

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 5:

Parks Planning

Dr. Roja Tafaroji

13 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	188 Beaumont Street
Fast-Track application number:	EPA: FTAA- 2604-1205 Council: BUN60464683

2.0 Technical Specialist Memo – Parks Planning

To:	Lewis So – Lead Planner Russell Butchers – Principal Project Lead
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From:	Roja Tafaraji- Senior Parks Planner
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Qualifications & Relevant Experience:	I hold the qualification(s) of a PhD degree in Planning from the University of Auckland, a Master of Urban Design from Iran University of Science of Technology, and a Bachelor of Architecture from Gulian University, and have more than 15 years of experience as an architect, urban designer, researcher, service and asset planning analyst, urban planner and parks planner both in Iran and Aotearoa New Zealand. I am an associate member of New Zealand Planning Institute. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions. I provided Parks Asset Owner memo at Referral stage for this proposal under PRR00043340.
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Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (Code), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
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Signature:	 Senior Parks Planner
Date:	13/07/2026
Hester Gerber for release	 Manager Parks Planning
Date:	13/07/2026

3.0 Executive Summary / Principal Issues

From a parks and open space perspective, the proposal is well supported by the existing and planned open space network in Wynyard Quarter, with no concerns regarding open space provision or capacity.

However, exceedances in building height result in adverse shading and enclosure effects on Silo Park, particularly during late afternoon and early evening peak use periods. These effects reduce sunlight access to key activity areas, including the playground, and are considered to adversely affect user comfort and park amenity.

While ground floor activation and upper-level setbacks provide some benefits, these do not adequately offset the effects of increased height.

Overall, while the open space network is not compromised, Parks does not support the proposal in its current form due to the identified adverse effects on Silo Park amenity. Any potential support would be contingent on design refinements or conditions that meaningfully mitigate shading and enclosure effects.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment of Environmental Effects and Statutory Analysis, dated 9 April 2026, prepared by B&A
- Appendix 4: 188 Beaumont St FTAA_ Proposed Consent Conditions
- Appendix 5: Architectural Drawings (Parts 1-7)
- Appendix 6: Landscape Design Report
- Appendix 7: Landscape Drawings – Podium & Tower Entrance (Parts 1 & 2)
- Appendix 8: Subdivision Scheme Plans- Parts 1 & 2
- Appendix 15: Urban Design and Landscape Assessment

5.0 Specialist Assessment

5.1. Introduction

The site is located within the **Business – City Centre Zone** and the **Wynyard Precinct (Sub-precincts C and E)**.

The proposal infringes the precinct building height standards under **I214.6.6**, resulting in the following exceedances:

- Marina Building: 34.56m (18m permitted) – infringement of 16.56 metres
- Tower Building: 84.05m (62m permitted) – infringement of 22.05 metres
- Beaumont Building: 40.97m (31m permitted) – infringement of 9.97 metres

These infringements are a **discretionary activity**, contributing to an overall **non-complying activity status**.

From a Parks perspective, the key issue relates to the effects of increased building height on the adjacent open space network, particularly Silo Park, in terms of shading and bulk and dominance effects.

5.2. Context and Open Space Provision

The subject site is directly adjacent to Silo Park, a key destination open space within Wynyard Quarter that supports informal recreation, events, and waterfront connectivity. Notwithstanding that Silo park is zoned City Centre Zone within the Wynyard Precinct rather than Open Space, it is an anticipated activity within the zone and is intended to function fully as a public open space. On that basis, it is necessary to give full regard to any adverse effects of adjacent development on its function, usability, and amenity.

The subject site is also in close proximity to other significant public open spaces, including:

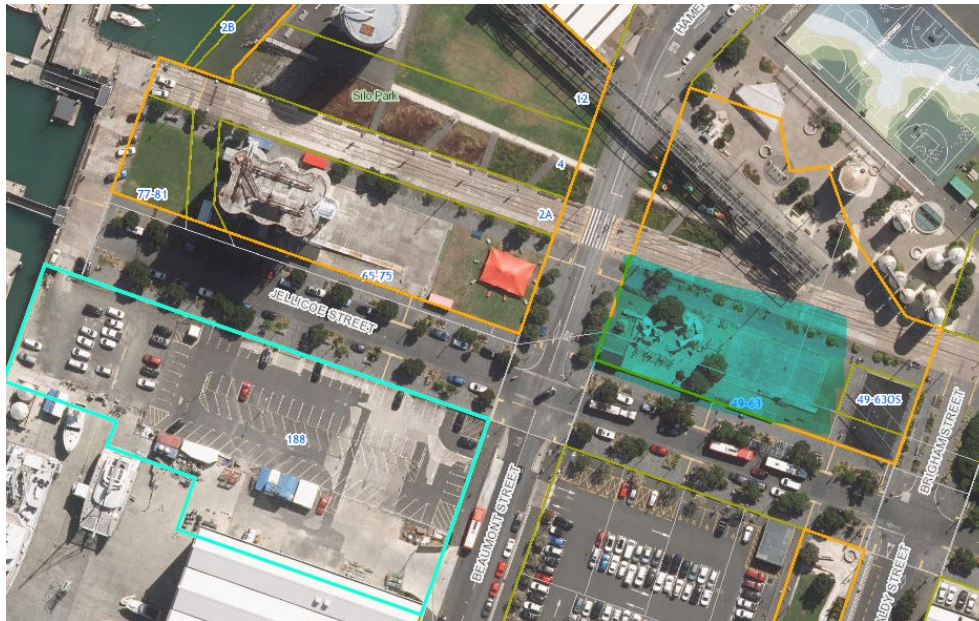
- Daldy Street Linear Park
- The planned 5-hectare city centre park associated with the Te Ara Tukutuku development along the northern extent of Hamer Street

A key outcome of the future open space provision is the ability to host large-scale, city-wide events, further strengthening the open space network in this part of the city centre.

Given this context, the proposed development is considered to be well supported by both existing and planned open space provision.

Accordingly, there are no concerns from an open space provision, capacity, or accessibility perspective arising from this proposal.

Figure 1. Snippet of Geomaps showing the extent of the development site adjacent to Silo Park



5.3. Construction-Related Impacts:

The AEE identifies infringements relating to land disturbance (regional and district) and construction noise and vibration. However, it is noted that these infringements relate to the adjacent site at 164 Beaumont Street, rather than directly affecting surrounding public open spaces.

Based on the information provided, construction-related effects on Silo Park or other open spaces are not identified as a key concern from a park's perspective.

5.4. Built Form and Visual Impact:

The shading analysis provided by the applicant indicates that shading effects on Silo Park occur primarily during late afternoon and early evening periods, particularly in summer. While these effects are described in the AEE as limited, they coincide with peak periods of use.

Shading extends across:

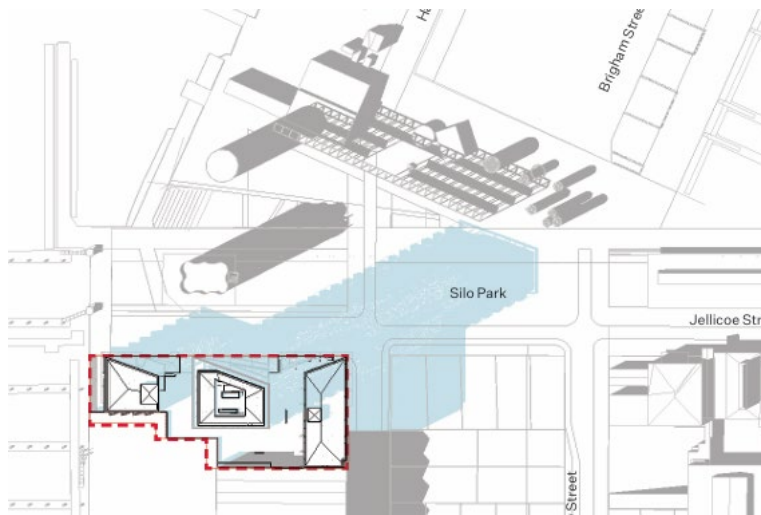
- The playground
- Adjacent active recreation areas

These areas are particularly sensitive to reductions in sunlight access. Consistent sunlight contributes significantly to:

- User comfort

- Attractiveness of the space
- Duration and quality of recreational use

Figure 2. Snippet of the shading diagram showing the extent of shading produced by proposed development in Summer (6pm) (Source: Architectural Drawings- Part 7)



Parks and Places specialist, Jacquie Thompson Fell, has reviewed the shading assessment and identifies concern with the reduction in late afternoon and early evening sunlight, noting that these effects are most pronounced in the playground and active recreation areas, which represent sensitive components of the park.

