



188 Beaumont Street

Design Statement - Fast Track Approval

Prepared for:
Westhaven Residential Limited Partnership

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17th March 2026

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Disclaimer:

To be read in conjunction with other drawings and any further documents that make up the architectural suite and with relevant consultant's documentation. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.



01 Executive Summary

1.1 Introduction

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

Located at the intersection of Jellicoe and Beaumont Streets, 188 Beaumont presents a unique opportunity to create a thriving mixed-use, residential-led project to enable a greater 'critical mass' of activity within the Wynyard Quarter.

188 Beaumont 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:

- 210 homes across the three buildings, comprising a range of identities and market price-points.
- A fully sleeved carparking podium which enables high levels of edge activation.
- A water's edge built form setback of 7m to enable public access to privately owned landholding at the waters edge.
- 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.

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

Right: View looking toward the proposal from the Wind Tree, Wynyard Quarter.



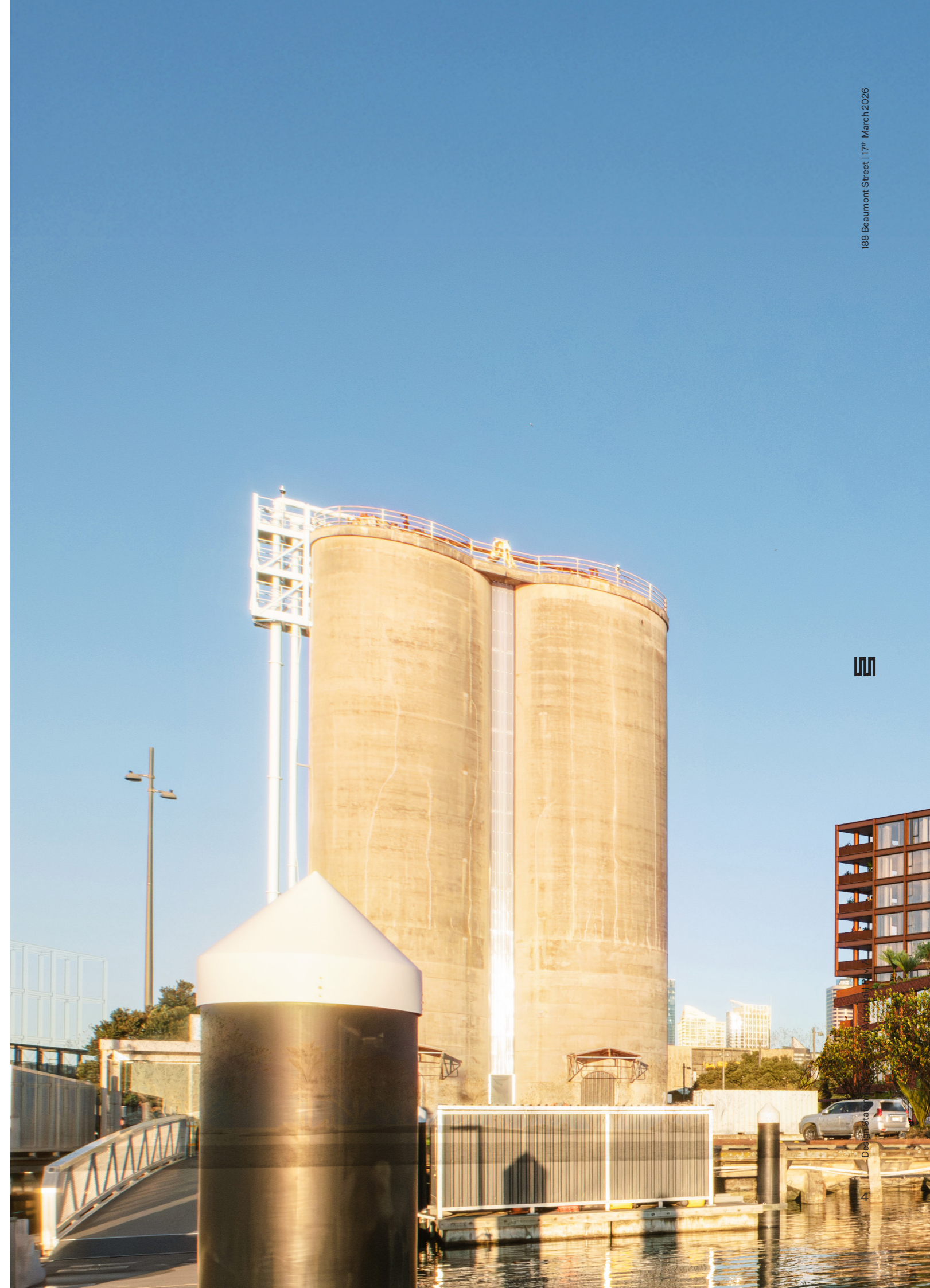
01 Executive Summary

1.2 Key Metrics

A snapshot of the key metrics for the design proposal is outlined below.

3		Residential Cohorts
210		Residential Homes
	66	Beaumont Building
	126	Tower Building
	18	Marina Building
261		Podium Carparks
38	18%	1-Bed Homes
121	58%	2-Bed Homes
51	24%	3-Bed homes
624m ²		Total Retail GFA
41,217 m ²		Total (Planning) GFA (excludes balconies, yards and voids)
5,215m ²		Site Plot Area

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





ORANGE

The project 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.

