

To: The Expert Panel Secretariat, Environmental Protection Authority (EPA)

Application Reference: 188 Beaumont Street (FTAA-2604-1205) **Date:** 28 July 2026

Submitter Details: Martin Kunz & Coriamber Hogan, The Martin Kunz Living Trust (Owner of Unit 110/155 Beaumont)

Property Address: [REDACTED]

Contact: [REDACTED]

1. Introduction As the owners of unit [REDACTED], we are supportive of the ongoing, progressive development that has taken place in the Wynyard Quarter. However, we are writing to express our strong opposition to the excessive height of the proposed 81.35-metre tower at 188 Beaumont Street, which overrides the established planning frameworks and threatens the urban design integrity of the Precinct.

2. Submission in Opposition to the 188 Beaumont Street Proposal Our submission opposes the proposed residential and mixed-use development on the following grounds, which share the concerns raised by other existing residents in the area:

- **Severe Shading and Loss of Sunlight During Winter:** The proposed scale and height of the tower will cast significant shade over neighboring properties and public spaces. During the winter months, specifically the winter solstice, the shading will block sunlight in the middle of the day. This loss of sunlight during the coldest part of the year will negatively impact on the quality of life for surrounding residents. Furthermore, the building will cast late-afternoon shade over key public spaces like Silo Park and its playground, reducing public enjoyment of these areas.
- **Excessive Height and Visual Dominance:** The proposed 81.35m building significantly exceeds the permitted 62m height limit for the site. This height is completely out of scale with the surrounding environment, will visually dominate the western waterfront, and will challenge the primacy of the CBD high-rise core.
- **Adverse Effects on Residential Amenity:** The excessive height and bulk will create increased visual dominance and a greater sense of enclosure for nearby residents. These adverse visual amenity effects are substantial and should not be dismissed in a high-amenity urban precinct.
- **Precedent for Overdevelopment:** Approving this project would continue a concerning trend of developments eroding the integrity of the Wynyard Quarter's planning framework by exceeding permitted height controls. The cumulative effect

of these infringements leads to a cluttered and inconsistent skyline, losing the distinctiveness intended for marker buildings.

- **Inadequate Response to Urban Design Principles:** The building's bulk and massing—particularly the large floor plates above 31m—exceed maximum precinct dimensions, resulting in a structure that fails to integrate with a human-scale urban design.
- **Lack of Significant Regional Housing Benefits:** While the proposal claims to offer significant regional benefits by addressing housing needs, the premium, high-end nature of these apartments will not provide affordable housing. Consequently, the adverse effects on public open space, urban form, and residential amenities heavily outweigh the claimed benefits.

3. Relief Sought We strongly urge the Expert Panel to reject the height extension for the 188 Beaumont Street project. We request that the development be strictly confined to the established 62m maximum marker building guideline under the Auckland Unitary Plan, ensuring that the building's scale respects both the established planning frameworks and the wellbeing of existing residents.

Regards, The Martin Kunz Living Trust

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Martin Kunz & Coriamber Hogan

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