

188 BEAUMONT STREET, WYNYARD QUARTER

FAST-TRACK SUBSTANTIVE APPLICATION LANDSCAPE REPORT
FOR WESTERN WATERFRONT & STREETScape INTERFACES

19 DECEMBER 2025





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1	19/12/2025	Nicole Tune Landscape Architect	Fast Track Substantive Application Landscape Report for Western Waterfront & Streetscape Interfaces	Jonathon Chan Principal Landscape Architect
2	29/01/2026	Nicole Tune Landscape Architect	Fast Track Substantive Application Landscape Report for Western Waterfront & Streetscape Interfaces	Jonathon Chan Principal Landscape Architect

APPROVED FOR ISSUE:

Rachel de Lambert | Landscape Architect | Partner | 29/01/2026

RELEASE AND RELIANCE

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

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File name & Project number: BM240891

File ref: BM240891_188_Beaumont_FT_Preliminary_Design

LANDSCAPE STATEMENT

THE REPORT

This report has been prepared in support of a substantive application submitted by Westhaven Residential Limited Partnership for a referred project under the Fast-track Approvals Act 2024 (FTAA) in respect of the 188 Beaumont Street project (the 'Project'). The Project is an urban development project in Auckland's city centre involving a residential-led mixed use building comprising approximately 210 residential apartments, ground floor retail and ancillary car parking. The location for the project is 188 Beaumont Street, Auckland Central.

SCOPE OF WORKS

This Landscape Architectural report focuses on the ground floor frontages along Jellicoe Street and Beaumont Street, as well as the western waterfront edge of the site facing the marina.

The Jellicoe Street water features, entry terrace, stairs, green wall, and the podium landscape are outside the scope of this report and are documented separately by Warren and Mahoney (WAM).

DESIGN STATEMENT

At street level, the 188 Beaumont Street project presents three distinct frontage conditions:

1. Beaumont, located at the corner of Beaumont Street and Jellicoe Street
2. Tower, centrally positioned along Jellicoe Street
3. Marina, addressing the western edge and waterfront

BEAUMONT AND TOWER

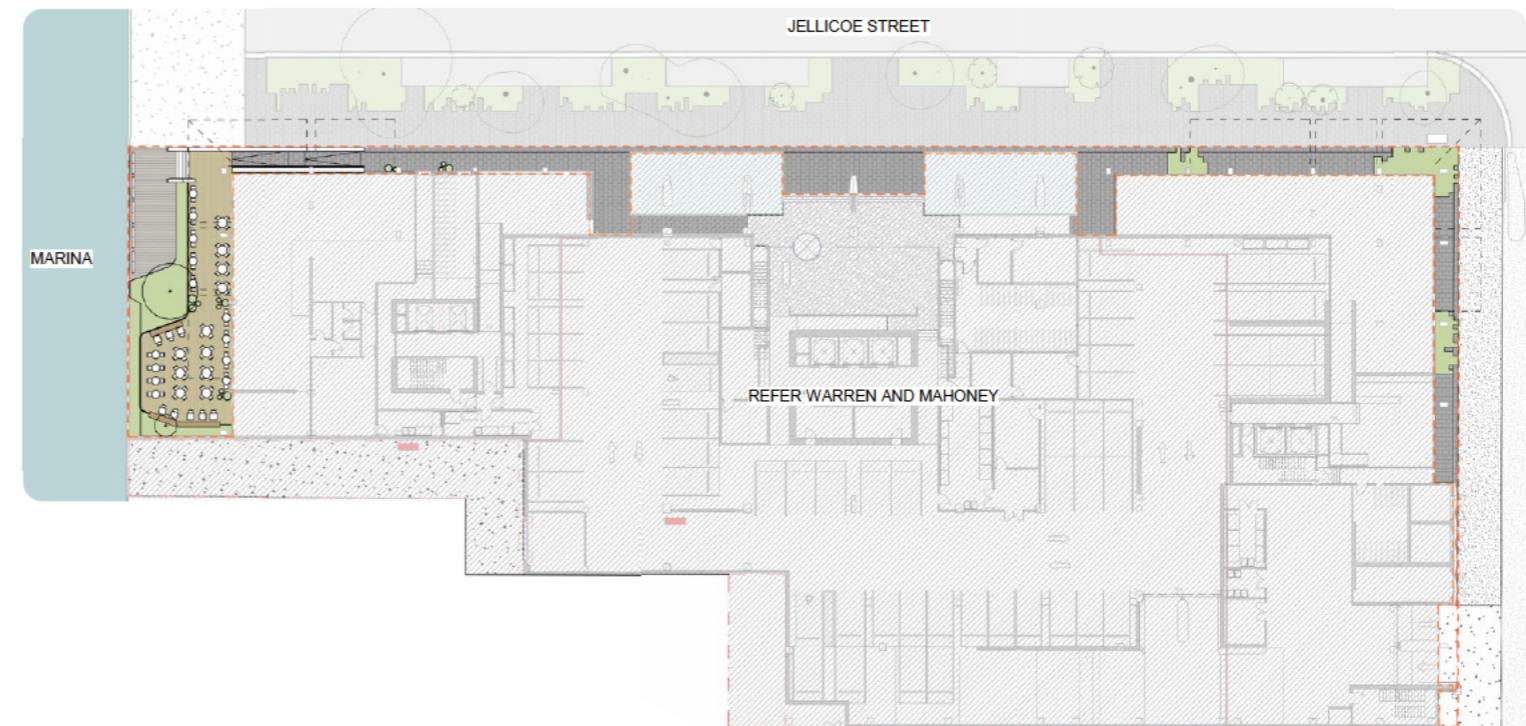
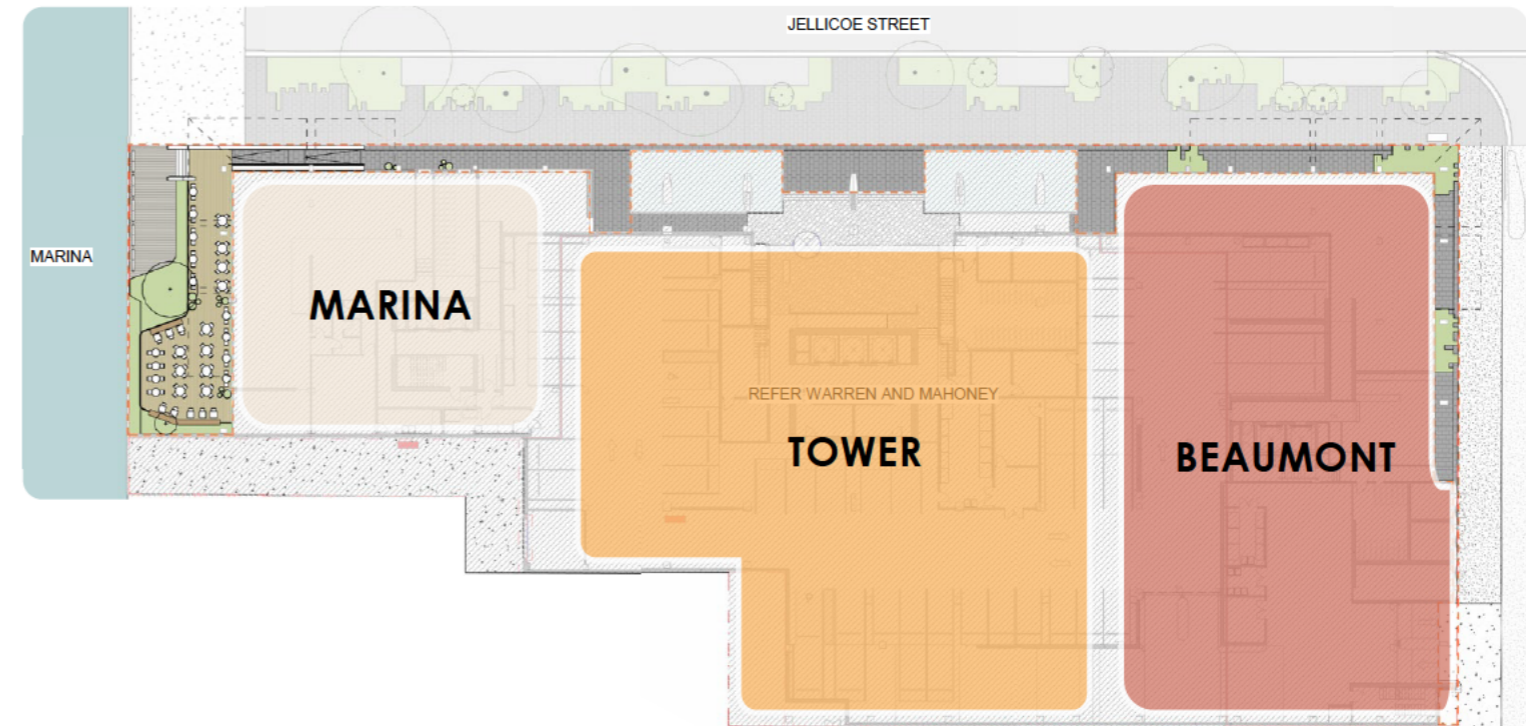
The landscape design for the Beaumont and Tower frontages continues the established Jellicoe Street character through to the building setback. The Beaumont frontage accommodates a street level café with generous outdoor seating, contributing activity and vibrancy to the heart of Wynyard Quarter.