126	Homes	
20	16%	1-Bed Homes
79	63%	2-Bed Homes
27	21%	3-Bed homes
120m ²	Average Apartment Size	
19,126m ²	Total GFA	

① THE BEAUMONT

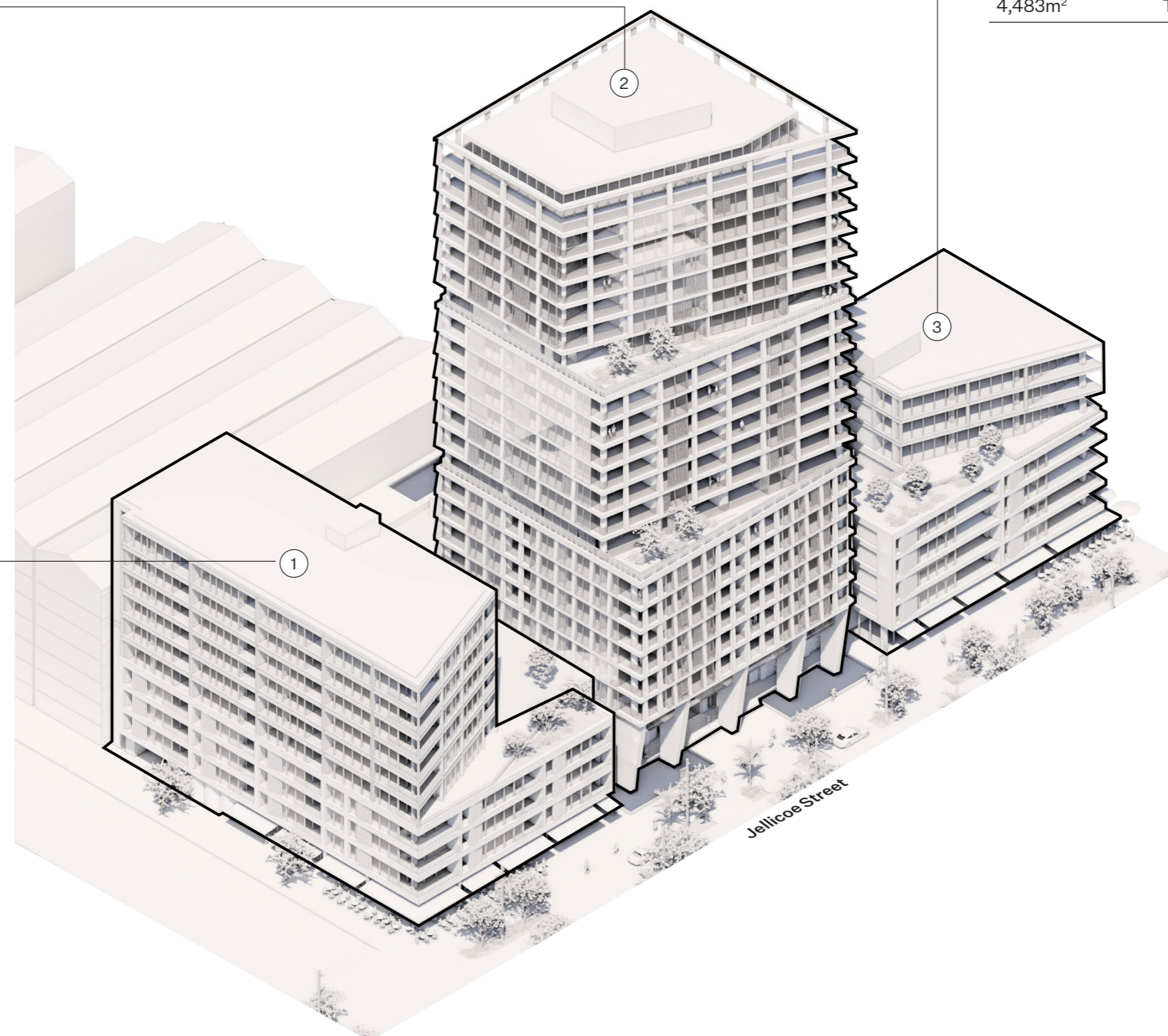
The 10 storey Beaumont building occupies a prominent position in the heart of the Wynyard Quarter.

66	Homes	
18	27%	1-Bed Homes
42	63%	2-Bed Homes
6	10%	3-Bed Homes
82m ²	Average Apartment Size	
8,189m ²	Total GFA	

③ MARINA

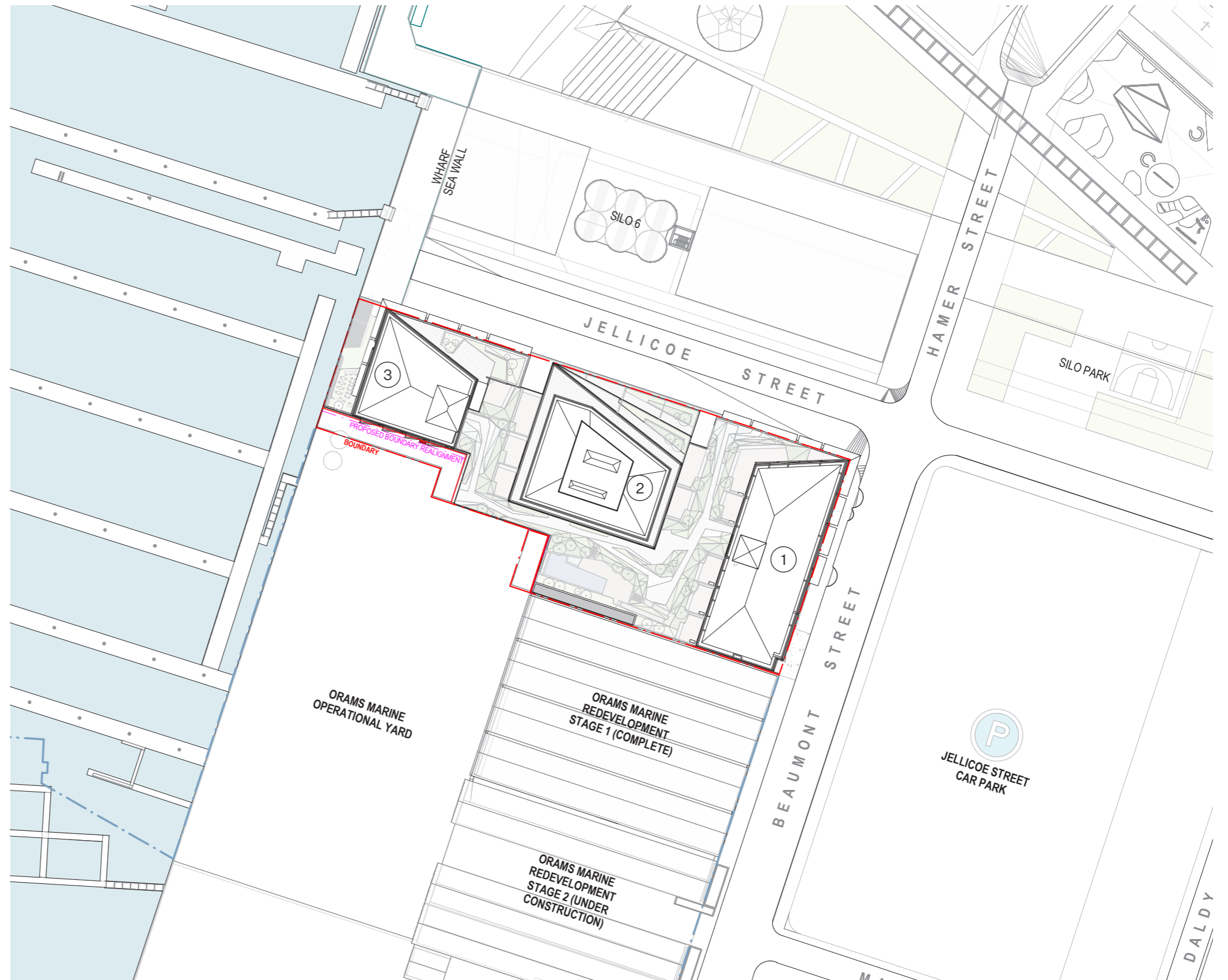
The 8 storey Marina building occupies a privileged waterfront location with unparalleled views over the Westhaven Marina.

18	Homes	
18	100%	3-Bed homes
185m ²	Average Apartment Size	
4,483m ²	Total GFA	



01 Executive Summary
 1.4 Site Plan

The project is located at the intersection of Jellicoe and Beaumont Street, with active food and beverage led frontages to Silo Park and the marina.



- ① The Beaumont
- ② Tower
- ③ Marina
- 188 Beaumont Street Boundary



Context Analysis



02 Context Analysis

2.1 Auckland Unitary Plan (AUP) Standards

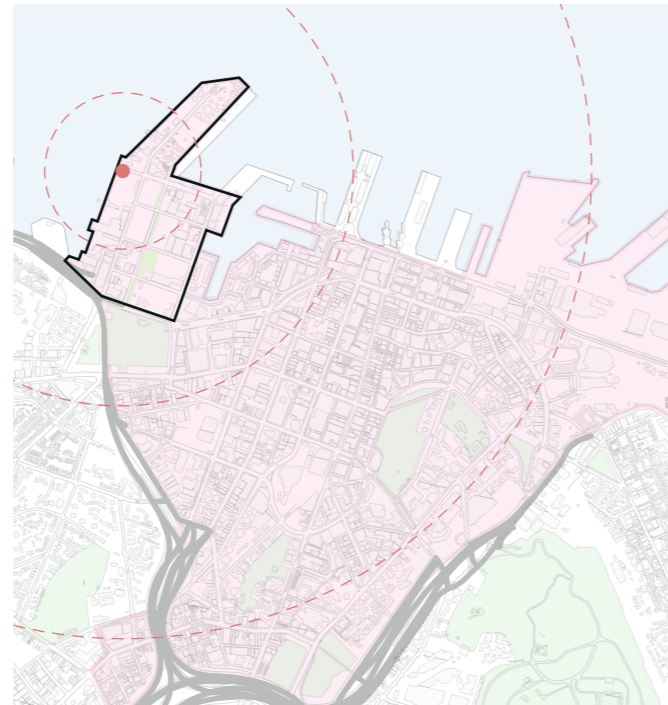
The design response is informed by an understanding of the key Auckland Unitary Plan (AUP) planning standards identified below.

