

Memorandum on Completeness and Scope

File	FTAA-2606-1256
Application	Beachlands South
To	Daya Thomson, Team Leader LOA
From	
Date	21 July 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Beachlands South application (the Application) lodged by Beachlands South Limited Partnership (the Applicant), received by the Fast-track Team on 29 June 2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 30 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Application is a listed project.

6. The Application was lodged on 29 June 2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)). This application was subject to a further information request therefore the date by which the EPA must make a decision under 46 is **23 July 2026**.
7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - Notify the Panel Convener they can set up an expert consenting panel to make a decision on the application (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The project is described in Schedule 2 of the Act as:

Development including—

- *approximately 2,700 residential dwellings, including community and commercial spaces (including a local centre, offices, a hotel/conference centre, and light industrial and retail activities), approximately 88 hectares of protected ecological restoration area, walking and cycling networks, and community facilities*
- *enabling the potential development of 2 schools*
- *all associated earthworks and all associated infrastructure including transport facilities, intersection upgrades and roading, telecommunications, power and water supply, and stormwater and wastewater infrastructure (including any treatment or storage facilities, drainage, pipes, pump stations, outfalls, and discharges)*

9. The approximate geographical location is identified in Schedule 2 of the Act as:

110 Jack Lachlan Drive and 620, 712, 758, and 770 Whitford-Maraetai Road, Beachlands, Auckland, including the coastal marine area adjacent to those properties

10. The application is for the following activities:

- Resource consents as an approval under section 42(4)(a)) that would otherwise be applied for under the Resource Management Act 1991;
- A wildlife approval as an approval under section 42(4)(h)) that would otherwise be applied for under the Wildlife Act 1953; and
- An archaeological authority as an approval under section 42(4)(i)) that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014.

11. As described in the application at section 6.1 of Attach 0B Planning Assessment, “the Project will be located across approximately 159.58 hectares of live zoned land and approximately

108.6 hectares FUZ land at 110 Jack Lachlan Drive, and 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands and the adjacent coastal marine area. In relation to these sites within the project area, the following is proposed:

- 110 Jack Lachlan Drive is the live zoned land and will contain the vast majority of the various land uses and development activities in the Project;
 - 620 Whitford-Maraetai Road will contain some of the interim wastewater discharge via drip feed irrigation to service the Wastewater Treatment plant that will also be located on this land;
 - 712 Whitford-Maraetai Road will have an access road located on it to serve the development;
 - 770 and 758 Whitford-Maraetai Road are proposed to be used for potential additional golf holes and future accessway to the industrial/live work units within sub-precinct F; and
12. The adjacent coastal marine area will have servicing infrastructure located within it (including an outfall structure)."
 13. The application documents refer to the same addresses for the location description as that provided in the listed approximate geographical location in Schedule 2 of the Act.
 14. I note there is a difference in the number of residential dwellings between the project described in the application documents and the project listed in Schedule 2. The Schedule 2 project description refers to the development including "approximately 2,700 residential dwellings" whereas the project as described in the application documents refers to "approximately 2,000 dwellings". This represents a reduction of approximately 26%.
 15. In *Jones v EPA*, the High Court found that the project description in Schedule 2 does not set an inner limit¹. Consistent with that approach and because only an approximate number was specified in the project description, the project described in the application documents remains within scope of the project listed in Schedule 2.
 16. The application documents state that these dwellings will be in a variety of housing types, densities and vacant sites for future residential development and that there will be a "commercial local centre supported by employment opportunities within and around the periphery of the local centre and on the Whitford-Maraetai Road frontage comprising approximately 27,000m² of commercial GFA and 30,000m² of light industrial GFA".
 17. Although the floor area is not provided in the listed project description, these components and land use categories are broadly covered by the listed project description that provides for "approximately 2,700 residential dwellings, including community and commercial spaces (including a local centre, offices, a hotel/conference centre, and light industrial and retail activities), approximately 88 hectares of protected ecological restoration area, walking and cycling networks, and community facilities".

¹ [Jones v Environmental Protection Authority \[2026\] NZHC 1872](#)

18. In the application documents, greater detail on the community and commercial spaces is provided with “Education facilities comprising the development of both primary and secondary schools... A series of open spaces including a suburban park, neighbourhood parks, the Fairway Reserve, golf course, esplanade reserve and riparian margins; Provision of public access to and along the coastal marine area and the creation of a quality coastal pathway; Public transport enhancements and integrations including expanded ferry passenger capacity; Staged road upgrades including the provision of pedestrian and cycling facilities along Jack Lachlan Drive, the upgrade of Whitford roundabout, a series of intersection upgrades; and Establishment of infrastructure to service the project including wastewater, water supply, stormwater, telecommunications and power.”
19. The listed project description provides for “approximately 88 hectares of protected ecological restoration area” whereas the application documents describe a 75-hectare area of land to be “replanted, restored, maintained and enhanced including preservation of streams and their margins”. This is a reduction in scope and within the bounds of the listed project description in Schedule 2, particularly given the area is only described in approximate terms.
20. The application documents describe that the “proposed education facilities include a primary school for a maximum of 600 students and a secondary school for a maximum of 1,500 students”. This is within scope of the listed project description of two schools.
21. The public transport enhancements and integrations that include expanded ferry passenger capacity described in the application documents are captured by the description of associated infrastructure including transport facilities in the listed project description.
22. The application documents provide greater detail about the plans for open spaces and community facilities, including parks, reserves, riparian margins, a coastal pathway and golf course.
23. Accordingly, I consider that the application relates solely to the listed project.

Fast-track consenting application process

Legislative context

24. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
 - complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.

25. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

26. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, or 1 substantive application for each stage of a project if the Minister has determined that the project may proceed in stages (either under section 21(1)(a) or section 37A). Section 42(4) lists the approvals that may be sought under the Act.
27. This application has been lodged by Beachlands South Limited Partnership (BSLP). This is an authorised person under the Act per Schedule 2 of the Act.
28. The approvals being sought are:
29. resource consent that would otherwise be applied for under the Resource Management Act 1991 (section 42(4)(a) of the Act)
30. wildlife approval that would otherwise be applied for under the Wildlife Act 1953 (section 42(4)(h) of the Act)
31. archaeological authority that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014 (section 42(4)(i) of the Act).
32. All of the above listed approvals are of the type set out in section 42(4) of the Act.
33. For each of the approvals sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

34. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

35. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.
36. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
37. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **sufficient** detail to satisfy the purpose for which it is required.

Ineligibility

38. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA must consider this on the face of the application, the EPA is only able to consider information contained in the application materials.

39. The list of ineligible activities includes activities:

- on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
- on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
- in a customary marine or protected customary rights area without written agreement from the rights holder/group;
- within an aquaculture settlement area without the required authorisation;
- activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
- that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977 ; or
- on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
- That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.
- That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- That are undertaken for the purposes of an offshore renewable energy project.

40. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Notification by applicant

41. Pre-lodgement requirements for a listed project require the applicant to notify in writing the persons and groups referred to in section 29(1)(aa). The persons and groups notified have 20 working days to respond from the date of the notice. The applicant must not lodge their substantive application until each 20 working day period has elapsed.

42. I have checked and reviewed the dates of notification sent to the persons or groups in section 29(1)(aa) and confirmed that the applicant has lodged their application only after each 20-working day period has elapsed.

