



188 Beaumont Street

30 Madden and Wynyard Central View Analysis

Notes relevant to our analysis:

- View studies are generated from the Warren and Mahoney in-house Wynyard Quarter digital model and assembled from various sources including AUDO (Formally Eke Panuku). Building forms are approximate representations rather than surveyed data. Topography is approximate and derived from GIS / Lidar data.
- Our models for the 30 Madden building and Wynyard Central building are approximate, based on original RC information, and not surveyed. Detailed floorplans have not been reviewed in preparing this analysis which is intended to provide generalised guidance on potential view impacts.
- Further analysis including photography from specific apartments could be undertaken if required and access is made available.

Prepared for:
Westhaven Residential Limited Partnership

Document Revision Status:
Rev. A

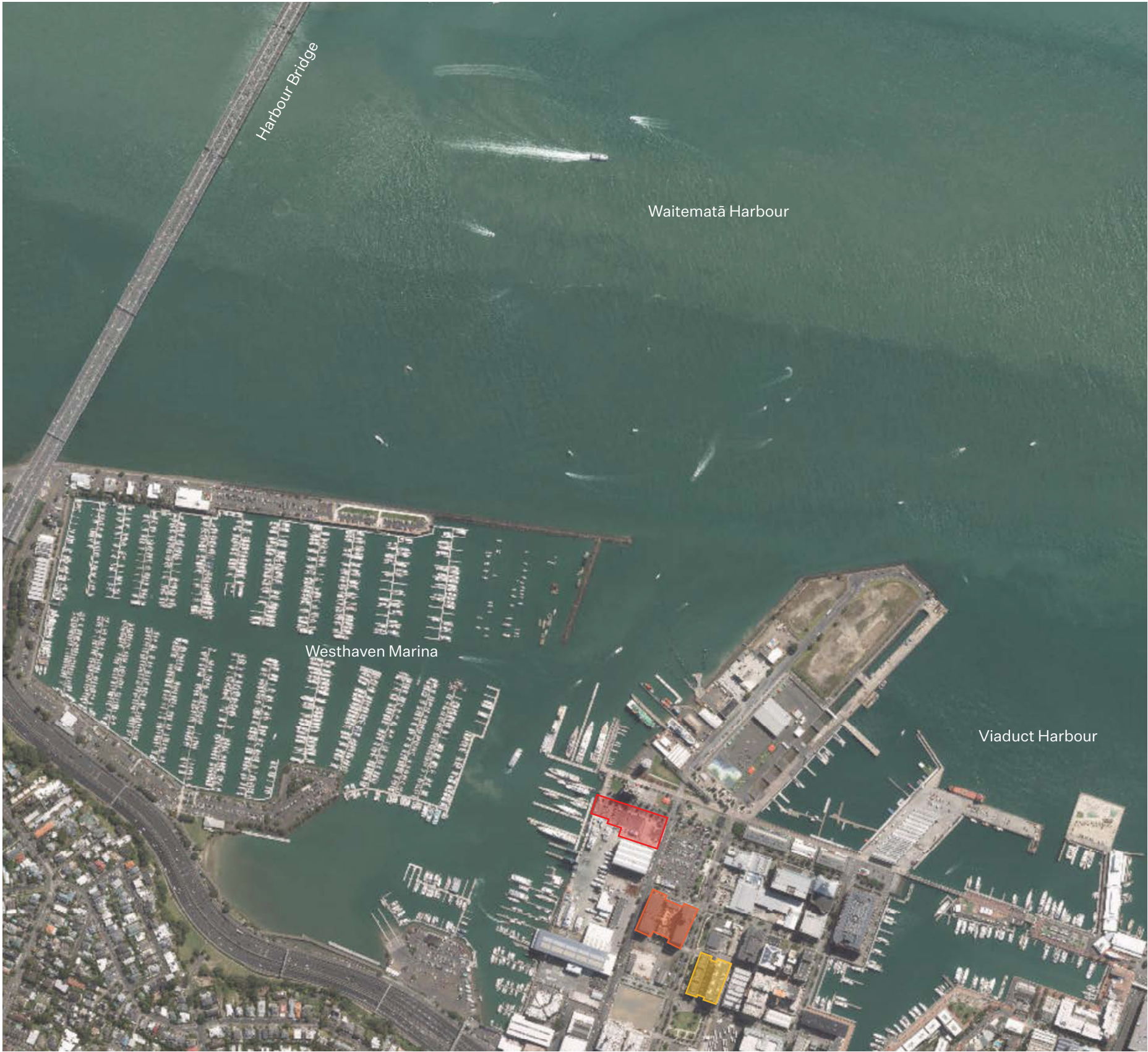
04th August 2026

View Map
Context



The following diagram indicates the location of 188 Beaumont and the neighbouring apartment buildings 30 Madden and Wynyard Central in their surrounding context.

	188 Beaumont Street (Site)
	30 Madden Building
	Wynyard Central



View Map
Wynyard Quarter

The following diagram indicates the location of eight viewpoints from 30 Madden and Wynyard Central looking towards the 188 Beaumont site.

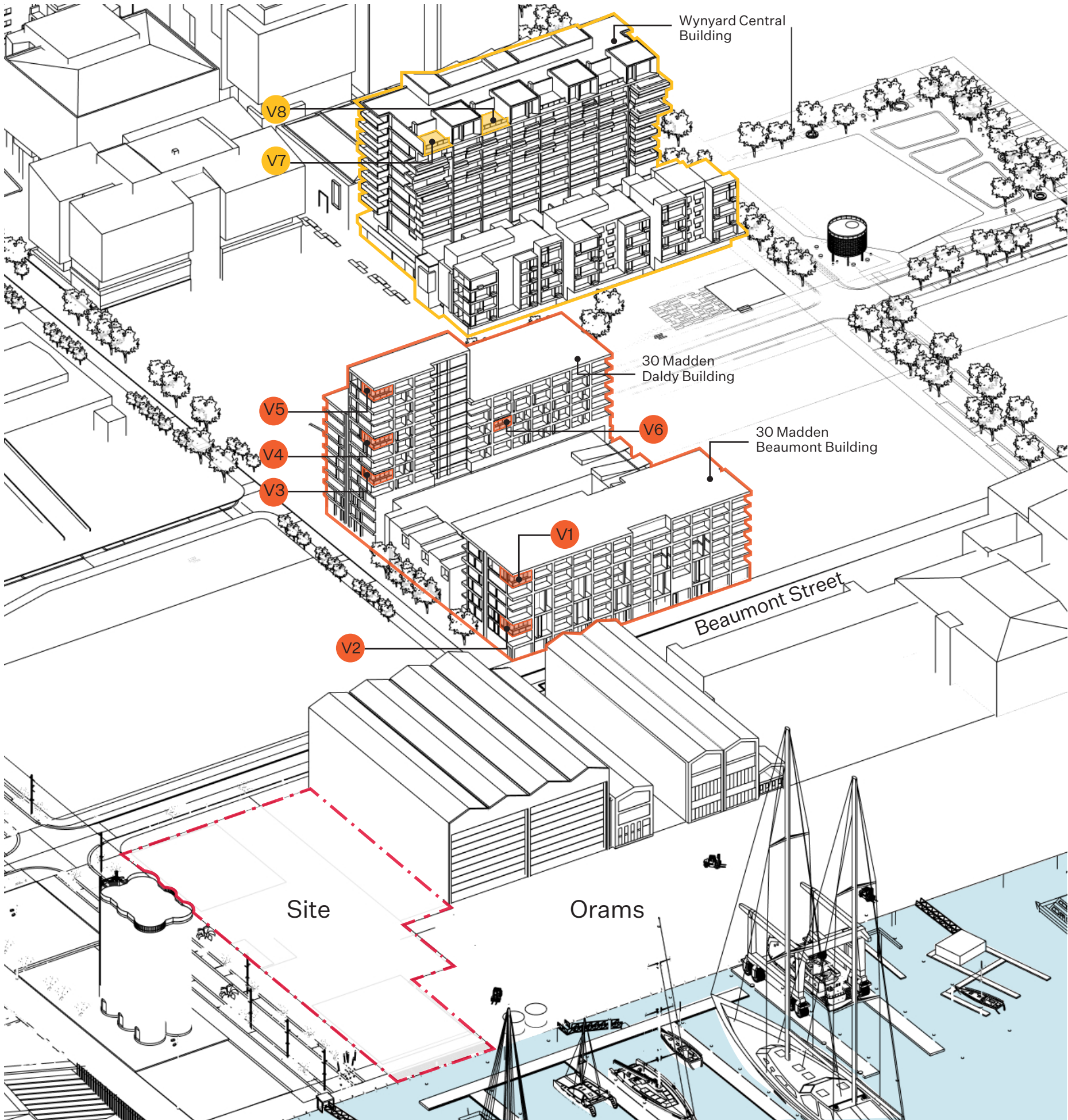
	188 Beaumont Street Boundary
	30 Madden Building
	Wynyard Central Building
	Location of viewpoint from 30 Madden
	Location of viewpoint from Wynyard Central



View Diagram Wynyard Quarter

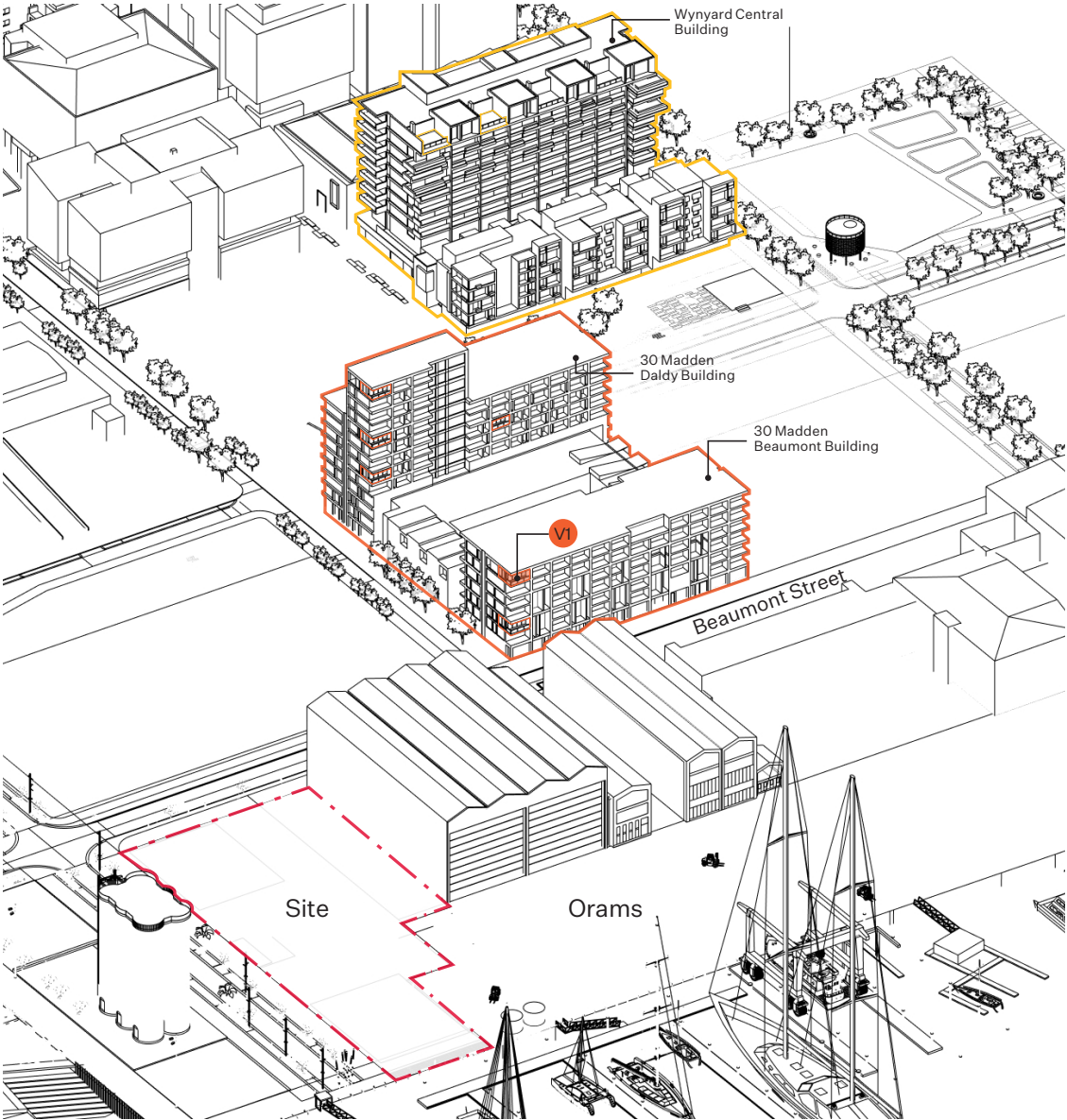
The following diagram indicates the location of eight viewpoints from 30 Madden and Wynyard Central looking towards the 188 Beaumont site.

