

# Consultation Summary Report

188 Beaumont Street, Auckland Central

27 August 2025

**B&A**

Urban & Environmental

[Contents](#)

Prepared for:

Westhaven Residential Limited Partnership

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## 1.0 Introduction

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This consultation summary report is prepared in support of a referral application submitted by Westhaven Residential Limited Partnership for the 188 Beaumont Street project.

This report provides a summary of all relevant consultation undertaken to date for the 188 Beaumont Street project and has been prepared in accordance with the consultation requirements for a referral application under section 11 of the Fast-track Approvals Act (FTAA) 2024.

## 2.0 Local Authorities

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### 2.1 Auckland Council

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The relevant local authority for this project is Auckland Council.

The applicant has consulted with the City Centre Planning and Resource Consents team and extensively with the Auckland Urban Development Office (AUDO) at Auckland Council. Further details on this consultation are provided below.

#### 2.1.1 Resource Consents Team

A pre-application meeting was held online with the City Centre Resource Consents Team on 30 July 2025. The purpose of this meeting was to introduce and provide an overview of the project to Auckland Council, discuss and obtain high level feedback on urban design, landscape and traffic matters, and provide an overview of consenting issues and topics related to the RMA approvals proposed in this project.

A copy of the meeting minutes from this pre-application meeting are included as **Appendix 1**.

#### 2.1.2 Auckland Urban Development Office

The applicant has consulted extensively with the AUDO (formerly Eke Panuku) in relation to this project. This consultation also satisfies the requirements of the development agreement between the applicant and AUDO which has involved:

- Regular meetings with the AUDO Development Manager for this project;
- Attendance by the AUDO Development Manager at project team meetings;
- Technical Advisory Group (TAG) meetings and workshops in November 2024 and March 2025; and
- Series of focused design workshops between the project team and the AUDO design team members in March, April, May and June 2025 to collaborate on refining the design of the project.



## 3.0 Relevant Iwi Authorities, hapu and Treaty Settlement Entities

### 3.1 Relevant Iwi Authorities

The applicant has consulted with all 15 relevant iwi authorities that have registered interest in the site according to Auckland Council records<sup>1</sup>. The information provided to all the relevant iwi authorities by email include an overview of the project and concept drawings. This information and email correspondence demonstrating the applicant's effort to consult with the relevant iwi authorities are provided as **Appendix 2**.

To date, only one iwi authority (Ngāti Whātua Ōrākei) has engaged with the applicant on the project. No other responses have been received from the 14 other relevant iwi authorities in respect of the project.

A summary of engagement undertaken with the relevant iwi authorities is provided in **Table 1** below.

**Table 1 Summary of Iwi Engagement Undertaken for the 188 Beaumont Street Project**

Iwi Authority	Summary of Engagement
Ngāti Whātua Ōrākei	<p>An in-person hui was held with representatives from Ngāti Whātua Ōrākei on 6 August 2025. The purpose of this hui was to introduce the project, provide an overview of the referral application process and outline next steps if the project was referred to utilise the fast-track consenting process under the FTAA. The cultural opportunities for this project were also discussed.</p> <p>All parties also agreed to connect further with Ngāti Whātua Ōrākei on the cultural narrative and design of the project, and to maintain an open line of communication to continue discussions on this project.</p> <p>Minutes from this hui are included as <b>Appendix 3</b>.</p>
Ngāi Tai ki Tāmaki	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Ngāti Maru	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Ngāti Pāoa	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Ngāti Tamaoho	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Ngāti Tamaterā	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.

<sup>1</sup> <https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/find-hapu-iwi-contacts-for-your-area.aspx>

Ngāti Te Ata	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Ngāti Whanaunga	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Ngāti Whātua o Kaipara	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Te Ahiwaru – Waiohū	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Te Ākitai Waiohū	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Te Kawerau ā Maki	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Te Patukirikiri	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Te Rūnanga o Ngāti Whātua	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.
Waikato – Tainui	An overview of the project and drawing package was provided by email on 9 July 2025. No response has been received to date.

### 3.2 Relevant Treaty Settlement Entities

This is not applicable to the project because there are no relevant Treaty Settlements that apply to the project area. The project area will be located on land only.

### 3.3 Mana Whakahono ā Rohe

This is not applicable to the project because there are no completed<sup>2</sup> Mana Whakahono ā Rohe arrangements between iwi authorities and Auckland Council.

### 3.4 Taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

This is not applicable to the project because it does not involve a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

<sup>2</sup> We understand that a Mana Whakahono ā Rohe arrangement has been initiated between Ngāi Tai Ki Tāmaki and Auckland on 12 March 2018 but this is still under negotiation and therefore has not been signed or completed.

## 4.0 Groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011

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Section 11(1)(c) does not apply because the project will be undertaken on land only and no works are proposed within the adjacent coastal marine area. For this reason, the applicant has not consulted with any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011.

## 5.0 Ngā hapū o Ngāti Porou

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Section 11(1)(d) is not applicable to the project because the project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. For this reason, the applicant has not consulted with ngā hapū o Ngāti Porou in relation to this project.

## 6.0 Relevant Administering Agency

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The relevant administering agency is the Ministry for the Environment (MfE).

The applicant has consulted with MfE in relation to this project in April 2025 and letter confirming this consultation is included as **Appendix 4**. An assessment of the relevant national direction advised by MfE in their letter is provided in the referral application.

## 7.0 Land exchange

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Section 11(1)(f) is not applicable to the project because the proposed approvals for the project do not include an approval described in section 42(4)(f) for land exchange.

