

# Consultation Summary Report

188 Beaumont Street, Auckland Central

12 March 2026

**B&A**

Urban & Environmental

[Contents](#)

Prepared for:

Westhaven Residential Limited Partnership

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## 1.0 Introduction

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This consultation summary has been prepared in support of the Substantive Application (Application) for the 188 Beaumont Street Referred Project ('the Project'). It provides a consolidated summary of all relevant consultation and engagement undertaken to date in relation to the Project following the Minister for Infrastructure's decision to refer the project to the FTAA on 19 December 2025. This is in addition to the consultation undertaken at the referral stage in accordance with section 11 of the Fast Track Approvals Act 2024 and set out in WRLP's referral application.

In summary, Wynyard Residential Limited Partnership (WRLP) has undertaken ongoing consultation with key stakeholders including Auckland Council, Auckland Transport, Watercare, relevant iwi authorities, the Ministry for the Environment and the Environmental Protection Authority. WRLP has also proactively informed specified applicants for protected customary rights and / or customary marine title over the coastal marine area adjacent to the site of the Project, being those listed in Appendix 1 of the Minister's referral decision, whom the expert panel must invite comments from.

Consultation and engagement have been carried out through a number of online and in-person meetings, emails and written correspondence. The details of consultation undertaken with the stakeholders including how feedback received during consultation was addressed is set out below.

## 2.0 Local Authorities

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### 2.1 Auckland Council

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The relevant local authority for this project is Auckland Council.

The applicant has consulted with the City Centre Planning and Resource Consents team and extensively with the Auckland Urban Development Office (AUDO) at Auckland Council. Further details on this consultation are provided below.

#### 2.1.1 Planning and Resource Consents Team

##### 2.1.1.1 Development Engineering

A pre-application meeting was held online with the City Centre Resource Consents Team on 24 November 2025 with attendances also from Healthy Waters and Watercare. The purpose of this meeting was to provide an overview of the natural hazards that apply to the project area, the approach to managing these hazards in the Project, scope of the hazards assessment and the approach to services for the Project.

A copy of the meeting minutes from this pre-application meeting are included as **Appendix 1**.

##### 2.1.1.2 Urban Design and Landscape Visual

A further pre-application meeting was held online with the City Centre Resource Consents Team on 5 February 2025 which specifically focussed on urban design and landscape visual matters in relation to the Project. This was a follow-up meeting to the earlier urban design/landscape visual meeting that occurred on 30 July 2025.

The purpose of this meeting was to provide Auckland Council with an update on progress of the Project including milestone dates for lodgement of the substantive application, the applicant's design team to present developments and refinements to the proposed design, and to present design responses/updates to key issues or feedback provided from Auckland Council in the previous July 2025 meeting.

In response to feedback received from Auckland Council on the southern façade of the building, refinements to the design were undertaken to achieve modest enhancements for maximising the impact and visibility of the corner recess balconies. This is primarily achieved by introducing:

- Additional vertical frame element positioned on the corner to emphasise the 'notched' corner within the overall building massing; and
- Additional depth to the recessed balcony extent along the Southern elevation - this helps the reading of the balcony by shifting the glass plane and enhancing depth and shadow.

A copy of the meeting minutes from this pre-application meeting are included as **Appendix 2**.

### 2.1.2 Auckland Transport

A pre-application meeting was held online with Auckland Transport and Auckland Council on 18 December 2025.

The purpose of this meeting was to provide Auckland Transport with an overview of the Project, the scope of the Integrated Transport Assessment for the substantive application, access and parking arrangements for the Project and the proposed resolution for construction traffic related issues identified. The matters raised by Auckland Transport in this meeting are addressed in the Integrated Transport Assessment provided with application.

A copy of the meeting agenda and minutes from this pre-application meeting are included as **Appendix 3**.

### 2.1.3 Watercare Services Limited

WRLP's civil engineers initiated engagement with Watercare's premium projects team on 15 October 2025 to provide an overview of the Project with the objective to identify if there are any network capacity constraints. Watercare subsequently provided written feedback on 30 October 2025. A copy of this feedback is included as **Appendix 4**.

WRLP'S civil engineers subsequently met with Watercare at their offices on 21 November 2025 and Watercare also attended the development engineering focussed meeting with Auckland Council on 24 November 2025 (discussed above). The key feedback received from Watercare to date is the developer is to provide a site survey and CCTV of the 300mm wastewater line at the resource consent stage from the site to the Beaumont Street/Madden Street intersection to demonstrate the development can connect to the downstream network without constraint.

In response to this feedback from Watercare, WRLP has commissioned CCTV investigations of this 300mm wastewater line. At the time of lodgement of this application, the results of the CCTV investigations are not yet available. However, a condition of consent requiring a CCTV investigation of this 300mm wastewater line and the results of this to be provided to Watercare is proposed. Following those results, WRLP will engage with Watercare as to whether there are any upgrades required to service the development.

### 2.1.4 Auckland Urban Development Office

The applicant has consulted extensively with the AUDO (formerly Eke Panuku) in relation to this project. This consultation also satisfies the requirements of the development agreement between the applicant and AUDO which has involved:

- Regular meetings with the AUDO Development Manager for this project;
- Attendance by the AUDO Development Manager at project team meetings; and
- Design workshop on 4 March 2026 to provide a pre-lodgement design update on the project.

## 3.0 Relevant Iwi Authorities, hapu and Treaty Settlement Entities

### 3.1 Relevant Iwi Authorities

The applicant has consulted with all 15 relevant iwi authorities that have registered interest in the site according to Auckland Council records<sup>1</sup> as part of the referral application. The information provided to all the relevant iwi authorities by email included an overview of the project and concept drawings. To date, only one iwi authority (Ngāti Whātua Ōrākei) has engaged with the applicant on the project. No other responses have been received from the 14 other relevant iwi authorities in respect of the project.

