



188 Beaumont Street

Landscape Architecture - Podium & Tower Entrance Fast Track Approval

Prepared for:
Westhaven Residential Limited Partnership

Document Revision Status: A

March 2026

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Kupu Whakataki

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Revision A
March 2026

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Disclaimer:

To be read in conjunction with other drawings and any further documents that make up the landscape architectural suite and with relevant consultant's documentation. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.



Introduction

Kupu Whakataki

Project Overview

The landscape design for the Level 04 podium, upper terraces, and tower entry responds to the site's waterfront and coastal context, establishing a planted landscape framework that grounds the built form while providing high-quality amenity for residents. The design draws on the character of the Wynyard Quarter and its former coastal landscape, using vegetation, landform, and materiality to create a cohesive and contextual landscape setting.

While modest in scale, the Level 04 podium is designed to function as more than a typical podium garden. A generous and integrated planting framework assists with wind mitigation and microclimate control, enabling a range of shared outdoor spaces including poolside, dining, and informal gathering areas that support the broader amenity offering of the development.

This approach is continued along the upper terrace edges, where layers of wind and shade tolerant planting reference species historically associated with the cliff base and coastal forest environments. These planted edges contribute to privacy, enclosure, and visual softness, reinforcing the vegetated urban character of the precinct while acknowledging the site's coastal heritage.

At the tower entry, landscape elements including green wall planting and water features reference the waterfront location and establish a clear transition from the public realm to the residential domain. Together, the podium, terraces, and tower entry landscapes create a unified and legible landscape strategy that enhances resident experience while responding to the site's natural and urban context.



1.0 Site Context

Horopaki Pae

The site is situated within the original extent of Te Waitematā.

This coastline was altered as reclamation from the harbour was undertaken over the last century. The land has served a marine industrial purpose over this time with a conversion to what Wynyard Quarter is today in the last few decades.



Source: Auckland Council, 'Developing the Westhaven Plan', March 2013, Waitemata Area: Historical Places & Cultural Places, Auckland Council Libraries, Heritage Maps, <https://kura.aucklandlibraries.govt.nz/digital/collection/maps/id/9250/>

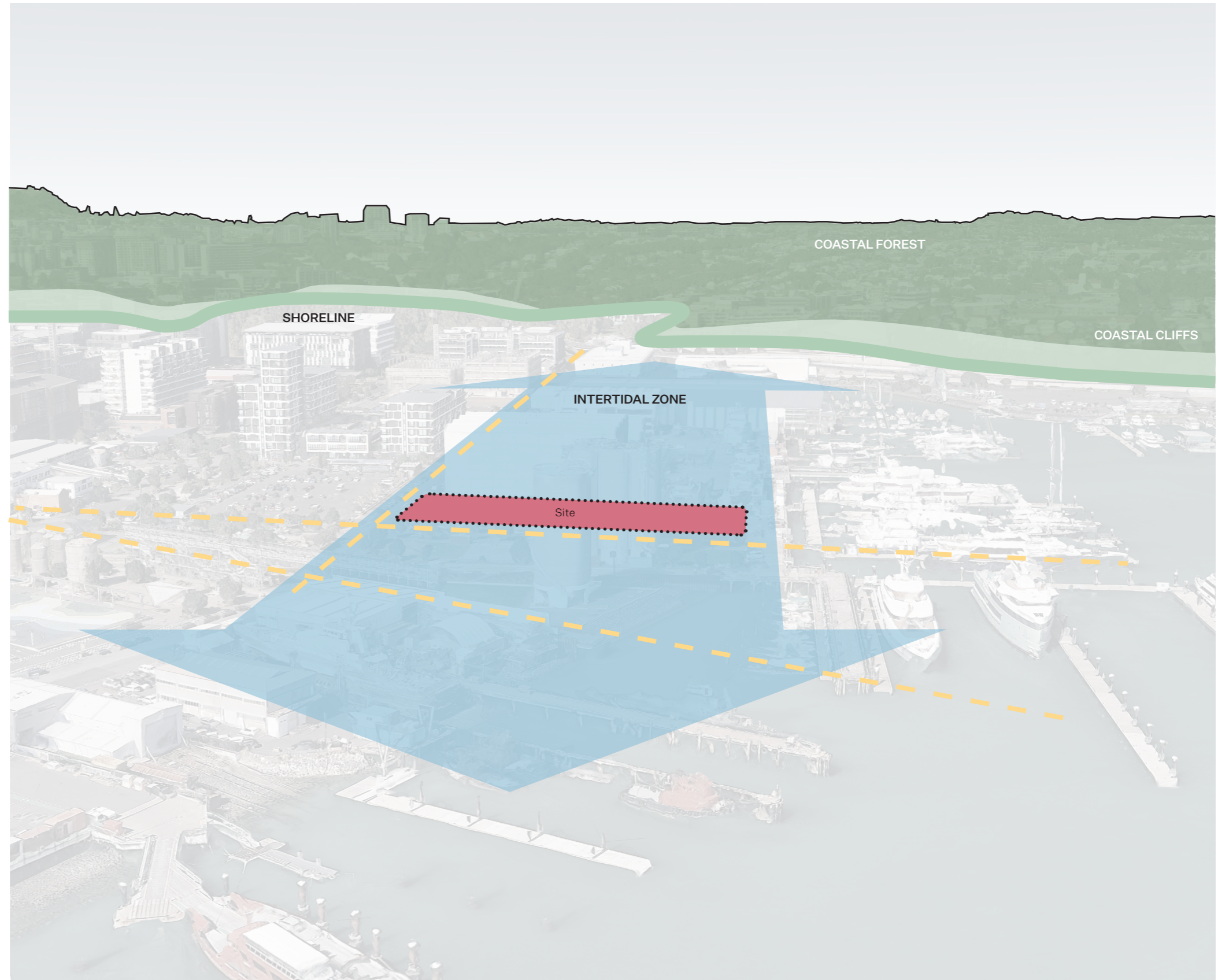
- Original Coastline
- Original Streams
- Current Coastline
- Site
- Pā Sites

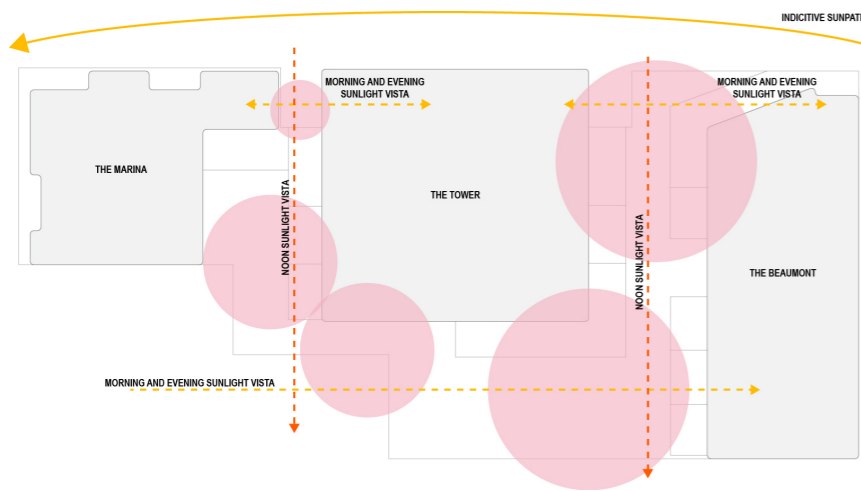


1.0 Site Context Horopaki Pae

Looking out and coming ashore

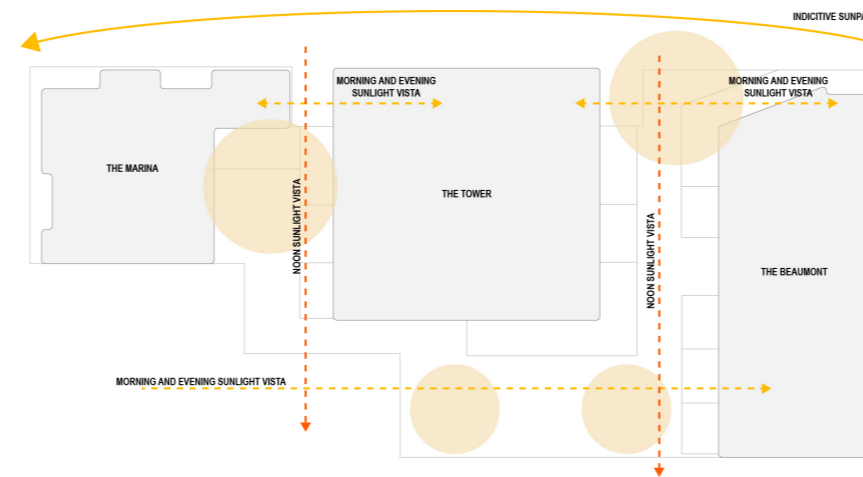
Situated within the former intertidal zone the site offers an opportunity to recognise the dynamic landscape context to create a unique amenity offering inspired by bringing nature into this urban context.





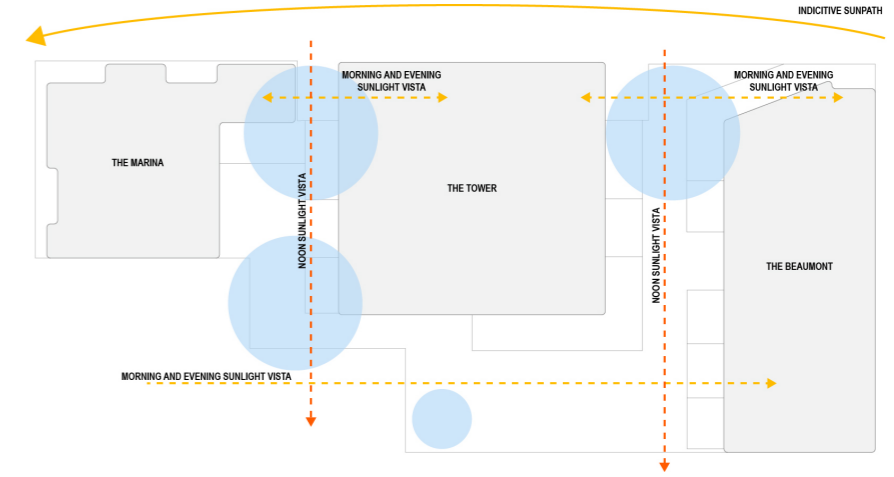
03.4.4 Sun Diagram - Summer

During summer, the northern elevation between the Tower and Beaumont buildings receives generous morning sunlight, creating a warm and inviting atmosphere. Filtered light permeates the space between the Marina and Tower, producing softer illumination and subtle shadow patterns. In the afternoon, the south eastern corner benefits from prolonged sunlight exposure, enhancing the usability and comfort of this area for outdoor activity



03.4.5 Sun Diagram - Spring

Similarly, during spring, the northern elevation and the spaces between the towers receive a slightly shorter still generous duration of sunlight, providing comfortable warmth and good natural illumination throughout the morning. In the afternoon, the southern elevation benefits from a softer, warmer quality of spring light, enhancing the overall ambience and seasonal character of the landscaped podium spaces.