The project is subject to a range of standards and controls in the AUP.

The adjacent listed controls are not an exhaustive list of all planning controls relating to the site. They represent a summary of what we consider to be some of the key spatial controls applicable to the site.

Please refer to the Planner's report for a full summary of applicable controls and restrictions.

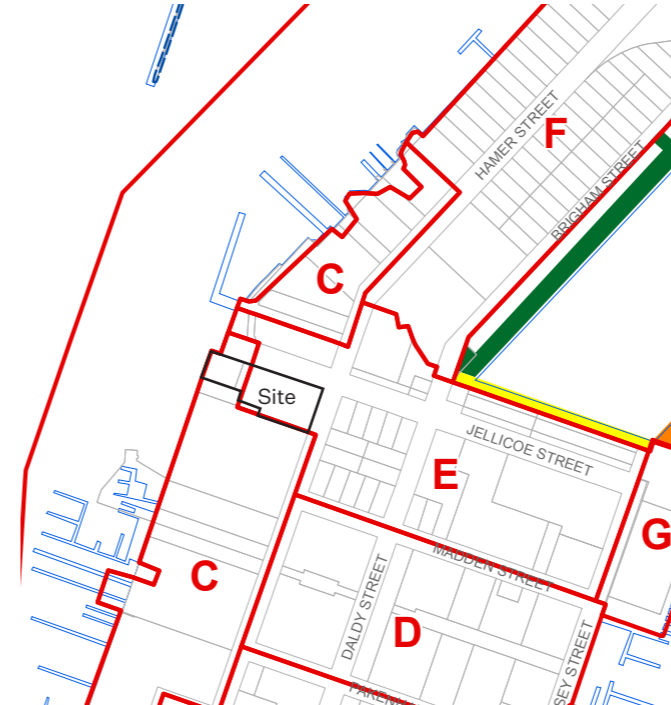
The project is non-compliant with a some AUP standards specifically those relating to height, FAR and ground floor marine industry use.



02.1.1 H8 - Business - City Centre Zone

Special Height Controls	Aotea Solar Cone, Myers Park Control
Minimum Frontage Height	13m (6m deep)
Verandahs	Minimum 3m wide, minimum 3m high, max. 4m high
Outlook	Min. 6m - bedrooms, Min. 6m - living spaces

- 188 Beaumont Street
- AUP - City Centre Zone
- Wynyard Quarter



Wynyard Sub-precinct C/E

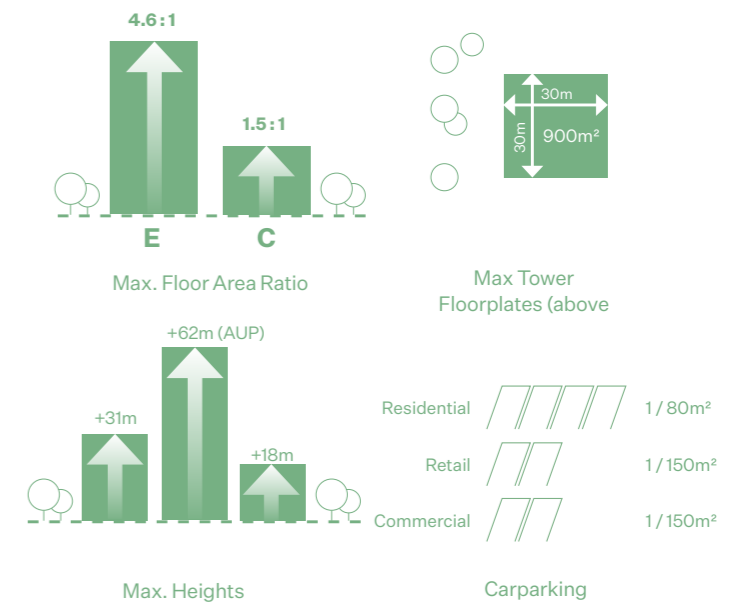
Max. FAR	Sub-Precinct C - 1.5:1 Sub-Precinct E - 4.6:1
Max. Height	18m, 31m, 62m
52m Zone Floorplate Controls	Max Floorplate Area & Max Floorplate Dimension: 900m ² (above 31m), 30m x 30m (above 31m)
Carparking (max.):	Commercial: 1 per 150 m ² ; Retail: 1 per 150 m ² ; Residential: 1 per 80 m ²
Outlook	Min. 6m - bedrooms, Min. 6m - living spaces

AUP Wynyard: Precinct Plan 1 - Location of Sub-Precincts showing site in Wynyard sub-precinct C and E.



02.1.2 Current Site Extent:

- ① Site Plot Area: 5,215 m²
- ② MTFAR 4.6:1, 1.5:1



02 Context Analysis

2.2 Wider Planning and Urban Design Context

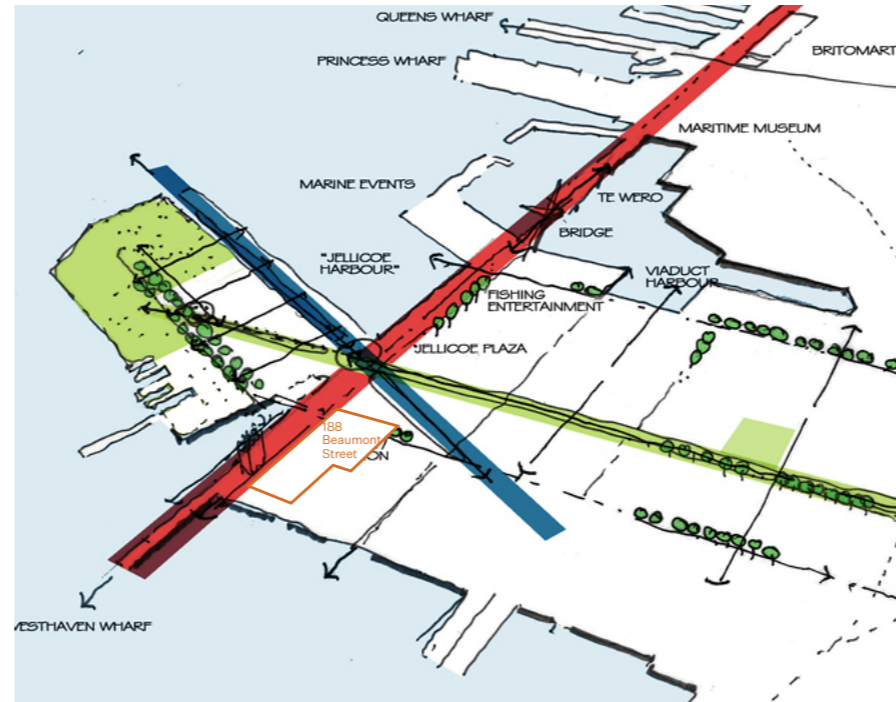
Beyond the spatial planning standards within the AUP a series of wider considerations inform the design response.

