
Submission Opposing Fast Track Approval for 188 Beaumont Streets, Wynyard Quarter

From [REDACTED]
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To FastTrack Substantive <substantive@fasttrack.govt.nz>

Dear Members of the Expert Panel

I respectfully submit this objection to the proposed Fast-track approval for the 188 Beaumont Street development because I believe it is inconsistent with both the purpose of the Fast-track Approvals Act and the long-established planning framework for Wynyard Quarter. My objection is not to the redevelopment of the site, but to the use of the Fast-track process for a proposal that, in my view, does not satisfy the purpose of the legislation, and to the excessive building height that undermines the carefully planned character of this waterfront precinct.

As a retired structural engineer and a nearby property owner, I fully appreciate the importance of urban development and I support well-planned development but I object to this proposal proceeding outside the established planning framework.

I support quality mixed-use development. Projects located at 132 Halsey, 144 Pakenham Street West, Wynyard Central and 30 Madden street demonstrate that new housing apartments can be successfully integrated while respecting the vision established for Wynyard Quarter. The 188 Beaumont Street site should also be developed, but within the planning framework that has guided this precinct for more than two decades.

Minister Chris Bishop's decision to grant Fast-track referral appears inconsistent with both the letter and the spirit of the Fast-track Approvals Act. The legislation was introduced to accelerate projects of genuine regional or national significance. An ultra-luxury apartment building producing a relatively small number of high-priced residences will make no meaningful contribution to Auckland's affordable housing shortage and cannot reasonably be regarded as a project of genuine regional or national significance.

This view is reinforced by the Ministry for the Environment's own internal review, which reportedly concluded that the proposal failed to meet the required threshold and warned that Fast-track approval could be perceived as circumventing That advice should have been given significant weight.

The planning history is equally concerning. The site's height was originally envisaged at 52 metres before Auckland Council approved a non-notified increase to 62 metres. No convincing planning justification or public benefit has been demonstrated for increasing the building height from 62 metres to more than 80 metres, particularly through the exceptional Fast-track process.

Equally troubling is the abandonment of Auckland Council's long-established planning principle that building heights should reduce towards the western waterfront. That principle protected public amenity, harbour views, winter sunlight and Wynyard Quarter's distinctive maritime character. No compelling public-interest justification has been presented for abandoning that carefully considered approach.

Many residents purchased their apartments in reliance on these planning controls. While my own apartment is less directly affected, many of my neighbours will lose winter sunlight and significant views of the Auckland Harbour Bridge and Westhaven Marina. Those expectations have already been eroded by the approval of the oversized Orams Marine maintenance building, at a height of 25 metres; despite the original 18-metre height restriction.

Many purchasers, including myself, bought our apartments relying on Auckland Council's published planning framework, which limited development in front of us. If those planning controls can be progressively relaxed through non-notified consents and Fast-track approvals, public confidence in the integrity of the planning system is seriously undermined.

Approving this proposal would establish a dangerous precedent, signalling that long-established planning controls within Wynyard Quarter can be progressively negotiated away and encouraging further speculative applications for excessive building heights. Once that precedent is established, it will be difficult to resist similar proposals elsewhere in the precinct.

I respectfully request that the Fast-track application be declined. The proposal should instead proceed through the normal consenting process and be assessed against the established planning framework for Wynyard Quarter, including the current 62-metre height limit.

This submission is not about stopping development. It is about ensuring that planning rules apply equally to everyone, that public confidence in the planning system is maintained, and that the Fast-track process is reserved for projects that genuinely serve the regional or national interest.

Yours faithfully,

Philip Chapm

Sent from my iPhone