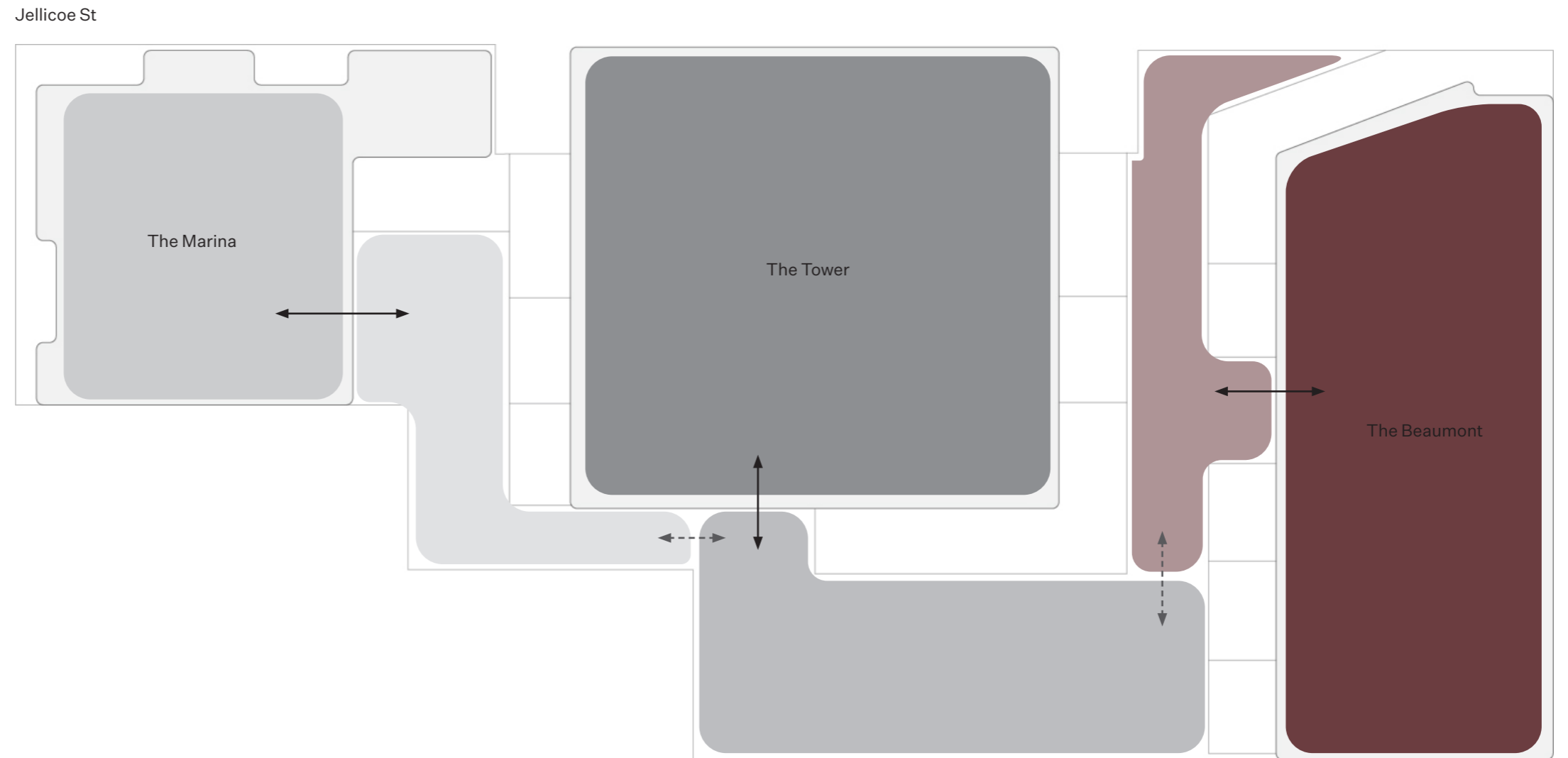


03.4.6 Sun Diagram - Winter

In winter, lower sun angles reduce direct sunlight across the podium. The northern elevation between the Tower and Beaumont captures limited morning warmth, while spaces between the buildings remain mostly shaded. The southern elevation receives brief afternoon light, resulting in cooler conditions that influence shade tolerant planting selections

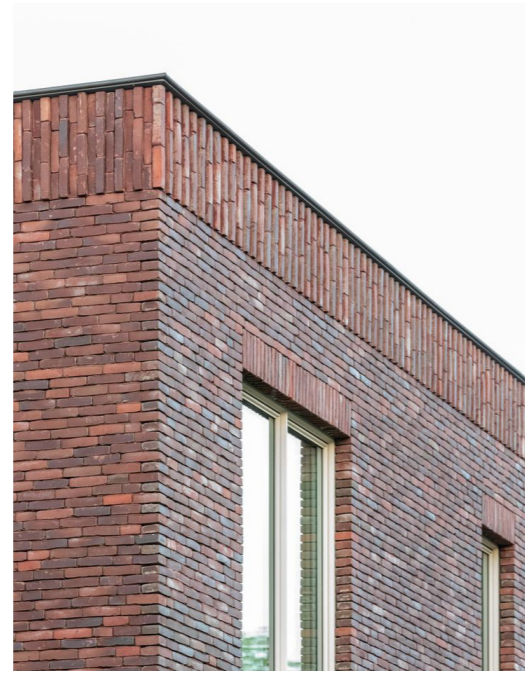


Transition of landscape character in response to Architectural language

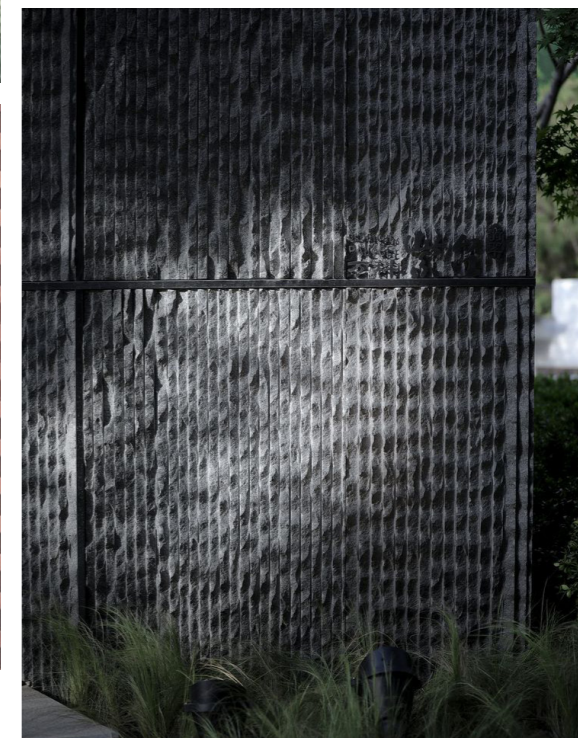
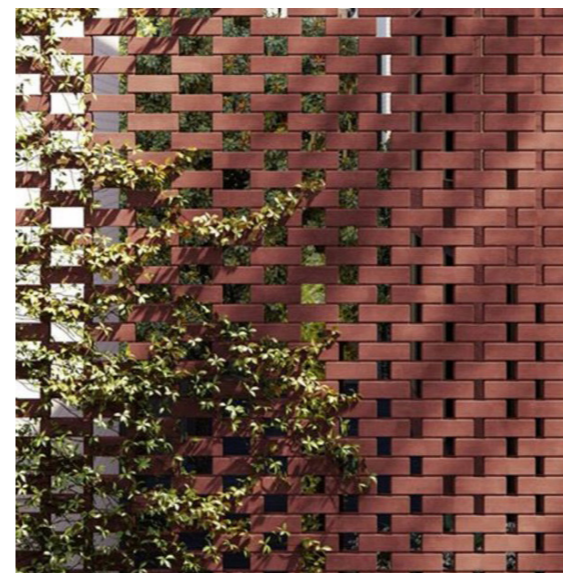
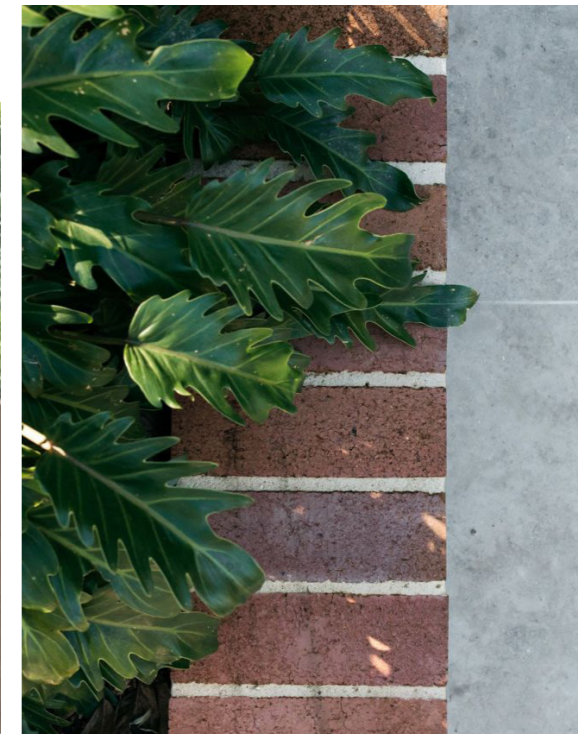