Our design response is informed by the 2014 Urban Design Framework (UDF) which identified the key axes and influences which guide development of the Wynyard Quarter.

A key element of the UDF is the identification of a series of 'Marker Buildings' within the Quarter. It describes the role and purpose of the Marker Buildings as follows:

"These sites have been chosen to reinforce the principal site axes and to assist in establishing a legible urban structure."

4.7.2 Provide Variation in Building Height, Scale and Form / Wynyard Precinct - Urban Design Framework February 2014

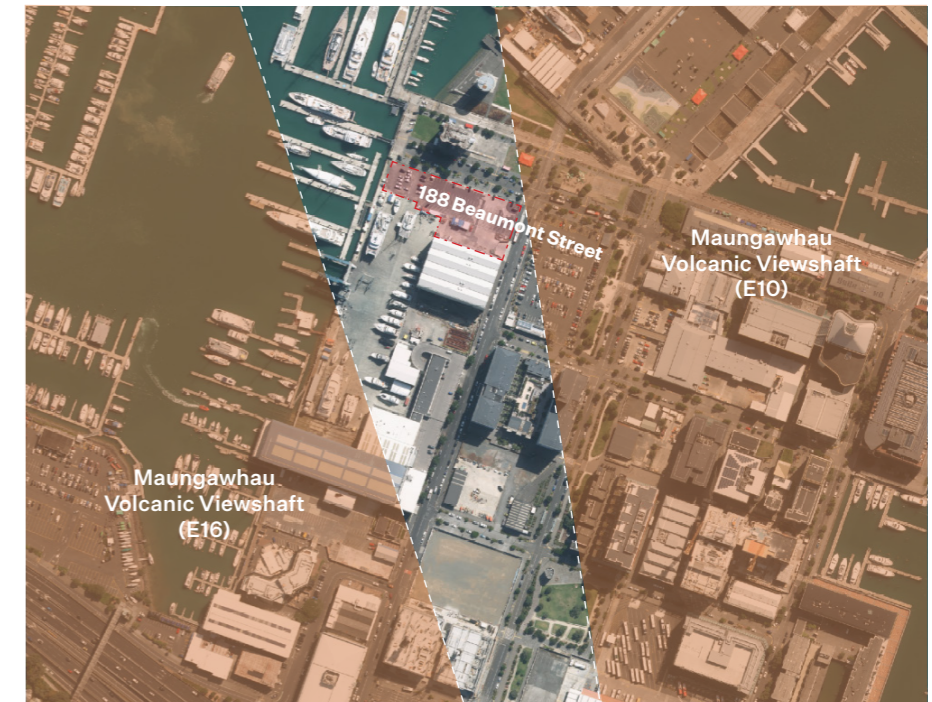


02.2.1 The 2014 UDF

The Urban Design Framework for Wynyard Precinct establishes the four key urban concepts that will integrate the site into its unique waterfront and CBD setting.

These concepts respond to the site's present and future urban and landscape conditions to establish the physical framework for the site. These concepts (illustrated above) are:

1. The Waterfront Axis 'Establishing the Waterfront Spine'
2. The Park Axis 'Creating a Landscape Network'
3. The Wharf Axis 'Connecting Land and Sea'
4. Waterfront Precincts 'Developing Areas of Distinct Character'

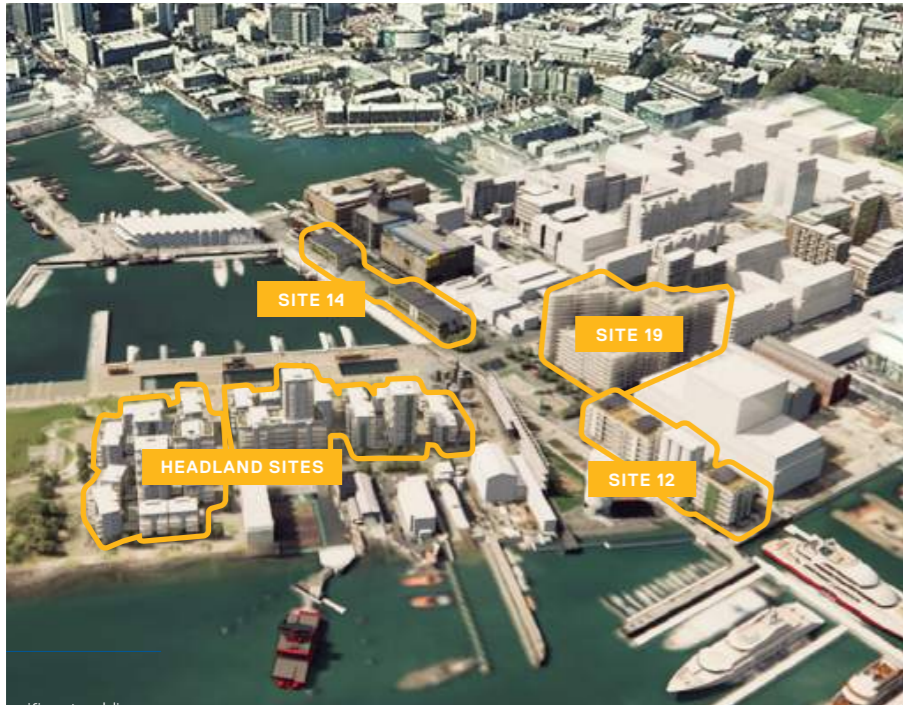


02.2.3 Maunga Viewshafts

The site is not constrained by protected maunga viewshafts.

This contributes to 188 Beaumont Street's suitability within the Wynyard Quarter as a 'Marker Building' as defined within the 2014 UDF.





02.2.4 Future Development Context

A series of future development sites are identified by Auckland Council in proximity to 188 Beaumont Street.

Site 12: Intentions for Site 12 are unclear - the AUP continues to define this site as a development site to 25m, however public open space or public uses remain under discussion.

The Headland Sites: comprise 4 development parcels which are defined in response to the proposed Te Ara Tukutuku - headland park. These massing envelopes are not currently defined within the AUP.

Site 14: North Wharf has recently been part of a public process to select development partners. Height to 15m is enabled on Site 14 under the AUP.



02.2.5 Te Ara Tukutuku

188 Beaumont Street occupies a pivotal location at the interface with Te Ara Tukutuku.

188 Beaumont Street is an important residential development site located at the gateway to the proposed 'Te Ara Tukutuku' development of the Wynyard point headland.

Auckland Council have published their Te Ara Tukutuku framework for consultation and enabling infrastructure works are proceeding.



02 Context Analysis

2.3 City Context

This site plan locates the project in the wider Auckland City Centre context.