## Appendix 1

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Auckland Council pre-application meeting minutes



Urban & Environmental

# Planner-led Pre-Application Meeting Record

## Part A: Pre-Application Preparation

Pre-Application No. PRR00042800		
Date of request	16/4/2025	
Applicant	Westhaven Residential Limited	
Contact details	Phone	Mary Wong: s 9(2)(a)
	Email	s 9(2)(a)
Site Address	188 Beaumont Street AUCKLAND CENTRAL Auckland 1010	
Proposal	Fast-track pre-application consultation for a Referral Application. Project is for the development of a new mixed-use building with retail and residential activities, with potential option for visitor accommodation too.	

Meeting held		
Date and Time	30 July 2025 @ 1pm – 2pm	
Meeting participants – Customer / Agents	Andrew Lamont Matt Heal Nick Roberts May Wong Rachel de Lambert Blair Johnston Divya Purushotham	Applicant Applicant Planning Consultant Planning Consultant Landscape Architect Architect Architect
Meeting participants – Council	Karen Long Bradley Peens Michelle Chan Gabrielle Howdle Sheerin Samsudeen Honwin Shen	Team Leader City Centre Senior Planner Specialist Urban Design Principal Landscape Architect Team Leader Design Review Senior Traffic Engineer

Summary of key considerations and issues	
1) Background	<ul style="list-style-type: none"> <li>a) The project is a joint-venture between Precinct Properties NZ Ltd and Orams Marina</li> <li>b) The applicant is proposing a referral application through the fast-track process.</li> <li>c) The applicant has a development agreement with Eke Panuku.</li> <li>d) The subject site is the final stage of the wider Orams precinct and has been earmarked as residential.</li> </ul>



	<ul style="list-style-type: none"> <li>e) The applicant team is aware and mindful of various interfaces that need to be addressed (coastal marine area, public open space).</li> <li>f) The building is over height but the applicant team has worked with TAG and Eke Panuku on the design.</li> <li>g) The maximum permitted height on this site is 62m. It is one of the few sites in Wynyard Quarter that is not affected by a volcanic viewshaft. It is also a site earmarked for a marker building. Building height of 77m / 80m is proposed.</li> <li>h) The development is adjacent to a marine operation. Therefore, the design needs to consider the interface between the operation and sensitive receivers.</li> <li>i) The site's location can accommodate additional height – shading falls mostly on the Orams yard with modest shading in other areas.</li> <li>j) The site is located at an axis in the city centre and provides an opportunity to be a marker.</li> <li>k) The proposal includes 3 individual building forms – this enables each building to have its own identity; light is retained around the buildings.</li> <li>l) Approximately 200 dwellings are proposed which aligns with the NPS-UD.</li> <li>m) Above ground parking is proposed in the podium along the southern part of the site (assists with the interface between Orams operation and the development).</li> <li>n) The frontages are activated with retail on ground floor (no marine retail is proposed). The building is separated from the coastal edge (which is not an AUP requirement).</li> <li>o) Vehicle access to be provided from Beaumont Street. This recommendation is from TAG.</li> </ul>
<p><b>2) Urban design and Landscape</b></p>	<p><u>Landscape:</u></p> <ul style="list-style-type: none"> <li>a) The viewpoints provided on the plan titled “Site 18 Wynyard Precinct: Visual Simulation” are appropriate.</li> <li>b) In addition to those points viewpoints from the following locations will assist: <ul style="list-style-type: none"> <li>i. North of Wynyard Point (Te Ara Tukutuku) and potentially Stanely Point.</li> <li>ii. Local viewpoints (looking north along Beaumont Street showing the southern elevation of the development; from the north – such as Gantry / Hamer Street, facing south) – these viewpoints can be perspectives.</li> </ul> </li> <li>c) The viewpoints provided do not show the southern elevation. It is important to understand the building form and appearance in the round and how this is perceived from various views and if the ‘twists’ (or other architectural techniques/treatments) are visible from other angles.</li> </ul>

- d) The western elevation of the tower while twisted to the north reads somewhat flat. Further exploration of the bulk, modulation and appearance of this needs to be undertaken.
- e) The overall height of the building is not necessarily a concern if the overall design of the height and form responds appropriately.
- f) The roof plant (roof elements) must be integrated and architectural techniques used to manage its appearance/ integration.
- g) Regarding the 7m buffer along the western edge of the building, GH enquired how that space will function and how legible will it be. RdL confirmed the space will be accessible to the public and will be made legible through continuation of materiality and through design. It was confirmed no formal easement is proposed to secure this space (i.e. will be a private owned publicly accessible space).
- h) GH enquired if the applicant team had considered presenting the proposal to the Auckland Urban Design Panel (AUDP). The applicant team noted they had not as the TAG and AUDP views may compete. Would consider later if the application needed to go back to some type of panel.

Urban design:

- a) Similar to the above, it is important to understand how the built form and architecture are perceived on the southern and western elevations.
- b) More detail is required on how the ground floor and podium relate to the surrounding open space and create a positive street interface.
- c) The applicant team are of the view that an extended frontage of retail is not viable (given the difficulty in leasing retail spaces in Wynyard). A different spatial outcome is being sought with the entrance lobby area.
- d) MC noted that it is important to understand the interface between Silo Park and the building frontage (pedestrian view and how the space will be experienced). A continuous verandah along the building frontage, in particular along Jellicoe Street frontage, is recommended to provide weather protection given the distance a pedestrian needs to walk to get to the western end of the development / water edge. This is also a requirement under the City Centre Zone.
- e) Wind assessment and shading diagrams showing the compliant and proposed bulk are required to understand the full effect of over height and any FAR infringement.
- f) MC reiterated that a project of this scale in the City Centre would be presented to the AUDP for review. There are currently available dates for a full panel in September 2025.
- g) SS noted that a reduction in the water feature and expanding the ground floor space may be appropriate along Jellicoe Street for greater engagement with the public realm, and people's experience along the street
- h) SS noted the overall approach to building heights is supported.