Fees and levies

43. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:
- Application fee in the sum of \$250,000 plus GST;
 - Levy in the sum of \$140,000 plus GST.

Consultation

44. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:
- Auckland Council for an approval described in section 42(4)(a) (resource consent)
 - Department of Conservation for an approval described in section 42(4)(h) (Wildlife Act wildlife approval)
 - Heritage New Zealand Pouhere Taonga for an approval described in section 42(4)(i) (archaeological authority).
45. A summary of the consultation is included as Appendix 2.

Requests for further information

46. I requested further information from the applicant under section 46(2A) on 17 July 2026 in relation to providing the necessary information under section 43(2)(c). The applicant responded with the information on 20 July 2026 within the 20- working timeframe afforded by section 46(2B). A full copy of the request and response can be found in Appendix 3.

Assessment of compliance for each section of each application form

47. I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.
48. My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.
49. The EPA must now decide whether the substantive application has a competing application under section 47A(1) (under delegation from the Minister for Infrastructure under section 47C) within 10 working days from the date of the completeness decision.
50. Once the EPA has made the decision under section 47A(1), the EPA must notify the panel convener that an expert consenting panel can be set up to commence consideration and decision of the application.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	Section 6.0, pp. 27–70 of the Planning Assessment (Attach 0B Planning Assessment)	Addressed. Schedule 2 description provides the address “110 Jack Lachlan Drive and 620, 712, 758, and 770 Whitford-Maraetai Road, Beachlands, Auckland, including the coastal marine area adjacent to those properties.” Meets the description in the application document at section 6.

5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	Section 5.0, pp. 25–27 of the Planning Assessment Attach 2 (Architectural Drawings); Attach 3 (Open Space & Landscape Plans)	Addressed. To address subsections (i), (ii), and (iii), the applicant provided (in their substantive application submitted on the portal): “With regard to Statutory Areas the Ngāi Tai ki Tāmaki Claims Settlement Act 2018 gave effect to certain provisions of the Deed of Settlement signed on 7 November 2015. Amendment deeds were signed in June 2016, July 2017 and June 2018. The Deed of Settlement acknowledges that Ngāi Tai ki Tāmaki suffered injustices that impaired the economic, social and cultural development of Ngāi Tai ki Tāmaki and records the matters required to give effect to a settlement of all the historical claims of Ngāi Tai ki Tāmaki. The Land Settlement provides redress to Ngāi Tai ki Tāmaki in the form of land, money, the right of first refusal of Crown lands, an agreed historical account, imposition of overlay classifications and statutory acknowledgements/deeds of recognition placed over land sites recognising their interest, relationship agreements with government agencies, place name changes and an apology from the Crown. The coastal statutory acknowledgement area (OTS-403-128) over the adjacent CMA directly to the west of the project area is a statutory acknowledgement under the Ngāi Tai ki Tāmaki Claims Settlement Act 2018.”
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5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being: • section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid.	Sections 3 (pp. 18-20), 5 (pp. 25-27), 6 (pp. 27-68), 7 (pp. 72-90), 8 (pp. 90-120), 15 (pp. 165-167), 16 (173-180), 17 (182-188) of the Planning Assessment, Attach 22 and 26.	Addressed. To address these sections, the applicant provided (in their substantive application submitted on the portal): “This application is lodged by Beachlands South Limited Partnership and comprises 1 substantive application for the Project. The application relates solely to the Beachlands South listed project. The application seeks resource consents that would otherwise be applied for under the RMA 1991. The application seeks a wildlife approval that would otherwise be applied for under the Wildlife Act 1953. The application seeks an authorisation that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014. The applicant is eligible to apply for the corresponding approval under all relevant Acts, including the RMA, Wildlife Act and Heritage NZ Pouhere Taonga Act. The applicant is NOT seeking approval for a Prohibited activity. The granting of the approval will not be prevented by any sections of the Crown Minerals Act 1991. The substantive application is lodged in the form and manner approved by the EPA. The application is consistent with the purpose of the ACT - Refer Doc 01B Section 15.2. The project does not involve any ineligible activities -
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			refer Refer Doc 01B Section 3.0 and Attachment 26. The project is not a priority project. The applicant agrees to pay any fee, charge, levy that is payable. The information required by section 13(4) is set out Doc 01B, including but not limited to Sections 5, 6 and 8. The construction commencement and completion dates are set out in Doc 01B Section 6.11 where the timing of construction commencing and completing is set out. The anticipated and known adverse effects and significance of those effects is set out in Doc 01B Section 8. The list of persons likely to be affected are set out in Doc 01B Section 16.9 and they are addressed in Attachment 22 documents- this attachment also sets out a summary of the consultation undertaken and how consultation has informed the project. It is considered all the necessary information required by sections 46(2)(a), (b) and (d), being sections 42, 43 and 44 are provided.”
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; If the applicant is not able to supply the name and	Section 5.1 & 5.3 of the Planning Assessment, pp. 25–27; Appendix 23 (Records of Title); Appendix	Addressed.

	address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).	24 (Owners and Occupiers)	
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	Section 7.8 pp. 90 of the Planning Assessment	Addressed.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Section 7.9 pp. 90 of the Planning Assessment	Addressed.
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	Section 15.3.1, pp. 167-168 of the Planning Assessment	Addressed.
5(1)(h) (and also Clauses 5(2) and 5(3))	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan:	Section 7, pp. 72, Section 9, pp. 120-150 & section 11.2, pp. 154 of the Planning Assessment	Addressed.

	• a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being: • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and • any other requirements in any of those documents		
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	Section 11, pp. pp. 150-154 of the Planning Assessment	Addressed.
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti	Section 11.3, pp. 157-158 of the Planning Assessment	Addressed.

	Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;		
5(1)(k)	Any conditions that the applicant proposes for the resource consent.	Section 13, pp. 162-163 of the Planning Assessment, and Appendic C (Attach 0C)	Addressed.
5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	Refer Attachment 25 which includes the section 30 letter from Council confirming there are no existing resource consents of the kind set out in section 30.	Addressed. Letter from Auckland Council dated 8 June provided.
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	Section 8, pp. 90-120, section 10, pp. 150 (note an error to a reference on this page), section 12, pp. 158-162 of the Planning Assessment,	Addressed. Note the 'error' in reference to the Consultation Summary Report on page 150, section 10 of the Planning Assessment (Attach 0B). This report is provided at Attach 22. To address this section, the applicant provided (in their substantive application submitted on the portal):

