



188 Beaumont Street

Fast Track Referral Application Rev D

Prepared for:
Westhaven Residential Limited Partnership

Document Revision Status:
Work in Progress

August 2025

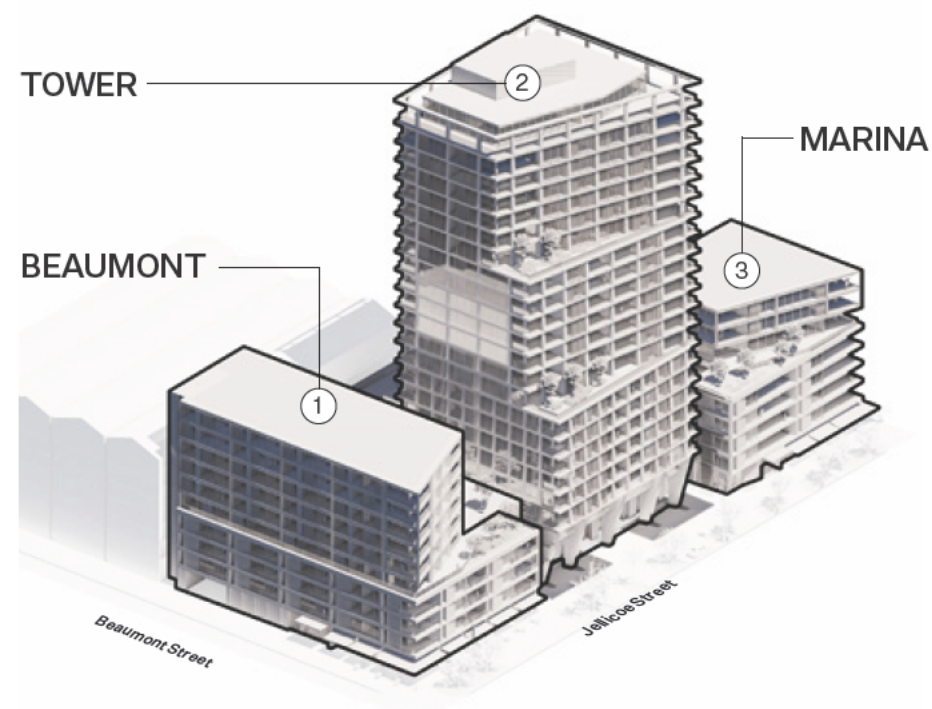
01 Executive Summary

1.1 Introduction

This document contains a summary of the proposal at 188 Beaumont Street.

This proposal comprises approximately 215 homes within three primary building elements and a shared carparking podium.

The three primary building elements enable a stratification of residential offerings - and each of these three buildings is envisaged to have a differentiated identity.



01 Executive Summary

1.2 Key Metrics

A snapshot of key metrics is outlined below. These are subject to further design development.

3		Residential Cohorts
215		Residential Homes
	72	Beaumont Building
	125	Tower Building
	18	Marina Building
273		Podium Carparks
44	20%	1-Bed Homes
126	59%	2-Bed Homes
45	21%	3-Bed homes
42,098m ²		Total GFA



Left: View looking toward the proposal from the Auckland Council marina pier.

The proposal is comprised of three primary residential components.

2 TOWER

The 23 storey Tower seeks to deliver a new type of residential identity reflective of its Wynyard Quarter location.

