155 Beaumont Street – PRIN 309B DP 549521
143P/70 Daldy Street – PRIN 143P DP 549521	33P/70 Daldy Street – PRIN 33P DP 549521	703D/70 Daldy Street – PRIN 703D DP 549521	310/155 Beaumont Street – PRIN 310B DP 549521
144P/70 Daldy Street – PRIN 144P DP 549521	34P/70 Daldy Street – PRIN 34P DP 549521	704D/70 Daldy Street – PRIN 704D DP 549521	311/155 Beaumont Street – PRIN 311B DP 549521
145P/70 Daldy Street – PRIN 145P DP 549521	35P/70 Daldy Street – PRIN 35P DP 549521	705D/70 Daldy Street – PRIN 705D DP 549521	G03/155 Beaumont Street – PRIN 3G DP 549521
146P/70 Daldy Street – PRIN 146P DP 549521	36P/70 Daldy Street – PRIN 36P DP 549521	706D/70 Daldy Street – PRIN 706D DP 549521, AU 40S DP 549521	401/155 Beaumont Street – PRIN 401B DP 549521
147P/70 Daldy Street – PRIN 147P DP 549521	37P/70 Daldy Street – PRIN 37P DP 549521	707D/70 Daldy Street – PRIN 707D DP 549521, AU 41S DP 549521	402/155 Beaumont Street – PRIN 402B DP 549521, AU 28S DP 549521

148P/70 Daldy Street – PRIN 148P DP 549521	38P/70 Daldy Street – PRIN 38P DP 549521	708D/70 Daldy Street – PRIN 708D DP 549521, AU 43S DP 549521	403/155 Beaumont Street – PRIN 403B DP 549521
149P/70 Daldy Street – PRIN 149P DP 549521	39P/70 Daldy Street – PRIN 39P DP 549521	709D/70 Daldy Street – PRIN 709D DP 549521, AU 39S DP 549521	404/155 Beaumont Street – PRIN 404B DP 549521, AU 6S DP 549521
150P/70 Daldy Street – PRIN 150P DP 549521	3P/70 Daldy Street – PRIN 3P DP 549521	70P/70 Daldy Street – PRIN 70P DP 549521	405/155 Beaumont Street – PRIN 405B DP 549521
151P/70 Daldy Street – PRIN 151P DP 549521	3T/70 Daldy Street – PRIN 3T DP 549521	710D/70 Daldy Street – PRIN 710D DP 549521	406/155 Beaumont Street – PRIN 406B DP 549521, AU 7S DP 549521
152P/70 Daldy Street – PRIN 152P DP 549521	401D/70 Daldy Street – PRIN 401D DP 549521	711D/70 Daldy Street – PRIN 711D DP 549521	407/155 Beaumont Street – PRIN 407B DP 549521, AU 4S DP 549521
153P/70 Daldy Street – PRIN 153P DP 549521	402D/70 Daldy Street – PRIN 402D DP 549521	712D/70 Daldy Street – PRIN 712D DP 549521	408/155 Beaumont Street – PRIN 408B DP 549521, AU 29S DP 549521
154P/70 Daldy Street – PRIN 154P DP 549521	403D/70 Daldy Street – PRIN 403D DP 549521	71P/70 Daldy Street – PRIN 71P DP 549521	409/155 Beaumont Street – PRIN 409B DP 549521
155P/70 Daldy Street – PRIN 155P DP 549521	404D/70 Daldy Street – PRIN 404D DP 549521	72/70 Daldy Street – PRIN 72 DP 549521	410/155 Beaumont Street – PRIN 410B DP 549521

