

30 March 2026

Environmental Protection Authority
Private Bag 63002
Wellington 6140
New Zealand

Dear Sir / Madam

1. My name is Tim Woods and I am the General Manager – Development at Precinct Properties New Zealand Limited ("**Precinct**"). I have held this role for over five years, during which I have responsibility for all of Precinct's development projects. Precinct is New Zealand's premier inner-city real estate investment company, delivering high-quality developments with a focus on Auckland's city centre. We have a proven track record in creating vibrant urban spaces, including Commercial Bay, which has contributed significantly to the rich urban fabric of central Auckland.
2. Precinct has entered a partnership with Orams Marine Services Limited known as Westhaven Residential Limited Partnership ("**WRLP**") for the purpose of delivering the 188 Beaumont Street development, a residential-led mixed use building ("**Project**"). WRLP is seeking resource consent under the Fast Track Approvals Act 2024 ("**FTAA**") for the Project. This letter supports that application by explaining the background to the Project, its development journey and its feasibility.

Development of the Project

3. I have been involved in this Project for over two years. My involvement began with due diligence investigations prior to Precinct entering into WRLP and has continued through the feasibility, design and pre-lodgement phases alongside my wider development management team.
4. As outlined in further detail in Mr Barbour's statement, Orams Residential Limited entered into a Residential Development Agreement with Auckland Council to lease the site to WRLP to deliver a premium residential development in this unique waterfront location. Following entry into that agreement, a preliminary design was commissioned from Warren & Mahoney and WRLP has worked with its expert team to refine and develop the design into a premium offering. The Project has been purposefully designed to support Wynyard Quarter's transition from industrial uses to a vibrant part of the city centre.
5. Led by Warren & Mahoney, the design seamlessly integrates architecture, landscape, and public realm to deliver a high-quality retail-led mixed-use development. The Project actively supports the large-scale urban regeneration of Wynyard Quarter, enabling its transformation into Auckland's newest waterfront neighbourhood. The Project has been the subject of progressive design review by Eke Panuku's Technical Advisory Group and subsequently the dedicated Auckland Urban Design Panel established for the Auckland Urban Development Office. Recommendations from these reviews have been incorporated where practicable,

including design refinements that enhance the Project's marine industrial character. Consistent with Precinct's philosophy of delivering premium developments, the Project will be a high-quality residential-led development in a strategic and well-connected waterfront location.

Project components

6. The current use of 188 Beaumont Street is a car park – a highly inefficient use of land in an iconic waterfront location. Auckland's waterfront is one of the city's most valuable assets, offering unparalleled harbour views, a connection to the harbour, and the potential to create vibrant spaces that enhance the city's economic and cultural vitality. WRLP recognises the strategic importance of this site and has worked to develop a high-quality building that reflects its prominence and delivers lasting value for Auckland.
7. The Project will transform this space into a premier residential-led mixed-use development that integrates with the broader regeneration of Wynyard Quarter. The Project will provide a marker building for the Wynyard precinct, as has long been envisaged for this location through Council planning documents. WRLP has purposefully designed this building to align with Auckland Council's aspirations for Wynyard Quarter and has taken care to ensure the Project includes a public realm that connects the community to the Waitematā Harbour.
8. WRLP is committed to delivering a development of the highest quality that benefits this landmark waterfront location. The Project has been carefully designed with particular attention to architectural detail, material selection, and construction quality, drawing on Warren & Mahoney's extensive experience in delivering residential developments and Precinct's goals of delivering premium developments which revitalise and transform our city centres.
9. The Project comprises three buildings: the Beaumont, Tower and Marina buildings. These buildings will primarily provide residential apartments, with ground floor retail and ancillary car parking.
10. The Project has been specifically designed to integrate with the established Jellicoe Street and Beaumont Street streetscapes. The building's facade treatment has been carefully considered to ensure visual interest at all scales, from the broader harbour context to the pedestrian experience at street level. The Project preserves a public connection to the Waitematā Harbour through the integration of public access space, designed by WRLP, on the waterfront.
11. The Project and its core components are described in more detail in the expert technical reports accompanying WRLP's resource consent application.

