
Expert Panel EPA-Application Reference: 188 Beaumont Street (FTAA-2604-1205)

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To FastTrack Substantive <substantive@fasttrack.govt.nz>

The Expert Panel Secretariat, Environmental Protection Authority (EPA)

Application Reference: 188 Beaumont Street (FTAA-2604-1205)

Closing Date: 28 July 2026

SUBMITTER DETAILS

1. Introduction & Standing

As an owner within the 30 Madden complex, I welcome the Expert Panel's directive in Minute 2, Section [25], noting that "the impact of the Project on existing residents is a matter relevant to its decision-making task" to prevent the evaluation from being confined solely to the commercial perspectives of the Applicant and the Council.

Let me be clear: the residents of 30 Madden are highly tolerant of—and actively keen on—progressive development in the Wynyard Quarter. Our objection is not to growth or density, but rather to an unjustified, sudden leapfrog to an 80-metre tower height that overrides established planning frameworks and threatens the precinct's architectural integrity.

2. Core Grounds for Submission

Ground 1: Principled Compromise vs. Unjustified Height Escalation

The planning history of this precinct relies on a delicate balance of form and scale:

- The original 2014/15 Wynyard Precinct Plan guaranteed a 52m height limit to protect the public realm.
- In December 2025, Auckland Council adjusted the maximum permissible height for "marker" buildings to 62m. This 62m threshold represents a fair, rational compromise that developers (including Orams Marine) previously signaled viability under.
- Leapfrogging to 80m is entirely unnecessary. Marker buildings only need to stand out against the precinct's dominant profile, which Auckland Council planning staff recently capped at 45m. A 62m building achieves this designation perfectly; an 80m tower is excessive and sets a damaging precedent.

Ground 2: Degradation of the Precinct's Unique Environmental Triad

The site at 188 Beaumont Street sits at the exact confluence of the precinct's three most distinctive features: the Waitematā Harbour, the legacy silo structures, and the Silo Playground/green spine. At 80 metres, this building would transition from a sensitive urban marker into a dominant, overbearing built form that visually smothers an area meant to celebrate maritime history, public space, and children's play.

Ground 3: Failure of Human-Scale Design Principles

During Plan Change 78 hearings, Auckland Council firmly rejected a 110m tower at Daldy & Gaunt Streets to protect "human-scale architecture." The Council's staff report explicitly notes that the central precinct height uplift from 31m to 45m represents the true upper boundary of human-scale design. Pushing the 188 Beaumont project to 80m fundamentally fractures these design principles.

Ground 4: Inconsistency with Transit-Oriented Goals & Car Parking Excesses

I echo the Panel's own initial inquiry in Appendix 6 (Questions 4c and 26) regarding traffic and infrastructure:

How is the provision of 261 carparks across four levels consistent with the various statements made in the AEE celebrating a transit-oriented, walkable catchment near the Auckland CBD?

Constructing massive, above-ground multi-level parking blocks to justify an 80m height profile undermines local carbon-reduction and pedestrian-first policies. Furthermore, as identified by the Ministry for the Environment's briefing to Minister Chris Bishop, this project yields 215 ultra-luxury apartments that completely fail to address Auckland's critical affordable housing shortage under Section 22 of the Fast-Track Approvals Act 2024.

3. Relief Sought

I urge the Expert Panel to reject the 80m height extension for the 188 Beaumont Street project. The development should be strictly confined to the established 62m maximum marker building guideline under the Auckland Unitary Plan frameworks, ensuring density aligns seamlessly with human-scale urban design.

Regards