		Attach 9, 13, 16, 20, 22.	“- For assessment of actual and potential effects refer Doc 01B, Section 8 - No hazardous installations are proposed - For assessments relating to discharges of contaminants refer to Doc 01B Sections 8.3 and 8.5, also refer to Attachment 9 (Refer 9F, 9G and 9H - Stormwater Management Plan) Attachment 13 (Coastal Water Quality and Marine Ecology assessments) and Attachment 16 (Contamination assessments). Several alternatives were considered including discharge to land, discharge to coastal estuaries and total excavation and removal off site, however these resulted in greater adverse effects that could not be mitigated to the extent that the methods proposed in the application. - A description of the mitigation measures are set out in Doc 1B Sections 8 and 12 and Doc 1C, all of which include management plans and proposed conditions of consent to prevent or reduce the actual or potential effects of the activity. - For affected persons and responses to the views of affected persons and iwi or hapu consultation refer to Doc 01B Section 10 and Attachment 20 (Iwi and MACA consultation) and Attachment 22 (Consultation Summary Report, which includes meeting minutes). - The activity will require monitoring by Auckland Council, the applicants consultants (e.g. geotechnical, archaeology) and Ngai Tai ki Tamaki. This will be achieved through the proposed conditions of consent (refer to Doc 01C).
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			- No protected customary rights have been granted that would affect the Project area or its delivery.”
5(4)(b)	An assessment of the activity’s effects on the environment that covers the matters specified in clause 7.	Section 8 of the Planning Assessment, and Attach 7, 12, 13, 16, 18, and 21.	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “- For assessment of the activity's effects on the environment including the wider community, social, economic or cultural effects and ecosystems, contaminants and noise, refer Doc 01B, Section 8, Attachment 7 - Economic, Attachment 12 - Ecology, Attachment 13 - Coastal Water Quality and Marine Ecology, Attachment 16 - Contamination, Attachment 18 - Noise, Attachment 21 - Air Discharges.”
6	(1) The assessment of an activity's effects on the environment must include the following information: (a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: (c) if the activity includes the discharge of	Section 8, pp. 90-120, section 10 (references Attach 22), section 12, pp. 158-162 of the Planning Assessment, and Attach 7, 12, 13, 16, 18, 20, 21, 22.	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “- For assessment of the activity's effects on the environment including the wider community, social, economic or cultural effects and ecosystems, contaminants and noise, refer Doc 01B, Section 8, Attachment 7 - Economic, Attachment 12 - Ecology, Attachment 13 - Coastal Water Quality and Marine Ecology, Attachment 16 - Contamination, Attachment 18 - Noise, Attachment 21 - Air Discharges - For

any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal: (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:	assessment of actual and potential effects refer Doc 01B, Section 8 - No hazardous installations are proposed - For assessments relating to discharges of contaminants refer to Doc 01B Sections 8.3 and 8.5, also refer to Attachment 9 (Refer 9F, 9G and 9H - Stormwater Management Plan) Attachment 13 (Coastal Water Quality and Marine Ecology assessments) and Attachment 16 (Contamination assessments). Several alternatives were considered including discharge to land, discharge to coastal estuaries and total excavation and removal off site, however these resulted in greater adverse effects that could not be mitigated to the extent that the methods proposed in the application. - A description of the mitigation measures are set out in Doc 1B Sections 8 and 12 and Doc 1C, all of which include management plans and proposed conditions of consent to prevent or reduce the actual or potential effects of the activity. - For affected persons and responses to the views of affected persons and iwi or hapu consultation refer to Doc 01B Section 10 and Attachment 20 (Iwi and MACA consultation) and Attachment 22 (Consultation Summary Report, which includes meeting minutes). - The activity will require monitoring by Auckland Council, the applicants consultants (e.g. geotechnical, archaeology) and Ngai Tai ki Tamaki. This will be achieved through the proposed conditions of consent (refer to Doc 01C). - No protected customary rights have been granted
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	(h) an assessment of any effects of the activity on the exercise of a protected customary right.		that would affect the Project area or its delivery.”
7	The assessment of an activity’s effects on the environment must cover the following matters: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: (f) any unreasonable emission of noise: (g) any risk to the neighbourhood, the wider community,	Section 8, pp. 90-120 of the Planning Assessment, Attach 6, 7, 12, 13, 16, 17, 18, 20, 21	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “- For assessment of the activity's effects on the environment including the wider community, social, economic or cultural effects and ecosystems, contaminants and noise, refer Doc 01B, Section 8, Attachment 7 - Economic, Attachment 12 - Ecology, Attachment 13 - Coastal Water Quality and Marine Ecology, Attachment 16 - Contamination, Attachment 18 - Noise, Attachment 21 - Air Discharges For landscape effects - refer to Attachment 6 - Landscape and Visual Assessment For Cultural Values - Refer to Attachment 17 - Archaeology and Attachment 20 - Iwi and MACA Consultation and the Cultural Values Assessment.”

	or the environment through natural hazards or hazardous installations.		
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	Section 7.4, pp. 84-87 of the Planning Assessment	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Yes the application includes a number of permitted activities. These are set out in Doc 01B Section 7.4 and Attachment BA.”
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document		To address this section, the applicant provided (in their substantive application submitted on the portal): “The activity is not subject to this clause.”
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.		To address this section, the applicant provided (in their substantive application submitted on the portal): “The activity is not subject to this clause.”

CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
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If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below.

8(1)(a)	The position of all new boundaries	These are set out in the subdivision scheme plans - Refer Attachments 9ZD and 9ZE	Addressed.
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	These are set out in the subdivision scheme plans - Refer Attachments 9ZD and 9ZE	Addressed.
8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade	These are set out in the	Addressed.

	strips	subdivision scheme plans - Refer Attachments 9ZD and 9ZE	
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	These are set out on Drawing A2515591.00-009 Rev B located in Attachment 9I - General	Addressed.
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	Not proposed as part of this application	Addressed.
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	Not proposed as part of this application	Addressed.
8(1)(g)	The locations and areas of land to be set aside as new roads	These are set out on the Roding Plans located in Attachments 9R, 9S, 9T and 9U	Addressed, as referenced.
If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.			
8(2)(a)	The location of the area to be reclaimed	Yes, parts of	Addressed, as referenced.

		streams are to be reclaimed. Refer to Drawing A2515591.00-0015 Rev B located in Attachment 9I - General	
8(2)(b)	If practicable, the position of all new boundaries	These are indicated on Drawing A2515591.00-0015 Rev B located in Attachment 9I - General and on the subdivision scheme plans - Refer Attachments 9ZD and 9ZE	Addressed, as referenced.
8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	These are set out on the subdivision scheme plans - Refer Attachments 9ZD and 9ZE	Addressed, including at section 6.2.1, pp. 30-31 of the Planning Assessment (Attach 0B).

CHECKLIST E – Wildlife approval

Clause, Schedule 7	Information required for an approval described in section 42(4)(h) (Wildlife Act approval), clause 2 of Schedule 7	Application Reference	EPA
2(1)(a)	Specify the purpose of the proposed activity	Section 17, pp. 182-188 of the Planning Assessment (Attach 0B), Attach 12.	Addressed. Note the ‘error’ in reference to Appendix 12 on page 182, section 17 of the Planning Assessment (Attach 0B). The Ecology Impact Assessment is provided at Attach 12. To address this section, the applicant provided (in their substantive application submitted on the portal): “The purpose of the wildlife-related activity is to minimise injury and mortality to indigenous lizards by salvaging and relocating any individuals present within suitable habitat before and during vegetation clearance, earthworks and associated habitat removal. Refer Attachment 12B, Appendix L Page 86 onwards, Table L2 and Appendix K. Also refer to these documents for all the following sections as they are relevant to the responses to the clauses below.”