Economic benefits

12. The Project represents a significant investment in Auckland's urban future and will generate substantial economic benefits for the city. The development will contribute meaningfully to Auckland's construction sector during the build phase, supporting local employment and supply chains. Beyond the construction phase, the Project will deliver enduring economic value. The ground floor retail spaces will create permanent employment opportunities and contribute to the vibrancy of Wynyard Quarter's commercial environment. The residential

population will support surrounding businesses and services, generating ongoing economic activity within Wynyard Quarter. The Project's success will encourage further high-quality investment in Auckland's waterfront and city centre, contributing to the ongoing regeneration of these strategically important areas.

13. The economics benefits of the Project are discussed further in the statement of Mr Barbour and in the technical reports accompanying the application.

Feasibility

14. WRLP has worked closely with its expert team to develop a scheme that is not only world-class in its design quality, but also commercially and technically feasible.
15. From WRLP's perspective, it is critical that the consented scheme is commercially feasible to deliver in practice. This requires the development to be economically viable across both construction and long-term operation. The current design represents a carefully considered outcome that balances design excellence with market demand, construction cost, and investment risk. It is this balance that gives WRLP the confidence to proceed with the development.
16. There are high construction costs inherent to the Project's site that cannot be avoided. The site requires remediation works due to its previous industrial use, and significant geotechnical work is needed to support a marker building in this location. Due to the site's ground conditions, the construction requires 50m+ long piles founded on bedrock, steel casing and bentonite to support the drilled pile holes. This complex geotechnical work carries significant cost.
17. The Project has also been specifically designed to be adaptable to potential future climate change hazards, provide a range of offerings across the different apartments, activate the Jellicoe Street and Beaumont Street frontages to present an attractive interface, and integrate with the surrounding environment. These elements, which are integral to the Project, all carry cost.
18. We are confident that the site's development and design options have been comprehensively optimised in the current scheme to deliver both a feasible and transformational project for Wynyard Quarter.
19. We are extremely proud of the Project and appreciate the Panel's consideration of this exciting proposal for Wynyard Quarter.

Yours sincerely,



Tim Woods

General Manager - Development



26 March 2026

Environmental Protection Authority
Private Bag 63002
Wellington 6140

Dear Sir / Madam

1. My name is Neven Barbour. I am the CEO of the Orams Marine consortium, a leading group of companies in the marine industry in New Zealand. Orams provide many services to a range of vessels both on the water and out. Orams is the leading superyacht facility in the South Pacific, where boats are refitted and maintained from all parts of the world. The Orams Marine development is world class and is located in downtown Auckland in the Wynyard Quarter; transforming what was formerly contaminated industrial land into vital maritime infrastructure for Auckland.
2. I have been at Orams for 25 years and we are a small team that has led the development of the site and now expanded our capability to work on superyachts and other vessels from all over the globe.
3. Orams has partnered with Precinct Properties New Zealand Limited (as Westhaven Residential Limited Partnership or "**WRLP**") to deliver a high-quality residential-led mixed-use development at 188 Beaumont Street, directly adjacent to Orams' marine precinct.
4. WRLP is seeking resource consent under the Fast-track Approvals Act 2024 ("**FTAA**") for the Project. This letter explains the ongoing transformation of Wynyard Quarter from Orams' perspective, the contribution the Project will make to it and the commercial viability of the Project.

Transformation of Wynyard Quarter

5. Wynyard Quarter is undergoing a transformation from a brownfields industrial area, where the bulk liquid industry was located to service the surrounding marine and fishing industries, to a vibrant mixed-use neighbourhood. With changes in bulk liquid transportation and the development of the pipeline from Marsden Point, land at Wynyard Quarter became available for a new purpose.
6. Over a number of years, Auckland Council has been progressing plans to develop Wynyard Quarter into Auckland's newest waterfront neighbourhood – a place where people can live, relax, visit, be entertained, and do business. Auckland Council has completed the open space developments of Silo Park and Karanga Plaza, and further commercial, residential, and hotel developments have been delivered, including the Beca building and Park Hyatt Hotel. Auckland Council also has masterplanning and work underway on the development of Te Ara Tukutuku, a new open space development on Wynyard Point. These developments, together with the Project, will enable Wynyard Quarter to become a vibrant and thriving community.