	188 Beaumont Street Boundary
	30 Madden Building
	Wynyard Central Building
	Location of viewpoint from 30 Madden
	Location of viewpoint from Wynyard Central



Viewpoint 1
30 Madden Beaumont Building
Level 6 NW Corner Apartment
Modelled Existing Views

View Angle: 50°
 Height above Floor Level: 1.6m



View 1: West



View 1: Northwest

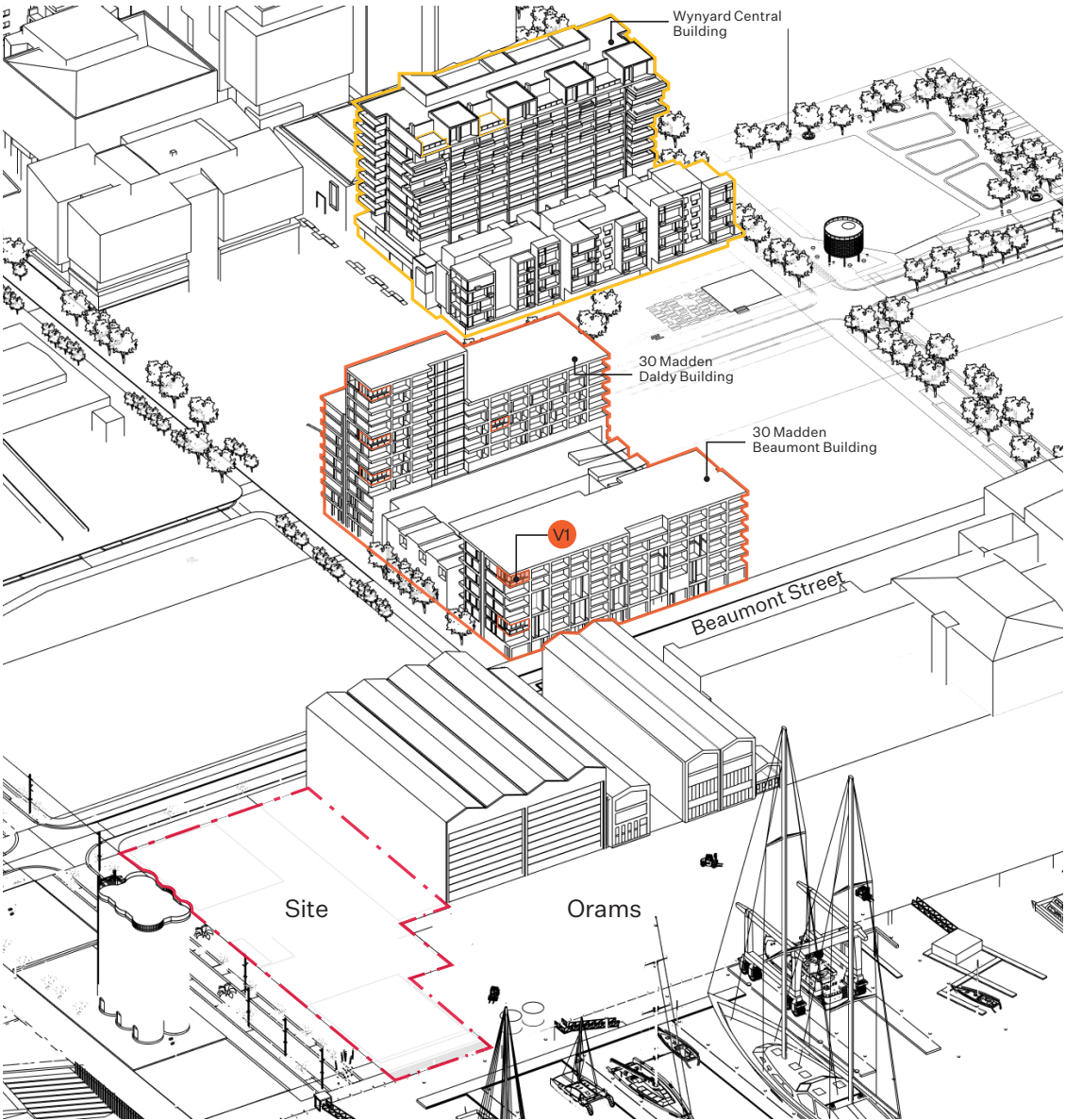


View 1: North

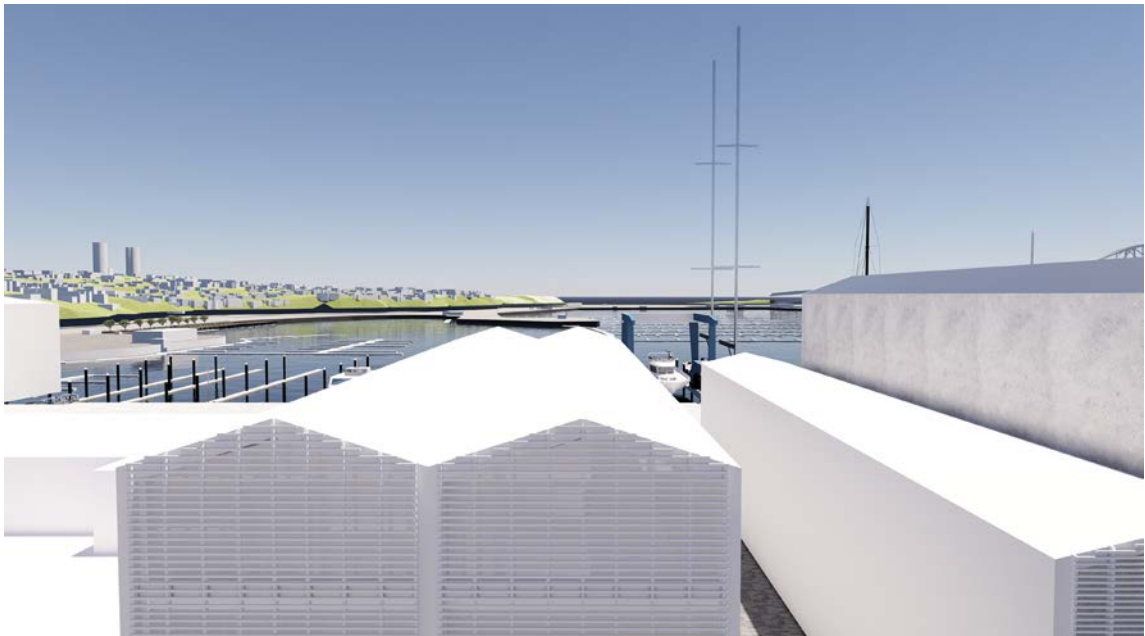


Viewpoint 1
30 Madden Beaumont Building
Level 6 NW Corner Apartment
Modelled Proposed Views

View Angle: 50°
 Height above Floor Level: 1.6m



View 1: West



View 1: Northwest

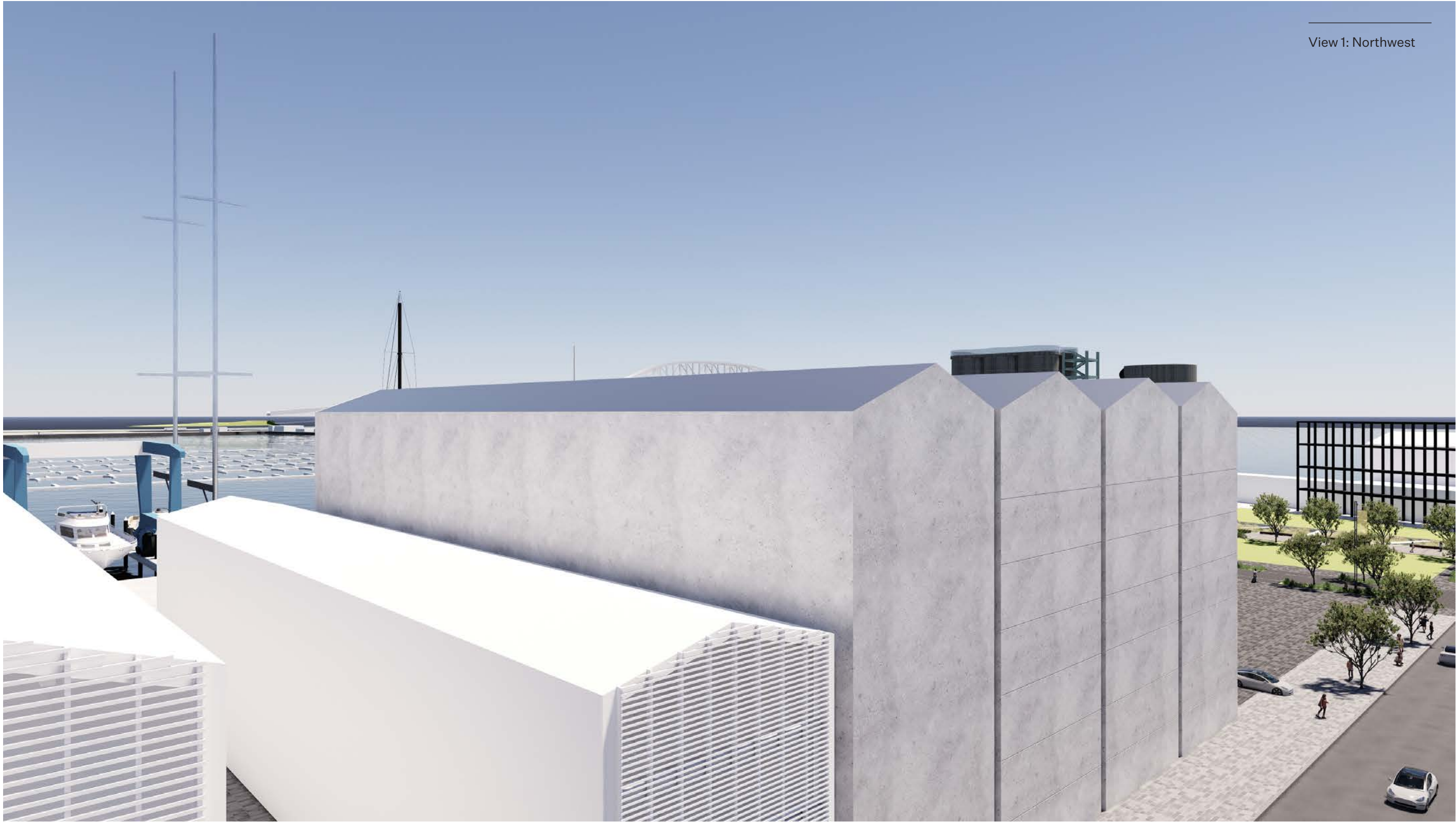
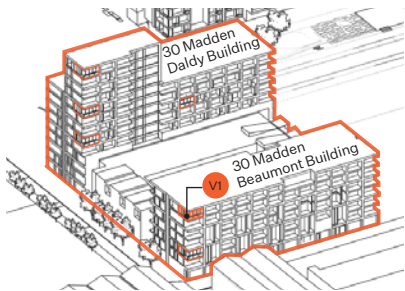


View 1: North



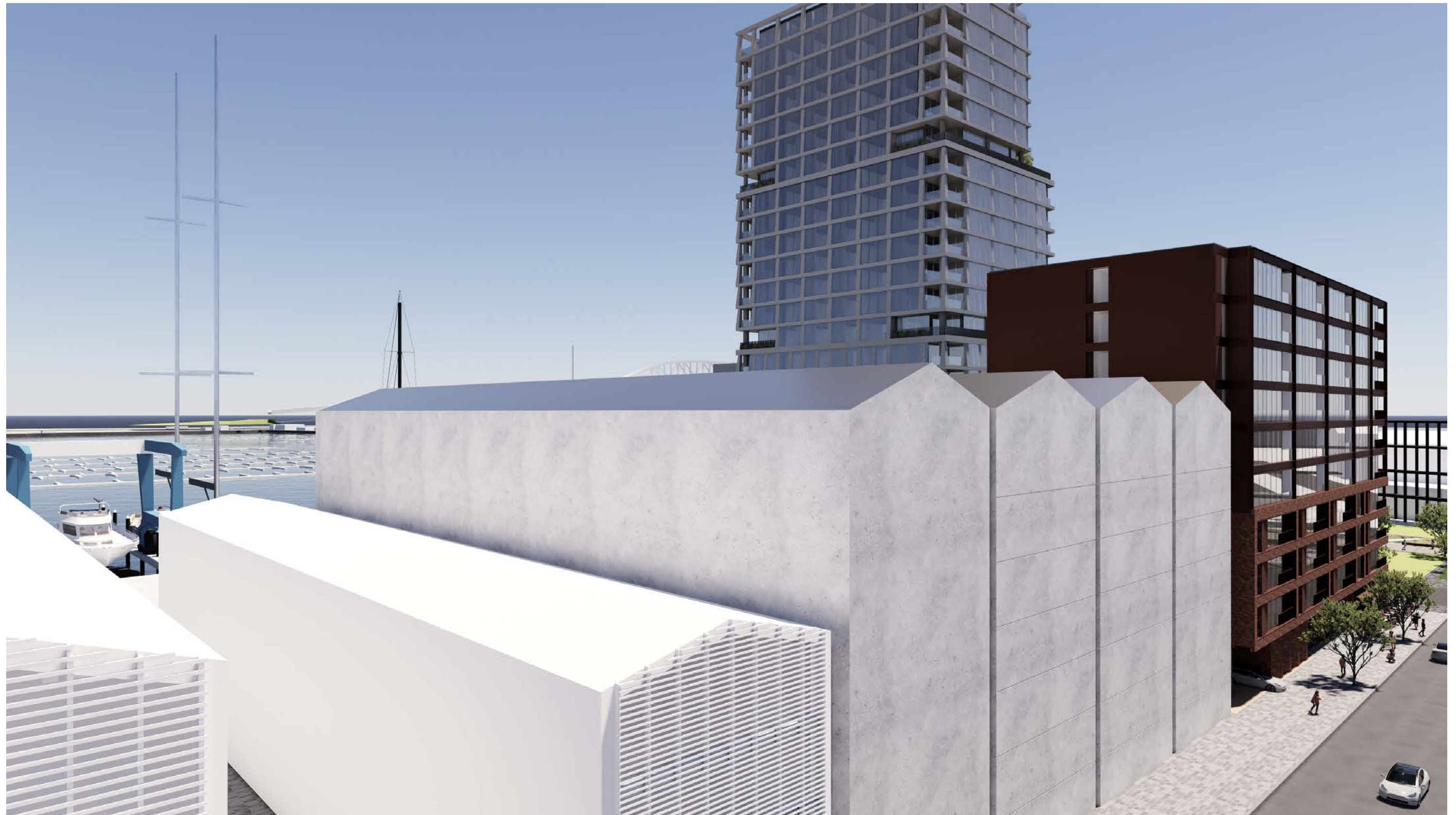
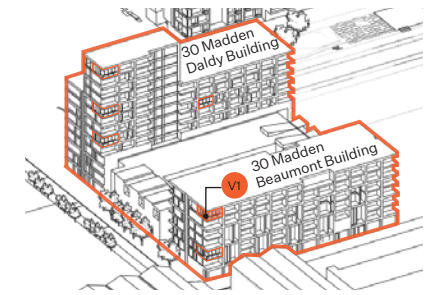
Viewpoint 1 - Northwest
30 Madden Beaumont Building
Level 6 NW Corner Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