Subsequent to this initial engagement, the applicant provided a written update by way of a letter emailed to all 15 relevant iwi authorities on 29 January 2026 advising that the Minister has decided to refer the Project to the FTAA and that WRLP is in process of preparing the substantive application for lodgement. This written update to the relevant iwi authorities is included as **Appendix 5**.

A summary of engagement undertaken with the relevant iwi authorities is provided in **Table 1** below.

**Table 1 Summary of Iwi Engagement Undertaken for the 188 Beaumont Street Project**

Iwi Authority	Summary of Engagement
Ngāti Whātua Ōrākei	Written update emailed on 29 January 2026 and no response received.
Ngāi Tai ki Tāmaki	Written update emailed on 29 January 2026 and no response received.
Ngāti Maru	Written update emailed on 29 January 2026 and no response received to date.
Ngāti Pāoa	Written update emailed on 29 January 2026 and no response received.

<sup>1</sup> <https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/find-hapu-iwi-contacts-for-your-area.aspx>

Ngāti Tamaoho	Written update emailed on 29 January 2026 and no response received.
Ngāti Tamaterā	Written update emailed on 29 January 2026 and no response received.
Ngāti Te Ata	Written update emailed on 29 January 2026 and no response received.
Ngāti Whanaunga	Written update emailed on 29 January 2026 and no response received.
Ngāti Whātua o Kaipara	Written update emailed on 29 January 2026 and no response received.
Te Ahiwaru – Waiohua	Written update emailed on 29 January 2026 and no response received.
Te Ākitai Waiohua	Written update emailed on 29 January 2026 and no response received.
Te Kawerau ā Maki	Written update emailed on 29 January 2026 and no response received.
Te Patukirikiri	Written update emailed on 29 January 2026 and no response received.
Te Rūnanga o Ngāti Whātua	Written update emailed on 29 January 2026 and no response received.
Waikato – Tainui	Written update emailed on 29 January 2026 and no response received.

### 3.2 Relevant Treaty Settlement Entities

The Section 18 report identifies that the Treaty settlements and other arrangements relevant to the project area are: Ngāti Whātua Ōrākei Claims Settlement Act 2012; Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; Te Kawerau ā Maki Claims Settlement Act 2015; Ngāi Tai ki Tāmaki Claims Settlement Act 2018; Ngāti Tamaoho Claims Settlement Act 2018; Ngāti Paoa deed of settlement; Te Ākitai Waiohua deed of settlement; and the Te Patukirikiri deed of settlement.

As identified above, the applicant has engaged with Ngāti Whātua Ōrākei, Te Kawerau ā Maki, Ngāi Tai ki Tāmaki, Ngāti Tamaoho and Te Ākitai Waiohua in respect of the Project and no feedback has been received from these settlement parties except for from Ngāti Whātua Ōrākei.

### 3.3 Mana Whakahono ā Rohe

This is not applicable to the Project because there are no completed<sup>2</sup> Mana Whakahono ā Rohe arrangements between iwi authorities and Auckland Council.

<sup>2</sup> We understand that a Mana Whakahono ā Rohe arrangement has been initiated between Ngāi Tai Ki Tāmaki and Auckland on 12 March 2018 but this is still under negotiation and therefore has not been signed or completed.

### 3.4 Taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

This is not applicable to the Project because it does not involve a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

## 4.0 Groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011

Section 11(1)(c) does not apply because the Project will be undertaken on land only and no works are proposed within the coastal marine area.

However, because the project is located adjacent to the coastal marine area of which there are applicants for protected customary marine rights and/or customary marine title, the Minister has listed in Appendix 1 of the referral decision the additional parties from whom the expert panel must invite comments from other Māori groups with relevant interests under section 18(2)(k) of the FTAA.

On the understanding that these Māori groups will be invited to comment on the application, WRLP has written to all these groups by way of a letter emailed on 29 January 2026 to provide an overview of the Project and advise that WRLP is in process of preparing the substantive application for lodgement. This letter to the Māori groups is included as **Appendix 6** and summary of responses is provided in Table 2 below.

Māori Group	Summary of Engagement
MAC-01-01-073/CIV-2017-485-398 Ngāti Kawau and Te Waiariki Korora	Written update emailed on 29 January 2026. An email reply was received on 17 February advising this fast-track application does not involve the consent of our hapu because it is located outside of our tribal boundaries.
MAC-01-01-023 Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāt iMuri Nagatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhi Ngāti Kahu Te Aupouri	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-058 Ngā Puhi Nui Tonu (Waitangi Marae)	Written update emailed on 29 January 2026 and no response received.
MAC-01-03-006 Ngāti Maru	Written update emailed on 29 January 2026 and no response received.

MAC-01-01-056 Ngā Puhī Nui Tonu (Te Kotahitangā Marae)	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-091 Ngāati Whānaunga	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-105/CIV-2017-485-515 Reti Whānau	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-125/CIV-2017-404-570 Te Hikutu Whānau and Hapū	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-133/CIV-2017-404-558 Te Kaunihera o Te Tai Tokerau/Ngāitawake	Written update emailed on 29 January 2026 and no response received.
MAC-01-02-005/CIV-2017-404-569 Ngāti Te Ata;	Written update emailed on 29 January 2026 and no response received.
MAC-01-03-001 Hauraki Maori Trust Board	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-050/CIV-2017-404-537 Ngā Puhī nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake	Written update emailed on 29 January 2026 and no response received.
MAC-01-02-004/CIV-2017-404-518: Ngāti Taimanawaiti (Ngāti Tai) Jasmine Whakaarahia Cotter-Williams	Written update emailed on 29 January 2026 and no response received.
MAC-01-02-003/CIV-2017-404-564: Ngāi Tai ki Tāmaki	Written update emailed on 29 January 2026 and no response received.
MAC-01-02-006/ CIV-2017-404-520: Ngāti Whātua Ōrākei Trust	Written update emailed on 29 January 2026 and no response received.
MAC-01-03-011: Ngāti Tamatera	Written update emailed on 29 January 2026 and no response received.
MAC-01-03-010: Ngāati Tamaoho	Written update emailed on 29 January 2026 and no response received.
MAC-01-02-007: Te Kawerau a Maki	Written update emailed on 29 January 2026 and no response received.
MAC-01-01-140/ CIV-2017-404-563: Te Rūnanga o Ngāti Whātua	Written update emailed on 29 January 2026 and no response received.
Te Whakakitenga o Waikato	Written update emailed on 29 January 2026 and no response received.
Te Ahiwaru Waiohua	Written update emailed on 29 January 2026 and no response received.