125	Homes
20	16% 1-Bed Homes
78	62% 2-Bed Homes
27	22% 3-Bed homes
120m²	Average Apartment Size
19,365m²	Total GFA

1 THE BEAUMONT

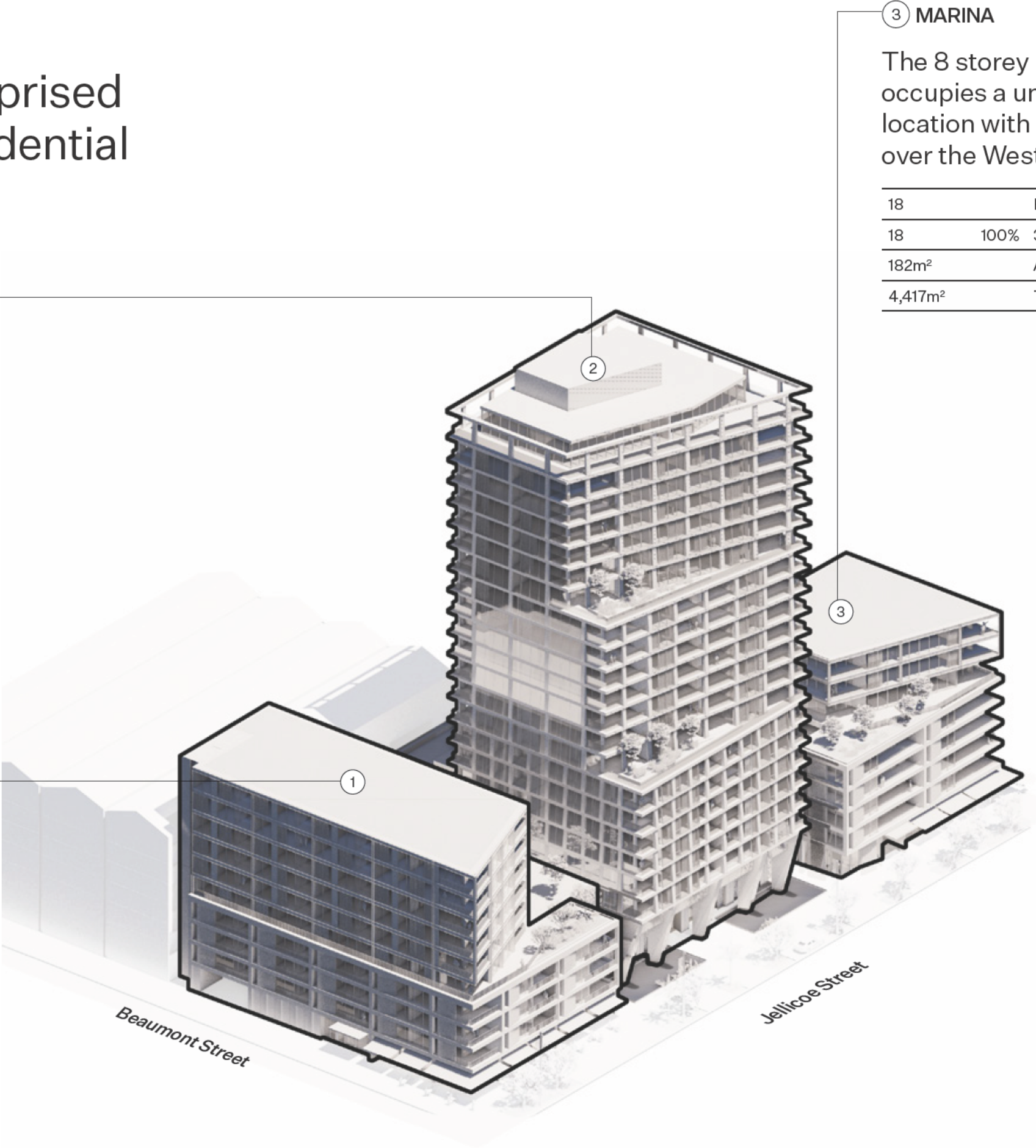
The 10 storey Beaumont building occupies a prominent position in the heart of the Wynyard Quarter.

72	Homes
24	33% 1-Bed Homes
48	67% 2-Bed Homes
81m²	Average Apartment Size
8,034m²	Total GFA

3 MARINA

The 8 storey Marina building occupies a unique waterfront location with unparalleled views over the Westhaven Marina.

18	Homes
18	100% 3-Bed homes
182m²	Average Apartment Size
4,417m²	Total GFA



This site plan locates the scheme in the wider Auckland CBD context.

Wynyard Quarter is located in close proximity to public open space amenity across the CBD. Shown here are key CBD facilities and open space networks in proximity to Wynyard Quarter and 188 Beaumont Street.

Legend

188 Beaumont Street

AUP - City Centre Zone

CBD Facilities - Legend

1

Auckland Domain

2

Auckland Museum

3

University of Auckland

4

Albert Park

5

Victoria Park

6

Open Spaces - Viaduct

7

Ports of Auckland

8

Myers Park

9

Western Park

10

Westhaven Marina

11

Auckland Hospital

12

Spark Arena

13

Auckland Town Hall

14

Britomart Train Station

15

Open Space - Wynyard Quarter

16

Silo Park

17

Te Ara Tukutuku

18

Ferry Terminal

A map of the Auckland Central Business District (CBD) showing the location of the Wynyard Quarter and 188 Beaumont Street. The map includes a legend for CBD facilities and open space networks. The site plan is highlighted in pink, and the surrounding area is shown in light blue. The map includes numbered markers for various facilities and open spaces, such as the Auckland Domain, Auckland Museum, University of Auckland, Albert Park, Victoria Park, Open Spaces - Viaduct, Ports of Auckland, Myers Park, Western Park, Westhaven Marina, Auckland Hospital, Spark Arena, Auckland Town Hall, Britomart Train Station, Open Space - Wynyard Quarter, Silo Park, Te Ara Tukutuku, and Ferry Terminal. The map also shows the AUP - City Centre Zone and the 188 Beaumont Street location.

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This site plan highlights the public transport infrastructure surrounding the project site.

Wynyard Quarter is located in close proximity to transport connections and infrastructure. It represents an ideal location for increased residential density within the city centre - strategically aligned with policy direction and able to capitalise on infrastructure investment.