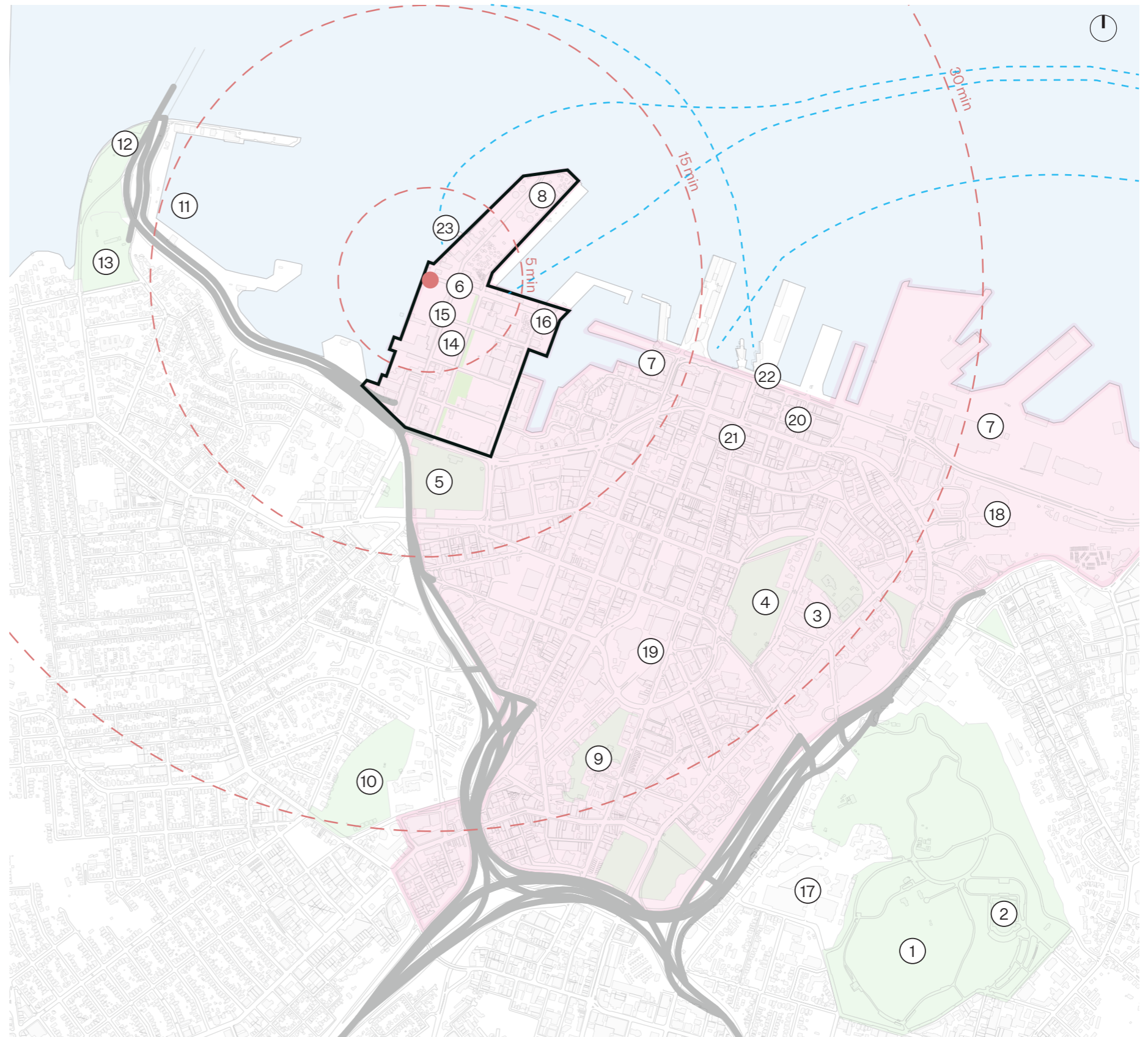
The Wynyard Quarter is located in close proximity to public open space amenity across the City Centre. Shown here are key City Centre facilities and open space network in proximity to Wynyard Quarter and 188 Beaumont Street.

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 Silo Park
- ⑦ Open Spaces - Viaduct
- ⑧ Te Ara Tukutuku
- ⑨ Myers Park
- ⑩ Western Park
- ⑪ Westhaven Marina
- ⑫ Harbour Bridge Park
- ⑬ Point Erin Park
- ⑭ Amey Daldy Park
- ⑮ Daldy Linear Park
- ⑯ Karanga Plaza & Harbour Pool
- ⑰ Auckland Hospital
- ⑱ Spark Arena
- ⑲ Auckland Town Hall
- ⑳ Britomart Train Station
- ㉑ Queen Street
- ㉒ Downtown Ferry Terminal
- ㉓ Sealink Ferry Terminal



02 Context Analysis

2.3 City Context

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

The Wynyard Quarter is located in close proximity to transport connections and public open space amenity. 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.

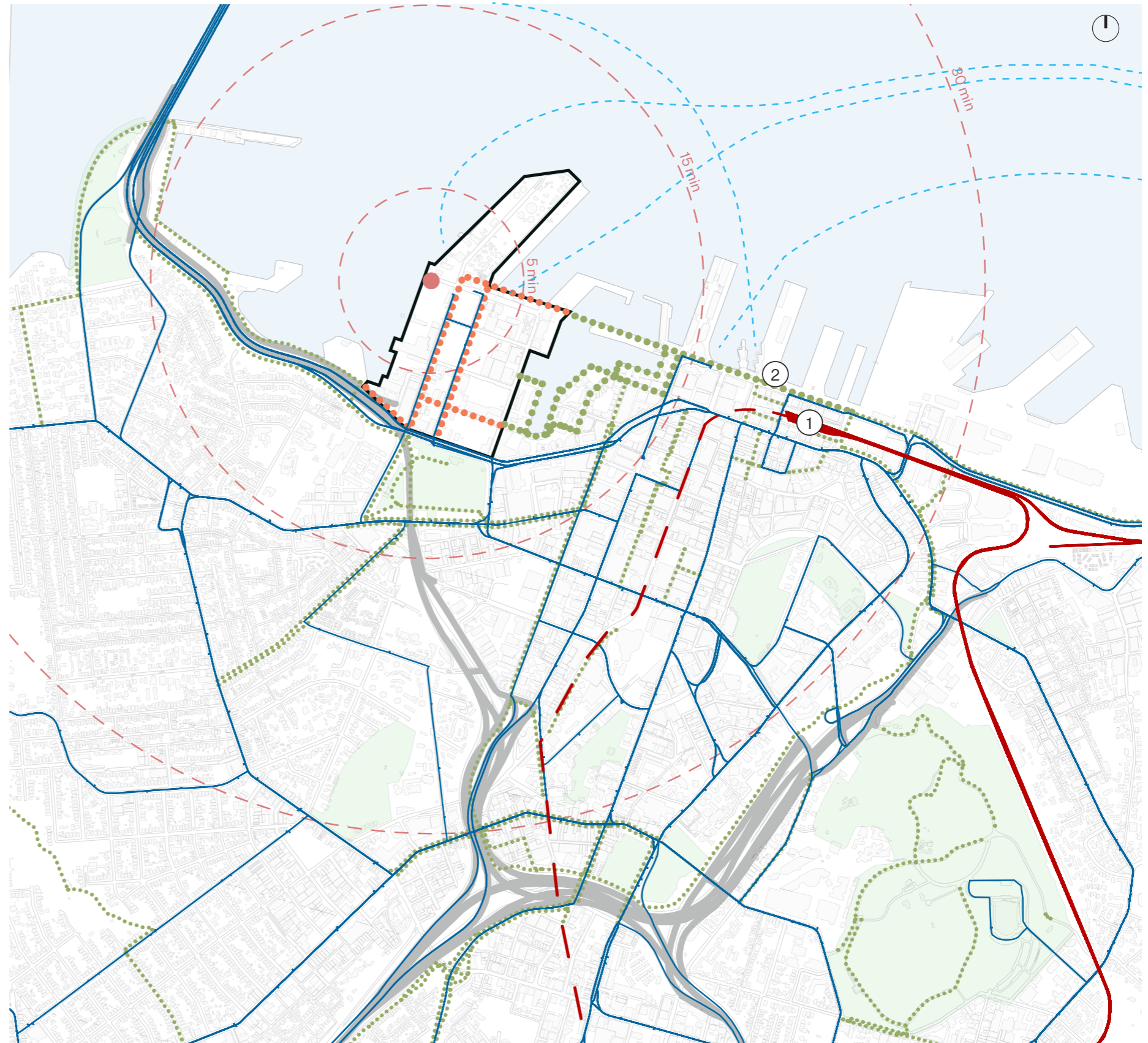
Legend

- 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
- - - Ferry Route
- Public Transport Route
- Motorway Network