	<ul style="list-style-type: none"> <li>i) SS noted that from some views, in particular the western side, the development reads as 'bulky' and further refinement is required in this regard.</li> <li>j) The applicant's architect confirmed the design team is working to create massing that is legible from wider views.</li> <li>k) Post pre-app comment: please provide a copy of the TAG recommendations to inform further discussion, or at the very least with lodgement of the referral application.</li> </ul>
<b>3) Traffic</b>	<ul style="list-style-type: none"> <li>a) The site is located in the I214 Wynyard Precinct Plan. There are maximum parking ratio restrictions, refer to AUP (OP) table I214.6.1.1.</li> <li>b) The I214.6.11 restricts access from Beaumont Street, Halsey Street, Daldy Street and Jellicoe Street.</li> <li>c) I214.6.11(3) states vehicle entry or exit must not establish directly from Beaumont Street, Daldy Street, or the western side of Halsey Street where alternative access via another road or service lane is available. If vehicle access is to be provided on these roads, the Council TE prefers the vehicle access should be provided in Jellicoe Street rather than Beaumont Street.</li> <li>d) Auckland Transport has a proposal to provide a cycle lane on Beaumont Street. The effect of the new proposed vehicle crossing on the cycle lane and pedestrian safety is important. Engagement with Auckland Transport is necessary.</li> <li>e) The following AUP requirements are necessary: <ul style="list-style-type: none"> <li>i. Traffic Impact Assessment Report</li> <li>ii. Construction Management Plan</li> <li>iii. Provide traffic generation assessment</li> <li>iv. Show all parking space dimensions, manoeuvring dimensions, vertical clearance and associated gradients. Show structure columns in the carparks making sure the parking area and manoeuvring area are not affected by these structural elements, including vehicle tracking curves</li> <li>v. Provide sufficient accessible parking spaces in compliance with PC79</li> <li>vi. Provide loading spaces in compliance with AUP and PC79</li> <li>vii. Provide bicycle parking and end facilities requirements.</li> <li>viii. Provide assessment for vehicle crossing and location, investigating vehicle crossing location on Jellicoe Street instead.</li> <li>ix. Provide gradient info on access and ramps.</li> <li>x. Provide assessment for pedestrian safety.</li> </ul> </li> </ul>
<b>4) Planning</b>	<ul style="list-style-type: none"> <li>a) The fast-track referral process focuses on: <ul style="list-style-type: none"> <li>i. Regional / national benefit.</li> <li>ii. Whether the fast-track process will facilitate timely delivery.</li> <li>iii. Not affect the efficient operation of the Fast Track process.</li> </ul> </li> <li>b) NR noted as part of the referral process MfE requires high level information. Once the application is accepted into the fast-track process then the detailed substantive application with supporting documents is submitted. NR indicated</li> </ul>

	<p>a commitment to ongoing discussion with Council (pre application meetings prior to any substantive application.)</p> <p>c) Some of the key aspects the applicant will provide as part of the referral application includes:</p> <ul style="list-style-type: none"> <li>i. Economic assessment</li> <li>ii. Climate change and Natural Hazards</li> <li>iii. Urban Design and visual assessment</li> <li>iv. Traffic and Infrastructure Assessments</li> </ul> <p>d) NR noted that the design used at the referral stage can change when lodging the substantive application.</p> <p>e) KL enquired if the Economic Report will cover the lack of marine retail. The applicant team confirmed the Economic Report will only look at the benefits of the development. The marine retail aspect will be covered in the substantive application.</p> <p>f) BP noted that it's important to consider natural hazards (coastal inundation and flooding) and to take into account the effects of climate change (i.e. 3.8 degrees).</p> <p>g) BP reiterated that the lack of marine retail and the long-term effects this may have on the industry needs to be considered (as per AUP policy framework).</p> <p>h) The applicant team noted lodgement with the EPA is anticipated around mid-August 2025.</p>
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## Important Information

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences.

The views expressed by council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the council expressly disclaims any liability to the applicant (under the theory of law including negligence) in relation to the pre-application process. The applicant also recognises that any information it provides to the council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is good reason to withhold the information under that act).

All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

**Prepared by:**

Name: **Bradley Peens**

Title: Senior Planner

Signed:



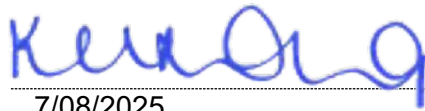
Date: 7/08/2025

**Reviewed by:**

Name: **Karen Long**

Title: Team Leader, Resource Consents

Signed:



Date: 7/08/2025



## Appendix 2

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Project overview and drawing package emailed to relevant iwi  
authorities



Urban & Environmental

**From:** [Mary Wong](#)  
**To:** s 9(2)(a) [admin@patukiriki.co.nz](mailto:admin@patukiriki.co.nz)  
**Subject:** Consultation for 188 Beaumont St, Auckland Central  
**Date:** Wednesday, 9 July 2025 4:47:00 pm  
**Attachments:** [20250708\\_Site 18\\_Iwi Consultation.pdf](#)  
[20250708\\_Site 18\\_Iwi Consultation.pdf](#)

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Kia ora koutou

We are consulting with you regarding an application for a referral project by Westhaven Residential Limited Partnership to use the fast-track approvals process under the Fast-track Approvals Act 2024 (FTAA) for a development at 188 Beaumont Street, Auckland Central. We are consulting with you as the relevant iwi authorities for this site and in accordance with the requirements under section 11(a) of the FTAA.

An overview of details on the project can be found in the **attached** memorandum and plans.

We would be grateful to receive any feedback you may have on the project and would be pleased to discuss further if you have any questions.

