

The Expert Panel Secretariat

Environmental Protection Authority (EPA)

Application Reference: 188 Beaumont Street (FTAA-2604-1205)

Submitter Details

Name:

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Introduction

As owners within the 30 Madden residential apartments we welcome the directive from the Expert Panel (Minute 2, Section 25) giving us the opportunity to comment on the impact of the proposal for ultra high rise buildings at 188 Beaumont Street.

When we purchased our apartment we were assured that the building height of surrounding buildings would be no more than 18 metres which we deemed satisfactory for an apartment overlooking Orams marine business and close to the waterfront. We are supportive of further development in our neighbourhood of Wynyard Quarter but believe it should be appropriately scaled. Our concern with this development is the excessive height of the 80 metre plus high tower. This overrides the established planning framework and is a threat to the intended urban design and architectural integrity of Wynyard Quarter.

Submission in opposition to the 188 Beaumont Street Proposal

This submission opposes the proposed residential and mixed use development at 188 Beaumont Street on the following grounds:

- Excessive height and visual dominance

The proposed height of 81.35 metres above street level significantly exceeds the previously permitted height of 52 metres, since changed to 62 metres. This height is totally out of scale with the surrounding built environment and undermines the original intent of the Wynyard Precinct's urban design framework which sought to maintain a balance and legible skyline.

The tower's prominence will visually dominate the western waterfront, which will detract from the character of the area and diminish the intended landmark quality of other marker buildings in the Precinct.

Visual simulations from multiple public viewpoints show the tower's prominence to be disproportionately large and intrusively.

- Shading and Loss of Sunlight

The proposed tower will cast shade on 30 Madden during the winter solstice when it will affect both the west and north facing facades for up to 1 1/4 hours in the middle of the day during the coldest times of the year. This will significantly negatively impact residents' quality of life.

Silo Park will also experience increased shading in the late afternoon during spring and summer, including over the playground area. This will reduce the usability and enjoyment of the park during peak times for families and visitors.

- Over development in Wynyard Quarter

The proposal continues a trend of developments in the Wynyard Quarter precinct exceeding permitted height controls which erodes the integrity of the planning framework and sets a precedent for further over development.

This has resulted in a loss of the intended urban form with the original marker building sites losing their distinctiveness and the skyline becoming increasingly cluttered and inconsistent.

- Inadequate Response to Urban Design Principles

The proposed development's bulk and mass exceed maximum dimensions set out in the Precinct provisions. This would result in buildings not broken down to human scale.

The proposal that the site is intended for a marker building should not disregard controls on bulk, height and the need for sensitive integration with the surrounding landscape and coastal context.

- Public Access and Amenity Concerns

The proposal offers a 7 metre setback from the western water edge for public access, however this land is to remain in private ownership and may not guarantee long term, unrestricted public use. Food and beverage venues would not compensate for the loss of openness and increased privatization of the waterfront.

- Insufficient Mitigation of Adverse Effects

The proposed design changes made in response to Council and the Design Panel feedback are minor and do not adequately address the fundamental issues of excessive height, bulk, and adverse effects on the streetscape, public spaces and neighbouring properties.

Any landmark building needs to respect established design principles, streetscape and public amenity, residential amenity and the character of the Wynyard Precinct.

The adverse effects on residential amenity, public open space, urban form and the coastal environment outweigh the claimed benefits. The development does not sufficiently respect the planning framework, the expectations of the public and existing residents, or the long term vision for a balanced, high quality urban precinct.

- Overstated benefits

We do not believe there would be significant benefits from the proposal resulting in the supply of housing for the general Auckland population. The grandeur of these apartments would not lead to affordable housing but is obviously aiming at the luxury market.

Summary

We strongly urge the Expert Panel to reject the 80 metre height extension for the 188 Beaumont Street project. The development should be strictly confined to the established 62 metre maximum building height guideline under the Auckland Unitary Plan framework, ensuring the height and density aligns with human scale urban design.

Please forward draft conditions of consent for my comment to my email address as above.

Yours faithfully

Sandra L Cameron and Hamish A Caithness