2.0 Design Strategies Rautaki Hoahoa

Beaumont Architectural Materiality Reference



Landscape Integration

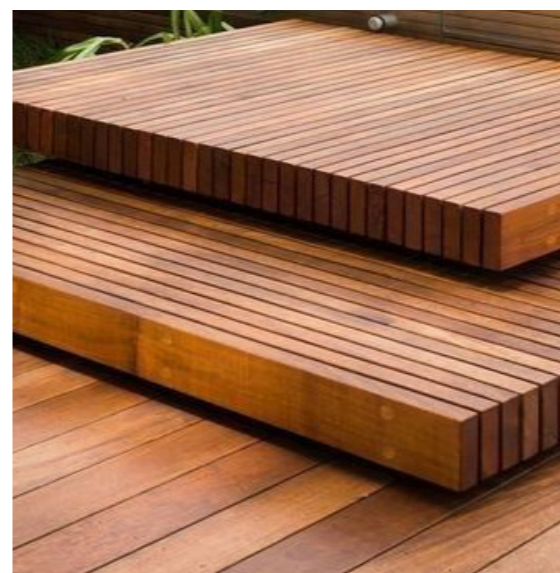
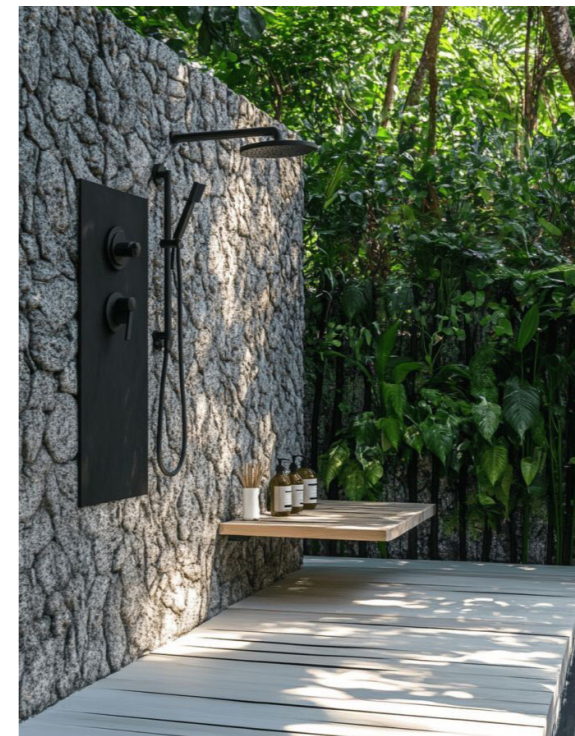
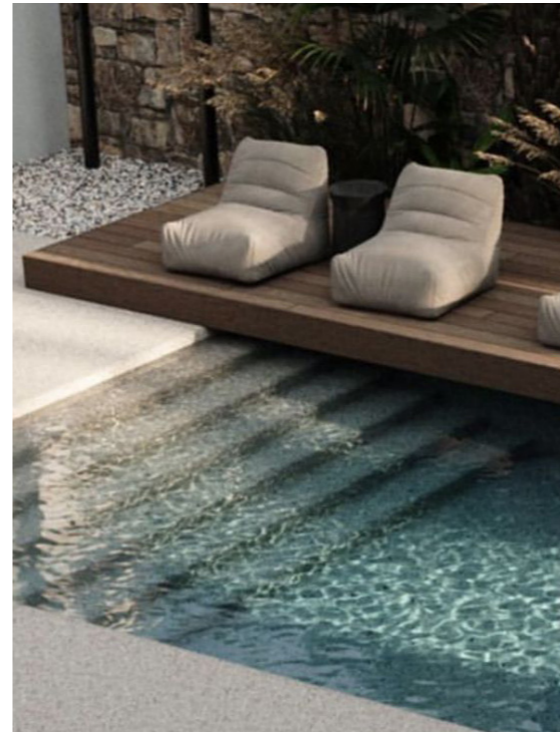


2.0 Design Strategies Rautaki Hoahoa

Tower Architectural Materiality Reference

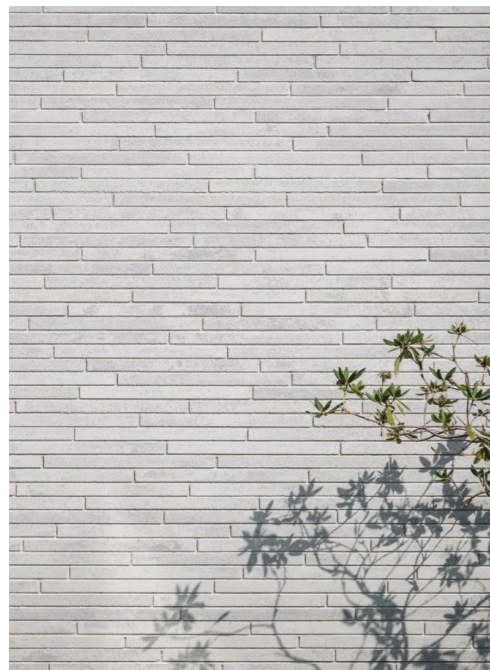


Landscape Integration

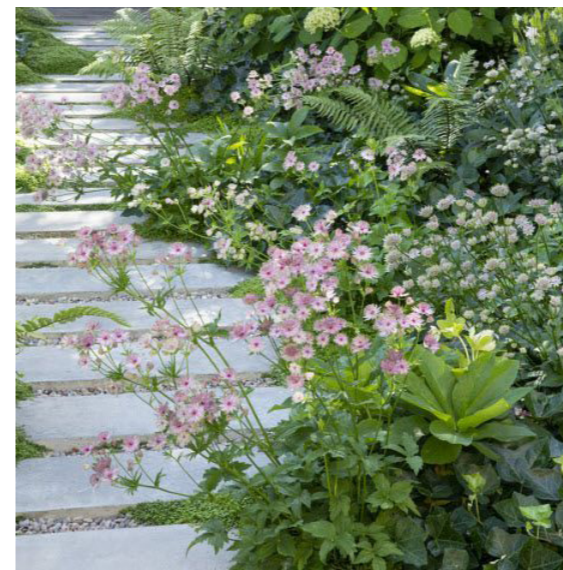
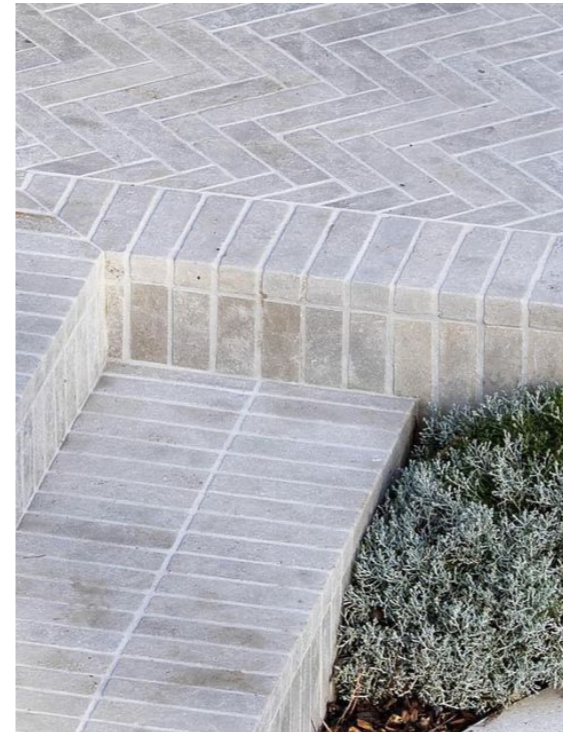