## 5.0 Ngā hapū o Ngāti Porou

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Section 11(1)(d) is not applicable to the Project because the project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. For this reason, the applicant has not consulted with ngā hapū o Ngāti Porou in relation to this project.

## 6.0 Relevant Administering Agency

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The relevant administering agency is the Ministry for the Environment (MfE).

Following engagement with MfE in April 2025, a subsequent follow up email was sent to MfE on 4 March 2026 advising that WRLP intends to lodge the substantive application. MfE subsequently replied on 5 March 2026 advising that following the Fast-track Approvals Amendment Act 2025, MfE are no longer an administering agency for the RMA and the requirement for pre-lodgement consultation has been removed.

## 7.0 Environmental Protection Authority

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WRLP consulted with the Environmental Protection Authority (EPA) by email on 4 March 2026 advising that WRLP intends to lodge the substantive application (see **Appendix 8**). As at the date of this application, no response has been received from the EPA.

## 8.0 Land exchange

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Section 11(1)(f) is not applicable to the project because the proposed approvals for the project do not include an approval described in section 42(4)(f) for land exchange.

## Appendix 1

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AC Pre-application Meeting Minutes - Development Engineering



Urban & Environmental

# Planner-led Pre-Application Meeting Record

## Part A: Pre-Application Preparation

Pre-Application No. PRR00042800	
Date of request	6/11/2025
Applicant	[REDACTED]
Contact details	Phone [REDACTED]
	Email [REDACTED]
Site Address	188 Beaumont Street AUCKLAND CENTRAL Auckland 1010
Proposal	Fast-track pre-application consultation for a Referral Application. Project is for the development of a new mixed-use building with retail and residential activities, with potential option for visitor accommodation too.

Meeting held		
Date and Time	Error! Reference source not found.24 November 2025 @ 3pm – 4pm	
Meeting participants – Customer / Agents	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Applicant Planning Consultant Planning Consultant Landscape and Urban Design Architect Architect Engineer Engineer – Coastal hazards Engineer - Flooding Project Manager Project Manager
Meeting participants – Council	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Principal Project Lead Senior Planner Senior Development Engineer Healthy Waters Watercare

Summary of key considerations and issues	
1) Background	<ul style="list-style-type: none"> <li>a) The site is affected by natural hazards (flooding and coastal inundation).</li> <li>b) The assessments on coastal hazards have been undertaken until 2130.</li> <li>c) Existing footpath level is approximately 2.7m/2.8m.</li> <li>d) It is proposed that critical infrastructure is located at an elevation of 3.9m.</li> </ul>

	<ul style="list-style-type: none"> <li>e) The Lobby and retail are at varying height of approximately 3.0m.</li> <li>f) The proposal has to mediate between dealing with natural hazards and creating an appropriate urban design response to the surrounding environment.</li> <li>g) A high emission scenario have been used to undertake the assessment.</li> <li>h) The levels used include relative sea level rise.</li> <li>i) It has been determined that at approximately 2090 the inundation level will exceed 3.0m.</li> <li>j) A FFL of 3.9m means it avoids all risk of inundation – including at the stress test scenario.</li> <li>k) Regarding flooding, the flood level depth is capped as it eventually reaches a point where it spills over into the sea.</li> </ul>
<p><b>2) Engineering feedback on natural hazards</b></p>	<ul style="list-style-type: none"> <li>a) The coastal inundation levels provided in the Coastal Climate Change Hazard Assessment report are in line with those in GeoMaps – these represent council’s best presently available information.</li> <li>b) With the introduction of PC120, sea level rise of between 1m and 1.5m is necessary to consider in the assessment.</li> <li>c) The access / egress from the site is not clear. At 1.5m sea level rise, the roads are all inundated and this needs to be considered.</li> <li>d) RR noted that safe stay (i.e. safe refuge) is proposed. Apartments are above the ground level and safe stay is possible. There will be guidance and warnings in place regarding the protocol.</li> <li>e) BP noted that depending on the risk setting (area 2 or 3 / medium or low flood hazard area) policy E36.3.(5l) may be relevant. It requires safe egress and refuge unless it can be demonstrated that safe egress is not necessary to manage risk to life – this needs to be demonstrated. The classification of the activity would be activities sensitive to natural hazards, because these activities are present on site. The classification is not based on the ground floor activity only.</li> <li>f) IA noted that regarding the 3 recommendations provided in the Natural Hazards Assessment, the applicant should consider alternatives access arrangements as AT has noted that they do not have any plans for raising the road.</li> <li>g) IA noted that the applicant cannot rely on raising of the road as AT does not have plans to do this.</li> </ul>
<p><b>3) Engineering feedback on services</b></p>	<p><u>Stormwater</u></p> <ul style="list-style-type: none"> <li>a) The applicant team noted that a survey of the lots boundaries has confirmed the site area falls below the 5000m<sup>2</sup> trigger for Brownfields Large network discharge consent (NDC) approval.</li> <li>b) HJ confirmed if the site is less than 5000m<sup>2</sup> it can be considered Brownfields small.</li> <li>c) Drainage from waste storage areas will be to Watercare’s network.</li> <li>d) There is an existing 300mm stormwater pipe located to the north of the site is Jellicoe Street. The pipe has capacity but is relatively flat. The</li> </ul>