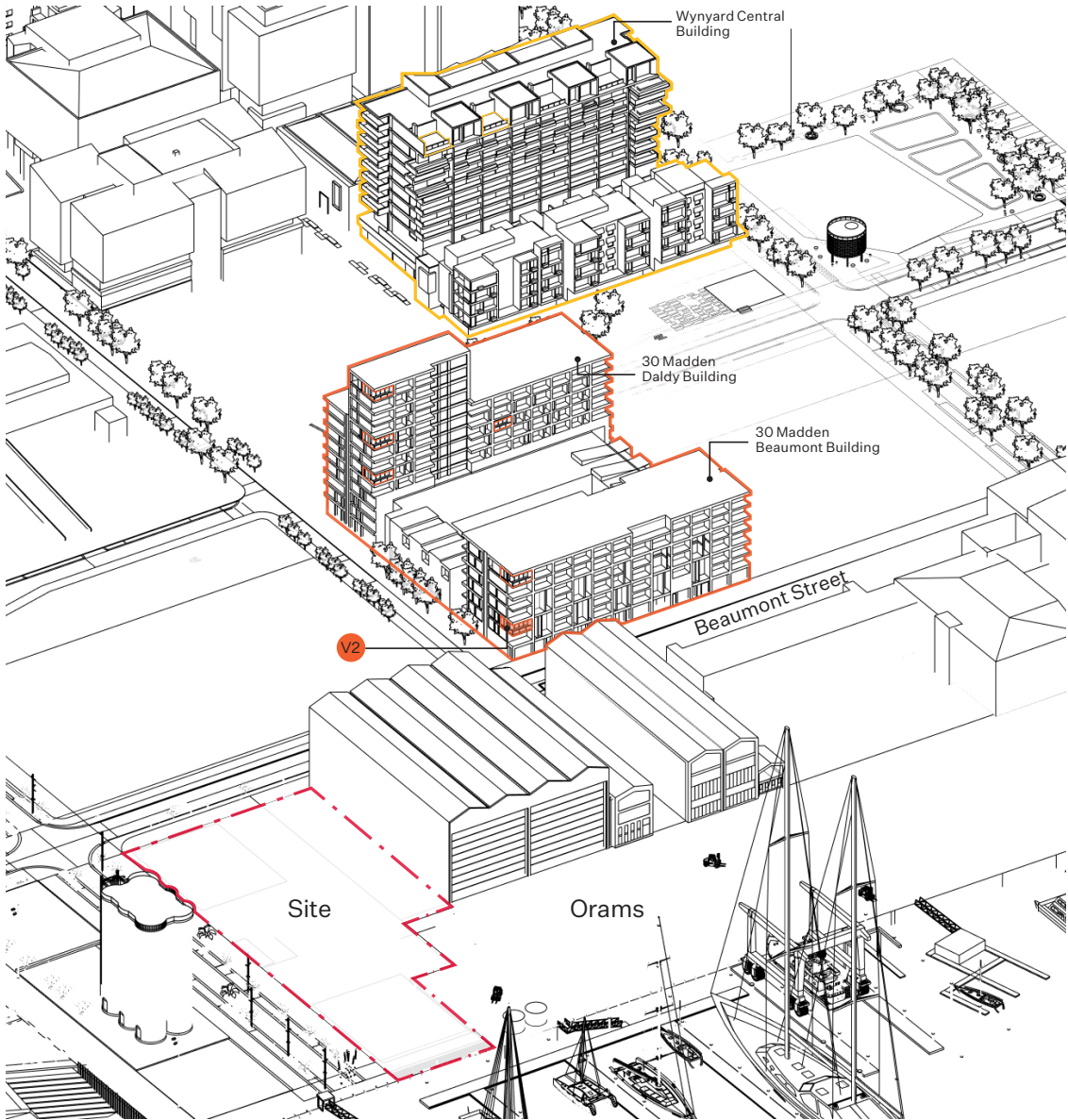
Viewpoint 1 - Northwest
30 Madden Beaumont Building
Level 6 NW Corner Apartment
 Modelled Proposed View

View Angle: 50°
 Height above Floor Level: 1.6m



Viewpoint 2
30 Madden Beaumont Building
Level 2 NW Corner Apartment
Modelled Existing View

View Angle: 50°
 Height above Floor Level: 1.6m



View 2: West



View 2: Northwest

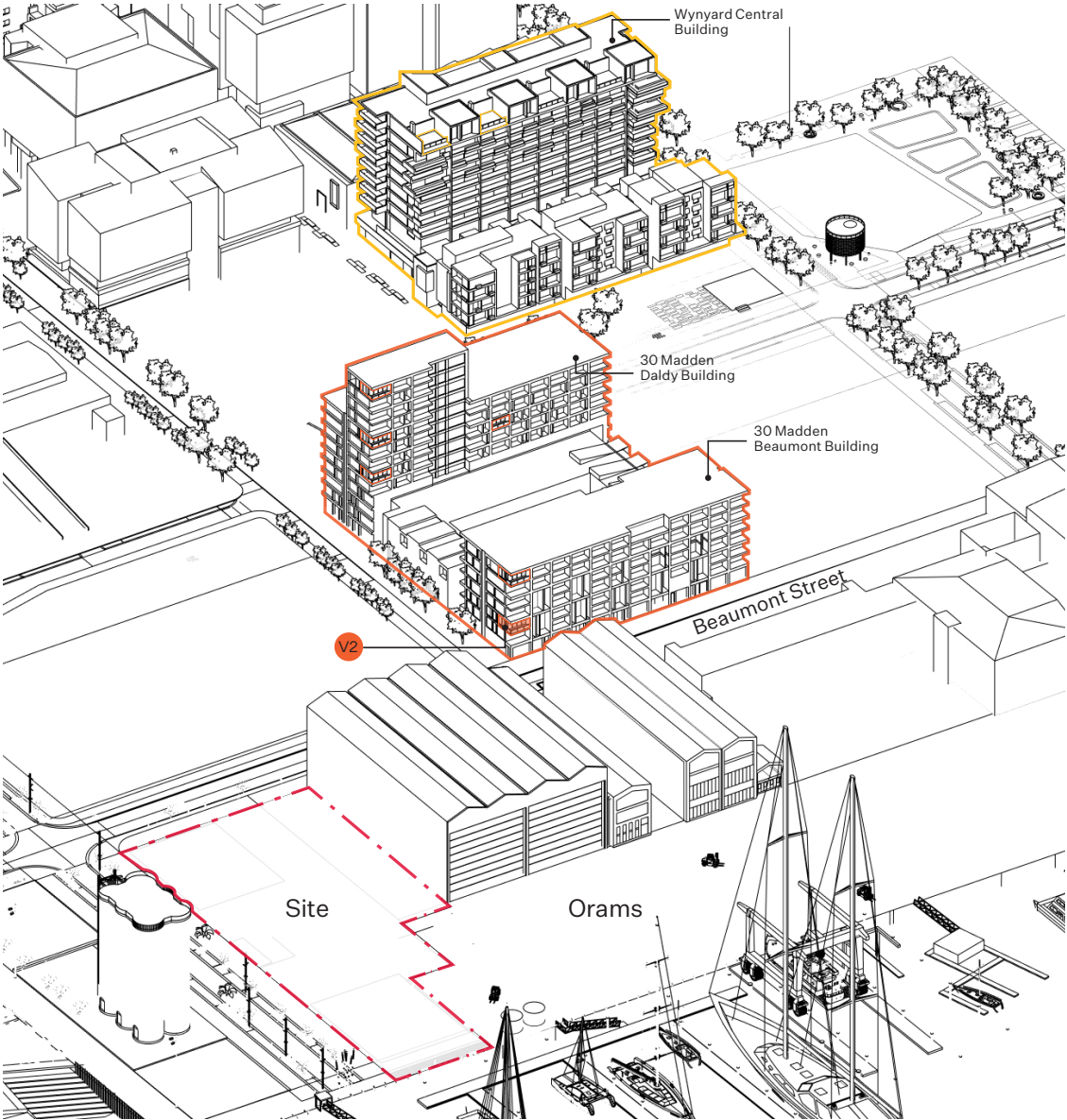


View 2: North



Viewpoint 2
30 Madden Beaumont Building
Level 2 NW Corner Apartment
 Modelled Proposed View

View Angle: 50°
 Height above Floor Level: 1.6m



View 2: West



View 2: Northwest

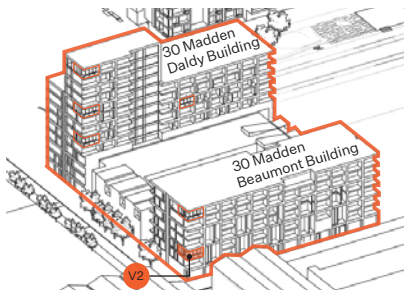


View 2: North



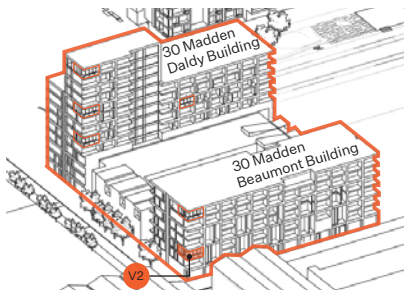
Viewpoint 2 - Northwest
30 Madden Beaumont Building
Level 2 NW Corner Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



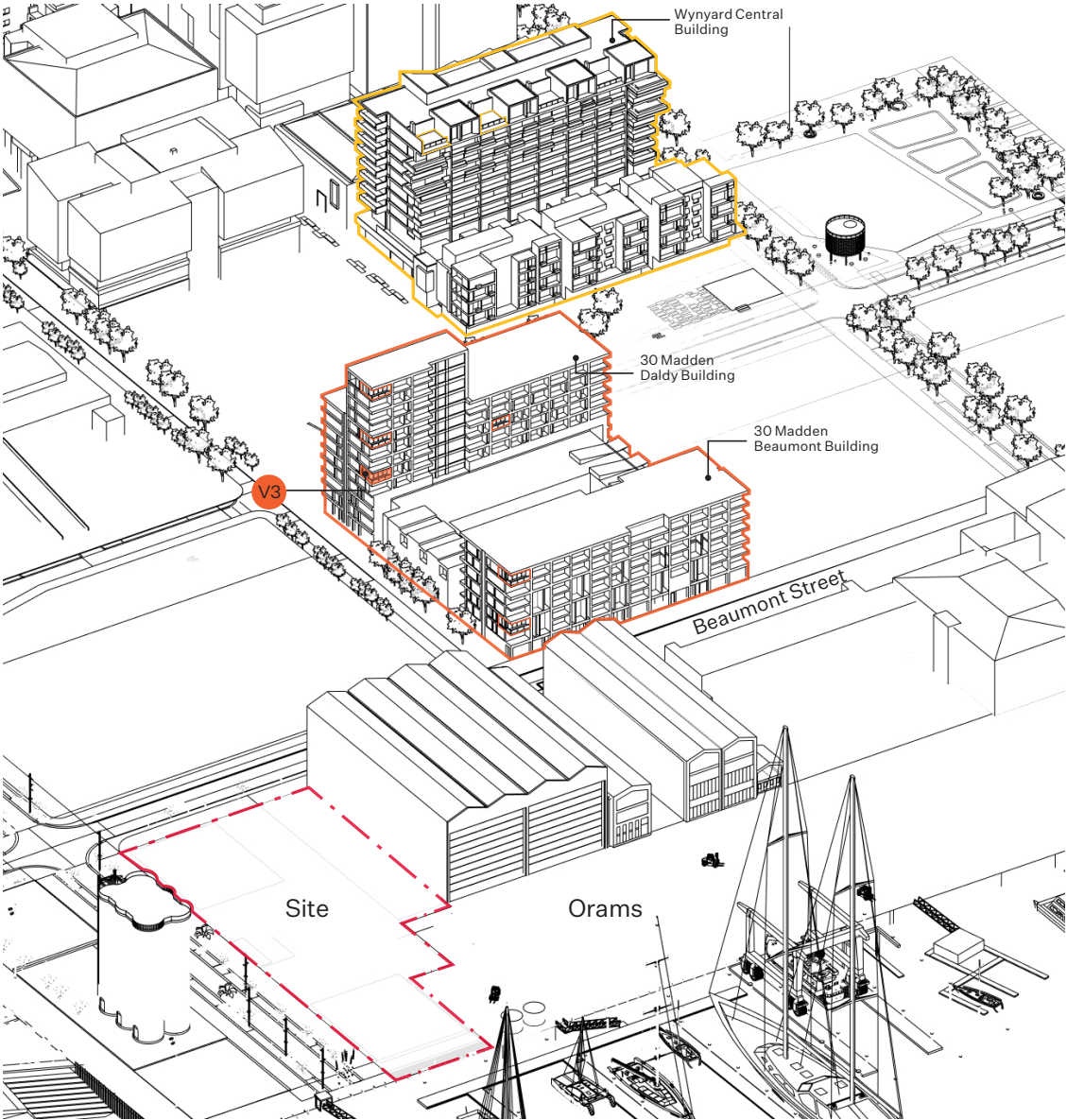
Viewpoint 2 - Northwest
30 Madden Beaumont Building
Level 2 NW Corner Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m

