

Memorandum

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Attention:	Nick Roberts
Company:	Barker and Associates
Date:	25 August 2025
From:	Rachel de Lambert (principal author) & Stuart Houghton (peer review)
Message Ref:	188 Beaumont Street Fast Track Referral Application - Urban Design, Landscape and Visual Assessment Memo
Project No:	BM240891

Introduction and Background

Boffa Miskell landscape architects have assisted Orams Marine Limited (Orams) with respect to advice related to landscape / visual matters for their landholdings in the Wynyard Quarter since 2018. This has included:

- assessment in respect of the effects of their marine commercial development on 164 Beaumont Street, now partially completed with the final stages under construction;
- submissions to Auckland Council's PC78 in respect of the Wynyard Precinct including the preparation of evidence and appearance at the PC78 City Centre precincts hearings; and
- options for the development of their mixed use / residential site at 188 Beaumont Street, which is the subject of this referral application.

Orams have formed a joint venture partnership with Precinct Properties Residential to progress the development of the vacant site at 188 Beaumont Street which is located at the northern end of Beaumont Street with a northern frontage to Jellicoe Street and western interface with the Waitematā Harbour in Westhaven. Warren and Mahoney Architects (**WAM**) have led the development of a mixed use residential, commercial and marine industrial development for 188 Beaumont Street. Boffa Miskell has provided ongoing iterative landscape / visual and urban design input to the development of the preliminary proposal subject to this application.

The following memo sets out the site context for 188 Beaumont Street (Site) in the Wynyard Quarter; the Urban Design and related Wynyard Precinct (I214. Wynyard Precinct) Auckland Unitary Plan planning framework; the nature of development anticipated for the Site; and an assessment of anticipated and known adverse effects of the project on the environment with respect to urban design and landscape/visual matters to address section 13(4)(h) of the Fast-track Approvals Act 2024.

Qualifications and Experience

I provided landscape / visual effects advice and related evidence on behalf of Auckland Regional Holdings (**ARH**) in respect of the original plan changes advanced to the Auckland City Central Area and Auckland Regional Coastal plans through which the Wynyard Precinct provisions were established.

I have been a member of Auckland Council's various Urban Design Panels since around 2005. I am co-convenor of the Auckland Urban Design Panel (AUDP). I am also a founding member of the Eke Panuku Development Auckland Design Technical Advisory Group (TAG) that has provided design review for the Wynyard Quarter, and all other 'Transform' projects under Eke Panuku's lead. I have been a member of the TAG, nominated by ARH, since its establishment by the then Sea + City urban regeneration agency in 2007. With the amalgamation of Eke Panuku into Auckland Council and the creation of the Auckland Urban Design Office (**AUDO**) TAG will transition to be reconstituted as a dedicated Urban Design Panel under the Council's long established urban design review processes.

I have formed part of project teams for a number of development proposals in the Wynyard Quarter including for both the previous Fu Wah and then Winton Northbrook development proposals on part or all of the urban block between Pakenham, Gaunt, Beaumont and Daldy Streets in the Wynyard Quarter. Both these development proposals have received resource consent from Auckland Council. Both also exceed (in part) the height and site intensity controls of the Wynyard Precinct.

As noted above, Boffa Miskell also provided the Landscape and Visual Effects Assessment in respect of the non-notified resource consent granted to Orams for their marine industrial development on Beaumont Street in the Wynyard Quarter. I provided the internal peer review for that assessment report. I have also assisted Orams in respect of a number of design iterations of development proposals for 188 Beaumont Street prior to this Fast Track referral application working with a number of local and internationally based architects including RTA Studio and Plus Architecture.

I have assisted Viaduct Harbour Holdings Limited (VHHL) providing landscape and visual effects evidence in respect of their extensive landholdings in the Wynyard Quarter and Viaduct Harbour Precincts in respect of their submissions to PC78 and related requests for changes to the Precinct provisions including in respect of additional height.

I am very familiar with the Wynyard Quarter due to my earlier plan change and masterplanning experience, my ongoing role on TAG, and my involvement in a number of resource consent applications in the Quarter. I also live in Ponsonby and Boffa Miskell's office for the past 20+ years has been located in the west of the central city at 82 Wyndham Street (on the corner with Nelson Street), I walk and cycle frequently in Westhaven, the western Wynyard and Victoria Quarters of the city.

I am a co-author of Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines published by Tuia Pito Ora, the New Zealand Institute of Landscape Architects in July 2022.

Code of Conduct

In preparing this preliminary assessment, the report authors have read and made themselves familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023. Other than where stated, we confirm that the matters addressed in this preliminary report /

memo are within our areas of expertise and that we have not omitted to consider material facts known to us that might alter or detract from our assessment and the opinions we express.

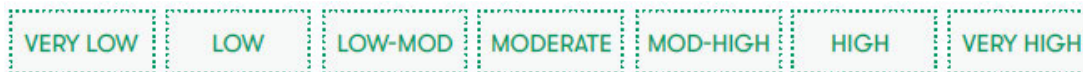
Methodology

Landscape Effects Assessment:

This preliminary assessment is consistent with the concepts, principles, and approaches in 'Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

As part of the assessment, the Site has been observed and the preliminary development proposal considered from both proximate and more distant locations within the established urban fabric of the locality.

In assessing the scale of landscape effects, a seven-point scale of effects will be applied, as recommended in Te Tangi a te Manu¹, and as set out below:



Effects will be assessed in terms of the values of the landscape, having first understood its characteristics in terms of the physical, associative and perceptual realms of the landscape. Importantly, it is understood that change in a landscape does not of itself generate adverse effects.

Urban Design:

The potential urban design effects (both beneficial and adverse) of the proposal will be assessed from a synthesis of:

- Auckland Unitary Plan (AUP) provisions as relevant to an urban design assessment, including those within the I214. Wynyard Precinct provisions;
- Urban design guideline documents, including Eke Panuku Development Auckland's Waterfront Plan (2012) and Wynyard Precinct: Urban Design Framework (2014);
- An understanding of the characteristics of the Site and the wider area including the amenity established by the public realm designs that have been implemented, and interface matters with existing development;
- General good urban design practice.

