

UNDER the Fast-track Approvals Act 2024 ("**Act**")

AND

IN THE MATTER of an application for approvals by Westhaven Residential Limited Partnership ("**Applicant**") in relation to the proposed urban development at 188 Beaumont Street, Auckland ("**Application**")

**URBAN DESIGN, LANDSCAPE AND VISUAL EFFECTS
CONFERCING AGENDA**

11 SEPTEMBER 2026

Venue: Vero Centre, Level 30, 48 Shortland Street, Auckland

Independent Facilitator: Ian Munro

Attendees:

- Rachel de Lambert (Applicant's expert)
- Blair Johnston (Applicant's expert)
- Rebecca Skidmore (Panel appointed expert)
- Michelle Chan (Auckland Council)
- Sheerin Samsudeen (Auckland Council)
- Gabrielle Howdle (Auckland Council)

1. SCOPE

- 1.1 The Panel's Minute 13 dated 2 September 2026 at [7] states the purpose of the conference is twofold to:
- (a) enable the experts to discuss, narrow or resolve the matters of disagreement, and clarify the extent and nature of unresolved differences of opinion in respect of the urban design, landscape and visual effects of the Application (and their significance); and
 - (b) discuss and potentially agree on a series of design refinements that could be made to the mass, proportion and architectural expression of the Tower building to achieve certain outcomes.

2. AGENDA

Analytical framework

- 2.1 What urban design, landscape or visual qualities differentiate a "marker" building from a "non-marker" building, and why?
- 2.2 What are the key urban design, landscape or visual qualities / outcomes that marker buildings in the Precinct should do / achieve or not do / achieve, and why?
- 2.3 What do terms such as "slender" and "proportion" mean? Consider answers with reference to existing building examples with reference dimensions and form-qualities.
- 2.4 In what context(s) might views of / proximity to / exposure to large-scale buildings (height, width, or both) be adverse and what are those potential adverse effects? Conversely, in what context(s) might such buildings have positive effects, and what are those?
- 2.5 What are the key contextual factors affecting the Site including the relationship of the Site to the Precinct and wider Central City; the potential Te Ara Tukutuku project; the Site's visual exposure generally; or other matters?

Areas of disagreement

- 2.6 Discuss and set out any remaining concerns with the Application's urban design and landscape effects relating to:
 - (a) building height;
 - (b) building massing;
 - (c) building visual dominance;
 - (d) shading effects;
 - (e) neighbourhood character;
 - (f) landscape character – Cityscape;
 - (g) public realm interfaces;
 - (h) residential amenity;
 - (i) landscape effects; and
 - (j) visual effects.

Panel directions in relation to the Tower building

- 2.7 Discuss, and, so far as possible, agree a series of design refinements that could be made to the mass, proportion and architectural expression of the Tower building in order to achieve the following outcomes:
- (a) reduce or mitigate the overall bulk and prominence of the Tower building when viewed from the west and south;
 - (b) the anticipated transition and scale relationship between the City Centre core and the Precinct / harbour edge;
 - (c) greater integration of the Tower building with the Cityscape when viewed from the west and south; and
 - (d) greater congruity with the established character of the Wynyard Quarter and the future outcomes sought in the relevant plan provisions as the Quarter evolves and develops.