

File ref: FTAA-2508-1098 / BRF-00187

19 December 2025

Matt Heal
Westhaven Residential Limited Partnership
Email: s 9(2)(a)

c/- Mary Wong
Barker & Associates Limited
Email: s 9(2)(a)

Dear Matt

Section 28 – Notice of Decisions on application for referral of the 188 Beaumont Street project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Westhaven Residential Limited Partnership (the applicant) for referral of the 188 Beaumont Street project (the project) under the Fast-track Approvals Act 2024 (the Act).

The project is described as being to construct and establish a mixed-use development with approximately 215 residential units on a project area of 5,215 square metres at 188 Beaumont Street, Auckland CBD.

The project includes:

- a. three distinct buildings, described as:
 - i. the Marina Building: 8 storeys (approximately 31 metres in height) including 18 residential apartments
 - ii. the Tower Building: 23 storeys (approximately 80 metres in height) including 125 residential apartments
 - iii. the Beaumont Building: 10 storeys (approximately 37 metres in height), including 72 residential apartments, with the option for use as serviced apartments (visitor accommodation).
- b. additional components, including:
 - i. approximately 550 square metres of ground-level retail space
 - ii. vehicle access to the development provided via Beaumont Street only
 - iii. provision for 273 car parking spaces, primarily serving residential uses

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- iv. approximately 152 bicycle parking spaces
- v. internal connectivity with the adjacent Orams Marine facility.

The project is described as requiring the proposed approvals:

- a. resource consents under the Resource Management Act 1991 (RMA).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is a development project that would have significant regional benefits in the Auckland region as it:

1. involves the development of a new mixed-use development, including residential and commercial space
2. will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) (s22(2)(a)(iii)) by:
 - a. increasing the supply of housing in the Auckland region by 215 residential apartments
 - b. addressing housing needs by offering a mix of one-, two-, and three-bedroom units, and contributing to a well-functioning urban environment in the Auckland city centre.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. Westhaven Residential Limited Partnership who lodged the referral application are specified as the person authorised to lodge a substantive application for the project under section 27(2).
2. In relation to a substantive application for the project:
 - a. A deadline for lodging the application applies under section 27(3)(b)(i), the application must be lodged by two years from the date of issue of this letter
 - b. The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 – s27(3)(b)(iii): the parties identified in Appendix 1 to this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

cc: Section 28(1)(a)(ii) – Written notice for all decisions:

Anyone invited to comment on the application:

- the relevant local authorities: Auckland Council
- the Minister for the Environment
- other relevant portfolio Ministers: Associate Minister of Housing, Minister for Auckland, Minister of Climate Change, Minister for Regional Development, Minister for Economic Growth
- the relevant administering agencies: Ministry for the Environment
- the Māori groups identified in the list provided to the Minister: Te Rūnanga o Ngāti Whātua, Ngāti Whātua o Ōrākei Trust Board, Hako Tūpuna Trust, Ngāti Maru Rūnanga Trust, Ngāti Pāoa Iwi Trust, Te Patukirikiri Iwi Trust, Ngāi Tai ki Tāmaki Trust, Ngāti Tamatera Treaty Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Tamaoho Settlement Trust, Te Ākitai Waiohū Waka Taua Inc, Te Ākitai Waiohū Settlement Trust, Ngaati Whanaunga Incorporated Society, Ngaati Whanaunga Ruunanga Trust, Ngāti Te Ata Claims Support Whānau Trust, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Te Whakakitenga o Waikato Incorporated, Te Ahiwaru Waiohū, 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 Ngāt iMuri Nagatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhi Ngāti Kahu Te Aupouri, MAC-01-01-058 Ngā Puhi Nui Tonu (Waitangi Marae), MAC-01-03-006 Ngāti Maru, MAC-01-01-056 Ngā Puhi Nui Tonu (Te Kotahitangā Marae), MAC-01-01-091 Ngaati 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: Ngāati Tamaoho, MAC-01-02-007: Te Kawerau a Maki, MAC-01-01-140/ CIV-2017-404-563: Te Rūnanga o Ngāti Whātua.

cc: Written notice where the Minister accepts the application and refers the project – s28(2):

- the Panel Convener (including all the information received by the Minister – s28(4))
- the EPA (including all the information received by the Minister – s28(4))
- the relevant administering agencies – Ministry for the Environment

Appendix 1: Additional parties from whom an expert panel must invite comments

1. MAC-01-01-073/CIV-2017-485-398 Ngāti Kawau and Te Waiariki Korora;
2. MAC-01-01-023 Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāt iMuri Nagatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhi Ngāti Kahu Te Aupouri;
3. MAC-01-01-058 Ngā Puhi Nui Tonu (Waitangi Marae);
4. MAC-01-03-006 Ngāti Maru;
5. MAC-01-01-056 Ngā Puhi Nui Tonu (Te Kotahitangā Marae);
6. MAC-01-01-091 Ngāati Whānaunga;
7. MAC-01-01-105/CIV-2017-485-515 Reti Whānau;
8. MAC-01-01-125/CIV-2017-404-570 Te Hikutu Whānau and Hapū;
9. MAC-01-01-133/CIV-2017-404-558 Te Kaunihera o Te Tai Tokerau/Ngāitawake;
10. MAC-01-02-005/CIV-2017-404-569 Ngāti Te Ata;
11. MAC-01-03-001 Hauraki Maori Trust Board;
12. MAC-01-01-050/CIV-2017-404-537 Ngā Puhi nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake;
13. MAC-01-02-004/CIV-2017-404-518: Ngāti Taimanawaiti (Ngāti Tai) Jasmine Whakaarahia Cotter-Williams;
14. MAC-01-02-003/CIV-2017-404-564: Ngāi Tai ki Tāmaki;
15. MAC-01-02-006/ CIV-2017-404-520: Ngāti Whātua Ōrākei Trust;
16. MAC-01-03-011: Ngāti Tamatera;
17. MAC-01-03-010: Ngāati Tamaoho;
18. MAC-01-02-007: Te Kawerau a Maki; and
19. MAC-01-01-140/ CIV-2017-404-563: Te Rūnanga o Ngāti Whātua
20. Te Whakakitenga o Waikato
21. Te Ahiwaru Waiohū