

Your Comment on the 188 Beaumont Application.

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	David Vial and Richard Reid		
Last name			
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
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Please provide your comments below, include additional pages as needed.

We believe the Expert Panel should decline the Fast Track Approval application for the 188 Beaumont Street project.

1. The project does not meet the assessment criteria to deliver significant regional or national benefits. While it does provide for 210 new apartments, these are 'high-quality' residential apartments in a prime waterfront location. The project will not deliver affordable housing – it may provide some local benefits but this relatively small number of above average sized and therefore above average priced apartments will not deliver significant regional or national benefits.

2. The proposed tower significantly exceeds the permitted height for the site (previously 52m, now 62m with the proposed tower reaching up to 81m) and the combined buildings exceed the total permitted floor area.
 - a. The height and size of the development is totally out of scale with the surrounding built environment and undermines the original intent of the Wynard Precinct's urban design framework.
 - b. The height of the development will increase shading in neighbouring sites:
 - Silo Park, a key public open space which is well utilised, particularly by families and for public events, will experience increased shading in the late afternoon during spring and summer, including over the playground area, thereby reducing the usability and enjoyment of the park.
 - 30 Madden will experience increased shading during the winter months, affecting both the west and north facades for up to 1.25 hours in the middle of the day during the winter. This loss of sunlight during the coldest part of the year will negatively impact residents' quality of life.