Legend

188 Beaumont Street

Public Transport - Legend

Train Route

New City Rail Link Route

Precinct Boundaries

Walking / Cycling Routes

Walking / Cycling Routes - Wynyard Quarter

Walking Catchment

Public Transport Route

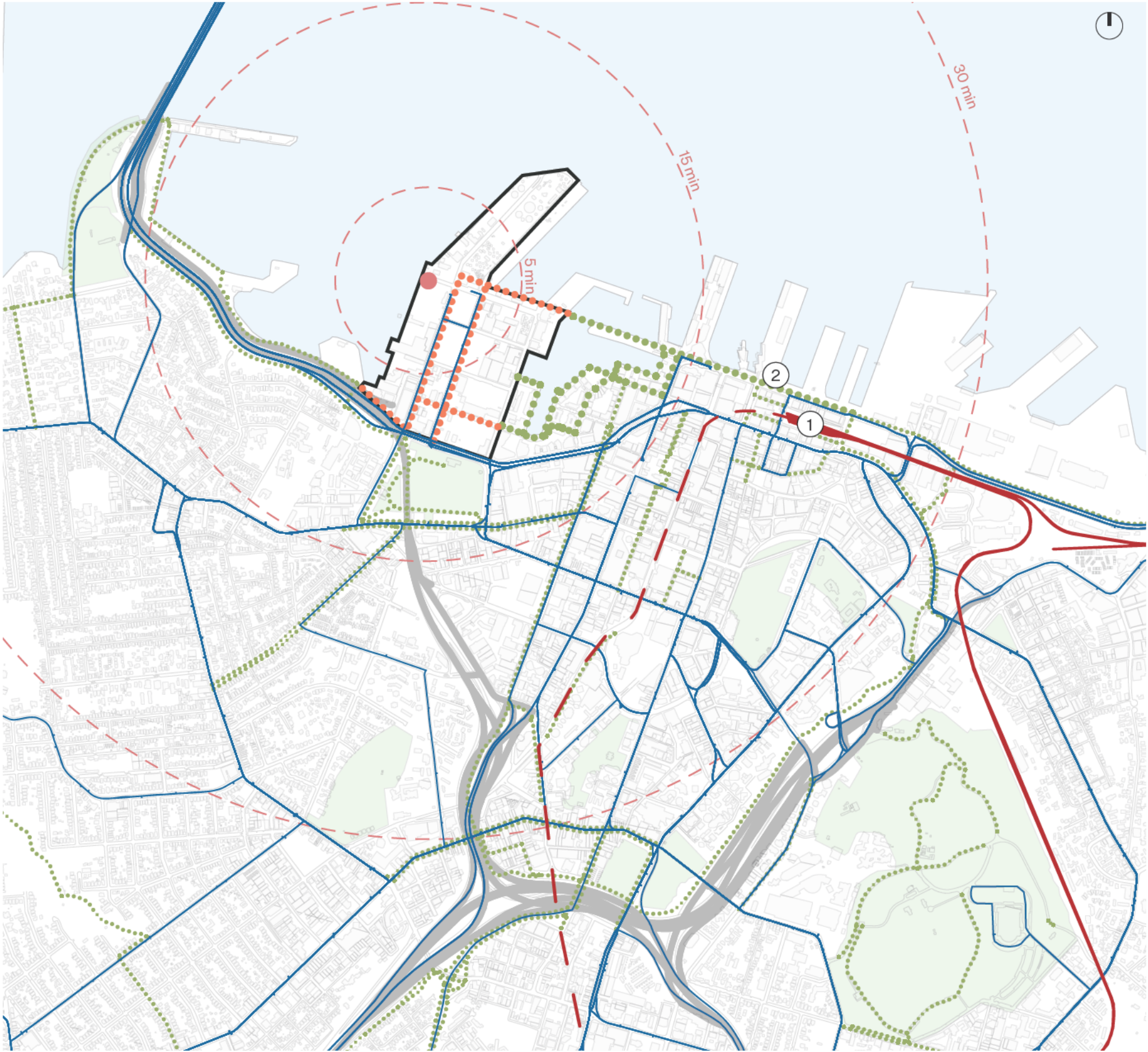
Motorway Network

①

Britomart Train Station

②













Ferry Terminal



The proposal sits in a mixed-use precinct with a distinctive marine-industrial character.

The precinct consists of industrial, residential and commercial uses contributing to the overall character of the Wynyard Quarter - with future development, namely Te ara Tukutuku, enhancing its amenity.

The proposal is also unique in its proximity to the Auckland CBD - close enough for good access, yet distant enough to have its own character.

Access	
	Main Roding Routes
	Key Axis from Waterfront
	Key Axis from Victoria Park
	Public Transport Route
	Public Transport Stop
Use	
	188 Beaumont Street
	Hospitality / F+B / Events / Hotel
	Commercial
	Residential
	Marine Movements
	Marine Industry
	Transport



The site shares a land and water interface with operational marine industrial activity. The working waterfront encompasses the land and water components of Orams yard.

The proposal acknowledges the ongoing operational requirements of the Orams Marine yard and recognises the importance of considering reverse sensitivities when introducing residential activity in this location.