Wynyard Precinct Relevant Non-Statutory Documents

Eke Panuku Development Auckland and its preceding CCOs have developed a series of non-statutory, design led, documents that set the strategic direction and guiding principles for the Wynyard Quarter. These have informed the AUP Wynyard Precinct provisions (I214. Wynyard Precinct) and guided the development

¹ "Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines" (July 2022)
Tuia Pito Ora New Zealand Institute of Landscape Architects <www.nzlia.co.nz> at [6.2.1].

of the Precinct's public realm and development applications since inception. These documents have also informed the design thinking in respect of the Proposal for 188 Beaumont Street. Key documents include:

Waterfront Plan 2012:



The Waterfront Plan addresses the central city's waterfront from Harbour Bridge Park in the west to Teal Park in the east. The Plan sets a Waterfront Vision of *"A world-class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and sea."* It identifies five Waterfront Goals all with aspects relevant to the Wynyard Precinct:

- A Blue-green Waterfront
- A Public Waterfront
- A Smart Working Waterfront
- A connected Waterfront
- A Liveable Waterfront

Key themes include, climate resilience, a highly accessible, public waterfront, quality destinations, facilities and events, a working waterfront with authentic activities, expression of cultural heritage and the history of the evolution of the waterfront, a vibrant mix of residents, workers and visitors, welcoming, safe and diverse, attractive neighbourhoods, plentiful open space and access to local services and amenities, outstanding public realm design and architecture.

Wynyard Precinct: Urban Design Framework 2014:

The UDF identifies the Wynyard Precinct as Auckland's largest urban revitalisation project, the vision for the area is described as including: *"a mix of residential, retail and commercial development to enable the growth of a strong, diverse, resilient and vibrant residential and business community whilst retaining the existing successful marine and fishing industries,"*.

Four key concepts underpin the urban design framework for the Precinct established to integrate the site into its unique waterfront and CBD context and to respond to the site's present and future urban and landscape conditions. These concepts, as illustrated Figure 1 below, are:

1. The Waterfront Axis;
2. The Park Axis;

3. The Wharf Axis; and
4. Waterfront Precincts.

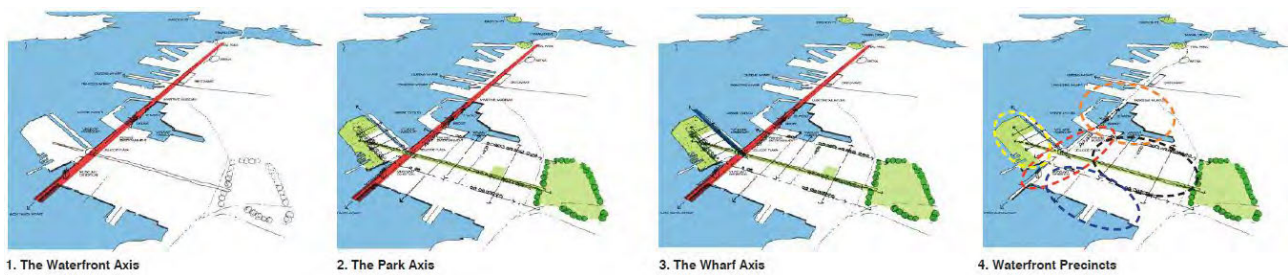


Figure 1: The Four Urban Design Concepts Wynyard Precinct UDF 2014.

The site at 188 Beaumont Street anchors the western terminus of the Waterfront Axis at the interface between land and sea. It is located within the Jellicoe Precinct. It also sits at the nexus between the orthogonal grid of the southern portion of the Wynyard Quarter historical reclamation and the northeastern rotated extension to the north of Jellicoe Street / North Wharf, the land area that has become known as Te Ara Tukutuku in association with the name of the future, regionally scaled, headland park. The Wharf Axis also reflects the angled orientation of Te Ara Tukutuku

Principle 7: Creating Appropriate Building Height, Scale, and Form identifies the following:

- Maintaining views to and from the site;
- Establishing urban scaled streets and public spaces;
- Reinforcing Jellicoe Street as the Waterfront Axis;
- Reinforcing Daldy Street as the Park Axis;
- Integrating with adjacent waterfront development;
- Creating variety within the Wynyard Precinct and reinforcing the key precincts;
- Achieving appropriate orientation and solar access;
- Achieving high quality built form and urban design.

Height variation is a key principle within the UDF with a series of sites given additional height set at the time at 52m. The sites selected for additional height are located to give emphasis to the three identified Axis - Waterfront, Park and Wharf - and “provide variety to building form and scale”². These sites have become known as the ‘marker building’ sites, within the Precinct, as illustrated by the red circle 52m sites in Figure 2 below.

² Wynyard Precinct – Urban Design Framework February 2014 page 28



Figure 2: Height variation, Wynyard Precinct: UDF 2014

The site at 188 Beaumont Street includes one of the original 52m 'marker building' locations positioned to reinforce the Waterfront Axis with 188 Beaumont Street anchoring the western end of the axis. In this respect 188 Beaumont Street is also explicitly exempted from the general principle of buildings stepping down in height toward the water, with a taller core of development centrally located within the Precinct.

Maunga Viewshafts

Two maunga (volcanic) viewshafts pass over the Wynyard Quarter being E10 and E16 both protecting views of Maungawhau on approach to the city from the North Shore on SH1, the Northern Motorway and Harbour Bridge. The maunga viewshafts sit over the Precinct at heights around the +52m mark (a contributing factor in setting the original 52m height control for the marker building sites).

There is a central portion of land in the Wynyard Quarter, as illustrated in Figure 3 below, that is not covered by either of the E10 or E16 Maungawhau viewshafts. Both the 188 Beaumont Street marker building site and the south-western portion of the Eke Panuku / AUDO marker building site at 37 – 55 Madden Street (the block also having frontage to Beaumont, Jellicoe and Daldy Streets) lie outside of the maunga viewshaft Height Control areas, providing the opportunity for taller buildings to establish in this part of the Precinct without impact on the protected maunga views on approach to the city from the North Shore.