The Tower frontage includes a prominent building entry framed by two shimmering water features and green walls by WAM. The high quality Jellicoe streetscape materials and detailing extend through to the entry stairs and accessible ramp, creating a cohesive threshold to the building.

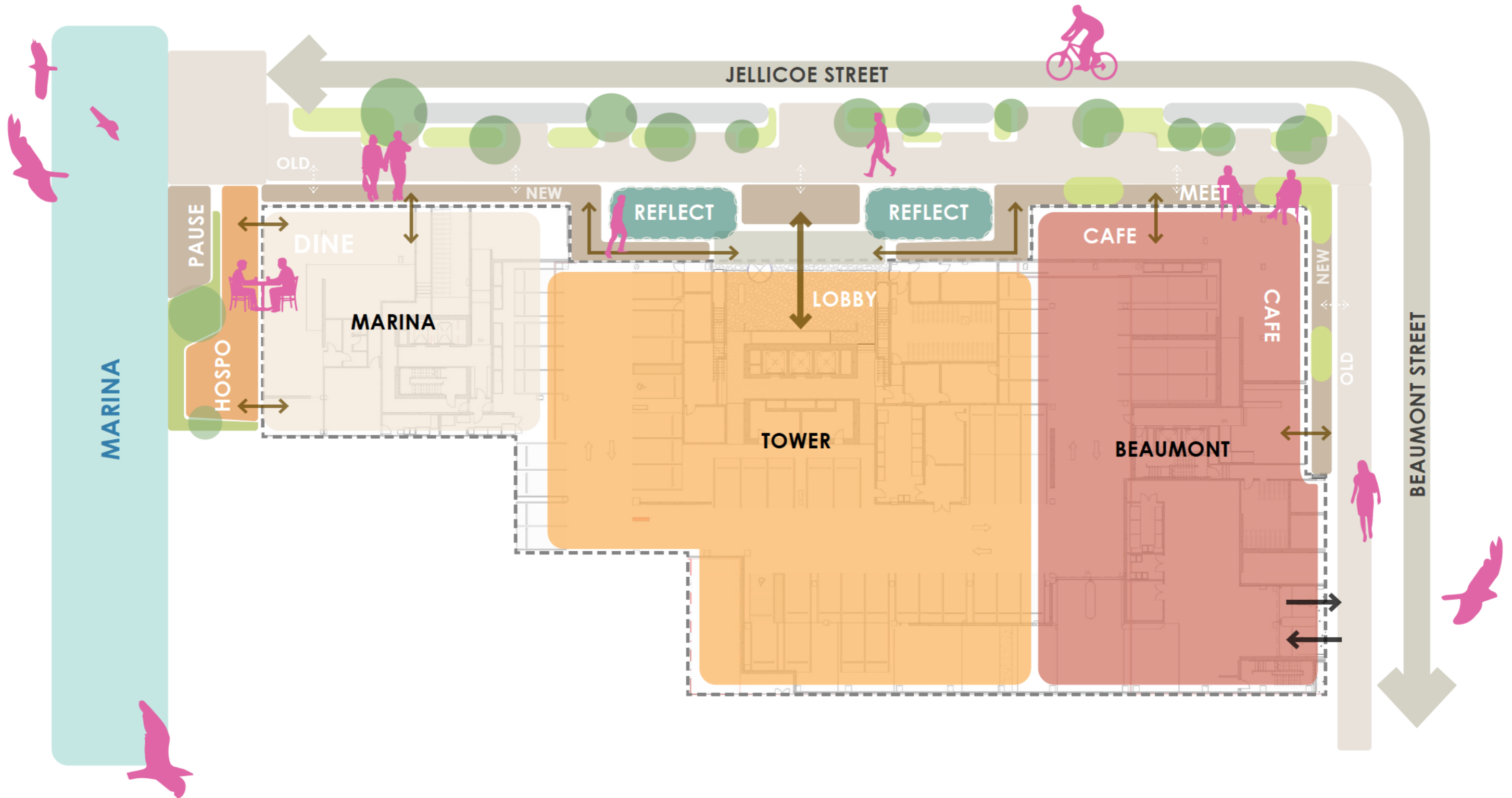
MARINA

With a seven metre setback from the water's edge, the Marina landscape forms an elevated outdoor dining terrace with uninterrupted views over St Marys Bay, Westhaven Marina, and toward the Harbour Bridge. The terrace sits above coastal planting that reflects the local ecology and is anchored by a pōhutukawa, referencing its strong association with the Tāmaki Makaurau coastline.