2.0 Design Strategies Rautaki Hoahoa

Marina Architectural Materiality Reference



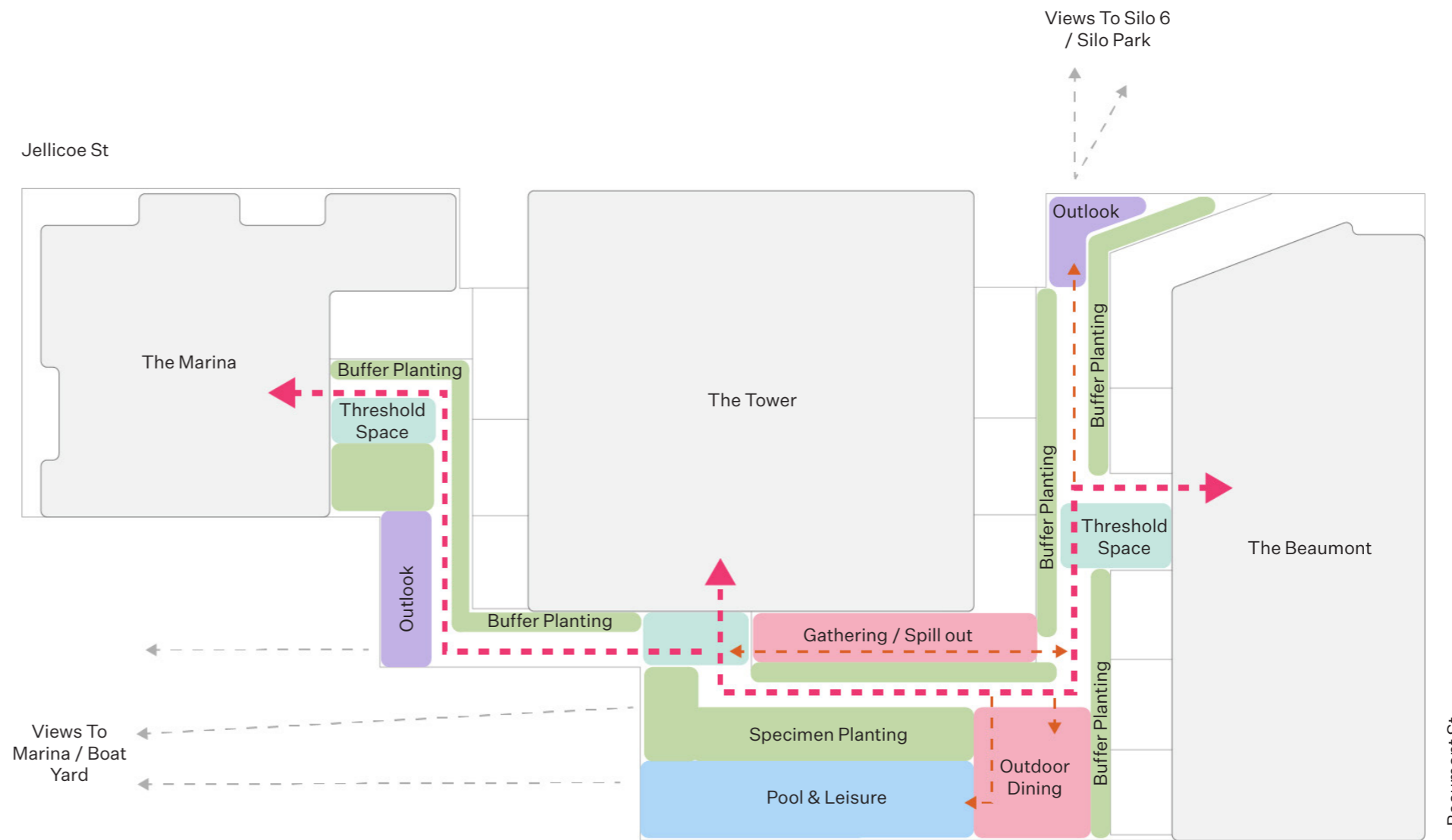
Landscape Integration



Amenity arrangement and spatial structure

■	Outdoor Dining
■	Pool & Leisure
■	Outlook
■	Planting
■	Threshold Space

Key Design Driver	Creating an arrangement that has wellness, relaxation, health and beauty at the forefront of the landscape design. Generating spaces for recovery and peace of mind while providing spaces to reflect or entertain guests.
Outdoor Dining	Outdoor dining with BBQ and food preparation space. Long serving table for entertaining guests.
Pool & Leisure	The pool area supports both leisure and play, with surrounding seating for relaxation. A connected spa offers year round use and maintains a strong relationship with the Wellness Structure.
Outlook	Utilising the edges of the podium access sight lines. Seating elements and gathering spaces. Potential to add Dog area to Silo 6 viewpoint.
Specimen Planting	Using planting to form an urban coastal forest using native plants to bring biodiversity, relaxation, peace of mind and wellness to the spaces as a feature of the podium.
Buffer Planting	Buffer planting is to utilize tall vertical growing plants creating a screen between public and private. Used to direct people away from the private spaces.
Main Pathways	Using varied paving materials defines access to all entrance points, with subtle shifts in alignment creating feathered edge that softens tighter corridors and enhances the pedestrian experience.
Secondary Pathways	Providing access to different spatial amenities on the podium. Informal feathered paver, stepping stone with gravel dependent on the activity associated with the space.
Threshold Space	Areas provide space for gathering, waiting for others, seating to rest and welcoming planting that invites people onto the podium



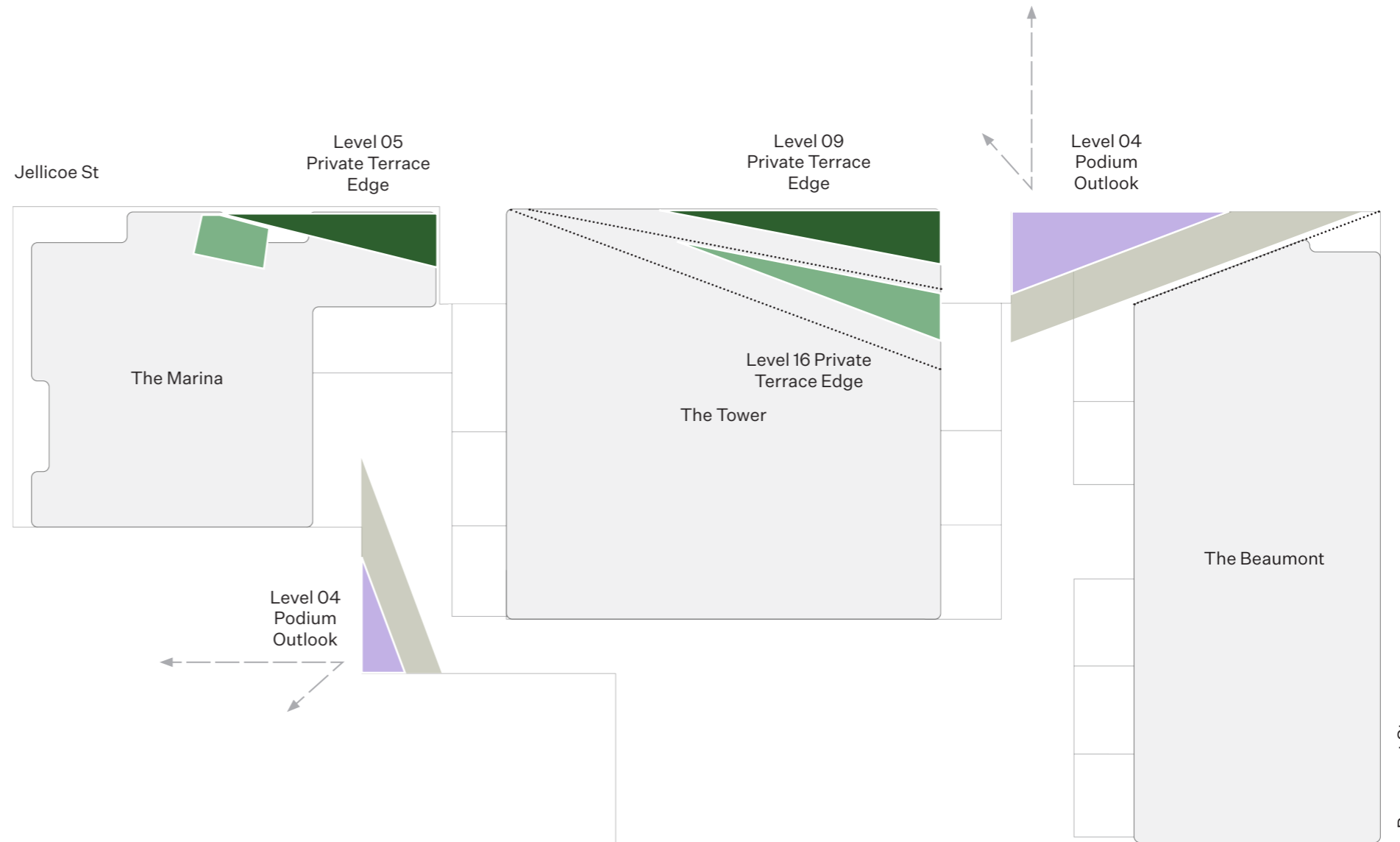
Terraces

Level 04 Podium Outlook The corner spaces created by the building setbacks at level 04 form strong outlook spaces responding to views north and west over the marina. A strong backdrop of planting will form shelter these pause spaces whilst responding the architectural form as it is articulated to the street and skyline.

Level 05 Terrace Edge The street edge planter of the level 05 terrace slopes from the lower outer edge so it is not visible from the street up to a high point in the middle of the terrace. Terrace planting is shaped around private terrace space. Planting will include hardy cliff dwelling species used to exposed conditions.

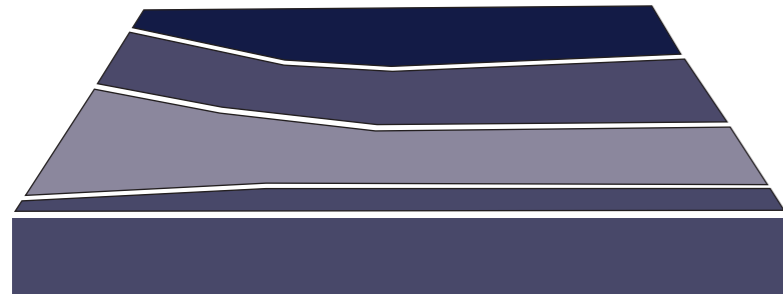
Level 09 Terrace Edge The street edge of the lower tower terrace at level 09 is proposed to be planted with the depth increasing in width as the facade set back from the street increases. Planting will include hardy cliff dwelling species used to exposed conditions.

Level 16 Terrace Edge The outer edge of the upper tower terrace at level 16 is proposed to be planted with the depth increasing in width as the facade set back from the street increases. Planting will include hardy coastal forest and cliff dwelling dwelling species used to exposed conditions.



3.0 Design Concept

Ariā Hoahoa

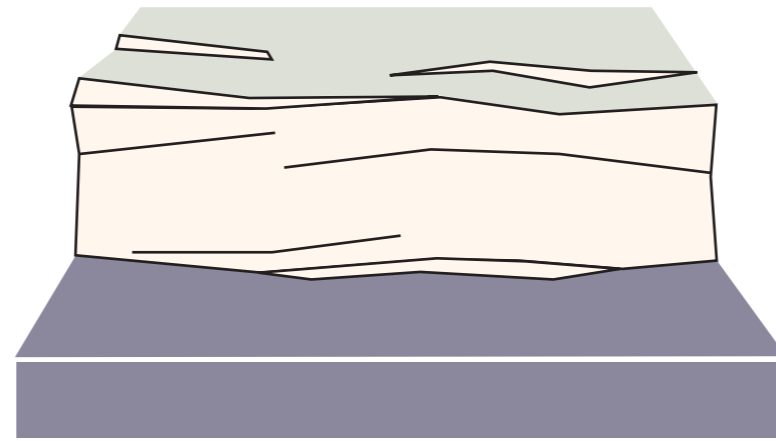


01. Tidal Foreshore

The tidal movement of the Waitematā Harbour provides a framework for understanding change, rhythm, and adaptation within the design process. Observing the tides rise and fall highlights natural cycles of exposure and retreat, influencing how the landscape can respond to shifts in light, moisture, and ecology.

From the tide, the design draws lessons in transition and layering, inspiring gradients in planting, form, and texture. The temporal nature of water movement encourages thinking about how spaces evolve over time and how users experience subtle environmental change.

The resilience of intertidal systems informs material choice and planting strategy, valuing adaptability and durability. Culturally, the connection between land and sea reinforces an understanding of flow and interdependence, shaping a landscape approach grounded in movement, balance, and responsiveness to the surrounding harbour context.