Ngā mihi | Kind regards,

---

MARY WONG  
Senior Associate  
s 9(2)(a)  
s 9(2)(a)

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Nā/From: Nick Roberts / Mary Wong – Barker & Associates Limited

Te rā/Date: 9 July 2025

Kaupapa/Re: Referral Application under Fast-track Approvals Act 2024 for 188 Beaumont Street, Auckland Central

Ngā mihi o te wā ki a koutou,

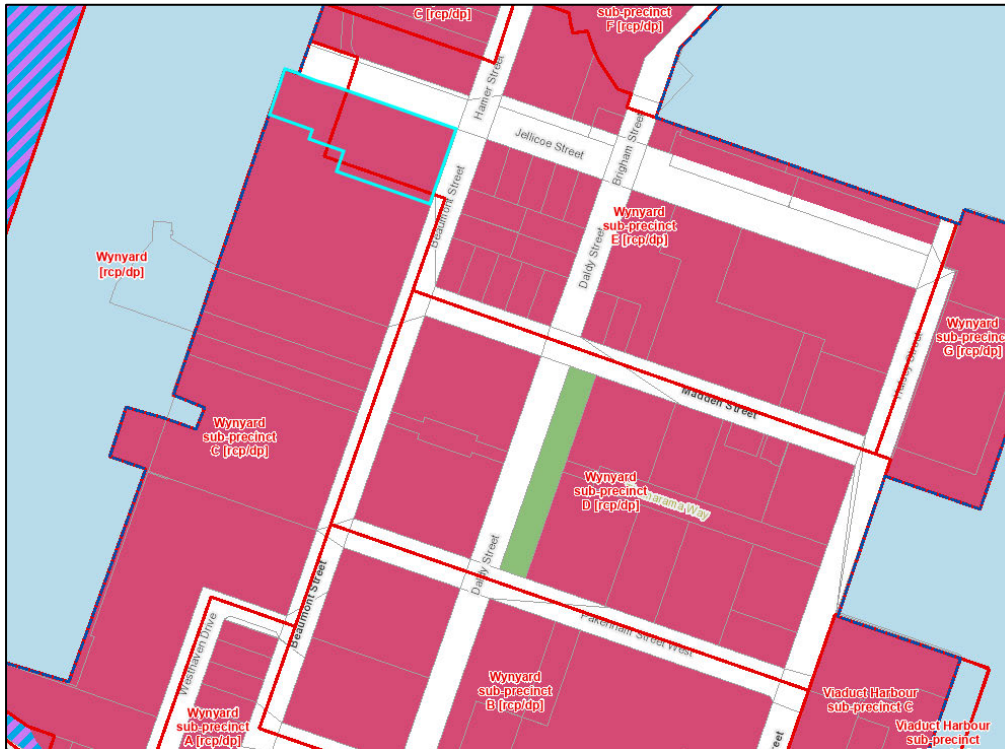
We are writing in relation to an application for a referral project by Westhaven Residential Limited Partnership to use the fast-track approvals process under the Fast-track Approvals Act 2024 (FTAA) for the development of a new mixed-use building comprising residential, retail and option for visitor accommodation activities at 188 Beaumont Street, Auckland Central (the site).

The site is 5,215m<sup>2</sup> in area, zoned Business – City Centre and located within the Wynyard Precinct. The site has road frontage to Jellicoe Street along the northern boundary and road frontage to Beaumont Street along the eastern boundary. The western boundary of the site is adjacent to the coastal marine area of Waitematā Harbour and the southern boundary adjoins the Orams Marine Village. The majority of the Site is currently vacant other than a few small temporary buildings and structures and is currently used for temporary surface car parking. The remainder of the Site comprises entirely of impervious surfaces such that there is no vegetation or other discernible features on site. The site is fenced off from the Orams Marine village to the south.



**Figure 1: Locality plan of project location (Source: Emaps).**





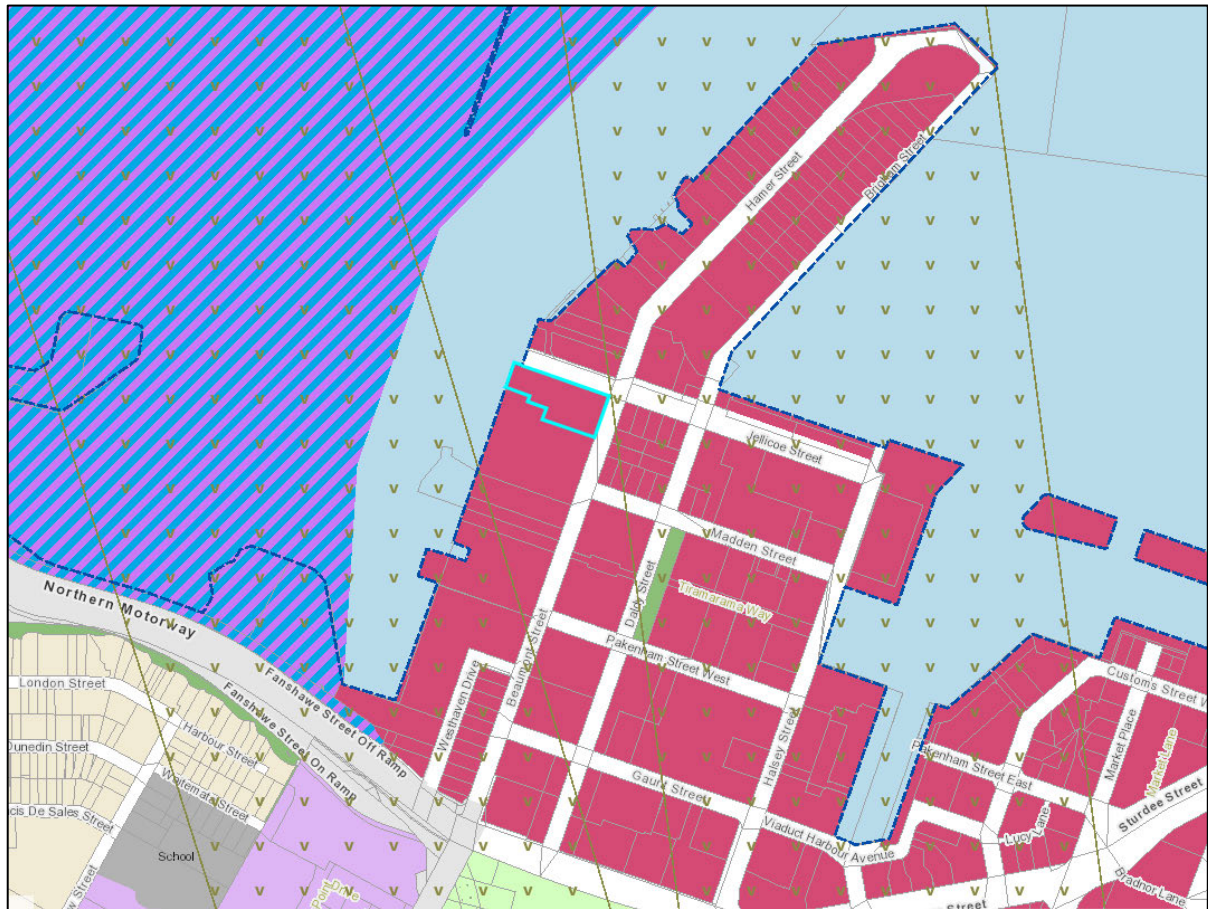
**Figure 2: AUP zoning plan and sub-precinct boundaries (Source: Auckland Council Geomaps).**