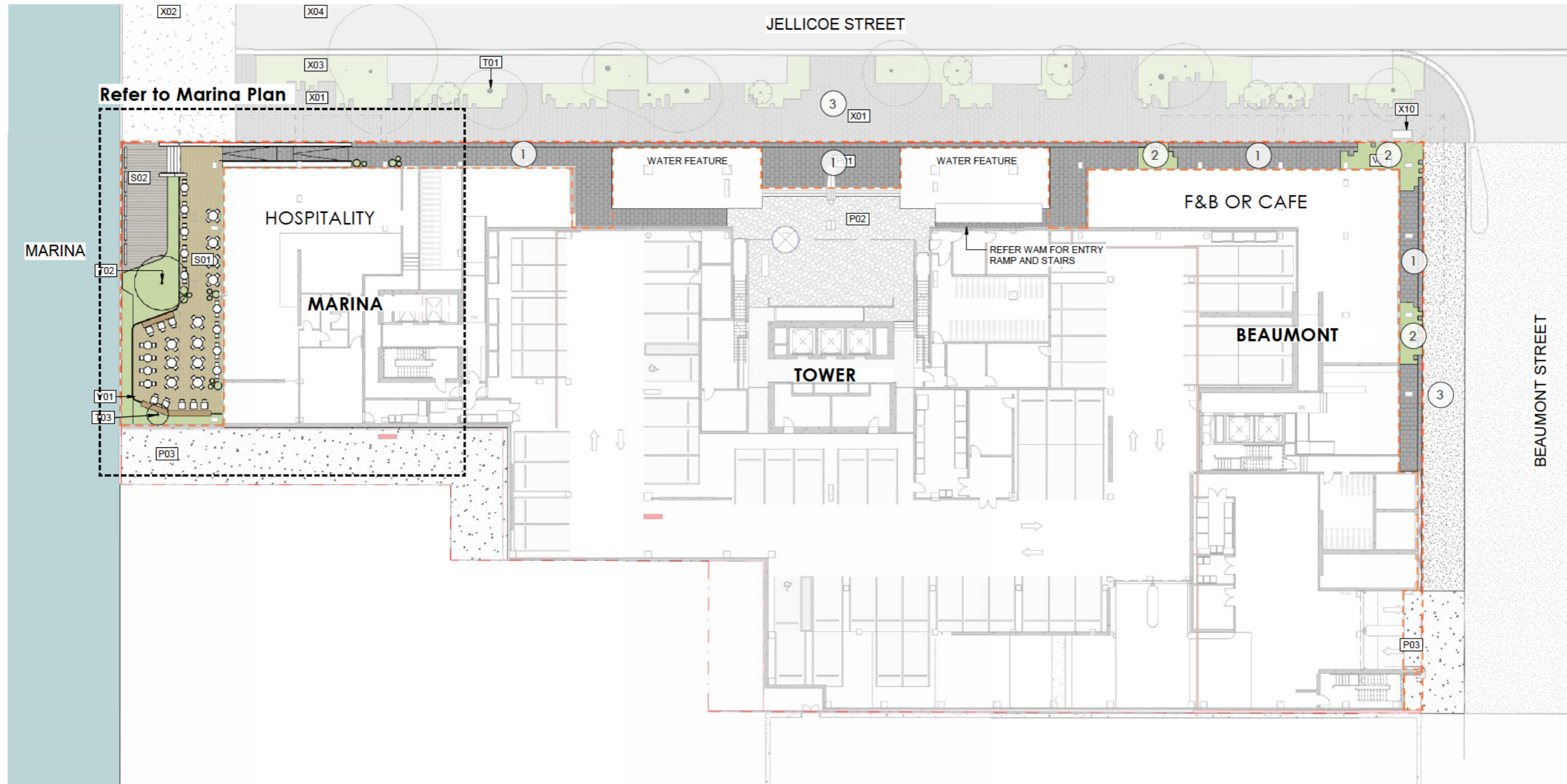
The Marina frontage also incorporates publicly accessible space that invites visitors to experience the waterfront outlook and strengthens the site's connection to the wider Wynyard Quarter promenade network.