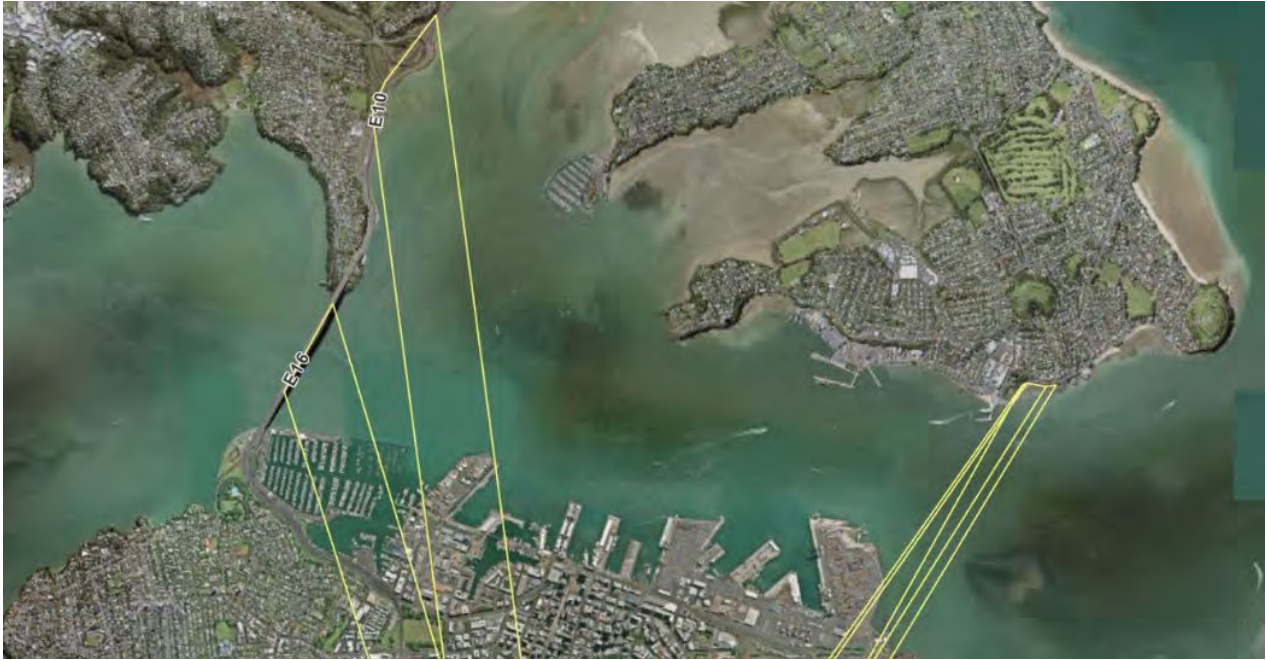


Figure 3: Alignment of Maunga Viewshafts E10 and E16 to Maungawhau over the Wynyard Quarter illustrating the extent of area where heights are constrained. The site at 188 Beaumont Street lies in the area not covered by either viewshaft.

AUP I214. Wynyard Precinct

The Wynyard Quarter is the largest brownfield area within the City Centre holding substantial re-development potential and it is subject to the I214. Wynyard Precinct in the Auckland Unitary Plan (AUP). 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 industry³.

The Precinct is well connected by public transport and is walkable to the Central City and adjacent inner city fringe neighbourhoods of Freeman's Bay, Ponsonby, St Mary's and Herne Bay. It connects to the Westhaven Marina directly to the west with its high quality provision of coastal walkway / boardwalk access and open space.

I214.2. Objectives include:

³ Auckland Unitary Plan, I214. Wynyard Precinct page 1

Built form

- (2) An integrated urban environment is created which:
 - (a) exhibits high-quality and diverse built form and urban design which reflects the marine attributes of the precinct;
 - (b) has appropriate building heights that enhance its prominent waterfront location and which complements the central area and wider city landforms, skyline and views; and
 - (c) avoids, remedies or mitigates adverse effects on existing infrastructure.
- (3) Individual buildings or collections of buildings are designed to achieve an appropriate form and scale in relation to:
 - (a) existing and proposed public open spaces; and
 - (b) identified view shafts.

I214.3. Policies include:

Built form

- (1) Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed on a comprehensive and integrated basis rather than on an ad hoc individual building basis.
- (2) Encourage the integration of built form with the existing and proposed public open space network on a comprehensive land area basis, rather than a site by site basis, to create a sound framework for a well-designed and high-quality environment.
- (3) Ensure that maximum building height:
 - (a) is appropriate in scale to the street network and the prominent waterfront location;
 - (b) provides a transition between the core of the precinct and the coastal edge with site-specific opportunities for taller buildings located and designed to reinforce key public open space and waterfront connections while avoiding intrusion of public views into and through Wynyard Precinct;
 - (c) complements development in the Viaduct Harbour Precinct; and
 - (d) provides a transition in height between the core central business district and the harbour.
- (4) Identify and protect public view shafts from open space across, within, and to Wynyard precinct to reinforce connections with the central area, harbour, and wider Auckland.
- (5) Promote excellence and diversity in architecture and urban design that enhances the relationship of buildings with public open space, and reflects the coastal, topographical, and historical qualities of the precinct.

As a result of the City Centre decisions on PC78, the Wynyard Precinct provisions have been updated including in respect of maximum height. The PC78 decision increased the maximum permitted building heights from 10m/52m/31m to 18m/62m/31m on the site at 188 Beaumont Street, reinforcing the marker building qualities of the site and the termination of the Waterfront axis. The I214. Wynyard Precinct provisions, including the Maximum height plan, I214.10.5, have been updated in the AUP as a consequence of the decisions on PC78, refer Figure 4 below.