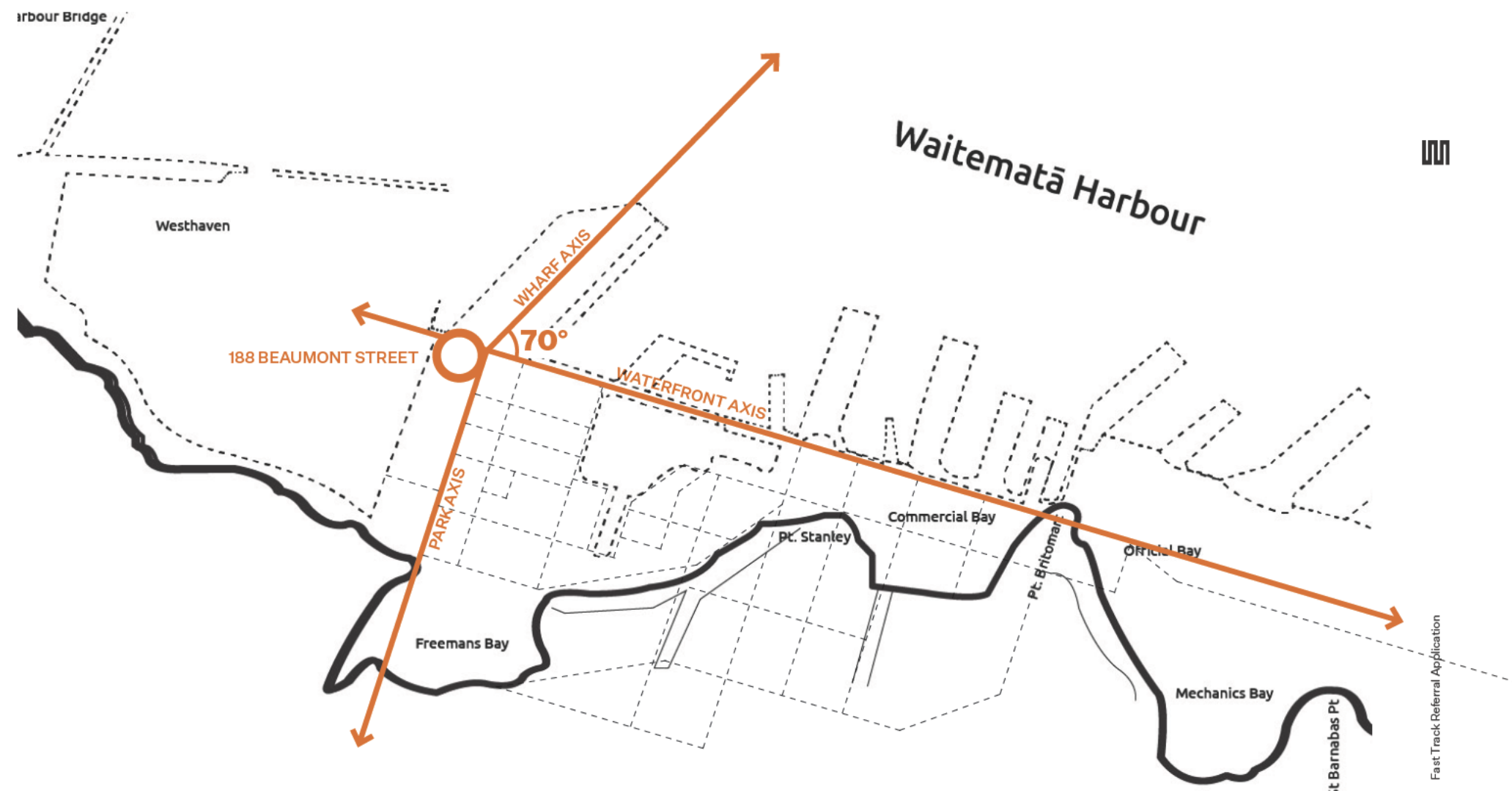
03 Design Proposal

3.1 Contextual Response

Sited at the interface between the city grid and the Te Ara Tukutuku axis, the proposal acts as an orienting device and marker in the cityscape.

The proposal is on axis with Hamer Street and Te Tinana Plaza that marks the threshold to Te Ara Tukutuku, with views oriented on this alignment, including framing by the Gantry structure.

By expressing these geometries, the proposal offers a symbolic and functional purpose which is directly informed by its Wynyard Quarter context.



03 Design Proposal

3.1 Contextual Response

The site is identified within the Auckland Unitary Plan / Wynyard Precinct as a location for a ‘Marker Building’.

A ‘marker site’ – it is identified as an appropriate location for height, and the purpose of this height is described as promoting urban legibility and reinforcing key axes.