LANDSCAPE STRATEGY

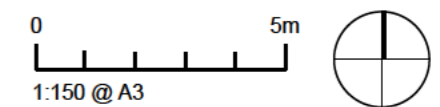


LANDSCAPE PLAN

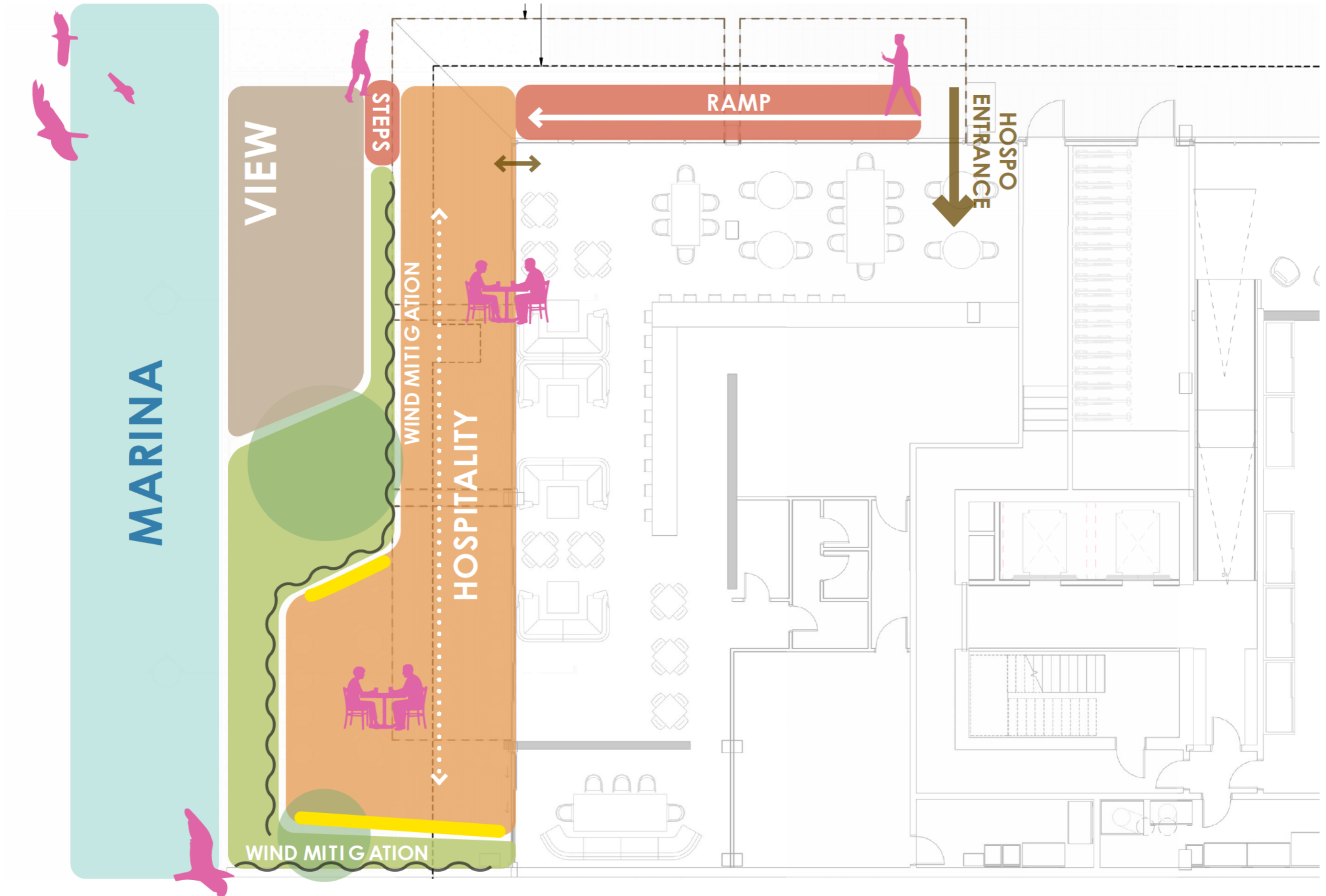


1. Stone paving to match existing Jellicoe Street
2. Native species amenity planting with eroded paving edge
3. Existing footpath and planting

--- Scope of Boffa Miskell Landscape Package



ACTIVITIES DIAGRAM



MARINA PLAN

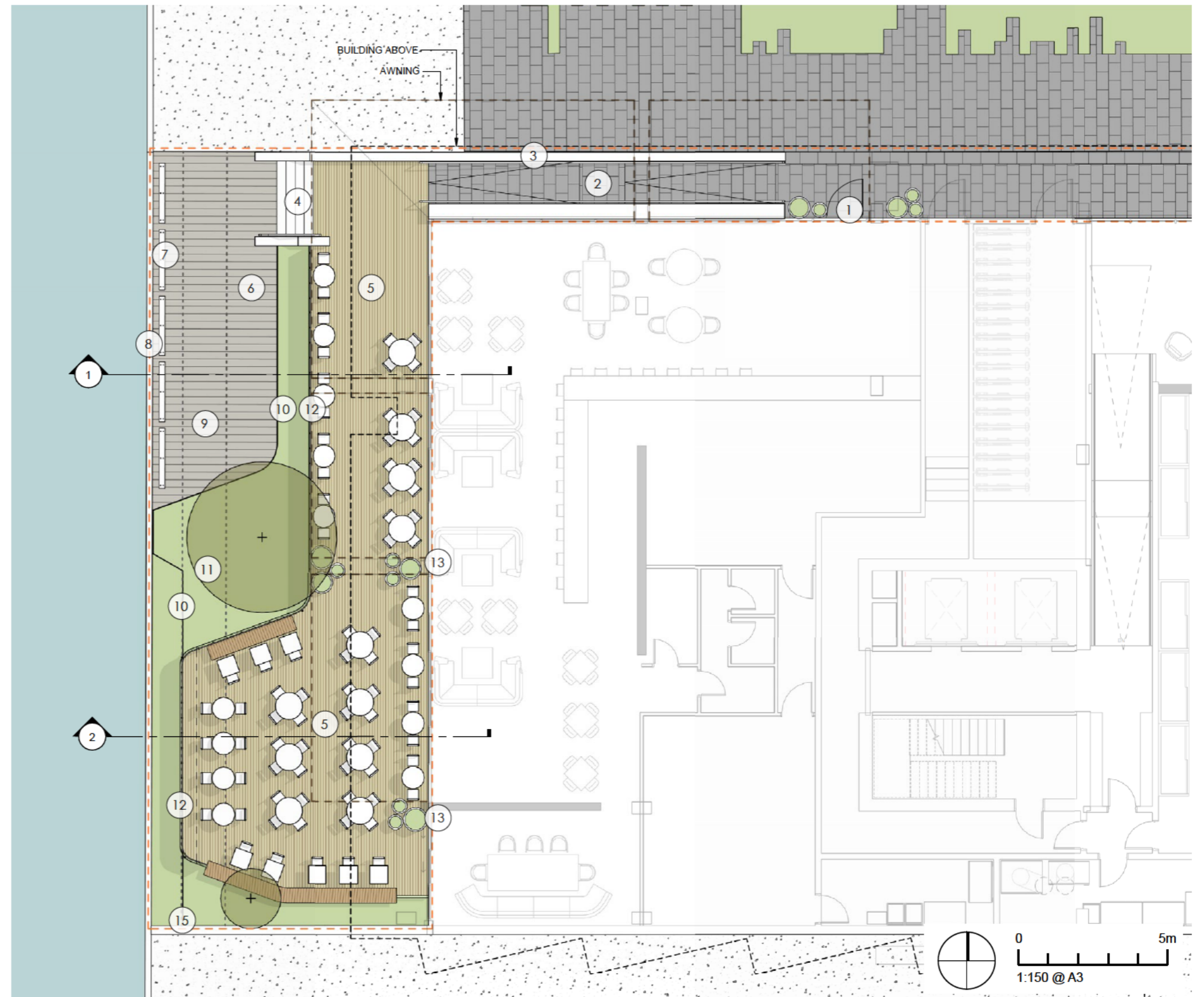
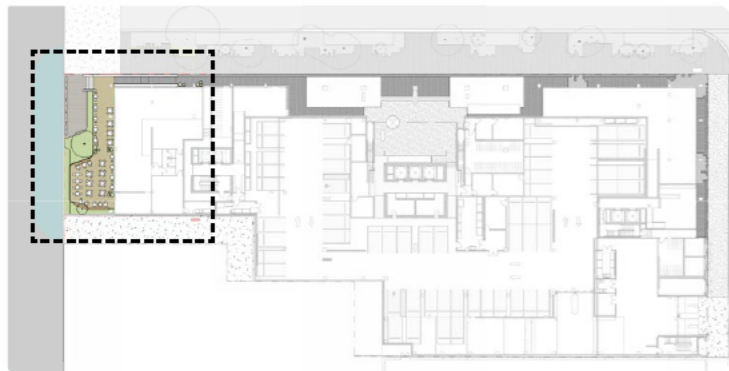
PLAN SHOWING GROUND FLOOR LAYOUT

