Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

MINUTE 16 OF THE EXPERT PANEL

Draft Decision and Conditions
188 Beaumont Street [FTAA-2604-1205]
18 November 2026

[1] The purpose of this Minute is to inform parties of the draft decision and draft conditions and to direct the Environmental Protection Authority (EPA) to invite:

(a) Comments on the draft conditions of consent from specified parties under section 70 of the Fast-track Approvals Act 2024 (FTAA); and
(b) Comments on the draft decision and draft conditions from specified Ministers under section 72 of the FTAA

[2] The draft decision and conditions are included as Attachments and will be posted on the fast-track website and can be viewed here: https://www.fasttrack.govt.nz/projects/188-beaumont-street/draft-decision-and-conditions.

Section 70 of the Act

[3] Section 70 of the Act requires the Panel to direct the EPA to provide a copy of the draft conditions to the Applicant, everyone who provided comments under s 53 and all relevant local authorities or statutory bodies. We direct accordingly.

[4] We must also specify the date by which comments on the draft conditions must be received by the EPA. We fix **2 December 2026** as the date by which comments must be received by the EPA.

[5] As detailed in clause 4 of s 70, the Applicant must file any response to the comments received within 5 working days of comments close. The applicant's response to the comments received under s 70 is therefore due by **9 December 2026.**

Section 72 of the Act

[6] Under this section, the Panel must direct the EPA to invite comments from the Minister for Māori Crown Relations: Te Arawhiti and the Minister for Māori Development on the draft decision, including any draft conditions. We direct accordingly.

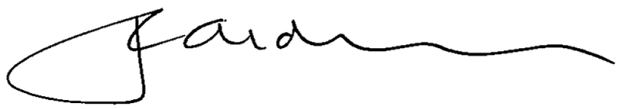
[7] We allow the Ministers 10 working days to comment on the draft decision, including as to the assessments made by the panel in relation to relevant Treaty settlements and any draft conditions related to that assessment. Comments from the Ministers are therefore due on **2 December 2026**.

[8] Earlier responses are encouraged to assist the Panel's final decision-making.

Specific requests to Applicant

[9] The Panel would be grateful for the Applicant's assistance with the following matters:

(a) A complete list of plans should be provided along with any commentary on conditions, including a list of updated plans and drawings that illustrate the amended design filed on 30 October 2026;
(b) Please confirm RLs for the three building components of the Project;
(c) Please check the graphics inserted into the decision document (in sections 2 and 3) and, if possible, provided updated versions that illustrate accurately the amended design filed on 30 October 2026.



Jennifer Caldwell
188 Beaumont Street Expert Panel Chair

Attachment 1 – 188 Beaumont Street Decision (draft)
Attached separately
Attachment 2 – 188 Beaumont Street Fast-track working conditions (draft)
Attached separately