A small section of the western part of the Site is subject to a coastal statutory acknowledgement area and the Treaty Settlement parties for this are Ngai Tai ki Tamaki (plan reference OTS-403-128) and Ngati Tamaoho (plan reference OTS-129-03). This coastal statutory acknowledgement area primarily applies to the coastal marine area adjacent to the site but extends for a depth of approximately 10m landward into the Site.



**Figure 3: Extent of coastal statutory acknowledgement area on site represented by blue hatching.**

Two volcanic viewshafts pass over Wynyard Quarter being E10 and E16 which protects views of Maungawhau on approach to the city from the North Shore on SH1, the Northern Motorway and Harbour Bridge. The site is located outside of the maunga viewshaft Height Control areas and provides the opportunity for taller buildings to establish which is reflected in the planning precinct provisions.



**Figure 4: Extent of maunga viewshafts over Wynyard Quarter ('v' pattern) and relationship to the site outlined in blue.**

Concept plans for this project are attached for your information. With reference to these, key aspects of the proposal include:

- Provision for ground floor retail at the Jellicoe Street and Beaumont Street frontages;
- Retail activities on the ground floor and residential activities on levels 1-3 of the building sleeved around four car parking levels on the podium of the proposed building;
- Potential option for visitor accommodation on the Beaumont Street frontage of the building;
- Three vertical elements to the building on levels 4-7, reducing to two vertical elements on levels 8-9 and a centralised tower component rising from levels 10-22;
- Approximately 200 residential units and 256 car parking spaces; and
- All associated enabling works for construction of the proposed building including earthworks and installation of underground services.

For the avoidance of doubt, no works are proposed within the adjacent coastal marine area.



We acknowledge your mana and expertise, and we value any cultural considerations, feedback, or potential mitigation measures you may suggest to recognise and appropriately manage potential adverse effects on Māori cultural values. We welcome the opportunity to meet *kanohi ki te kanohi*—either at your *tari* (office) or onsite—to discuss this further.

Please provide your feedback by 30/07/2025. If you would like further information or prefer another way to share your *whakaaro* (thoughts), please let us know.



# Site 18

## Orams Residential

### Iwi Consultation

Prepared for:  
Precinct Properties NZ Limited / Orams Marine

Document Revision Status:  
Work in Progress

July 2025

 WARREN AND MAHONEY®

 Precinct.

 ORAMS MARINE



## Site 18 Introduction

# This document contains an outline of the proposal for a new mixed-use building on 188 Beaumont Street.

Located at the intersection of Jellicoe and Beaumont Streets, Site 18 presents a unique opportunity to create a thriving mixed-use, residential-led development to enable a greater 'critical mass' of activity within the Wynyard Quarter.