LEGEND

1. Hospitality Entry with potted plants*
2. Ramp access
3. Textured concrete edge wall
4. Stair access
5. Timber deck
6. Precast concrete slab paving
7. Timber kick rail to match Wynyard Wharf
8. Existing historic concrete wharf edge
9. New seawall strengthening beam
10. Corten steel garden edge (500mm high)
11. Coastal native ground cover planting with 1no. specimen Pōhutukawa tree*
12. Glass balustrade at 1.2m for wind mitigation to deck edge
13. Potted plants*
14. Coastal native ground cover planting with titoki tree
15. Interface wall to screen Orams yard, refer to architect's package

*Element contributes to wind mitigation

KEYPLAN



MARINA PLAN

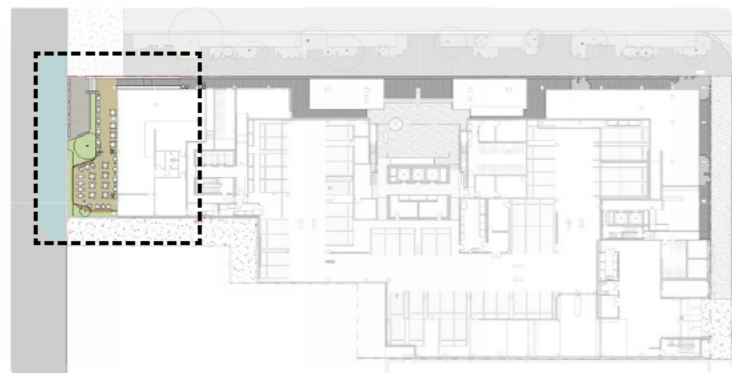
The design of the waterfront privately owned, publicly accessible western edge balances freely accessible water edge with a hospitality focused terrace space. The terrace level ties to the elevated 3.40m RL FFL of the indoor food and beverage space in the Marina building ground floor. A single Pōhutukawa tree anchors the coastal edge. The tree's position aligns with the internal architectural layout at ground and upper levels.

The structural design is coordinated with the new inground sea wall which protects the original seawall which remains in place. The two proposed trees are positioned behind this wall with root guards to prevent root migration.

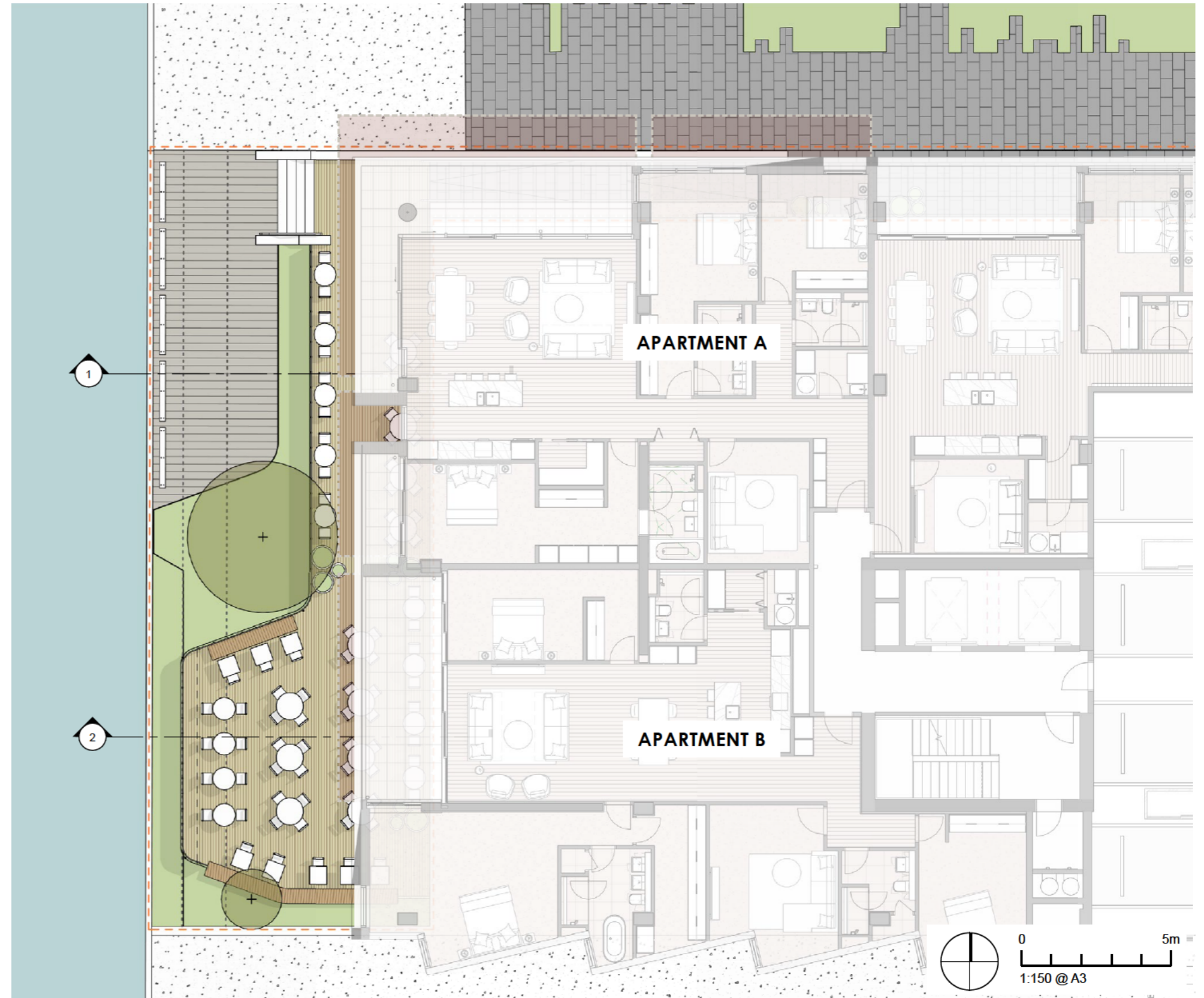
Low growing coastal native groundcover planting in swathes occupies the coastal edge ground plane.

The western end design incorporates a number of features to provide wind mitigation in the public realm including Silo Park. These include the wall on the Orams boundary glass balustrades to the terrace deck and a free-standing east / west wind wall aligned through the planting.

