
MINUTE 2 OF THE EXPERT PANEL
Invitations to comment
Beachlands South [FTAA-2606-1256]
28 September 2026

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (the Act).

[2] The Beachlands South Expert Panel (Panel) records that it undertook a site visit on 21 September 2026. The Panel confirms that it undertook its site visit prior to finalising the invitations to comment on this application. That site visit included the Formosa Golf Resort at Beachlands South, the Pine Harbour Marina and the street network between these sites and Whitford Village Centre.

[3] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d), (f) and (g) do not apply to this application. The Panel considers the persons identified in Appendix 1 must be invited for comment.

[4] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment.

[5] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the application material, the Panel has determined that the owners and occupiers of land shaded orange on the Maps in Appendix 2 and listed in Appendix 3 should be invited to comment.

[6] The Panel has considered section 53(3) and determined that it is appropriate to invite comments from the following parties:

- (a) Ministry of Education
- (b) Auckland Harbourmaster
- (c) Franklin Local Board
- (d) Watercare Services Limited
- (e) Hauraki Gulf Forum

[7] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[8] The date for sending invitations to comment will be 28 September 2026. Comments must be made to the EPA:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

[9] Comments must be received by 27 October 2026.

[10] The application may be accessed on the Fast-track website [here](#).

[11] The Fast-track website will be updated as information is made available to the Panel.

Ian Gordon



Beachlands South Expert Panel Chair

Appendix 1 – Parties invited to comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	Auckland Council
53(2)(b)	the relevant iwi authorities	Ngāi Tai ki Tāmaki Trust Ngāti Tamaoho Settlement Trust Te Ākitai Waiohua Waka Taua Inc Ngāti Maru Rūnanga Trust Te Patukirikiri Iwi Trust Ngāti Pāoa Iwi Trust Ngāti Tamaterā Treaty Settlement Trust Ngaati Whanaunga Incorporated Society Hako Tūpuna Trust Te Whakakitenga o Waikato
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	Ngāi Tai ki Tāmaki Trust Ngāti Tamaoho Settlement Trust Ngāti Maru Rūnanga Trust Te Patukirikiri Iwi Trust Ngāti Pāoa Iwi Trust Ngāti Tamaterā Treaty Settlement Trust Hako Tūpuna Trust Te Whakakitenga o Waikato Te Ākitai Waiohua Settlement Trust Ngaati Whanaunga Ruunanga Trust Tūpuna Taonga o Tāmaki

		Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership Ngāti Koheriki Claims Committee
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	MAC-01-01-058: Ngā Puhi Nui Tonu (Waitangi Marae) MAC-01-02-003 /CIV-2017-404-564: Ngāi Tai ki Tāmaki MAC-01-02-004 /CIV-2017-404-518: Ngāti Taimanawaiti (Ngāti Tai) MAC-01-01-073 /CIV-2017-485-398: Ngāti Kawau and Te Waiariki Kororā MAC-01-02-005/CIV-2017-404-569: Ngāti Te Ata CIV-2017-404-558: Ngāitawake CIV-2017-404-537: Ngā Puhi nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake MAC-01-01-056: Ngā Puhi Nui Tonu (Te Kotahitanga Marae)

