
MINUTE 14 OF THE EXPERT PANEL

Request for further information

188 Beaumont Street FTAA-2604-1205
23 September 2026

[1] The Expert Panel requests the following information from the Applicant and Auckland Council pursuant to section 67 of the Fast-track Approvals Act 2024 (FTAA).

Geotechnical conditions

[2] Paragraphs 146 – 148 and Annexure 12 (Geotechnical Assessment) of the Council's Memorandum of Strategic and Planning Matters dated 28 July 2026 recommend conditions to manage geotechnical risks, but no proposed condition wording has been provided. The Panel requests that the Council provide its proposed condition wording for the Panel's consideration.

Section 224(c) compliance conditions

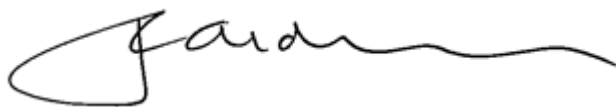
[3] The Applicant has not proposed any compliance conditions that must be met before a subdivision certificate is issued under section 224(c) of the RMA in relation to both the boundary adjustment subdivision consent and the unit title subdivision consent. The Panel requests that the Council confirm whether it expects any section 224(c) compliance conditions to be attached to the subdivision consent and, if so, provide standard conditions that would be appropriate for the consent sought.

[4] If the Applicant considers that no such conditions are required, the Panel requests confirmation of that view, and the reasons for it.

Auckland Unitary Plan — fully operative as at 23 July 2026

[5] The Application refers to the AUP (Operative in Part) throughout. However, the AUP became fully operative on 23 July 2026, after the Application was made and after the Council's Planning Policy Memorandum¹ was prepared. The Panel requests that the Applicant and the Council confirm that the references to the AUP (Operative in Part) in the Application and Planning Policy Memorandum all correspond to the AUP (Operative) without amendment, and that the planning assessment remains valid.

[6] The further information requested by the Panel is required to be provided to the EPA by 4pm on Monday, 28 September 2026.

A handwritten signature in black ink, appearing to read 'J Caldwell', with a long horizontal flourish extending to the right.

Jennifer Caldwell
188 Beaumont Street Expert Panel Chair

¹ Memorandum of Strategic and Planning Matters for Auckland Council dated 28 July 2026, Annexure 1: Policy Planning Memo dated 16 July 2026.