

31 July 2026

Submission On The Proposed Height Increase for 188 Beaumont St

To the Independent Hearing Panel

My name is Peter Jacobs. My wife Raewyn and I live at [REDACTED]

My connection to the 'tank farm' goes back to 1962 when I was 13 and joined the Sea Cadet Corp and we were based in HMNZS Ngapona, the Navy Reserve headquarters on the corner where the Victory church is now. In January 1966 I started my engineering apprenticeship at Mason Bros Engineering in Gaunt St, the very building that was revitalised by the Auckland Council and Warren and Mahoney. Once I had completed my apprenticeship I joined the British Merchant navy and spent several years at sea before returning and working at Allely Bros in Hamer St and then Irvine Engineering in the Vos and Brij's Shipyard, the very building that has been restored under its original name Percy Vos Shipyard by the Auckland Council.

In 1978, with a business partner, we started Ovlov Services Ltd, servicing Volvo Cars and Volvo Penta marine engines in Barry's Pt Rd. In 1993 when the council was opening up the tank farm area, we split the business. My partner took the car business and I took the marine business, Ovlov Marine Ltd, to Gaunt St and the (then) recently renovated redbrick building. In 2004 I took the lease in the new Orams Marine complex in Beaumont St where Ovlov Marine has successfully remained since. In 2019 I sold my last 50% shares to my young protege, Lachlan Trembath.

In early 2015 I attended a Panuku seminar lead by Rod Marler extolling the vision that Panuku and Rod held for the exciting future of Wynyard Qtr. We could see his vision. Backed by the council we felt very confident about the project. This inspired us that in April 2015 we were one of the first to sign up off the plans for the Willis Bond development of 132 Halsey St. While waiting for building completion in Dec 2017, we brought in Lighter Quay. In 2019 I was instrumental in starting up and supporting the local tailor's shop in Pakenham St, on the Mason Bros Engineering site.

For over more than 6 decades I have watched this part of Auckland change from a working industrial waterfront into the city's most successful waterfront community.

My wife and I chose to make Wynyard Qtr our home because of the carefully planned balance between building heights, open public spaces, the waterfront environment, and residential living. That balance gave us confidence that the area would remain attractive and liveable for future generations. Only 12 years after Marler's visionary master plan was presented we are told the vision is outdated and needs to go!

If the planning framework was considered appropriate when Council approved a 62-metre limit just before xmas last year, what new evidence has emerged in such a short time (4 –5 months) to justify a further increase to 80 metres? I totally agree with your questions to the applicant's submission. I am not a planner, lawyer or urban design expert, but their submission seems very lacking for such a massive project – particularly under the Fast Track application. I note there has been references to the City Centre Zone to justify changes. Wynyard Qtr was never, ever designed to be a carbon copy of the Auckland CBD.

My history of being a worker, business owner and resident shows that I am a person who has genuinely taken an interest in Wynyard Qtr and believes planning decisions should be transparent, balanced and made in the public interest. I support Auckland becoming a more compact city. Higher density development has an important role to play, particularly in locations close to employment, public transport and the city centre.

However, support for intensification does not mean that every request for additional height should be approved. The Auckland Unitary Plan was developed through years of public consultation, expert evidence and independent hearings. And it provides certainty for residents, developers and the wider community. Any departure from that framework should be justified by clear evidence of demonstrable public benefit.

My concerns are not limited to this site alone. During this process, I have become aware that this proposal sits alongside broader discussions about increasing building heights across undeveloped sites within Wynyard Qtr. While I appreciate that this wider review is being considered separately, it reinforces my concern that approving additional height at 188 Beaumont may set a precedent for further increases throughout the precinct.

That possibility matters because the cumulative effects of change deserve careful consideration. Sunlight, wind, views, public spaces and residential amenities are all affected by not one building, but by the combined impact of multiple decisions over time. Incremental changes considered site by site could gradually and fundamentally alter the character of Wynyard Qtr established through the original planning process. (Does anyone remember the tornado that ripped through Westhaven Marina in 2019, flipping a 50 ft catamaran and blasting a large superyacht over 90 degrees onto it's side and busting it's mooring lines, right below the concrete silos?)

I am also concerned about the way that this process has evolved. From publicly available information it appears Auckland Council is working closely with major landowners to explore increased development opportunities. While such consultation is appropriate, it is equally important that the planning process is seen to be open, balanced and

independent. Auckland Council, Precinct Properties and Viaduct Harbour holdings are certainly a very high-powered team to come up against!

This submission is not an argument against development or the success of Wynyard Qtr. It is a request that the planning framework, developed after considerable public consultation and expert scrutiny should not be altered unless there is clear evidence that doing so will provide demonstrable public benefit. As per the Fast Track legislation.

For these reasons, I respectfully ask the Independent Hearing Panel to decline the proposed increase in the permitted building height at 188 Beaumont St.

Thankyou for considering my submission.

I support Rich Greissman's and Rob and Robyn Pryor's submissions.

Peter Jacobs