	<p>connection point will be made as far west as possible (close to the sea). The manhole connection may require reconfiguring. HJ noted the stormwater proposal appeared reasonable.</p> <p>e) Stormwater pipes are proposed to collect water from canopies and the perimeter of the building. The applicant team enquired if this pipe would remain private. HJ noted that where this intersects the road reserve it may also need to be discussed with Auckland Transport.</p> <p><u>Wastewater</u></p> <p>f) The applicant team noted:</p> <ul style="list-style-type: none"> <li>• There appears to be a downstream capacity issue.</li> <li>• There are 2 wastewater pipes in Beaumont St. One is 150mm and the other is 300mm. Only one is shown on GeoMaps.</li> <li>• The applicant team will send information to JS and request agreement in principal. A CCTV investigation will be undertaken on the wastewater lines.</li> </ul> <p><u>Water supply</u></p> <p>g) The applicant team noted that:</p> <ul style="list-style-type: none"> <li>• Connections to the public water network are proposed from Jellicoe Street.</li> <li>• He design includes sprinkler and hydrant.</li> <li>• FW3 has been assessed.</li> <li>• The water lines are shown in GeoMaps to be close to the boundary, therefore the applicant intends to do slot trenches to investigate where the water lines are located.</li> </ul> <p>h) IA enquired if there are any constraints on head loss. JS confirmed there are no constraints.</p>
<p><b>4) Post meeting notes</b></p>	<p>The Council's Principal Coastal Engineer notes the following:</p> <ul style="list-style-type: none"> <li>• <i>I have reviewed the Coastal Climate Change Hazard Assessment report and the inundation levels used in that report agree with those on Geomaps. These represent council's best presently available information.</i></li> <li>• <i>The report recommends a finished floor level of at least 4.0mRL NZVD2016. The methodology used to derive this is sound. The building platform would be raised.</i></li> <li>• <i>The report has applied the appropriate coastal hazard risk guidelines from the Ministry for Environment and applied the recommended SSP scenarios for a detailed coastal hazard or risk assessment (Table 9 from MfE 2024). This recommends the medium confidence SSP2-4.5M and SSP5-8.5M RSLR incl VLM projections to 2130 – resulting inundation level of 3.38mRL. Freeboard of 0.62m to 4.0mRL.</i></li> <li>• <i>The report also presents the more precautionary SSP8.5H+ RSLR scenario – resulting inundation of level of 3.86mRL (rounded to 3.9m in</i></li> </ul>

	<p><i>the tables in your initial email). MfE Table 8 suggests this more precautionary/conservative scenario is used for planning and policy before undertaking a DAPP approach. Freeboard is 0.14m.</i></p> <ul style="list-style-type: none"> <li><i>I understand the draft Plan Change 120 applies relative sea level rise of between 1m and 1.5m. Using 1.5m gives inundation level of 3.58mRL. Freeboard of 0.42m.</i></li> </ul>
<b>5) Actions</b>	<p>a) Planning Agent to send through PC120 policy assessment. The planning agent has subsequently provided this, and feedback will be provided.</p> <p>b) HJ / IA to liaise with AT on the stormwater pipe running along the perimeter of the building within the road.</p>

### Important Information

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences.

The views expressed by council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the council expressly disclaims any liability to the applicant (under the theory of law including negligence) in relation to the pre-application process. The applicant also recognises that any information it provides to the council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is good reason to withhold the information under that act).

All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

**Prepared by:**

Name:

[Redacted]

Title:

Senior Planner

Signed:

[Redacted signature]

Date:

11/12/2025

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## Appendix 2

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### AC Pre-application Meeting Minutes - Urban Design & Landscape Visual



Urban & Environmental

# Planner-led Pre-Application Meeting Record

## Part A: Pre-Application Preparation

Pre-Application No. PRR00042800	
Date of request	27/01/2026
Applicant	[REDACTED]
Contact details	Phone [REDACTED]
	Email [REDACTED]
Site Address	188 Beaumont Street AUCKLAND CENTRAL Auckland 1010
Proposal	Fast-track pre-application consultation prior to submission of substantive application. Project is for the development of a new mixed-use building with retail and residential activities, with potential option for visitor accommodation too.

Meeting held															
Date and Time	Error! Reference source not found.5 February 2026 @ 11am – 12pm														
Meeting participants – Customer / Agents	<table border="0"> <tr><td>[REDACTED]</td><td>Applicant</td></tr> <tr><td>[REDACTED]</td><td>Planning Consultant</td></tr> <tr><td>[REDACTED]</td><td>Planning Consultant</td></tr> <tr><td>[REDACTED]</td><td>Landscape Architect</td></tr> <tr><td>[REDACTED]</td><td>Architect</td></tr> <tr><td>[REDACTED]</td><td>Architect</td></tr> <tr><td>[REDACTED]</td><td>Architect</td></tr> </table>	[REDACTED]	Applicant	[REDACTED]	Planning Consultant	[REDACTED]	Planning Consultant	[REDACTED]	Landscape Architect	[REDACTED]	Architect	[REDACTED]	Architect	[REDACTED]	Architect
[REDACTED]	Applicant														
[REDACTED]	Planning Consultant														
[REDACTED]	Planning Consultant														
[REDACTED]	Landscape Architect														
[REDACTED]	Architect														
[REDACTED]	Architect														
[REDACTED]	Architect														
Meeting participants – Council	<table border="0"> <tr><td>[REDACTED]</td><td>Principal Project Lead</td></tr> <tr><td>[REDACTED]</td><td>Senior Planner</td></tr> <tr><td>[REDACTED]</td><td>Specialist Urban Design</td></tr> <tr><td>[REDACTED]</td><td>Principal Landscape Architect</td></tr> <tr><td>[REDACTED]</td><td>Team Leader Design Review</td></tr> <tr><td>[REDACTED]</td><td>Development Manager (AUDO)</td></tr> </table>	[REDACTED]	Principal Project Lead	[REDACTED]	Senior Planner	[REDACTED]	Specialist Urban Design	[REDACTED]	Principal Landscape Architect	[REDACTED]	Team Leader Design Review	[REDACTED]	Development Manager (AUDO)		
[REDACTED]	Principal Project Lead														
[REDACTED]	Senior Planner														
[REDACTED]	Specialist Urban Design														
[REDACTED]	Principal Landscape Architect														
[REDACTED]	Team Leader Design Review														
[REDACTED]	Development Manager (AUDO)														