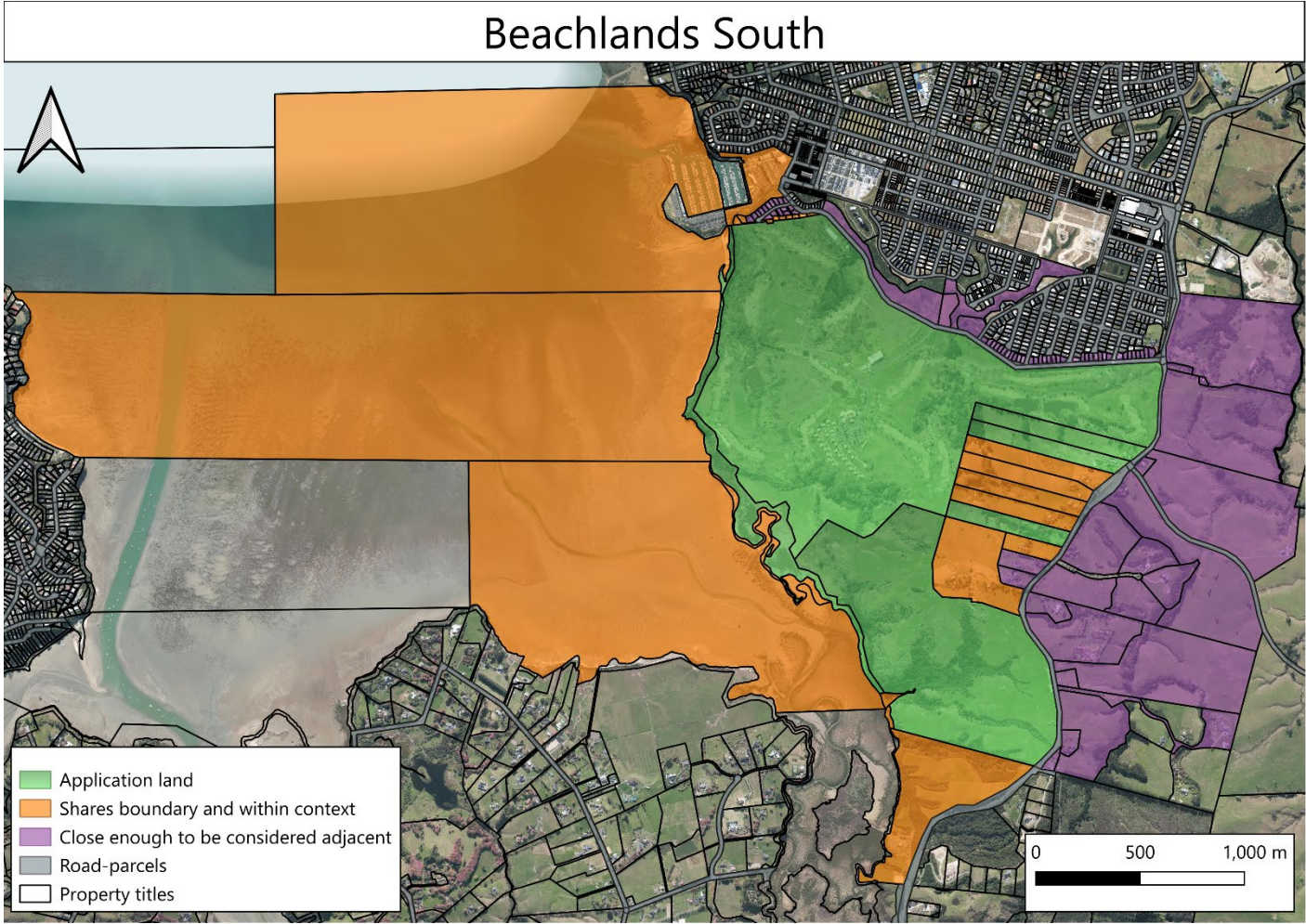
		MAC-01-01-023 Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāt I Muri Ngatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhī Ngāti Kahu Te Aupouri MAC-01-03-011: Ngāti Tamatera MAC-01-03-006: Ngāti Maru MAC-01-01-105: Reti Whānau MAC-01-03-010: Ngāti Tamaoho MAC-01-03-001: Hauraki Maori Trust Board MAC-01-01-091: Ngaati Whānaunga (PCR) MAC-01-01-133: Te Kaunihera o Te Tai Tokerau
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	N/A
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	owners of the land to which the substantive application relates (Owners of land adjacent to that land are covered in Table 2 as the panel	See Map 1 for land to which the substantive application relates. List of all owners set out in