KEYPLAN

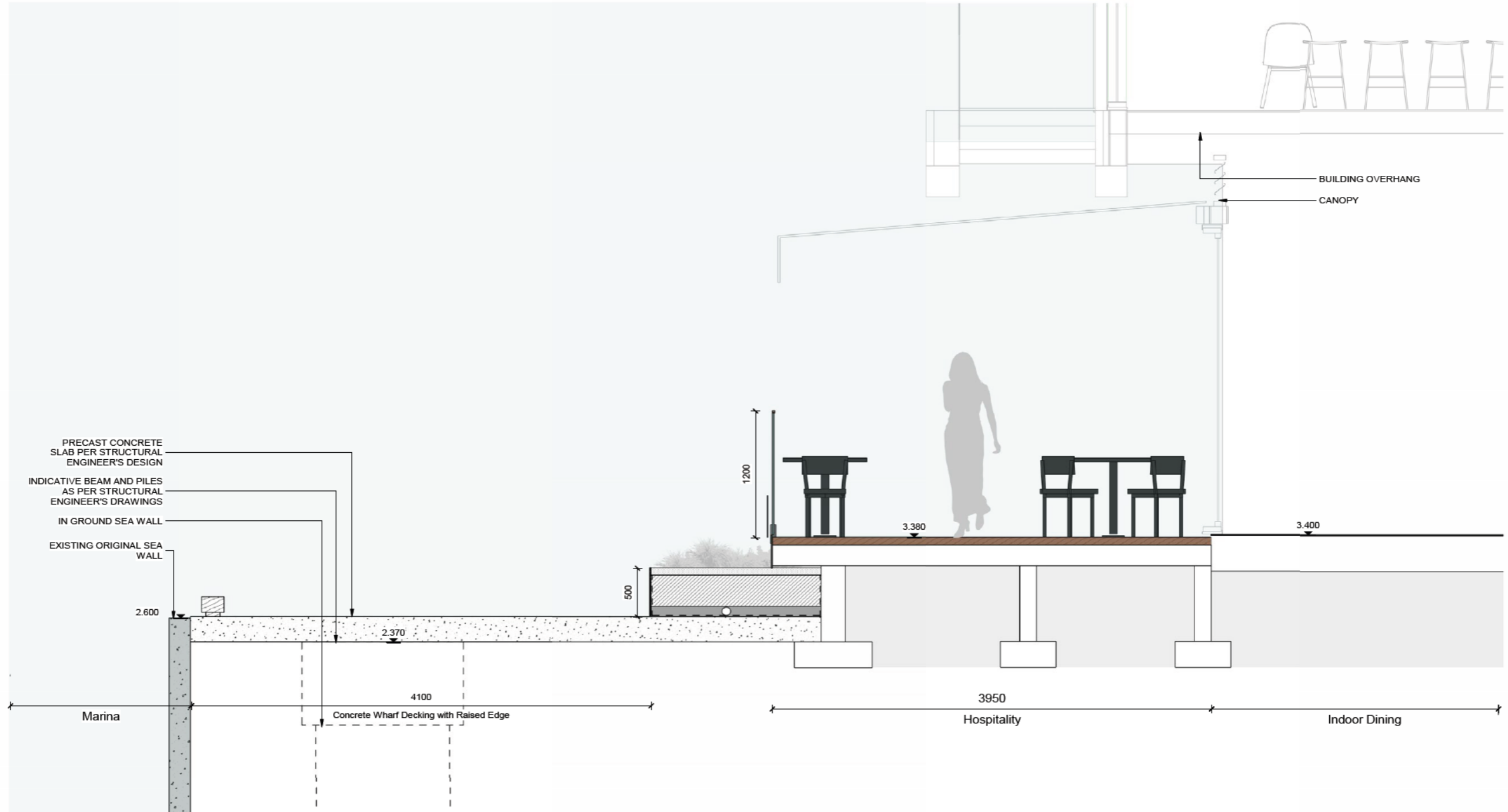


PLAN SHOWING ADJACENT APARTMENT LAYOUT



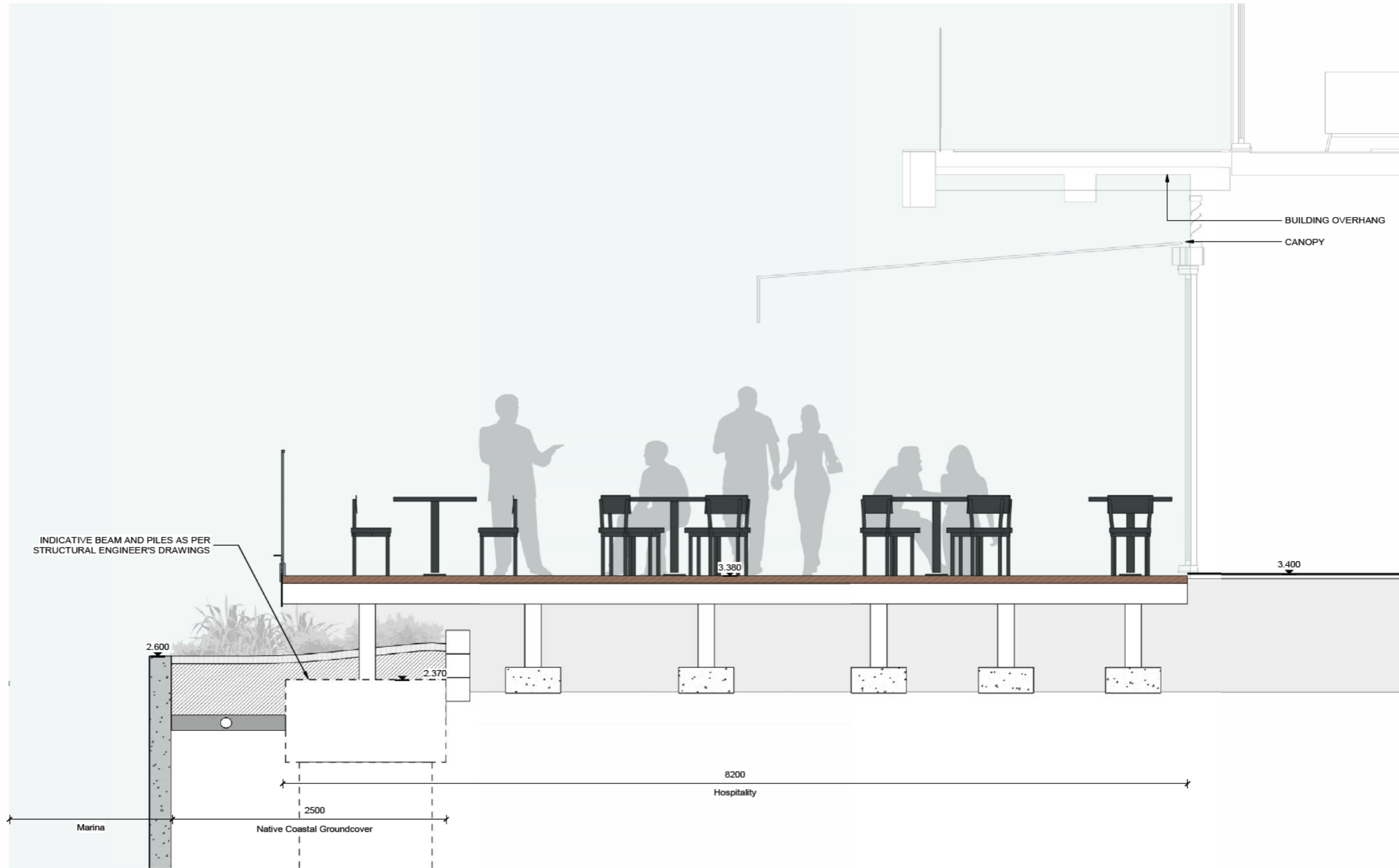
MARINA SECTION 01

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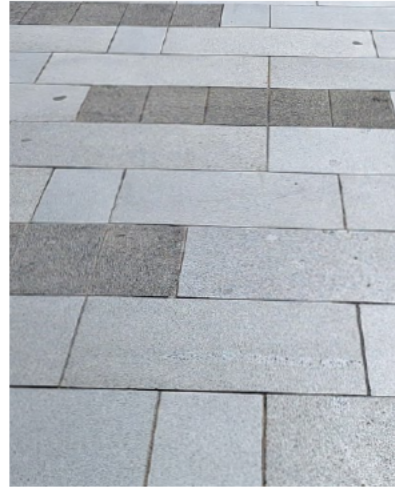


MARINA SECTION 02