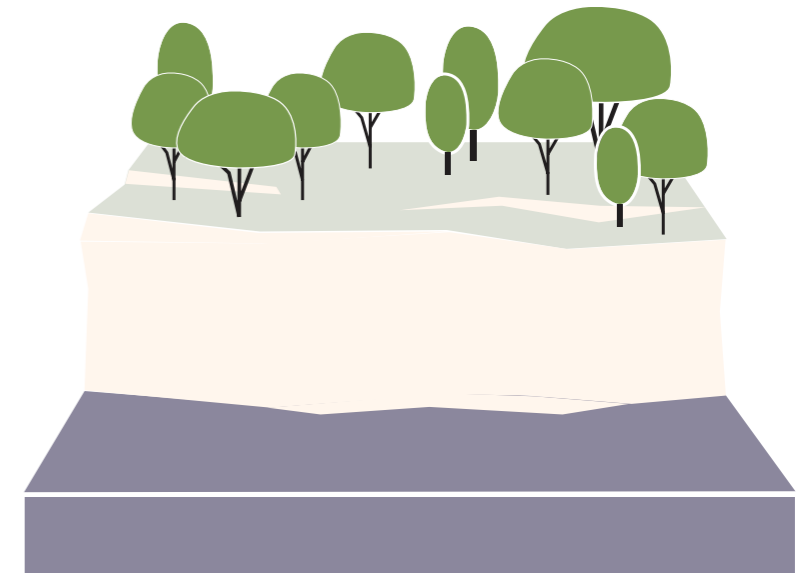


02. Coastal Cliffs

The form and behaviour of coastal cliffs offer insights into strength, erosion, and gradual transformation. Their layered geology and exposed faces reveal the passage of time, influencing a design approach that values honesty in materiality, structure, and process.

The erosion and weathering of cliff landscapes highlight themes of resilience and renewal, prompting consideration of how built and planted elements can adapt to change rather than resist it. The verticality and stratification of cliffs inspire spatial organisation, rhythm, and texture — guiding transitions between ground plane, structure, and sky.

Cliffs also represent a meeting point between land and sea, stability and movement. This edge condition influences how thresholds are treated, inviting a design language that balances protection with openness. Culturally, their enduring presence connects to ideas of guardianship and permanence, shaping a landscape philosophy grounded in strength, memory, and the forces of nature.



03. Coastal Forest

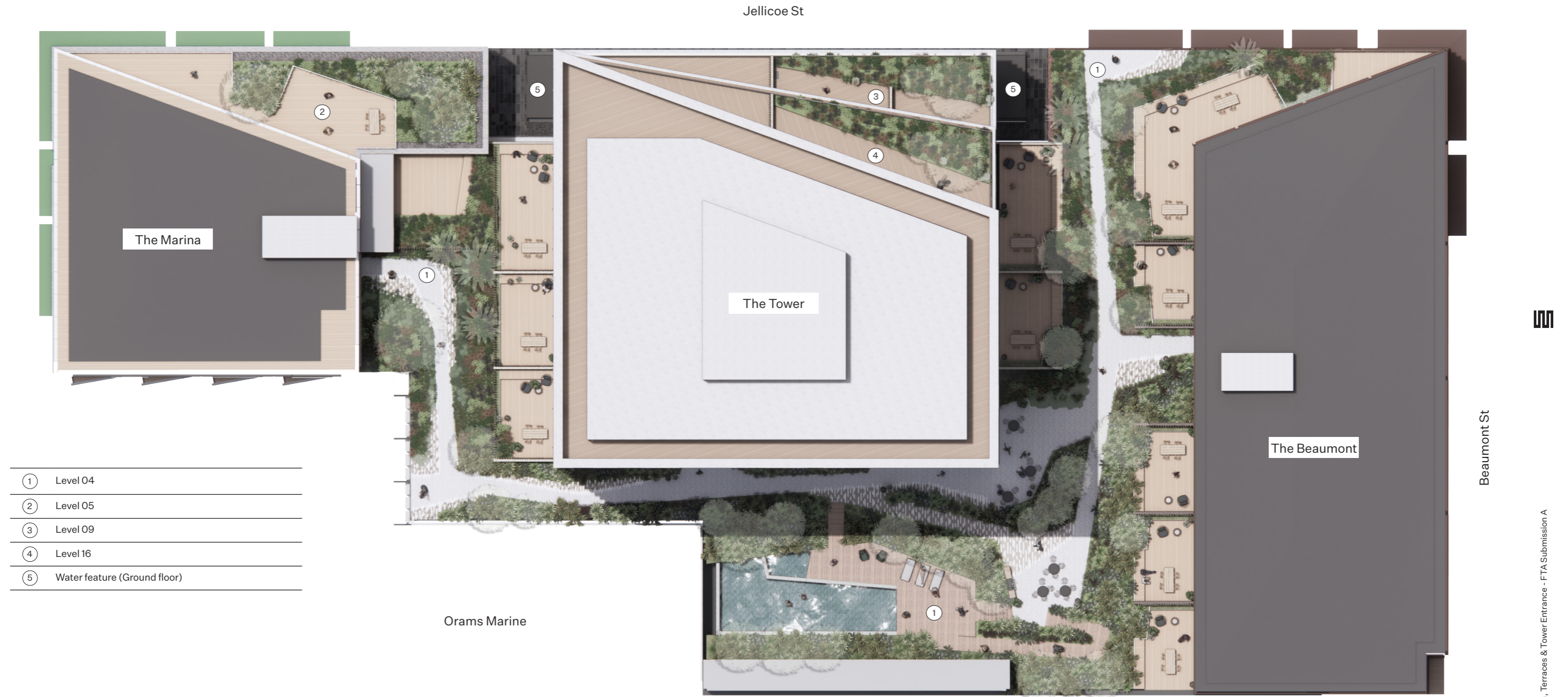
The coastal forest above the cliffs embodies resilience, adaptation, and balance between exposure and shelter. Constantly shaped by wind, salt, and limited soil, these environments reveal how life endures under pressure, influencing a design approach that values toughness, simplicity, and ecological strength.

From the forest comes an understanding of layering and protection, how canopy, understory, and ground cover work together to create structure and stability. This informs how spatial hierarchies, planting zones, and materials can be organised to provide both function and refuge.

The interaction between forest and cliff highlights the relationship between rootedness and vulnerability, guiding design thinking around anchoring, transition, and edge conditions. Culturally, these landscapes reflect endurance and guardianship, inspiring a response that respects natural systems, celebrates adaptation, and grounds the site in its coastal identity.



Design concept overview



3.0 Design Concept
Ariā Hoahoa

L04 podium landscape

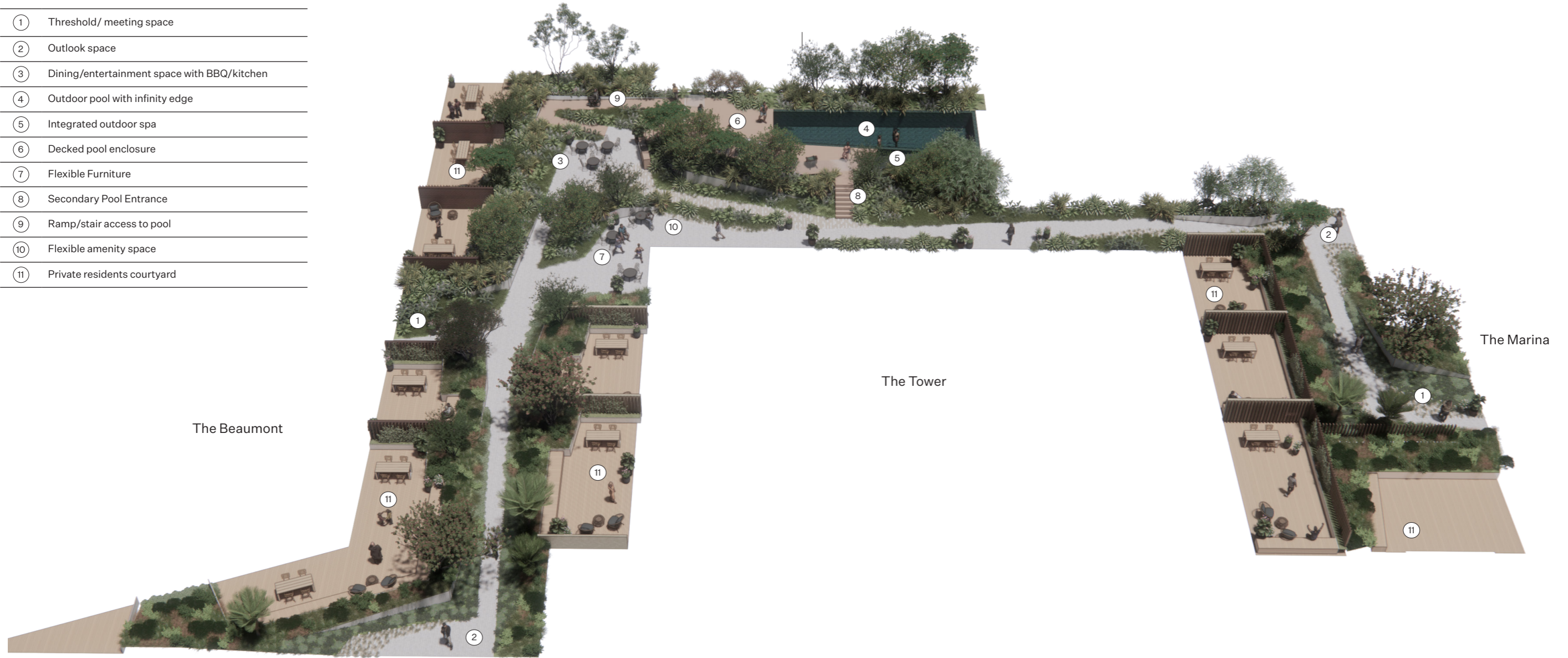
- | | |
|---|---|
| ① | Threshold/ meeting space |
| ② | Outlook space |
| ③ | Dining/entertainment space with BBQ/kitchen |
| ④ | Outdoor pool with infinity edge |
| ⑤ | Integrated outdoor spa |
| ⑥ | Decked pool enclosure |
| ⑦ | Flexible Furniture |
| ⑧ | Secondary Pool Entrance |
| ⑨ | Ramp/stair access to pool |
| ⑩ | Flexible amenity space |
| ⑪ | Private residents courtyard |



3.0 Design Concept

Ariā Hoahoa

- ① Threshold/ meeting space
- ② Outlook space
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- ⑪ Private residents courtyard



L04 podium landscape



Marina Entry

Moving through the Kowhai trees towards Marina building



Lookout

Looking in from the eastern lookout



Amenity Spill Out

Moving towards the amenity gathering space and spill out



Forest Path

Moving through the Kowhai grove



Amenity Spill Out

Informal furniture providing opportunity to dwell

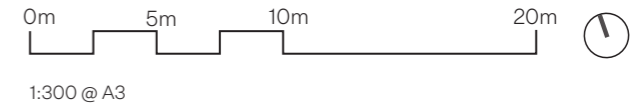


Informal Pathways

Looking back towards the pool and forest pathway from the dining / entertainment area