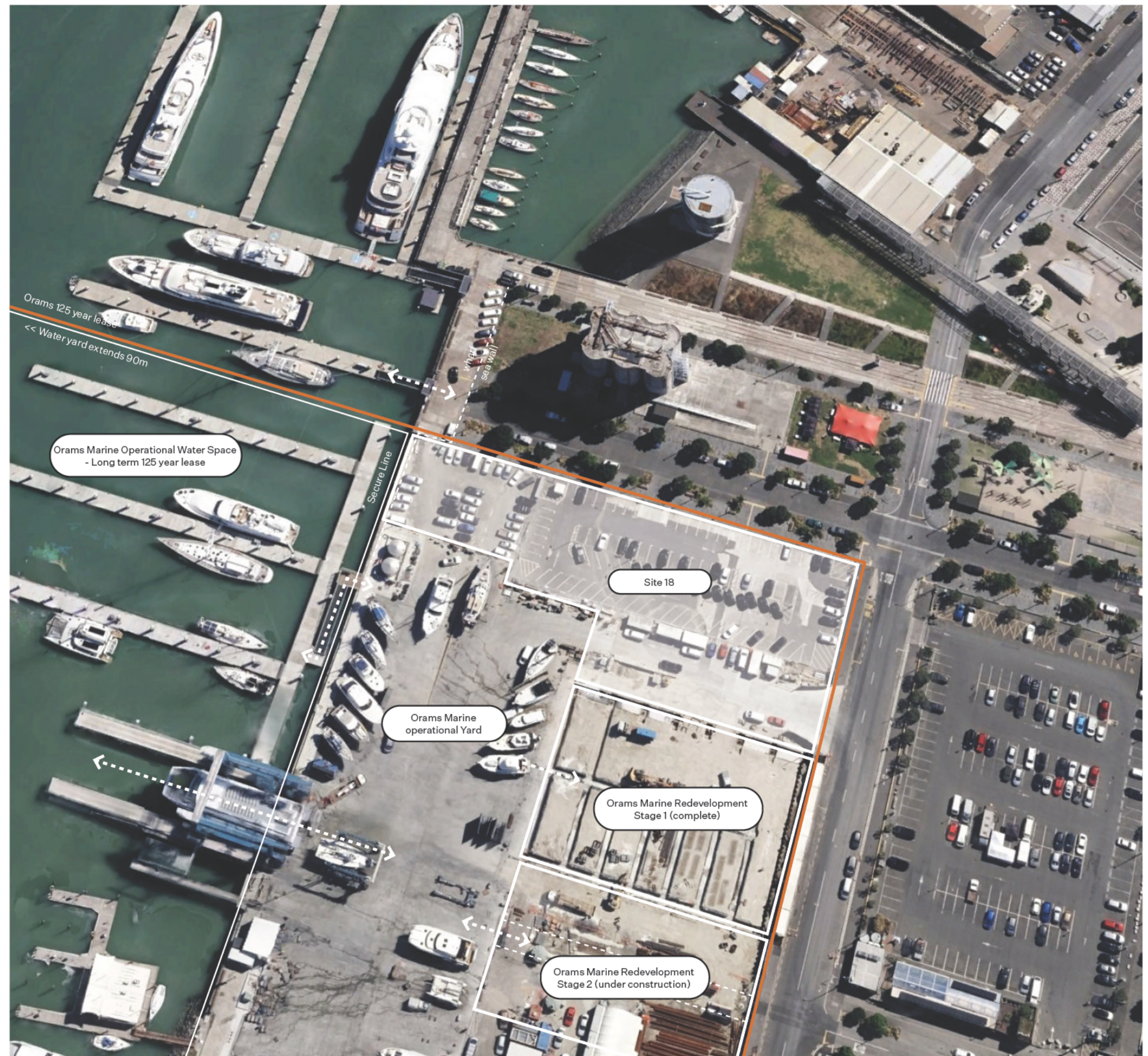
Site 18 is defined as a residential site as part of the wider Oram's marine precinct. It shares a land-and-water interface with live operational marine industrial activity - and our design response acknowledges the ongoing requirements and sensitivities of this interface.

Nominated as a 'marker site' within the Auckland Unitary Plan (AUP) / Wynyard Precinct, the site is one of few within the precinct that is identified as an appropriate location for height. The marker sites have specifically been chosen for the purposes of promoting urban legibility and reinforcing key axes within the precinct.

Our proposal comprises of the following:

- 200 homes across the three buildings, comprising a range of identities and market price-points.
- A fully sleeved carparking podium which carefully considers street edge activation and public benefits.
- A water's edge built form setback of 7m to enable public access to privately owned landholding.
- Retail provision to the ground floor along Beaumont Street, Jellicoe Street, and at the water's edge.
- Varied residential offers: marina apartments, tower apartments, and urban industrial apartments

Site 18 is an important residential site located at the gateway to the proposed Te Ara Tukutuku development of the Wynyard Point Headland.





# Site 18

## Location & Context

# A pivotal location at the interface with Te Ara Tukutuku

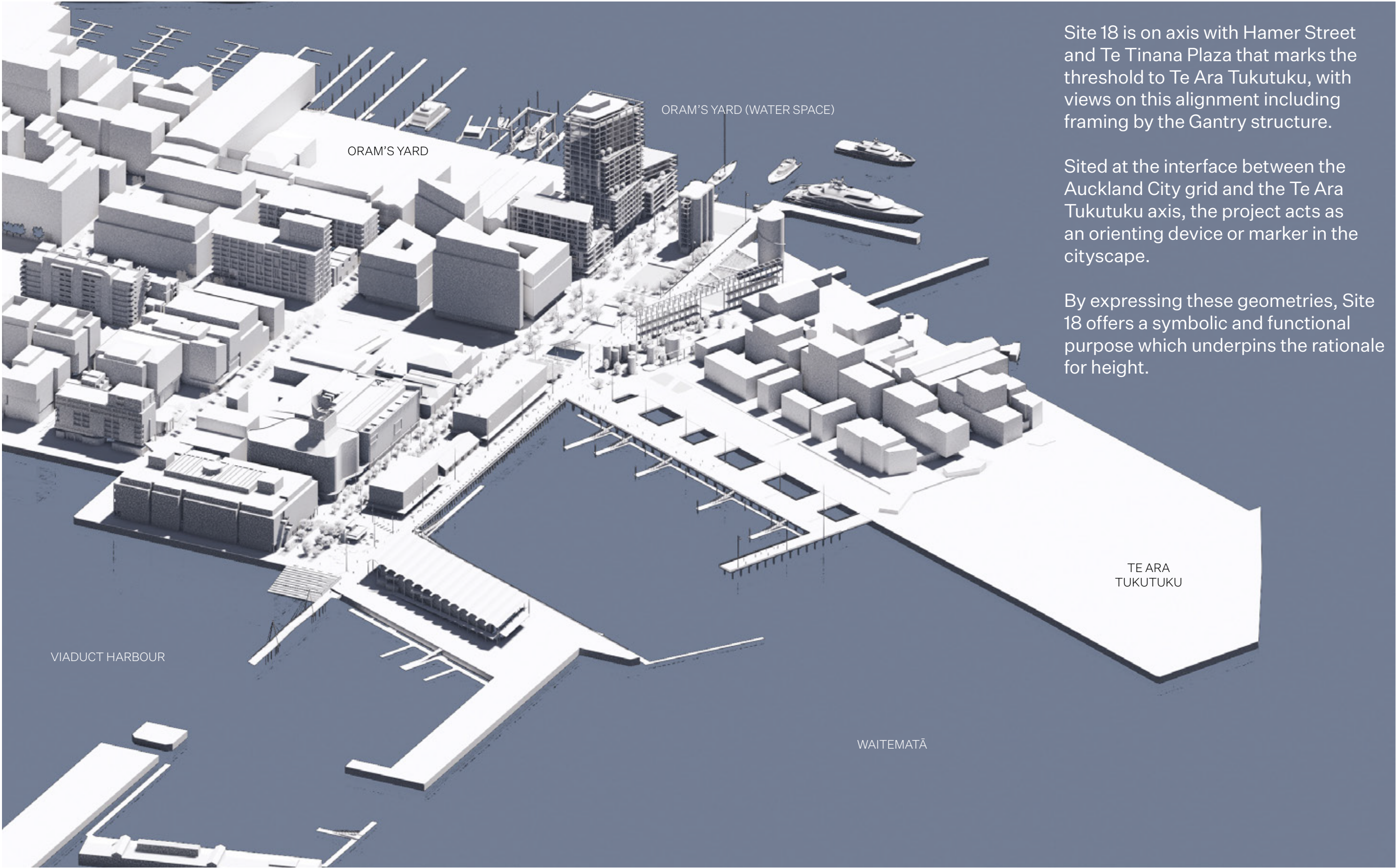
We acknowledge the iterative and highly collaborative design process that has developed Te Ara Tukutuku and see Site 18's role as respecting and reinforcing this work at a variety of scales.