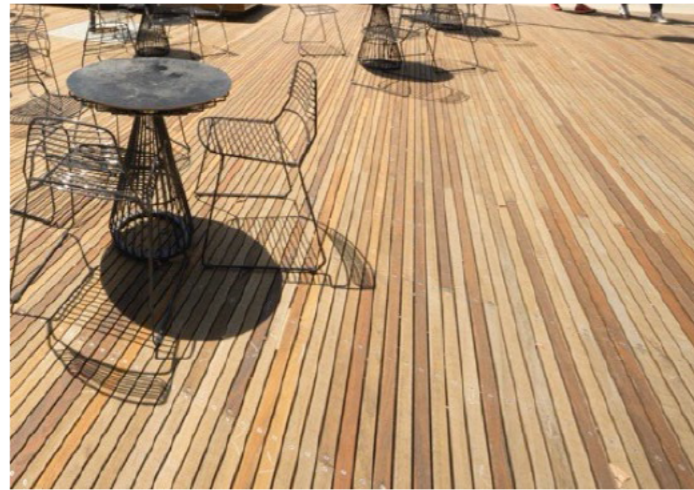
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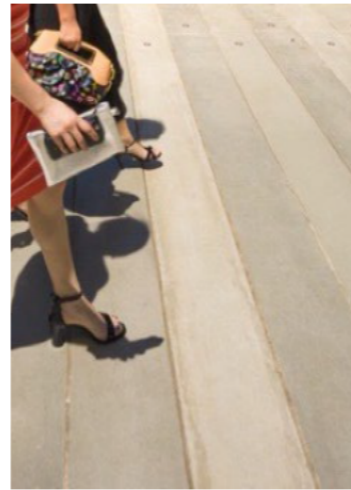
INDICATIVE HARD MATERIALS STRATEGY



Stone paving



Timber decking



Concrete paving

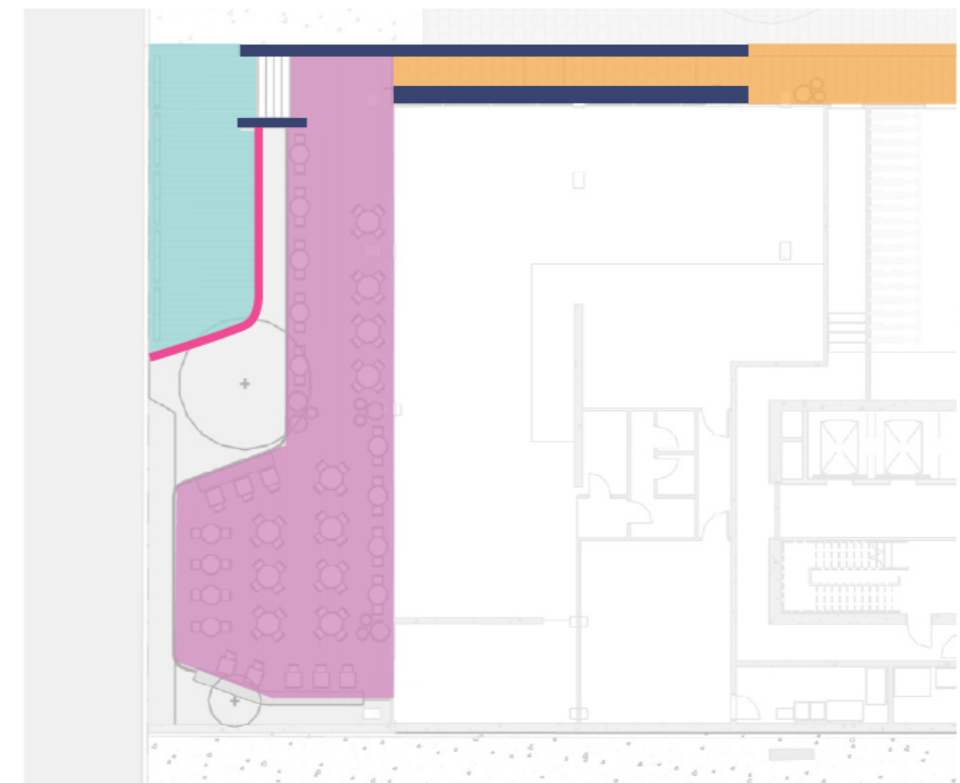
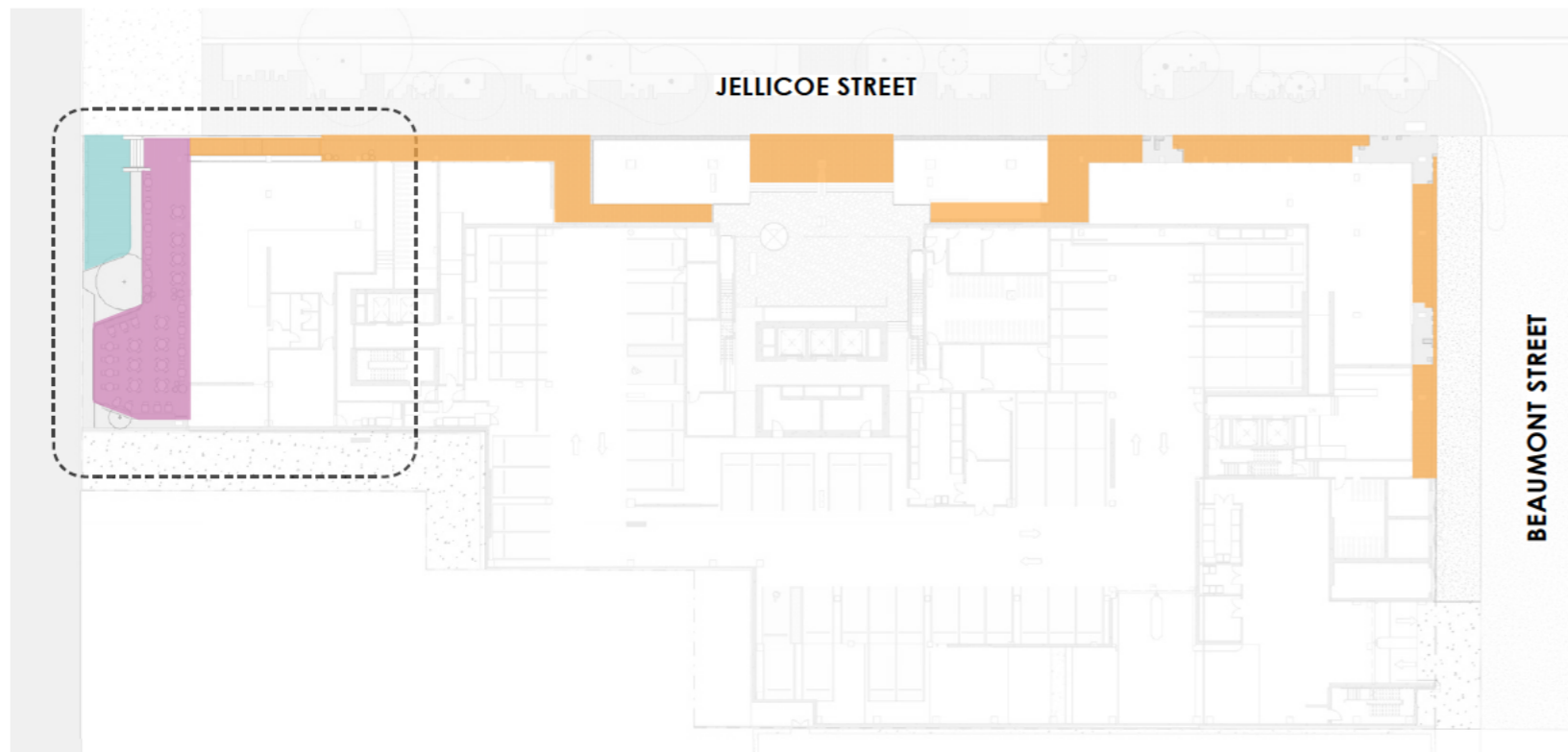