156P/70 Daldy Street – PRIN 156P DP 549521	405D/70 Daldy Street – PRIN 405D DP 549521	73P/70 Daldy Street – PRIN 73P DP 549521	411/155 Beaumont Street – PRIN 411B DP 549521
157P/70 Daldy Street – PRIN 157P DP 549521	406D/70 Daldy Street – PRIN 406D DP 549521, AU 64S DP 549521	74P/70 Daldy Street – PRIN 74P DP 549521	G04/155 Beaumont Street – PRIN 4G DP 549521
158P/70 Daldy Street – PRIN 158P DP 549521	407D/70 Daldy Street – PRIN 407D DP 549521	75P/70 Daldy Street – PRIN 75P DP 549521	502/155 Beaumont Street – PRIN 502B DP 549521, AU 16S DP 549521
159P/70 Daldy Street – PRIN 159P DP 549521	408D/70 Daldy Street – PRIN 408D DP 549521, AU 47S DP 549521	76P/70 Daldy Street – PRIN 76P DP 549521	503/155 Beaumont Street – PRIN 503B DP 549521, AU 18S DP 549521, AU 19S DP 549521, AU 20S DP 549521
15P/70 Daldy Street – PRIN 15P DP 549521	409D/70 Daldy Street – PRIN 409D DP 549521	77P/70 Daldy Street – PRIN 77P DP 549521	504/155 Beaumont Street – PRIN 504B DP 549521, AU 26S DP 549521
160P/70 Daldy Street – PRIN 160P DP 549521	40P/70 Daldy Street – PRIN 40P DP 549521	78P/70 Daldy Street – PRIN 78P DP 549521	505/155 Beaumont Street – PRIN 505B DP 549521, AU 31S DP 549521
161P/70 Daldy Street – PRIN 161P DP 549521	410D/70 Daldy Street – PRIN 410D DP 549521	79P/70 Daldy Street – PRIN 79P DP 549521	506/155 Beaumont Street – PRIN 506B DP 549521, AU 27S DP 549521

162P/70 Daldy Street – PRIN 162P DP 549521	411D/70 Daldy Street – PRIN 411D DP 549521	7G/70 Daldy Street – PRIN 7G DP 549521	507/155 Beaumont Street – PRIN 507B DP 549521, AU 25S DP 549521
17P/70 Daldy Street – PRIN 17P DP 549521	41P/70 Daldy Street – PRIN 41P DP 549521	7P/70 Daldy Street – PRIN 7P DP 549521	508/155 Beaumont Street – PRIN 508B DP 549521, AU 14S DP 549521, AU 15S DP 549521
19P/70 Daldy Street – PRIN 19P DP 549521	42P/70 Daldy Street – PRIN 42P DP 549521	801D/70 Daldy Street – PRIN 801D DP 549521, AU 54S DP 549521, AU 55S DP 549521	509/155 Beaumont Street – PRIN 509B DP 549521, AU 36S DP 549521
1P/70 Daldy Street – PRIN 1P DP 549521	43P/70 Daldy Street – PRIN 43P DP 549521	802D/70 Daldy Street – PRIN 802D DP 549521	510/155 Beaumont Street – PRIN 510B DP 549521, AU 23S DP 549521
1T/70 Daldy Street – PRIN 1T DP 549521, AU 44S DP 549521	44P/70 Daldy Street – PRIN 44P DP 549521	803D/70 Daldy Street – PRIN 803D DP 549521	511/155 Beaumont Street – PRIN 511B DP 549521, AU 24S DP 549521
201D/70 Daldy Street – PRIN 201D DP 549521	45P/70 Daldy Street – PRIN 45P DP 549521	804D/70 Daldy Street – PRIN 804D DP 549521	512/155 Beaumont Street – PRIN 512B DP 549521, AU 37S DP 549521
201P/70 Daldy Street – PRIN 201P DP 549521	46P/70 Daldy Street – PRIN 46P DP 549521	80P/70 Daldy Street – PRIN 80P DP 549521	G05/155 Beaumont Street – PRIN 5G DP 549521

202D/70 Daldy Street – PRIN 202D DP 549521	47P/70 Daldy Street – PRIN 47P DP 549521	81P/70 Daldy Street – PRIN 81P DP 549521	12 Hamer Street – Lot 2 DP 74831
203D/70 Daldy Street – PRIN 203D DP 549521, AU 57S DP 549521	48P/70 Daldy Street – PRIN 48P DP 549521	82P/70 Daldy Street – PRIN 82P DP 549521	4 Hamer Street – Lot 3 DP 74831
203P/70 Daldy Street – PRIN 203P DP 549521	49P/70 Daldy Street – PRIN 49P DP 549521		