Right: Te Ara Tukutuku concept plan courtesy of Toi Waihangā and Eke Panuku





Site 18  
Contextual Response



Site 18 is on axis with Hamer Street and Te Tinana Plaza that marks the threshold to Te Ara Tukutuku, with views on this alignment including framing by the Gantry structure.

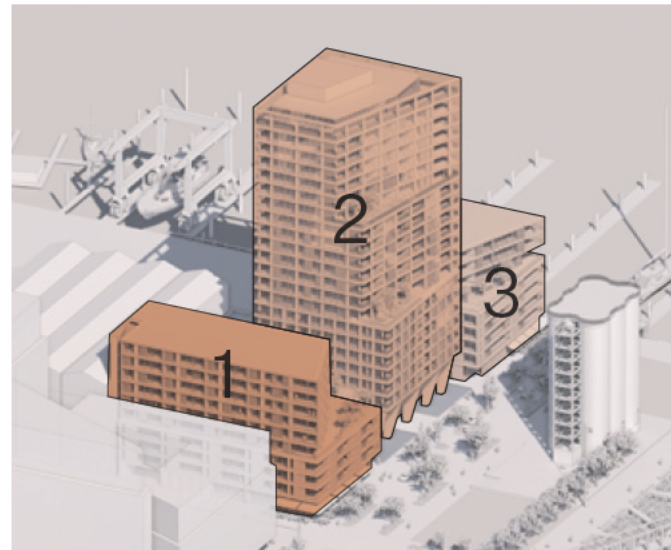
Sited at the interface between the Auckland City grid and the Te Ara Tukutuku axis, the project acts as an orienting device or marker in the cityscape.

By expressing these geometries, Site 18 offers a symbolic and functional purpose which underpins the rationale for height.





The following diagrams outline the key strategies that inform the proposed design.



## 01 A collection of identities.

Our design approach creates a collection of buildings each unique in their identities - with a specific aim to respond to the adjacent marine context.



## 02 A distinctive marker within the Quarter.

The tower is articulated as a series of rotated vertical planes which directly reference its position in the Wynyard Quarter - and the future development at Te Ara Tukutuku.



## 03 Elevated terraces.

A series of stepped, elevated, platforms are created through the various tiers, offering an opportunity to elevate the streetscape through the height of the building.



## 04 Fully sleeved podium carpark.

We proposed a fully sleeved 4-story carparking podium which provides a physical buffer to the street, with minimum impact to street edges.



## 05 Activated frontages.

We have focused retail provisions on the Beaumont and Jellicoe Street frontages and have located 'active' amenities (bike parking) and entries to enable activation.



## 06 Public benefits.

Our proposal has a built form that is set back 7m from the waters edge which is not required under the operative AUP provisions.



Site 18  
Design Response

Below: View from Silo Park  
looking West toward Site 18.





Site 18  
Design Response



Right: View from Halsey Street Wharf looking West towards Site 18.

Right: View from Hamer Street looking South towards Site 18. Site 12 not shown for clarity.

Left: View from Marina looking East towards Site 18.



## Appendix 3

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### Ngāti Whātua Ōrākei hui minutes



Urban & Environmental



Project: Site 18 Redevelopment

Date: 6 August 2025

Time: 11:30am

Location: Precinct Offices

Attendees:

Name	Role/Organisation
Claire Rorke (CR)	Ngāti Whātua Ōrākei
Monique Maihi-Pihema (MM)	Ngāti Whātua Ōrākei
Matt Heal (MH)	Precinct Properties
Ava Beca (AB)	Precinct Properties
Nicola McArthur (NM)	Precinct Properties
Blair Johnston (BJ)	Warren and Mahoney Architects
Mary Wong (MW)	B&A

Item	Detail	Action
1	MH opened the hui followed by a round of introductions and explained that this project is a joint venture between Precinct Properties and Orams Marine to redevelop the site at 188 Beaumont St, Wynyard Quarter (the 'Site'). The aim is to utilise the fast-track consenting process under the Fast-track Approvals Act 2024 (FTAA) and we are preparing a referral application to the Minister to apply for the project to be referred in order to access the fast-track consenting process under the FTAA.	
2	<p>MW provided an overview of the referral application process and consultation requirements under the FTAA, including:</p> <ul style="list-style-type: none"> <li>The focus to date being preparation of the referral application which satisfies the information and consultation requirements specified in the FTAA at a high-level of detail.</li> <li>Purpose of the hui today is to consult with Ngāti Whātua Ōrākei in respect of the project as a relevant iwi authority and to satisfy the consultation requirements under the FTAA.</li> <li>Intent for the hui today is for Precinct to introduce the project and receive any initial comments or feedback on the project, or for Ngāti Whātua Ōrākei to identify any particular matters or interests for Precinct to investigate further as part of the next</li> </ul>	