I214.10.5 Wynyard: Precinct plan 5 – Maximum height

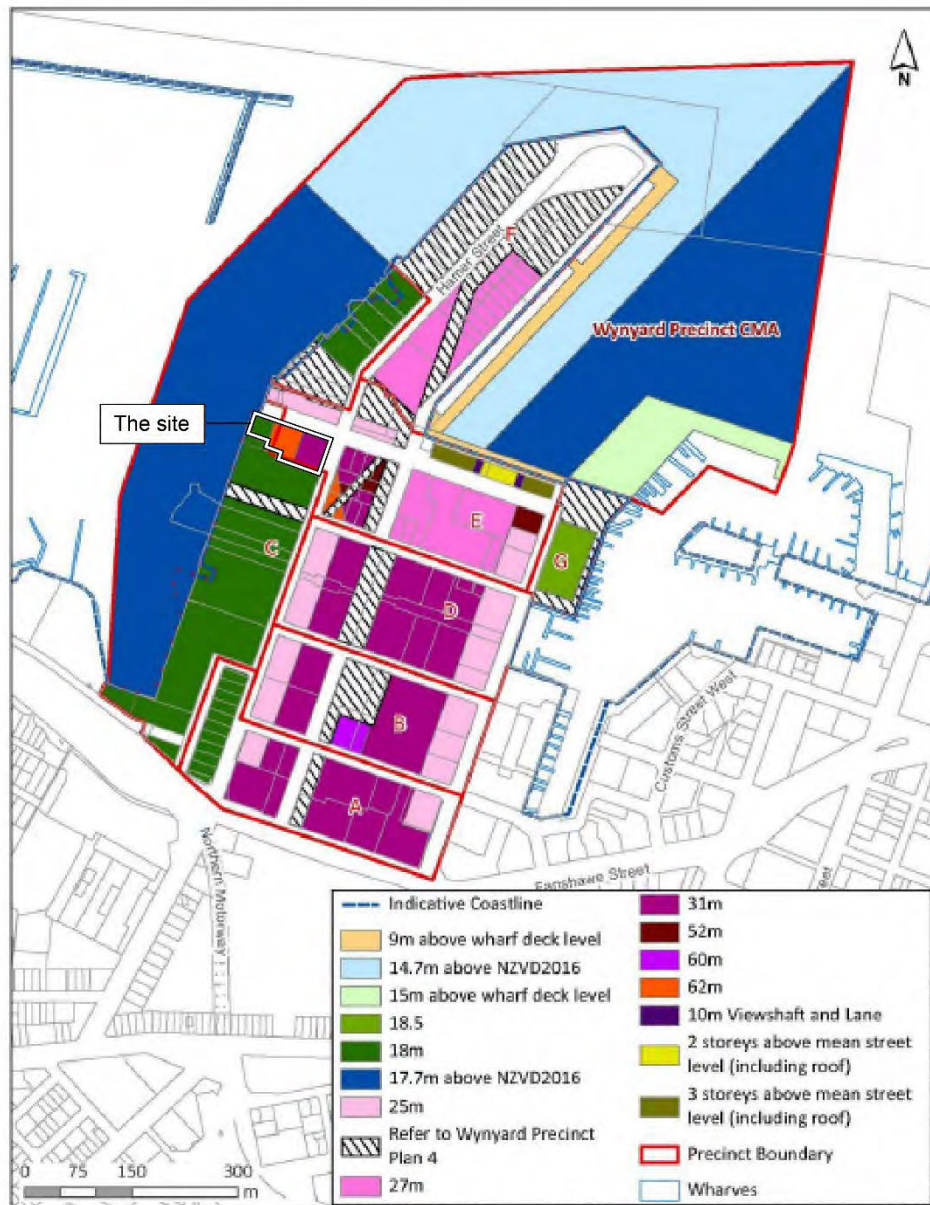


Figure 4: I214.10.5 Wynyard: Precinct Plan 5 - Maximum height

Development to Date in the Wynyard Quarter

Much of the Wynyard Quarter remains as an undeveloped brownfield environment in contrast to the majority of the City Centre Zone which is already intensively developed (with the exception of some of Quay Park and some large under-developed sites in Victoria Quarter). Development that has occurred in the Precinct, including by Precinct Properties as part of the commercial 'Innovation Precinct' with Willis Bond for mixed

Figure 5 below (see **Appendix 1, Graphic Supplement** attached for A3 version) illustrates the consented heights across the Precinct. Many of the sites where additional height has been accommodated also include portions where the development sits below the height control, a concept of ‘overs and unders’.



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Te Ara Tukutuku

Te Ara Tukutuku, (formerly known as Wynyard Point) lies to the immediate north of the Waterfront axis and Jellicoe Street. It comprises a 10ha land area designed to comprise 5ha of resilient, climate adaptive public open spaces and laneways and a further 5ha supporting marine, commercial and residential development, as illustrated in Figure 6 below.



Figure 6: Plan view, Te Ara Tukutuku Masterplan showing the 10ha area located to the north of the east / west Waterfront axis seen in the bottom of the image (source: [A new public space for the people of Tāmaki Makaurau. - Auckland Council www.audo.co.nz/projects/tearatukutuku/#concept-design](https://www.aucklandcouncil.govt.nz/projects/tearatukutuku/#concept-design))

Auckland Council's website⁴ describes the project as follows: "Created by Eke Panuku (now the AUDO), in partnership with mana whenua and through close collaboration with key stakeholders including Waitematā Local Board and the Auckland Council-whānau, the plan demonstrates huge change and ambition, both for the landscape of the Auckland waterfront and for how this plan can be achieved."

Te Ara Tukutuku's headland park will be transformed over the next 10 to 15 years from post-industrial wasteland to a major new public park for Auckland. It is the largest new open space created in the city centre for 100 years, including ngahere (forest), outdoor classrooms, whare waka, tidal stairs and waka ramp, marine restoration in action, education opportunities, an elevated headland and places for people. Figure 7 below shows an artist's impression render of Te Ara Tukutuku.

⁴ [The plan for the next stage of Wynyard Quarter – Our Auckland](https://www.aucklandcouncil.govt.nz/projects/tearatukutuku/#concept-design)



Figure 7: The vision for Te Ara Tukutuku. The site at 188 Beaumont Street and the Orams Marine Village land can be seen in the far right of the image located behind the indicative 'white card' massing of future development within Te Ara Tukutuku enabled by the Precinct provisions (source: [A new public space for the people of Tāmaki Makaurau. - Auckland Council www.aucklandcouncil.govt.nz/projects/tearatukutuku/#concept-design](http://www.aucklandcouncil.govt.nz/projects/tearatukutuku/#concept-design))

Orams Wynyard Quarter Landholding and Subject Site

Orams are a significant landholder on the western edge of the Wynyard Quarter with a contiguous approx. 2.6ha landholding on land west of Beaumont Street in the block between Westhaven Drive and Jellicoe Street. Figure 8 below illustrates the overall Orams landholding with 188 Beaumont Street being located in the north of the overall Orams landholding (illustrated in red).



Figure 8: The Orams Site at 188 Jellicoe Street (red) in relation to the wider Orams Marine Village landholding (blue/mauve)

Orams operate their marine industrial business including boat stacker storage, haul out, white boat servicing and sales operation from the majority of the 2.6ha Beaumont Street landholding. 188 Beaumont Street comprises the northern portion of the landholding. It comprises vacant, brownfield land being used as a temporary carpark.

The Orams landholding includes a 125-year lease over the waterspace adjacent to their land based marine industrial operation which extends along the western frontage of 188 Beaumont Street, 90m out into the water, refer Figure 9 below. To the north of the Orams waterspace marina the white boat marina berths are operated by Auckland Council (formerly Eke Panuku).



Figure 9: Aerial photograph showing the land and water-based extent of the Orams Site, the Orams industrial marine activity marina extends along the frontage of 188 Beaumont Street with the Auckland Council (formerly Eke Panuku) marina to the north.