Reduced and inconsistent sunlight across these core activity areas may:

- Reduce user comfort
- Affect the duration and attractiveness of park use
- Influence how different parts of the park are utilised

While reviewing the shading diagrams, it is important to acknowledge that the shading effects on Silo Park arise from the overall building configuration, rather than being limited solely to the portion exceeding the permitted height threshold. Consequently, even if the development were reduced to comply with the permitted height limits, it may still result in adverse shading effects on the open space. In light of this, the proposed development, in its overall configuration, would not meet the relevant objectives and policies of the zone and the precinct (H8.3(3), (11), (30), and (38), and I214.2(3)).

Bulk and Dominance

In addition to shading, the increased building height contributes to a greater perception of enclosure along the park interface, altering the established balance between built form and open space that underpins amenity values in Wynyard Quarter.

Figure 3. Architectural render looking west from Silo Park (source WAM Design Statement)



Mitigation and Positive Design Elements

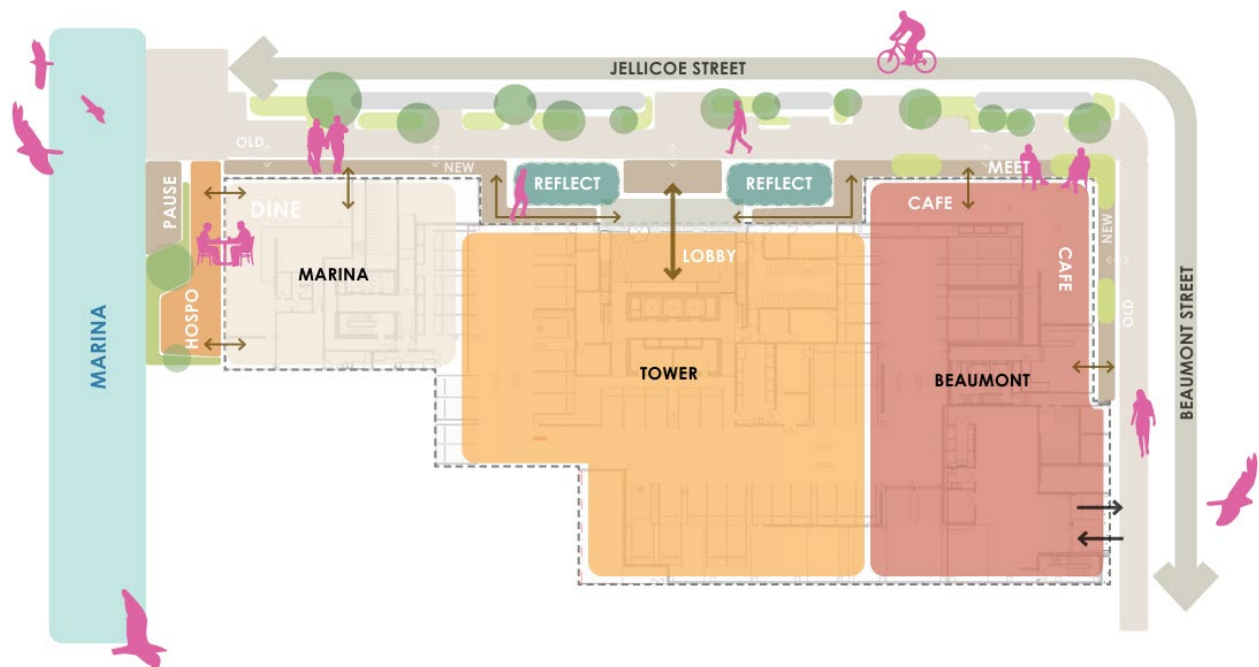
The proposal incorporates:

- Upper-level setbacks, which reduce the visibility of upper floors and rooftop plant from street level
- Active ground floor uses, including food and beverage activities, which contribute positively to activation, vibrancy, and passive surveillance

These elements are recognised as positive aspects of the proposal, particularly in enhancing the interface with Silo Park.

However, while these design responses provide benefits at ground level and reduce perceived dominance from certain viewpoints, they do not directly offset the adverse effects on sunlight access and spatial openness resulting from the increased building height.

Figure 4. Landscape Strategy showing the activities on the ground level of the proposed buildings (Source: Landscape Design Report)



However, while such activation provides an amenity benefit at ground level, and the proposed angled setbacks on the higher level may decrease the dominance of the buildings on the street level, the proposal does not directly offset the identified adverse effects arising from the increased building height. These effects are attributable to the height exceedance of the buildings, particularly the middle Tower. While the overall functionality and connectivity of the open space network are not expected to be compromised, the proposal will result in a discernible adverse effect on amenity, particularly in relation to late afternoon sunlight access and user experience within Silo Park.