L04 podium landscape



- ① Pathway (Granite)
- ② Feathered edge to pathway (Granite)
- ③ Stone mulch to feathered pathway
- ④ Concrete retaining walls (GRC clad)
- ⑤ Hardwood timber decking (pool)
- ⑥ Hardwood timber decking (private)
- ⑦ Spa
- ⑧ Shared outdoor kitchen amenity
- ⑨ Hardwood timber clad privacy walls
- ⑩ Hardwood timber clad southern boundary wall
- ⑪ Concrete retaining walls (Steel clad)
- ⑫ Frameless glass balustrade (pool)
- ⑬ Various height planter pots
- ⑭ Coastal foreshore planting
- ⑮ Coastal forest planting
- ⑯ Wire trellis climber support system



L04 podium landscape



Gathering

Looking across the dining / entertainment area towards the pool



Pool

Looking across the pool to the horizon from under the amenity pavilion



Amenity Spill Out

Looking to gathering and amenity spill out space from entry to the Beaumont Building



Coastal Pathway

Moving north between the Tower and Beaumont Building



Lookout

Moving towards the lookout space overlooking Jellicoe Street



Coastal Pathway

Looking back from the lookout over Jellicoe Street

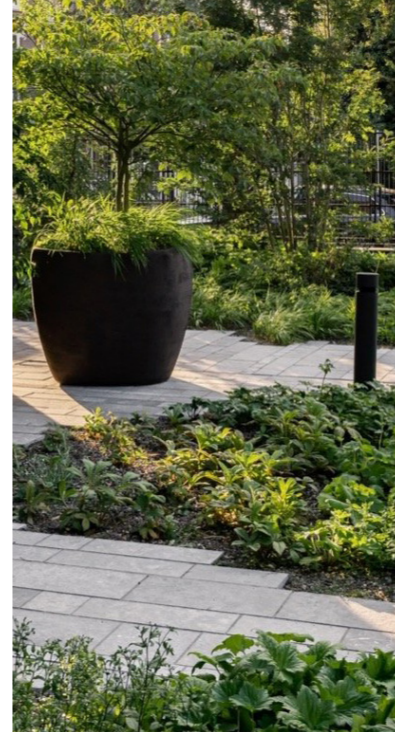


3.0 Design Concept Ariā Hoahoa

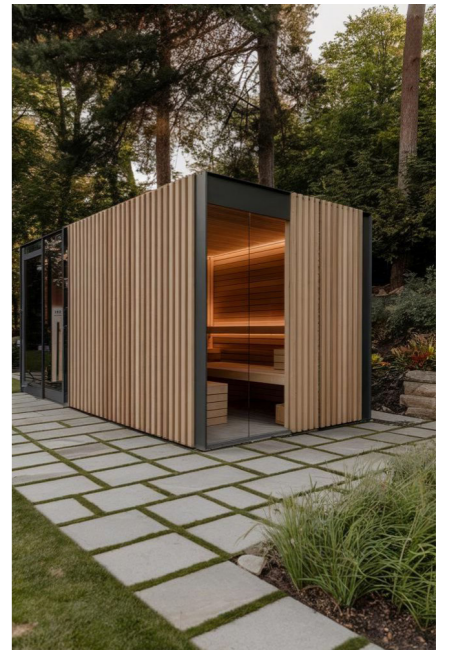
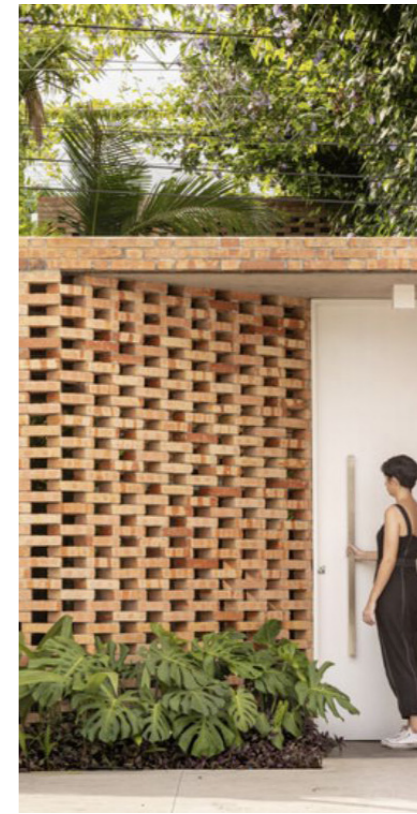
Gathering Spaces