Summary of key considerations and issues	
1) Background	<ul style="list-style-type: none"> <li>a) It is anticipated to lodge the substantive Fast Track application at the end of February 2026.</li> <li>b) The design of the scheme is consistent with that presented to the Council previously.</li> <li>c) The Design team presented amendments to the scheme, including changes to the western and southern facades.</li> </ul>

## 2) Landscape

- a) The applicant is thanked for going through the design proposal, changes and most recent design pack – would be beneficial if this fuller set can be provided to Council.
- b) The draft visualisations were shown, it is understood that these will not show any ‘compliant’ or unconsented development or plan enabled development (as this still requires consent). In this instance, GH agrees with this approach for the visualisations.
- c) The team discussed the changes to the Marina building interface. This included the level changes, publicly accessible look out area and planting area. The details of the landscape strategy across the site, including the Marina interface, lobby/entry’s, roof tops and balconies would be anticipated to be detailed in the final/lodged drawings, as these have not been provided to date. This is to understand the feasibility and nature of planting (particularly at upper levels, wind constraints etc).
- d) The applicant noted one of the key changes from the last version of the design presented to Council Pre App 1, being the inset floors at levels 9 and 16 of the tower building from the northern elevation, being wrapped around to the western and eastern elevations.
  - a. From a landscape perspective this is aiding in breaking up the bulk of the building of these elevations better but it is encouraged that further exploration and refinement as to how the inset floors read / are appreciable from close to distant views. This includes the floor plate setback, balustrade materials/heights, glazing type/angle/colour, framing thickness/arrangement etc to distinguish these changes in the building elevation more clearly from close to distant view.
    - i. This includes from the northern elevation where it can emphasise the ‘twist’ in the tower.
    - ii. Visualisations and renders should be supported with a more detailed drawing of the building construction for the inset levels, showing the detailing so it can be read alongside the visual’s aids.
- e) While the inset floors have been brought around the corner to the southern façade, the same extent of this response to the north, east and west elevation is not proposed for the southern elevation. It is recognised that southern facing balconies may not be preferable, however from visualisations and renders shown in the pre app meeting, the southern façade is visible from aspects of Beaumont Street, as well as from New Street (viewpoint 3) and the southern building elevation reads bulky, blocky and flat, potentially due to the horizontal elements being those most readable, and having no modulation such as applied to the northern (‘twist’) or western (inset, varied balconies/glazing treatment). GH remains of the view that further exploration into presenting a slender appearing building (vertical expression, visual relief to the width of the building, playing with the

	<p>perceived portions or proportion of the elevation) to be in keeping with and achieve what is anticipated within the city centre – built context and skyline.</p> <p>f) Encourage exploration of what other treatments outside of balconies could be applied or integrated into the southern façade to manage its overall bulk, mass and quality as well as its presence as a ‘landmark’ building, especially when considering its prominent location in some views (separated from the towers within the CBD).</p> <p>It is noted that they are hoping to submit for Fast Track Process at the end of this month. As a heads up, <u>GH is on annual leave from the 13<sup>th</sup> March – 27<sup>th</sup> April.</u> Therefore, should the fast track panel come to Council for input during this time, the proposal will need to be reviewed by an available landscape architect at the time (which might be a consultant).</p>
<p><b>3) Urban Design</b></p>	<p>a) MC concur with the comments GH has made in regard to the western and southern elevations. In addition, while the tower form and the expressed grid architecture is acknowledged, the primary concern is the building's "heaviness," particularly from the southern approach. The Wynyard Quarter Precinct seeks to enable buildings with appropriate height, form and scale that complement development within the Precinct, central area and wider city landforms, skyline and views (Objectives I214.2 (2) &amp; (3); Policies I214.3 (1) - (5)). To achieve a more slender form and skyline, more pronounced negative treatment within the tower along with the roof form refinement is needed.</p> <ul style="list-style-type: none"> <li>i. The break in the tower form needs to be more inset - Reducing the floor plate at these junctions will create a stronger break, effectively splitting the building into distinct volumes.</li> <li>ii. In addition, is it possible for the crank of the building facade applied to the northern be incorporated to the southern side in someways?</li> <li>iii. The current roof design appears to exacerbate the height and bulk - consider a more tapered or sculptural finish to lighten the building's impact on the skyline, particularly when viewed alongside the core CBD buildings.</li> <li>iv. While current design incorporates facade depth and balconies and clearly express the residential architecture, a more nuanced palette can help differentiate the tower sections, using varying tones or textures in the glazing and expressed grid, to draw the eye to specific architectural features rather than the overall mass.</li> </ul> <p>b) One of the key changes to the proposal is raising the ground floor level in response to the Climate and Hazard Adaption Plan, which would result in stairs and ramp access to lobbies and Food &amp; Beverage retailers. The proposed staged approach to the Beaumont Building F&amp;B retailers is generally supported from an urban design perspective as maintaining a balance between positive street interface while ensuring the safety of</p>

