
MINUTE 13 OF THE EXPERT PANEL

Directions in relation to:

**Appointment of specialist conference facilitator and
Expert conferencing on urban design, landscape & visual matters**

188 Beaumont Street FTAA-2604-1205

2 September 2026

[1] This Minute records the Panel's directions for expert conferencing on urban design and landscape & visual matters.

Background

[2] The Panel has received and considered the Applicant's Urban Design and Landscape Assessment (Appendix 15 of the AEE), Auckland Council's Urban Design, Landscape, and Parks specialist reviews, comments provided to the Panel, the Applicant's response to comments, and the expert report provided to the Panel by Ms Rebecca Skidmore.

[3] There is a divergence of expert opinion as to the appropriateness of the height, bulk and scale of the Tower building in particular, and the resulting urban design, landscape and visual effects, including effects on the wider Cityscape and the established and future character of the Wynyard Quarter.

Appointment of specialist facilitator

[4] The Panel appoints Mr Ian Munro to assist it by facilitating the expert conferencing involving urban design, landscape & visual experts that is the subject of the following directions. Mr Munro is an urban designer and has extensive experience as an expert in that field, as well as experience as a hearing commissioner, Fast Track panel member and facilitator.

Directions in relation to expert conferencing

[5] The Panel directs that expert conferencing be convened in relation to urban design, landscape and visual effects (the **Conference**).

[6] The Conference will be undertaken in accordance with the following directions:

- (a) Expert conferencing is to be undertaken generally in accordance with the Protocol for Expert Witness Conferences attached as Annexure 3 to the Environment Court Practice Note 2024, unless otherwise directed below;
- (b) The Conference will take place on Friday 11 September 2026, with commencement time and venue to be confirmed by EPA to the experts;
- (c) The Conference will be facilitated by Mr Munro, who will liaise with the experts, and where legally represented, legal counsel, in relation to the agenda for the Conference. The agenda will be agreed by all parties, filed with the EPA and circulated by 5pm on Wednesday 9 September 2026;
- (d) Experts to be invited to attend the Conference are Ms de Lambert and a representative of Warren & Mahoney (for the Applicant), Ms Skidmore (Panel-appointed expert), Michelle Chan, Sheerin Samsudeen and Gabrielle Howdle (Auckland Council). Legal counsel are not to attend the Conference;
- (e) A signed Joint Witness Statement will be prepared at the Conference and filed with the EPA by 5pm on the day of the Conference or, if the Conference extends past 5pm, by 12.00pm midday on the next working day following the Conference.

[7] The purpose of the Conference is twofold:

- (a) to enable the experts to identify, discuss, and, so far as possible, narrow or resolve the matters of disagreement, and to clarify the extent and nature of unresolved differences of opinion in respect of the urban design, landscape & visual effects of the Project (and their significance); and
- (b) notwithstanding the differences in opinion identified under a) above, 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:

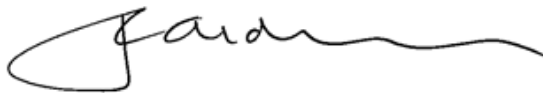
- (i) reduce or mitigate the overall bulk and prominence of the building when viewed from the west and south;
- (ii) the anticipated transition and scale relationship between the core of the City centre and the Precinct/Harbour edge;
- (iii) greater integration with the wider Cityscape when viewed from the west and south;
- (iv) 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.

[8] In addressing these questions, the experts are directed to:

- (a) Record any points of agreement;
- (b) Record any points of continued disagreement; and
- (c) Present any such design modifications as illustrative options only.

[9] For the avoidance of doubt, this direction requires the experts to confer on the matters identified in this Minute. It is not a direction that the Project, or any component of it, be redesigned, amended, or resubmitted. Any design changes remain a matter for the Applicant to consider and put forward, if it chooses to do so, in light of the Conference discussion and prior to the Panel's determination.

[10] The experts are reminded of their overriding duty to the Panel to assist on matters within their area of expertise, independent of the party engaging them, consistent with the Code of Conduct for Expert Witnesses.

A handwritten signature in dark ink, appearing to read 'J. Caldwell', with a long, horizontal, wavy line extending to the right.

Jennifer Caldwell
188 Beaumont Street Expert Panel Chair