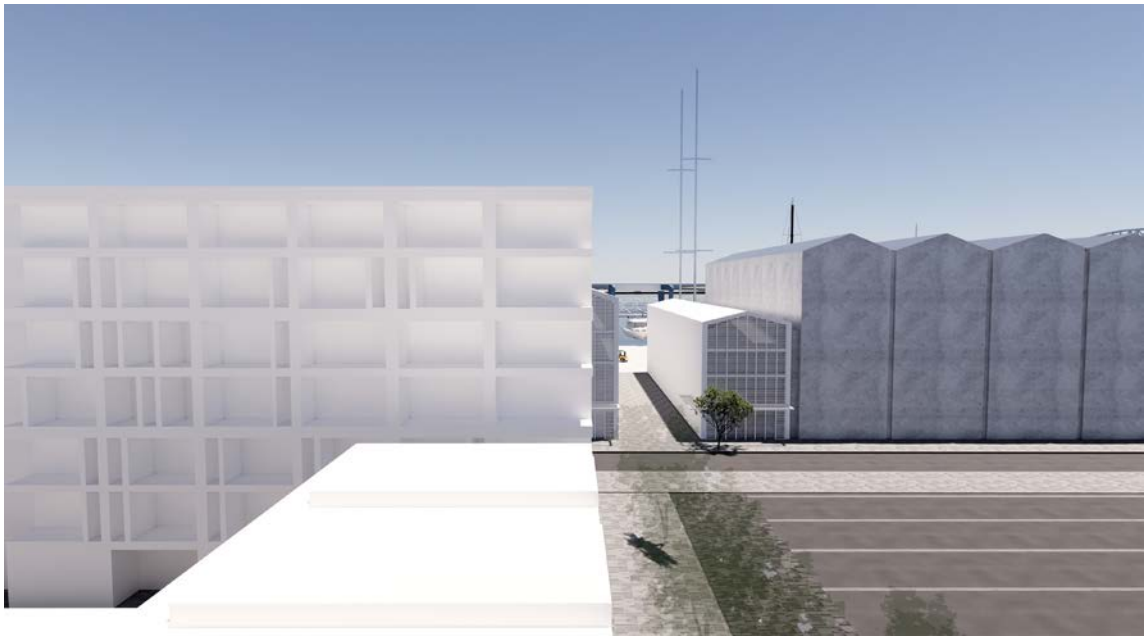


Viewpoint 3
30 Madden Daldy Building
Level 5 NW Corner Apartment
Modelled Existing View

View Angle: 50°
 Height above Floor Level: 1.6m



View 3: West



View 3: Northwest

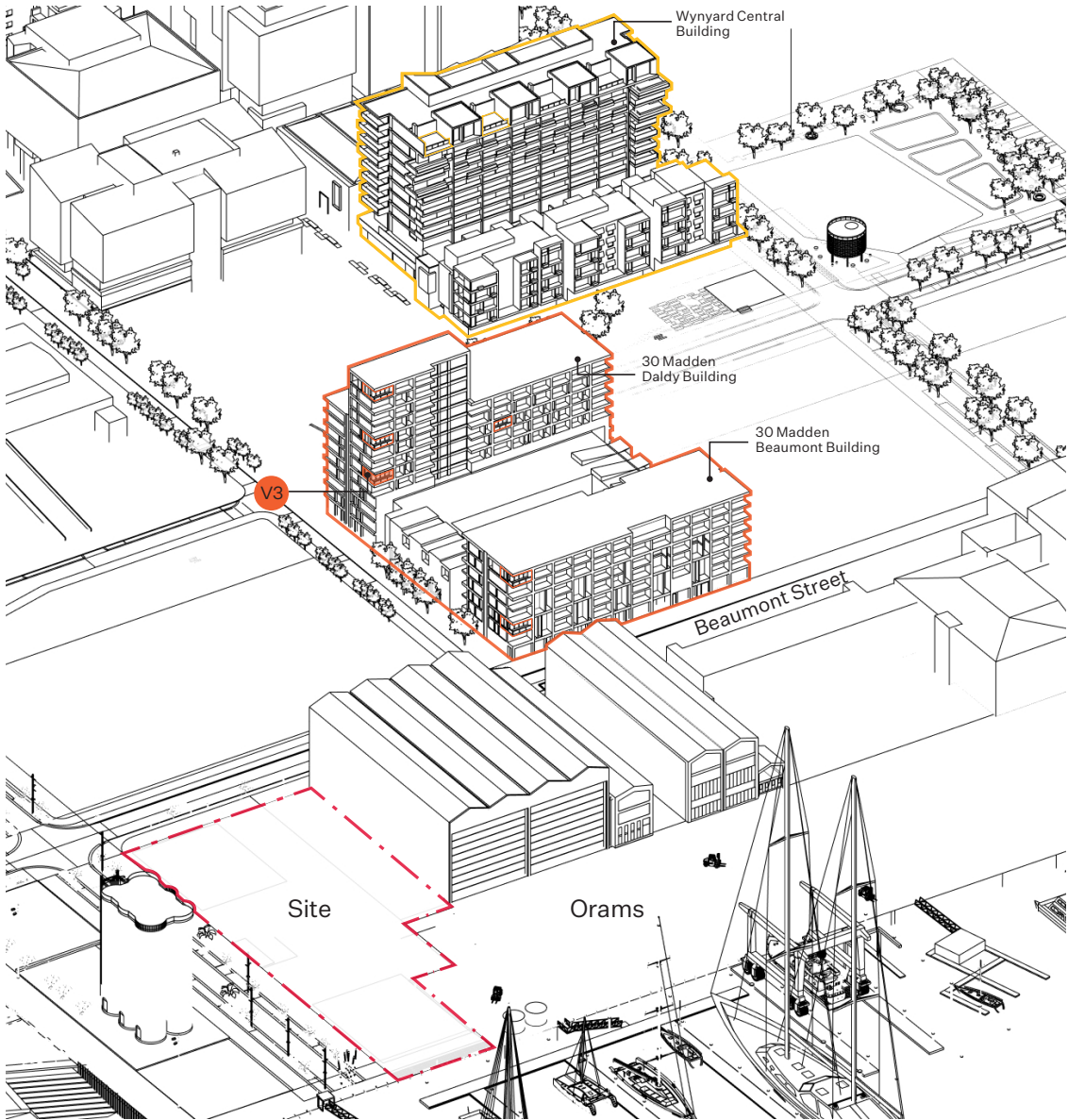


View 3: North



Viewpoint 3
30 Madden Daldy Building
Level 5 NW Corner Apartment
Modelled Proposed View

View Angle: 50°
 Height above Floor Level: 1.6m



View 3: West



View 3: Northwest

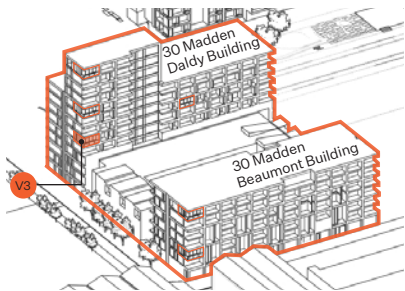


View 3: North



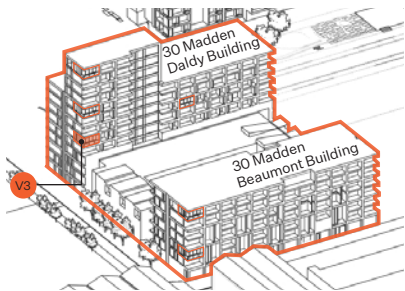
Viewpoint 3 - Northwest
30 Madden Daldy Building
Level 5 NW Corner Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



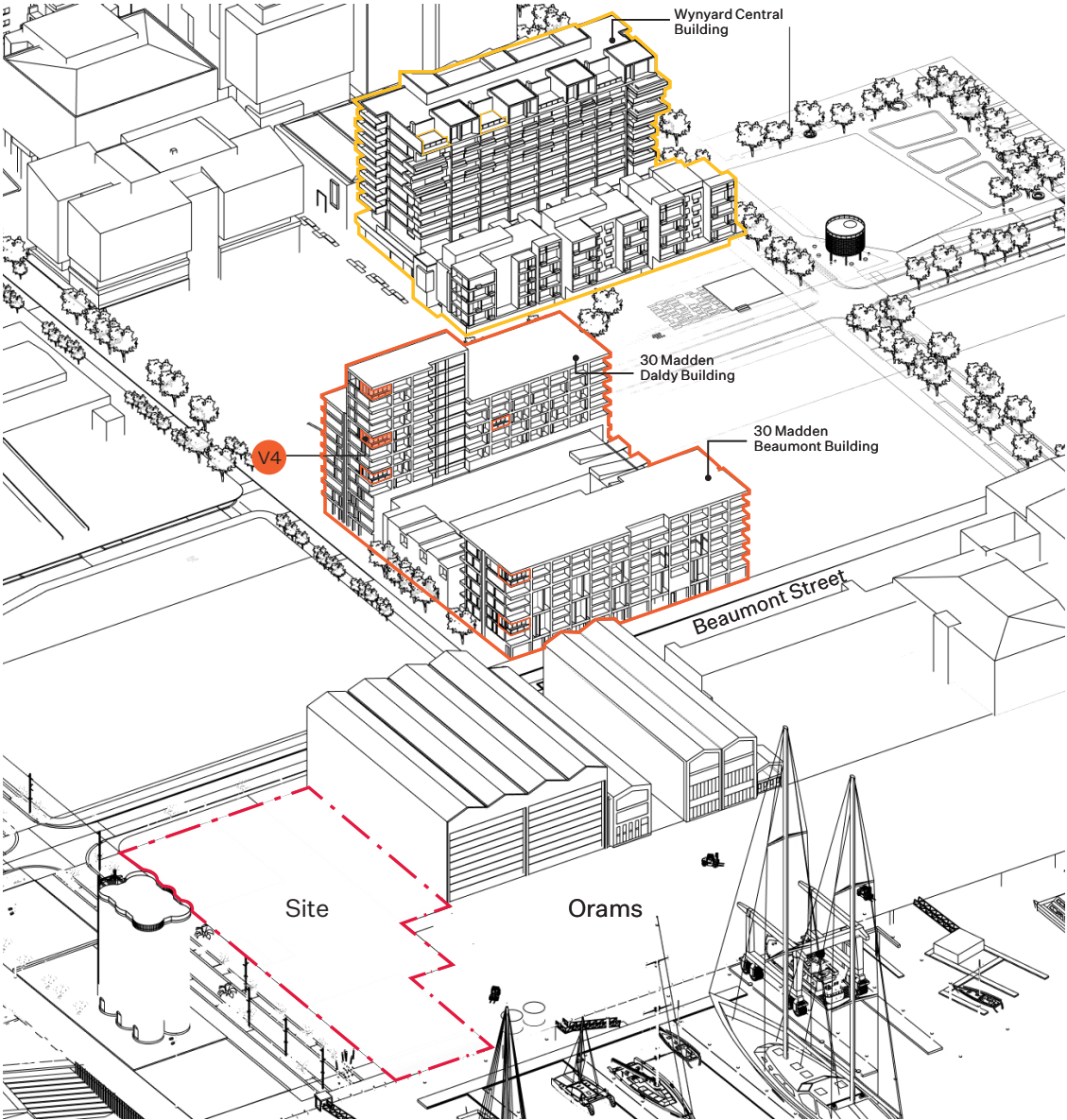
Viewpoint 3 - Northwest
30 Madden Daldy Building
Level 5 NW Corner Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



Viewpoint 4
30 Madden Daldy Building
Level 8 NW Corner Apartment
Modelled Existing View