	must exercise judgement on what is considered adjacent)	Appendix 1.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified (Occupiers of land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified are covered in Table 2 as the panel must exercise judgement on what is considered adjacent)	See Map 1 for land to which the substantive application relates. List of all occupiers set out in Appendix 1.
53(2)(j)	The Minister for the Environment and other relevant portfolio Ministers The “relevant portfolio Ministers” definition includes: - a portfolio that is directly related to the subject of the proposed Government policy statement; - a portfolio that is directly related to the nature of the project. For example, the Minister responsible for energy, in the case of a project to construct a solar farm. The Minister responsible for housing would be a relevant portfolio minister in the case of a residential development. The Minister responsible for infrastructure would not, even though infrastructure elements will be involved, because the nature of the project is residential development, not infrastructure. - Ministers responsible for the administration of a specified Act that relates to a proposed approval for the project or to an approval being sought in the substantive application (for	Minister for Auckland Minister of Conservation Minister for Economic Growth Minister of Education Minister for the Environment Minister of Housing Minister of Infrastructure Minister for Land Information Minister of Local Government Minister for Māori Crown Relations – Te Arawhiti Minister for Māori Development Minister for Regional Development Minister Responsible for RMA Reform Minister of Transport

	example, the Minister responsible for the administration of the Heritage New Zealand Pouhere Taonga Act 2014, in the case of a project that requires an archaeological authority)	
53(2)(k)	relevant administering agencies	Department of Conservation Heritage New Zealand Pouhere Taonga
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	Auckland Transport
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 (vii) an approval described in section 42(4)(n) (mining permit), the person	Director-General of Conservation New Zealand Conservation Authority Auckland Conservation Board New Zealand Fish and Game Council Game Animal Council

	listed in clause 18 of Schedule 11.	
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A

Appendix 2 – Map of adjacent and project land – section 53(2)(h) and (i)



Beachlands South - zoomed in on northern properties



Appendix 3 – List of land parcels whose owners and occupiers are invited to comment under sections 53(2)(h) and (i)

Land to which the substantive application relates (green)	
Land address	Land legal appellation
240R Jack Lachlan Drive	Lot 3 DP 166414
110 Jack Lachlan Drive	Lot 2 DP 501271
620 Whitford-Maraetai Road	Lot 100 DP 504488
712 Whitford-Maraetai Road	Lot 4 DP 54105
770 Whitford-Maraetai Road	Lot 10 DP 54105
758 Whitford-Maraetai Road	Lot 9 DP 54105
Adjacent land (orange and purple)	
Land address	Land legal appellation
6 Tui Brae	Lot 2 DP 319401
8 Tui Brae	Lot 5 DP 319401
	Lot 20 DP 319401
16 Tui Brae	Lot 8 DP 319401
18 Tui Brae	Lot 10 DP 319401
	Lot 21 DP 319401
23 Tui Brae	Lot 2 DP 359845
27 Tui Brae	Lot 3 DP 359845
	Lot 4 DP 359845
228 Jack Lachlan Drive	Lot 1 DP 433082
230 Jack Lachlan Drive	Lot 2 DP 433082
24 Tui Brae	Lot 1 DP 501271
680 Whitford-Maraetai Road	Lot 26 DP 504488
600 Whitford-Maraetai Road	Lot 5 DP 534143
190 Jack Lachlan Drive	Lot 1000 DP 622352
240R Jack Lachlan Drive	Lot 4 DP 166414
702 Whitford-Maraetai Road	Lot 1 DP 208997
740 Whitford-Maraetai Road	Lot 7 DP 54105
722 Whitford-Maraetai Road	Lot 5 DP 54105
732 Whitford-Maraetai Road	Lot 6 DP 54105
746 Whitford-Maraetai Road	Lot 8 DP 54105
649 Whitford-Maraetai Road	Lot 1 DP 356968
647 Whitford-Maraetai Road	Lot 2 DP 356968
19 Tui Brae	Lot 1 DP 359845
605 Whitford-Maraetai Road	Lot 1 DP 372674
641 Whitford-Maraetai Road	Lot 3 DP 463037