2(1)(b)	Identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land)	Section 17.3, pp. 182 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The applicant seeks approval to capture, handle, temporarily hold and relocate indigenous lizards, and to provide for incidental injury or mortality that may occur during authorised lizard salvage and habitat clearance. Actions will occur within suitable lizard habitat affected by the proposed works, with relocated lizards released into suitable Ecological Protected Area Network (EPAN) release areas within or adjacent to the project area. Activities will occur on land associated with the Beachlands South project and not on public conservation land.”
2(1)(c)	An assessment of the activity and its impacts against the purpose of the Wildlife Act	Section 17.4, pp. 182-183 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The Wildlife Act protects indigenous wildlife and controls interactions with protected wildlife. The proposed activity is consistent with that purpose because it provides a controlled and ecologist-led process to minimise injury and mortality to indigenous lizards that may otherwise be affected by vegetation clearance and earthworks. The FMP requires lizard salvage, humane handling, release to suitable habitat, completion reporting and additional response measures if unexpected captures, injury or mortality occur.”
2(1)(d)	List protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted	Section 17.5, pp. 183 of the Planning Assessment,	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal):

		Attach 12	"No indigenous lizards were detected during targeted surveys or Stage 1 salvage works. However, low numbers of indigenous lizards may be present in suitable habitat. Species potentially present include copper skink (<i>Oligosoma aeneum</i>), ornate skink (<i>Oligosoma ornatum</i>) and forest gecko (<i>Mokopirirakau granulatus</i>). Numbers likely to be present and affected are expected to be low."
2(1)(e)	An outline of impacts on threatened, data deficient, and at- risk wildlife species (as defined in the New Zealand Threat Classification System)	Section 17.6, pp. 183 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): "Copper skink, ornate skink and forest gecko are classified as At Risk. If present within affected habitat, potential effects include injury or mortality during vegetation clearance and earthworks, temporary habitat loss, disturbance and displacement. Following implementation of the FMP, residual effects on lizards are expected to be very low for the reasons set out in the EclA."
2(1)(f)	A statement of how the methods proposed to be used to conduct the actions involving protected wildlife will ensure that best practice standards are met	Section 17.7, pp. 183 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): "Lizard management will be implemented by a suitably qualified project herpetologist. Methods include works-area demarcation, seasonal timing, artificial cover objects, pitfall and/or funnel trapping, active searches, destructive or machine-assisted searches, humane temporary containment, release-site assessment, completion reporting and post release monitoring if required. The FMP references relevant DOC lizard salvage and transfer guidance."

2(1)(g)	A description of the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes:	Section 17.8, pp. 183-184 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Lizards will be captured using accepted lizard salvage methods, including trapping, active searches and machine assisted searches under the direction of the project herpetologist. Captured lizards will be temporarily contained in clean, ventilated containers for the period necessary to complete search or trap inspections, then released at confirmed release locations. Injured lizards will be taken to a suitably qualified veterinarian. Euthanasia of an injured lizard will only occur where directed by DOC or a suitably qualified veterinarian, as appropriate.”
2(1)(h)	A statement of the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available)	Section 17.9, pp. 184 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The lizard salvage activity will be carried out within suitable lizard habitat proposed for vegetation clearance or earthworks. Proposed release areas are identified in Figure 3 of the FMP and comprise EPAN areas within or adjacent to the project area. Final release locations will be confirmed by the project herpetologist, recorded by GPS and included in the completion report.”
2(1)(i)	A statement of whether authorisation is sought to temporarily hold or relocate wildlife	Section 17.10, pp. 184 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Authorisation is sought to temporarily hold and relocate indigenous lizards. Temporary holding will be limited to the

			period required for active searches or trap inspections and transport to the confirmed release site.”
2(1)(j)	A list of all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site	Section 17.11, pp. 185 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Potential adverse effects on lizards include injury or mortality during vegetation clearance and earthworks, temporary habitat loss and disturbance. Positive effects include relocation of any salvaged lizards to suitable habitat and long term habitat improvement through EPAN restoration, planting, weed control and pest mammal control. Potential effects on birds and bats are managed through the FMP using avoidance and accidental discovery procedures; Wildlife Approval is not sought for birds or bats.” For consideration in a potential post-completeness FIR - In their letter dated 8 July 2026, the Department of Conservation (DOC) provided: “Freshwater • It is noted that there are waterways and wetlands present on the site, and the proposal outlines stream reclamation activities. On this basis, Complex Fisheries approval may be required. It is noted that the applicant has not applied for Complex Fisheries approval as part of their substantive application. • As part of its further assessment of the application, DOC will give consideration to freshwater stream and wetland extent

			loss and compensation/mitigation that is proposed. Lizards • The Ecological Impact Assessment (June 2026) references a previous assessment (Vidris 2025) which addresses Stage 1 effects; however, this report is not included in Appendices.” DOC also proposed the following for future RFIs: “It is noted that the Ecological Impact Assessment does not include field investigations of land at 620 Whitford-Maraetai Road for the proposed wastewater disposal field. This information will assist with further assessment of the application. • In addition, the 758 and 770 Whitford-Maraetai Road properties were not included in the field assessment. These sites may have conservation values such as native forest, some wetland habitat and bordering mangrove forest. It is noted that limited development is proposed on these sites, however, additional field information for these sites will assist with further assessment of the application. In particular, it would mean the desktop assessment and inference from field verification of other parts of the development site wouldn’t need to be relied on. • With respect to the Fauna Management Plan, DOC would seek to understand: - o Whether mouse control may be needed for lizard protection - o That pest control is installed prior to any vegetation clearance - o The proposed permanent legal protection (e.g. QEII covenant) for the lizard release sites, as this would provide increased certainty around the protection of lizards • The information does not confirm the release site (or sites), and discretion for the applicants’ ecologist to choose release site is indicated. Minimum requirements, such as area of new habitat type, should be set out in the Management
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			Plan.”
2(1)(k)	Where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife)	Section 17.12, pp. 185 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Effects on lizards will be managed through pre-clearance planning, works-area demarcation, lizard salvage, ecologist directed clearance of suitable habitat, relocation to suitable EPAN habitat, completion reporting and post-release monitoring if required. Release habitats will be supported by EPAN restoration, indigenous planting, weed control, pest mammal control and long-term management under the BMP. No separate lizard offset or compensation is proposed because residual effects on lizards are expected to be very low following FMP implementation.”
2(1)(l)	A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act	Section 17.13, pp. 185 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “None of the above listed entities or persons has been convicted of an offence under the Wildlife Act.”
2(1)(m)	A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act pending before a court	Section 17.13, pp. 185 of the Planning Assessment, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “None of the above listed entities or persons has and current or pending criminal charges before a Court under the Wildlife Act.”

2(1)(n)	Provision of proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts	Section 17, Attach 22, specifically section 3.1 of the Consultation Summary Report, pp. 5.	Addressed. Section 3.1 of the Consultation Summary Report (Attach 22). To address this section, the applicant provided (in their substantive application submitted on the portal): “As set out within the Consultation Summary Report (refer Attachment 22), consultation has been undertaken with the relevant parties. Including: · The Department of Conservation; · Relevant iwi and hapū; · Auckland Council;” In their letter dated 8 July 2026, DOC confirmed the applicant notified DOC on 22 May of their intention to lodge the application in June. Subsequent consultation was carried out in June and DOC comments that “It is considered that this process did not enable fulsome consultation prior to lodgement of the application, notwithstanding the applicant’s request as above. DOC did not have the opportunity to complete a pre-lodgement consultation summary. Relevant matters will need to be addressed through the substantive application process.”
2(1)(o)	Provision of any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal	Section 17.15, pp. 185, Attach 12	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Refer to the Ecological Assessments that have been undertaken by Viridis - the applicant’s ecologist in the Attachment 12 documents.”