View Angle: 50°
 Height above Floor Level: 1.6m



View 4: West



View 4: Northwest

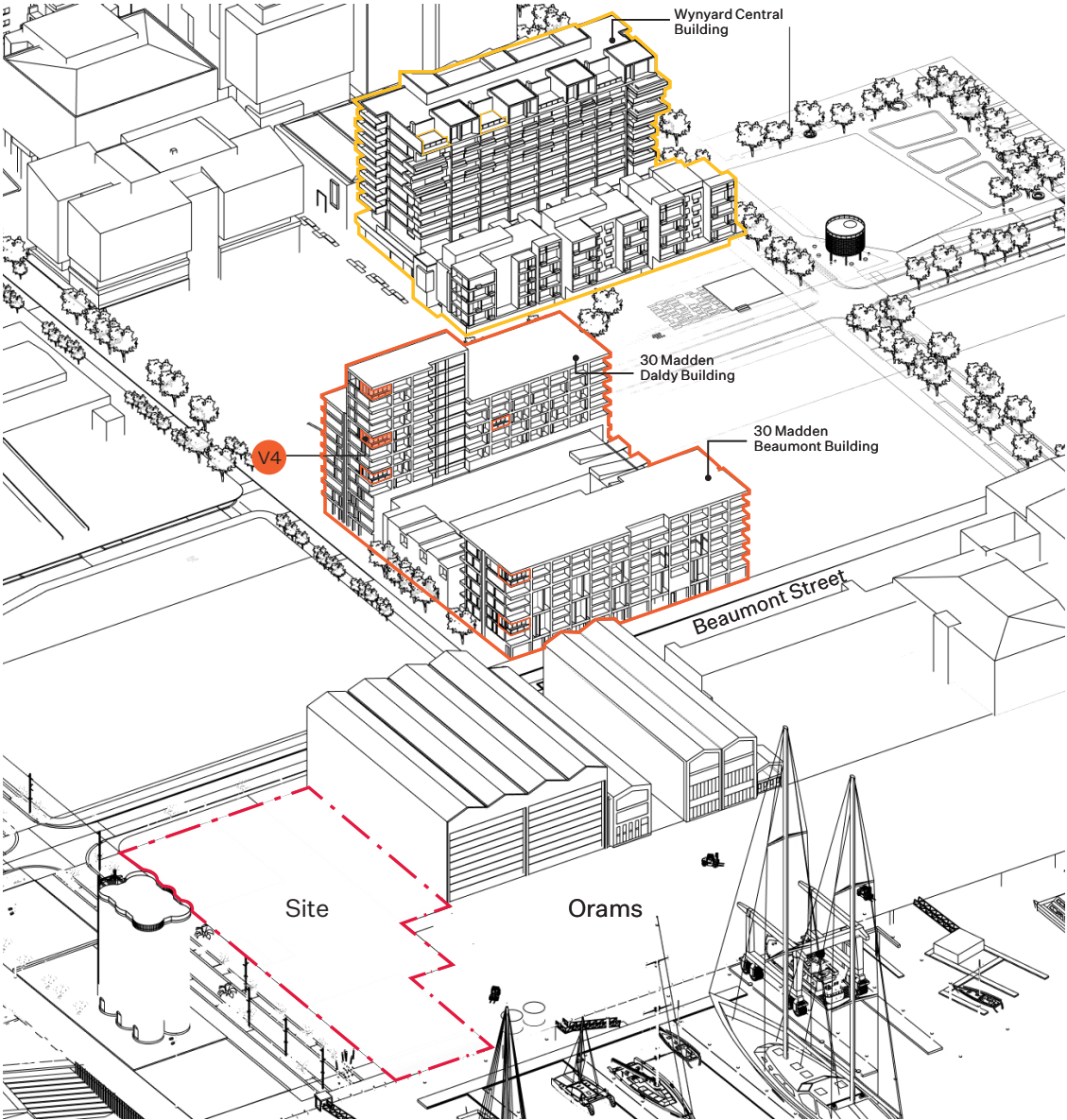


View 4: North

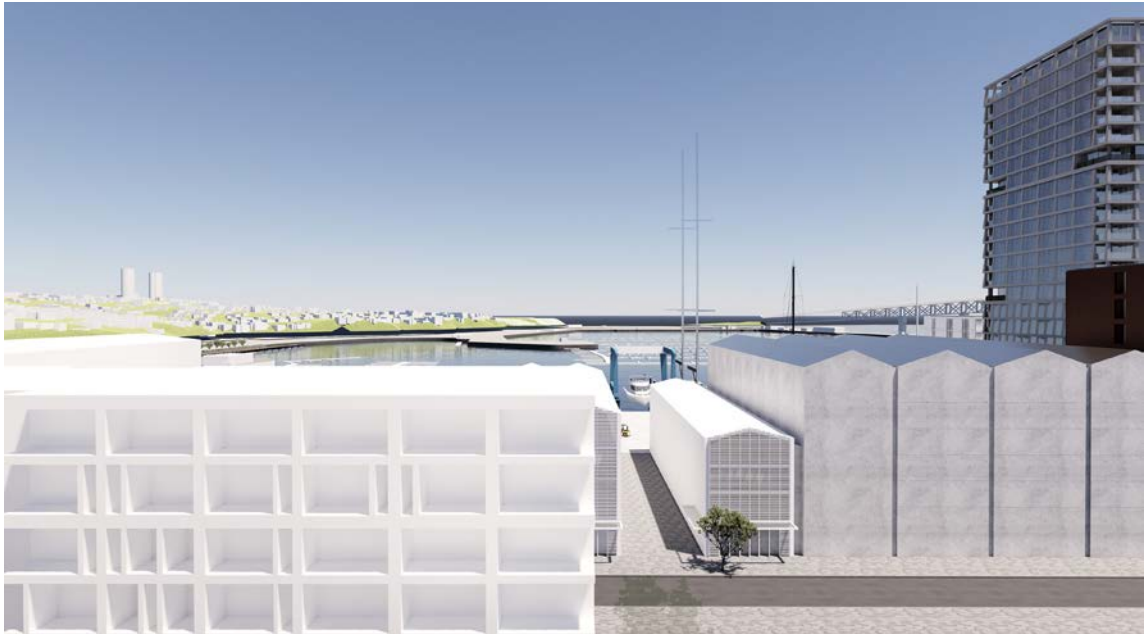


Viewpoint 4
30 Madden Daldy Building
Level 8 NW Corner Apartment
 Modelled Proposed View

View Angle: 50°
 Height above Floor Level: 1.6m



View 4: West



View 4: Northwest

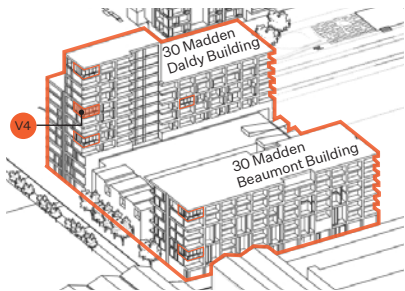


View 4: North



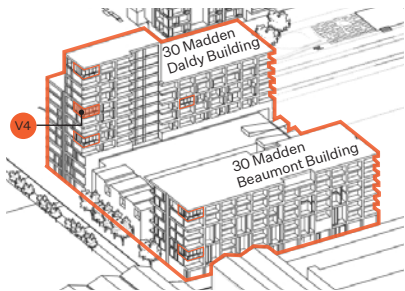
Viewpoint 4 - Northwest
30 Madden Daldy Building
Level 8 NW Corner Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



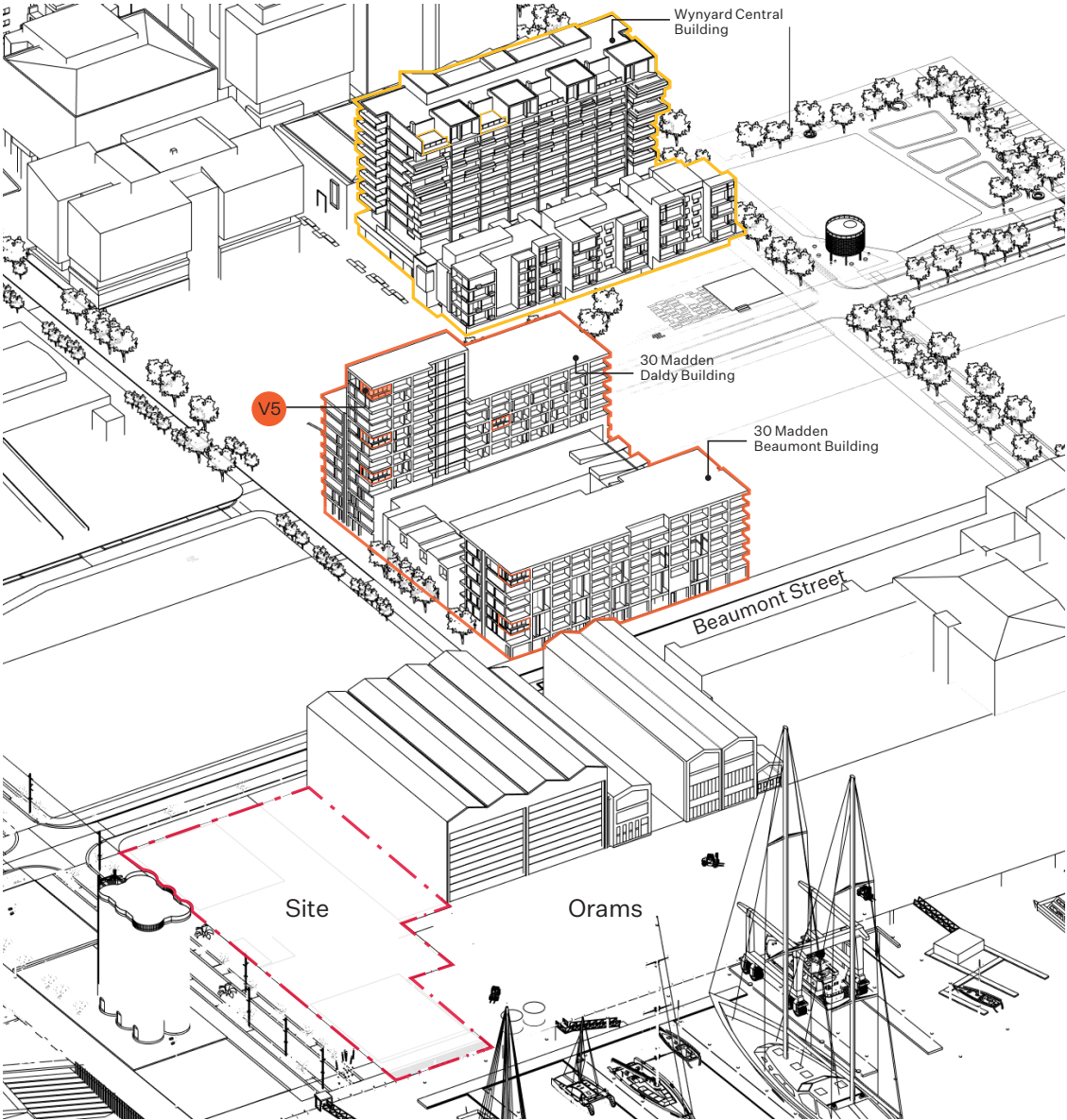
Viewpoint 4 - Northwest
30 Madden Daldy Building
Level 8 NW Corner Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



Viewpoint 5
30 Madden Daldy Building
Level 12 NW Corner Apartment
Modelled Existing View

View Angle: 50°
 Height above Floor Level: 1.6m



View 5: West



View 5: Northwest

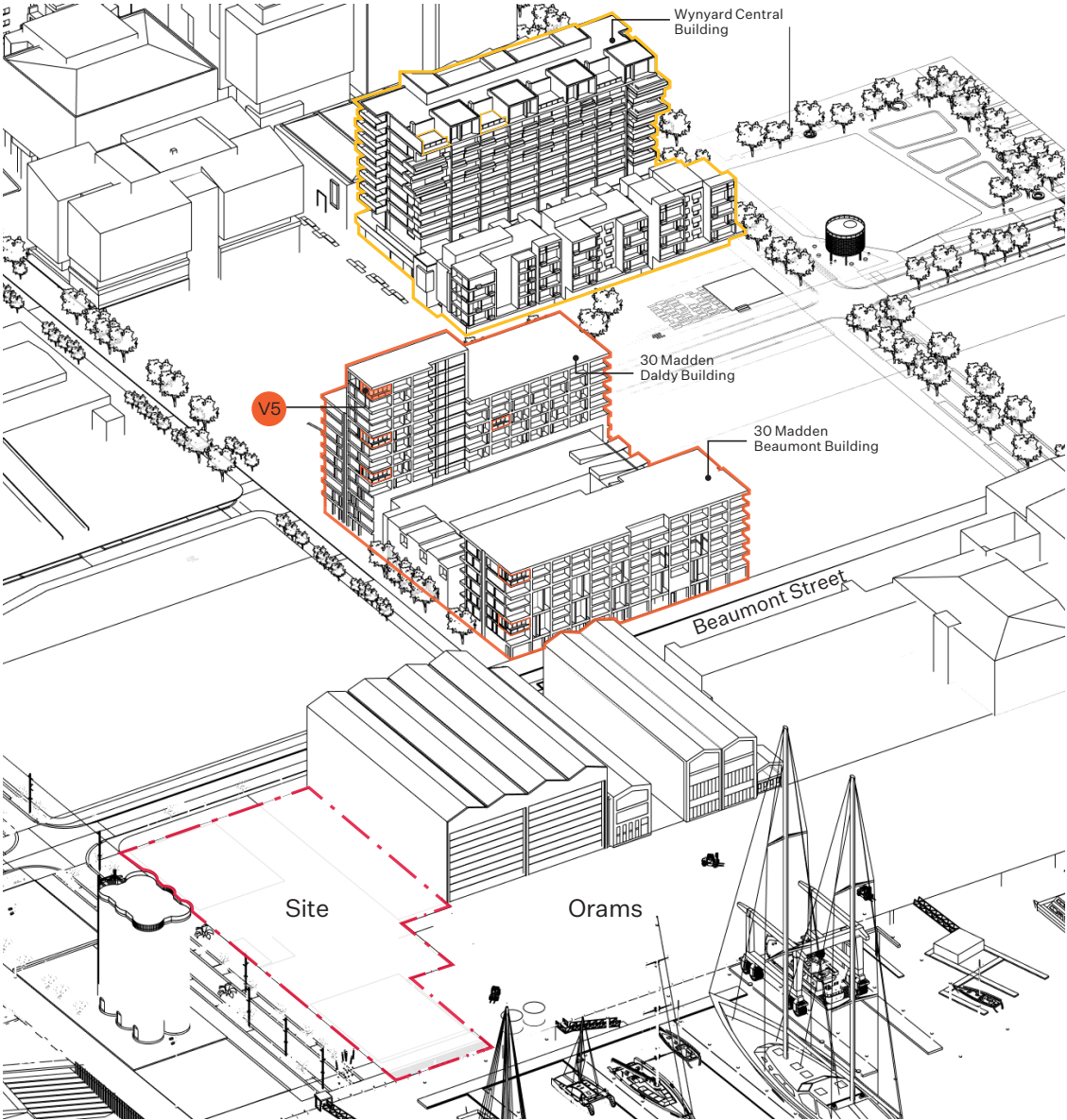


View 5: North



Viewpoint 5
30 Madden Daldy Building
Level 12 NW Corner Apartment
Modelled Proposed View