188 Beaumont Street is 5,215m² in area. The site has a long, approximately 120m, frontage to the south side of Jellicoe Street and approximately 30m frontage to Beaumont Street in the east. Its western 30m frontage

is to the water edge with the long southern boundary adjoining Orams Marine and the site of its international haul out and service facility.

The land to the north of Jellicoe Street incorporating the 'six-pack' former cement silos, currently forming part of Silo Park, is intended for future development and has a 25m Maximum Height Control. To the north of Silo Park lies Te Ara Tukutuku, as described above.

Across Beaumont Street to the east in the block defined by Jellicoe Street (north), Beaumont Street (west) Madden Street (south) and the Daldy Street Linear Park (east) is a further site, currently vacant, awaiting development and used predominantly as a 'pay by plate' sealed surface car park. This brownfield future development site is identified for two marker buildings located on the Waterfront (eastern site) and Wharf (western Beaumont Street) axes. The marker building sites here complement the 188 Beaumont Street marker building site and that already occupied by the ASB building further east on the Waterfront axis, this latter development did not take up the height opportunity of the site with a fully scaled building with only the scooped flue top of the building reaching to 52m.

Figure 10 below is an excerpt from the original Wynyard: Precinct plan 5 – Maximum height (now replaced following PC78, refer Figure 4 above) showing in brown the three original 52m marker building sites on the Waterfront axis and the Beaumont Street, Wharf axis, marker building site.



Figure 10: Excerpt from the original Wynyard: Precinct plan 5 – Maximum height (prior to PC78 decisions) showing in brown the four 52m marker buildings located on the Waterfront axis.

The site is well separated from established residential neighbours with the closest neighbouring building being the 30 Madden apartment building located to the southeast across Beaumont Street at 155 Beaumont Street. This building is some 70m south of the site, it is seven storeys on its northwestern corner and thirteen in the northeast. At the time of this building's development the anticipated heights on the site at 188 Beaumont Street comprised 31m on Beaumont Street and 52m for the central tower component. These plan enabled heights mean that long term views across 188 Beaumont Street to the north west from 30 Madden were not anticipated.

The Subject Site is reclaimed land, a post-industrial, brownfield, vacant landholding with a flat contour and no other distinguishing features. The water frontage of the site is currently gated preventing public access along the water edge with operational constraints of the Orams Marine industrial activities preventing public access further to the south along the water edge.

The Proposal

The Proposal is designed by architects Warren and Mahoney (**WAM**). It is a mixed use, primarily residential development responding to the stepped height profile of the site's three component height controls with a central residential apartment tower and flanking lesser height residential apartment buildings to the west (marina / waterfront) and east (Beaumont Street) with the potential option for the latter to be used as serviced apartments. The three component building composition allows for staging of the built development and for differentiation of the residential product within the development providing a range of price-points to the market.

The ground plane includes a range of activities to provide activation of the site's two street frontages - Beaumont Street in the east, Jellicoe Street to the north - as well as to the wharf water edge to the west. Food and beverage (F&B) activities are located at both corners of the building with the eastern, Beaumont Street F&B relating to Silo Park and its eponymous playground to the northeast and the western relating to the Orams Marine waterspace boatyard and Westhaven Marina and Auckland Harbour Bridge with a western, afternoon sun aspect. There are three separate apartment lobbies addressing the street frontages two on Jellicoe Street and one to Beaumont Street related to the three component buildings.

There is a single vehicle access to the development located on Beaumont Street adjacent to the Orams Marine boat yard building. Carparking over four levels (ground and levels 1 to 4) is sleeved at ground floor and upper levels. There is no below ground basement due to the difficult, highly contaminated, ground conditions of the site and to support climate resilience / protection from the effects of sea level rise.

The height of the proposed 23 storey central tower element and the adjacent 10 storey Beaumont and 8 storey Marina buildings have been informed by comprehensive QS cost planning through iterations of the design relative to the current Auckland construction and residential apartment sales markets.

The project has also been the subject to design review via Eke Panuku's design Technical Advisory Group (TAG) with an initial presentation to TAG (29.10.2024) followed by a workshop session, as is typical of review processes under TAG. Working sessions including further design review have also been held with Eke Panuku urban design / architectural personnel. A preapplication meeting was also held with Auckland Council personnel including Urban Design and Landscape Architecture specialists (30 July 2025). Feedback in respect of the proposal included an appreciation that height per se is not an absolute, that a marker building is intended for this location and that it is overall good urban design outcomes, and development reflective of the character and quality of the Wynyard Precinct that are sought.

The proposed heights of the three building elements are illustrated in the long, east / west section, refer Figure 11 below. The proposed heights are; the central tower at 77.28m to parapet, 80.28m, top of roof plant Beaumont building 34.26m to parapet, 37.26m to top of roof plant and Marina building 28.08m to parapet and 31.08m top of roof plant respectively.

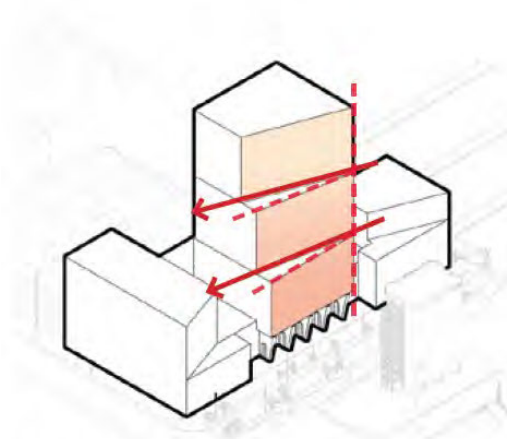
The below section illustrates the composition of the proposal.

The Tower consists of 23 levels including ground and carpark podium levels.



Figure 11: Long section looking south, Beaumont Street to the left, illustrating building levels, heights and the spatial separation of the podium (source WAM).

The site is anticipated to accommodate a landmark tower anchoring the western end of the Precinct's Waterfront axis. The design concept has been carefully evolved through design review, including through ongoing engagement with Eke Panuku, to establish a bespoke, site specific, landmark building that responds to its position within the urban framework of the Precinct. The key design move is the tower building's angled, stepped façade which is a direct response to and reflection of the twisted geometry of Te Ara Tukutuku's headland reclamation. This angle reflects the Wharf axis along Te Ara Tukutuku's eastern edge as captured in Figure 12 below, a diagram from the WAM Design Proposal Massing Strategies summary.



04 Rotation to Axes.

A shift of vertical planes rotate the massing through the tower's height to create three tiers that respond to the Te ara Tukutuku alignment.