	<p>people. However, the applicant is recommended to reduce the degree of screening to the Marina Building lobby / bike storage room and provide permeable balustrade to the F&amp;B retail ramp to foster a greater degree of activation and engagement with the public realm / Jellicoe Street.</p> <p>c) The provision of verandahs is a requirement as per Standard H8.6.26 of the Business - City Centre zone. Please further refine the Tower Building entrance design to provide a clear, direct pedestrian route with weather protection / verandah along Jellicoe Street and a continuous verandah along Beaumont Street lobby / F&amp;B retailers.</p> <p>d) As the proposed building heights do not comply with Standard I214.6.6 Building Height and Standard I214.6.7 Maximum Site Intensity , resource consents are required for Discretionary (Rule I214.4.2 (A61)) and Non-Complying Activity (Rule I214.4.2 (A58)). Please provide a wind assessment and 3D shading analysis accompanied by a written assessment of the shading effect and sunlight access to surrounding streets / open space / apartments at lodgement. Please also provide a shading analysis with a bulk that complies with the height and maximum site intensity standards (<i>Planners note: this will assist with understanding effects associated with the non-compliances – the full shading effect of the building will be assessed as it is understood that the entire building requires resource consent – i.e. no part of the shading shown will be disregarded</i>).</p>
<p><b>4) Planning</b></p>	<p>a) Regarding coastal inundation and the proposal to raise the floor levels, BP noted that if there is not certainty that the floor levels will/can be raised in the future (i.e. 50 to 80 years' time), the effects associated with this not happening will need to be considered. It is understood that the current floor levels have not been designed to accommodate a 100-year timeframe including 3.8-degree climate change factors. BP reiterated that it is important to understand the relevant objectives and policies applicable under PC120 and whether safe refuge and/or egress is required.</p> <p>b) BP noted that the National Policy Statement on Natural Hazards was recently released by government and this uses a risk matrix approach. Assessing the proposal against the NPS-NH is required.</p> <p>c) BJ and RL noted it is not practical to raise floor levels to that required and a balanced approach is needed to consider urban design outcomes. BP acknowledged that the applicant is attempting to balance urban design outcomes with those required under new policy direction on natural hazards. BP requested that it is clearly set out what is proposed and how this relates to flooding and coastal inundation over 100 year period using 3.8 degree climate change factor (i.e. different floor levels are proposed for certain parts of the building, thus, clearly showing how this relates to the expected flood and inundation levels and the rationale around the choice). Also, details around raising floor levels (to understand the practicality of this and who would do this. Is it reliant on road levels being</p>

	<p>increased, etc.). It was noted that further engagement will be required with Council's Development Engineers in this regard.</p>
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**Important Information**

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences.

The views expressed by council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the council expressly disclaims any liability to the applicant (under the theory of law including negligence) in relation to the pre-application process. The applicant also recognises that any information it provides to the council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is good reason to withhold the information under that act).

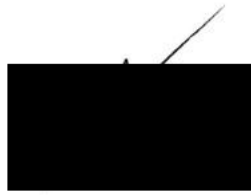
All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

**Prepared by:**

Name: ████████████████████

Title: Senior Planner

Signed:



Date:

26.02.2026

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Appendix 3

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Auckland Transport Meeting Agenda and Minutes



Urban & Environmental

# Agenda and Minutes for Pre-application Meeting with Auckland Transport

Date: 18 December 2025 on MS Teams

Name	Role/Organisation
[REDACTED]	Planners for Applicant
[REDACTED]	Traffic Engineer for Applicant
[REDACTED]	Architect for Applicant
[REDACTED]	Project Manager for Applicant
[REDACTED]	Premium Project Lead for Auckland Council
[REDACTED]	Traffic Engineer for Auckland Council
[REDACTED]	Transport Planner for Auckland Transport

## 188 Beaumont Street, Fast-track application

### 1. PROJECT DESCRIPTION

Project overview by CW involving:

- 210 residential apartments;
- 254sqm retail;
- 203sqm food and beverage retail;
- 261 carparks on site.

No commercial offices are proposed noting that is strongly controlled in the Wynyard Precinct provisions.

Site is currently vacant and used as an at-grade carpark.

### 2. SCOPE OF ITA

- Site specific development
- Wynyard Quarter Precinct

### 3. TRIP GENERATION

JP provided overview of approach to assessment of trip generation within ITA.

HS advised the trip generation rates are coming out quite low and Council requested justification for those low rates. JP can provide that justification and the survey results too.

#### 4. ASSESSMENT AND MODEL

- Local intersections
- Fanshawe St, Halsey St

#### 5. ACCESS AND PARKING

- Beaumont Street access
- Jellicoe street access closed

HS: Vehicle access on Beaumont Street is supported and preferred over Jellicoe Street given the activated frontage on Jellicoe Street and pedestrian-oriented environment.

VS: Agrees that Beaumont Street is best for access. Requested that a forecast of pedestrian counts is provided for the project based on similar projects and/or locations. Also requested assessment to be provided for the need of a pedestrian crossing along Beaumont Street (anywhere close to the site) given the percentage of people that walk to work in Wynyard-Viaduct census area. JP to investigate.

HS: Questioned if we can introduce visibility splays on both sides of the Beaumont Street crossing entrance. The splay will need to be within the building and is needed more on the northern side, and possibly not on the southern side. JP to investigate with CW.

HS: Noted maximum parking rates apply to residential and retail activities in the Wynyard Precinct. JP advised that current calculations indicate compliance and calculations will be provided with application to demonstrate this.

HS: Advised will need to provide tracking of car parking spaces with application and also need to check if bicycle/visitor parking complies with the AUP standards. If cycle parking is proposed in public realm, then this will need to AT approval (nothing this may be a more practical this method).

HS: Requested for PC79 compliance assessment to be provided as there are accessible parking and EV charging requirements. Advised to use decisions version of PC79.

#### 6. SITE TRANSPORT MANAGEMENT PLAN

#### 7. CONSTRUCTION ISSUES

- Temporary bus stop relocation

VS: Advised will send off to PD service lead for review and provide feedback on proposed Beaumont Street bus layover relocation for 2-3 years for construction. Will also contact AT Metro for comment. Requested for plan to be provided of proposed relocation for the bus layover.

VS: Queried whether there was any crash history on Beaumont Street and for this to be included in the ITA.

Appendix 4

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Watercare Feedback & Comments



Urban & Environmental

## Referral Application Feedback Form

This form is to be used by Council agencies and departments members to provide feedback on referral applications under the Fast-track Approvals Act 2024 (FTAA), pursuant to section 17. Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

### Respondent Information

Name: [REDACTED]

Role: [REDACTED]

Agency / Department: [REDACTED]

### Project Information

Project Name: 188 Beaumont Street, Auckland Central (Orams Marine site)

Reference: FTAA-2508-1098 / PRR00043340

### General Support or Opposition to the Application Proceeding via fast-track

- Support
- Oppose
- Neutral

### Agency/Department Response

Having considered the s22 assessment criteria, please explain your position and provide any other relevant details.