	<p>design phase and substantive application (if the project is referred).</p> <ul style="list-style-type: none"> <li>• If the project is referred by the Minister, a Panel will be appointed to consider the project and there will be a formal invitation to Ngāti Whātua Ōrākei (as a relevant iwi authority) to comment on the application. However, Precinct are happy to receive comments in advance of that invitation and are open to ongoing discussions with Ngāti Whātua Ōrākei in respect of the project.</li> <li>• Precinct has also consulted with the broader group of relevant iwi authorities for this Site (15 total) as per the list on Auckland Council's register. The intent of this broader consultation is to satisfy the consultation requirements under the FTAA and to date no responses have been received from any of the other iwi authorities. MH acknowledged that Ngāti Whātua Ōrākei has an enduring relationship with land and water in this area, and Precinct has a special relationship with Ngāti Whātua Ōrākei too hence we are consulting in a more focused hui today.</li> <li>• Discussions today will be recorded in meeting minutes and included with the referral application as a record of consultation with Ngāti Whātua Ōrākei.</li> </ul>	
3	<p>BJ provided an overview of the project with reference to the <b>attached</b> concept design package. Key features and design moves include:</p> <ul style="list-style-type: none"> <li>• The Site is located outside of maunga viewshafts and provides the opportunity for a taller building to establish in this location;</li> <li>• The planning and urban design framework for Wynyard anticipates the development of a marker building in this location with a height limit of 62m;</li> <li>• Project has been designed to relate to Te Ara Tukutuku and respond to the historical headland;</li> <li>• Rotation of building to relates to the orthogonal grid;</li> <li>• Design of building incorporates three design identities separated between Marina, Tower and Beaumont;</li> <li>• A 7m building setback is provided along the western edge which provides public access over privately owned land. This is considered to be an important gesture that offers wider views over the waterfront and public access to the coastal marine area. There is a potential cultural opportunity here for landscaping treatment and artwork to make this a unique space.</li> <li>• Car parking will be above ground and sleeved in the podium level – no basement parking or deep excavations is involved with the project.</li> </ul>	

	<ul style="list-style-type: none"> <li>Amenity spaces have been incorporated in concept design to date but the team is still working through design details, particularly in relation to the podium and landscaping of that.</li> </ul>	
4	CR queried if there is a name for the building and project. MH/NM advised that naming of the project is something that Precinct are currently investigating and are keen to further engage with Ngāti Whātua Ōrākei on in terms of naming opportunities for the project. MH/NM acknowledged that Precinct recognises the importance of naming a project and are keen to investigate cultural opportunities for this with Ngāti Whātua Ōrākei. MM can provide a contact at Ngāti Whātua Ōrākei to discuss these opportunities.	
5	MM queried timelines for the project. MH advised that assuming the project is referred, intent is to lodge the substantive application later in 2025 and decision expected within first half of 2026. Construction period is likely to be approximately 3 years with occupation of the building expected to be approximately 2030.	
6	At close of meeting, all agreed to connect with Ngāti Whātua Ōrākei on the cultural narrative and design of the project and to maintain an open line of communication to continue conversations.	

## Appendix 4

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Letter from Ministry for Environment



Urban & Environmental

Tēnā koe Mary,

### **188 Beaumont Street, Auckland Central – Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)**

Thank you for your correspondence dated 22 April 2025 in relation to Westhaven Residential Limited Partnership's intention to lodge a referral application under the Fast-track Approvals Act 2024 (FTAA) in respect of the "188 Beaumont Street, Auckland Central" project.

As you are aware, the Ministry for the Environment (the Ministry) is the "relevant administering agency" for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

We have received the information you provided on 22 April 2025. As part of your referral application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

#### National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

#### National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
<a href="#">National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</a>	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside

	the National Environmental Standards for Greenhouse Gases from Industrial Process.
<a href="#">National Policy Statement for Highly Productive Land 2022</a>	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
<a href="#">National Policy Statement for Freshwater Management 2020</a>	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
<a href="#">National Policy Statement for Indigenous Biodiversity 2023</a>	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
<a href="#">National Policy Statement for Renewable Electricity Generation 2011</a>	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
<a href="#">National Policy Statement on Electricity Transmission</a>	This NPS sets out the objective and policies for managing the electricity transmission network.
<a href="#">National Policy Statement on Urban Development 2020</a>	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
<a href="#">New Zealand Coastal Policy Statement 2010</a>	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

### National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

<b>National Environmental Standard</b>	<b>Description</b>
<a href="#">National Environmental Standards for Air Quality</a>	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.



<a href="#">National Environmental Standards for Commercial Forestry</a>	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
<a href="#">National Environmental Standards for Electricity Transmission Activities</a>	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
<a href="#">National Environmental Standards for Freshwater</a>	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
<a href="#">National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat</a>	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
<a href="#">National Environmental Standards for Marine Aquaculture</a>	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
<a href="#">National Environmental Standards for Sources of Human Drinking Water</a>	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
<a href="#">National Environmental Standards for Storing Tyres Outdoors</a>	This NES provides nationally consistent rules for the responsible storage of tyres.
<a href="#">National Environmental Standards for Telecommunication Facilities</a>	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
<a href="#">National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</a>	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz) for further assistance.

Ngā mihi,



**Acting General Manager, System Enablement and Oversight**