Conclusion – Built Form Effects

Overall, the proposal results in a discernible adverse effect on amenity, particularly in relation to:

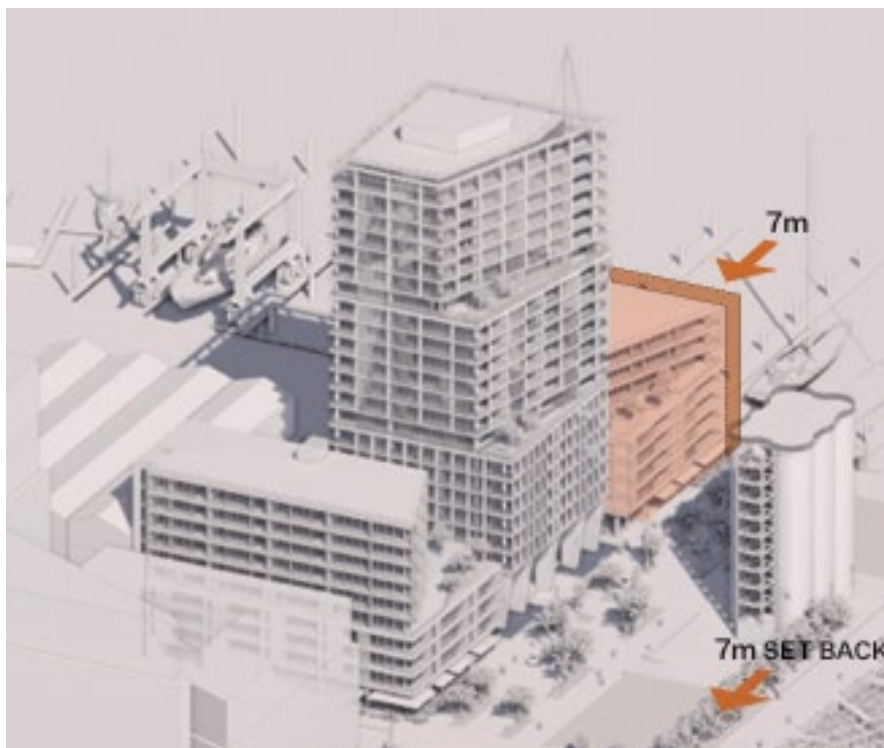
- Late afternoon sunlight access
- User experience within Silo Park
- Perceived enclosure and dominance along the park edge

While the wider open space network remains functional and connected, these localised amenity effects on Silo Park are attributable to the scale of height exceedance and weigh against the proposal in its current form.

5.5. Public access to Coastal Marine area

The AEE and supporting technical reports reference the provision of a 7m setback from the western boundary, enabling public access along the waterfront edge across private land (Lot 1 / AU 2T).

Figure 5. Snippet from Architectural Drawings-Part 2 showing 7m setback from the water's edge



This is identified as supporting:

- Public access to the coastal marine area
- Opportunities for viewing and experiencing the waterfront

This approach is supported from a park's perspective. However:

- The access arrangement is not clearly secured through the scheme plans or consent framework

Accordingly, it is recommended that:

- A condition of consent be imposed requiring formalisation of this access
- A condition will also be required for clarity of responsibilities and ongoing public access.

5.6. Streetscape landscaping

According to the Architectural Drawings, there are planting (tree proposed to the frontage of the building along Jellicoe Street. However, there is no information addressing the existing environment in regard with the existing berm landscaping in the public realm and how they will be impacted by the proposed development. In this regard, I will recommend a condition for detailed landscape plans with written specifications to be provided to Parks Planning at Engineering Approval stage for review and certification. Also, any tree works within the road reserve will require Tree Asset Owner Approval from Urban Forest team.

5.7. Conditions Review

The following matters are identified:

- **Tree Owner Approval (TOA)** will be required for any works affecting street trees within the road reserve.
- Any changes to berm areas along Beaumont Street and Jellicoe Street will require submission of detailed **landscape and maintenance plans** for Parks Planning approval
- Public access over private land requires formalisation through:
 - Easement provisions
 - Clear ownership and maintenance arrangements

6.0 Recommendation

Based on the documents reviewed and the specialist assessment undertaken:

- There are no concerns from an open space provision or network perspective
- No land or assets are proposed to vest in Council
- Matters relating to tree protection and streetscape design have been identified

However:

Parks does not support the proposal in its current form, due to:

- Adverse shading effects on Silo Park during peak use periods particularly during the summer period.
- Increased bulk and dominance affecting park amenity and user experience over the long term.

