
MINUTE 7 OF THE EXPERT PANEL
Request for further information

Beachlands South [FTAA-2606-1256]

25 November 2026

Information Request

[1] Pursuant to section 67 of the Fast-track Approvals Act 2024 (FTAA), the Panel requests that Auckland Council advises:

(a) whether the Applicant's responses and updated proposed conditions of consent adequately address the matters raised in the Council's comments dated 27 October 2026 on the topics in [2] below, and

(b) if not, briefly identifying the reasons.

[2] This request is in relation to the following topics:

(a) Coastal water quality and marine ecological effects

(b) Groundwater diversion

(c) Wastewater

(d) Stormwater and flooding

(e) Landscape and visual impacts of over height buildings including Western Apartment Building (Building C1 / Apartment Type 4)

(f) Parks

(g) Transport and traffic management

(h) Groundwater take, and

(i) Regional benefits.

[3] Pursuant to section 67 of the FTAA, the Panel requests that the Department of Conservation advise whether the Applicant's updated proposed conditions of consent adequately address the matters raised in its comments dated 27 October 2026 in relation to coastal water quality and marine ecological effects, and if not, briefly explaining why not

[4] In accordance with section 67(2) of the Act the Auckland Council and DoC must:

(a) Provide electronic copies of the information or report requested; or
(b) Advise the EPA, with reasons that you decline to provide the information or report requested.

[5] Please provide the further information to the EPA at info@fasttrack.govt.nz by 5 pm on 2 December 2026.

[6] If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

[7] Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the Fast-track website.

Appointment of Advisors

[8] The Panel has appointed two advisors to support the Beachlands South Expert Panel.

[9] As outlined in clause 10 of Schedule 3 of the Act, the Expert Panel (Panel) may appoint special advisors to assist with a substantive application in relation to any matters the Panel may determine.

[10] In order to ensure that its timely consideration of the application is carried

out in an efficient manner, the Panel has determined that it is necessary to use these powers to appoint the following advisors:

(a) Carolyn Wratt as a Decision and Conditions Support Writer; and
(b) Bridget Gilbert to assist with visual and landscape assessment.

[11] Any report(s) arising from this appointment will be published on the Fast-Track website, and the applicant will be provided with an opportunity to respond or file material in reply.



Ian Gordon

Beachlands South Expert Panel Chair