Figure 12: Diagram illustrating the key design strategy in response to the axes that inform the urban framework of the Wynyard Precinct and the reflection of Te Ara Tukutuku.

Reinforcing this angled tower gesture the eastern and western Beaumont and Marina buildings on their northern, Jellicoe Street frontage angle back into the site creating openness around the base of the tower.

The tower comes to ground on Jellicoe Street in another strong, site specific, design move with a double height residential tower lobby anchored by concrete columns that speak to the adjacent 'six-pack' silos and the marine industrial heritage of the site and Precinct.

At the western end, the Marina building is set back 7m from the site's wharf edge. There is no required public setback in this location within the Precinct's western working waterfront edge. However, public access is provided to the water overlooking the Orams waterspace yard and Westhaven with views to the Harbour Bridge. This public access adjoins the outdoor dining space associated with the corner F&B activity. On the far southern edge of the site, adjoining the high block wall of the Orams Marine yard, there is a private dining room and outdoor space on the water edge for residents.

The building's materiality and façade design responds to and reflects the Site's marine industrial context using brick cladding with textured depth at the lower levels of the Beaumont and Marina buildings with lighter weight materials above. The footprint of the tower's top floor is set back creating a framed silhouette to the top of the roof. The façade strategy is illustrated in Figure 13 below.



Figure 13: Architectural render looking west from Silo Park to the Jellicoe Street frontage of the Proposal (source WAM)

The podium level comprises shared open space amenities for residents including a pool and outdoor seating areas with space for trees and planting. Some residential apartments interface with the podium level with outdoor terrace spaces accommodated.

The proposal includes streetscape enhancement including paving the Beaumont Street footpath, replacing asphalt with stone paving commensurate with the quality of Jellicoe Street and the wider public realm of the Precinct. The current layout of the Jellicoe Street intersection is also proposed to be modified carrying a flush kerb-line and the stone paving of the footpath across the western arm of Jellicoe Street to prioritise the pedestrian shared street environment. There is no vehicle egress to the site beyond this point with the only purpose for any vehicle access to this western end of Jellicoe Street being at low volumes related to pick up and drop off, servicing of the F&B, the adjacent marina and public realm. These streetscape changes reinforce the high quality pedestrian oriented public realm of the Precinct and ensure that the Proposal maintains and extends this quality environment.

In summary, the overall design concept for the Proposal is for a high quality, site specific development comprising a landmark tower and adjacent apartment buildings to fully utilise the 188 Beaumont Street residential development site in the Wynyard Precinct. The public realm amenity and activation of this part of the Precinct will be substantially enhanced and public access to the western water edge provided over private land. Architecturally the building has a bespoke design that responds to the long established urban design framework of the Precinct's urban form creating a distinctive, memorable building worthy of its prime waterfront location and landmark scale.

Effects of the Proposal

The proposal will introduce a prominent landmark tower and comprehensive mixed use, predominantly residential development on the Wynyard Precinct's Auckland city waterfront. It has the potential to generate landscape, including visual effects and urban design amenity effects, which can be positive / beneficial, neutral / benign and / or adverse / negative.

The concept design for the Proposal has been carefully developed cognisant of the proposed height and scale of the development and to generate a high quality, location specific, landmark addition to the city's waterfront anchoring the western end of the Waterfront axis and responding to the headland of Te Ara Tukutuku including its substantial future open space amenity.

Landscape and Visual Effects

Landscape and visual effects are generated when the values associated with the nature and attributes of the landscape are affected, either beneficially – positive effects, or detrimentally – adverse effects. Changes to the landscape that have the potential to affect the values of the landscape, generating landscape effects, are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

The process of change itself, i.e. the construction process and/or activities associated with the development, also carries with it specific visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment.

- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Effects on landscape are associated with a change to the physical, perceptual, and associative values of the landscape.

The degree to which landscape and visual effects are generated by any given development depends on a number of factors, these include:

- The degree to which a proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of a proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which a proposal is viewed.
- The area or extent of visual catchment from which a proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which a proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect.

Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. Landscape effects are generated when the change affects the values of the landscape. In managing landscape change it is important that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change and that beneficial outcomes, i.e. positive effects, are generated such that the landscape is enhanced, and amenity levels are maintained and enhanced.

In urban areas, and in particular those areas identified for more dense or intensive future forms of urban residential and mixed use living, change including the introduction of taller and larger scaled buildings with bigger footprints can be reasonably expected. The appropriateness of such development will depend on their context and the management / mitigation of the effects of such built forms and their amenity effects particularly on direct neighbours.

Assessment

The Wynyard Precinct is a key brownfield urban regeneration area in the city centre. The landscape character of the Precinct is very much one of an evolving urban mixed use community set within a very high quality public realm and pedestrian amenity environment. Consented buildings in the Precinct are delivering on the varied height profile anticipated for the Precinct with much of the development to date exceeding the permitted height at least over part of their sites. The site at 118 Beaumont Street has from the time of the original masterplan and Precinct provisions been identified as a site which is appropriate for greater height in a landmark tower form of development. The Proposal is considered to comprise an appropriate form and scale of development given the nature and quality of the proposal overall. It is considered that urban amenity effects related to the proposal in this part of the Wynyard Precinct given the proposed form of the tower, and overall composition,

design and materiality of the development, are appropriate and will contribute to a high quality distinctive waterfront.

Visual simulations from eight viewpoints will be provided as part of the assessment to accompany the substantive application. The viewpoints for visual analysis of proposals in the Wynyard Precinct are well established through the original Urban Design Framework and refinement during previous proposals for resource consent and will be adopted as relevant to the 188 Beaumont Street location. The suggested visual simulation viewpoints were discussed with Council's Landscape Architect peer reviewer at the pre-application meeting with one additional viewpoint, located to the north on Hamer Street, requested, this viewpoint is included in the eight proposed as part of the substantive assessment. The proposed viewpoints are illustrated in Figure 14 below (refer Appendix 1, Graphic Supplement for A3 version). The viewpoints have been tested in the architect's 3D model as part of the concept design development.