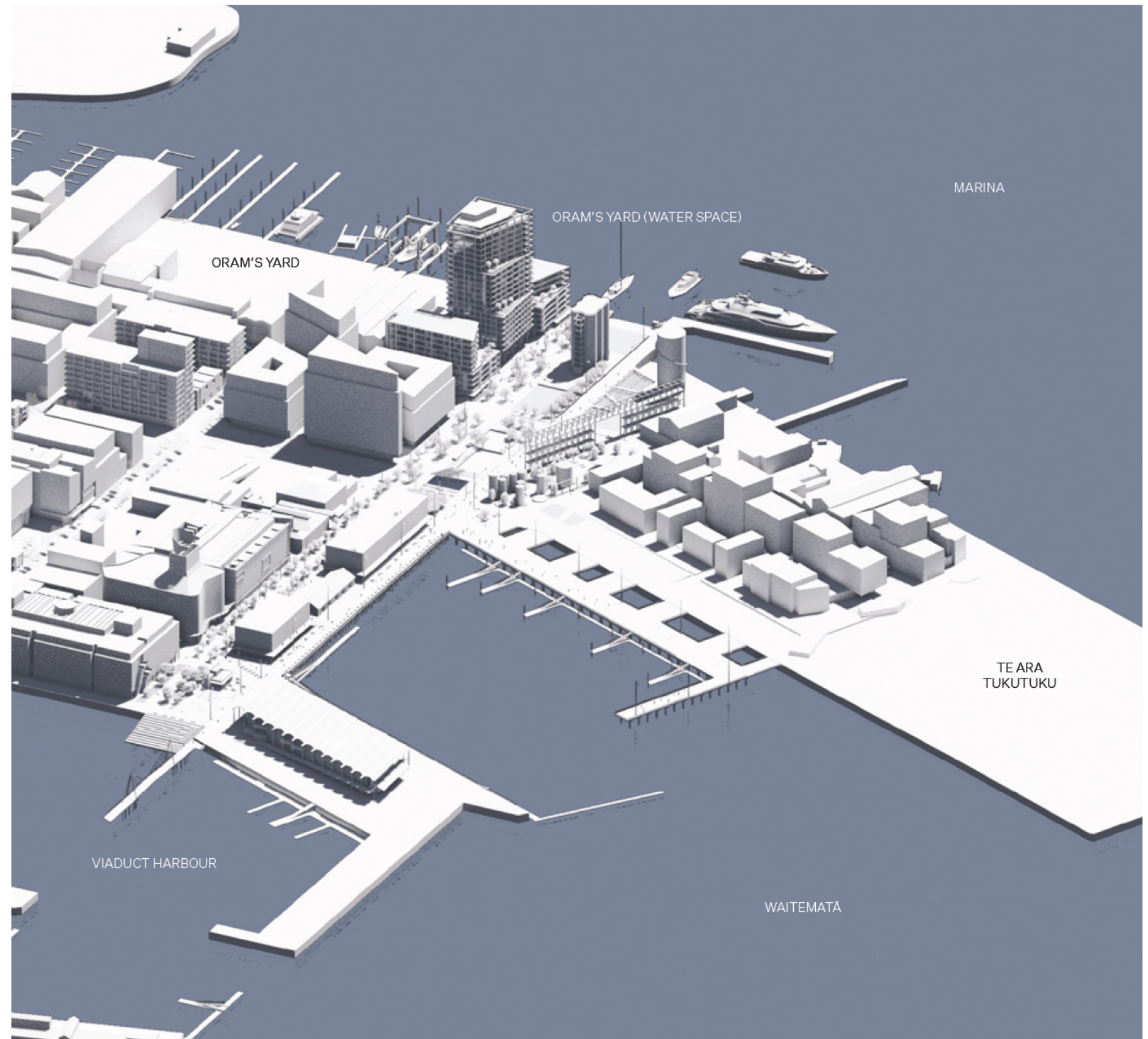
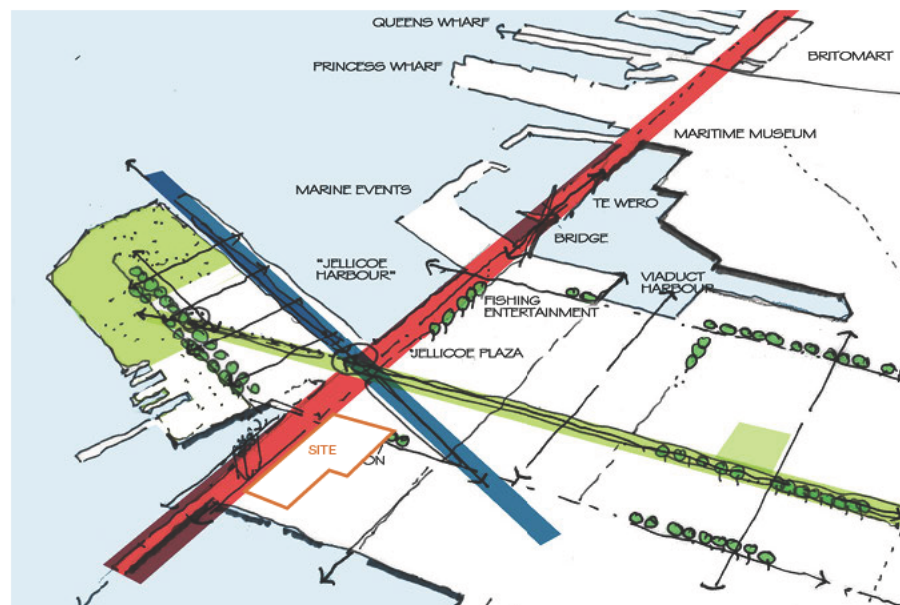
The site is located at the termination of a key waterfront axis, and sits at the interface of several key urban axes.

A 62m building height is permitted on this site and the adjacent carpark site – there are limited view blockage adverse effects as a result.

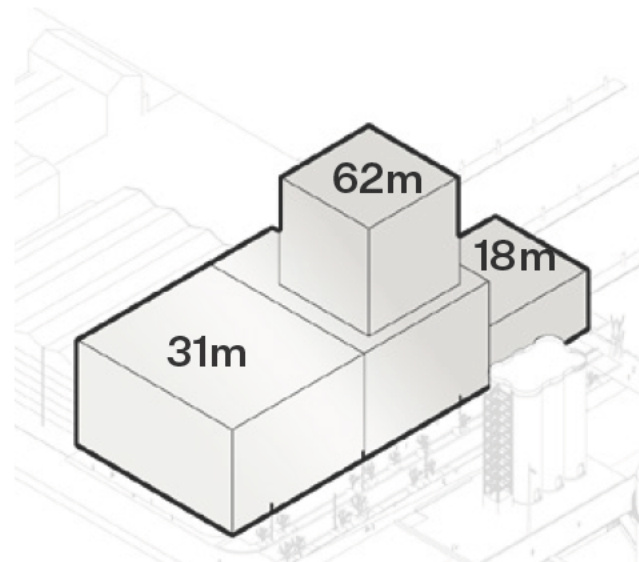
The site sits outside of the protected maunga viewshaft provisions.