View Angle: 50°
 Height above Floor Level: 1.6m



View 5: West



View 5: Northwest

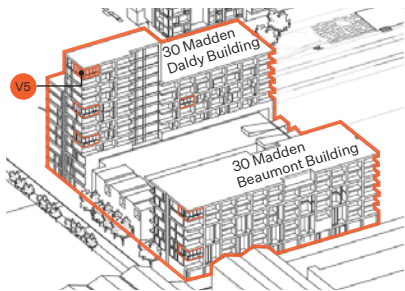


View 5: North



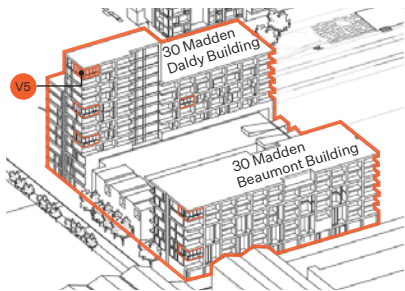
Viewpoint 5 - Northwest
30 Madden Daldy Building
Level 12 NW Corner Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



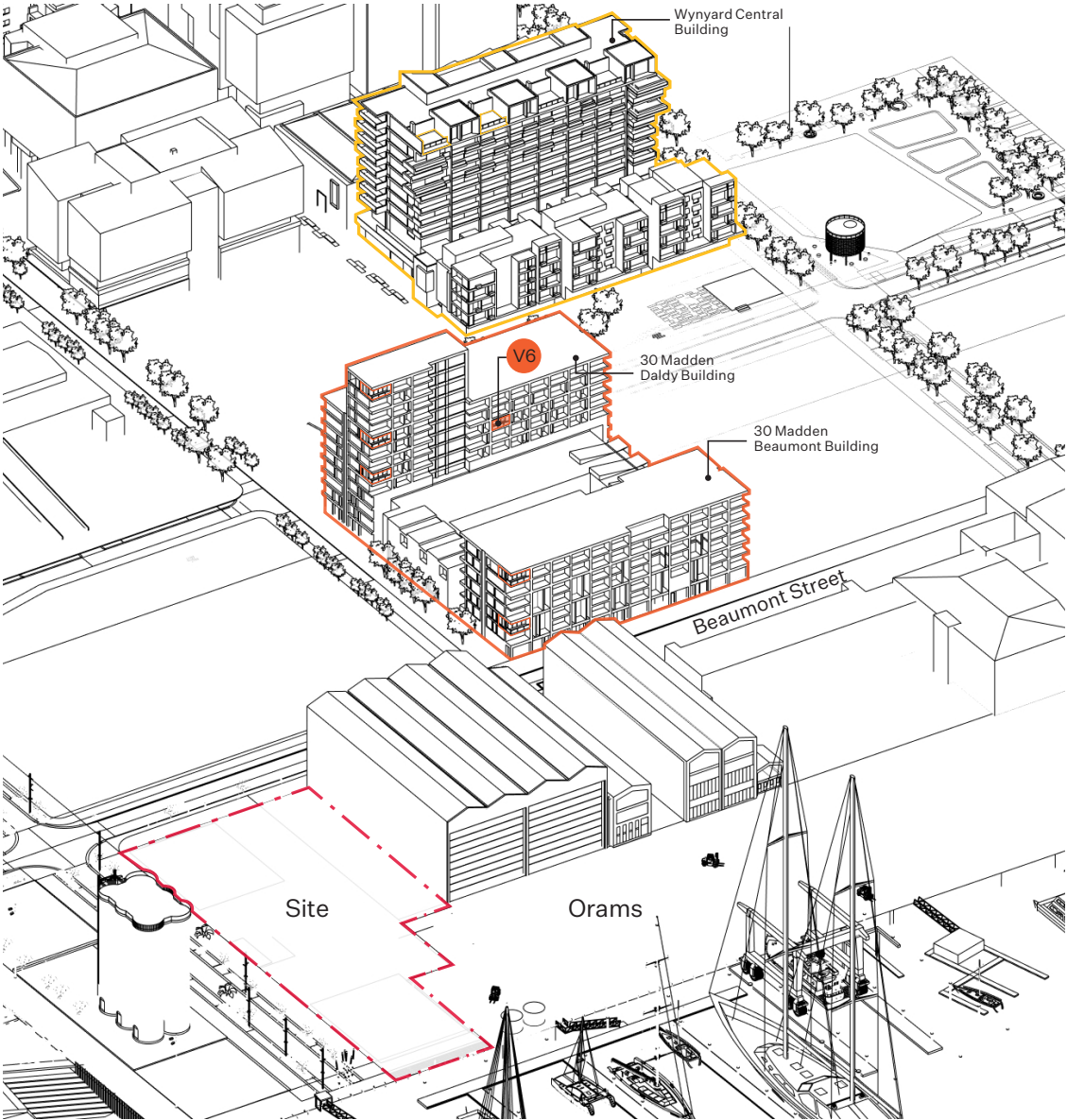
Viewpoint 5 - Northwest
30 Madden Daldy Building
Level 12 NW Corner Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



Viewpoint 6
30 Madden Daldy Building
Level 6 West Apartment
Modelled Existing View

View Angle: 50°
 Height above Floor Level: 1.6m



View 6: West

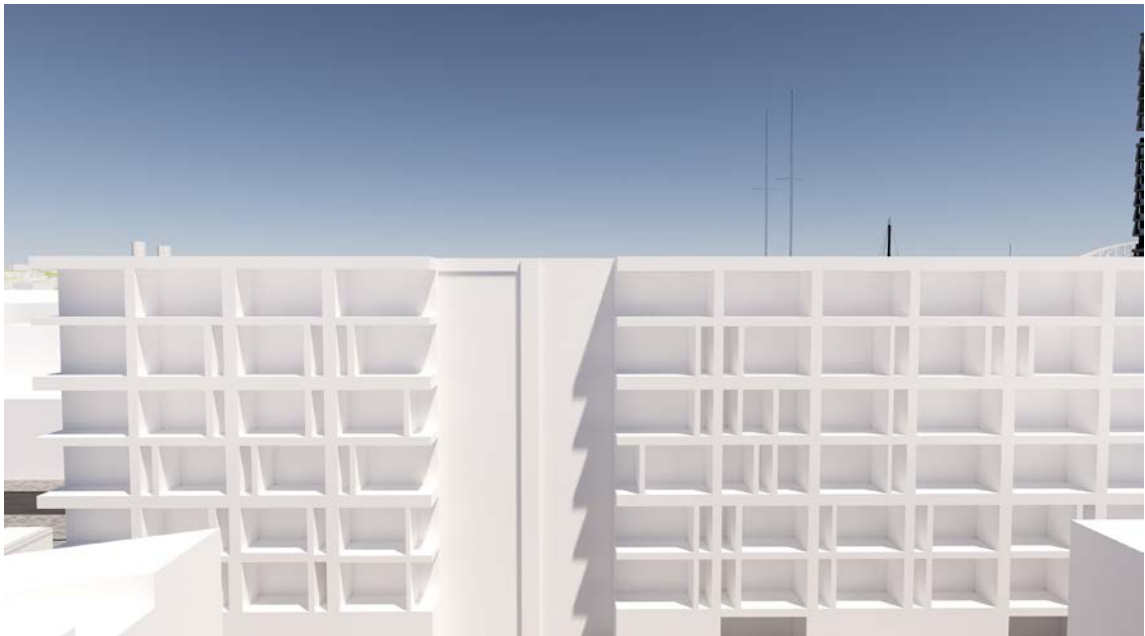
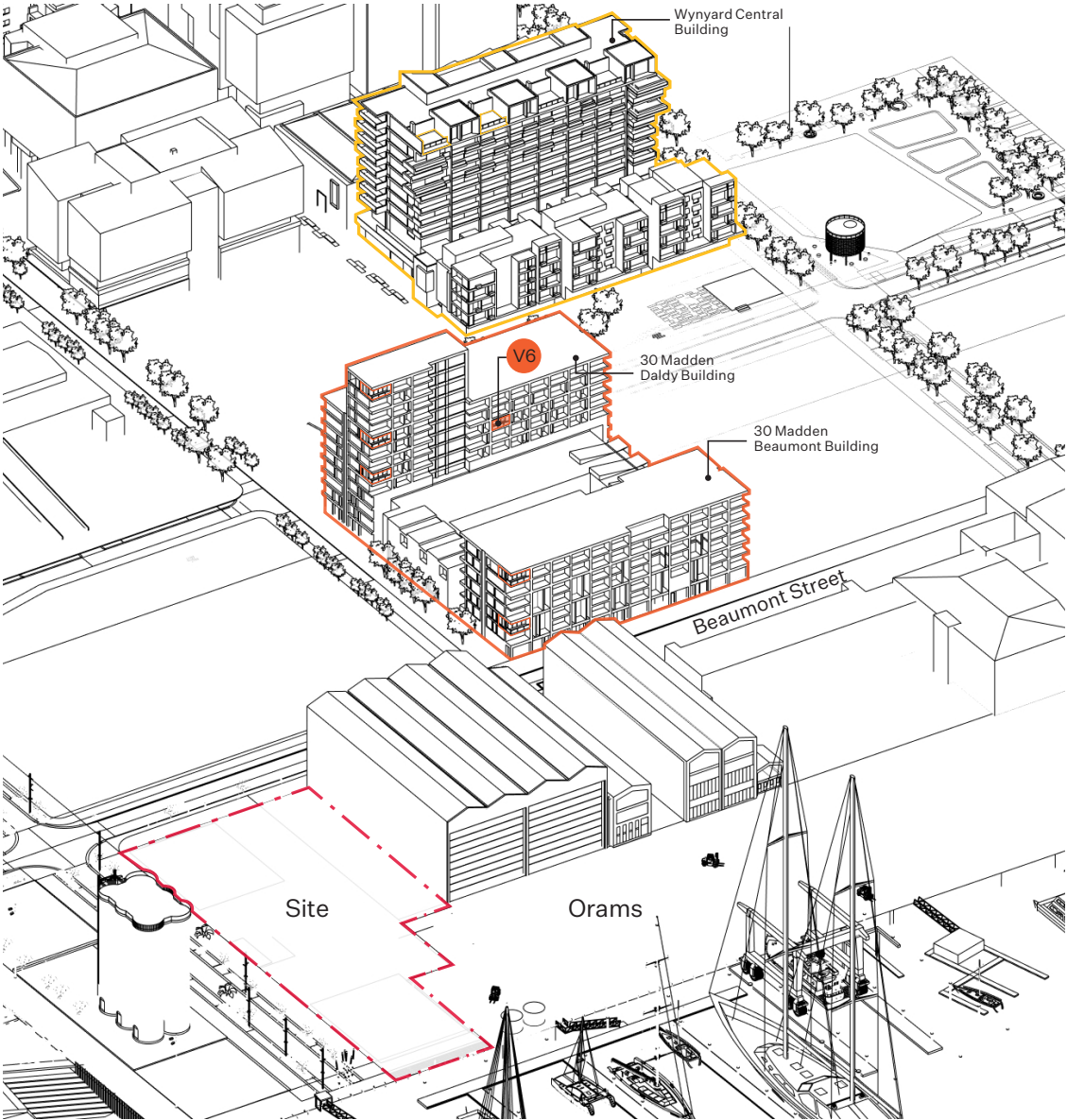


View 6: Northwest



Viewpoint 6
30 Madden Daldy Building
Level 6 West Apartment
Modelled Proposed View

View Angle: 50°
 Height above Floor Level: 1.6m



View 6: West

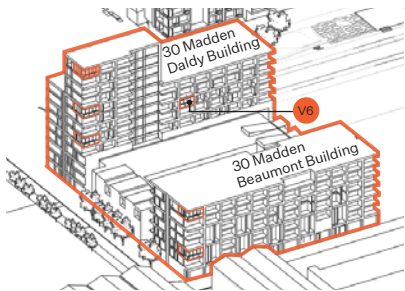


View 6: Northwest



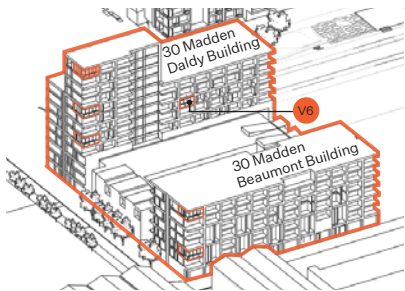
Viewpoint 6 - Northwest
30 Madden Daldy Building
Level 6 West Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