In addition, any publicly accessible coastal setback must be secured through appropriate legal mechanisms to ensure clarity regarding access, management, and maintenance responsibilities.

7.0 Proposed Conditions

Parks agrees with inclusion of LUC conditions, particularly conditions 23

Parks recommends the following conditions and advice notes to be considered for inclusion by the applicant should the Panel be minded to approve the application.

Land Use conditions	Commentary
<i>Engineering Approval – Streetscape Landscaping</i> <i>33A. Prior to the implementation of streetscape landscaping at Engineering Approval stage, the consent holder must submit a detailed streetscape landscaping plan(s) for certification by the Manager Parks Planning. In particular, the plans must:</i> <i>a) Be prepared by a suitably qualified landscape architect.</i> <i>b) Show all planting including details of intended species, location, plant sizes at time of planting.</i> <i>c) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice.</i> <i>d) Street landscaping shall avoid planter boxes or landscaped gardens.</i> <i>e) Include planting methodology.</i> <i>f) Comply with the <u>Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape</u>.</i> <u>Advice note:</u> <i>i. Plans approved under Substantive Fast Track</i>	This condition is to ensure that any changes on berms within the existing road reserves (Beaumont Street and Jellicoe Street) are consistent with the wider streetscape and in accordance with Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape. Review and endorsement by Parks Planning at EPA stage is crucial to ensure any new assets to vest fit for purpose as per required under LGA. The advice notes recognize Council's role as the future asset owner and ensures the ongoing protection of tree health, as well as the coordinated management of works within the road corridor. The advice notes also provide a clear pathway for the applicant to obtain the necessary approvals outside of the resource consent process, particularly where works may affect public assets or involve ongoing maintenance

<i>consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works including landscaping within the existing road reserve in the absence of that approval.</i> <i>ii. Any streetscape landscaping (berm and raingarden planting) will require approval from the Manager Parks Planning</i> <i>iii. Any proposed works in the road reserve or on existing street trees will require Tree Owner Approval from the Community Facilities Urban Forest Specialist Team as the asset owner. Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.</i>	requirements.
Subdivision Consent SUB	Commentary
<i>Easements</i> <i>4A. An easement must be registered for the purpose of pedestrian (public) access on Lot 1, consisting of 7m setback measured from the western boundary of Lot 1 (within the extent of common property referred as AU 2T) at the consent holder's cost.</i> <i>Management and maintenance of the privately owned public access</i> <i>x. The consent holder must establish a legal mechanism to own and manage the proposed privately owned public access required by condition 4A and any associated publicly used infrastructure:</i> <i>a) The owners of Units within Lot 1 shall be responsible for the management and maintenance of the public access secured by easement as required by condition 4A and all associated landscaping an infrastructure within it.</i> <i>Advice note:</i> <i>a) Structures on the public accessway may also require building consent and other certification for their construction and safety.</i> <i>b) It is considered that a legal entity, such as a residents society, will need to be registered to</i>	These conditions will require the registration of the publicly accessible setback on the private lot while the ownership, management and maintenance liabilities will be clear not only to the consent holder, but to the owners of the units within lot 1 as well as Council and public using/accessing that portion of the privately owned lot.

<i>take over and manage the responsibilities of the owners of Units within Lot 1.</i>		
Signage xx.	<i>The privately owned public access indicated as pedestrian easement in Lot 1, must be signposted to the satisfaction of the council’s Consents Monitoring Officer to inform users of its public use and the delineation between the private/communal vs. public area around the buildings on the site. Signage must clearly identify the entity responsible for the management and maintenance of the public access within Lot 1.</i> <i>Advice note:</i> a) <i>It is considered that where a legal entity, such as a residents society, is formed that signage will reflect this entity’s responsibilities on behalf of the owners of Units within Lot 1.</i>	
General advice notes		Commentary
<u>X1.</u>	<i>Tree Asset Owner Approvals</i> <u>Advice Notes:</u> <i>Any proposed works in the road reserve or on existing street trees will require Tree Owner Approval from the Community Facilities Urban Forest Specialist Team as the asset owner. Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.</i>	