Residential enabled - residential density and activation within the quarter and the city is positive and aligned with policy direction.

The site is located to the south of primary public realm and to the immediate north of industrial activity (shading effects are minimised as a result).

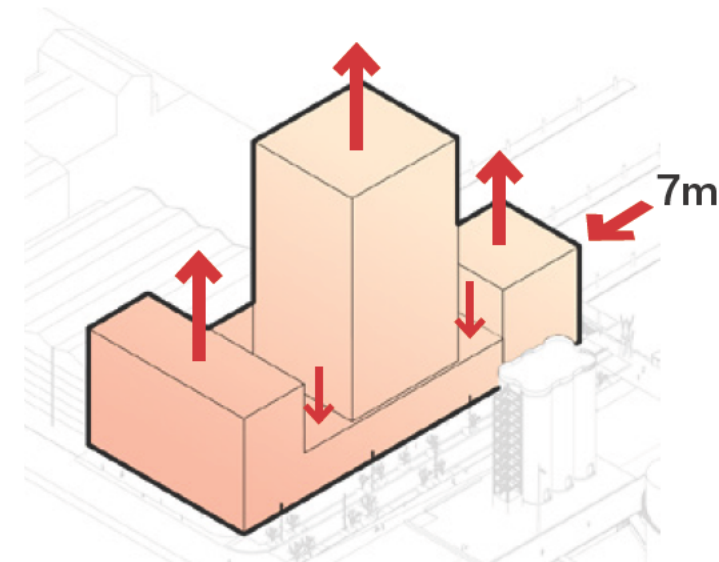


The following diagrams illustrate the massing strategies that have informed the bulk and form of the proposal.



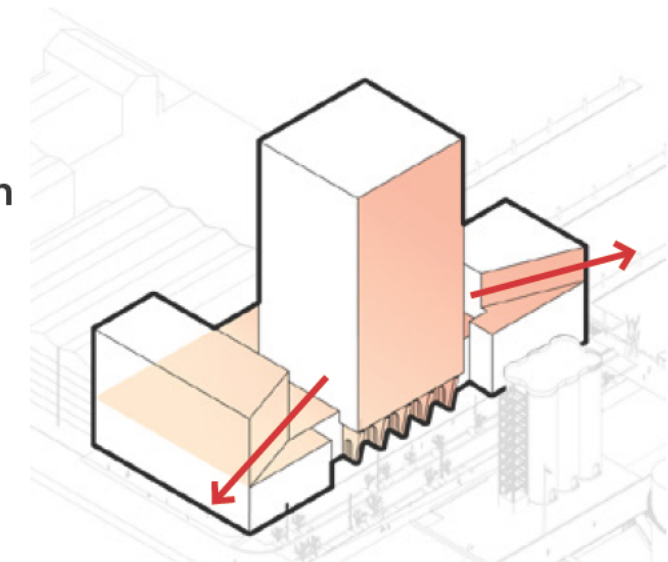
01 Maximum permitted AUP Heights.

The massing above illustrates the maximum bulk and massing as enabled by the AUP.



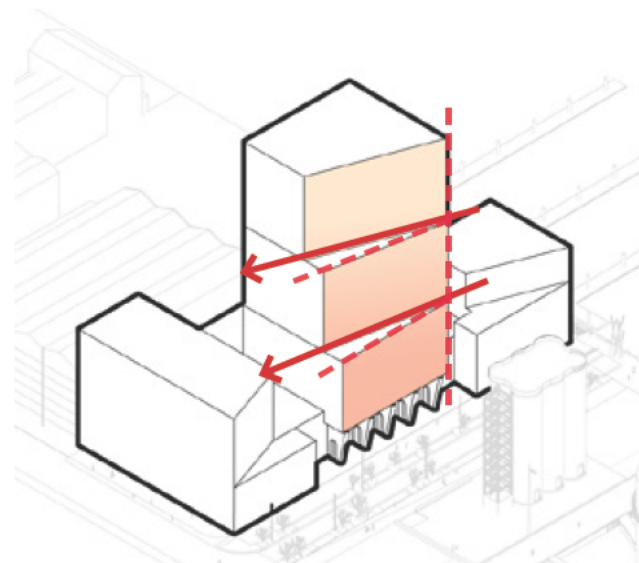
02 Proposed Massing.

This massing is proposed to deliver a varied streetscape and an outcome that is more sympathetic to street frontages. The proposed massing adopts an 'unders and overs' approach to deliver three separate building forms.



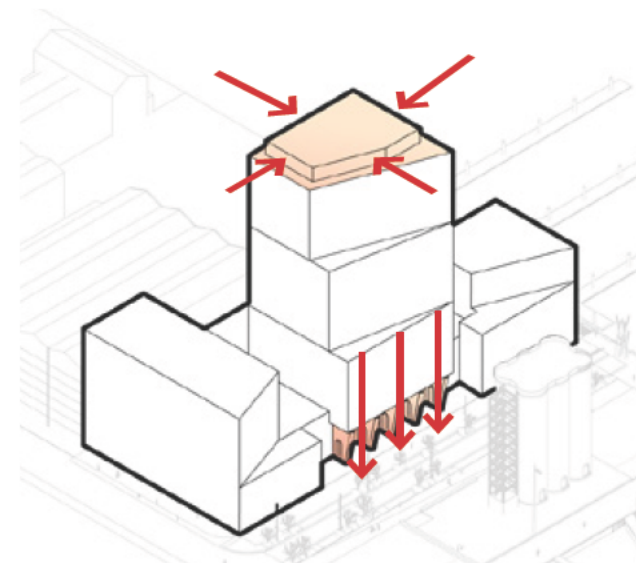
03 Optimising Outlook.

