

IN THE MATTER of the Fast-track Approvals Act 2024 (“FTAA”)

AND

IN THE MATTER of an application for approvals by Westhaven Residential Limited Partnership for a residential-led mixed-use urban development at 188 Beaumont Street, Auckland Central, comprising three buildings containing 210 residential apartments, ground-floor retail activities, associated car parking, earthworks, infrastructure works, landscaping, public-realm improvements, and subdivision (boundary adjustment and unit title) – Project FTAA-2604-1205 – 188 Beaumont Street.

Auckland Council Response to Expert Panel Minute 7 Questions

Dated: 24 August 2026

1. This memorandum is provided on behalf of Auckland Council in response to Minute 7 of the Expert Consenting Panel dated 17 August 2026 for Project FTAA-2604-1205 (188 Beaumont Street). The purpose of this memorandum is to respond to the requests for further information directed to Auckland Council in paragraph 8(a) to (d) of Minute 7, including information relating to the Plan Change 78 process, Auckland Council's current review of the Wynyard Precinct provisions, stakeholder engagement undertaken to date, and the indicative timing of the proposed precinct plan change.
2. The Council notes the Panel's reference to potential increases in marker building heights from 62m to 80m as part of the current Wynyard Precinct review. The Panel is referred to **Appendix 1**, which contains the "Indicative Maximum Height - Wynyard Precinct" plan prepared for stakeholder engagement on a potential Wynyard Precinct plan change.
3. The plan identifies indicative heights presently being investigated through the review process. As shown on Appendix 1, 188 Beaumont Street is shown with an indicative maximum height of 62m for its central marker building area and is not identified as a location where an indicative 80m marker building height is being investigated. This is consistent with the operative height limit established through Plan Change 78 (**PC78**).

Question 8(a): Confirmation of the Plan Change 78 process that led to the increase in height for the 188 Beaumont Street site, including:

- i. Which submitter sought an uplift in height;*
- ii. What recommendation was made in relation to that submission by the Independent Hearings Panel (IHP);*
- iii. Whether the Council accepted the IHP recommendation;*

Heights Sought through the PC78 hearings

4. For context, the subject site at 188 Beaumont Street comprises of three distinct sections, as outlined in Figure 1 below:

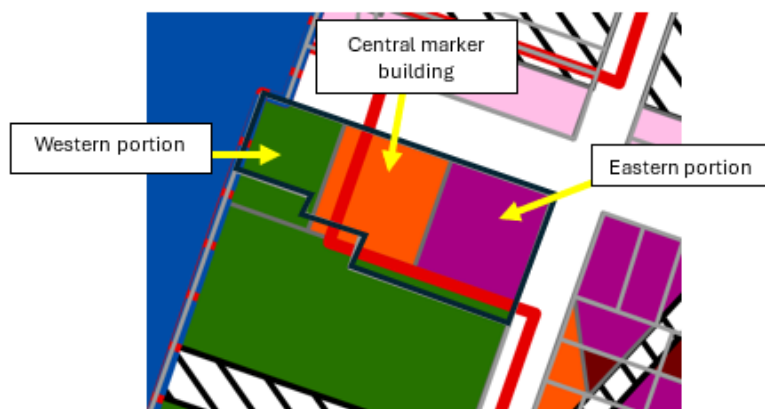


Figure 1: Site at 188 Beaumont Street. Site extent is outlined in black.

5. Orams Group Limited (**Orams**) was the only submitter on PC78 to seek amendments to the building heights applying to 188 Beaumont Street. The heights recommended by Orams through their submission, the Council, and the Independent Hearings Panel (**IHP**) are outlined in Table 1 below:

Part of 188 Beaumont St	Orams Recommendation	Council recommendation	IHP recommendation
Western portion	25m	10m	18m
Central marker building	72.5m	62m	62m
Eastern portion	35m	31m	31m

Table 1: Height recommended through PC78

Relief Sought

6. Orams submitted on PC78 seeking the height increases set out above, along with a 10m harbour edge setback. Orams confirmed at the hearing that the setback was contingent on the heights sought being granted.
7. Expert conferencing between the Council and various submitters in the Wynyard Precinct was held prior to the hearing. Of note is the discussion between the various parties on whether additional heights could be supported within the Precinct. The Joint Witness Statement records the positions of the following parties in relation to heights on 188 Beaumont Street:

- i. **The western portion:** Experts acting for Orams, Viaduct Harbour Holdings Limited (VHHL), Eke Panuku, and Winton agreed to 25m, and experts for the Council agreed to 18m.
 - ii. **The central (marker building) portion:** Experts acting for Orams, VHHL and Winton agreed to 72.5m, Eke Panuku supported the operative height of 52m and experts for the Council agreed to 62m.
 - iii. **The eastern portion:** Experts for Orams, VHHL and Winton agreed to 35m, and experts for the Council and Eke Panuku sought no changes (retaining 31m).
8. Through the hearing evidence, Orams supported the heights sought in their submission and discussed at expert conferencing. This was on the basis that the Wynyard Precinct is a key brownfield urban regeneration area at the edge of the city centre, that its landscape character is evolving, and that undeveloped brownfield land has fewer constraints on development potential.
9. It noted that the number of consented and existing buildings already exceeding the height standards demonstrated the appropriateness of design-led increased height, and that enabling additional height would provide certainty consistent with the National Policy Statement on Urban Development (**NPS-UD**) while resulting in an appropriate level of effects. Orams also considered that the heights sought would not give rise to problematic shading effects, and that the central portion of the site is not constrained by any viewshafts.

Recommendation of the IHP

10. The IHP recommended an increase to 18m for the western portion, noting this is largely consistent along the harbour edge through Sub-precinct C and reinforces the approach of building heights stepping down to the harbour edge. It supported the increase to 62m for the central marker building, to uphold its primacy in the hierarchy of visual legibility. It recommended no increase for the eastern portion, to maintain height consistency with the adjacent site to the east.

Decision of the Council

11. Council's decision on the PC78 City Centre provisions accepted the IHP's recommendations on the City Centre Zone and Wynyard Precinct provisions as a whole. This included the IHP recommended heights in Table 1 above, and the 62m height limit for the central portion of the site at 188 Beaumont Street.

Question 8(b): Whether the Applicant (or its individual entities) consulted with Auckland Council as part of the Wynyard Precinct built form review undertaken prior to the Committee resolution of 2 July 2026 regarding a height uplift on the 188 Beaumont Street site.

12. Neither the Applicant nor its associated entities were consulted as part of the initial Wynyard Precinct built form review undertaken prior to the Policy, Planning and Development Committee resolution of 2 July 2026.
13. Engagement prior to the July resolution was limited to VHHL, as the majority private

landowner within the Wynyard Precinct and the proponent of a private plan change request affecting its landholdings. The purpose of those discussions, held on a without prejudice basis, was to identify whether there was any alignment between VHHL's plan change request and the draft provisions being considered through the precinct-wide review. No equivalent engagement was undertaken with the Applicant or its individual entities.

14. Following the Committee resolution, Auckland Council commenced broader engagement with owners, occupiers and other affected parties across the Wynyard Precinct, which includes the Applicant.

Question 8(c): Whether the Applicant (or its individual entities) will be regarded as key stakeholders to be consulted before preparation of the proposed plan change.

15. Yes, the Applicant is considered a key stakeholder for the proposed Wynyard Precinct plan change.
16. On 28 July 2026, Council wrote to all owners and occupiers within the Wynyard Precinct, including the Applicant. The letter outlined the proposed plan change at a high level and noted that Council is seeking early engagement with parties before any plan change documentation is finalised for notification. As of 24 August 2026, Council has not received a request to engage or any feedback in response from the Applicant.

Question 8(d): Any additional detail regarding the likely timing of the proposed plan change (noting the timeline provided in the slide pack accompanying the Officers' Report).

17. It is noted that the proposed plan change requires a Plan Stop Exemption from the Minister for Cities, Environment, Regions and Transport (**MCERT**) before it can be notified, and is contingent on this approval. The Minister is not subject to a set timeframe for deciding an exemption application, so the October and November steps may shift depending on when a decision is received.
18. An indicative timeline is set out below:

Timing	Steps
August 2026	Engagement with key stakeholders, including owners, occupiers and other potentially affected entities. Consultation with iwi commences.
Late August to September 2026	Council applies to MCERT for a plan stop exemption.
October 2026*	Preparation of plan change documentation, including the section 32 evaluation. Further consultation with iwi in accordance with the Schedule 1 process.
November 2026*	Public notification of the plan change.

*Subject to the plan stop exemption being granted by MCERT.

Prepared by:

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Sarah Wong
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Reviewed by:

A handwritten signature in black ink, clearly legible as 'R Butchers'.

Russell Butchers
Principal Project Lead
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Appendix 1

Wynyard Quarter Potential Plan Change

Indicative Maximum Height - Wynyard Precinct