- ① Britomart Train Station
- ② Downtown Ferry Terminal
- ③ Sealink Ferry Terminal



02 Context Analysis







2.3 City Context

188 Beaumont Street sits in a mixed-use precinct with a distinctive marine-industrial character.



The precinct consists of marine industrial, residential and commercial uses contributing to the overall character of the Wynyard Quarter - with future development, namely Te Ara Tukutuku, contributing regionally significant open space and further mixed use development.

188 Beaumont Street is also unique in its proximity to the Auckland City Centre - close enough for good access, yet distant enough to have it's own character. With unobstructed views towards the water and good solar access, 188 Beaumont Street presents a distinctive opportunity for a premium residential offering.

Access

	Main Roding Routes
	Waterfront Axis
	Wharf Axis
	Park Axis
	Public Transport Route
	Public Transport Stop

Use

	Site
	Hospitality / F+B / Events / Hotel
	Commercial
	Residential
	Marine Movements
	Marine Industry
	Transport
	Park



02 Context Analysis

2.4 Immediate Context

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

Our design response acknowledges the ongoing operational requirements of the Orams Marine yard and leverages recent capital investment which supports the long term future of this activity in this location.

In particular we note the importance of considering reverse sensitivities when introducing residential activity in this location. For example the Wynyard Precinct includes sound insulation standards for accommodation buildings to minimise reverse sensitivity effects

We have undertaken detailed discussions with the Orams Marine team to understand key infrastructure and access requirements - particularly as they relate to the yard/water interface.

The land-side yard components to the immediate south of the project site do not support public visibility or access. Operational requirements demand a highly secure, private, safe, and functional yard space for heavy/hazardous industrial activity.

The ability to display activity as part of the distinctive character of Wynyard is accommodated within the on-water component of the yard (extending 90m out into the water space).



Design Proposal



03 Design Proposal

3.1 Contextual Response

Sited at the interface between the city grid and the Wharf Axis, the project acts as an orienting device and marker in the cityscape.

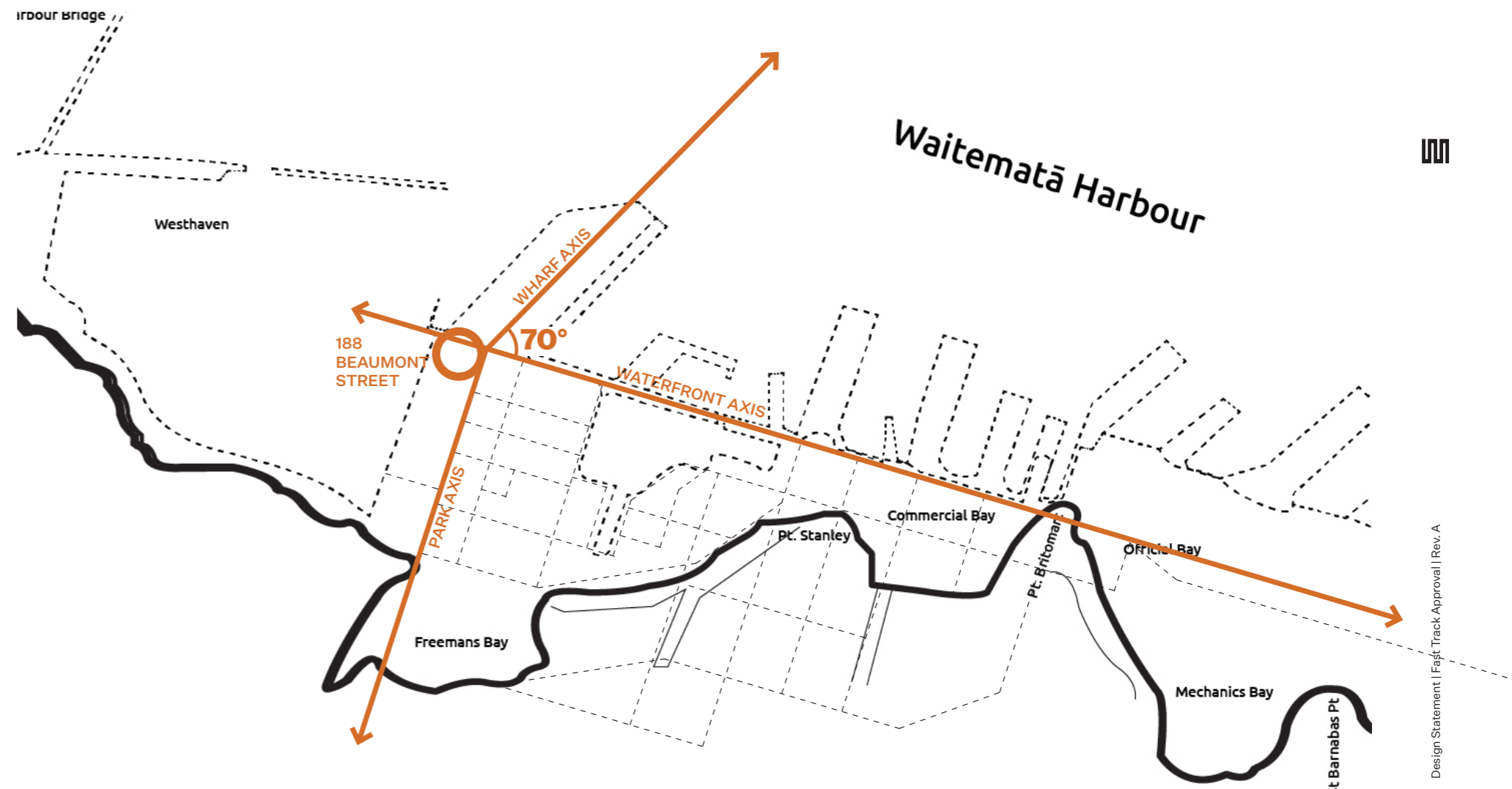
188 Beaumont Street is on axis with Hamer Street and Te Tinana Plaza that marks the threshold to Te Ara Tukutuku, with views on this alignment including framing by the Gantry structure.

By expressing these geometries, 188 Beaumont Street offers a symbolic and functional purpose which underpins the rationale for height.

“These sites have been chosen to reinforce the principal site axes and to assist in establishing a legible urban structure.”

4.7.2 Provide Variation in Building Height, Scale and Form / Wynyard Precinct - Urban Design Framework February 2014

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-by-laws/our-plans-strategies/auckland-plan/about-the-auckland-plan/Pages/ports-auckland.aspx>



03 Design Proposal

3.1 Contextual Response

The role of building height within the Quarter:

188 Beaumont Street is the preferred site for a marker (tower) building within the wider Wynyard Quarter. Ultimately we believe that a high quality tower form in this location is a positive outcome, which is consistent with policy direction to enable increased residential development in proximity to the City Centre and transport infrastructure.