Further articulation to the massing responds to the desire to optimise outlook from the Tower while creating quality occupiable spaces. Deliberate orientation of the vertical planes to Beaumont and Marina buildings enable positive outcomes to all three building forms.



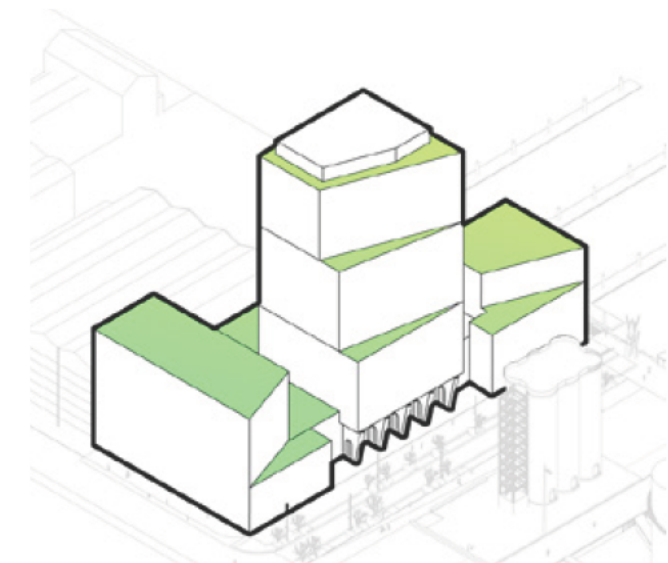
04 Rotation to Axes.

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.



05 Crown vs. Base.

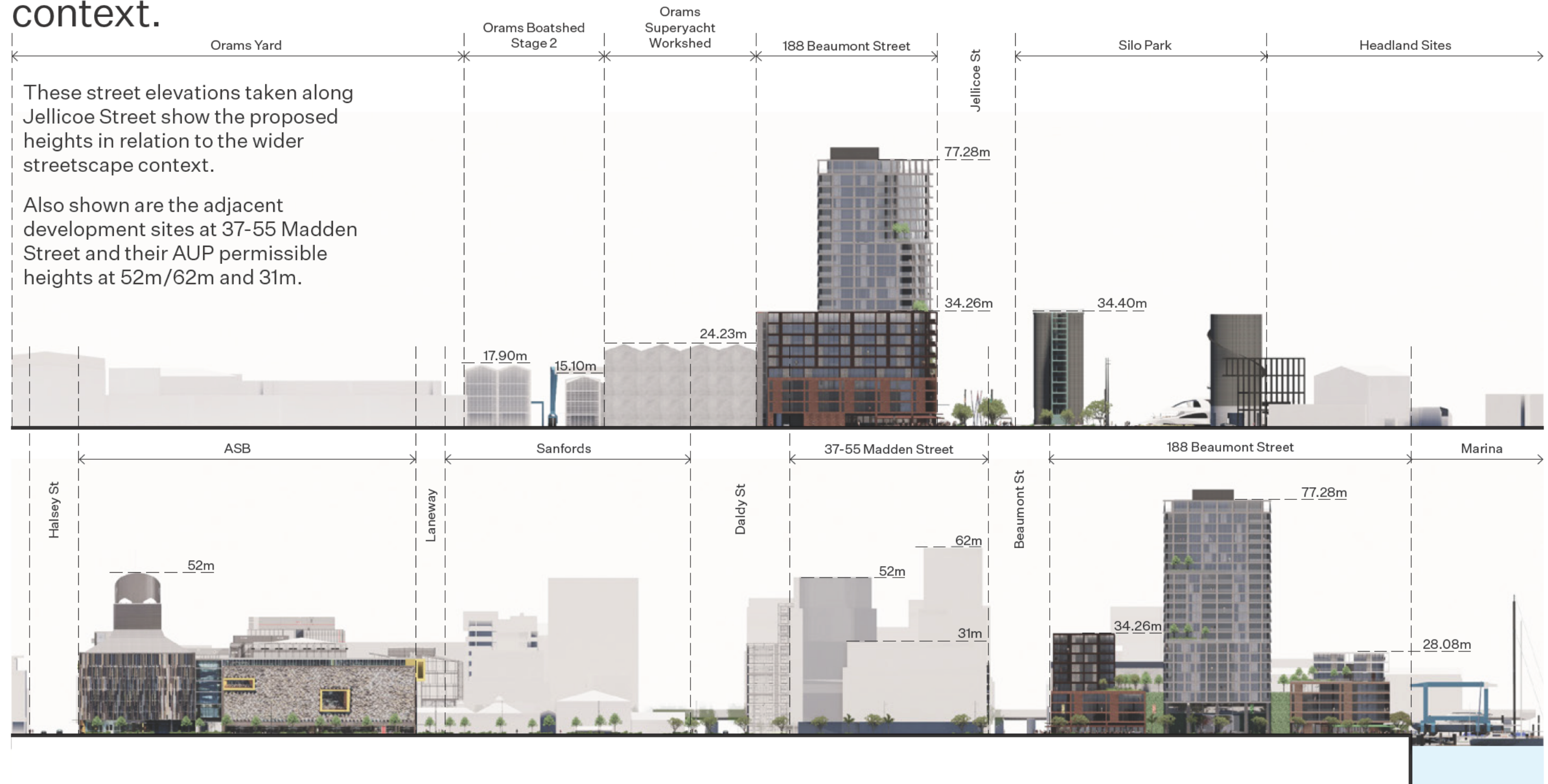
The uppermost level is set back to reduce the bulk and massing of the upper tier. This articulation is also translated in the carving of undercroft spaces to the base of the tower, creating enhanced spatial outcomes at the public street interface.



