

Comments on a fast-track consenting application

Fast-track Approvals Act 2024 section 53

Date: 5 August 2026
To: The Expert Panel
From: 30 Madden Body Corporate c/- Planning Focus Limited
Re: 188 Beaumont Street (FTAA-2604-1205)

INTRODUCTION

This memorandum is filed on behalf of the 30 Madden Body Corporate (**30 Madden BC**) in response to the Expert Panel's invitation under section 53 of the Fast-track Approvals Act 2024 (**FTAA**) to comment on the substantive application submitted by Westhaven Residential Limited Partnership (**Applicant**) for the 188 Beaumont Street project (**Substantive Application**).

EXECUTIVE SUMMARY

30 Madden BC considers that the Substantive Application raises material construction, amenity and precinct-planning issues. The proposal substantially exceeds the operative height and intensity controls applying to the site, including an 84.05m tower compared with the 62m height limit, and a floor area ratio of 3.2:1 compared with the permitted 2.2:1. Those departures have potential implications for outlook, shading, amenity, public realm outcomes and the integrity of the Wynyard Precinct Plan framework.

The planning provisions of the Wynyard Precinct are some of the most discrete and detailed provisions of any area covered by the Auckland Unitary Plan, Operative in Part (**AUPOP**), and set a clear expectation regarding the redevelopment of the wider area. 30 Madden BC asks the Panel to carefully consider whether the changes proposed should be approved outside a broader master-planning or plan-change process, given their implications for the coordinated urban form anticipated for Wynyard Quarter.

WYNYARD PRECINCT PLAN INTEGRITY

In Wynyard Quarter, building heights, marker buildings, public spaces, view corridors and the transition to the waterfront are intended to operate as part of a coordinated precinct framework. This framework was established through a detailed master-planning and Resource Management Act 1991 process involving extensive public consultation. 30 Madden BC considers that the outcomes secured through that process carry significant planning weight.

The additional height and intensity have direct implications for 30 Madden BC, its common property, adjoining sites including 70 Daldy and 155 Beaumont, and nearby public spaces. Potential effects include reduced outlook and amenity, increased shading, and practical impacts on rooftop uses such as solar panels.

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The proposed 84m tower should not be viewed as a site-specific height infringement, but as a substantial departure from the agreed precinct structure. 30 Madden BC is concerned that approving this level of departure through the Fast-track Approvals Act 2024 would reflect a substantial deviation from the anticipated planning outcomes for this part of Wynyard Quarter without the level of public scrutiny, participation and testing that would ordinarily accompany a plan change or notified resource consent process.

CONSTRUCTION MANAGEMENT

If consent is granted, 30 Madden BC seeks clear, enforceable conditions requiring early engagement, access to draft management plans before Council certification, advance notice of disruptive works, controls on construction hours and heavy vehicle movements, monitoring of noise and vibration, protection of access, and prompt repair of any construction-related damage.

A dedicated community liaison contact should also be appointed for the duration of construction as the principal point of contact for 30 Madden BC and residents. That person should provide regular updates on the construction programme, upcoming disruptive works, traffic changes and any material changes to staging or methodology. Clear escalation procedures should be established for unresolved complaints, including contact details for the site manager and a senior representative of the contractor or developer.

The effects of construction on 30 Madden BC and its residents should be managed through clear, enforceable conditions. In particular, 30 Madden BC seeks conditions requiring the following specific provisions:

- Copies of the Construction Management Plan, Construction Traffic Management Plan, and Construction Noise and Vibration Management Plan must be provided to 30 Madden BC at least five working days before those plans are submitted to Auckland Council for certification, and in any event before works commence on site. Any feedback provided by 30 Madden BC on those plans must be included with the material submitted to Auckland Council for certification.
- 30 Madden BC must receive advance notice of piling works, major concrete pours, road closures, oversized deliveries and any other works likely to cause material disruption.
- A complaints and incidents register must be maintained, recording complaints received, actions taken and timeframes for resolution, with relevant information made available to 30 Madden BC on request.
- Construction hours must be limited to 7:00am to 6:00pm Monday – Saturday. Work must not be carried out on any Sunday or public holiday (and any following Monday on which that public holiday is observed).
- Heavy vehicle deliveries must be limited to Monday – Friday between 9:00am and 4:00pm only and should not occur on Saturdays, Sundays or public holidays.
- Construction noise and vibration must be monitored at a location proximate to 30 Madden Street, to be agreed with 30 Madden BC, with clear procedures for notifying 30 Madden BC where relevant limits are exceeded or where particularly disruptive works are proposed.

- Pre-construction condition surveys must be undertaken for streets, accessways and public areas surrounding 30 Madden Street, with follow-up surveys carried out during and following construction as appropriate.
- Dust management measures must be implemented for demolition, excavation, cutting and the transport of material from the site.
- Construction traffic management must address heavy vehicle routes, delivery hours, vehicle movements, worker parking, temporary road or footpath closures and traffic-marshall requirements. No construction-related parking should be permitted on surrounding public streets including Madden Street.
- Safe and convenient access to 30 Madden Street must be maintained at all times for residents, visitors, service vehicles and emergency services throughout construction.
- Sediment controls must be maintained at all times, including procedures to prevent discharge onto neighbouring land or into the surrounding street network.
- Site security measures, including fencing, hoardings, pedestrian protection and after-hours security, must be maintained throughout construction.
- Any damage to adjoining property, accessways, streets, footpaths or shared infrastructure caused by construction works must be promptly repaired and reinstated.