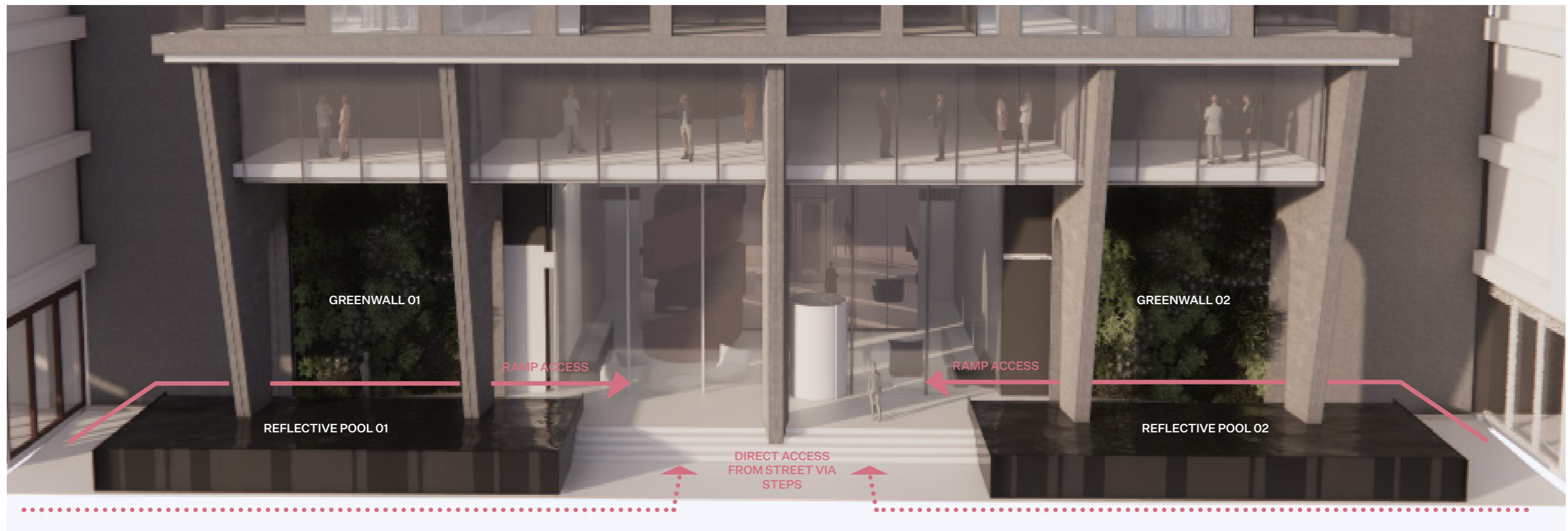
Specimen Planting



Wellness



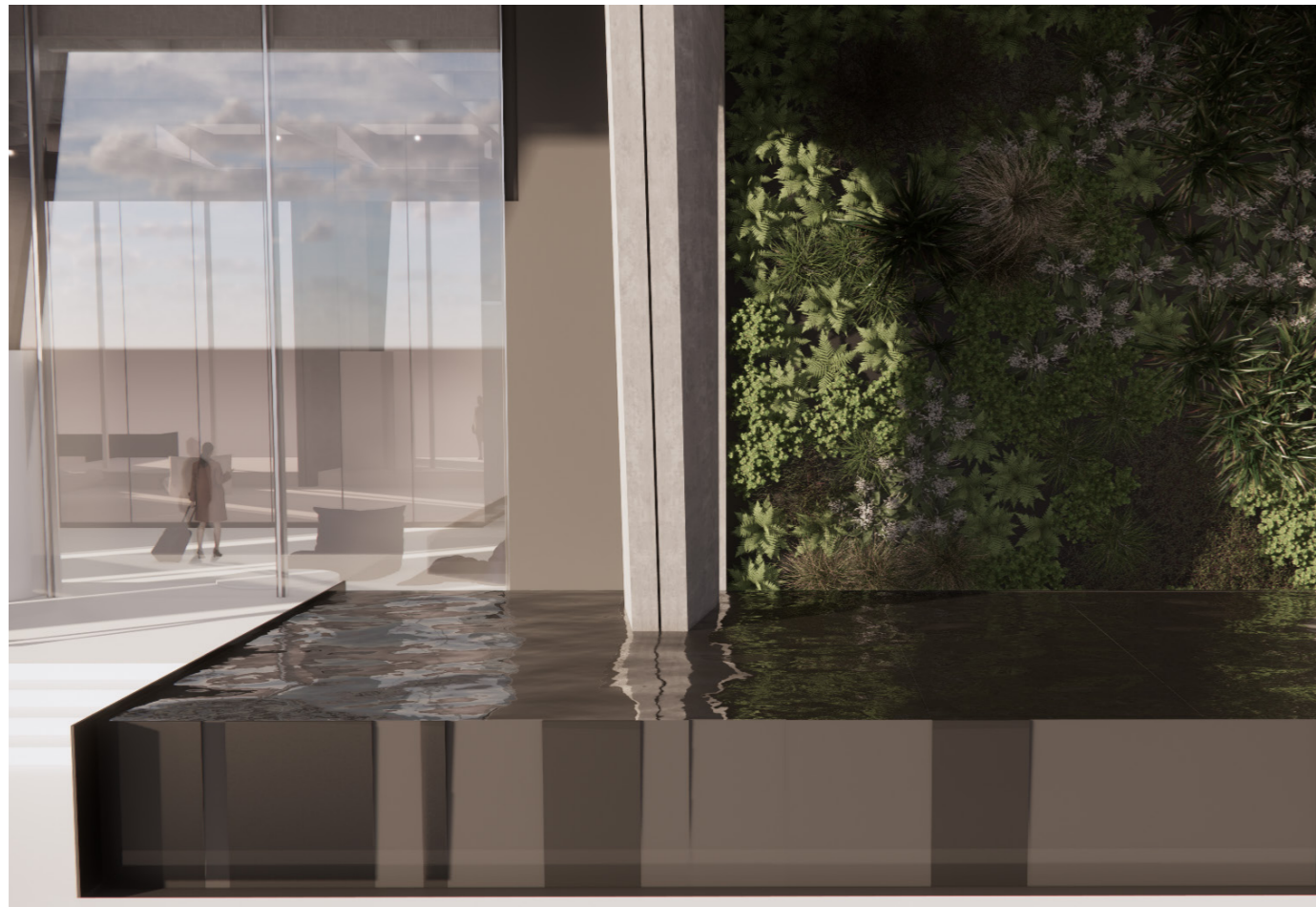
Tower Entry



Street Interface

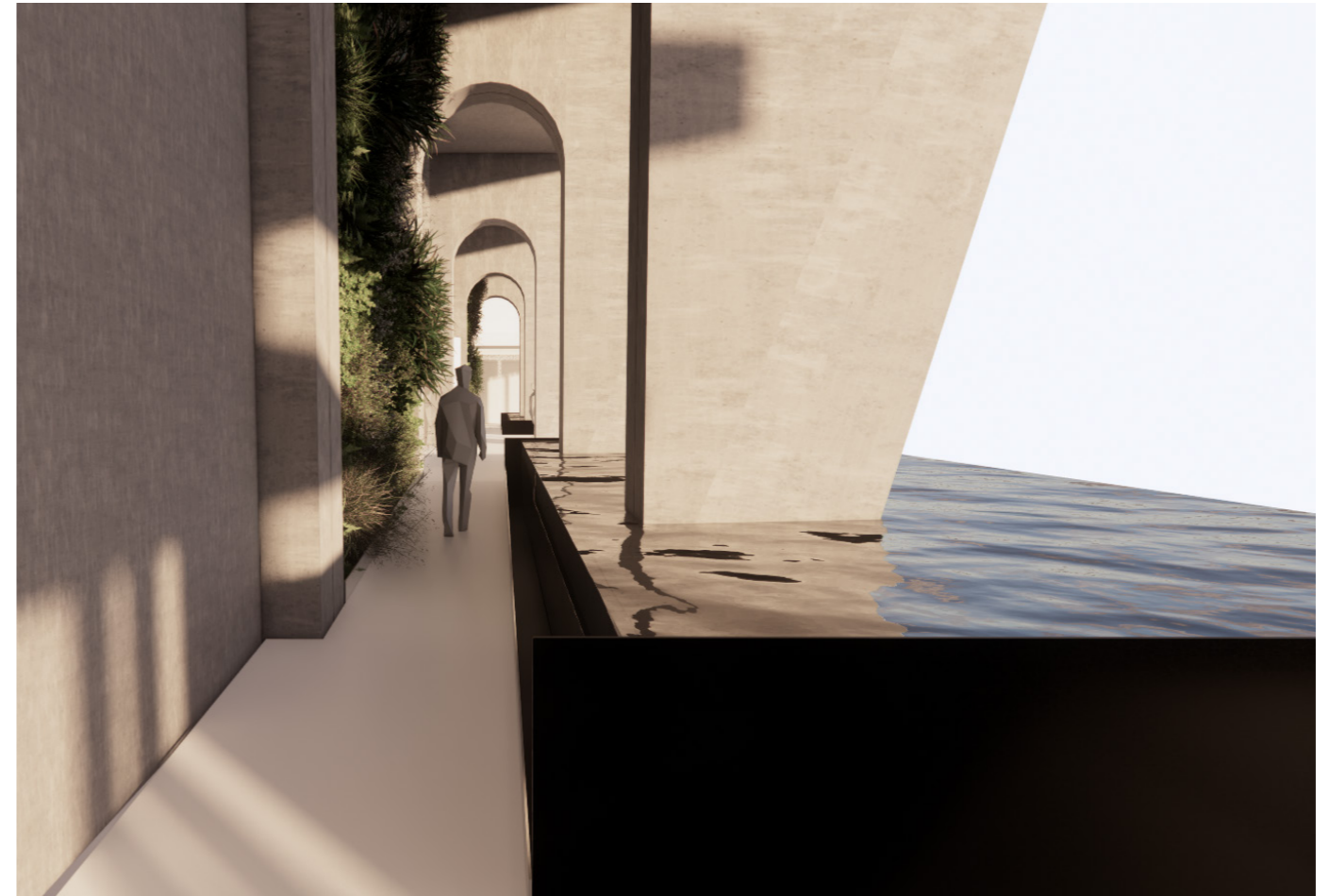
Two low reflective pools frame the entry to the tower building, a large gently flowing horizontal surface of water flows over the front and rear edges of the pool echoing the former intertidal zone of the site. Reflecting across the surface of the water from the rear of the pools the green wall clad podium face draws references to the coastal cliffs to the south of the site and the coastal forest above.

Tower Entry



Street Edge - the outgoing tide

The pool is elevated to 300mm above the entrance landing providing a appropriate and detectable edge to the pool whilst remaining low so an open environment is maintained across the space. 900mm high at street level the front face of the pool cascades down over a subtly stepped edge contrasting the calm reflective surface above.



Ramped Access - the incoming tide

A smooth and calmer rear face of the pool frames one side of the accessible ramp access with the other side covered in a rich tapestry of native planting.

Greenwall Planting



Taupata
Coprosma repens
'Poor Knights'



Winterbourn
Philodendron Xanadu



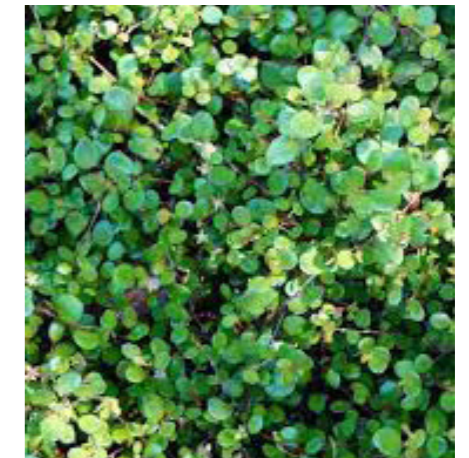
Creeping Fuchsia
Fuchsia procumbens



Rengarenga
Arthropodium cirratum



Turutu
Dianella nigra



Creeping Pohuehue
Muehlenbeckia axillaris



Mountain Astelia
Astelia nervosa



Peperomia
Peperomia urvilleana



Common Maidenhair
Adiantum cunninghamii



Wharawhara
Astelia banksii



Crown Fern
Blechnum discolour



Mountain Kiokio
Blechnum procerum



L04 Podium - Trees

Native tree species are used to evoke the character of the coastal forest, providing structure, shade, and ecological depth to the podium landscape.

Species such as Pohutukawa, Kowhai, and Tawapou reflect the natural coastal canopy, offering food sources for native fauna while being wind and drought tolerant. Manuka and Kanuka species are introduced to enhance biodiversity, support pollinator activity, and reinforce a distinct sense of place connected to New Zealand's coastal identity.



Tawapou
Pouteria costata



kanuka
Kunzea ericoides



Manuka
Leptospermum scoparium



Manuka
Leptospermum Blossom



Puriri
Vitex lucens



Pohutukawa
Metrosideros excelsa
'Maori Princess'



Kowhai
Sophora microphylla



Nikau
Rhopalostylis sapida



4.0 Planting
Whakatō

L04 Podium - Ground covers

Groundcover species are used to replicate the natural foreshore planting character, creating a resilient, low maintenance landscape that integrates seamlessly with the coastal environment.

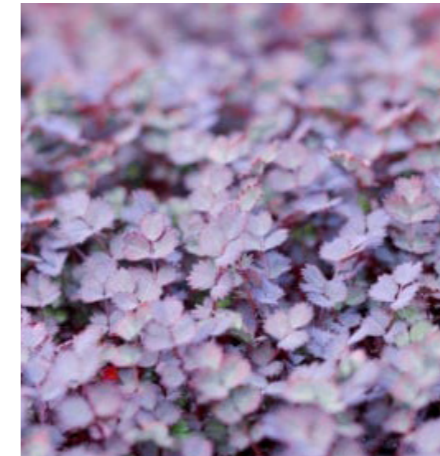
Selected native species establish a dense, low lying carpet transitioning into grasses and sedges to mirror natural ecological patterns, enhancing biodiversity, habitat value, and long-term stability of the foreshore landscape.



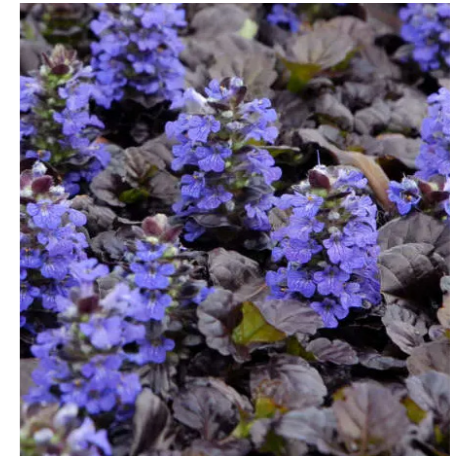
Sand Coprosma
Coprosma acerosa



Taupata
Coprosma repens 'poor knights'



Purple Bidibid
Acaena purpurea



Bugleweed
Ajuga Black Scallop



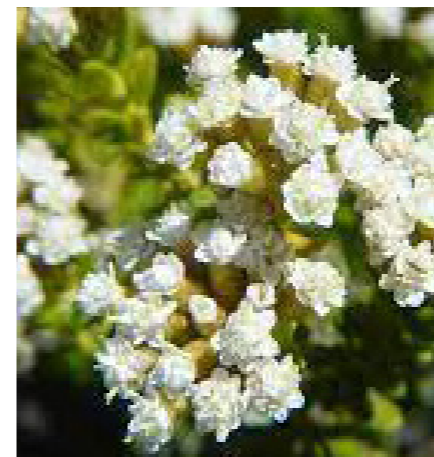
Pohuehue
Muehlenbeckia australis



Creeping Pohuehue
Muehlenbeckia axillaris



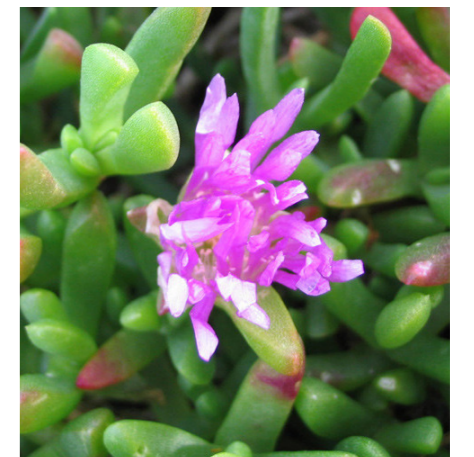
Panakenake
Pratia angulata



Tauhinu
Ozothamnus leptophyllus



Thick Leaved Mahoe
Melicytus crassifolius



Horokaka
Disphyma australe



L04 Podium - Understorey Species

Shade tolerant native species, including ferns, flaxes, and sedges, are used to replicate the understorey of the coastal forest, creating a lush, layered and resilient ground plane.