The site is:

Identified within the Auckland Unitary Plan / Wynyard Precinct as a location for differentiation through height.

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.

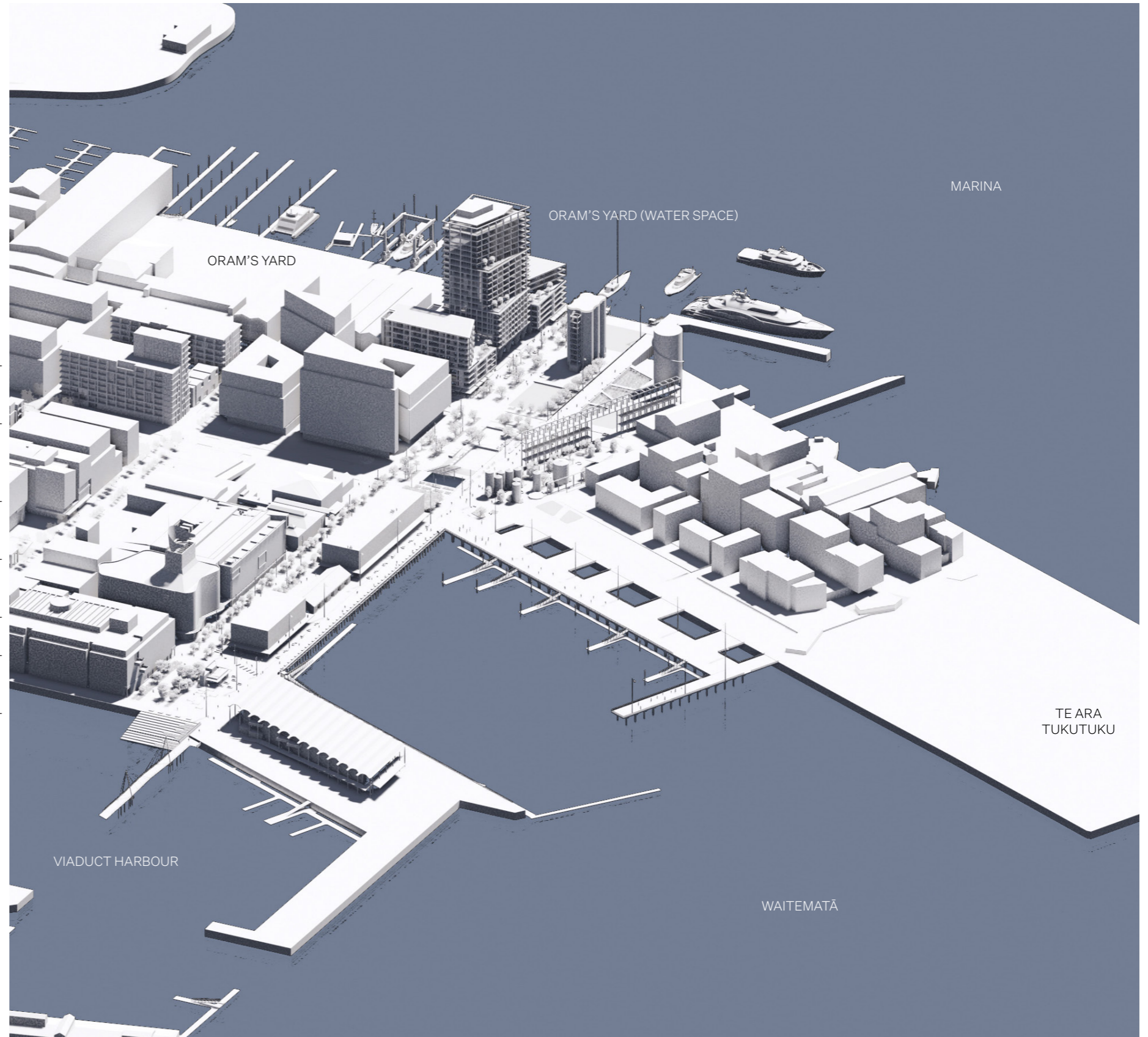
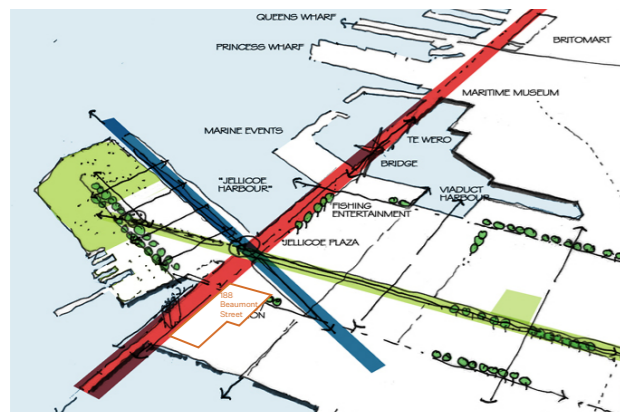
The site is located at the termination of a key waterfront axis, and sits at the interface of several key urban axes.

A 62m tower is enabled on this site and the adjacent carpark site – there are limited view blockages resulting in limited adverse effects.

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 and separated by Beaumont Street to residential development (shading impacts are limited as a result).



Below: Image of the proposed development with future massing for context.



03 Design Proposal

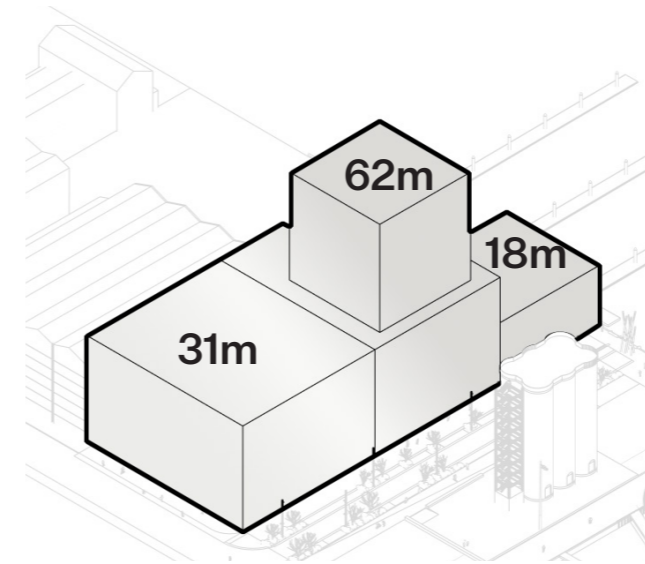
3.2 Massing Strategies

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

These series of diagrams illustrate the sequence with which our proposal arrives at a massing outcome which leverages its unique position in the Wynyard Quarter.

