
MINUTE 2 OF THE PANEL CONVENER

Post-conference decisions on panel appointment and decision timeframe

188 Beaumont Street [FTAA-2604-1205]

8 June 2026

[1] On 25 May 2026 I held a convener conference in respect of this application.

The conference was attended by the Applicant (Westhaven Residential Limited Partnership) and the local authority (Auckland Council). In advance of the conference, I received written memoranda or correspondence from both participants.

[2] As summarised by the Applicant in its conference memorandum, the application involves a residential-led mixed use building comprising approximately 210 residential apartments across three buildings, ground floor retail activities and associated carparking, located in the Wynyard Quarter of Auckland's CBD. Only resource consents that would otherwise be required under the RMA are sought.

[3] The project was the subject of a referral decision by the Minister for Infrastructure on 18 December 2025, and the substantive application was lodged on 2 April 2026.

[4] The purpose of this minute is to:

- a. Briefly summarise the views expressed by conference participants on the matters of panel composition and the timeframe required for the expert panel to deliver its decision; and

- b. Confirm my decisions on those two matters.

[5] Turning firstly to the issue of decision timeframe, the Applicant's memorandum addressed the following matters:

- a. The application is not considered to be overly complex;
- b. There has been a good level of engagement with Auckland Council and iwi and that will continue with a view to refining issues and conditions prior to the invitation to comment being issued by the panel;
- c. The key issues in contention are likely to be:
 - i. Proposed design of the project and associated landscape, visual and urban design effects – extensive engagement with the Council and Auckland Urban Development Office (AUDO) resulted in a number of refinements to the proposal prior to lodgement. The Council has noted that there are no fundamental issues with design, but may be seeking further minor adjustments;
 - ii. Coastal hazards and mitigation of those hazards in the context of Council's Plan Change 120;
 - iii. Wastewater servicing capacity. Pre-lodgement engagement with Watercare resulted in a request that the Applicant undertake further investigations regarding capacity of the existing network. That work has been done and the Applicant is continuing to engage with Watercare with a view to resolving the issue.
- d. The Applicant considers that neither mediation nor a hearing will be required and that the resolution of conditions should be possible within the bounds of the statutory process.

[6] The Applicant proposed a decision timeframe of 45 working days following the receipt of comments.

[7] Auckland Council considers that 60 working days would be more appropriate than 45, on the basis that:

- a. A comprehensive suite of approvals is required, including land use, subdivision and regional consents that engage a range of national and regional policy instruments and standards;
- b. Some matters will require further interrogation and refinement that might be assisted by conferencing or workshopping;
- c. There is a high degree of 3rd party interest in the application from local residents who may be invited to comment;
- d. The technical reviews required by Council experts are wide-ranging;
- e. Further refinements may be sought to the design of the project, though they will not be significant.

[8] The Council has confirmed or engaged a range of experts and is commissioning a peer review of the wind assessment.

[9] The Council's view of the principal issues is slightly broader than that offered by the Applicant, namely:

- a. Natural hazards, particularly coastal inundation and flooding and the adequacy of the proposed mitigation and long-term adaptation response;
- b. Infrastructure capacity, with specific reference to wastewater servicing;
- c. Construction-related effects and the appropriateness of proposed

management plans;

- d. Interface with adjacent marine and industrial activities including the management of reverse sensitivity effects;
- e. Urban design and landscape issues, including built form and integration;
- f. The absence of marine and port-related activities within the proposal, which creates an inconsistency with the Wynyard Precinct policy framework in the Auckland Unitary Plan.

[10] On the matter of expertise required for the members of the expert panel:

- a. the Applicant considers that a 3-member panel is appropriate but did not record any specific expertise requirements;
- b. Auckland Council agreed that 3 members is appropriate and sought members with expertise in resource management planning, urban design and architecture, noting that expertise in engineering (geotechnical and infrastructure), environmental science and transport might also be useful.

[11] I record my thanks to the conference participants for their attendance and thoughtful participation.

Decisions

[12] I am appointing the following persons to the Expert Panel to determine the substantive application lodged for the Westhaven Residential Limited Partnership:

- a) Myself (chair);
- b) Lisa Mein;

c) Karyn Kurzeja (local authority nominee).

[13] I am satisfied that, collectively, the Expert Panel will hold appropriate expertise and experience in relation to decision-making, law, planning & policy, infrastructure, urban design and residential development as well as district and regional consent conditions. The Expert Panel will be free to commission further technical specialists to support their decision-making process once they have commenced work.

[14] The date on which the Expert Panel is appointed is **8 June 2026**, and it will commence work on **15 June 2026**.

[15] After careful consideration of the matters raised at the conference, I consider that a timeframe of **55 working days** following the receipt of invited comments is appropriate. The Expert Panel decision will therefore be due on **13 October 2026**, subject to the application being suspended for any of the reasons outlined in section 60 of the Act, and to comments on the application being invited on 26 June 2026.

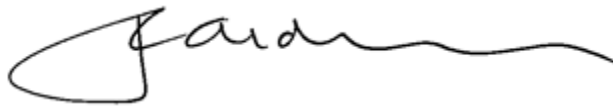
[16] In setting this timeframe I have had regard to the following relevant matters:

- a. The issues in contention appear to be well understood and to have been the subject of constructive pre-lodgement engagement undertaken by the Applicant with the Council and relevant Council entities (AUCC and Watercare). That engagement is ongoing;
- b. I have allowed time for conferencing or issues-based caucusing to occur in the event that those mechanisms offer constructive opportunities to resolve issues and assist with condition drafting;
- c. I have allowed time for section 67 further information requests to be issued by the Expert Panel, and for the Council's experts to assess any information provided in response to those requests by the Applicant.

The Applicant of course is able to suspend processing of the application at any time, but other parties are generally at the mercy of the time frame once set.

[17] I recommend that the Applicant make early arrangements for the Expert Panel to undertake a site visit as soon as possible.

[18] In terms of next steps, the participants will be contacted by the Expert Panel upon their commencement.

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

Jennifer Caldwell

Associate Panel Convener for the purpose of the Fast-track Approvals Act 2024