Appendix 6 – Initial Panel questions

Applicant team

1. The purpose of the Wynyard Precinct is to *“provide for the comprehensive and integrated redevelopment of this large brownfields area while enabling the continued operation of marine industry and hazardous industry”*. How does the proposed land use directly achieve this purpose, particularly the second aspect?
2. Who are these apartments intended for? There are various different statements in the different reports – some say high-end housing, some say for superyacht owners and their crew (which implies temporary accommodation) and some simply state that they will increase housing supply in the city. However, these presumably are not intended for “affordable” housing. One comprehensive explanation would be helpful.
3. For PE/ME economists:
 - a. What proportion of the proposed residential development is required for Orams to support the superyacht industry discussed in the M.E Consulting report?
 - b. Are the economic benefits different depending on who these dwellings are for? For example, if the apartments are intended for owners/skippers of luxury yachts and their staff/crew, how much will this realistically increase resident population? Historic data from Orams as to likely demand for such facilities (and the duration of that demand) would be helpful to support this analysis and can if necessary be provided on a confidential basis.
 - c. How will high end apartments in the city centre stem the rate of house price appreciation and reduce development pressure on fringe areas?
4. For B&A/John Parlanc:
 - a. If the superyacht industry is the primary market for this development, why are four levels of parking necessary?
 - b. The AEE states that the increased local population base will result in a increase in the number of F-T equivalent employees able to work within Wynyard Quarter and the surrounding suburbs. What percentage/numbers of people living with Wynyard Quarter also work within Wynyard Quarter (not just those who work from home and not those who come in or leave the area for employment)?
 - c. How is the provision of 261 carparks as a part of this development consistent with the various statements made in the AEE as to the

benefits and positive effects of the site being within a walkable catchment of the Auckland CBD and key transport connections?

5. For Marshall Day: Did the acoustic assessment consider the impacts of construction noise at 30 Madden (the closest existing residential development to the site)?
6. For WAM/Boffa Miskell:
 - a. What is the justification for the additional uplift in height sought over and above what was recently achieved in PC 78?
 - b. Please provide the dimensions of the plaza space that will be publicly accessible to the west of the “Marina building”,
 - c. Please provide details on the boundary treatment (e.g. fence, wall etc) between the subject site and the Orams building in the public plaza area, particularly having regard to the recommendations in the wind assessment report.
 - d. Please provide additional visual simulations of the Project from representative viewpoints along Beaumont Street, in the vicinity of the southwestern edge of 30 Madden.
7. Written approval of the owner and occupier of this adjacent site has been obtained, however there is no legal instrument proposed to maintain the outlook space in perpetuity. Will this be offered and/or would the Applicant accept a condition requiring that to occur?
8. What is the spatial extent of the commercial lease/licence that Orams holds from Auckland Council/AUDO over the adjacent coastal marine area?
9. What additional land / hardstand area does Orams expect to need to accommodate the increase in superyacht servicing over the next 30 years?
10. Is there an intention to lease any of the proposed car parking spaces provided on the site? Would the Applicant accept a condition expressly confining use of parking to residential owners and occupiers?
11. Please provide a comprehensive update on the results of the CCTV investigations of the relevant public wastewater network, including details of any confirmation from Watercare as to capacity to accommodate the development.

Auckland Council

12. What is the timing for Te Aratukutuku to be completed?

13. Please provide a copy of the Orams office development resource consent decision (and Plans) that is currently under construction to the south of the subject site.
14. For AUDO – please confirm the current status of development arrangements in place or currently under negotiation for the vacant sites in proximity to the Project Site that are owned by Auckland Council. This information can be provided on a confidential basis if necessary.

Urban Design/Landscape architecture

15. Please comment on the impact of the infringements of tower maximum dimension controls and GFA on the overall bulk of the building(s) – including the impact on their appearance as per viewpoints within UDLA report, particularly those from the west (i.e. within Westhaven).
16. Please comment on the impact of the building's height on shading to public places as provided within Appendix 5, Part 7 and discussed within Boffa Miskell's report, particularly given that the proposed building is nearly 20m over the new maximum height limit.
17. Confirm whether the current design adequately addresses the earlier comments regarding a top to the building.
18. Given the development is proposing 210 residential units of varying sizes, do you expect the two proposed retail/F&B units to adequately activate Jellicoe Street or could more be expected?
19. Is the description of this development as mixed-use accurate or overstated?
20. Please comment on the legibility of the referencing within the design of the marine industrial context including, but not limited to, the Silo Park six-pack silos, and also the orientation to the waterfront and Te Ara Tukutuku axes.
21. Please comment on the proposed southern elevation. Does this address concerns raised at previous pre-application meetings?
22. Please provide comment on the ground floor setbacks from the street edges.

Planning

23. Please confirm the Council's understanding of adjustments and refinements made to the design in response to pre-application feedback.
24. Was there any pre-application discussion between the Applicant and the Council regarding the proposed height of the Tower building and its potential impact on the surrounding area? If so, please provide details.

25. Are there any concerns about reverse sensitivity between the apartment complex and Orams marine industry yard to the south of the premium apartments? Can this be adequately managed via conditions or a no complaints covenant requirement?

Traffic

26. Please comment on the provision of 261 car parks across four levels in this location, particularly in light of the desire to create a more transit-oriented city centre.