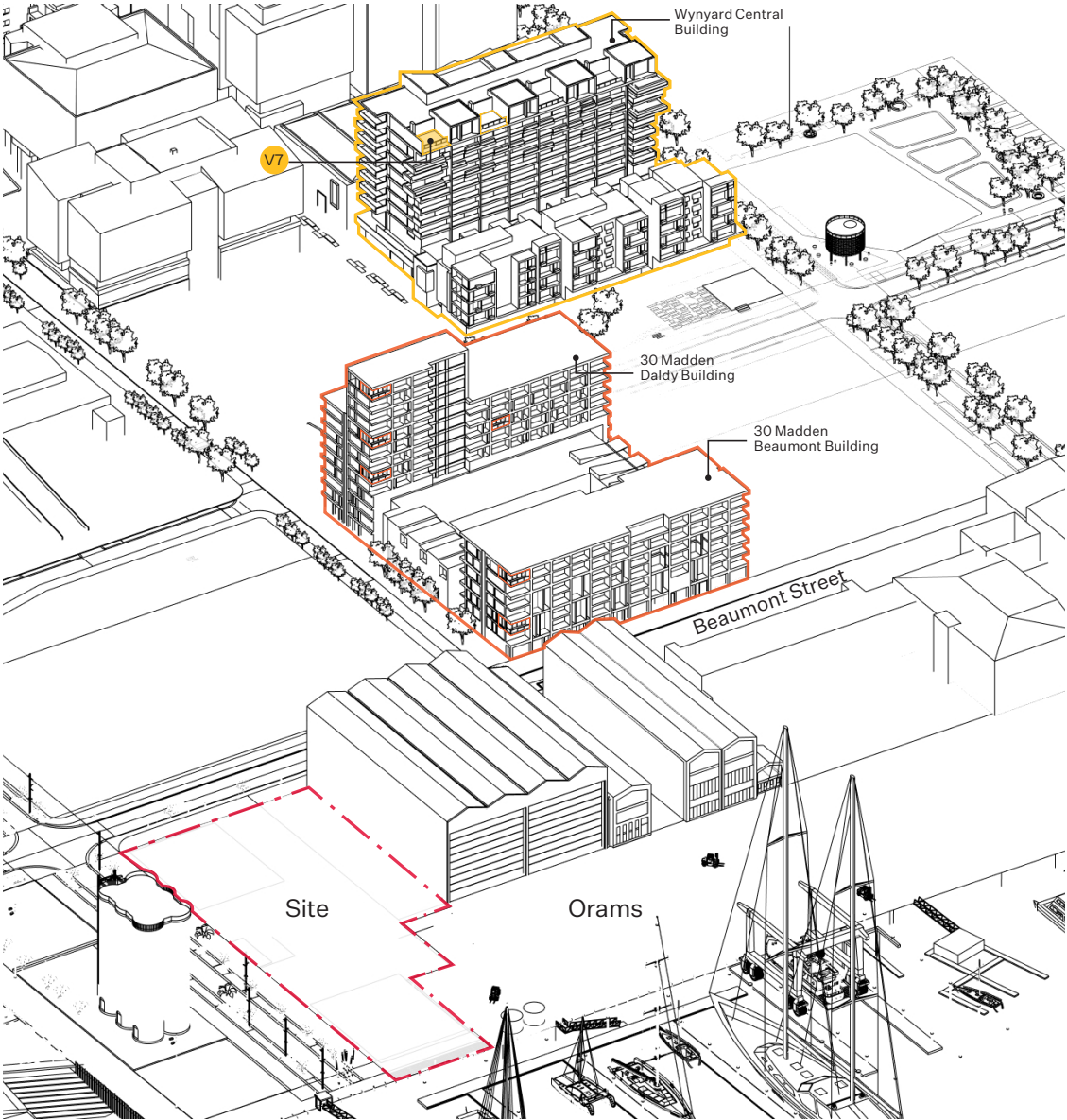
Viewpoint 6 - Northwest
30 Madden Daldy Building
Level 6 West Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



Viewpoint 7
 Wynyard Central
 Level 11 West Corner Apartment
 Modelled Existing View

View Angle: 50°
 Height above Floor Level: 1.6m



View 7: West

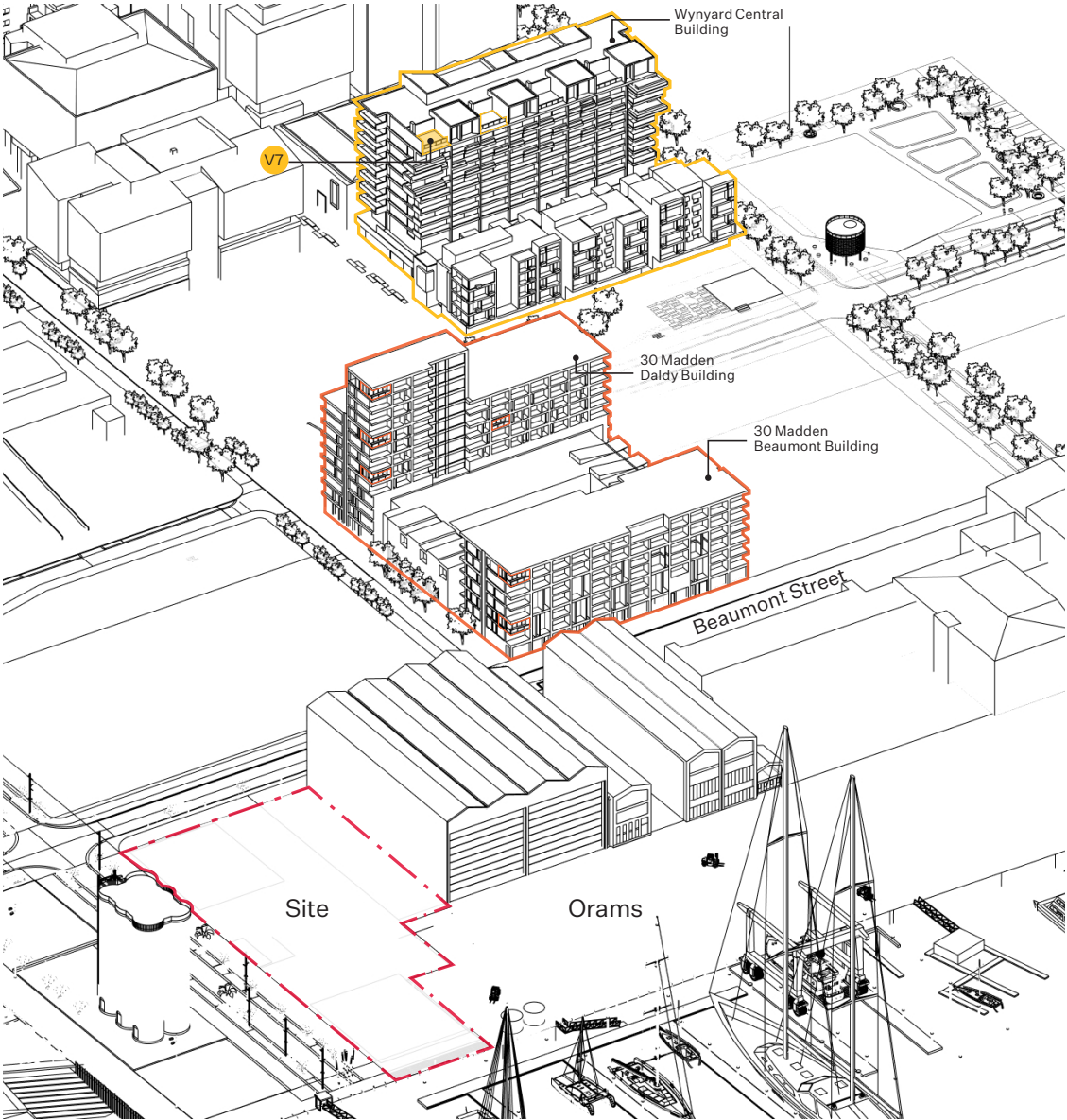


View 7: Northwest



Viewpoint 7 Wynyard Central Level 11 West Corner Apartment Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



View 7: West

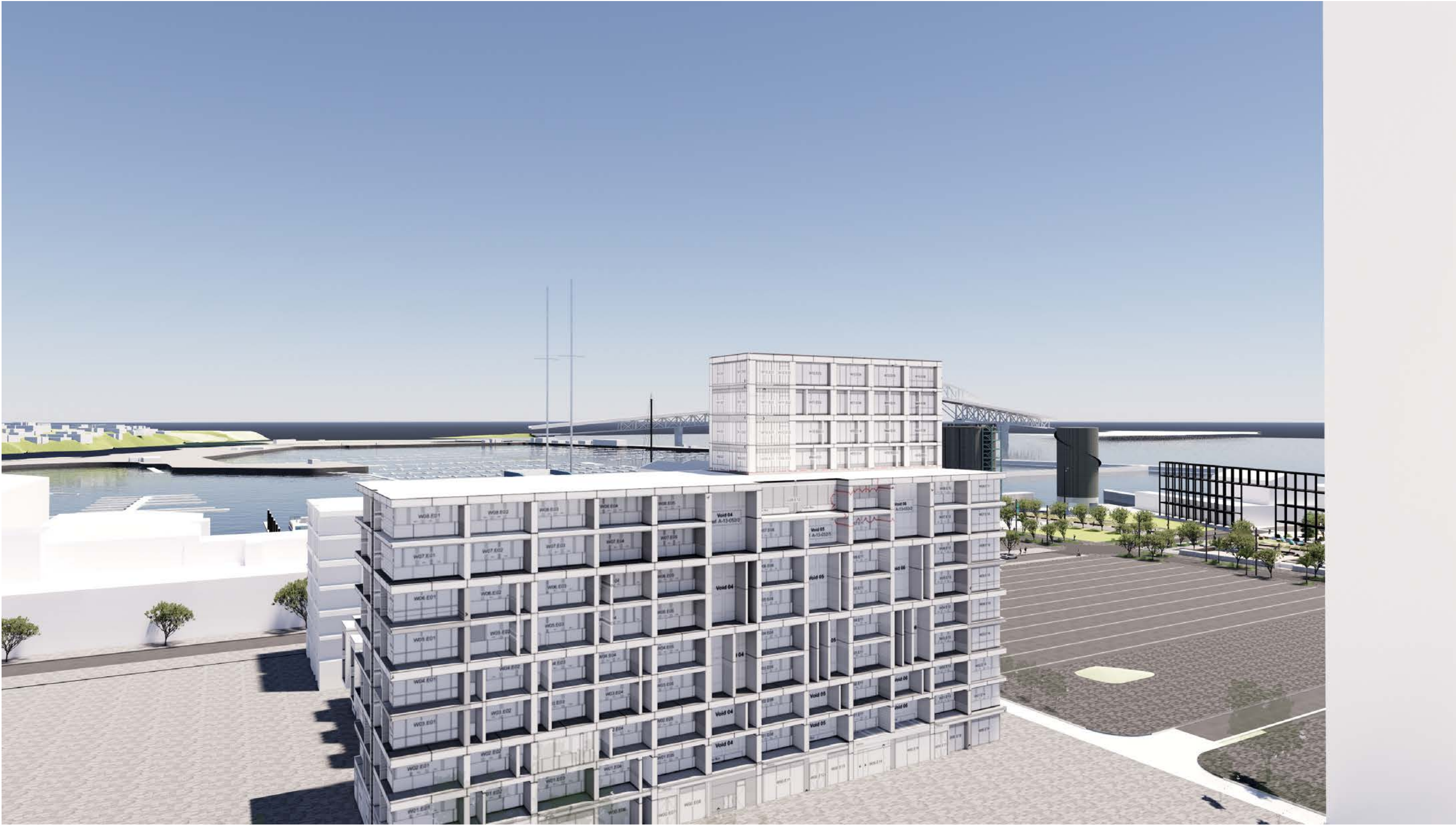
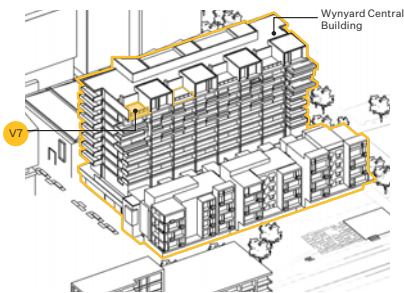


View 7: Northwest



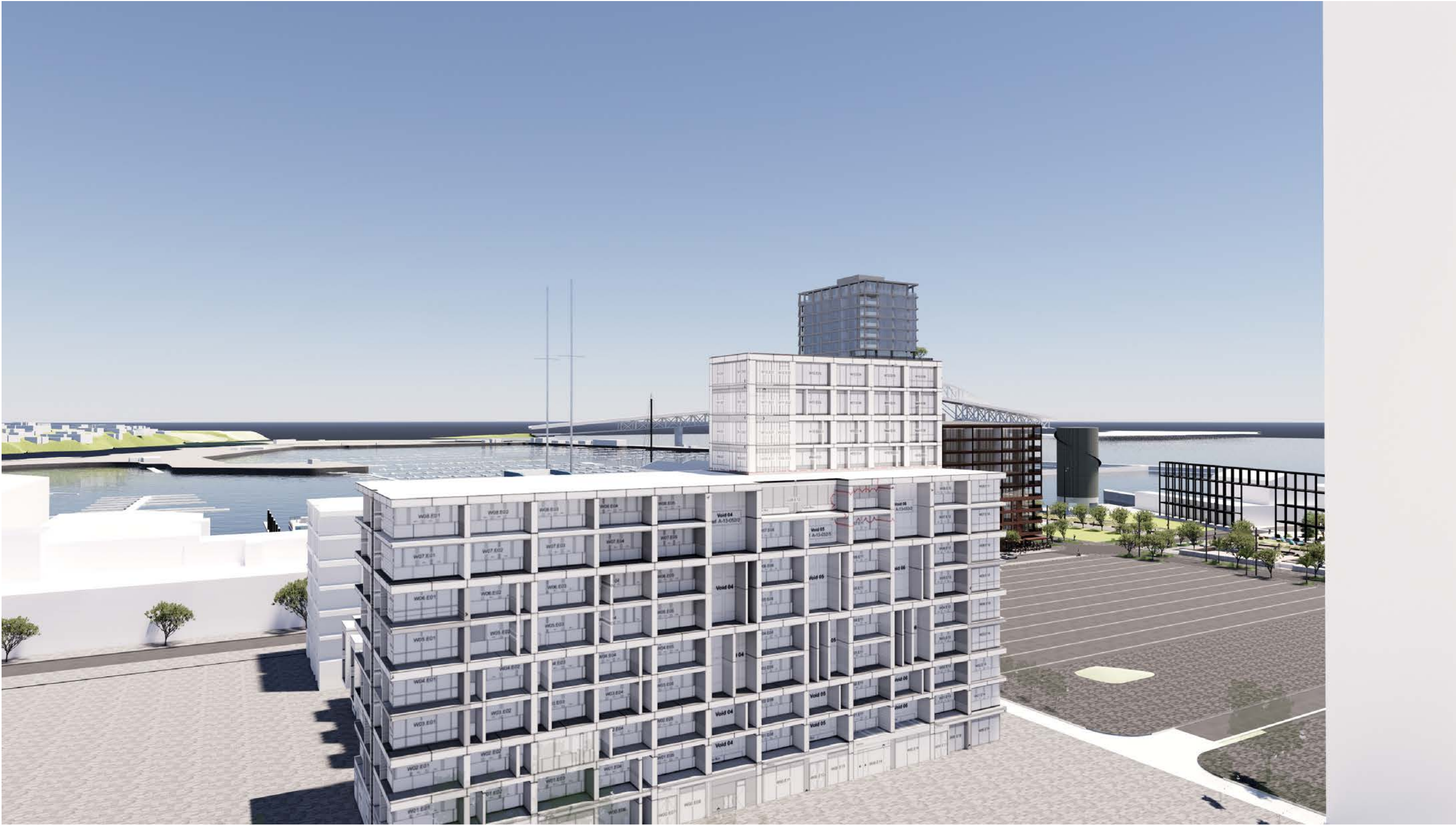
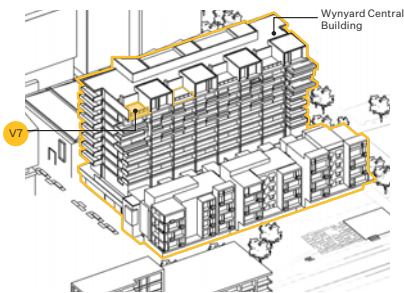
Viewpoint 7 - Northwest
Wynyard Central
Level 11 West Corner Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