CHECKLIST F – Archaeological authority

Clause, Schedule 8	Information required for an approval described in section 43(3)(i) Archaeological Authority	Application Reference	EPA
2(1)(a)	a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates	Section 5.1, pp. 25-26, section 16.2, pp. 173 of the Planning Assessment (Attach 0B); Attach 17, pp. 80	Addressed.

2(1)(b)	the name of the owner of the relevant land, if the applicant is not the owner of the land	Section 5.3, pp.27, section 16.3, pp. 173 of the Planning Assessment, Attach 24	Addressed. Note, section 16.3 incorrectly references section '5.4 above' in the Planning Assessment. It should reference section 5.3. Note, the section reference provided by the applicant in their substantive application submitted on the portal does not contain the relevant information.
2(1)(c)	proof of consent, if the owner of the relevant land has consented to the proposed activity	Section 5.4, section 16.3, pp. 173 of the Planning Assessment	Addressed. Note, no proof of consent is provided for 758 and 770 Whitford-Maraetai Road, not owned by the applicant. Section 16.3 of the Planning Assessment says: 'consent will be obtained from those owners prior to any works commencing on 758 and 770 Whitford-Maraetai Road.' (pp. 173). In section 6.1 of the Planning Assessment '770 and 758 Whitford-Maraetai Road are proposed to be used for potential additional golf holes and future accessway to the industrial/live work units within sub-precinct F' (pp. 28). Note, the section reference provided by the applicant in their substantive application submitted on the portal does not contain the relevant information. Section 5.4 referenced in section 16.3 of the Planning Assessment does not exist and the reference should instead be to section 5.3, pp. 27.

2(1)(d)	confirmation that the application complies with section 42 , 43, and 44 of the Act		Addressed. Response on page 86 of Attach 17 “The application complies with sections 46(2), 42, 43, and 44 of the Act. The application relates solely to Beachlands South Limited Partnership’s (BSLP) listed Fast-track project - Beachlands South. We understand that BSLP intends to pay any fee, charge, or levy payable under regulations in respect of the application at the time of lodgement.” Note, the section reference (page 82 of Attach 17) provided by the applicant in their substantive application submitted on the portal does not contain the relevant information.
	confirmation that the application relates solely to a listed project or a referred project		Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The application relates solely to the Beachlands South listed project”
	any fee, charge, or levy payable under regulations in respect of the application is paid.		Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The applicant confirms it will pay all fees, charges or levy payable for this application”
2(1)(e)	a description of each archaeological site to which the application relates and the location of each site	Section 16.4, pp. 174-175, Attach 17, pp. 83-89	Addressed. Response on page 86 of Attach 17 “The description of each archaeological site is provided, in both the review of the recorded sites and the field survey sections. The site record forms are also provided in Appendix A to the Archaeological

			Assessment.”
2(1)(f)	a description of the activity for which the authority is sought	Section 16.5, pp. 175-176, Attach 17	Addressed. Response on page 86 of Attach 17 “The proposal includes undertaking vegetation removal and bulk earthworks to establish the landform necessary to prepare the site for future roading, residential, commercial, and community development, and future infrastructure. This will involve earthworks of part of the existing Formosa Golf Course, and properties at 620, 712, 758, and 770 Whitford-Maraetai Road. To minimise the earthworks volume to the extent practicable the majority of earthworks will involve topsoil stripping following by cut to fill activities generally involving up to 5 m of excavation or fill.”
2(1)(g)	a description of how the proposed activity will modify or destroy each archaeological site	Section 16.5, pp. 175-176, Attach 17	Addressed. Response on page 86-87 of Attach 17 “The Archaeological Assessment identified 28 archaeological sites within 250 m of the Development area, the majority of which are outside the main earthworks footprint. There are eleven recorded sites (R11/343, R11/344, R11/345, R11/1438, R11/1439, R11/1440, R11/1617, R11/1618, R11/1621, R11/1622, and R11/1623) that are either located within, or extend into, areas of proposed ground disturbance associated with bulk earthworks or EPAN works. Within the main Development earthworks footprint, these sites may be subject to modification or destruction through bulk excavation and cut-and-fill activities, where archaeological deposits are present. In areas where no intact archaeological deposits were identified during survey, the potential effect is limited to the possibility of encountering isolated or residual

			archaeological material. Within the EPAN, potential effects are limited to localised and shallow ground disturbance associated with vegetation clearance, planting, and the installation of walking tracks and associated infrastructure. These works may result in minor modification of subsurface archaeological deposits, including midden material, where present. There remains the potential for previously unrecorded archaeological material to be encountered during earthworks in areas that have not been subject to detailed archaeological investigation. Such material is most likely to include midden, oven stones, and associated occupation debris.”
2(1)(h)	except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of— (i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and (ii) the effect of the proposed activity on those values	Sections 16.6, 16.7, 16.8, pp. 176-177 of the Planning Assessment, Attach 17, pp. 69-71	Addressed. Response on page 87 of Attach 17 “Detailed assessment of the archaeological values are presented in the Archaeological Values and Significance section above. The archaeological sites within the Development area represent evidence of past Māori occupation and use of the coastal landscape. Site types include midden deposits, pits, and terraces. These sites have archaeological value for their potential to provide information on settlement patterns, resource use, and cultural activity in the wider Tāmaki region. They also hold cultural significance for mana whenua as tangible evidence of ancestral occupation and association with the landscape. R11/343 is considered to have a low-limited archaeological value. Sites R11/344, R11/345, R11/1438, R11/1439, R11/1440, R11/1617, R11/1618, R11/1621, R11/1622, and R11/1623 are considered to have limited archaeological value.”
2(1)(i)	a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the	Section 16.9, pp. 177 of the	Addressed. Response on page 87 of Attach 17 “Tangata whenua were

	applicant is not the owner), or any other person likely to be affected— (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or (ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).	Planning Assessment, Attach 22	consulted on this application as part of BSLP's wider Fast-track Approvals application. This includes all iwi as required by the Auckland council consultation process. However, no group provided comment apart from Ngāi Tai ki Tāmaki, who are partners with the development. Ngāi Tai ki Tāmaki have prepared a cultural values assessment for the proposed development.” Note, the letter to MACAA parties and iwi authorities is Attach 22 – 13. Letter does not contain reference to archaeological sites or cultural or other relevant values. Many of the MACAA, iwi, hapū and Treaty Settlement authority parties contacted have not responded, per the consultation summary report at Attach 22.
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CHECKLIST J – Listed project information requirements

Section, Fast-track Approvals Act	Information required for a substantive application under section 43(2) and section 13(4)	Application Reference	EPA
13(4)(a)	a description of the project and the activities it involves	Section 6.0 Proposal, pp. 27–70 of the	Addressed. To address this section, the applicant provided (in their substantive application submitted on the