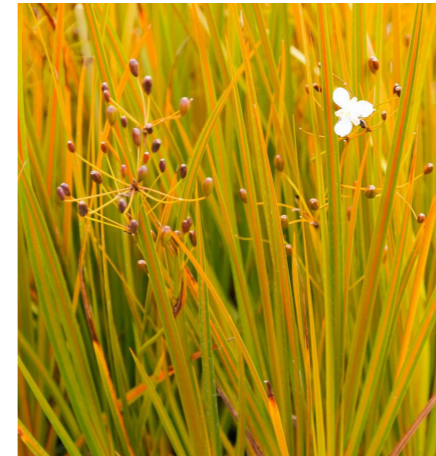
These species thrive in filtered light and sheltered conditions, providing stability to the sloping topography, moisture retention, and habitat diversity. The planting reinforces the natural ecological structure of the coastal forest, contributing to a rich, textural landscape that supports biodiversity



Forest Sedge
Carex dissita



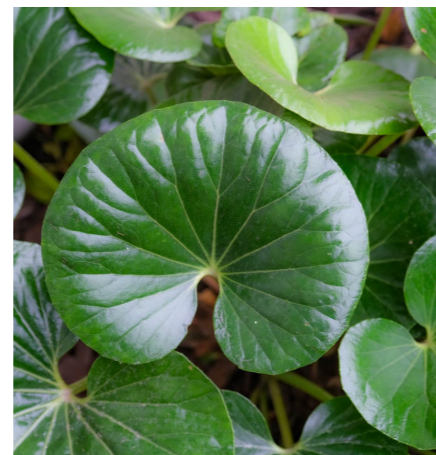
Carex Frosted Curls
Carex Spp.



Mikoikoi
Libertia peregrinans



Mikoikoi
Libertia grandiflora



Tractor seat
Ligularia reniformis



New Zealand Iris
Libertia ixioides



Oi Oi
Apodasmia similis



Silver Tussock
Poa cita



L04 Podium - Understorey Species



Piripiri
Acaena anserinifolia



Turutu
Dianella nigra



Petipeti
Lomaria discolor



Hounds Tongue
Microsorium pustulatum



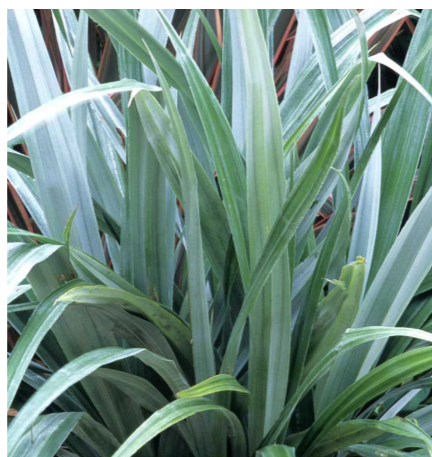
NZ lace fern
Leptolepia novae-zelandiae



Dwarf flax
Phormium green dwarf



Dwarf green flax
Phormium emerald gem



Kakaha
Astelia silver spear



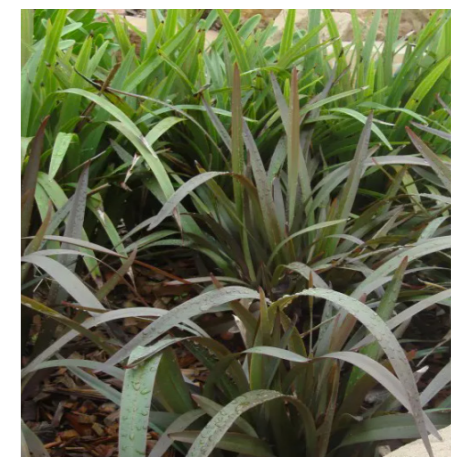
Kowharawhara
Astelia solandri



Renga renga
Arthropodium 'Matapouri bay'



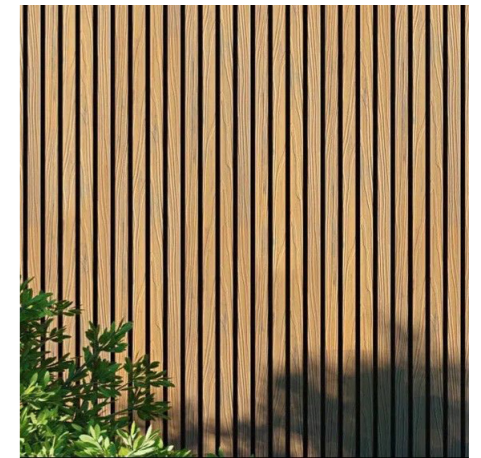
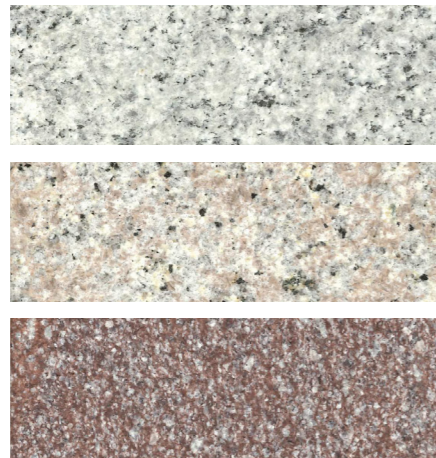
Natal Lily
Clivia grandiflora



Dianella Blaze
Dianella tasmanica



Podium - Finishes



SU-001 | Granite paver's

300x100x50mm granite paver's laid stretcher bond pattern with feathered edges over sand bedding and hand compacted sub base. Paving to be 80% G648A , 10% G623, 10% Red porphyry. Finish to be bush hammered

SU-002 | Stone mulch

150mm deep locally sourced rounded & washed river stone mulch grade 23-40mm free from fines laid over non-woven geotextile weed mat over hand compacted sub base. Colour mix of white, grey buff and red tones.

WT-001 | Clad concrete walls

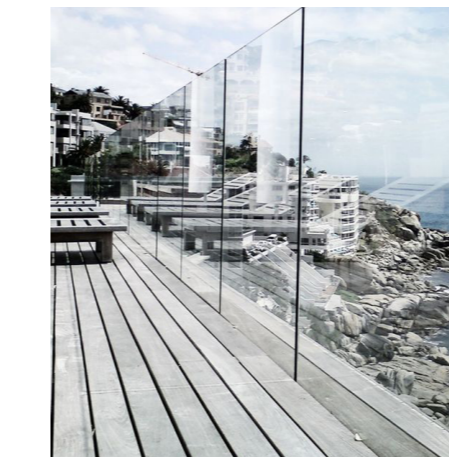
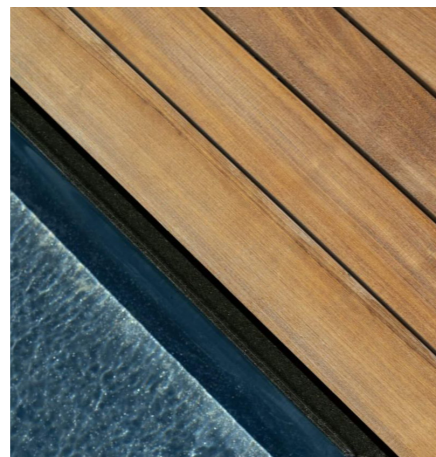
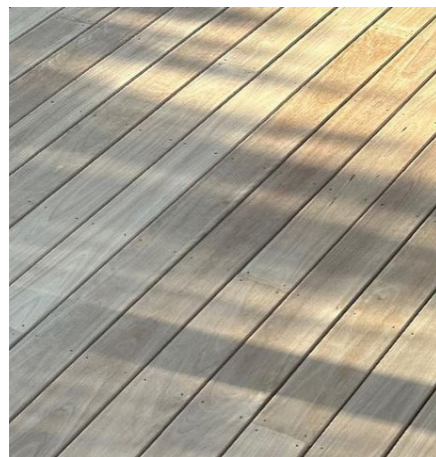
NOM. 50mm thick GRC ribbed cladding panels fixed to insitu concrete or blockwork up stands, cladding fixed using concealed stainless steel anchors, all walls to include drainage and irrigation connections

WT - 002 | Podium Retaining Walls

Steel sheet cladding to exposed vertical face fixed to insitu concrete or block work retaining walls provide soil depth for trees. Cladding to be galvanised and powdercoated white/light grey/ mid grey high gloss finish

WT-004 | Balcony privacy walls

1800mm high privacy screening wall with 200x100mm vitex hardwood timber battens fixed vertically on brick backing wall with concealed brackets or rails. Battens spaced evenly for consistent visual screening.



SU-003 | Private balcony decking

90x 21mm Vitex hardwood decking watershed profile planks fixed pedestal and joist framing system, Nom. Outdure.

SU-004 | Pool surround decking

140 x 42mm Vitex hardwood decking watershed profile with factory routed anti slip inserts to ramp, nom 2mm joints, planks fixed to aluminium or timber bearer, joist and post framing system with 316l stainless steel screws .

Aluminium edging system

85x2.5mm thick flexible extruded aluminium paving edge restraint system with drainage perforation to vertical face.

BS-001 | Frame less Pool Balustrade

Min 1200mm high, 12 mm or 15 mm toughened safety glass, mounted to decking structure, all fixings stainless steel 316 grade; concealed where possible. Comply with NZ Building Code and AS/ NZS 1170, 1170.1, 1170.2

Planter pots

Various size planter pots in GRC concrete. Planters to include drainage holes and geotextile filter fabric. Sizes, shape and colour to tbc

Wire trellis system

Stainless steel wire trellis system fixed to various wall using 316l grade stainless anchors, eye bolts and tensioners. wire to be 3-4mm diameter installed in horizontal and vertical configuration to support climbing plants

