

The Expert Panel Secretariat, Environmental Protection Authority (EPA)

Application Reference: 188 Beaumont (FTAA-2604-1205)

Date: 2 August 2026

Submitter Details:

Name: Jane McDougall, for Estate of JG Hamer & JL McDougall

Property Address:

[REDACTED]

Introduction

As an owner within the 30 Madden Apartment complex, I welcome the Expert Panel's directive in Minute 2, Section 25, noting that "the impact of the Project on existing residents is a matter relevant to its decision making task" to prevent the evaluation from being confined solely to the commercial perspectives of the Applicant and Auckland Council. As a resident of 30 Madden, I am very supportive of ongoing progressive development in the Wynyard Quarter and development that has occurred to date. My objection is not to growth or density, but rather to an excessive exceedance in height of the proposed 81.35 metre¹ high tower that overrides established planning frameworks and threatens the Precinct's urban design and architectural integrity.

Submission

Extensive consultation, visioning and planning was undertaken over many years establishing the future development of the Auckland City centre and waterfront, including the Wynyard Quarter.

For me, this was a compelling reason to move to the human scale, mixed use, lively precinct, on the edge of the CBD, but not the CBD.

I am aware that the Auckland City Council is currently preparing a potential Plan Change to the Wynyard Precinct in the Auckland Unitary Plan. The review is looking to ensure it builds on the original vision for the precinct and will include regard to heights of 'marker buildings', of which I believe 188 Beaumont is one.

The Council will invite public discourse on the change and I maintain that this is the appropriate avenue for the determination of the 188 Beaumont site.

In support of my position, and with permission of the 30 Madden owners listed here I refer the Expert Panel to their commentaries

I have read these submissions and endorse the arguments and illustrations contained;

Rob & Robyn Pryor, [REDACTED]

JM Courtney Trustees Limited

Richard Greissman, [REDACTED]

Summary

I strongly urge the Expert Panel to reject the 80 metre height extension for the 188 Beaumont Street project. The development should be strictly confined to the established 62 metre maximum building height guideline under the Auckland Unitary Plan framework, ensuring the height and density aligns with human scale urban design.

Regards

Jane McDougall

[REDACTED]