		Planning Assessment	portal): “The Project will provide for the development of live zoned land at Beachlands into a comprehensively planned and public transport focussed community to achieve a well-functioning urban environment. The masterplanned development comprises residential dwellings, a hotel and conference venue, community and commercial activities (including offices and industrial activities), protected ecological restoration areas, walking and cycling networks, and community facilities, while enabling the potential development of two schools. This application includes all associated earthworks and all associated infrastructure including transport facilities, intersection upgrades and roading, telecommunications, power, and water supply, stormwater, and wastewater infrastructure (including any treatment or storage facilities, drainage, pipes, pump stations, outfalls and discharges as well as coastal structures). A portion of FUZ land will also be used for wastewater management purposes. This report has been prepared in accordance with the requirements of the FTAA. The FTAA is intended to facilitate the delivery of development projects with significant regional or national benefits. The Project requires resource consent under the Auckland Unitary Plan ('AUP(OP)'), National Environmental Standards for Contaminated Land ('NESC') and National Environmental Standards for Freshwater Regulations 2020 ('NESF') and all necessary resource consents to enable the construction and operation of the Project sought through this application. The Project also requires approval under the Wildlife Act and authorisation under the Heritage NZ
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			Pouhere Taonga Act.”
13(4)(c)	information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24)	Attach 26	Addressed.
13(4)(d)	a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application	Section 5, pp. 25-27 of the Planning Assessment, Attach 2	Addressed.
13(4)(e)	the anticipated commencement and completion dates for construction activities (where relevant)	Section 6.11, pp. 66-67 of the Planning Assessment	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Commencement date is anticipated to be 2027 and completion date is anticipated to be 2041”
13(4)(f)(i)	a statement of whether the project is planned to proceed in stages and, if so an outline of the nature and timing of the stages	Section 6.11, pp. 66-67 of the Planning Assessment	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Construction will be undertaken in stages.”
13(4)(h)	a description of the anticipated and known adverse effects of the project on the environment and the significance of those adverse effects	Section 8, pp. 90-120 of the Planning Assessment	Addressed.

13(4)(i)	a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991	Section 2, pp. 16 of the Planning Assessment	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “There are no prohibited activities”
13(4)(j)	a list of the persons and groups the applicant considers are likely to be affected by the project, including— (i) relevant local authorities: (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements: (iii) other relevant iwi authorities: (iv) relevant Treaty settlement entities: (v) relevant protected customary rights groups and customary marine title groups: (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou: (vii) relevant applicant groups under the Marine	Attach 20 and 22	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Refer to Attachments 22 - Consultation Summary Report and consultation records and Attachment 20 - Iwi and MACA consultation documents”

	and Coastal Area (Takutai Moana) Act 2011: (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981:		
13(4)(k)	a summary of— (i) the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and (ii) how the consultation has informed the project:	Section 16.9, pp. 177, section 17.14, pp. 185 of the Planning Assessment, Attach 22	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “Refer to Doc 0B Section 17.14 - Responses from DOC have resulted in a detailed ecological assessment (refer Attachment 12 docs) being undertaken and mitigation measures being included in the proposed conditions including a Lizard and Bat Management Plan and Fauna Management Plan. Refer to Doc 0B Section 16.9 - Responses from Heritage NZ have resulted in a detailed archaeological assessment and management plan (refer Attachment 17 docs) being undertaken and mitigation measures being included in the proposed conditions of consent including complying with the management plan and an accidental discovery protocol condition. Also refer to Attachments 22 - Consultation Summary Report and consultation records, in particular refer to section 9 of Attachment 22 - Consultation Summary Report - pages 12-15.”
13(4)(ka)	a summary of how any responses provided under section 29(1)(aa) have informed the project	Attach 22	Addressed. To address this section, the applicant provided (in

			their substantive application submitted on the portal): “DOC were notified in writing and given 20 working days to respond to the notice. Responses from DOC have resulted in a detailed ecological assessment (refer Attachment 12 docs) being undertaken and have informed the project through mitigation measures being included in the proposed conditions including a Lizard and Bat Management Plan and Fauna Management Plan. HNZPT were notified in writing and given 20 working days to respond to the notice. Refer to Doc 0B Section 16.9 - Responses from HNZPT have resulted in a detailed archaeological assessment and management plan (refer Attachment 17 docs) being undertaken and have informed the project through mitigation measures being included in the proposed conditions of consent including complying with the management plan and an accidental discovery protocol condition. Refer to Attachments 22 - Consultation Summary Report and consultation records, in particular refer to section 9 of Attachment 22 - Consultation Summary Report - pages 12-15.”
13(4)(l)	a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements	Section 11, pp. 150-158 of the Planning Assessment,	Addressed.

		Attach 22	
13(4)(m)	a description of any processes already undertaken under the Public Works Act 1981 in relation to the project		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
13(4)(n)	a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
13(4)(o)	information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area		To address this section, the applicant provided (in their substantive application submitted on the portal): “Ngai Tai ki Tamaki have a former marae located on the southern part of the application site area however no development is proposed over the marae and Ngai Tai ki Tamaki are a development partner of the project.”
13(4)(p)	a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application as no such determination is being sought”
13(4)(q)	a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of—		To address this section, the applicant provided (in their substantive application submitted on the portal):

	(i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure		“Not applicable to this application as no such determination is being sought”
13(4)(r)	a statement of whether the applicant is seeking a determination under section 24(4) and, if so,— (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered,— (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and (C) a description of the anticipated and		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application as no such determination is being sought”

	known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subparagraphs (A) to (D) and any other relevant matters		
13(4)(s)	a description of the applicant's legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons) (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work		Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): "The applicant is the owner of the development site. The application is lodged by only the applicant and all development on the land owned by the applicant will enable the project to be delivered. The key elements of the project are located on the live zoned land within the Beachlands South Precinct."

13(4)(t)	an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant	Section 7, pp. 72-90 of the Planning Assessment	Addressed.
13(4)(u)	whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,— (i) if an application has been made, details of the application: (ii) if a decision has been made, the outcome of the decision and the reasons for it:		Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “None of the activities or substantially the same activities involved in the project have been the subject of an application or decision under a specified Act”
13(4)(v)	a description of whether and how the project would be affected by climate change and natural hazards	Section 7, pp. 89, section 8, pp. 118-120, section 9, Attach 14, Attach 15	Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The project will not be affected by climate change or natural hazards as these have been assessed and the Project design has mitigated against this risk. Refer Doc 0B Sections 7.7.1.20 - 22, 8.18, and section 9. Refer to Attachments 14 and 15”

13(4)(w)	if the application is lodged by more than 1 person, a statement of the proposed approval to be held by each of those persons		Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “The application is only lodged by 1 person”
13(4)(x)	a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the application is lodged by more than 1 person, any of those persons) under a specified Act		Addressed. To address this section, the applicant provided (in their substantive application submitted on the portal): “There have been no compliance or enforcement actions taken against the applicant”
13(4)(y)	Please provide the information specified below for the relevant approval(s) sought. This is the information specified in the relevant schedule.		
13(4)(y)(i), clause 2 of Schedule 5	Resource consent or designation (a) an assessment of the project against— (i) any relevant national policy statement; and (ii) any relevant national environmental standards; and (iii) if relevant, the New Zealand Coastal Policy Statement; and	Section 9, pp. 120-150 of the Planning Assessment	Addressed.
	(b) in relation to any proposed approval that is a resource consent, whether, to the best of the		Addressed.

	applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a).		To address this section, the applicant provided (in their substantive application submitted on the portal): "There are no existing resource consent of this kind to the best of the applicant's knowledge"
13(4)(y)(ii), clause 3 of Schedule 5	Change or cancellation of resource consent condition The information to be provided under section 13(4)(y)(ii) is information about whether and how the change or cancellation of the condition is material to the implementation or delivery of the project.		To address this section, the applicant provided (in their substantive application submitted on the portal): "Not applicable to this application"
13(4)(y)(iii), clause 4 of Schedule 5	Certificate of compliance The information required to be provided under section 13(4)(y)(iii) is information that shows the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent. Include information that shows that the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent.		To address this section, the applicant provided (in their substantive application submitted on the portal): "Not applicable to this application"
13(4)(y)(iv), clause 2 of Schedule 6	Concession (1) The information in subclause (2) is required to be provided under section 13(4)(y)(iv) if a		To address this section, the applicant provided (in their substantive application submitted on the portal):

	proposed concession includes a lease and— (a) the lease would be for a term (including any renewals) that will or is likely to be more than 50 years; and (b) the granting of the lease would trigger a right of first refusal or a right of offer or return. (2) Confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.		“Not applicable to this application”
13(4)(y)(v), clause 23 of Schedule 6	Land exchange (1) The information required to be provided under section 13(4)(y)(b) is (a) - (e) below: (a) a description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible:		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
	(b) the financial value of the land proposed to be acquired by the Crown:		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”

	(c) a brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
	(d) if the land exchange would trigger a right of first refusal or a right of offer or return, confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return that the holder has agreed to waive that right for the purpose of the land exchange:		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
	(e) confirmation by the applicant that no part of any land to be exchanged by the Crown is – (i) land listed in Schedule 4; or (ii) a reserve declared to be a national reserve under section 13 of the Reserves Act 1977		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
13(4)(y)(vi), clause 2 of Schedule 9	Standard freshwater fisheries activity approval (4A) The information required to be provided under section 13(4)(y)(vi) is the following: (a) whether an in-stream structure is proposed (including formal notification of any dam or		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”

	diversion structure) and the extent to which the proposed structure may impede fish passage; and (b) whether any fish salvage activities are proposed.		
13(4)(y)(via), clause 2 of Schedule 9	Complex freshwater fisheries activity approval (2) The information required to be provided under section 13(4)(y)(via) is the following: (a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure) and the extent to which this may impede fish passage; and (b) whether any other complex freshwater fisheries activities are proposed.		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
13(4)(y)(vii), clause 2 of Schedule 10	Marine consent The information required to be provided under section 13(4)(y)(vii) is— (a) information about whether the Minister of Conservation is an affected person:		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
	(b) additional information about whether the applicant has already made an application for a consent under the EEZ Act in relation to the project, and, if so,— I. details of any application made; and		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”

	II. the decisions made on that application; and III. information about the matters that the Minister may consider under section 22(6):		
	(c) additional information (in a summary form) about compliance or enforcement action taken against the applicant by the EPA under the EEZ Act.		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
13(4)(y)(viii), clause 2 of Schedule 11	Access arrangement (1) Confirmation that the applicant has complied with section 29 (for the purposes of section 13(4)(y)(viii)).		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”
13(4)(y)(ix), clause 15 of Schedule 11	Mining permit (2) For the purposes of section 13(4)(y)(ix), the information is— (a) a copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown owned mineral: (b) the name and contact details of the proposed permit participants and the proposed permit operator:		To address this section, the applicant provided (in their substantive application submitted on the portal): “Not applicable to this application”

	(c) a proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both: (d) evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme: (e) information about the proposed permit holder's history of compliance with mining or similar permits and their conditions: (f) the proposed date on which the substantive application is intended to be lodged: (g) if the authorised person proposes to provide information under section 37, the date on which the person intends to provide that information: (h) The proposed duration of the permit: (i) if the proposed approvals include a mining permit for petroleum,— (i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and		
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	the extent of the resource to which the development plan relates: (ii) the resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System: (iii) a high-level overview of the following: (A) the proposed field development plan: (B) the proposed date for the commencement of petroleum production: (C) the economic model for the project: (D) the proposed duration of the proposed mining permit: (E) decommissioning plans: (j) if the proposed approvals include a mining permit for minerals other than petroleum,— (i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which		
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	the development plan relates: (ii) for minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted: (iii) whether the application will be for a Tier 1 or Tier 2 permit: (iv) an estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology): (v) an indicative mine plan: (vi) a high-level overview of the following: (A) the proposed mining method: (B) the proposed date for the commencement of mining and estimated annual production: (C) the economic model for the project: (D) the status of or anticipated timing for completing any prefeasibility or feasibility studies:		
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	(E) the proposed methods for processing mined material and handling and treating waste: (F) anticipated plans for mine closure and rehabilitation. (2) For the purpose of subclause (1)(j)(iv), for a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101		
43(2)(b)	if the project is planned to proceed in stages,— (i) an outline of the nature and timing of the stages; and (ii) a statement of whether a separate substantive application is to be lodged for each of the stages; and (iii) an explanation of how each stage meets the criteria in section 22:	Section 6.11, pp. 66-67 of the Planning Assessment	Addressed.
43(2)(c)	the information that the applicant provided to the Minister when applying to have the project listed as a listed project and an explanation of how the substantive application is within the scope of the listed project.		Addressed. Refer to paragraph 45 and Appendix 3 of this memorandum for the RFI request and response. To address this section, the applicant provided (in

			their substantive application submitted on the portal): “The applicant provided a detailed planning report and a full suite of technical reports including a detailed economic assessment of benefits to the Minister when applying to have the project listed. This substantive application is within scope of the listed project as supported by the Legal Summary submitted as Doc 0A as the activities proposed are in accordance with the listed project summary and scope.”
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Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. Consultation with Auckland Council as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)

Auckland Council responded:

“Thank you for your consultation letter dated 1 July 2026 regarding the lodgement of the captioned substantive application for Beachlands South under the Fast-track Approvals Act 2024 (FTAA). We have made an initial check of the documents. In terms of your request as to whether the submitted documentation meets the requirements of sections 42 and 43 FTAA, and is provided in sufficient detail to satisfy the purpose for which it is required in accordance with section 44 FTAA, I note that there does not appear to be anything significant missing, although specialist reviews have yet to be undertaken. Specifically, the relevant matters listed in clauses 5 to 9 of Schedule 5 appear to have been addressed in sufficient detail. Additionally, I confirm that the written notice under Section 30(3)(b)/30(5) FTAA, dated 8 June 2026 (Attachment 25 of the lodged application documents), remains accurate as of 08 July 2026. If you have any questions or require further clarification, please do not hesitate to contact me on adonica.giborees@aucklandcouncil.govt.nz and quote the application number above.”

2. Consultation with the Department of Conservation as the administering agency for the following Acts:

- A wildlife approval as defined in clause 1 of schedule 7 of the Act (section 42(4)(h) of the Act).