06 Elevated Terraces.

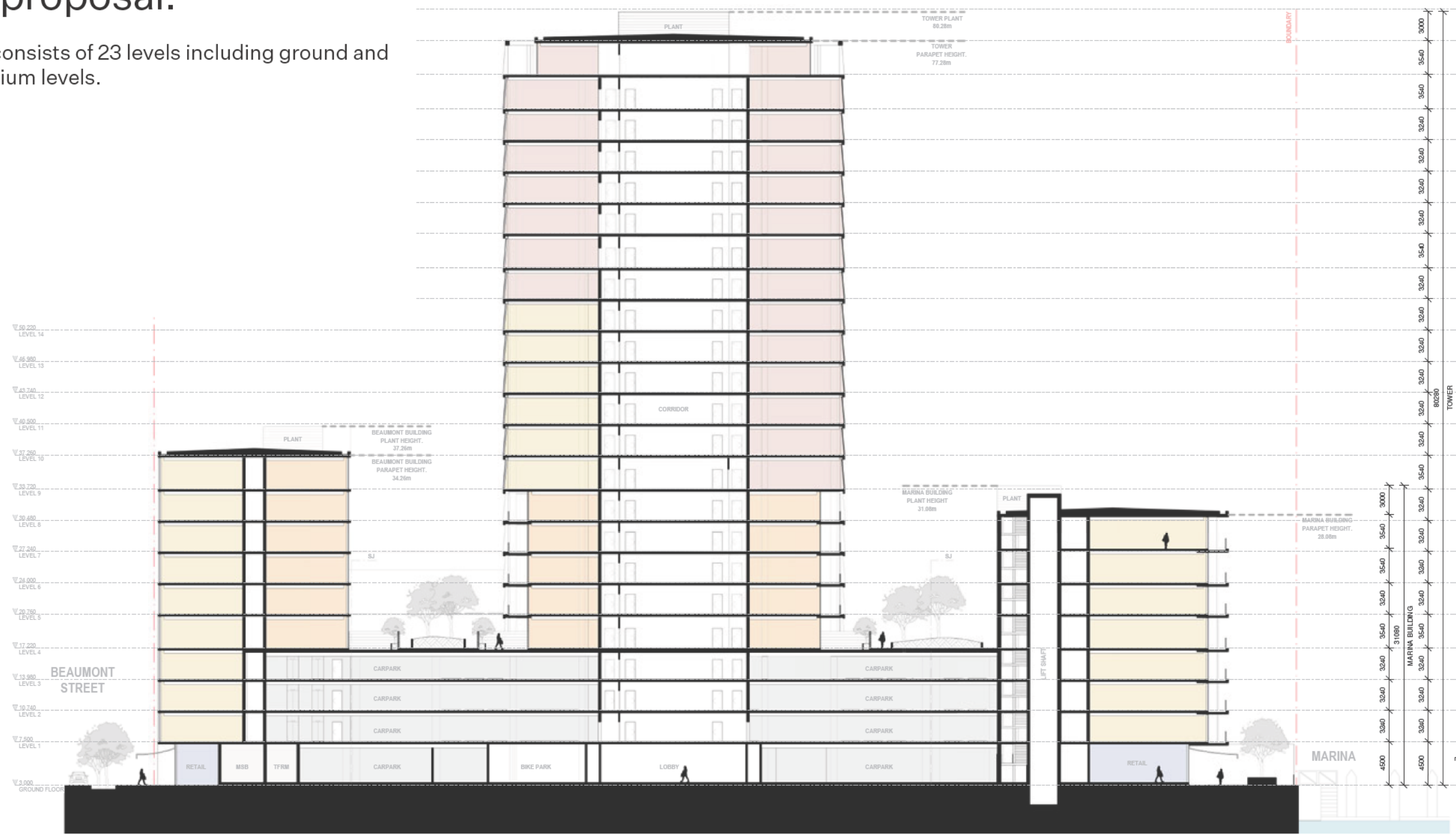
The massing outcomes create a series of elevated horizontal platforms which enable a stepped sequence and the lifting of a 'landscaped' ground plane towards the skyline, contributing to the tower's distinctive architectural identity on the waterfront.

The following Street Elevations place the proposal in its wider context.



The below section illustrates the composition of the proposal.

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



Below: View from Marina
looking East towards 188
Beaumont Street.