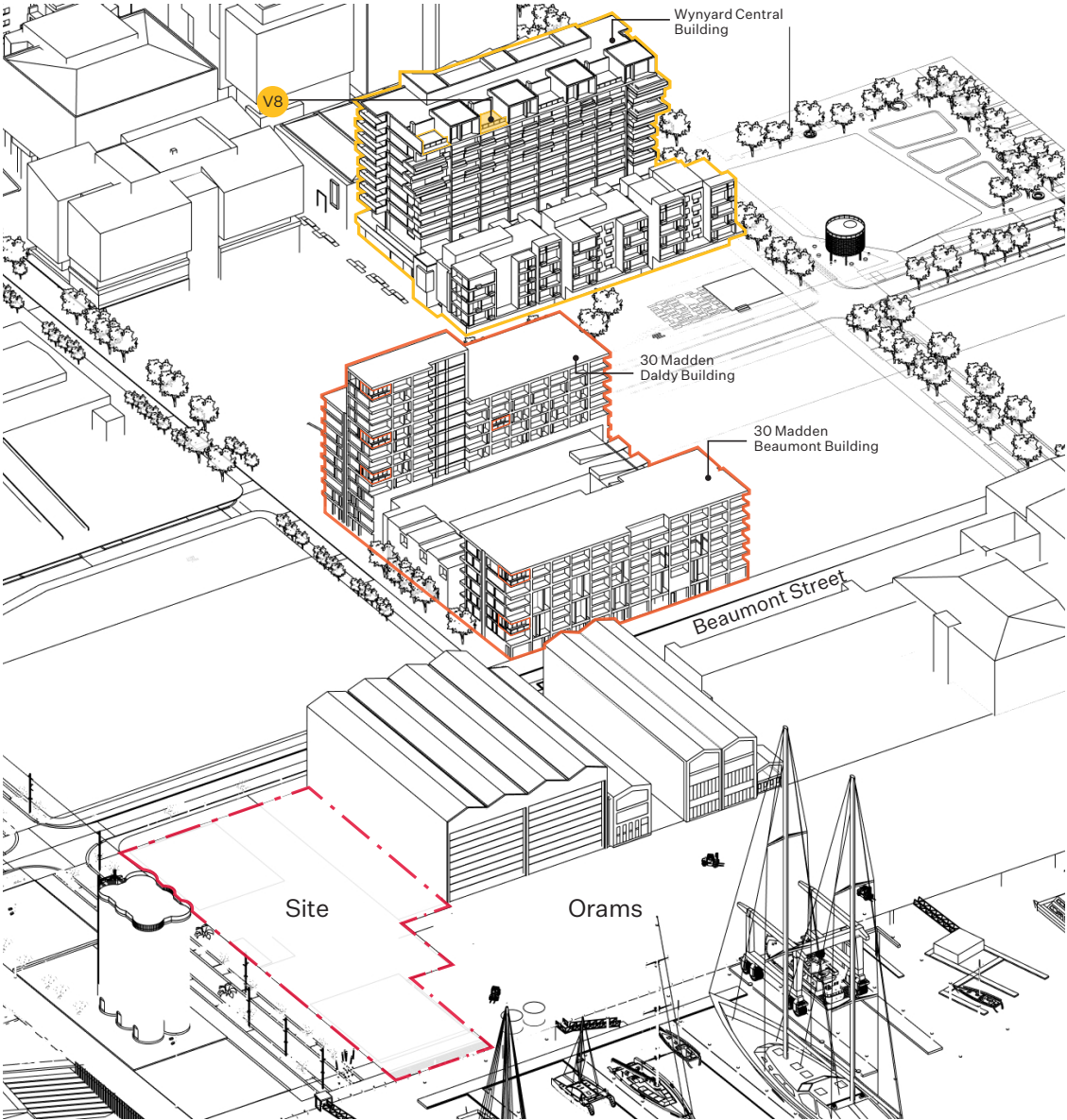
Viewpoint 7 - Northwest
Wynyard Central
Level 11 West Corner Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



Viewpoint 8 Wynyard Central Level 11 West Apartment Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



View 8: West

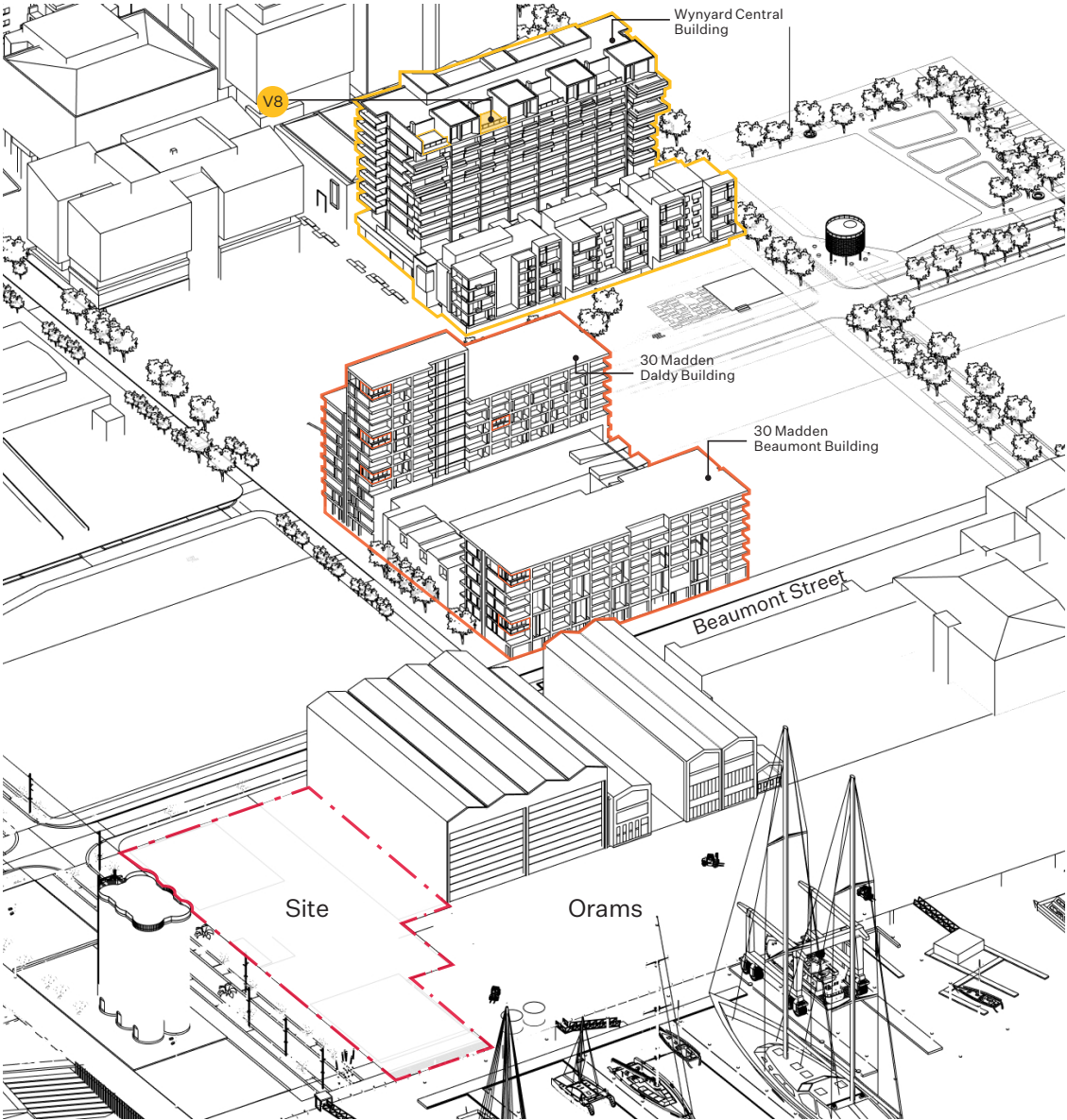


View 8: Northwest



Viewpoint 8 Wynyard Central Level 11 West Apartment Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m



View 8: West

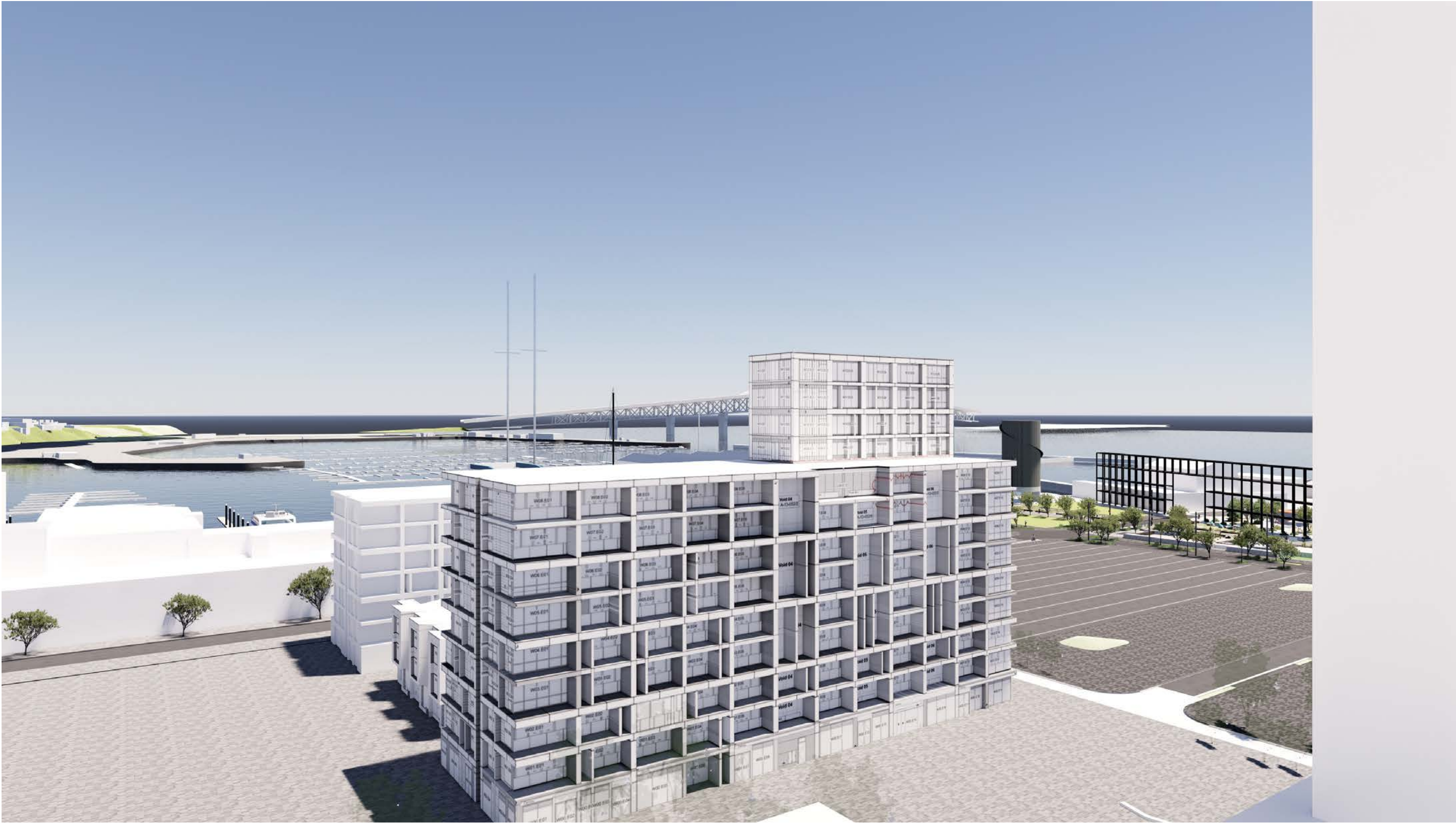
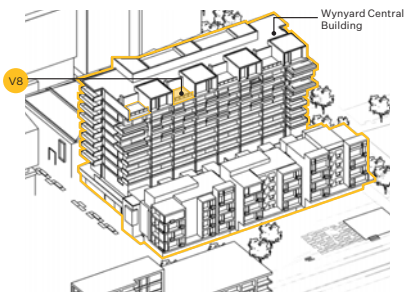


View 8: Northwest



Viewpoint 8 - Northwest
Wynyard Central
Level 11 West Apartment
Modelled Existing View

View Angle: 50°
Height above Floor Level: 1.6m



Viewpoint 8 - Northwest
Wynyard Central
Level 11 West Apartment
Modelled Proposed View

View Angle: 50°
Height above Floor Level: 1.6m