Development of marine precinct in Wynyard Quarter

7. While Wynyard Quarter is undergoing this transformation to a waterfront neighbourhood, it remains a location that is integrated with the marine sector and ancillary uses due to its position bordering the Waitematā Harbour. Orams has been in Wynyard Quarter since 1990 and has been the driving force behind the development of a world-class marine precinct. Over more than 10 years, Orams has worked closely with Auckland Council to progress this vision through a comprehensive long-term plan, which is required to be delivered in stages. The long-term plan has always included a residential development on this site directly adjacent to the marine precinct.
8. Prior to Orams' investment, the land comprising the marine precinct was a former industrial site requiring substantial remediation. Orams undertook extensive works, including tank removal, full contamination remediation, and sea wall stabilisation and rebuilding. These critical infrastructure works were necessary prerequisites to enable the development of the site at substantial cost to Orams.
9. The Orams long-term plan has delivered the precinct in stages, including Orams' world class refit and boat storage facilities, commercial marine and office development, and work sheds as the first stage. The marine development is almost complete, with the final part being scheduled to complete in December 2026. Notably, Orams recently developed a state-of-the-art superyacht refit facility, representing an investment of approximately \$100m and the facility currently employs over 200 people on-site as well as many small marine companies. The superyacht refit facility enables owners from around the world to bring their superyachts to Wynyard Quarter for refurbishment – a process that can take several months. While these owners are based in Wynyard Quarter, they contribute significantly to the Auckland and New Zealand economy through spending on accommodation, retail and hospitality.

Contribution of Project to marine precinct

10. The Project represents the final stage of the Orams marine precinct long-term plan – the last piece required to complete the vision for the wider Orams precinct. The Project also presents a unique opportunity, given its location adjacent to Orams, for people utilising Orams' refit facilities to purchase or lease apartments for accommodation while their vessels are being serviced. In my experience and understanding of the industry, all major and successful marine precincts globally provide this type of mixed-use environment, combining marine services with quality accommodation and hospitality. Co-locating residential apartments alongside the refit facility will make Orams' offering globally competitive and attractive to the international superyacht market.
11. Orams operates in a highly competitive global market, where superyacht owners have numerous options for where to have their vessels refurbished. The Project enhances Orams' competitiveness by enabling it to offer a full-service precinct - one that provides not only world-class marine facilities, but also potential, high-quality accommodation for vessel owners and crew during their stay. Without the Project, Orams risks falling behind international competitors and failing to realise the full economic potential of the marine precinct and the associated economic benefits will potentially be lost.

12. More broadly, the Project will serve as a catalyst for further development and commercial activity in Wynyard Quarter. As a current occupier in Wynyard Quarter, it is our observation that the area lacks a sufficient permanent residential population to sustain the vibrancy and economic activity that we understand Auckland Council envisions. The delivery of the Project will help address this by bringing more residents to the area who will support local businesses and contribute to the realisation of Wynyard Quarter's potential as a thriving waterfront neighbourhood.

Commercial viability of the Project

13. Orams Residential Limited entered into a series of Development Agreements with Auckland Council which, amongst other things, facilitates the lease of 188 Beaumont Street from Auckland Council to WRLP. Under these Development Agreements, Auckland Council required the marine development to be built first, with the Project as the final stage of this multi-stage development. The Residential Development Agreement specifically requires residential development on this site.
14. The Residential Development Agreement contains sunset dates by which the Project must be completed, and if these are not met, Auckland Council has the right to terminate The Residential Development Agreement and the lease of the site to WRLP. Upon termination, WRLP must vacate the land and either remove any works to return the land to its original state (if required by Auckland Council) or if Auckland Council does not require remediation, ownership of all buildings and improvements on the 188 Beaumont Street site vests in the Council, without any compensation to WRLP.
15. The implications of The Residential Development Agreements are significant. If the Project is not delivered within the required timeframes, WRLP risks losing the opportunity to develop the 188 Beaumont Street site. The revenue from the residential site was always an essential element of the overall site development. Under the Development Agreements, Orams was required to complete all aspects of the marine development, including full site remediation before commencing the residential build. This requirement has been followed and is nearing completion, but getting the residential development underway is now critical to support the viability of marine infrastructure investment to date.

Conclusion

16. I am proud to have led this marine development which now provides vital infrastructure for Auckland and New Zealand. Approving this residential project will enable Wynyard Quarter to develop further into a thriving and modern marine precinct.

Yours sincerely



Neven Barbour
CEO