## Watercare comment *(Date: 07 October 2025):*

### Wastewater

The application information pack supplied does not contain any information on wastewater upstream or downstream catchment studies.

Our high-level calculation of wastewater demand from this development proposal, which involves approximately 215 residential apartments, suggests that it is likely to increase the wastewater discharge flow (PWWF) to the existing network by 8 to 9 Litres per Second.

Wynyard Quarter generally has adequate wastewater capacity. However, GIS analysis indicates a potential local constraint downstream of the proposed development. Specifically, the DN300 wastewater line (Asset ID: 854988) connects to a DN150 wastewater line (Asset ID: 854989) via wastewater manhole WWMH 525170. The DN150 line continues southward beneath Beaumont Street.

Based on current data, the DN150 wastewater line does not appear to have sufficient capacity to accommodate the proposed development. To verify this, the developer should provide detailed survey data of the relevant section of the existing network. This will help confirm whether the local constraint identified in GIS is present.

If the survey confirms that the existing wastewater network lacks sufficient capacity, the developer will be responsible for upgrading the network to support the proposed development.

Additionally, the architectural concept plan indicates that there will be some commercial units on the ground floor. While detailed design information has not yet been provided, an allowance of 1 L/s of the peak wet weather flow (PWWF) has been made for these units. Should the detailed design propose a PWWF exceeding 1 L/s for the commercial component, Watercare Services Limited reserves the right to reassess the wastewater flow rate and review the proposal accordingly.

## **Water**

The application information pack supplied does not contain any information on water demand assessment.

Our high-level calculation of water demand from this development proposal, which involves approximately 215 residential apartments, suggests that it is likely to increase the water consumption rate (peak hourly demand) to the existing water network by 3.9 Litres per Second.

### ***Potable Water Supply:***

- It is understood that the peak hourly demand from this development is set at 3.9 L/s.
- The proposed connections will connect directly to the 250mm DI main along the southern side of Jellicoe Street.

- Watercare has run an indicative model reflecting the estimated demands, and we can confirm at this stage that the existing network can support this development.

### ***Fire Supply:***

- In Section 5.4 of the document, it reads: “Assuming the proposed development is sprinklered, the indicative fire flow demand is up to 50 litres/sec for a water supply classification FW2.” Please note this may be an error, as this should be the FW3 category.
- There appears to be sufficient fire flow capacity to meet FW3 in this area. However, since their sprinkler demand was not detailed in their report (specific flow rates), this is something they should clarify in the subsequent stages.
- There are four hydrants within 100m of the site. The developer will be required to conduct FH Tests as necessary.

### **Assessment Criteria (Section 22 FTAA)**

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
- Has the project been identified as a priority in any government or sector plan or strategy?
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
- Will the project increase housing supply or contribute to a well-functioning urban environment?
- Will the project deliver significant economic benefits?
- Will the project support primary industries (e.g., aquaculture)?
- Will the project support development of natural resources (e.g., minerals, petroleum)?
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
- Will the project support climate change adaptation or recovery from natural hazard events?
- Will the project address significant environmental issues?
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
- Are there any other relevant matters to consider?

Appendix 5

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Letter to Relevant Iwi Authorities



Urban & Environmental

Nā/From: [Redacted]

Kaituhi/Author: [Redacted]

Te rā/Date: 29 January 2026

Kaupapa/Re: Referral Project under Fast-track Approvals Act for 188 Beaumont Street

Ngā mihi o te wā ki a koutou,

We are writing to provide an update to our earlier manuwatu to you on the 9<sup>th</sup> July 2025 in relation to Westhaven Residential Limited Partnership (WRLP)'s referral application to use the fast-track approvals process under the Fast-track Approvals Act 2024 (FTAA) for the development of a new mixed-use building comprising residential and retail activities at 188 Beaumont Street, Auckland Central.

The referral application was lodged under the FTAA on 28 August 2025 and the Minister accepted the application on 19 December 2025. The Minister's decision to accept the referral application enables WRLP to lodge a substantive application under the FTAA for necessary approvals under the Resource Management Act 1991 for development of the project.

WRLP is in the process of preparing the substantive application and intends to lodge the application with the Environmental Protection Authority (EPA) in late February 2026.

Please let us know if you have any comments on the project or would like to discuss this further.

[Redacted signature block]

[Redacted signature block]

Appendix 6

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Letter to Maori Groups



Urban & Environmental

Nā/From: [REDACTED]

Kaituhi/Author: [REDACTED]

Te rā/Date: 29 January 2026

Kaupapa/Re: Referral Project under Fast-track Approvals Act for 188 Beaumont Street

Ngā mihi o te wā ki a koutou,

We are writing in relation to a referred project by Westhaven Residential Limited Partnership (WLRP) under the Fast-track Approvals Act 2024 (FTAA) for the development of a new mixed-use building comprising residential and retail activities at 188 Beaumont Street, Auckland Central (the site).

The Minister accepted the referral application on 19 December 2025 which enables WLRP to lodge a substantive application under the FTAA for necessary approvals under the Resource Management Act 1991 for development of the project. WLRP is in the process of preparing the substantive application and intends to lodge the application with the Environmental Protection Authority (EPA) in late February 2026.

We are writing to you because the Minister's decision on the referral application directs that the expert panel appointed to determine the substantive application for this project must invite comments from specified applicants for protected customary rights and / or customary marine title over the coastal marine area adjacent to the site, including those listed in Appendix 1 below. For the avoidance of doubt, the project does not involve any works within the coastal marine area.

By way of an overview, the site for the project is 5,215m<sup>2</sup> in area, zoned Business – City Centre and located within the Wynyard Precinct. The site has road frontage to Jellicoe Street along the northern boundary and road frontage to Beaumont Street along the eastern boundary. The western boundary of the site is adjacent to the coastal marine area of Waitematā Harbour and the southern boundary adjoins the Orams Marine Village. The majority of the Site is currently vacant other than a few small temporary buildings and structures and is currently used for temporary surface car parking. The remainder of the Site comprises entirely of impervious surfaces such that there is no vegetation or other discernible features on site. The site is fenced off from the Orams Marine village to the south.