The Department of Conservation responded:

“On 1/07/2026 the Department of Conservation (DOC) received a request from the EPA seeking its views whether the application meets the requirements of sections 42 and 43 of the Fast-track Approvals Act 2024 (the Act) and whether the information is in sufficient detail to satisfy section 44 of the Act. The purpose of this document is to provide advice to assist the EPA in making its decision whether the application lodged by Beachlands South Limited Partnership on 26 June 2026 complies with the requirements of section 46(2) of the

Act. The advice covers compliance with the following:

- Information requirements for relevant approvals
- Notification requirements

The advice also includes further observations of relevance to further processing of the application, for example where further information could be needed for a decision by the panel. DOC understands that this document will be passed on to the applicant, the Panel Convener and the Panel.

Compliance with information requirements

Our detailed assessment of the information requirements for the relevant approval is provided in the attached table. In summary, DOC's advice is that the application meets the requirements of sections 42, 43, and 44 of the Act.

Notification

Section 29(1)(b) of the Act requires that, before lodging a substantive application for a listed project, the authorised person for the project must notify relevant administering agencies. DOC is a relevant administering agency for this application. DOC provides the following comments in relation to the pre-lodgement notification in relation to the Beachlands South application by Beachlands South Partnership Ltd:

- On 22 May 2026, the applicant notified DOC of their intention to lodge the application in June 2026. The application was lodged 26 June 2026. As such, the 20 working days' notice requirement has been met by the applicant.
- Notwithstanding this, it is noted that the applicant requested fulsome consultation with DOC as part of their notification. Limited information was supplied to DOC at the time of this request. DOC requested further information/clarification on 28 May, 4 June and 8 June, and briefly met with the agent on 16 June. The information requested was provided to DOC. At this meeting, DOC noted the limited opportunity for input prior to lodgement. The agent acknowledged this and asked whether any high-level preliminary comments could be provided.
- High level comments were provided on 24 June 2026.
- It is considered that this process did not enable fulsome consultation prior to lodgement of the application, notwithstanding the applicant's request as above. DOC did not have the opportunity to complete a pre-lodgement consultation summary. Relevant matters will need to be addressed through the substantive application process.

Further observations

In addition to the compliance requirements, DOC makes the following observations:

Freshwater

- It is noted that there are waterways and wetlands present on the site, and the proposal outlines stream reclamation activities. On this basis, Complex Fisheries approval may be required. It is noted that the applicant has not applied for Complex Fisheries approval as part of their substantive application.
- As part of its further assessment of the application, DOC will give consideration to freshwater stream and wetland extent loss and compensation/mitigation that is proposed.

Lizards

- The Ecological Impact Assessment (June 2026) references a previous assessment (Vidris 2025) which addresses Stage 1 effects; however, this report is not included in Appendices.

Further information

Although DOC's advice is that the application meets the requirements of sections 42, 43, and 44 of the Act, DOC considers that the following information will be important for further processing and deciding on the application. Therefore, we recommend that the following information is requested in the future.

- It is noted that the Ecological Impact Assessment does not include field investigations of land at 620 Whitford-Maraetai Road for the proposed wastewater disposal field. This information will assist with further assessment of the application.
- In addition,

the 758 and 770 Whitford-Maraetai Road properties were not included in the field assessment. These sites may have conservation values such as native forest, some wetland habitat and bordering mangrove forest. It is noted that limited development is proposed on these sites, however, additional field information for these sites will assist with further assessment of the application. In particular, it would mean the desktop assessment and inference from field verification of other parts of the development site wouldn't need to be relied on. • With respect to the Fauna Management Plan, DOC would seek to understand: o Whether mouse control may be needed for lizard protection o That pest control is installed prior to any vegetation clearance o The proposed permanent legal protection (e.g. QEII covenant) for the lizard release sites, as this would provide increased certainty around the protection of lizards • The information does not confirm the release site (or sites), and discretion for the applicants' ecologist to choose release site is indicated. Minimum requirements, such as area of new habitat type, should be set out in the Management Plan."

3. **Consultation with the Heritage New Zealand Pouhere Taonga** as the administering agency for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 (section 42(4)(i)).

Heritage New Zealand Pouhere Taonga responded:

"Introduction

1. Beachlands South Limited Partnership (the Applicant) lodged a substantive application for Beachlands South (the Project) with the Environmental Protection Agency (EPA).
2. On 1 July 2026 the EPA requested feedback regarding completeness to determine whether the substantive application complies with section 46(2) of the FTA Act.
3. HNZPT has also undertaken a check for competing applications to assist in determining if there are any competing applications or existing resource consents under section 47 of the FTA Act.

Completeness Check

4. HNZPT confirms that all documentation has been provided that is required for an archaeological authority application.

Competing Interests Check

5. HNZPT confirms that there are no current competing archaeological authority applications under the Heritage New Zealand Pouhere Taonga 2014 Act that relate to the same activity and site."

Appendix 3: Further information requests and responses

On 17 July, I sent a further information request to the applicant under section 46(2B) of the Act. The request and response are set out below.

Request for Further Information 1:

- Date sent: 17 July 2026
- Topic: Information required by section 43(2)(c)
- Date of response: 20 July 2026

Request:

“Tēnā koe,

Request for further information in relation to your application under the Fast-track Approvals Act 2024

You lodged a substantive application, Beachlands South, under the Fast-track Approvals Act 2024 (the Act) on 29 June 2026.

Prior to referring a substantive application to an Expert Panel, the EPA must assess the completeness and scope of the application to ensure it complies with section 46(2) of the Act. To assist with making this assessment, under section 46(2A) of the Act the EPA may seek further information from you.

Request for Further Information

To inform the EPA’s assessment of the application for completeness, please provide a response to the following matters:

- As the application is for a listed project, section 43(2)(c) requires that: *“it must contain the information that the applicant provided to the Minister when applying to have the project listed as a listed project and an explanation of how the substantive application is within the scope of the listed project”*.

There are two components to the requirement of section 43(2)(c):

- Explanation of scope: This has been addressed in the application.
- Information provided to the Minister: The application identifies the types of information provided to the Minister (including planning and technical reports) but does not appear to include the information itself.

- Please provide all the information that the applicant has provided to the Minister when applying to have the project listed under the Act.

Responding to the Request for Further Information

Under the Act, you have until the end of the 20th working day from the date of this letter to provide a response to the EPA, which is 14 August 2026.

From the date of this letter, the 15 working day timeframe for the EPA to decide on completeness and scope of the substantive application ceases to run. The 15 working day timeframe will recommence once your response is received or after 14 August 2026, whichever is sooner.

If you wish to clarify any matter relating to the request, and the request was generated from the EPA's consultation with an administering agency or local authority, we suggest that you contact that administering agency or local authority directly before providing your response to the EPA.

If you require information from the EPA in relation to the request for further information, you may request that information from the EPA under section 46(2C) of the Act. Please send your request to projects@fasttrack.govt.nz.

The EPA intends to publish the information received from you in full, including your responses in our completeness memorandum, on the Fast-track website.

If you have any questions, please contact Gabby Storey, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā”

Response:

“Dear Gabby

In response to your further information request, Beachlands South LP confirms that its application is as contained on the Ministry for Cities, Environment, Regions and Transport website available at Beachlands South | Ministry for the Environment.

However, on that website the document marked as Beachlands fast track ecology memo 02-5-24 final redacted incorrectly links to a duplicate of the transport memo. The correct ecology document is attached.

We trust that this addresses your request.

Kind regards

Graeme”

Link to attached document (referenced in above email): [Beachlands fast track ecology memo 02-5-24 FINAL.pdf](#)