
MINUTE 1 OF THE EXPERT PANEL
Site visit and correction to Invitation to Comment date
188 Beaumont Street FTAA-2604-1205
25 June 2026

[1] This purpose of this minute is to:

- (a) Record details of the site visit undertaken by the Expert Panel (Panel) for the 188 Beaumont Street application on 23 June 2026; and
- (b) Clarify the date on which comments will be invited on the application under section 53 of the Fast-track Approvals Act 2024 (the Act).

Site visit

[2] The Panel records that it undertook a site visit on 23 June 2026. The Panel was accompanied by the Applicant Team, namely:

- (a) Andrew Lamont and Tim Woods, as representatives of the Applicant (Westhaven Residential Limited Partnership); and
- (b) Gerard Thompson (Barker & Associates) and Blair Johnston (Warren & Mahoney), as members of the Applicant's consultant and design team.

[3] Prior to meeting the Applicant Team, the Panel walked around the Beaumont and Jellicoe boundaries of the Site and drove around to St Mary's Bay Beach Reserve to view the Site from within the wider Westhaven environment.

[4] With the Applicant Team, the Panel walked to various viewing locations that were provided to the Panel in advance as a suggested itinerary, namely:

- (a) North Wharf;

- (b) Silo Park - Brigham Street;
- (c) Silo Park – playground/court space;
- (d) Along Hamer Street (to a location outside the Emirates Team NZ base shed);
- (e) Jellicoe Street, including the corner of Marina Pier where it viewed the proposed extension of public open space from Jellicoe Street to the boundary of the Orams Marine site.

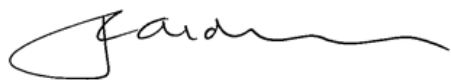
[5] These locations are all the subject of visual simulations showing existing views and post-construction views of the proposal. A complete set of visual simulations are provided in the Graphic Supplement to the Boffa Miskell Urban Design and Landscape Assessment Report, Appendix 15 to the Application material. For completeness, I note that the Panel did not consider it necessary to visit every visual simulation viewpoint included in the Graphic Supplement.

[6] The Panel records its thanks to the Applicant Team for their assistance.

Invitation to Comment – clarification of date

[7] Minute 2 of the Panel Convener stated that comments would be invited by 26 June 2026, but it has come to my attention that this is incorrect. 26 June would be the 9th working day following Panel commencement.

[8] I confirm that the 10th working day following Panel commencement, and the date by which the invitation to comment must be issued, is Monday 29 June 2026.



Jennifer Caldwell
Expert Panel Chair