Textured concrete edge walls



Concrete garden edge wall

MARINA HARD MATERIALS



INDICATIVE PLANTING STRATEGY



PŌHUTUKAWA

Pōhutukawa anchor tree



TITOKI

Small specimen tree



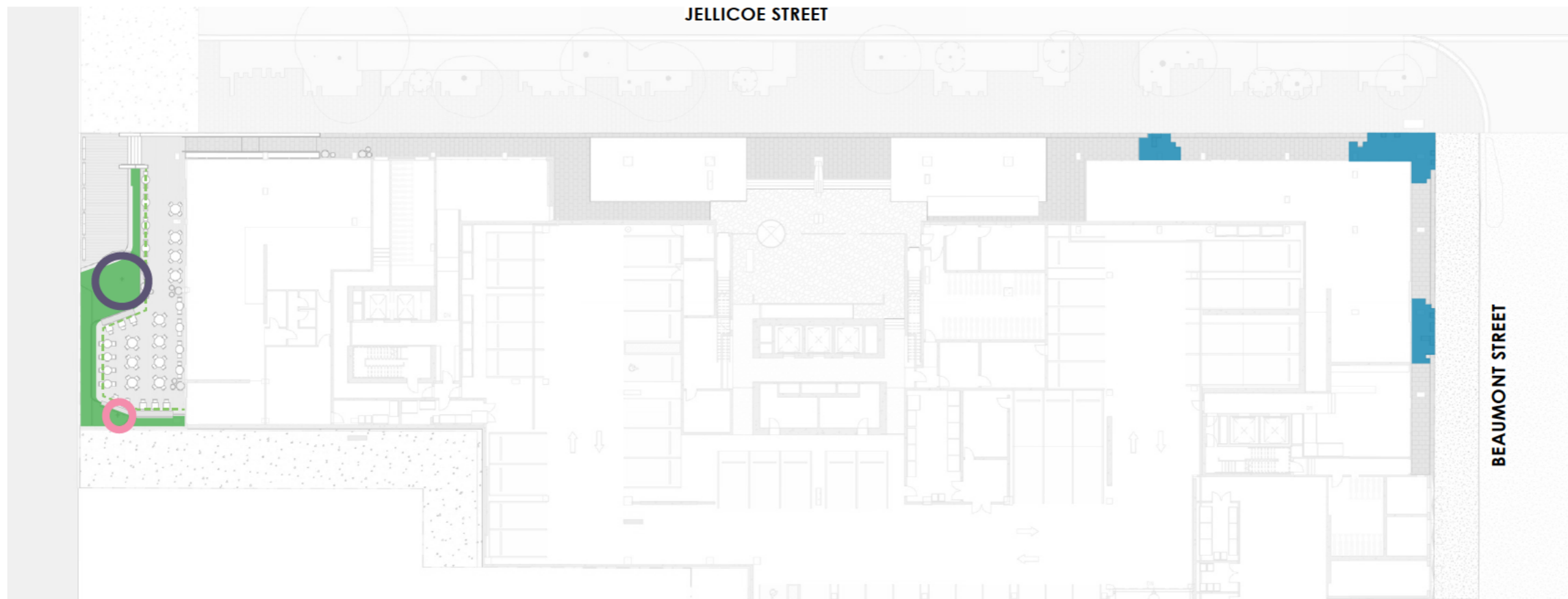
COASTAL MIX

Ground-cover mass of hardy coastal natives:
 Coprosma repens 'poor knights'
 Muehlenbeckia axillaris
 Disphyma australe
 Pimelea prostrata



STREETSCAPE MIX

Inspired by Jellicoe Street plant palette:
 Arthropodium cirratum
 Carex flagellifera
 Libertia ixioides
 Aselia (Silver Spear)
 Lobelia angulata
 Acaena anserinifolia



PERSPECTIVE VIEWS



PERSPECTIVE VIEWS





Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

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