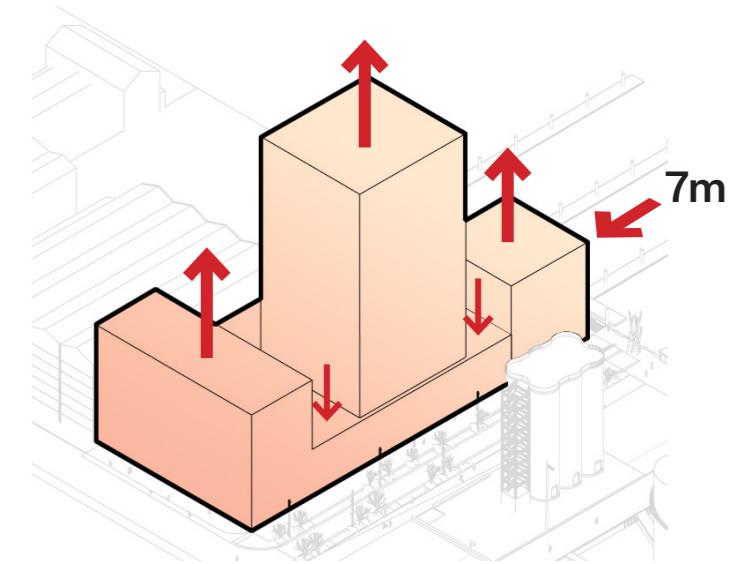
Beginning with the 'compliant' massing which is delivers a permissible, buildable envelope under the AUP,

the strategies have been developed to balance a range of varied factors: urban design outcomes, streetscape conditions, architectural and structural articulation. This ultimately enables an outcome that is distinctive and unique - and enables a project that directly responds to its site and surroundings.



03.2.1 AUP Permitted Heights.

The massing above illustrates the permitted bulk and massing as enabled by the AUP spatial standards.

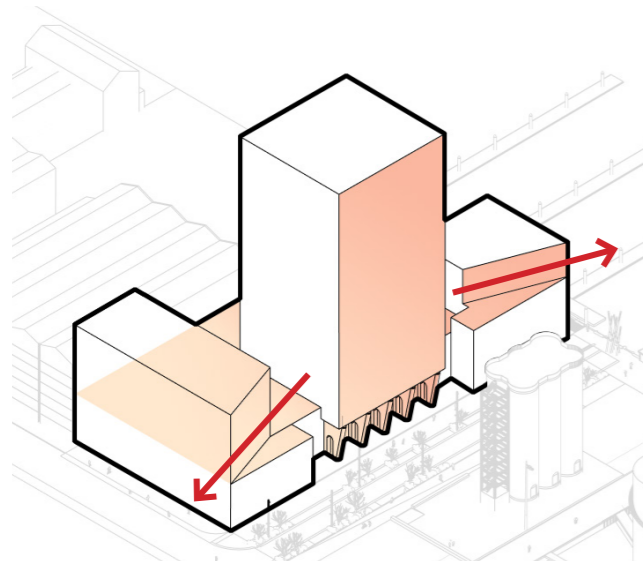


03.2.2 Proposed Heights and 7m Setback

This massing is altered to deliver a varied streetscape and an outcome that is more sympathetic to street frontages. The proposed massing adopts three separate building forms - enabling appropriate levels of light and outlook for occupants. This massing also enables stageability and delivers opportunities for market stratification.

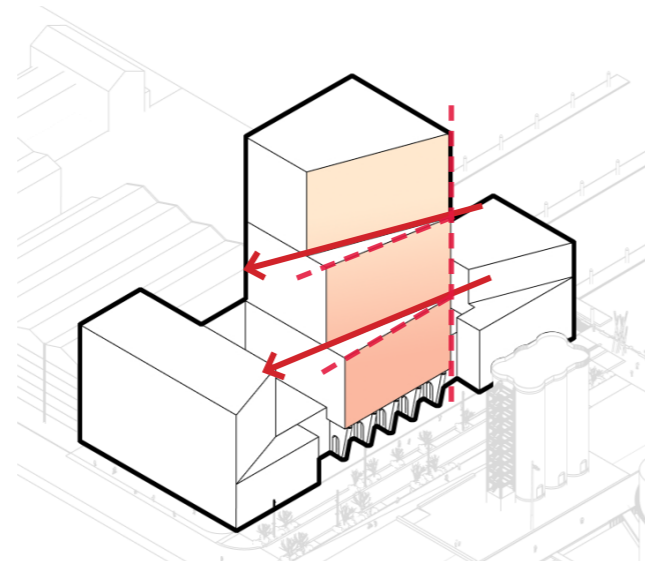
The massing is set back 7m from the water's edge, allowing public access over private land on the western waterfront.





03.2.3 Optimising Outlook.

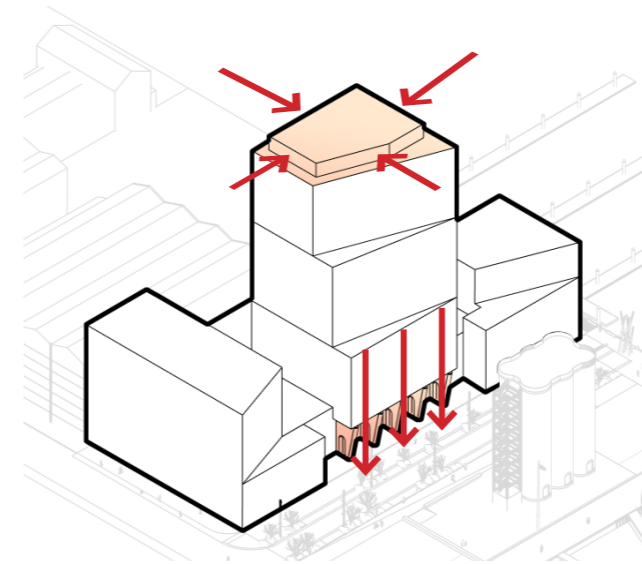
Further articulation responds to the desire to optimise views and outlook from the Tower. The deliberate orientation of the vertical planes to Beaumont and Marina buildings enable positive outcomes to all three building forms and generate enhanced spatial qualities for the occupants of the Tower.



03.2.4 Rotation to Axes.

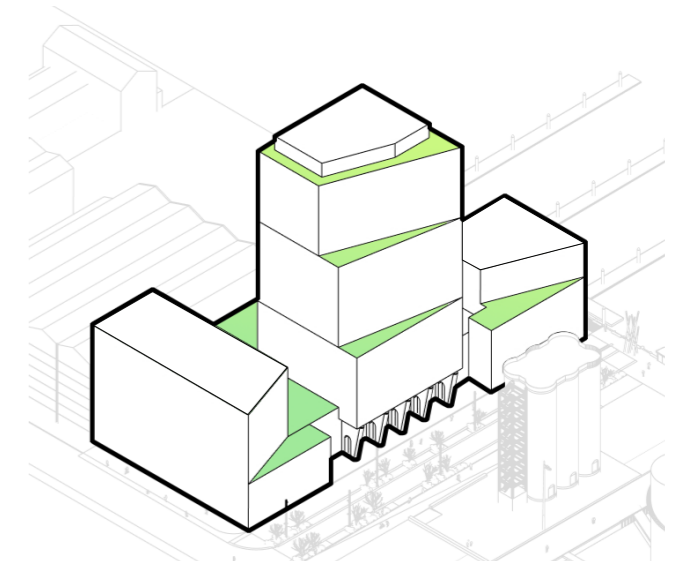
A shift of vertical planes rotate the massing through the tower's height to create three tiers that respond to its location in the Wynyard Quarter. This rotation addresses the change in orientation at the intersection of the Waterfront, Park and Wharf Axes (UDF 2014).

This orientation also acknowledges the headland park at Te Ara Tukutuku.



03.2.5 Crown vs. Base.

The uppermost level is set back to reduce the bulk and massing of the upper tier. This reduction in massing creates a sculpted crown that differentiates the upper tier while maintaining visual coherence with the overall form. 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.



03.2.6 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.