**Figure 1: Locality plan of project location (Source: Emaps).**

Concept plans and further information on this project can be found in the link below.

<https://www.fasttrack.govt.nz/projects/188-beaumont-street/referral-application>

With reference to this information, key aspects of the project include:

- Provision for ground floor retail at the Jellicoe Street and Beaumont Street frontages;
- Retail activities on the ground floor and residential activities on levels 1-3 of the building sleeved around four car parking levels on the podium of the proposed building;
- Three vertical elements to the building on levels 4-7, reducing to two vertical elements on levels 8-9 and a centralised tower component rising from levels 10-22;
- Approximately 210 residential units and 256 car parking spaces; and
- All associated enabling works for construction of the proposed building including earthworks and installation of underground services.

For the avoidance of doubt, no works are proposed within the adjacent coastal marine area.

Please let us know if you have any comments on the project or would like to discuss this further.

[Redacted text block containing several lines of blacked-out information]

**Appendix 1: Additional parties from whom an expert panel must invite comments**

1. MAC-01-01-073/CIV-2017-485-398 Ngāti Kawau and Te Waiariki Korora;
2. MAC-01-01-023 Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāt iMuri Nagatirumahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhī Ngāti Kahu Te Aupouri;
3. MAC-01-01-058 Ngā Puhī Nui Tonu (Waitangi Marae);
4. MAC-01-03-006 Ngāti Maru;
5. MAC-01-01-056 Ngā Puhī Nui Tonu (Te Kotahitangā Marae);
6. MAC-01-01-091 Ngāati Whānaunga;
7. MAC-01-01-105/CIV-2017-485-515 Reti Whānau;
8. MAC-01-01-125/CIV-2017-404-570 Te Hikutu Whānau and Hapū;
9. MAC-01-01-133/CIV-2017-404-558 Te Kaunihera o Te Tai Tokerau/Ngāitawake;
10. MAC-01-02-005/CIV-2017-404-569 Ngāti Te Ata;
11. MAC-01-03-001 Hauraki Maori Trust Board;
12. MAC-01-01-050/CIV-2017-404-537 Ngā Puhī nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake;
13. MAC-01-02-004/CIV-2017-404-518: Ngāti Taimanawaiti (Ngāti Tai) Jasmine Whakaarahia Cotter-Williams;
14. MAC-01-02-003/CIV-2017-404-564: Ngāi Tai ki Tāmaki;
15. MAC-01-02-006/ CIV-2017-404-520: Ngāti Whātua Ōrākei Trust;
16. MAC-01-03-011: Ngāti Tamatera;
17. MAC-01-03-010: Ngāati Tamaoho;
18. MAC-01-02-007: Te Kawerau a Maki; and
19. MAC-01-01-140/ CIV-2017-404-563: Te Rūnanga o Ngāti Whātua
20. Te Whakakitenga o Waikato
21. Te Ahiwaru Waiohua

Appendix 7

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Correspondence with MfE



Urban & Environmental

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 188 Beaumont St - Consultation on substantive application  
**Date:** Wednesday, 4 March 2026 10:53:00 am  
**Attachments:** [RE Referral Application consultation - 188 Beaumont Street Auckland Central.msg](#)

---

Good Morning

We are contacting the Ministry for the Environment to advise that B&A will be lodging the substantive application for the referred project '188 Beaumont Street' on behalf of the applicant Wynyard Residential Limited Partnership (WRLP) within the next 2-3 weeks.

<https://www.fasttrack.govt.nz/projects/188-beaumont-street>

The Minister for Infrastructure referred the project to utilise the fast-track consenting process on 19 December 2025. By way of summary, the project is for an urban development project in Auckland's city centre involving a residential-led mixed use building comprising 210 residential apartments, ground floor retail and ancillary car parking including enabling earthworks and installation of underground infrastructure at 188 Beaumont Street, Auckland Central.

As a referred project, we confirm that the resource consent application will be lodged in the form and manner according to the requirements of the FTAA for a substantive application.

We previously engaged with MfE on this project when preparing the referral application – the consultation record and response to this is attached. We are writing to confirm if any further consultation is required with MfE prior to lodgement of the application. Can you please advise at the earliest opportunity if the consultation requirements for this referred project have been satisfied or if anything further is required?

Thanks in advance.

Ngā mihi | Kind regards,



PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz)



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Auckland, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

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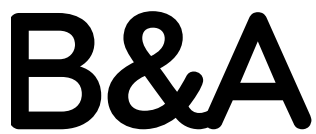
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## Appendix 8

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### Correspondence with EPA



Urban & Environmental

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 188 Beaumont St - substantive application lodgement  
**Date:** Wednesday, 4 March 2026 10:26:00 am

---

Good Morning

We are contacting the EPA to advise that B&A will be lodging the substantive application for the referred project '188 Beaumont Street' on behalf of the applicant Wynyard Residential Limited Partnership (WRLP) within the next 2-3 weeks.

<https://www.fasttrack.govt.nz/projects/188-beaumont-street>

By way of summary, the project is for an urban development project in Auckland's city centre involving a residential-led mixed use building comprising 210 residential apartments, ground floor retail and ancillary car parking including enabling earthworks and installation of underground infrastructure at 188 Beaumont Street, Auckland Central.

As a referred project, we confirm that the resource consent application will be lodged in the form and manner according to the requirements of the FTAA for a substantive application.

We are seeking to engage with you on this project prior to lodgement of the application. Can you please advise at the earliest opportunity if the consultation requirements for this referred project have been satisfied or if anything further is required?

We would also like to request access to the Fast-track portal for lodgement too please. I have existing access from lodging previous referral and substantive applications but my colleague Diana Bell (copied in) needs access please.

Thanks in advance.

Ngā mihi | Kind regards,



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[barker.co.nz](http://barker.co.nz)



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