83 Jack Lachlan Drive	Lot 1 DP 476855
85 Jack Lachlan Drive	Lot 2 DP 476855
87 Jack Lachlan Drive	Lot 3 DP 476855
15 Lydiard Place	Lot 21 DP 476855
17 Lydiard Place	Lot 22 DP 476855
19 Lydiard Place	Lot 23 DP 476855
26 Lydiard Place	Lot 24 DP 476855
2 Kibblewhite Avenue	Lot 25 DP 476855
4 Kibblewhite Avenue	Lot 26 DP 476855
6 Kibblewhite Avenue	Lot 54 DP 476855
8 Kibblewhite Avenue	Lot 55 DP 476855
1 Kibblewhite Avenue	Lot 56 DP 476855
3 Kibblewhite Avenue	Lot 57 DP 476855
95 Jack Lachlan Drive	Lot 500 DP 476855
20 Okaroro Drive	Section 2 SO 431690
741 Whitford-Maraetai Road	Section 2 SO 433219
1 Mahutonga Avenue	Lot 134 DP 486731
695 Whitford-Maraetai Road	Lot 5 DP 494756
31 Kaiawa Street	Lot 80 DP 494760
33 Kaiawa Street	Lot 81 DP 494760
42 Kaiawa Street	Lot 82 DP 494760
40 Kaiawa Street	Lot 83 DP 494760
38 Kaiawa Street	Lot 84 DP 494760
36 Kaiawa Street	Lot 133 DP 494760
31 Doidge Street	Lot 169 DP 495295
33 Doidge Street	Lot 170 DP 495295
35 Doidge Street	Lot 171 DP 495295
36 Doidge Street	Lot 172 DP 495295
34 Doidge Street	Lot 173 DP 495295
32 Doidge Street	Lot 174 DP 495295
2 Karo Road	Lot 191 DP 495295
1 Karo Road	Lot 192 DP 495295
61 Jack Lachlan Drive	Lot 204 DP 514232
59 Jack Lachlan Drive	Lot 205 DP 514232
57 Jack Lachlan Drive	Lot 206 DP 514232
55 Jack Lachlan Drive	Lot 207 DP 514232
53 Jack Lachlan Drive	Lot 208 DP 514232
51 Jack Lachlan Drive	Lot 209 DP 514232
49 Jack Lachlan Drive	Lot 210 DP 514232
822 Whitford-Maraetai Road	Lot 519 DP 514232
111 Jack Lachlan Drive	Lot 104 DP 516824
101 Jack Lachlan Drive	Lot 276 DP 517012
97 Jack Lachlan Drive	Lot 277 DP 517012

751 Whitford-Maraetai Road	Section 2 SO 530156
603 Whitford-Maraetai Road	Lot 1 DP 168043
803 Whitford-Maraetai Road	Lot 1 DP 188003
15 Tui Brae	Lot 8 DP 190484
17 Tui Brae	Lot 9 DP 190484
821 Whitford-Maraetai Road	Lot 1 DP 197851
781 Whitford-Maraetai Road	Lot 2 DP 197851
601 Whitford-Maraetai Road	Lot 1 DP 65836
645 Whitford-Maraetai Road	Lot 1 DP 71267
805 Whitford-Maraetai Road	Lot 1 DP 139766
661 Whitford-Maraetai Road	1/5 SH LOT 7 DP 393068, LOT 2 DP 494756
649A Whitford-Maraetai Road	LOT 1 DP 187554
682 Whitford-Maraetai Road	LOT 1 DP 187934
692 Whitford-Maraetai Road	LOT 1 DP 197719
651 Whitford-Maraetai Road	1/5 SH LOT 7 DP 393068, LOT 1 DP 494756
671 Whitford-Maraetai Road	1/5 SH LOT 7 DP 393068, LOT 3 DP 393068
681 Whitford-Maraetai Road	1/5 SH LOT 7 DP 393068, LOT 4 DP 393068
661 Whitford-Maraetai Road	1/5 SH LOT 7 DP 393068, LOT 2 DP 494756
649A Whitford-Maraetai Road	LOT 1 DP 187554
692 Whitford-Maraetai Road	LOT 1 DP 197719
651 Whitford-Maraetai Road	1/5 SH LOT 7 DP 393068, LOT 1 DP 494756

Coastal occupation permit holders considered occupiers of adjacent land

Coastal Permit Number

CST60260787
 CST60261211
 CST60261247
 CST60262231
 CST60262256
 CST60262463
 CST60357724
 CST60262693
 CST60355344
 CST60450927

CST60278024

Appendix 4 – Other parties considered appropriate to invite comment from under section 53(3)

Other parties
Ministry of Education Auckland Harbourmaster Franklin Local Board Watercare Services Limited Hauraki Gulf Forum