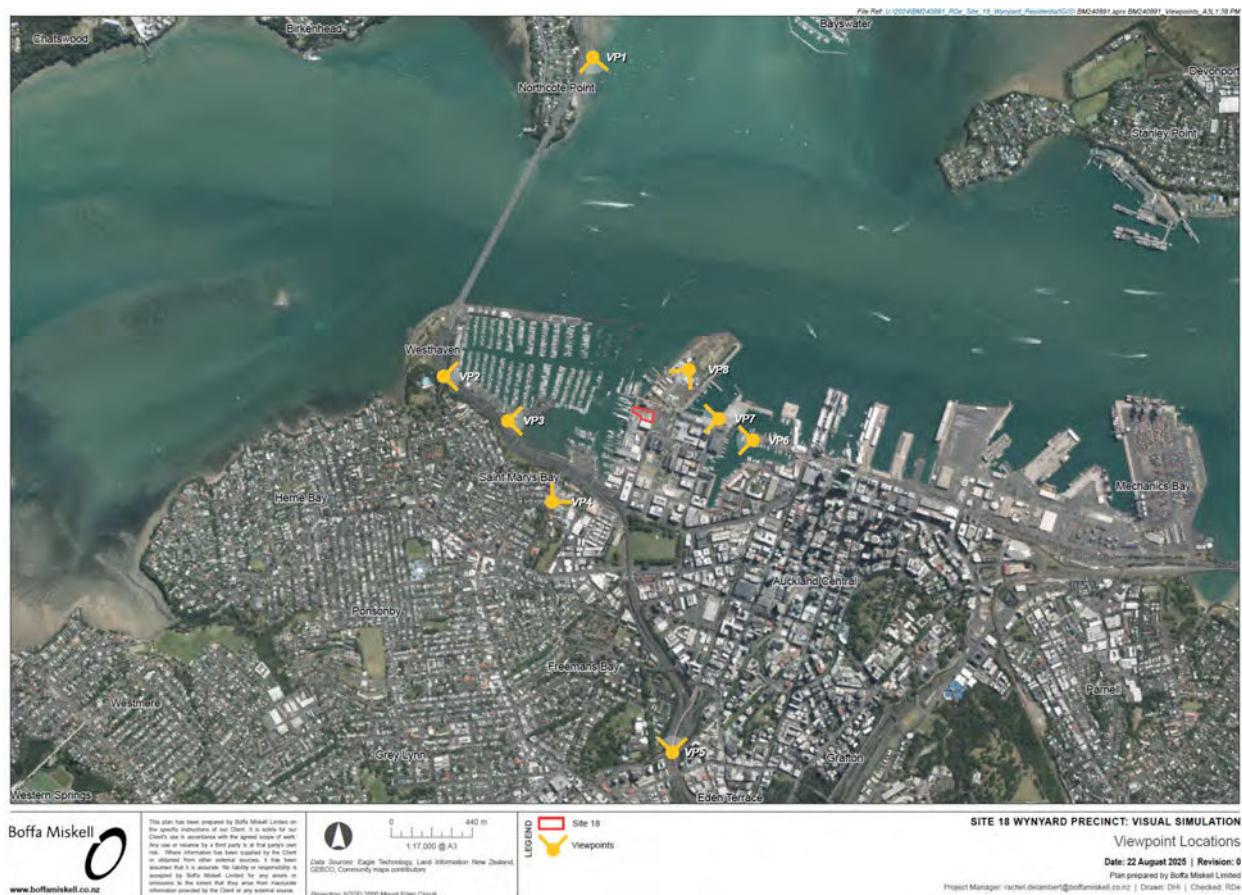


Figure 14: Viewpoints for visual simulations to be included in the assessment as part of the substantive application.

In the key public views, including the approach to the city from the North Shore and the Auckland Harbour Bridge as well as from the public realm of the waterfront including on North Wharf and the Halsey Street Extension Wharf looking across Wynyard Basin to the Proposal, the building's distinctive stepped angled façade will reflect the geometry of the Precinct and its urban axes, creating a strong, distinctive landmark addition to the city's waterfront.

The height of the marker building on the western end of the Waterfront axis (77.28m to parapet proposed) will maintain and enhance the landmark quality of the site and the resulting legibility of the Waterfront axis without

detracting from the distinctive qualities of the Precinct or the relationship between the taller central core of the city and its western urban regeneration precinct.

Site 18 lies to the south of Silo Park with the tower set back from the waterfront and from the Jellicoe / Beaumont Street corner. This site is well positioned to accommodate a taller tower with flanking development of stepped height setting the tower into the block.

The height of the Beaumont building at 34.26m or ten storeys is commensurate with the nature and scale of the street. Enabled development across the street is up to 62m height.

The Marina building is set back 7m from the water edge enabling public access to and enjoyment of the western water edge with an outlook to the active waterspace of the working waterfront. This is a unique offering of public access on the waterfront to the heartland of the Precinct's marine industrial activity that will generate positive / beneficial effects in respect of waterfront access and enjoyment of the publicly accessible waterfront with a unique perspective on the Precinct's marine industry. The eight storey (28.02m proposed) Marina building has its upper three levels angled back to reduce their prominence at the street with a predominant five storey frontage to Jellicoe Street.

In terms of the urban form of the Precinct and its established and evolving landscape character it is considered that the series of heights proposed can be accommodated on the Site and within the Precinct with beneficial urban form outcomes. It is considered that the proposed development will not detract from the future urban form or amenity of the Precinct but will rather reinforce and enhance its landscape character and amenity. The quality of the public realm will be maintained and enhanced at the water edge and the visual interest and mixed height diversity of the Precinct enriched. The building's materiality and architectural expression have been developed in specific response to the site's historical and present day urban context in order to contribute to the continued quality urban regeneration of the Wynyard Precinct.

Natural Character of the Coastal Environment

Site 18 is located within the coastal environment, forming part of the projecting headland of historically reclaimed land on Auckland's western waterfront. The site is highly modified with a former marine industrial, manmade, urban character. Orams as part of their industrial marine village re-development have replaced the seawall along the full extent of the site significantly enhancing adjacent water quality by removing historical leachate to the coastal waters. The site is intended for urban regeneration with a form of stepped building heights. In respect of the established and anticipated character of this part of the city's waterfront the Proposal will be consistent with the natural character of the Precinct.

The provision of public access to the water edge will enhance this aspect of the coastal environment for people as will the introduction of an urban character of native vegetation along this frontage contributing positive / beneficial effects to the land / sea interface.

Urban Design Amenity Effects

The concept design for the Proposal has sought to strongly respond and give emphasis to the key urban design framework attributes of this part of the Wynyard Precinct including the key Waterfront axis, the identified marker site and Te Ara Tukutuku with its angled Wharf axis. The development will comprise a prominent urban development in a location where a development expressing landmark qualities is anticipated. The proposal will replace a long vacant site and bring an urban vibrancy and activation to a part of the Precinct presently lacking in these qualities.

In terms of urban amenity considerations, the following are identified:

Neighbourhood Character:

The Proposal will introduce a significant change to the neighbourhood transitioning from a brownfield wasteland / interim surface carpark to a mixed use, primarily residential apartment development bringing urban life as anticipated by the site's zoning and the wider urban regeneration aspirations of the Wynyard Precinct.

The Proposal lies to the south of Silo Park and the future development site surrounding the six-pack silos. It will bring valuable life and activity to the interface of the park and public realm of North Wharf with supporting F&B provision and residential activation.

The taller tower will define the western edge of the city's waterfront and create a legible urban framing to the Precinct. In respect of the urban form of the precinct and the established and evolving landscape character of the Precinct it is considered that a development comprising the series of buildings at the heights proposed can be accommodated on the Site and within the Precinct with beneficial urban form outcomes and related positive character effects particularly due to the way in which the tower's angled, stepped form reinforces the alignment of Te Ara Tukutuku and the Wharf axis.

It is considered that the proposed development will not detract from the future urban form or amenity of the precinct but will rather reinforce and enhance its landscape character and amenity. The quality of the public realm will be maintained and enhanced at the water edge and the visual interest and mixed height diversity of the precinct enriched.

Public Realm Interfaces:

The quality of the public realm, already high as part of the previous delivery of significant public realm enhancement projects for the Precinct by Auckland Transport (AT) and Eke Panuku (and its predecessors), will be maintained and further enhanced with extension to the stone paving along the Beaumont Street frontage to the site and the reduced vehicular prioritisation / increased pedestrian priority of the western end of Jellicoe Street. The activation of the Proposal's ground plane including new F&B venues, and three residential lobbies will substantially enhance the public realm interfaces of the site. It will enhance the activation of the Precinct as well as the day and night-time safety of the locality and the site's related CPTED qualities.

The provision of public pedestrian access to the water edge of the site, which is not required by the AUP, is a further significant benefit of the Proposal.

The development with its angled tower form is well placed to interact with the future headland park, Te Ara Tukutuku, and its substantial, regionally scaled, open space amenity both in respect of the land and water open spaces of this part of the City's waterfront.

Residential Amenity

The Proposal will provide a range of good quality apartments at a range of price points, including at the more affordable, in this location, end of the scale as well as at the mid and upper ranges of the market related to the Wynyard Precinct.

The angled orientation of the upper portions of the northern façade of the Beaumont and Marina buildings enhance the residential apartment outlook from the lower levels of the tower and the spatial qualities of the podium. Whilst there will be a range of outlook provided all apartments will meet the anticipated outlook provisions of the AUP with the majority having some form of attractive urban waterfront and / or city skyline vista.

Relationship to Neighbouring Residential Properties

The Site is well separated from adjacent established residential neighbours. 155 Beaumont Street containing the '30 Madden' development located 70m to the southeast is the closest residential development. The proposed 34.26m Beaumont Street building at ten storeys will not be dominating in respect of 30 Madden. On the angle of view from Beaumont Street / 30 Madden, the taller tower form behind will reduce in bulk as it increases in height ameliorating the impact of the height of the tower.

The development lies to the south of Silo Park with future urban mixed-use development on Te Ara Tukutuku located some 100m further to the north with marine industrial activities along the western shoreline intervening. The Proposal is therefore well separated from such future development with minimal impact on their outlook or urban context.

Potential shading effects have been modelled iteratively as part of the ongoing development of the Proposal to ensure that unacceptable adverse effects are avoided. The generous separation of the subject site and taller tower form of the Proposal from established residential neighbours, the closest being at 30 Madden (155 Beaumont Street) to the southeast, and its position to the south of Silo Park, with the Orams Marine industrial yard to the south of the Proposal, assist in ameliorating potential adverse shading effects. Shading analysis including three-dimensional analysis in respect of the façade of 30 Madden's facing corner building has demonstrated that acceptable levels of solar access are maintained. In respect of Silo Park and its popular children's playground, located diagonally opposite on the Beaumont / Jellicoe corner, the shadow from the tower building will reach the park / playground in the late afternoon in mid-summer (summer solstice, 21 December) at a slightly earlier time, commencing in the southwest corner at around 3.30pm. This impact will generate a low level of adverse effect given the extensive opportunity to seek alternative sunny locations in Silo Park and North Wharf, and the generally warm summer conditions. At the Spring equinox the park is not shaded by the proposal till after 5pm. In winter sun penetrates long the north/south alignment of Beaumont Street at the middle of the day bringing sun to both sides of the street. By 2pm existing development to the west casts shade onto 30 Madden Street with shadow from the proposed tower reaching 30 Madden slightly earlier at around 1pm.

Conclusion

The Proposal will complete the urban regeneration and remediation of the Orams Marine landholding located on the western shoreline of the Wynyard Precinct. The site is intended for residential / mixed-use development with the AUP Wynyard Precinct provisions anticipating development incorporating a central tower form. The taller tower steps on an angled alignment that directly responds to the angled alignment of the Wynyard headland – Te Ara Tukutuku reflecting the Waterfront and Wharf axes that underpin the urban structure of the Precinct. The tower's reduced footprint at height and the angled alignment of the upper levels of the Beaumont and Marina buildings assist in ameliorating the potential adverse impact of the height the Proposal whilst also contributing a distinctive, well-modulated landmark building anchoring the western end of the Waterfront axis.

Public investment in the urban realm of the Wynyard Precinct has already established an urban environment with abundant, high quality open space and streetscape amenity to support an anticipated intensive urban population and to establish the Precinct as a visitor destination for the city. Further proposed investment in Te Ara Tukutuku, including its regionally scaled 5ha headland park and laneways, will reinforce the attractiveness of the Wynyard Precinct for urban living and support the Precinct as a destination for the city and region as well as one of the city's most attractive residential apartment living locations. The Proposal will establish a positive frontage to the Precinct's Silo Park extension of North Wharf with complementary F&B activities and a series of residential lobbies providing 24/7 activation, enhancing the safety of the environment. The Precinct is well supported by public transport options and located in a highly walkable part of the central city.

The site has the benefit of physical separation to established residential neighbours with the Orams Marine industrial yard located to the south providing beneficial buffering and separation. Potential adverse effects in respect of urban amenity and landscape character have been addressed through design to achieve an appropriate and desirable urban scaled development of a key mixed use site in the Precinct.

Appendix 1
Graphic Supplement

